



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

**City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
May 1, 2018
7:00 p.m.**

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

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made.

BRAILLE IS NOT AVAILABLE.

Strategic Focus Areas

In November 2017, Council adopted ten Key Focus Areas reflecting the attributes they want to accurately describe the Garland community.

- **Growing Economic Base**
- **Commercially Thriving Downtown**
- **Well-Maintained City Infrastructure**
- **Enhanced Quality of Life Through Amenities, Arts, and Events**
- **Safe Community**
- **Vibrant Neighborhoods and Commercial Centers**
- **Reliable, Cost Efficient Utility Services**
- **Customer-Focused City Services**
- **Sound Governance and Finances**
- **Future-Focused City Organization**

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 April 17, 2018 Regular Meeting.
2. Consider approval of the following bids:
 - a. Backhoe/Loader Tractor for Water Department Bid No. 0600-18

HOLT Texas, Ltd. \$122,945.00

This request is to purchase one Backhoe/Loader Tractor to be used by the Water Department in their daily operations.
 - b. Front Loader Truck for EWS Department Bid No. 0602-18

East Texas Mack Sales, LLC \$139,750.00
Heil of Texas 120,000.00

TOTAL: \$259,750.00

This request is to purchase one Front Loader Truck to be used by the EWS Department in their daily operations.

c. Dump Trucks for Stormwater Department Bid No. 0601-18

Bruckner Truck Sales, Inc. \$281,468.00

This request is to purchase two Dump Trucks to be used by the Stormwater Department in their daily operations.

d. Street Sweeper Truck for Street Department Bid No. 0599-18

Texas Municipal Equipment, LLC \$239,770.00

This request is to purchase one Street Sweeper Truck to be used by the Street Department in their daily operations.

e. Naaman School Road and Brand Road Alignment Study Bid No. 0633-18

Teague, Nall, and Perkins, Inc. \$698,500.00

This request is to conduct an alignment study of approximately 4,200 linear feet for Naaman School Road between Brand Road (North) and State Highway 78 as well as approximately 6,700 linear feet for Brand Road (South) between Beltline Road and Naaman School Road.

f. Holford Road and Naaman Forest Boulevard Alignment Study Bid No. 0639-18

R-Delta Engineers, Inc. \$505,000.00

This request is to finalize the alignment study for Holford Road between Arapaho and Creekwood Drive.

g. Granger Recreation Center Renovation Bid No. 0250-17

CORE Construction \$2,528,958.00

Optional Contingency 237,659.00

TOTAL: \$2,766,617.00

This request is to provide needed renovations to the Granger Recreation Center. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional repairs that may be required.

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

- a. **Zoning File No. Z 18-15, Star Plus, Inc. (District 6)**

Consider an ordinance amending the Garland Development Code of Garland, Texas; by approving a Specific Use Provision for a Food Processing and Storage Use on a 2.23-acre tract of land zoned Industrial (IN) District and located at 3925 Miller Park Drive; 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. **Consider a resolution authorizing the acceptance of a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) - Click It or Ticket (CIOT) Grant in the amount of \$11,374.58; and providing an effective date.**

Council is requested to approve a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant "Click It or Ticket" for May 22, 2018 - June 4, 2018 in the amount of \$11,374.58.

5. **Consider a resolution approving and funding the 2017-2018 Cycle 2 Neighborhood Vitality Matching Grant Projects.**

Council is requested to consider a resolution approving and funding the 2017-18 Cycle 2 Neighborhood Vitality Matching Grant Projects.

6. **Consider a resolution of the City of Garland finding that Oncor Electric Delivery Company, LLC's application for approval of a distribution cost recovery factor pursuant to 16 Tex. Admin. Code 25.243 to increase distribution rates within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the company; requiring notice of this resolution to the company and legal counsel; and setting an effective date.**

Council is requested to adopt the proposed resolution to suspend the rate increase application and preserve current rates pending further action.

7. **Consider a resolution agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as the result of a tax sale; authorizing the Mayor to execute a Deed Without Warranty; and providing an effective date.**

Council is requested to accept the offer and sell the property to the Garland Housing Finance Corporation.

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.

8. **Hold a public hearing to amend the project plan and financing plan for Tax Increment Financing (TIF) Reinvestment Zone #1 (Downtown/Forest-Jupiter)**

At the April 30, 2018 Work Session, Council was provided information related to the Downtown/Forest-Jupiter Tax Increment Financing (TIF) Reinvestment Zone #1 Project Plan and Financing Plan. The TIF board provided an overview of projects they recommend be added to The Project Plan and Financing Plan (projects are required by state law to be listed in these plans before TIF Funds can be used).

9. **Consider an ordinance of the City of Garland adopting the revised Project and Financing Plan for the Downtown/Forest-Jupiter Tax Increment Financing Reinvestment Zone (TIF #1); and providing an effective date.**

Council is requested to approve, amend, or reject the ordinance revising The Project and Financing Plan for TIF #1.

10. **Hold public hearings on:**

- a. **Consider the application of Masterplan Consultants, requesting approval of 1) a Change in Zoning from Agricultural (AG) District to Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Multi-Family Uses. The property is located at 4701 Bunker Hill Road. (File No. Z 17-43, District 1)**

BEING an approximate 41.79-acre tract of land situated in the Daniel Crist Survey, Abstract No. 226, Dallas County, Texas, and being property described as two tracts of land in deed to Norberto Guillen as recorded in Volume 2002058 at Page 7057 of the official public records of Dallas County, Texas. Approval of the request would allow a Planned Development (PD) District and Detail Plan for an approximately 291-unit

multi-family development.

- b. Consider the application of AMCAL Multi-Housing, Inc., requesting approval of 1) a Zoning Change from Planned Development (PD) 95-20 District for Light Commercial Uses and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Elder Care-Independent Living. The property is located at 902 Lavon Drive, 1014 Lavon Drive and 314 Castle Drive. (File No. Z 18-08, District 2)**

BEING an approximate 11.299-acre tract of land situated in the William Turner Survey, Abstract Number 1483, in the City of Garland, Dallas County, Texas, and being all of Tract C, Block 1 of Shorehaven Village, Second Installment, an addition to the City of Garland as recorded in Volume 382, Page 1145, Map Records, Dallas County, Texas, and said tract being all of a tract of land described to Harvest Church of God in a Special Warranty Deed With Vendor's Lien as recorded in Instrument Number 201500221528, Official Public Records, Dallas County, Texas. Approval of the request would allow the construction of a senior living facility (independent living).

- c. Consider the application of IDI Logistics, requesting approval of amendments to Planned Development (PD) District 16-07 for Industrial Uses. The property is located at 3800 Leon Road. (File No. Z 18-16, District 5)**

BEING a 29.053-acre tract of land situated in the John Casey Survey, Abstract No. 351, the John Casey Survey, Abstract No. 350, and the John T. Corcoran Survey, Abstract No. 348, City of Garland, Dallas County, Texas, being all of Lot 1, Block 1 and Lot 2, Block 1 Garland Logistics Center, an addition to the City of Garland, Dallas County, Texas according to the plat thereof recorded in County Clerk's Instrument # 201600351809 of the Official Public Records of Dallas County, Texas. Approval of the request would allow a Planned Development District 16-07 to allow screened outside storage, and clarify and reduce the list of permitted uses with Planned Development District 16-07.

- d. Consider the application of Kimley-Horn & Associates, requesting approval of 1) Amendments to Planned Development (PD) 16-10 District for Industrial Uses including Retail Store, 2) Amendments to a Detail Plan for Convenience Store; Fuel Pumps, Retail; Retail Store; Restaurant, Drive-Through and Car Wash, Automated/Rollover, 3) Amendments to a Specific Use Provision for Restaurant, Drive-Through and 4) a Zoning Change from Planned Development (PD) 16-10 District to Industrial (IN) District. The property is located on the northeast corner of West Miller Road and South Jupiter Road. (File No. Z 18-18, District 6)**

BEING one tract of land with approximately 8.232 acres and identified as Lot 1 on Block 1 of the Bluestone Garland Addition, an addition to the City of Garland, as recorded in Instrument No. 201600364479, M.R.D.C.T., City of Garland, Dallas County, Texas. Approval of the request would allow the applicant to acquire a portion of the subject property (a rectangular area located on the northeast corner of the subject property) and rezone it to Industrial (IN) District. Such portion of the subject property would be removed from the existing Planned Development (PD) 16-10 District, out of the Detail Plan and out of Specific Use Provision; subsequently, it

would be combined with the property immediately to the north for the development of a distribution center.

- e. **Consider the application of the City of Garland, requesting approval of 1) a Change in Zoning from Urban Business (UB), Community Retail (CR), and Community Office (CO) to a Planned Development (PD) District for Mixed Uses. The property is generally bound by Bobtown Road on the north, Overglen Drive on the south, and extending approximately 1,500 feet east and 1,700 feet west of Rosehill Road. (File No. Z 18-20, Districts 3 and 4)**

BEING approximately 138.6 acres of land with portions situated in the McKinney & Williams Survey, Abstracts No. 1036 and 1037, the W S Pegues Survey, Abstract No. 1158, and the Andrew J Robinson Survey, Abstract No. 1260, in the City of Garland, Dallas County, Texas. Approval of the request would allow for future mixed-use development, including but not limited to, Single-Family Detached, Single-Family Attached (Townhouse), Multi-Family, Office, Retail, Service, and Commercial Uses.

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. Copies of the meetings can be purchased through the City Secretary's Office – audio CD's are \$1 each and DVD's are \$3 each.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

1.

Meeting Date: May 1, 2018

Item Title: Minutes April 17

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the April 17, 2018 Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes April 17

Minutes of the Garland City Council Regular Meeting

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, April 17, 2018 in the Council Chambers at City Hall, 200 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:	Mayor	Douglas Athas
	Mayor Pro Tem	David Gibbons
	Council Member	Jerry Nickerson
	Council Member	B. J. Williams
	Council Member	Rich Aubin
	Council Member	Scott LeMay
	Council Member	Robert Smith
ABSENT:	Council Member	Anita Goebel
	Council Member	Robert Vera
STAFF PRESENT:	City Manager	Bryan Bradford
	City Attorney	Brad Neighbor
	City Secretary	Eloyce René Dowl

CEREMONIALS: Mayor Athas and Council Member Williams presented a proclamation to Alicia Frye, Chief Executive Officer, Jonathan's Place, proclaiming April 2018 to be Child Abuse Prevention Month.

Mayor Athas presented a proclamation to Safety & Awareness Outpost COCI DFW2, proclaiming May 2018 to be Motorcycle Awareness Month.

Mayor Athas presented a proclamation to Priscilla Wilson, Sr. Managing Director of Human Resources and Denish Wilson-Owens, Sr. Community Liaison, proclaiming April 2018 to be Fair Housing Month, celebrating the 21st anniversary of the City of Garland's adoption of a Fair Housing ordinance in 1997.

Mayor Athas presented a Special Recognition to Barbara Rust Powers for her devoted community service to the City of Garland.

Mr. DeFeo, representing the Noon Exchange Club, made an announcement about a Memorial Day event honoring Veterans on May 28, 2018 at the Senior Center.

- CALL TO ORDER:** The meeting was called to order by Mayor Douglas Athas.
- CONSENT AGENDA:** All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Athas read those items into the record. Motion was made by Council Member LeMay to approve the Consent Agenda as presented, seconded by Council Member Aubin, to approve items 1, 2a, 2b, 2c, 2d, 3, 4, 5, 6, 7, 8, and 9. Motion carried, 7 ayes, 0 nays.
- 1. APPROVED**** Approval of the Minutes of the April 3, 2018 Regular Meeting.
- 2a. APPROVED**** Bid No. 0501-18 awarded to Mission Golf Cars & Industrial Vehicles in the amount of \$633,390.00 for Replacement Golf Carts.
- This request is to replace the golf carts used at the Bridges Course.
- 2b. APPROVED**** Bid No. 0556-18 awarded to Trane in the amount of \$221,750.00 for the Justice Complex Chiller Replacement.
- This request is to replace one of the two chillers that services the Justice Complex buildings.
- 2c. APPROVED**** Bid No. 0598-18 awarded to Northrop Grumman, Remotec, Inc. in the amount of \$297,063.00 for Police Department Explosive Ordinance Disposal (EOD) Robot.
- This request is to purchase an EOD Robot to assist the Police Department's Bomb Unit in conducting investigations related to Chemical, Biological, Radiological, and Nuclear (CBRNE) events.
- 2d. APPROVED**** Bid No. 0582-17 awarded to Pyro Agency in the amount of \$250,000.00 for the Image Initiative Advertising Campaign Production.
- This request is to implement production of the selected advertising campaign developed by Pyro Agency. This item was considered at the April 16, 2018 Work Session.

3. APPROVED** Resolution No. 10335 adopting and approving the One Year Plan of Action for the 2018/2019 Community Development Block Grant, Home Investment Partnership and, Emergency Solutions Grant Programs; and approving an effective date.
4. APPROVED** Resolution No. 10336 authorizing the City Manager to execute a waiver agreement relating to the Global Settlement Agreement between and among the Texas Municipal Power Agency, the City of Bryan, Texas, the City of Denton, Texas, the City of Garland, Texas, and the City of Greenville, Texas; and providing an effective date.
- Council approved the waiver agreement to extend the date for which the TMPA Member Cities will commence paying directly for wholesale transmission postage stamp delivery charges that are currently paid through TMPA. This item was considered at the April 2, 2018 Work Session.
5. APPROVED** Ordinance No. 6978 amending Chapter 33, "Transportation," of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a savings clause and a severability clause; and providing an effective date.
- Council approved the revised speed limits as follows: increase the speed limit from Gautney Street to 520 feet north of Castle from 40 MPH to 45 MPH. Reduce the speed limit from PGBT to 350 feet north of Firewheel Parkway from 55 MPH to 50 MPH. This item was considered at the April 2, 2018 Work Session.
6. APPROVED** Resolution No. 10337 authorizing the Mayor to execute a Deed without Warranty to the State of Texas and providing an effective date.
- TxDOT is making improvements to the intersection of SH 78 and Miller Road. City owned right of way is needed for this project and TxDOT has offered to purchase this property.

Council authorized the Mayor to sell the parcel to TxDOT for the sum of \$236,142.00. This item was considered at the April 2, 2018 Work Session.

7. APPROVED**

Ordinance No. 6979 amending Sections 2.51, 2.52, 6.03, and Table 7-1 of the Garland Development Code (Ordinance No. 6773, as amended) relating to the creation of a zoning classification for Breweries, Wineries, and Distilleries, 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.

Council approved amendments to the Garland Development Code (GDC) regarding the allowance of Wineries, Breweries, and Distilleries. A Public Hearing for this item was conducted at the April 3, 2018 Regular Meeting.

8. APPROVED**

Minute action authorizing the City Manager to execute the agreement for the Property Exchange of the 400-500 Block of Avenue A. This item was considered at the April 16, 2018 Work Session.

9. APPROVED**

Council appointed Oswaldo Rodriguez to the animal Services Advisory Committee.

ITEMS FOR INDIVIDUAL CONSIDERATION

10a. APPROVED

Consider the application of TEKA Investment, Inc., requesting approval of a variance to Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code regarding the distance to a church, public school, or public hospital from an establishment that sells or serves alcoholic beverages. The property is located at 901 Belt Line Road. (File No. BW 18-01, District 8)

BEING a tract of land containing 1.6377 acres of land situated in the Onofre Alvarado Survey, Abstract No. 2, Dallas County, Texas, and being part of Lot 1, Block 1 of the GLENBROOK SHOPPING CENTER, an addition to the City of Garland, according to the file plat recorded in Volume 83187, Page 6123, of the Map Records of Dallas County, Texas. Approval

of the request would allow the sale of alcoholic beverages (beer and wine) within the required distance of 300 feet to a church. The proposed convenience store and existing church are located within the same multi-tenant commercial building.

The staff report was presented by Will Guerin, Director of Planning. Speaker on this item was Ashwin Pokhrel, applicant. There was discussion by the Council. Motion was made by Council Member Smith to approve the request based on staff and Plan Commission recommendation, seconded by Council Member LeMay. Motion carried 7 ayes, 0 nays.

10b. APPROVED

Consider the application of Star Plus, Inc., requesting approval of a Specific Use Provision for Food Processing and Storage on a property zoned Industrial (IN) District. The property is located at 3925 Miller Park Drive. (File No. Z 18-15, District 6)

BEING a 2.23-acre tract of land and being all of Lot 3, Block 3 Garland West Industrial Park, an addition to the City of Garland, Dallas County, Texas according to the plat thereof recorded in County Clerk's Instrument number 201600351809 of the Official Public Records of Dallas County, Texas. Approval of the request would allow the operation of a Food Processing Facility within an existing 35,900 square-foot industrial building.

The staff report was presented by Kira Wauwie, Principal Development Planner. Speakers on this item were Kuo Chang Chu, applicant and Paul Mayer, Garland Economic Development Partnership. There was discussion by the Council. Motion was made by Council Member LeMay to approve the request based on staff and Plan Commission recommendation, seconded by Council Member Aubin. Motion carried 7 ayes, 0 nays.

11. CITIZEN COMMENTS: Kim Thiehoff
Megan Sherman
Stephen Foster
Diann Oler

Charlotte Weiss

Janelle Darsey

Kathy Brawley

Regina Imburgia

Mary Ann Wickersham

Susan Holtz

Mary Ellen May (not testifying Animal Shelter)

Guadalupe Ledesma (not testifying Animal Shelter)

Michelle Juarez (not testifying Animal Shelter)

12. ADJOURN

There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 8:15 p.m.

CITY OF GARLAND, TEXAS

/s/ Douglas Athas, Mayor

/s/ Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.a.

Meeting Date: May 1, 2018

Item Title: Backhoe/Loader Tractor for Water Department

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0600-18

Purchase Justification:

The purpose of this request is to purchase one Backhoe/Loader Tractor to be used by the Water Department in their daily operations.

Evaluation:

The Backhoe/Loader Tractor is being provided by HOLT Texas, Ltd., through the Texas BuyBoard Purchasing Cooperative Contract 515-16.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
HOLT Texas, Ltd.	All	\$122,945.00
TOTAL:		\$122,945.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 39711

Fiscal Impact

Total Project/Account: \$422,486
Expended/Encumbered to Date: 0
Balance: \$422,486
This Item: 122,945
Proposed Balance: \$299,541
Account #: 444-4032-9009
Fund/Dept/Project – Description and Comments:

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2017-18

Document Location: Page 124

Budget Director Approval: Ron Young

Approval Date: 04/19/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/17/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.b.

Meeting Date: May 1, 2018

Item Title: Front Loader Truck for EWS Department

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0602-18

Purchase Justification:

The purpose of this request is to purchase one Front Loader Truck to be used by the EWS Department in their daily operations.

Evaluation:

The chassis of the Front Loader Truck is being provided by East Texas Mack Sales, LLC, through the TIPS Purchasing Cooperative Contract 170802. The body is being provided by Heil of Texas through the Texas BuyBoard Purchasing Cooperative Contract 516-16.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
East Texas Mack Sales, LLC	1	\$139,750.00
Heil of Texas	2	120,000.00
TOTAL:		\$259,750.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 39720

Fiscal Impact

Total Project/Account: \$3,550,250
Expended/Encumbered to Date: 2,675,268
Balance: \$874,982
This Item: 259,750
Proposed Balance: \$615,232
Account #: 405-1192-7503
Fund/Dept/Project – Description and Comments:

The purpose of this request is to purchase, through the Self Insurance Fund, one (1) Front Loader Truck that will be used by Environmental Waste Services in its daily operations. This is an unscheduled replacement for a similar vehicle destroyed by fire.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2017-18

Document Location: Page 125

Budget Director Approval: Ron Young

Approval Date: 04/19/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/17/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.c.

Meeting Date: May 1, 2018

Item Title: Dump Trucks for Stormwater Department

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0601-18

Purchase Justification:

The purpose of this request is to purchase two Dump Trucks to be used by the Stormwater Department in their daily operations.

Evaluation:

These Dump Trucks are being provided by Bruckner Truck Sales, Inc., through the Texas BuyBoard Purchasing Cooperative Contract 521-16.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Bruckner Truck Sales, Inc.	All	\$281,468.00
TOTAL:		\$281,468.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 39712

Fiscal Impact

Total Project/Account: \$2,408,000
Expended/Encumbered to Date: 1,453,974
Balance: \$954,026
This Item: 281,468
Proposed Balance: \$672,558
Account #: 692-4699-3981900-9009
Fund/Dept/Project – Description and Comments:

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page M20

Budget Director Approval: Ron Young

Approval Date: 04/19/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/17/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.d.

Meeting Date: May 1, 2018

Item Title: Street Sweeper Truck for Street Department

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0599-18

Purchase Justification:

The purpose of this request is to purchase one Street Sweeper Truck to be used by the Street Department in their daily operations.

Evaluation:

This Street Sweeper Truck is being provided by Texas Municipal Equipment, LLC, through the Texas BuyBoard Purchasing Cooperative Contract 515-16.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Texas Municipal Equipment, LLC	All	\$239,770.00
TOTAL:		\$239,770.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 39721

Fiscal Impact

Total Project/Account: \$2,408,000
Expended/Encumbered to Date: 1,214,204
Balance: \$1,193,796
This Item: 239,770
Proposed Balance: \$954,026
Account #: 692-4699-3981900-9009
Fund/Dept/Project – Description and Comments:

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page M20

Budget Director Approval: Ron Young

Approval Date: 04/19/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/17/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.e.

Meeting Date: May 1, 2018

Item Title: Naaman School Road and Brand Road Alignment Study

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0633-18

Purchase Justification:

The purpose of this request is to conduct an alignment study of approximately 4,200 linear feet for Naaman School Road between Brand Road (North) and State Highway 78 as well as approximately 6,700 linear feet for Brand Road (South) between Beltline Road and Naaman School Road, as more particularly shown in the attached location map. The study will include analysis of right-of-way constraints, bridge lengths, utility constraints, traffic, hydraulics, hydrology, and multimodal components. Up to three alternate alignments and typical sections will be developed and analyzed for each road including an Opinion of Probable Construction Cost. The information will be used to develop preferred alignments, conceptual designs, and construction budgets.

Evaluation:

Teague, Nall, and Perkins, Inc., was selected as the Most Qualified firm for this project from the short list of engineers evaluated and ranked by the published criteria in RFQ 3617-13.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Teague, Nall, and Perkins, Inc.	All	\$698,500.00

TOTAL:	\$698,500.00
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Basis for Award: Most Qualified

Purchase Requisition #: 39744

Fiscal Impact

Total Project/Account: \$700,000

Expended/Encumbered to Date: 34,273

Balance: \$665,727
This Item: 698,500
Proposed Balance: \$(32,773)
Account #: 692-1409-1430214-7101

Fund/Dept/Project – Description and Comments:

Street/Transportation CIP - Naaman School / Brand Alignment Study

The alignment study will take place 2018 through 2019. Additional funding will be requested in the 2019 Capital Improvement Program and the \$100,000 of project costs reflected in 2020 will take place in 2019.

Attachments

Bid Recap

Naaman School Rd Brand Rd Location Map

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page ST14

Budget Director Approval: Ron Young

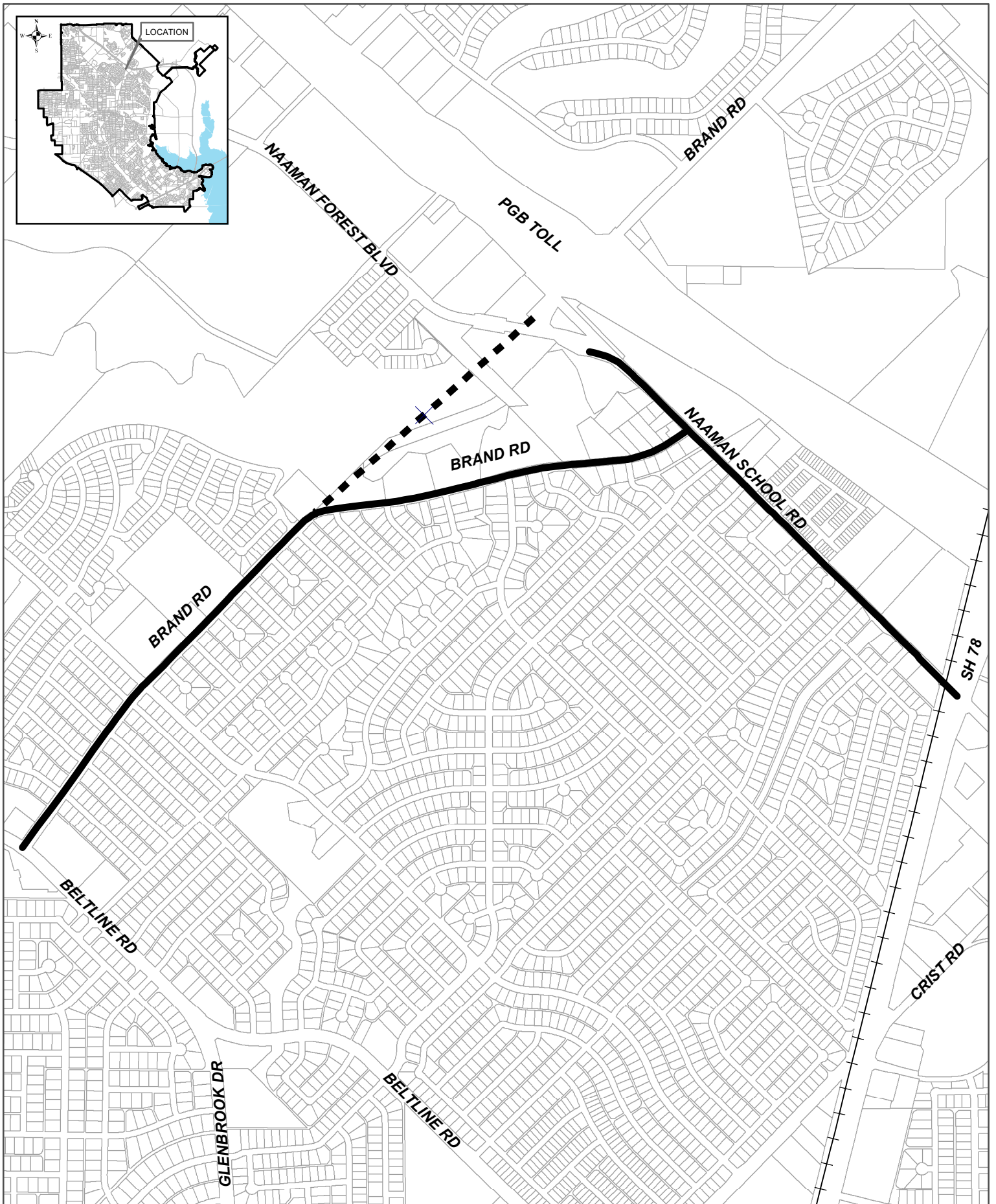
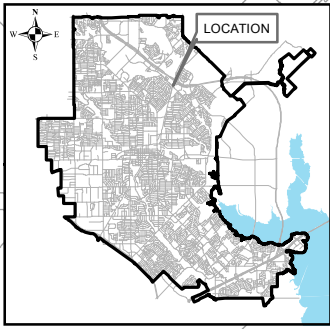
Approval Date: 04/20/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/18/2018

BUYER: Guy Trampe

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.





**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.f.

Meeting Date: May 1, 2018

Item Title: Holford Road and Naaman Forest Boulevard Alignment Study

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0639-18

Purchase Justification:

The purpose of this request is to finalize the alignment study for Holford Road between Arapaho and Creekwood Drive. This request also includes an alignment study for approximately 2,200 linear feet of Naaman Forest Boulevard, approximately 850 feet northwest of the proposed Holford Road, and approximately 1,350 feet southeast of the proposed Holford Road round-a-bout, as more particularly shown in the attached location map. Up to three alternate designs may be developed for the multimodal portion of the study. The alignment study for Holford Road and Naaman Forest Boulevard will include the preliminary design of the typical street cross-sections, connections, hydraulics, hydrology, utility improvements, landscape, hardscape, multimodal trails, survey, and Opinion of Probable Construction Cost. The alignment study will incorporate all research and design previously performed as well as an analysis of existing utility constraints.

Evaluation:

R-Delta Engineers, Inc., was selected as the Most Qualified firm for this project from the short list of engineers evaluated and ranked by the published criteria in RFQ 3617-13.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
R-Delta Engineers, Inc.	All	\$505,000.00
TOTAL:		\$505,000.00

Basis for Award: Most Qualified

Purchase Requisition #: 39751

Fiscal Impact

Total Project/Account: \$1,275,000
Expended/Encumbered to Date: 618,421
Balance: \$656,579
This Item: 505,000
Proposed Balance: \$151,579
Account #: 692-1409-1430516-7101, 692-1409-1431017-7101, and
692-1409-1430616-7101

Fund/Dept/Project – Description and Comments:

Street/Transportation CIP

Holford Road - PGBT to Creekwood - \$252,500.00
Holford Road - Arapaho to PGBT - 252,500.00
\$505,000.00

Attachments

Bid Recap
Holford Rd Naaman Forest Blvd Location Map

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Pages ST16 and ST17

Budget Director Approval: Ron Young

Approval Date: 04/20/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/18/2018

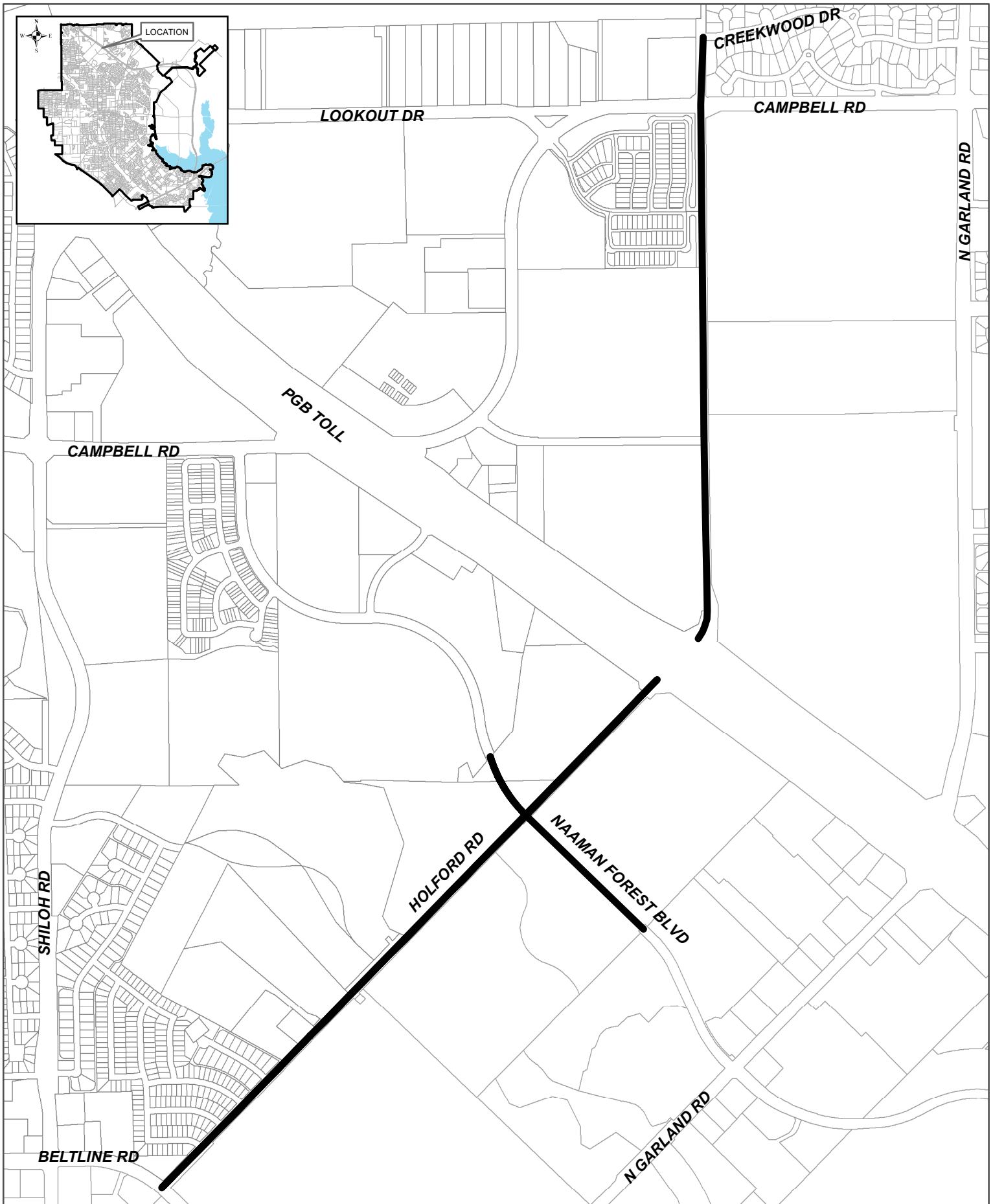
BUYER: Guy Trampe

[illegible]

SAVINGS:	\$0.00
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0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.





GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2.g.

Meeting Date: May 1, 2018

Item Title: Granger Recreation Center Renovation

Submitted By: Ginny Holliday, Facilities Management Director

Bid Number: 0250-17

Purchase Justification:

The purpose of this request is to provide needed renovations to the Granger Recreation Center. The project includes asbestos abatement, roofing replacement, interior and exterior repainting, electrical panel replacement, HVAC equipment replacement, HVAC ductwork modifications, and non-insulated storefront and curtain-wall systems replacement with energy-efficient systems. The project also includes ADA/accessibility upgrades to restrooms and door hardware, light fixture replacement with energy-efficient LED fixtures, and interior flooring and suspended acoustical ceiling tile system replacement throughout. Minor landscape and paving improvements will be performed adjacent to the building to address ADA accessibility and security issues. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional repairs that may be required.

Evaluation:

A Request for Proposals was issued in accordance with Purchasing procedures. Four proposals were received and evaluated based on the published criteria of project personnel and organizational structure, pre-construction services, construction services, and post-construction services. CORE Construction received the highest evaluated score, offering the Best Value for the City. This is a Guaranteed Maximum Price (GMP) project not to exceed \$2,766,617.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
CORE Construction	All	\$2,528,958.00
Optional Contingency		237,659.00
TOTAL:		\$2,766,617.00

Basis for Award: Best Value

Purchase Requisition #: 39729

Fiscal Impact

Total Project/Account: \$3,542,000
Expended/Encumbered to Date: 415,669
Balance: \$3,126,331
This Item: 2,766,617
Proposed Balance: \$359,714
Account #: 614-2499-1832004-9002

Fund/Dept/Project – Description and Comments:

Park CIP / Granger Recreation Center Renovation

The Granger Recreation Center project includes \$760,000 of anticipated Certificates of Obligation debt funding in 2019.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page P04

Budget Director Approval: Ron Young

Approval Date: 04/25/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/19/2018



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.a.

Meeting Date: May 1, 2018

Item Title: Z 18-15 Star Plus, Inc. (District 6)

Submitted By: Kira Wauwie, Principal Development Planner

Summary of Request/Problem

Zoning Ordinance Z 18-15 Star Plus, Inc.

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 18-15 Ordinance

Z 18-15 Exhibit A

Z 18-15 Exhibit B

Z 18-15 Exhibit C

Z 18-15 Exhibit D

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A FOOD PROCESSING AND STORAGE USE ON A 2.23-ACRE TRACT OF LAND ZONED INDUSTRIAL (IN) DISTRICT AND LOCATED AT 3925 MILLER PARK DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING FOR A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 26th day of March, 2018, the Plan Commission did consider and make recommendations on a certain request for approval of a Specific Use Provision for a Food Processing and Storage Use on a property zoned Industrial (IN) District made by **Star Plus, Inc.**; and

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

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

Section 1

The Garland Development Code is hereby amended by approval of a Specific Use Provision for a Food Processing and Storage Use on a 2.23-acre tract of land zoned Industrial (IN) District and located at 3925 Miller Park Drive and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

ZONING FILE NO. Z 18-15

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

Section 4

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

Section 5

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

Section 6

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

PASSED AND APPROVED this _____ day of _____, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 18-15

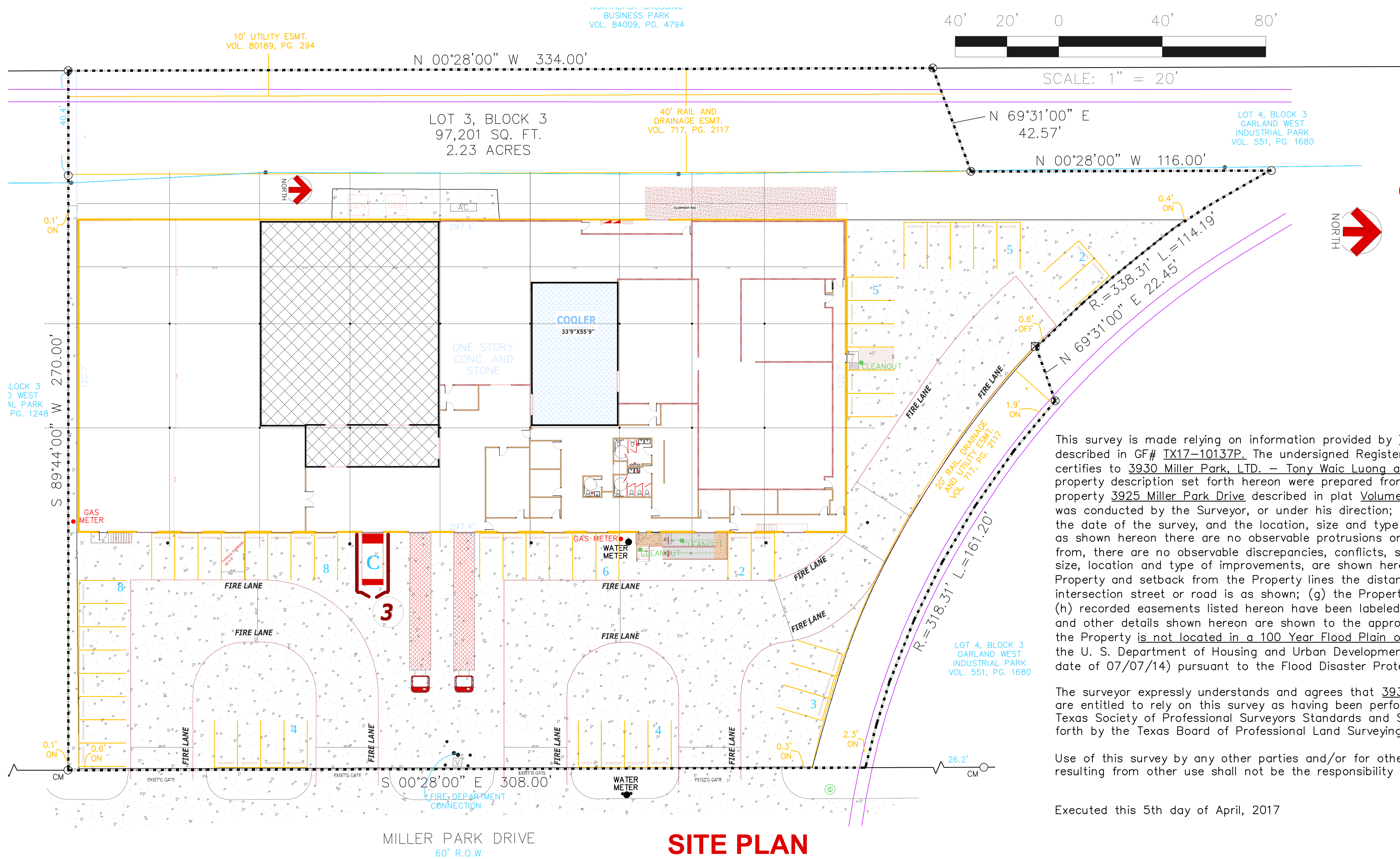
Being a 2.23-acre tract of land and being Lot 3, Block 3, Garland West Industrial Park, an addition to the City of Garland, Texas, according to plat thereof as recorded in Volume 551, Page 1691, of the Map Records of Dallas County, Texas.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 18-15

3925 Miller Park Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit a Food Processing and Storage Use subject to conditions.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. Specific Regulations:**
 - A. Time Period:** The Specific Use Provision shall be in effect for a period of thirty-five (35) years.
 - B. Site Plan:** Development shall be in general conformance with the Site Plan labeled Exhibit C and Refuse Plan labeled Exhibit D.



- SUP CASE # 180125-2**
- EXISTING WAREHOUSE BUILDING TO BE BUILT INTO A USDA FOOD PROCESSING PLANT**
- 1, NO RE-PLAT.
 - 2, EXISTING CONCRETE PAVING FOR FIRE LANE AND PARKING PER PLAN, NEW STRIPPING.
 - 3, NEW COMPACTOR WITH TRUCK ACCESS. WITH 6'H CMU WALL AND DOUBLE STEEL GATES.
 - 4, EXISTING CHAIN LINK FENCE TO REMAIN.
 - 5, EXISTING SITE HAS NO TREE
 - 6, EXISTING ABANDONED RAILROAD TRACKS
 - 7, FOOD PROCESSING HAS NO ODOR, NO SMOKE & NO NOISE.
 - 8, NEW ADA RAMP PER PLAN
 - 9, NEW CONCRETE PAD AT BACK FOR MECHANICAL
 - 10, NO NEW UTILITY TAPS.
 - 11, BUILDING PERMIT BEING REVIEWED FOR FINISH OUT WORK.
 - 12, EXISTING ELECTRIC SERVICE TO REMAIN. TO ADD NEW ELECTRICAL SERVICE FOR THE NEW OPERATION.

This survey is made relying on information provided by Tiago Title in connection with the transaction described in GF# TX17-10137P. The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to 3930 Miller Park, LTD. — Tony Waic Luong and Tiago Title that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 3925 Miller Park Drive described in plat Volume 551, Page 1691, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48113C0215K, with a date of 07/07/14) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that 3930 Miller Park, LTD. — Tony Waic Luong and Tiago Title are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 5th day of April, 2017

Bryan Connally
Registered Professional Land Surveyor No. 5513

PARKING ANALYSIS

WAREHOUSE BUILDING, 35,900 SF., AT 1000 SF PER, NEED 36 PARKING
WAREHOUSE EMPLOYEE, 10, AT ONE EMPLOYEE PER, NEED 10 PARKING
TOTAL PARKING NEEDED, 36 + 10 = 46 PARKING SPACES
TOTAL PARKING PROVIDED, 47 SPACES > 46, OK

SITE PLAN

SCALE 1"=20.0'



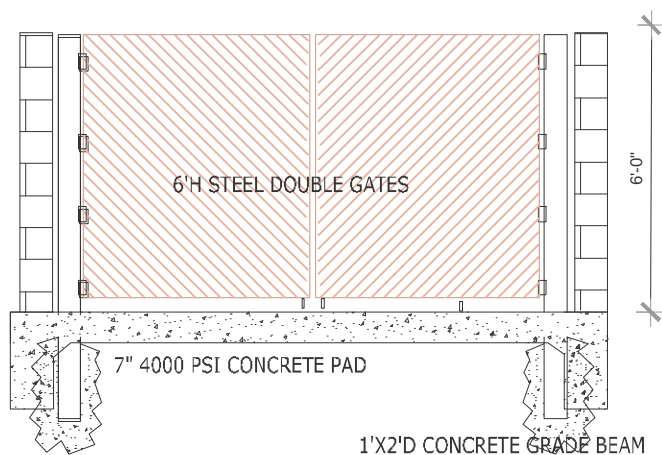
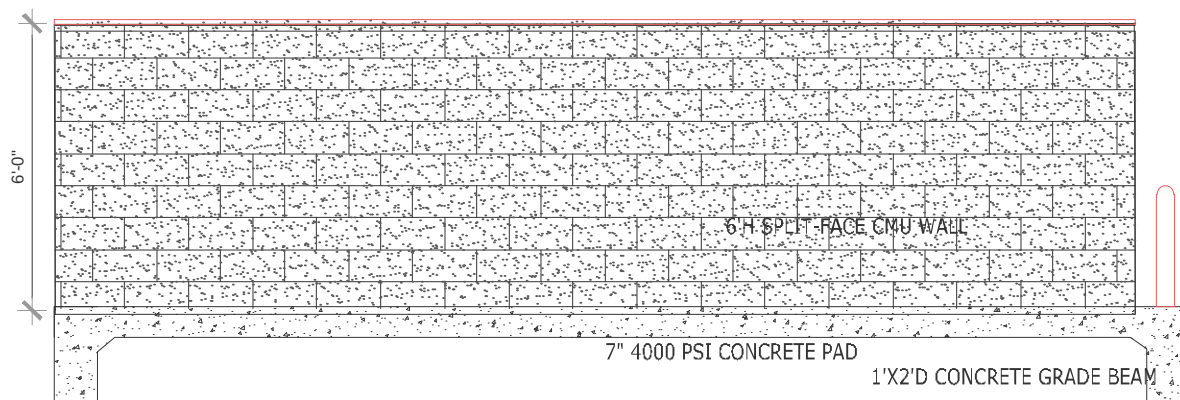
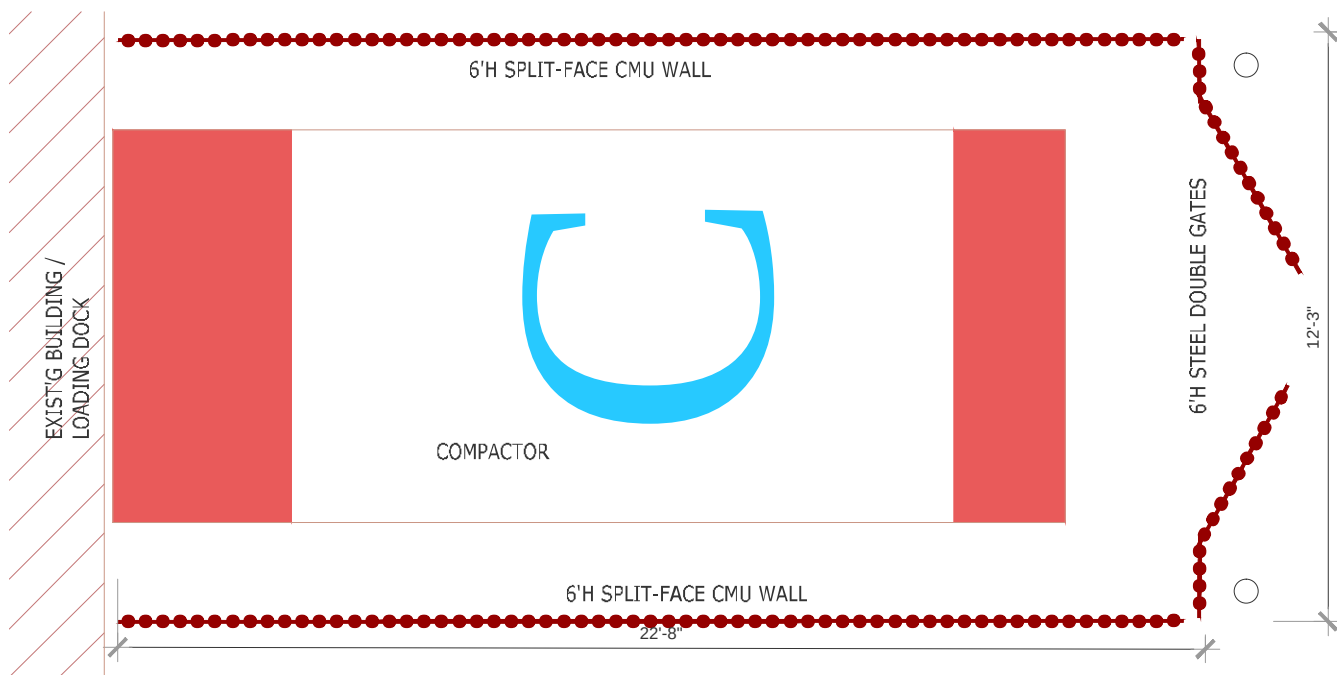
C.B.G. Surveying, Inc.
12025 Shiloh Rd. Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
Firm No. 10168800
www.cbgsurveying.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=40'	04/05/17	1703302	X17-10137	R.G.

SUP CASE # 180125-2 03/12/2018

Star Plus Inc. 3925 Miller Park Dr.,
Garland, TEXAS 75042

CHAUCER DESIGN STUDIO FIRM # 12335
949 SIMON DRIVE, PLANO, TX. 75025
TEL: 972.849.6848 E-MAIL: chaucerdesign@gmail.com



Scope Of Work:

1. INSTALL 7", 4000 PSI CONCRETE PAD W/ GB AROUND
2. INSTALL 6'H SPLIT-FACE CMU ENCLOSURE
3. INSTALL 6" STEEL BOLLARD & DOUBLE STEEL GATES
4. COLOR TO MATCH EXISTING BUILDING

SUP CASE # 180125-2

Star Plus Inc.

3925 Miller Park Dr.,
Garland, TEXAS 75042



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: May 1, 2018

Item Title: TxDOT Selective Traffic Enforcement "Click It or Ticket"

Submitted By: Mitch Bates, Chief of Police

Summary of Request/Problem

Council is requested to adopt a resolution authorizing the City Manager to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant – "Click It or Ticket" campaign – consisting of conducting intense vehicle occupant protection enforcement in the amount of \$11,374.58. The required enforcement period will be May 22, 2018 – June 4, 2018. The grant will be utilized to provide a greater level of traffic safety for the citizenry of the City of Garland by potentially changing the driving habits of those who violate the laws related to vehicle occupant protection and child safety seat enforcement thereby reducing the number of injuries and fatalities related to motor vehicle accidents. This item was considered by Council at the April 30, 2018 Work Session.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant "Click It or Ticket" for May 22, 2018 – June 4, 2018 in the amount of \$11,374.58.

Attachments

CIOT Resolution

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) - CLICK IT OR TICKET (CIOT) GRANT IN THE AMOUNT OF \$11,374.58; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City of Garland Police Department, by and through Police Chief Mitch Bates, is hereby authorized to accept a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program - Click It Or Ticket (CIOT) Grant in the amount of \$11,374.58, for the purpose of vehicle occupant restraint enforcement during the period from May 22, 2018 through June 4, 2018.

Section 2

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

PASSED AND APPROVED this the _____ day of _____, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

5.

Meeting Date: May 1, 2018

Item Title: Neighborhood Vitality Matching Grant

Submitted By: Scott Bollinger, Neighborhood Resource Manager

Summary of Request/Problem

Council was briefed at the March 30th Work Session regarding the following Neighborhood Vitality Matching Grant applications.

1. Creekside Village Garland
2. Heron's Bay Estates HOA
3. Hidden Forest Estates HOA
4. Las Mariposas HOA
5. Shores of Wellington HOA

The Community Services Committee has previously reviewed projects and has recommended approval. Council directed that a Resolution be brought forward to fund these projects.

Recommendation/Action Requested and Justification

Consider adoption of the attached resolution.

Attachments

Neighborhood Vitality Matching Grant Resolution and Attachments

RESOLUTION NO. _____

**A RESOLUTION APPROVING AND FUNDING THE 2017-2018 CYCLE 2
NEIGHBORHOOD VITALITY MATCHING GRANT PROJECTS.**

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

Section 1

The Neighborhood Vitality Matching Grant Projects attached hereto as Exhibit A and incorporated herein by reference, is hereby adopted and approved. These funds will be appropriated as part of the annual Capital Improvement Program.

Section 2

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

PASSED AND APPROVED this the 1st day of May, 2018.

THE CITY OF GARLAND, TEXAS

BY: _____
Mayor

ATTEST:

City Secretary

EXHIBIT A

2017-18 NEIGHBORHOOD VITALITY MATCHING GRANT PROJECTS

Cycle 2

Neighborhood	Project	Fund Request	Council District
Creekside Village Garland HOA	Dog Play Area and Common Area Enhancements	\$ 17,850	8
Heron's Bay Estates HOA	Lighting, Water Feature	\$36,800	3
Hidden Forest Estates HOA	Neighborhood Entryway Feature, Pet and Rest Stations	\$38,408.46	1
Las Mariposas HOA	Basketball Court Addition	\$3,240	4
Shores of Wellington HOA	Lighting Additions	\$38,400	3



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

6.

Meeting Date: May 1, 2018

Item Title: Adopt a resolution suspending an application for a distribution rate increase request relating to the Oncor service area

Submitted By: Brad Neighbor, City Attorney

Summary of Request/Problem

On April 5, 2018, Oncor filed an application for approval of a distribution cost recovery factor to increase distribution rates with each of the cities in the Oncor service area. The filing included Garland because approximately 15% of Garland is served by Oncor. In the filing, Oncor asserts that it is seeking an increase in distribution revenues of \$19,002,177 system-wide. Because the type of rate filing employed by Oncor in this case triggers a very short response time on the part of the affected cities, those cities have only 60 days in which to review and approve or disapprove the filing. Given the short amount of time allowed, the prudent course of action is to deny the request, thereby suspending the rate increase request and moving the matter to the PUC for ultimate resolution. Generally, once the cities affected by the increase have had a chance to fully review and analyze the filing, a negotiated rate can be agreed on, which will then be submitted to the PUC for approval.

Recommendation/Action Requested and Justification

Council is requested to adopt the proposed resolution to suspend the rate increase application and preserve current rates pending further action. The resolution will also authorize the City to participate with the other affected cities as a party in the proceedings before the PUC, authorize the hiring of legal counsel and consultants on behalf of the participating cities to review the filing, negotiate with Oncor, and make recommendations to the participating cities regarding reasonable rates.

This item was presented to the City Council as a written briefing at the April 16, 2018 work session.

Attachments

Oncor Distribution Rate Suspension 2018

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF GARLAND FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY, LLC'S APPLICATION FOR APPROVAL OF A DISTRIBUTION COST RECOVERY FACTOR PURSUANT TO 16 TEX. ADMIN. CODE § 25.243 TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of Garland, Texas is an electric utility customer of Oncor Electric Delivery Company, LLC ("Oncor"), and a regulatory authority with an interest in the rates and charges of Oncor;

WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor ("OCSC"), a membership of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area;

WHEREAS, on or about April 5, 2018 Oncor filed with the City an Application for Approval of a Distribution Cost Recovery Factor ("DCRF"), PUC Docket Number 48231, seeking to increase electrical distribution rates by approximately \$19,002,177 systemwide;

WHEREAS, electric utility customers residing in the Oncor service area within Garland may be impacted by this ratemaking proceeding if it is granted;

WHEREAS, members of OCSC are coordinating a review of Oncor's DCRF filing with designated attorneys and consultants to determine the reasonableness of the requested increase;

WHEREAS, a DCRF application triggers a limited issue, limited review rate case which provides a city with original jurisdiction over rates (such as Garland) only 60 days to review and approve or disapprove the rates;

WHEREAS, given the limited amount of time available to review Oncor's DCRF filing and the magnitude of the requested increase, it is more prudent to deny the DCRF at this time;

WHEREAS, OCSC's members and attorneys recommend that the member cities of the OCSC that have retained original jurisdiction over

rates deny the DCRF in order to allow further study and negotiations;

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

Section 1

That the rates proposed by Oncor to be recovered through its DCRF charged to customers located within the city limits of the City of Garland are found to be unreasonable and are hereby denied.

Section 2

That Oncor shall continue to charge its existing rates to customers within the city limits of the City of Garland.

Section 3

That subject to the right to terminate employment at any time, the City Council hereby authorizes the hiring of the law firm of Lloyd Gosselink and consultants to negotiate with Oncor, make recommendations to the OCSC and the City regarding reasonable rates, and to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the PUC; that the City is authorized to participate with OCSC in PUC Docket Number 48231; and that the City's reasonable rate case expense shall be reimbursed in full by Oncor.

Section 4

That a copy of this Resolution shall be sent to Stephen N. Ragland, 1616 Woodall Rogers Freeway, Dallas, Texas 75202 and to Thomas Brocato, General Counsel to the OCSC's member cities, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

Section 5

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

PASSED AND APPROVED this the ____ day of _____, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7.

Meeting Date: May 1, 2018

Item Title: Sale of Property - 1929 Delmar

Submitted By: Mona Woodard, Neighborhood Services Administrator

Summary of Request/Problem

The City of Garland received an unsolicited offer from the Garland Housing Finance Corporation (GHFC) related to the purchase of City owned property obtained through a Sheriff's Sale. This property is located at 1929 Delmar Drive. GHFC presented an offer of \$20,000. Given the offer is below both the Judgment of taxes and court costs and the market value of the property all jurisdictions included in the judgment must consent to the sale. GISD and Dallas County consented to the sale of the property to GHFC. Please note that as a part of this transaction, all post-judgment taxes for the years 2011-2015 will be paid at closing. The total amount of post-judgment taxes will be approximately \$9,820.67 of which the City of Garland will receive approximately \$2,663.48.

Recommendation/Action Requested and Justification

Staff recommends that the City Council accept the offer and sell the property to the Garland Housing Finance Corporation. GHFC and the Housing and Community Services department may partner to expand the supply of further affordable housing within the City of Garland. This property has been held by the City of Garland since 2015. Pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with the approval of the governing body.

Attachments

1929 Delmar - Resolution
1929 Delmar - Offer
1929 Delmar - GISD Consent
1929 Delmar - Deed
1929 Delmar - Map/Zoning

RESOLUTION NO. _____

A RESOLUTION AGREEING TO THE SALE OF CERTAIN PROPERTY LOCATED WITHIN THE CITY OF GARLAND AND OWNED BY TAXING AUTHORITIES INCLUDING THE CITY OF GARLAND AS THE RESULT OF A TAX SALE; AUTHORIZING THE MAYOR TO EXECUTE A DEED WITHOUT WARRANTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 95th Judicial District Court of Dallas County, Texas in cause number TX12-40348, and

WHEREAS, it is to the benefit of all taxing entities that the property ultimately be returned to the tax rolls

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

Section 1

That City agrees to the sale of certain real property being:

LOT 3 BLOCK 9 OF THE CRESTHAVEN 1 ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, COMMONLY KNOWN AS 1929 DELMAR DRIVE, AS RECORDED IN VOLUME 87064, PAGE 3281 OF THE DALLAS COUNTY DEED RECORDS (the "Property").

Section 2

That the Mayor is hereby authorized to execute a deed without warranty in the form and substance of that attached hereto as Exhibit "A".

Section 3

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

PASSED AND APPROVED this the ____ day of _____, 2018.

CITY OF GARLAND, TEXAS

ATTEST:

Mayor

City Secretary



J. DOUGLAS BURNSIDE
Attorney at Law
1919 S. Shiloh Rd, Ste 310, LB 40
Garland, Texas 75042
p: 972-278-8282
f: 972-278-8222
w: www.pbfcml.com

March 8, 2018

Mr. Jason Wilhite
City of Garland Housing and Community Services
200 N. 5th Street
Garland, Texas 75040

Via electronic-mail

Re: Offer from Garland Housing Finance Corporation to purchase
1929 Delmar Drive, Garland, Texas

Dear Mr. Wilhite:

Garland Housing Finance Corporation has offered to purchase 1929 Delmar Drive, Garland, Texas (BEING LOT 3, BLOCK 9, CRESTHAVEN 1 ADDITION, aka 1929 DELMAR DR., CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 87064, PAGE 3281, OF THE DALLAS COUNTY DEED RECORDS) for \$10,179.33. Please note that as a part of this transaction, all post-judgment taxes for the years 2011-2015 will be paid at closing exclusive of the above amounts. The total amount of post-judgment taxes will be approximately \$9,820.67 of which the City of Garland will receive approximately \$2,663.48.

This property was sold at a Sheriff's Sale on February 3, 2015 pursuant to delinquent tax collection suit number TX10-40819 combined with TX04-41066. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$57,920.00. The property was struck off for the appraised value in the judgment, \$49,410.00. The total judgment amount was \$71,042.26, which includes taxes, penalties and interest, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. Those costs total \$9,254.71. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed.

Because the purchase price is less than either the Judgment amount of taxes and court costs, \$71,042.26, or the market value as stated in the judgment, \$49,410.00, all jurisdictions included in the judgment must consent to the sale. Garland ISD and Dallas County have both consented to the sale.

If the City decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Douglas Burnside", is written over a light blue rectangular background.

J. Douglas Burnside

Enclosure

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	26112500090030000
Property address:	1929 Delmar Drive
Cause No.:	TX10-40819 combined with TX04-41066
Judgment Date:	December 30, 2011
Sheriff's Sale Date:	February 3, 2015
Judgment amount:	GISD 1995-2010 taxes \$25,999.49 (63.9%)
	City 2003-2010 taxes \$6,513.10 (16.0%)
	County 1995-2010 taxes \$8,161.42 (20.1%)
Total Judgment for Taxes:	\$40,674.01
City Abatement Liens:	\$2,858.89
Court costs:	\$4,929.76
Sheriff's fees for sale:	\$2,404.95
Publication fees for sheriff's sale, paid by Perdue Brandon:	\$420.00
Total Costs:	\$7,754.71

Funds to be disbursed as follows:

1.	Dallas County District Clerk	\$4,929.76
2.	Dallas County Sheriff	\$2,404.95
3.	Perdue Brandon Fielder Collins & Mott, LLP	\$420.00
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Pro-rata Judgment tax year distribution)	\$148.06
6.	Garland ISD (Pro-rata Judgment tax year distribution)	\$591.03
7.	John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)	\$185.53
	TOTAL Judgment Distribution	\$10,179.33

Post Judgment Distribution:

8.	City of Garland (Post Judgment tax year distribution)	\$2,663.48
9.	Garland ISD (Post Judgment tax year distribution)	\$4,718.95
10.	John Ames, Dallas County Tax Assessor (Post Judgment tax year distribution)	\$2,438.24
	TOTAL Post Judgment Distribution	\$9,820.67

	TOTAL Distribution	\$20,000
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RESOLUTION

A RESOLUTION AUTHORIZING THE CITY OF GARLAND TO RE-SELL TAX FORECLOSED PROPERTY LOCATED AT 1929 DELMAR DRIVE, GARLAND, TEXAS, BY PUBLIC OR PRIVATE SALE, AS PROVIDED BY SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE

WHEREAS, pursuant to a delinquent tax collection lawsuit and tax foreclosure sale, the property located at 1929 Delmar Drive, Garland, Texas, ("The Property") was struck off to the City of Garland on its own behalf and as Trustee for the Garland Independent School District and Dallas County, pursuant to Section 34.01(j) of the Property Tax Code, and

WHEREAS, Garland Independent School District desires to resell The Property pursuant to Section 34.05 of the Property Tax Code for an amount not less than \$6,278.94, and

WHEREAS, Garland Independent School District desires to authorize the City of Garland to act as Trustee to offer The Property for sale pursuant to Section 34.05 of the Texas Property Tax Code,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE GARLAND INDEPENDENT SCHOOL DISTRICT, GARLAND, TEXAS THAT:

Section 1. The Garland Independent School District does hereby provide specific authorization to the City of Garland to act as Trustee to offer for sale by public or private sale 1929 Delmar Drive, Garland, Texas, more fully described in Exhibit "A," attached hereto and made a part hereof, and the Board of Trustees for Garland Independent School District does hereby consent to the sale of 1929 Delmar Drive, Garland, Texas for an amount not less than \$6,278.94 in compliance with Section 34.05 of the Texas Property Tax Code, and each taxing unit entitled to receive proceeds of the sale consents to the sale for that amount.

Section 2. This Resolution shall take effect immediately from and after its passage in accordance with the provisions of the law.

PASSED AND APPROVED this 19th day of July, 2016, by the
Board of Trustees for the Garland Independent School District.

GARLAND INDEPENDENT SCHOOL DISTRICT

By: 
Linda Griffin
President, Board of Trustees

ATTEST:


Larry Glick
Secretary, Board of Trustees
Garland Independent School District

EXHIBIT A

BEING LOT 3, BLOCK 9, CRESTHAVEN 1 ADDITION, aka 1929 DELMAR DR., CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 87064, PAGE 3281, OF THE DALLAS COUNTY DEED RECORDS

DEED WITHOUT WARRANTY

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

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Garland Housing Finance Corporation, P.O. Box 461243, Garland, TX 75046-1243** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **1929 Delmar Drive**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

**BEING LOT 3, BLOCK 9, CRESTHAVEN 1 ADDITION, aka
1929 DELMAR DR., CITY OF GARLAND, DALLAS COUNTY,
TEXAS, AS RECORDED IN VOLUME 87064, PAGE 3281, OF
THE DALLAS COUNTY DEED RECORDS (the "Property").**

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

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

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX10-40819 combined with TX04-41066 in the 68th Judicial District Court, Dallas County, Texas, and no more.

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

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

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 2018.

GRANTOR:

CITY OF GARLAND, a Texas home-rule
municipality

By: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 2018, by _____, in his capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:



1929 Delmar Drive Zoning



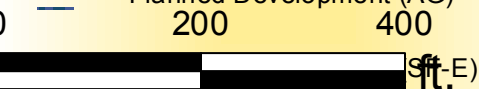
Legend

Land Use

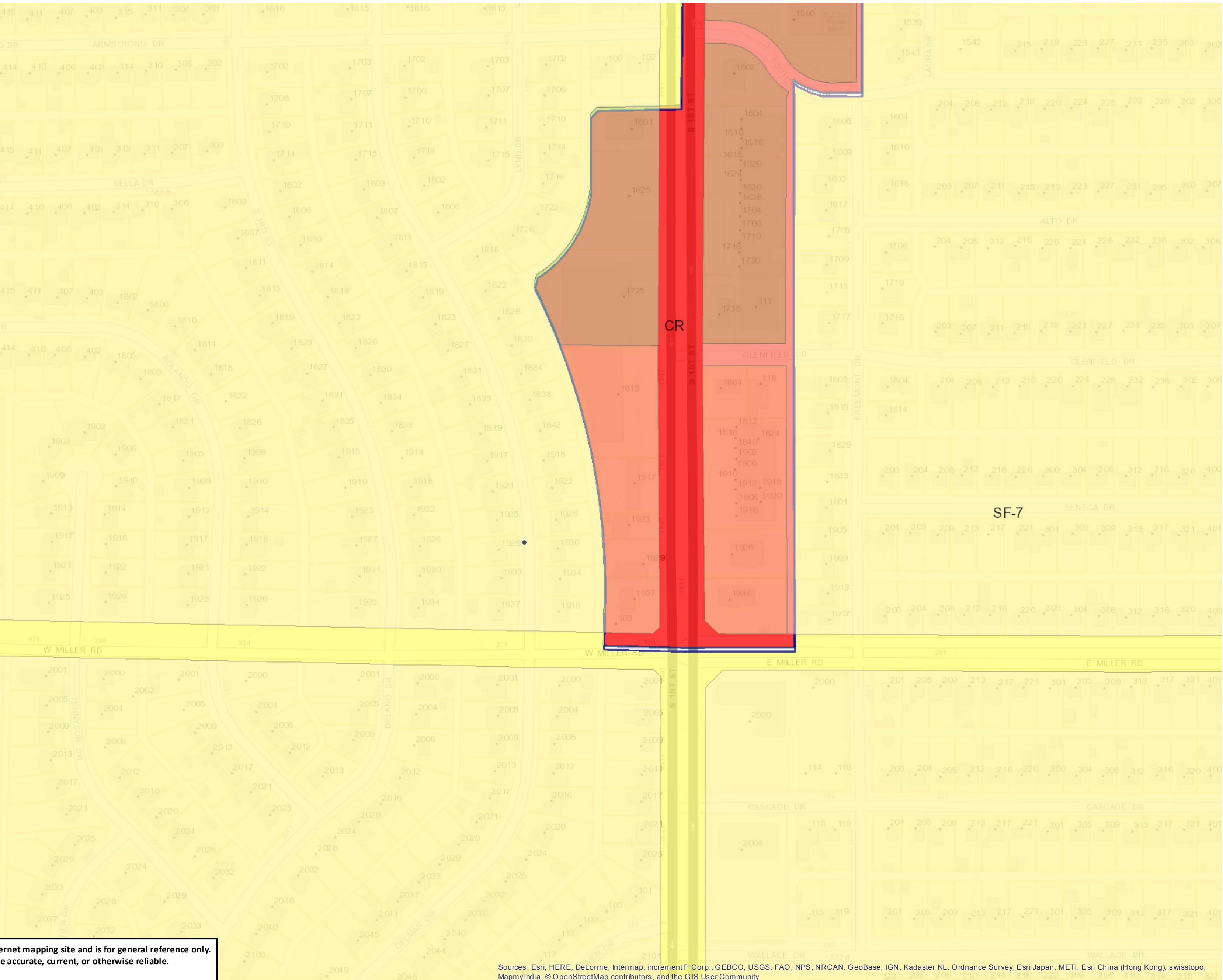
- Business
- Community Centers
- Compact Neighborhoods
- Industry
- Neighborhood Centers
- Operating Landfill & Public Facility
- Parks & Open Space
- Regional Centers
- Traditional Neighborhoods
- Transit-Oriented Centers
- Urban Neighborhoods

GDC Zoning

- Agriculture district (AG)
- Single-Family Estate district (SF-E)
- Single-Family 10 district (SF-10)
- Single-Family 7 district (SF-7)
- Single-Family 5 district (SF-5)
- Two-Family district (2F)
- Single-Family Attached district (SF-A)
- Multi-Family district (MF)
- Neighborhood Office district (NO)
- Community Office district (CO)
- Neighborhood Service district (NS)
- Community Retail district (CR)
- Light Commercial district (LC)
- Heavy Commerical district (HC)
- Industrial district (IN)
- Urban Residential district (UR)
- Urban Business district (UB)
- Downtown district (DT)
- Planned Development (AG)
- Planned Development (SF-10)
- Planned Development (SF-5)
- Planned Development (2F)



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

8.

Meeting Date: May 1, 2018

Item Title: Public Hearing to Amend The Project Plan and Financing Plan for Tax Increment Financing (TIF) Reinvestment Zone #1 (Downtown/Forest-Jupiter)

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

At the April 30, 2018 Work Session, Council was provided information related to the Downtown/Forest-Jupiter Tax Increment Financing (TIF) Reinvestment Zone #1 Project Plan and Financing Plan. The TIF board provided an overview of projects they recommend be added to The Project Plan and Financing Plan (projects are required by state law to be listed in these plans before TIF Funds can be used).

Sec. 311.003. of the Texas Tax Code specifies the procedure for amending a TIF Project Plan and Financing Plan. A public hearing is required to obtain comments from interested parties regarding the proposed amendments. Following the public hearing, Council will formally consider an ordinance to amend The Project Plan and the Financing Plan for the Downtown/Forest-Jupiter TIF.

Recommendation/Action Requested and Justification

Hold a public hearing to obtain comments from interested parties.

Attachments

Ordinance

Downtown / Forest-Jupiter Project and Financing Plan

ORDINANCE OF THE CITY OF GARLAND ADOPTING THE REVISED PROJECT AND FINANCING PLAN FOR THE DOWNTOWN/FOREST-JUPITER TAX INCREMENT FINANCING REINVESTMENT ZONE (TIF #1); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a Project and Financing Plan is required under Chapter 311 of the Texas Tax Code with the creation of a Tax Increment Financing Reinvestment Zone;

WHEREAS, the Project and Financing Plan for TIRZ #1 was created by Ordinance No. 5785 on December 2, 2003.

WHEREAS, the Project and Financing Plan was amended on January 20, 2015 by Ordinance No. 10175 to add funding to promote the City Center project through the encouragement of redevelopment;

WHEREAS, additional funding is desired to further enhance, improve, redevelop, encourage, and manage the growth of Downtown Garland; And

WHEREAS, the Board of Directors of TIRZ #1 met on March 28, 2018, and unanimously voted to accept the proposed changes to the Project and Financing Plan for TIRZ #1;.

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

Section 1

That the City of Garland approves and adopts the proposed changes to the Project and Financing Plan for TIRZ #1, a copy of which is attached hereto as Exhibit "A".

Section 2

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

PASSED AND APPROVED this the _____ day of May 1, 2018.
CITY OF GARLAND, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

TIF

No. 1

Downtown / Forest-Jupiter Project and Financing Plan



March 28, 2018



GARLAND

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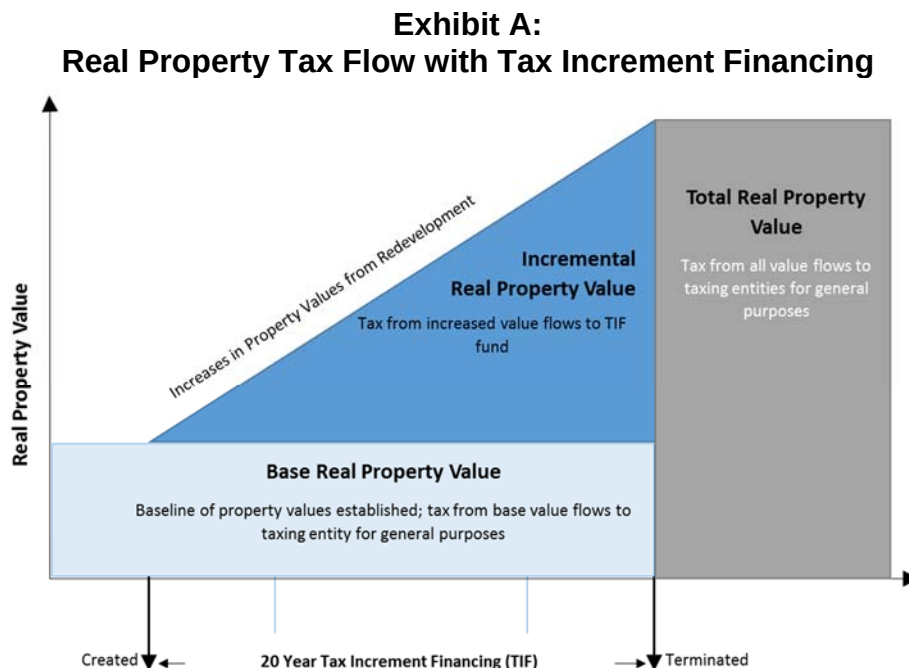
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Section 1: Tax Increment Financing Defined

Tax Increment Financing (TIF) is a tool local governments of Texas have used since 1986 to finance public improvements within defined areas that have unique challenges and opportunities for economic development. The improvements strengthen existing communities and attract investment. Statutes governing Tax Increment Financing reinvestment zones are codified in Chapter 311 of the Texas Tax Code.

A municipality makes an area eligible for Tax Increment Financing by designating a reinvestment zone ("Zone"). The additional tax dollars generated by growth of real property value in the Zone are called the "tax increment." All or a designated part of these tax increment dollars flow to a Tax Increment Fund ("Fund") for a specified term of years. Money flowing to the Fund may be disbursed according to a plan approved by the City Council after a TIF Board has made a recommendation concerning the plan, as prescribed by Chapter 311. The Fund may be used for public improvements within the Zone and other purposes authorized by Chapter 311, including grants and loans for activities that benefit the Zone and stimulate business and commercial activity in the Zone. This assumes that Dallas County consents by Commissioners Court Order to the revisions of the project plan and financing plan. Until and unless Dallas County agrees to plan revisions, the most recent project plan and financing plan approved by Court Order shall govern use of County funds paid to the TIF Fund.

Exhibit A shows how tax from real properties in a Zone flows to a taxing jurisdiction and to a TIF Fund. Exhibit A assumes real property values in the Zone rise after the Zone's designation.

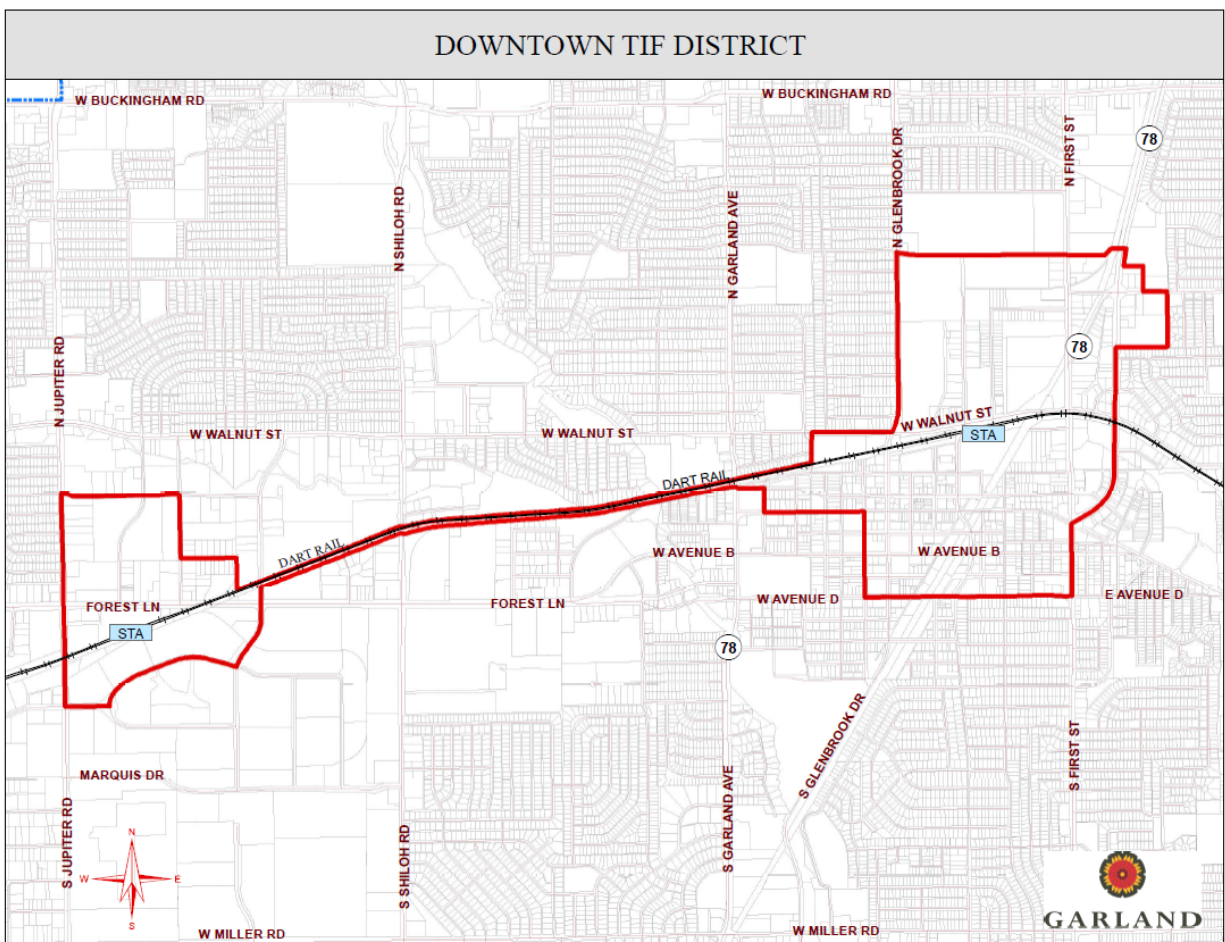


Inclusion of property in a Zone does not change any tax rate for the property. Tax rates in the Zone are the same as tax rates outside the Zone within the same set of taxing jurisdictions.

Section 2: Zone Description

The City of Garland designated TIF Zone Number One in 2003. The Zone #1 boundary includes both Downtown Garland and area around the Forest/Jupiter DART train station. This boundary remains constant as mapped in Exhibit B.

**Exhibit B:
TIF Reinvestment Zone #1 Boundary Map**



Boundaries that follow public streets and highways extend to the far sides of such rights-of-way, measured from the center of the reinvestment zone. Boundaries that approximate property lines shall be construed as following such property lines.

The Zone contains approximately 23,634,427 square feet of land not counting rights-of-way. Excluding rights-of-way and other land owned by government entities, land area was measured at 19,876,393 square feet in 2003. Taxable land was approximately 17,928,063 square feet. The corrected value of real property in Zone #1 taxable by the City of Garland in base year 2003 was \$102,575,503 according to the Dallas Central Appraisal District. This value was significantly below the statutory maximum 25% of taxable real property a municipality may include in all its reinvestment zones.

Exhibits C and D map existing uses and conditions in the Zone, as updated in 2018 by the City of Garland. In 2003, approximately 68% of land area in the zone, excluding land area owned by government, was used for commercial purposes. About 25% of privately owned land area was vacant. Only 7% of private land was used for residences with one to four dwellings per building. Residential land in the Zone was and is far below the statutory maximum 30% of the entire zone.

At the inception of TIF Zone #1, the City Council found that conditions of Downtown Garland and vicinity impaired sound growth and private investment. Impediments included the following problems, any of which were sufficient statutory cause to designate a zone for Tax Increment Financing:

1. A substantial number of deteriorated or deteriorating structures;
2. Inadequate sidewalks or street layout;
3. Small lots with many owners, making assembly of parcels with sufficient size, access, and utility for development an economically difficult or prohibitive task.

Economic development of Downtown Garland, Forest/Jupiter and adjacent areas has been a priority for City Council. As of 2018, Downtown development/redevelopment have included:

- DART train services to stations at Downtown Garland and Forest/Jupiter (began 2002).
- Extension of DART train service to Rowlett (began service 2012).
- 188 residences and 24,000 square feet of retail floor area in the Oaks Fifth Street Crossing project (opened 2008).
- Addition of 153 multi-family residential units and a 330-space parking structure to serve the public, residential tenants, and those using City Hall (opened 2015).
- Garland Campus of Richland College (opened 2009).
- Charles E. Duckworth Building, housing Garland Power & Light, City Utility Customer Service Department and City Tax and Revenue Recovery Department (opened 2010).
- Exterior and interior improvements to the Nicholson Memorial Library (ongoing).
- Relocation of the Garland Landmark Museum, rail car, and Lyles House to Heritage Crossing (relocated 2013).
- Re-skinning of the City Hall Façade, as well as major improvements to the interior (completed 2017).
- Improvements to the streetscape along State, Fifth, and Austin (2017).
- Creation of a public space adjacent to the Granville Arts Center (2016).
- Unused facilities demolished on square (demolished 2013).

LAND USE

- LOW DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MIXED USE
- CHURCH
- COMMUNITY FACILITIES
- OFFICE & PROFESSIONAL SERVICES
- COMMERCIAL & RETAIL
- GENERAL INDUSTRIAL
- PARKS & OPEN SPACE
- VACANT
- DOWNTOWN TIF DISTRICT

Section 3:

Revenue from Tax Increment Financing

The Zone #1 Tax Increment Financing program has provided revenue of approximately \$3.7 million, including interest income on fund balances, from its inception through the end of fiscal year 2016-17. Through the City fiscal year ended September 30, 2017, \$2,039,738 had been applied to improvements to the City Hall facade (transfer to capital improvements fund, bond debt principal payment and bond debt interest payment) and \$987,772 had been applied to payment obligations for the Oaks Fifth Street Crossing residential and retail project. A fund balance of \$631,787 was carried from September 30, 2017, into the 2017-18 fiscal year.

Schedule 1 forecasts annual revenue to the TIF Fund, based on several assumptions stated thereon. Cumulative tax increment revenue received by the TIF Fund from fiscal year 2017-18 through the end of the Zone's term (including tax increments from the levy of 2023, largely received in 2024) is forecast at approximately \$6.4 million. Added to receipts before fiscal year 2017-18, a total Fund revenue forecast from inception through the end of the Zone term totals approximately \$10.1 million.

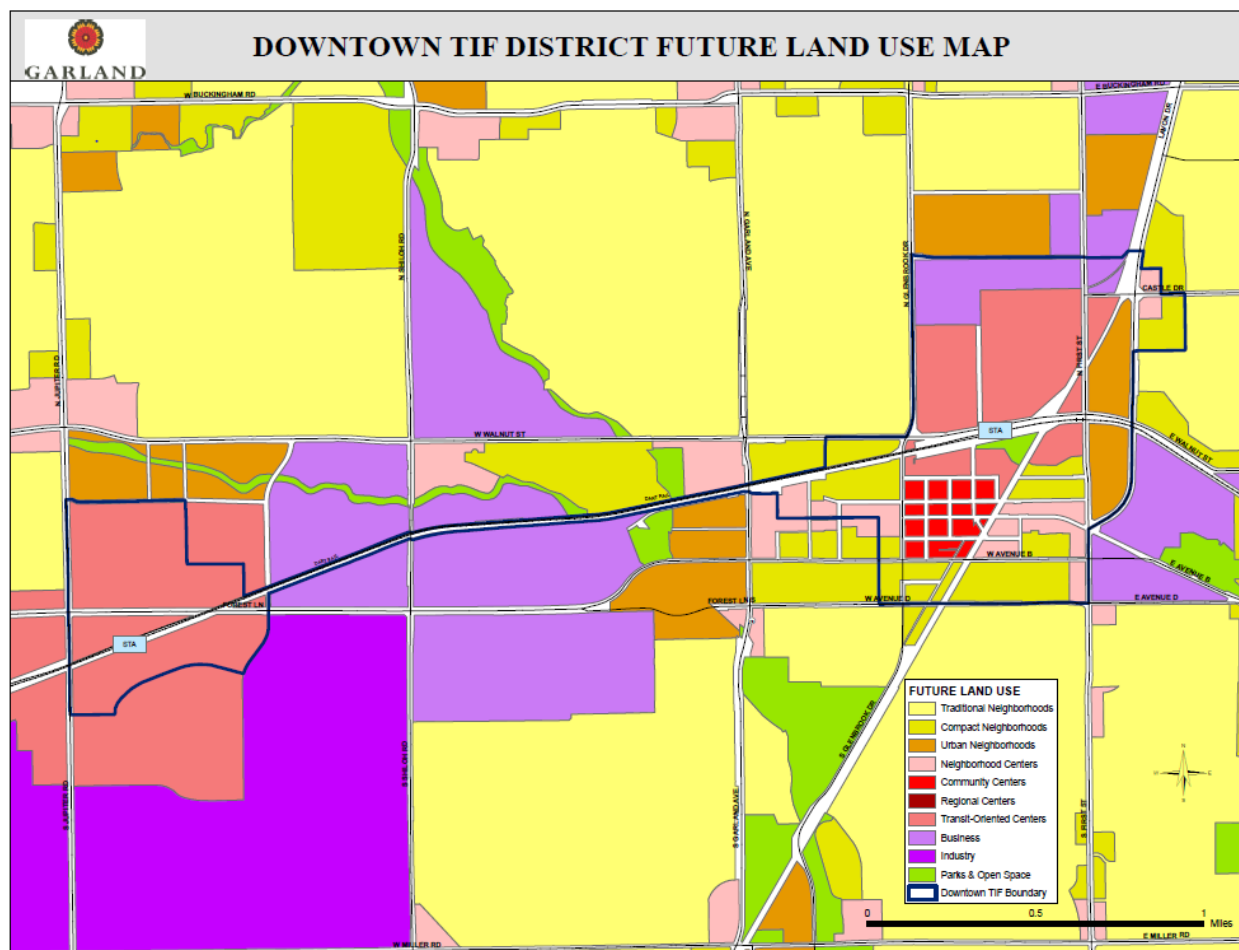
The historic annual rate of change in taxable real property value within TIF Zone #1 for the ten-year period from January 2007 to January 2016 was 3%. However, the tax valuations received from the Dallas Central Appraisal District for 2017 yielded a 14% increase from the previous year due to new construction totaling approximately \$13.9 million for the City Center Oaks Fifth Street Crossing multi-family residential project. The historic annual taxable value rate increase can be applied to years beyond 2017 to yield a forecast of annual taxable values similar to Schedule 1. Schedule 1 has been adjusted, however, in that the historic growth rate is not applied for January 1, 2019. Instead, a taxable value increase of \$10 million is assumed for that year, corresponding to the forecasted taxable value of the City Square Lofts (redevelopment of the former Bank of America Building) now under construction. Although Schedule 1 appears to be a plausible forecast of taxable values, actual taxable values will vary from the forecast. Taxable values for the Dallas County Community College District and Dallas County will differ slightly due to slightly different tax exemption and abatement policies.

In addition to annual taxable values, Schedule 1 forecasts "captured appraised values" – the differences between taxable value and the 2003 base value. Applying assumed tax rates to the captured appraised values yields annual forecasts of real property tax increments. Garland has pledged 100% of real property tax increments from the TIF 0one to the TIF Fund for a term of twenty years from 2004 through 2023. City tax increments levied in 2023 will flow to the TIF Fund. Dallas County has pledged 55% of real property tax increments to the TIF Fund for a term of fourteen years from 2010 through the levy of 2023. The Dallas County Community College District has pledged 50% of its tax increments earned from Zone value growth from tax years 2010 through the levy of 2023.

Note that real property tax generated in the Zone by the base value (or in the case of a tax decrement year, taxable value) flows to ordinary funds of the City and County in every year, not to the TIF Fund. Annual taxes on values up to the base value are not calculated in Schedule 1. At 2018 tax rates, the annual tax on base value retained by the City would be roughly \$710,000. County and College District taxes retained on base value would be roughly \$245,000 and \$125,000, respectively.

The Schedule 1 fund revenue forecast may be conservative in that it does not assume specific major development projects in the Zone except the City Square Lofts taxable improvements under construction as of 2018. Normal good maintenance of existing structures, some replacement or infill of small-value properties, and market stability are conditions anticipated by the historic annual value change rate factor. Exhibit E locates types of activities, improvements, and neighborhood conditions planned for the Zone.

Exhibit E: Proposed Uses of Land in the Zone



Section 4: TIF Fund Expenditures

The assets and future revenue to the TIF Fund are intended to be spent to push marginally infeasible development that would serve a public purpose to financial feasibility. Spending from the Fund must comply with a project plan and financing plan for the TIF Zone approved by the City Council.

Schedule 2 lists actual TIF "project cost," as of September 30, 2017, and estimated TIF "future project costs" for the fiscal year ended September 30, 2018, and thereafter. These are items eligible for payment or reimbursement from cash in the TIF Fund. This schedule of future project costs may be amended from time to time upon recommendation by the TIF Board and approval of the City Council.

A condition of participation in the TIF program by Dallas County is that twenty percent of all housing units in projects receiving Dallas County TIF Funds in the District must meet the County's criteria for affordable housing. Affordable housing units are those which are affordable to a household earning 80% or less of the median family income for the Dallas metropolitan area. A developer may, subject to County approval, propose an alternative means of fulfilling the County's affordable housing requirement.

The preferred method of financing public improvements with the Fund will be for property developers or other private sources to advance funds for public improvements. The City may contract to reimburse principal costs and reasonable interest for the public improvements, using cash flow to the Fund. The City may issue bonds secured by revenue to the TIF Fund.

For the projects listed, Schedule 2 also provides an estimate for other items included in the City's CIP or Operating Budget that directly support the projects listed in the TIF Fund. These "nonproject costs" will not be reimbursed by the TIF Fund.

Schedule 3 is a forecast of annual sources and uses of TIF fund cash. It illustrates prospective tax increments received by the Fund and disbursements to repay approximately \$7 million of project costs after September 30, 2017. (This total disbursement includes 2025 debt service for bonds supporting City Hall facade improvements.) Schedule 3 of this study indicates that it will be economically feasible for the Fund to pay all identified project costs, with a surplus of approximately \$47,169, including money set aside for the 2025 debt service on bonds. That surplus might eventually be allocated to additional TIF projects.

Appendix 1 is an estimate of the Fund's annual obligations to reimburse expenses for the parking garage at the Oaks Fifth Street Crossing development. Those obligations are modeled on a 2007 "Disposition and Development Agreement" between the City of Garland and High Street Development, LLC, more specifically by the "Exhibit J, TIF Agreement" referenced by that development agreement. Amounts due from the TIF Fund in fulfillment of the agreement will vary with taxes collected from the Oaks Fifth Street Crossing project.

No residents will be displaced as a result of implementing this project plan. No changes of zoning ordinances, the master plan of Garland, building codes, or other municipal ordinances will be necessary at this time to implement the project plan.

Section 5: Additional Tax for Garland

In addition to the tax on greater real property values in the Zone, the City of Garland and other taxing jurisdictions will likely receive additional business personal property tax. Increased sales tax from new development in the Zone is possible, depending on the type of new development in the Zone and the stability of sales tax from existing development.

The Tax Increment Fund may have a residual balance of cash on hand after all financial obligations have been met. A residual balance of \$47,169 is indicated on the bottom line of Schedule 3. Any residual balance will be prorated and returned to the general funds of participating taxing jurisdictions after all obligations of the TIF Fund have been discharged.

Schedule 1

Historical and Forecasted Revenue to TIF Fund #1

Notes:

Taxable values and captured appraised values through 2017 are as reported by Dallas County Appraisal District. Other values are estimates.

City taxable value for the base year was reset to the indicated amount after 2008. Base value fluctuated slightly with annual updates until set in 2009.

After 2017, constant tax rates are assumed. Actual rates will be set annually.

The City contributes 100% of tax increment from the zone to the TIF fund. Dallas County contributes 55% of increments, and Dallas County Community College District contributes 50% of tax increments.

DCCCD Taxes in arrear were collected in 2014.

The average annual rate of change from 2007 to 2017 was 3%. Continuation of this historic growth rate is assumed, except for Jan 1, 2019, when \$10,000,000 of new taxable value is anticipated for the City Square Lofts: Downtown BOA Apartments.

Values for shaded areas are unknown.

Year	Real Property Value for Jan. 1	Tax Due Without Penalty by Jan 31	City of Garland		Dallas County and DCCCD		Incremental Real Property Tax			Combined Increments to TIF Fund	
			Taxable Value	Captured	Taxable Value	Captured	City	County	DCCCD	This Year	Cumulative After 2006
			for Jan. 1 of This Year	Appraised Value for Year	for Jan. 1 of This Year	Appraised Value for Year	100%	55%	50%		
							Total	Total	Total		
Base	2003	2004	\$ 102,575,503	\$ -	\$102,504,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	2004	2005									
2	2005	2006									
3	2006	2007	\$ 118,694,978	\$ 18,469,579			\$ 125,335			\$ 125,335	125,335
4	2007	2008	\$ 132,990,813	\$ 30,415,310			\$ 217,325			\$ 217,325	342,660
5	2008	2009	\$ 137,715,188	\$ 35,139,685			\$ 240,544			\$ 240,544	583,204
6	2009	2010	\$ 139,766,024	\$ 37,190,521			\$ 270,932	\$ 44,372		\$ 315,304	898,508
7	2010	2011	\$ 143,356,034	\$ 40,780,531			\$ 289,457	\$ 56,989		\$ 346,446	1,244,954
8	2011	2012	\$ 136,170,390	\$ 33,594,887			\$ 239,170	\$ 40,912		\$ 280,082	1,525,036
9	2012	2013	\$ 135,301,325	\$ 32,725,822			\$ 234,586	\$ 54,318		\$ 288,904	1,813,940
10	2013	2014	\$ 140,583,516	\$ 38,008,013	\$139,722,193	\$ 38,347,780	\$ 274,541	\$ 53,193		\$ 327,734	2,141,674
11	2014	2015	\$ 146,604,979	\$ 44,029,476	\$145,751,068	\$ 43,246,165	\$ 310,820	\$ 58,499	\$ 102,401	\$ 471,720	2,613,394
12	2015	2016	\$ 156,531,648	\$ 53,956,145	\$155,648,641	\$ 53,143,738	\$ 381,624	\$ 72,148	\$ 28,542	\$ 482,314	3,095,708
13	2016	2017	\$ 162,855,233	\$ 60,279,730	\$162,517,341	\$ 60,012,438	\$ 424,692	\$ 83,763	\$ 31,197	\$ 539,652	3,635,360
14	2017	2018	\$ 185,380,613	\$ 82,805,110	\$185,029,187	\$ 82,524,284	\$ 577,610	\$ 109,236	\$ 50,970	\$ 737,816	\$ 4,373,176
15	2018	2019	\$ 190,942,031	\$ 88,366,528	\$190,580,063	\$ 88,075,160	\$ 616,404	\$ 116,583	\$ 54,398	\$ 787,386	\$ 5,160,562
16	2019	2020	\$ 200,942,031	\$ 98,366,528	\$196,297,464	\$ 93,792,561	\$ 686,160	\$ 124,151	\$ 57,930	\$ 868,241	\$ 6,028,803
17	2020	2021	\$ 206,970,292	\$ 104,394,789	\$202,186,388	\$ 99,681,485	\$ 728,210	\$ 131,946	\$ 61,567	\$ 921,723	\$ 6,950,526
18	2021	2022	\$ 213,179,401	\$ 110,603,898	\$208,251,980	\$ 105,747,077	\$ 771,522	\$ 139,975	\$ 65,313	\$ 976,810	\$ 7,927,336
19	2022	2023	\$ 219,574,783	\$ 116,999,280	\$214,499,539	\$ 111,994,636	\$ 816,133	\$ 148,245	\$ 69,172	\$ 1,033,550	\$ 8,960,886
20	2023	2024	\$ 226,162,027	\$ 123,586,524	\$220,934,526	\$ 118,429,623	\$ 862,083	\$ 156,763	\$ 73,146	\$ 1,091,992	\$ 10,052,878

Total for years 1-20

Schedule 2

Expenditures from TIF Fund #1

Notes:

Private nonproject costs for mixed-use developments are not included in this schedule.

"Non Project Cost" include funding in the CIP or operating budget that directly support the projects listed in the TIF Fund but are not reimbursed by the TIF Fund.

"Non Project Cost" include cost to construct Parking Garage at Oaks Fifth Street, additional City Center Cost, Plaza Theater sign/façade improvement, wayfinding signage for First/Main and Walnut St overpass to Lavon Dr., Austin St. Streetscape, Downtown Streetscape, Street/Utility Study, and Square redesign/construction.

	TIF FUND			
	Actual	Estimate	TOTAL	Non Project Cost
Project	Project Cost as of FYE 2017	Future Project Cost	TIF Fund Expenditures	(Not Reimbursed by TIF Fund)
PROJECTS APPROVED ON JANUARY 20, 2015				
Oaks Fifth Street Crossing City Owned Parking Garage Oaks Fifth Street Crossing consist of a 188 unit multi-family residential development and parking structure. The City entered into an agreement with the developer of the Oaks Fifth Street Crossing development to reimburse expenses made on the City owned parking garage. For years when the TIF fund received tax increments, the agreement called for the City to pay the owner of Oaks 5th Street Crossing the real property tax increments generated by the Oaks Fifth Street Crossing mixed-use development. Nonproject cost include the amounts spent by the City to construct the parking garage.	\$987,772	\$1,226,328	\$2,214,100	\$8,643,437
City Center Development This project provides funding to implement additional mixed-use development in Downtown, improvements to existing public facilities, as well as the development of additional open space in Downtown. Specific project elements include construction of a multi-level parking garage serving the public, staff, and residential tenants; re-skinning of the City Hall façade (TIF Funded); site preparation for residential development including relocating the structures residing at Heritage Park; continuation of streetscape improvements along Austin and State Streets; as well as creation of a public open space adjacent to the Granville Arts Center. The overall project will be accomplished in partnership with a private developer.	\$2,039,738	\$2,734,075	\$4,773,813	\$14,553,466
Sub-Total	\$3,027,510	\$3,960,403	\$6,987,912	\$23,196,903
PROJECTS PROPOSED ON APRIL 30, 2018				
Managed District Services TDA Assessment finds that Downtown could benefit from operating as a managed district. To accomplish this, TDA recommends creating a unified identity and coordinated promotions and place-making efforts, to be managed by a dedicated professional. Specific recommendations include: 1) Create a Downtown Identity branding and marketing plan 2) Increase and coordinate promotional activities 3)Coordinate and administer contracts to create District and storefront seasonal decor, and beautification 4) Employee a Downtown Coordinator	\$0	\$1,048,827	\$1,048,827	\$0
Façade Improvement Program Implementation of economic development policies and programs to reduce blight and vacancies and to spur additional investment and economic growth in the district.	\$0	\$490,000	\$490,000	\$9,000
Wayfinding Signage Signage for Public Parking lots, Local Merchant signage to off-Square businesses, and repair/replacement of damaged Downtown kiosks, monuments, and wayfinding signage.	\$0	\$199,980	\$199,980	\$110,500
Downtown Public Parking Project includes conducting a parking inventory survey, designating and constructing additional parking, as needed; land acquisition, design and construction of one improved surface lot is included in the TIF Fund.	\$0	\$371,250	\$371,250	\$0
Enhanced Downtown Square Programming Installation of electrical utility upgrades to support enhanced event programming in the square and additional interactive play equipment.	\$0	\$154,000	\$154,000	\$0
Public Art Add color with murals and public art to make downtown more vibrant and encourage more foot traffic through the district.	\$0	\$50,000	\$50,000	\$0
Public Infrastructure Includes enhanced streetscape, public sidewalks, semi-permanent structures to provide shade for square patrons, semi-permanent or removable safety features to protect event crowds from traffic encroachment, semi-permanent performance stage, and additional public fixtures, trash receptacles, and seating.	\$0	\$750,000	\$750,000	\$5,795,410
Sub-Total	\$0	\$3,064,057	\$3,064,057	\$5,914,910
Total Cost	\$3,027,510	\$7,024,460	\$10,051,969	\$29,111,813

Schedule 3 TIF Fund Prospective Disbursement Schedule

Notes:

Annual tax increment forecast for the TIF fund are from Schedule 1.

Estimated annual disbursements to meet an obligation to Oaks Fifth Street Crossing are from Appendix 1.

Disbursements for TIF projects may be more or less than indicated on this schedule. Annual disbursement must be less than or equal to actual total cash available to the TIF fund in each year.

The TIF Zone will expire in FY 2024, but the TIF Fund will receive tax increment levied during the Zone term. If a sufficient cash balance in the Fund is distributed to another

city fund before FY 2024-2025, the 2025 debt service payments for City Hall facade improvements may be paid from the recipient City fund.

	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>
Revenues								
City of Garland	\$ 577,610	\$ 616,404	\$ 686,160	\$ 728,210	\$ 771,522	\$ 816,133	\$ 862,083	\$ -
Dallas County (55%)	109,236	116,583	124,151	131,946	139,975	148,245	156,763	-
Dallas County Community College Dist (50%)	50,970	54,398	57,930	61,567	65,313	69,172	73,146	-
Interest Income	6,318	9,024	5,183	72	42	212	1,472	-
Total Revenues	\$ 744,134	\$ 796,410	\$ 873,424	\$ 921,795	\$ 976,853	\$ 1,033,762	\$ 1,093,464	\$ -
Expenditures								
Oak Fifth Street Crossing ED Agreement	\$ 159,706	\$ 164,614	\$ 169,670	\$ 174,877	\$ 180,241	\$ 185,765	\$ 191,455	\$ -
Debt Service for Façade Improvements	253,200	280,100	301,950	328,925	354,850	379,725	405,013	430,313
Managed District Services	60,591	174,154	198,829	147,484	151,287	155,241	161,241	-
Façade Improvement Program	-	98,000	98,000	98,000	98,000	98,000	-	-
Public Parking Lot Improvements	-	55,000	316,250					-
Wayfinding / Signage	-	61,160	116,820	5,500	5,500	5,500	5,500	-
Enhanced Square Programming	-	121,000	33,000					-
Public Art	-	10,000	-	20,000	20,000	-	-	-
Public Infrastructure	-	216,500	150,000	150,000	150,000	83,500	-	-
Total Expenditures	\$ 473,497	\$ 1,180,528	\$ 1,384,519	\$ 924,786	\$ 959,877	\$ 907,731	\$ 763,209	\$ 430,313
Revenues Less Expenditures	270,637	(384,118)	(511,095)	(2,991)	16,975	126,031	330,256	(430,313)
Beginning Fund Balance	\$ 631,787	\$ 902,424	\$ 518,306	\$ 7,211	\$ 4,220	\$ 21,195	\$ 147,226	\$ 477,482
Change in Fund Balance	270,637	(384,118)	(511,095)	(2,991)	16,975	126,031	330,256	(430,313)
Ending Fund Balance	\$ 902,424	\$ 518,306	\$ 7,211	\$ 4,220	\$ 21,195	\$ 147,226	\$ 477,482	\$ 47,169

Appendix 1

Historical and Projected Oaks Fifth Street Crossing Cost

Notes:

For years when the TIF fund receives tax increments, the City will pay to the owner of Oaks Fifth Street Crossing or its assigns the real property tax increments generated by the Oaks Fifth Street Crossing mixed-use development and received by the TIF fund .

The "Tax Increment Base" for the Oaks Fifth Street Crossing development is defined as \$441,698 by Exhibit J of the Disposition and Development Agreement (2007).

Annual obligations for the tax increment end with termination of the TIF zone.

Disbursements through Sept. 30, 2017 are actuals and disbursements after 2017 assume a 3% growth in taxable value.

Year	DCAD Appraisal for Jan. 1	Disbursement in FY Ending Sept. 30	City of Garland		Incremental Real Property Tax			Combined Increments to TIF Fund	
			Taxable Value for Jan. 1 of This Year	Captured Appriased Value for Year	City	County	DCCCD	Total Disbursement	Cumulative After 2010
					100%	55%	50%		
					Total	Total	Total		
Base	2003	2004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	2004	2005	-	-	-	-	-	-	-
2	2005	2006	-	-	-	-	-	-	-
3	2006	2007	-	-	-	-	-	-	-
4	2007	2008	441,698	-	-	-	-	-	-
5	2008	2009	441,698	-	-	-	-	-	-
6	2009	2010	441,698	-	-	-	-	-	-
7	2010	2011	13,700,000	13,258,302	91,727	17,406	8,122	164,528	164,528
8	2011	2012	11,800,000	11,358,302	78,582	15,385	6,958	100,925	265,453
9	2012	2013	13,390,000	12,948,302	89,582	16,999	7,891	114,472	379,925
10	2013	2014	15,700,000	15,258,302	107,579	20,432	9,516	137,527	517,452
11	2014	2015	17,000,000	16,558,302	116,631	22,140	10,368	149,139	666,591
12	2015	2016	18,800,000	18,358,302	129,307	24,546	11,495	165,348	831,939
13	2016	2017	17,750,000	17,308,302	121,867	23,132	10,834	155,833	987,772
14	2017	2018	18,500,000	18,058,302	124,936	23,708	11,062	159,706	1,147,478
15	2018	2019	19,055,000	18,613,302	128,776	24,436	11,402	164,614	1,312,092
16	2019	2020	19,626,650	19,184,952	132,730	25,187	11,752	169,670	1,481,762
17	2020	2021	20,215,450	19,773,752	136,804	25,960	12,113	174,877	1,656,639
18	2021	2022	20,821,913	20,380,215	141,000	26,756	12,485	180,241	1,836,879
19	2022	2023	21,446,570	21,004,872	145,322	27,576	12,867	185,765	2,022,644
20	2023	2024	22,089,967	21,648,269	149,773	28,421	13,261	191,455	2,214,100

Total for years 1-20

Checklist for Inclusion of Items Required in TIF Project Plans and Financing Plans by Sec. 311.011, Texas Local Government Code

(1) A description and map showing existing uses and conditions of real property in the zone and proposed uses of that property.

Included on Exhibit C, D, E.

(2) Proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable

Included on Page 8.

(3) A list of estimated nonproject costs

Included on Schedule 2.

(4) A statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

Included on Page 8.

The reinvestment zone financing plan must include:

(1) A detailed list describing the estimated project costs of the zone, including administrative expenses. **Included on Schedule 2 & 3.**

(2) A statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone. **Included on Page 8.**

(3) A finding that the plan is economically feasible and an economic feasibility study.

Included on page 8.

(4) The estimated amount of bonded indebtedness to be incurred. **Included on Schedule 3.**

(5) The estimated time when related costs or monetary obligations are to be incurred. **Included on Schedule 3.**

(6) A description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone. **Included on Schedule 1.**

(7) The current total appraised value of taxable property in the zone. **Included on Schedule 1.**

(8) The estimated captured appraised value of the zone during each year of its existence.

Included on Schedule 1.

(9) The duration of the zone. **Included on page 5.**



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

9.

Meeting Date: May 1, 2018

Item Title: Consider an Ordinance Revising The Project and Financing Plan for the Tax Incremental Financing (TIF) Zone #1 (Downtown/Forest-Jupiter)

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

At the April 30, 2018 Work Session, Council was provided information related to the Downtown/Forest-Jupiter Tax Increment Financing (TIF) Reinvestment Zone #1 Project and Financing Plan.

A public hearing is scheduled for May 1, 2018. Following the public hearing, Council is requested to consider an ordinance to revise The Project and Financing Plan.

Recommendation/Action Requested and Justification

Approve, amend, or reject the ordinance revising The Project and Financing Plan for TIF #1.

Attachments

Ordinance

TIF Project and Financing Plan

ORDINANCE OF THE CITY OF GARLAND ADOPTING THE REVISED PROJECT AND FINANCING PLAN FOR THE DOWNTOWN/FOREST-JUPITER TAX INCREMENT FINANCING REINVESTMENT ZONE (TIF #1); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a Project and Financing Plan is required under Chapter 311 of the Texas Tax Code with the creation of a Tax Increment Financing Reinvestment Zone;

WHEREAS, the Project and Financing Plan for TIRZ #1 was created by Ordinance No. 5785 on December 2, 2003.

WHEREAS, the Project and Financing Plan was amended on January 20, 2015 by Ordinance No. 10175 to add funding to promote the City Center project through the encouragement of redevelopment;

WHEREAS, additional funding is desired to further enhance, improve, redevelop, encourage, and manage the growth of Downtown Garland; And

WHEREAS, the Board of Directors of TIRZ #1 met on March 28, 2018, and unanimously voted to accept the proposed changes to the Project and Financing Plan for TIRZ #1;.

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

Section 1

That the City of Garland approves and adopts the proposed changes to the Project and Financing Plan for TIRZ #1, a copy of which is attached hereto as Exhibit "A".

Section 2

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

PASSED AND APPROVED this the _____ day of May 1, 2018.
CITY OF GARLAND, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

TIF

No. 1

Downtown / Forest-Jupiter Project and Financing Plan



March 28, 2018



GARLAND

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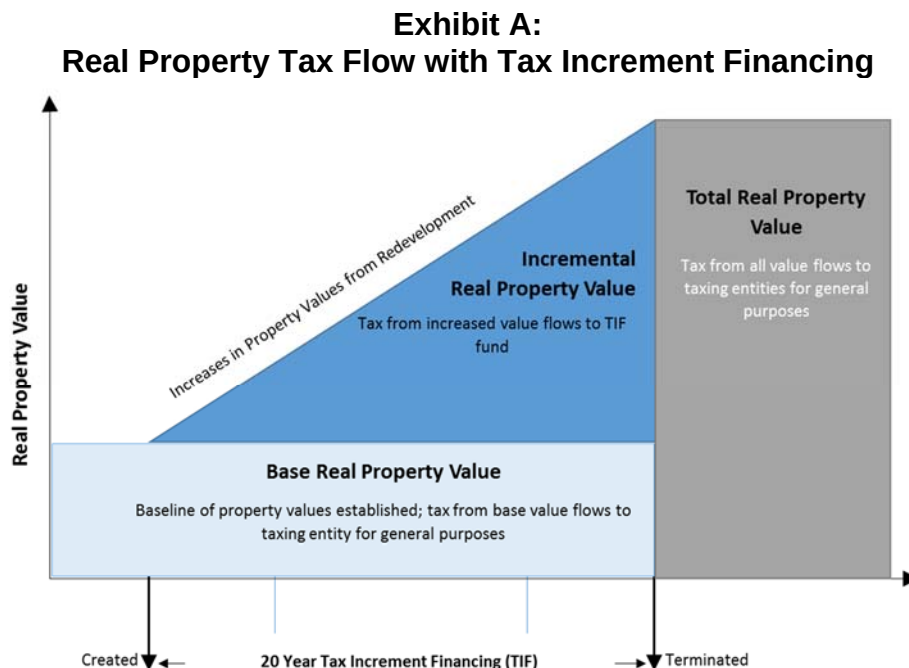
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Section 1: Tax Increment Financing Defined

Tax Increment Financing (TIF) is a tool local governments of Texas have used since 1986 to finance public improvements within defined areas that have unique challenges and opportunities for economic development. The improvements strengthen existing communities and attract investment. Statutes governing Tax Increment Financing reinvestment zones are codified in Chapter 311 of the Texas Tax Code.

A municipality makes an area eligible for Tax Increment Financing by designating a reinvestment zone ("Zone"). The additional tax dollars generated by growth of real property value in the Zone are called the "tax increment." All or a designated part of these tax increment dollars flow to a Tax Increment Fund ("Fund") for a specified term of years. Money flowing to the Fund may be disbursed according to a plan approved by the City Council after a TIF Board has made a recommendation concerning the plan, as prescribed by Chapter 311. The Fund may be used for public improvements within the Zone and other purposes authorized by Chapter 311, including grants and loans for activities that benefit the Zone and stimulate business and commercial activity in the Zone. This assumes that Dallas County consents by Commissioners Court Order to the revisions of the project plan and financing plan. Until and unless Dallas County agrees to plan revisions, the most recent project plan and financing plan approved by Court Order shall govern use of County funds paid to the TIF Fund.

Exhibit A shows how tax from real properties in a Zone flows to a taxing jurisdiction and to a TIF Fund. Exhibit A assumes real property values in the Zone rise after the Zone's designation.

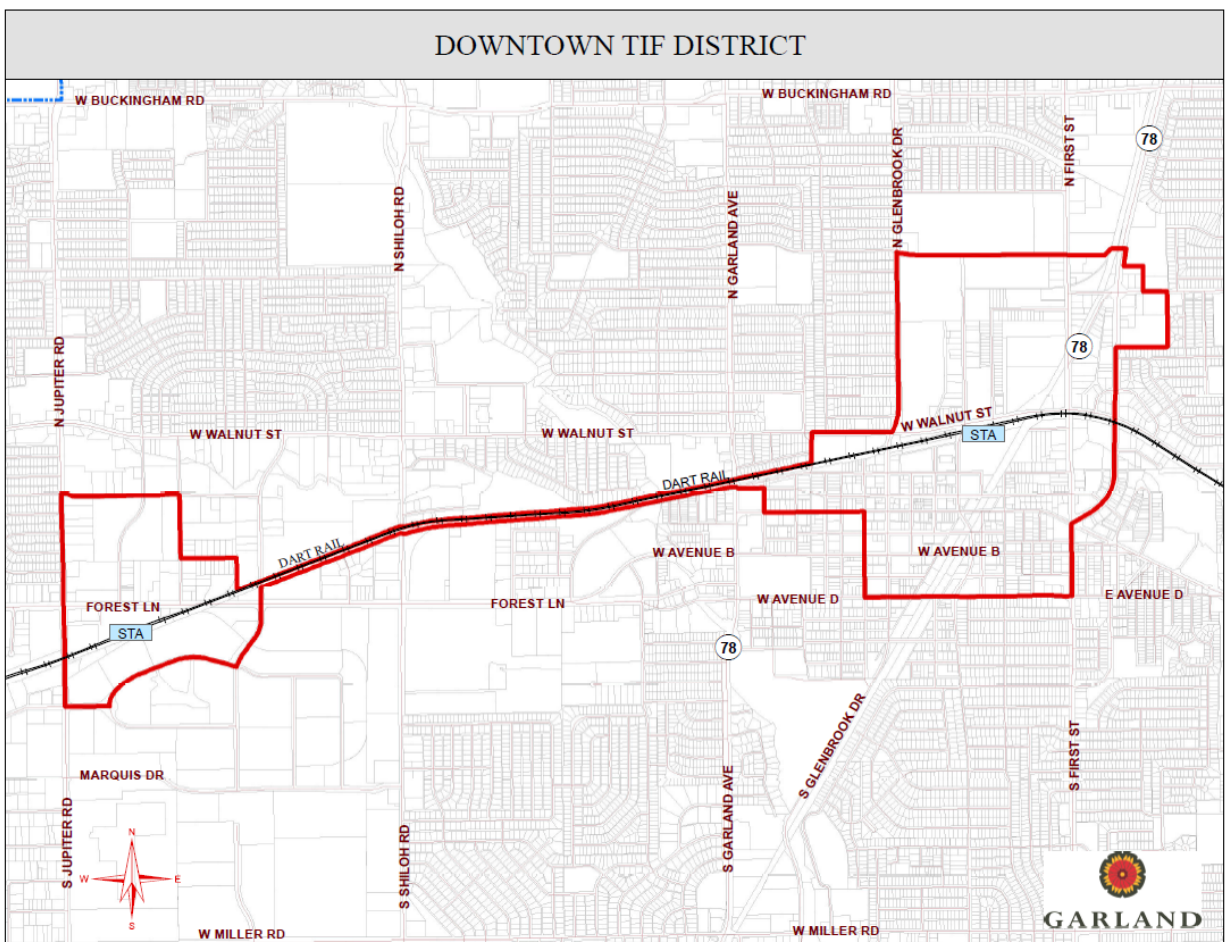


Inclusion of property in a Zone does not change any tax rate for the property. Tax rates in the Zone are the same as tax rates outside the Zone within the same set of taxing jurisdictions.

Section 2: Zone Description

The City of Garland designated TIF Zone Number One in 2003. The Zone #1 boundary includes both Downtown Garland and area around the Forest/Jupiter DART train station. This boundary remains constant as mapped in Exhibit B.

**Exhibit B:
TIF Reinvestment Zone #1 Boundary Map**



Boundaries that follow public streets and highways extend to the far sides of such rights-of-way, measured from the center of the reinvestment zone. Boundaries that approximate property lines shall be construed as following such property lines.

The Zone contains approximately 23,634,427 square feet of land not counting rights-of-way. Excluding rights-of-way and other land owned by government entities, land area was measured at 19,876,393 square feet in 2003. Taxable land was approximately 17,928,063 square feet. The corrected value of real property in Zone #1 taxable by the City of Garland in base year 2003 was \$102,575,503 according to the Dallas Central Appraisal District. This value was significantly below the statutory maximum 25% of taxable real property a municipality may include in all its reinvestment zones.

Exhibits C and D map existing uses and conditions in the Zone, as updated in 2018 by the City of Garland. In 2003, approximately 68% of land area in the zone, excluding land area owned by government, was used for commercial purposes. About 25% of privately owned land area was vacant. Only 7% of private land was used for residences with one to four dwellings per building. Residential land in the Zone was and is far below the statutory maximum 30% of the entire zone.

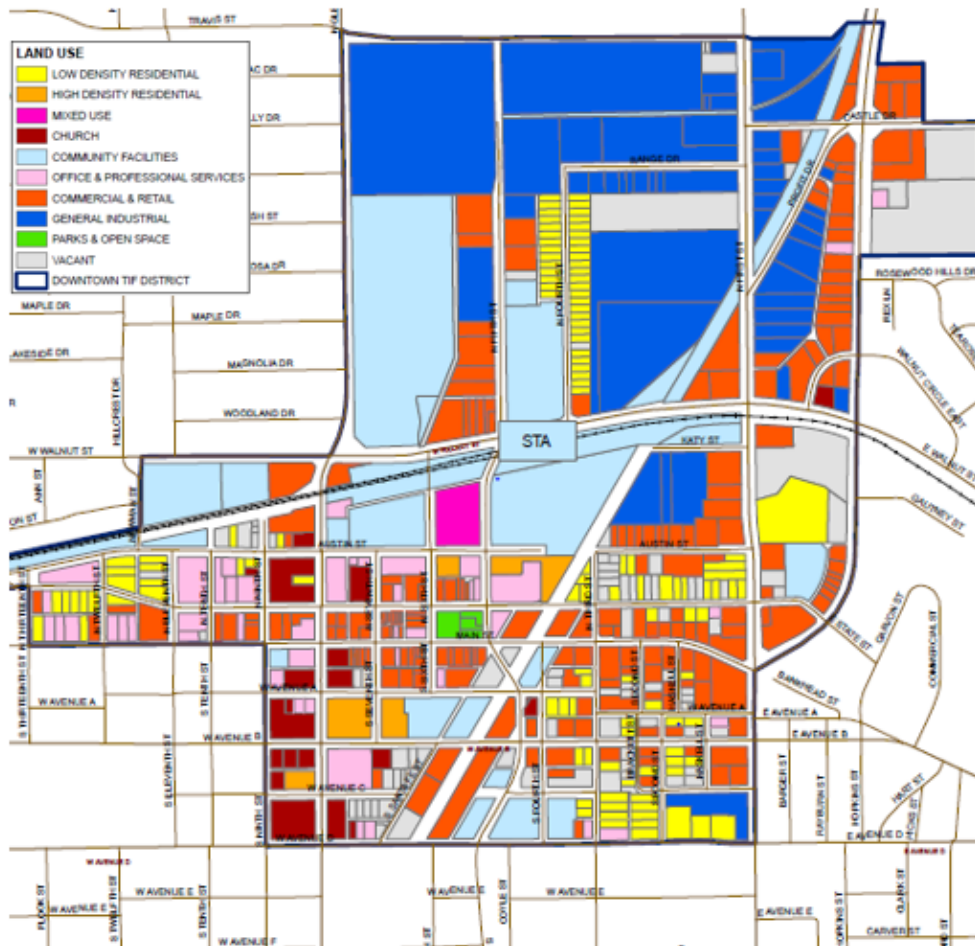
At the inception of TIF Zone #1, the City Council found that conditions of Downtown Garland and vicinity impaired sound growth and private investment. Impediments included the following problems, any of which were sufficient statutory cause to designate a zone for Tax Increment Financing:

1. A substantial number of deteriorated or deteriorating structures;
2. Inadequate sidewalks or street layout;
3. Small lots with many owners, making assembly of parcels with sufficient size, access, and utility for development an economically difficult or prohibitive task.

Economic development of Downtown Garland, Forest/Jupiter and adjacent areas has been a priority for City Council. As of 2018, Downtown development/redevelopment have included:

- DART train services to stations at Downtown Garland and Forest/Jupiter (began 2002).
- Extension of DART train service to Rowlett (began service 2012).
- 188 residences and 24,000 square feet of retail floor area in the Oaks Fifth Street Crossing project (opened 2008).
- Addition of 153 multi-family residential units and a 330-space parking structure to serve the public, residential tenants, and those using City Hall (opened 2015).
- Garland Campus of Richland College (opened 2009).
- Charles E. Duckworth Building, housing Garland Power & Light, City Utility Customer Service Department and City Tax and Revenue Recovery Department (opened 2010).
- Exterior and interior improvements to the Nicholson Memorial Library (ongoing).
- Relocation of the Garland Landmark Museum, rail car, and Lyles House to Heritage Crossing (relocated 2013).
- Re-skinning of the City Hall Façade, as well as major improvements to the interior (completed 2017).
- Improvements to the streetscape along State, Fifth, and Austin (2017).
- Creation of a public space adjacent to the Granville Arts Center (2016).
- Unused facilities demolished on square (demolished 2013).

**Exhibit C:
Existing Land Use - Downtown Part of TIF Zone**



**Exhibit D:
Existing Land Use – Forest/Jupiter Part of TIF Zone**



Section 3:

Revenue from Tax Increment Financing

The Zone #1 Tax Increment Financing program has provided revenue of approximately \$3.7 million, including interest income on fund balances, from its inception through the end of fiscal year 2016-17. Through the City fiscal year ended September 30, 2017, \$2,039,738 had been applied to improvements to the City Hall facade (transfer to capital improvements fund, bond debt principal payment and bond debt interest payment) and \$987,772 had been applied to payment obligations for the Oaks Fifth Street Crossing residential and retail project. A fund balance of \$631,787 was carried from September 30, 2017, into the 2017-18 fiscal year.

Schedule 1 forecasts annual revenue to the TIF Fund, based on several assumptions stated thereon. Cumulative tax increment revenue received by the TIF Fund from fiscal year 2017-18 through the end of the Zone's term (including tax increments from the levy of 2023, largely received in 2024) is forecast at approximately \$6.4 million. Added to receipts before fiscal year 2017-18, a total Fund revenue forecast from inception through the end of the Zone term totals approximately \$10.1 million.

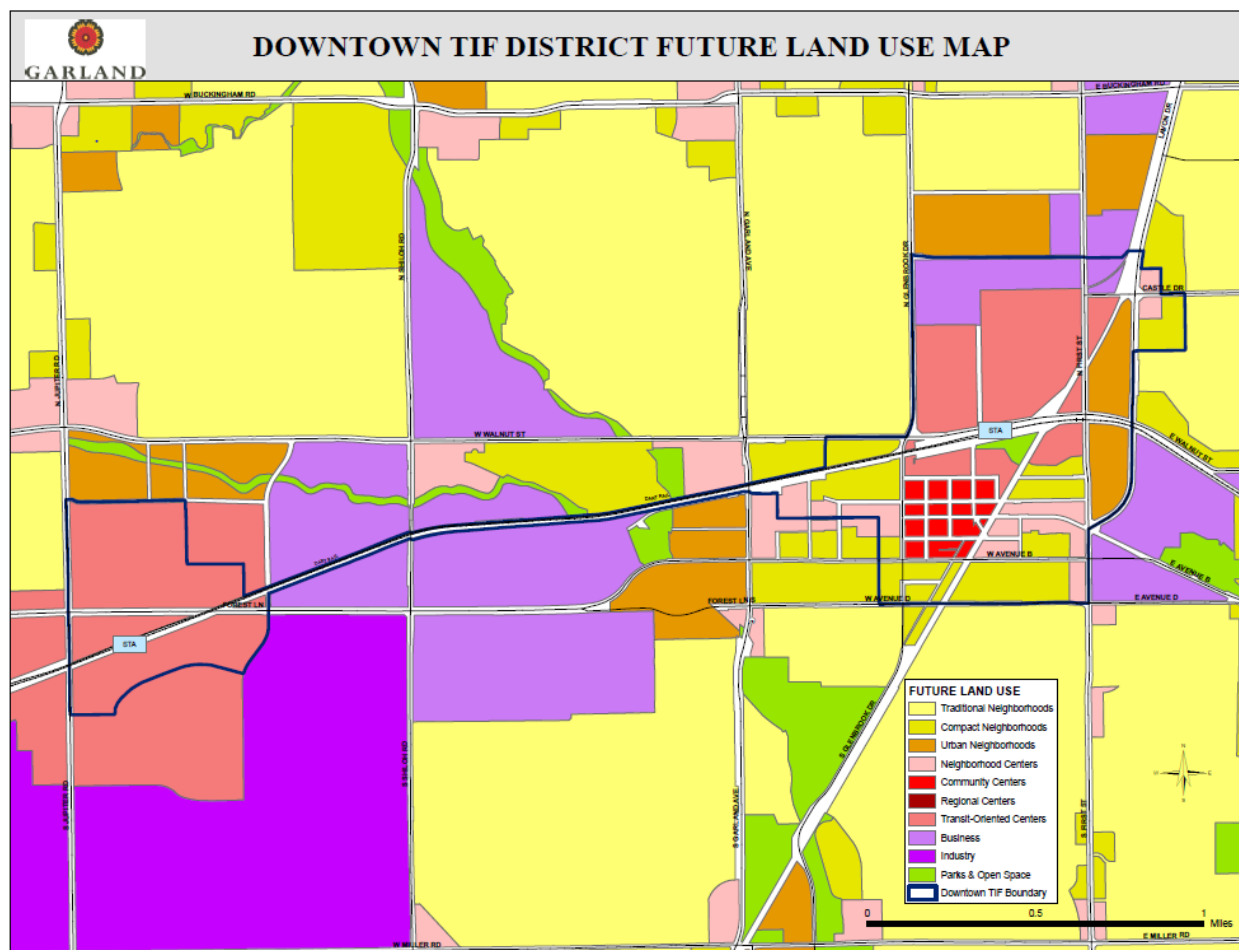
The historic annual rate of change in taxable real property value within TIF Zone #1 for the ten-year period from January 2007 to January 2016 was 3%. However, the tax valuations received from the Dallas Central Appraisal District for 2017 yielded a 14% increase from the previous year due to new construction totaling approximately \$13.9 million for the City Center Oaks Fifth Street Crossing multi-family residential project. The historic annual taxable value rate increase can be applied to years beyond 2017 to yield a forecast of annual taxable values similar to Schedule 1. Schedule 1 has been adjusted, however, in that the historic growth rate is not applied for January 1, 2019. Instead, a taxable value increase of \$10 million is assumed for that year, corresponding to the forecasted taxable value of the City Square Lofts (redevelopment of the former Bank of America Building) now under construction. Although Schedule 1 appears to be a plausible forecast of taxable values, actual taxable values will vary from the forecast. Taxable values for the Dallas County Community College District and Dallas County will differ slightly due to slightly different tax exemption and abatement policies.

In addition to annual taxable values, Schedule 1 forecasts "captured appraised values" – the differences between taxable value and the 2003 base value. Applying assumed tax rates to the captured appraised values yields annual forecasts of real property tax increments. Garland has pledged 100% of real property tax increments from the TIF 0one to the TIF Fund for a term of twenty years from 2004 through 2023. City tax increments levied in 2023 will flow to the TIF Fund. Dallas County has pledged 55% of real property tax increments to the TIF Fund for a term of fourteen years from 2010 through the levy of 2023. The Dallas County Community College District has pledged 50% of its tax increments earned from Zone value growth from tax years 2010 through the levy of 2023.

Note that real property tax generated in the Zone by the base value (or in the case of a tax decrement year, taxable value) flows to ordinary funds of the City and County in every year, not to the TIF Fund. Annual taxes on values up to the base value are not calculated in Schedule 1. At 2018 tax rates, the annual tax on base value retained by the City would be roughly \$710,000. County and College District taxes retained on base value would be roughly \$245,000 and \$125,000, respectively.

The Schedule 1 fund revenue forecast may be conservative in that it does not assume specific major development projects in the Zone except the City Square Lofts taxable improvements under construction as of 2018. Normal good maintenance of existing structures, some replacement or infill of small-value properties, and market stability are conditions anticipated by the historic annual value change rate factor. Exhibit E locates types of activities, improvements, and neighborhood conditions planned for the Zone.

Exhibit E: Proposed Uses of Land in the Zone



Section 4: TIF Fund Expenditures

The assets and future revenue to the TIF Fund are intended to be spent to push marginally infeasible development that would serve a public purpose to financial feasibility. Spending from the Fund must comply with a project plan and financing plan for the TIF Zone approved by the City Council.

Schedule 2 lists actual TIF "project cost," as of September 30, 2017, and estimated TIF "future project costs" for the fiscal year ended September 30, 2018, and thereafter. These are items eligible for payment or reimbursement from cash in the TIF Fund. This schedule of future project costs may be amended from time to time upon recommendation by the TIF Board and approval of the City Council.

A condition of participation in the TIF program by Dallas County is that twenty percent of all housing units in projects receiving Dallas County TIF Funds in the District must meet the County's criteria for affordable housing. Affordable housing units are those which are affordable to a household earning 80% or less of the median family income for the Dallas metropolitan area. A developer may, subject to County approval, propose an alternative means of fulfilling the County's affordable housing requirement.

The preferred method of financing public improvements with the Fund will be for property developers or other private sources to advance funds for public improvements. The City may contract to reimburse principal costs and reasonable interest for the public improvements, using cash flow to the Fund. The City may issue bonds secured by revenue to the TIF Fund.

For the projects listed, Schedule 2 also provides an estimate for other items included in the City's CIP or Operating Budget that directly support the projects listed in the TIF Fund. These "nonproject costs" will not be reimbursed by the TIF Fund.

Schedule 3 is a forecast of annual sources and uses of TIF fund cash. It illustrates prospective tax increments received by the Fund and disbursements to repay approximately \$7 million of project costs after September 30, 2017. (This total disbursement includes 2025 debt service for bonds supporting City Hall facade improvements.) Schedule 3 of this study indicates that it will be economically feasible for the Fund to pay all identified project costs, with a surplus of approximately \$47,169, including money set aside for the 2025 debt service on bonds. That surplus might eventually be allocated to additional TIF projects.

Appendix 1 is an estimate of the Fund's annual obligations to reimburse expenses for the parking garage at the Oaks Fifth Street Crossing development. Those obligations are modeled on a 2007 "Disposition and Development Agreement" between the City of Garland and High Street Development, LLC, more specifically by the "Exhibit J, TIF Agreement" referenced by that development agreement. Amounts due from the TIF Fund in fulfillment of the agreement will vary with taxes collected from the Oaks Fifth Street Crossing project.

No residents will be displaced as a result of implementing this project plan. No changes of zoning ordinances, the master plan of Garland, building codes, or other municipal ordinances will be necessary at this time to implement the project plan.

Section 5: Additional Tax for Garland

In addition to the tax on greater real property values in the Zone, the City of Garland and other taxing jurisdictions will likely receive additional business personal property tax. Increased sales tax from new development in the Zone is possible, depending on the type of new development in the Zone and the stability of sales tax from existing development.

The Tax Increment Fund may have a residual balance of cash on hand after all financial obligations have been met. A residual balance of \$47,169 is indicated on the bottom line of Schedule 3. Any residual balance will be prorated and returned to the general funds of participating taxing jurisdictions after all obligations of the TIF Fund have been discharged.

Schedule 1

Historical and Forecasted Revenue to TIF Fund #1

Notes:

Taxable values and captured appraised values through 2017 are as reported by Dallas County Appraisal District. Other values are estimates.

City taxable value for the base year was reset to the indicated amount after 2008. Base value fluctuated slightly with annual updates until set in 2009.

After 2017, constant tax rates are assumed. Actual rates will be set annually.

The City contributes 100% of tax increment from the zone to the TIF fund. Dallas County contributes 55% of increments, and Dallas County Community College District contributes 50% of tax increments.

DCCCD Taxes in arrear were collected in 2014.

The average annual rate of change from 2007 to 2017 was 3%. Continuation of this historic growth rate is assumed, except for Jan 1, 2019, when \$10,000,000 of new taxable value is anticipated for the City Square Lofts: Downtown BOA Apartments.

Values for shaded areas are unknown.

Year	Real Property Value for Jan. 1	Tax Due Without Penalty by Jan 31	City of Garland		Dallas County and DCCCD		Incremental Real Property Tax			Combined Increments to TIF Fund	
			Taxable Value	Captured	Taxable Value	Captured	City	County	DCCCD	This Year	Cumulative After 2006
			for Jan. 1 of This Year	Appraised Value for Year	for Jan. 1 of This Year	Appraised Value for Year	100%	55%	50%		
							Total	Total	Total		
Base	2003	2004	\$ 102,575,503	\$ -	\$102,504,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	2004	2005									
2	2005	2006									
3	2006	2007	\$ 118,694,978	\$ 18,469,579			\$ 125,335			\$ 125,335	125,335
4	2007	2008	\$ 132,990,813	\$ 30,415,310			\$ 217,325			\$ 217,325	342,660
5	2008	2009	\$ 137,715,188	\$ 35,139,685			\$ 240,544			\$ 240,544	583,204
6	2009	2010	\$ 139,766,024	\$ 37,190,521			\$ 270,932	\$ 44,372		\$ 315,304	898,508
7	2010	2011	\$ 143,356,034	\$ 40,780,531			\$ 289,457	\$ 56,989		\$ 346,446	1,244,954
8	2011	2012	\$ 136,170,390	\$ 33,594,887			\$ 239,170	\$ 40,912		\$ 280,082	1,525,036
9	2012	2013	\$ 135,301,325	\$ 32,725,822			\$ 234,586	\$ 54,318		\$ 288,904	1,813,940
10	2013	2014	\$ 140,583,516	\$ 38,008,013	\$139,722,193	\$ 38,347,780	\$ 274,541	\$ 53,193		\$ 327,734	2,141,674
11	2014	2015	\$ 146,604,979	\$ 44,029,476	\$145,751,068	\$ 43,246,165	\$ 310,820	\$ 58,499	\$ 102,401	\$ 471,720	2,613,394
12	2015	2016	\$ 156,531,648	\$ 53,956,145	\$155,648,641	\$ 53,143,738	\$ 381,624	\$ 72,148	\$ 28,542	\$ 482,314	3,095,708
13	2016	2017	\$ 162,855,233	\$ 60,279,730	\$162,517,341	\$ 60,012,438	\$ 424,692	\$ 83,763	\$ 31,197	\$ 539,652	3,635,360
14	2017	2018	\$ 185,380,613	\$ 82,805,110	\$185,029,187	\$ 82,524,284	\$ 577,610	\$ 109,236	\$ 50,970	\$ 737,816	\$ 4,373,176
15	2018	2019	\$ 190,942,031	\$ 88,366,528	\$190,580,063	\$ 88,075,160	\$ 616,404	\$ 116,583	\$ 54,398	\$ 787,386	\$ 5,160,562
16	2019	2020	\$ 200,942,031	\$ 98,366,528	\$196,297,464	\$ 93,792,561	\$ 686,160	\$ 124,151	\$ 57,930	\$ 868,241	\$ 6,028,803
17	2020	2021	\$ 206,970,292	\$ 104,394,789	\$202,186,388	\$ 99,681,485	\$ 728,210	\$ 131,946	\$ 61,567	\$ 921,723	\$ 6,950,526
18	2021	2022	\$ 213,179,401	\$ 110,603,898	\$208,251,980	\$ 105,747,077	\$ 771,522	\$ 139,975	\$ 65,313	\$ 976,810	\$ 7,927,336
19	2022	2023	\$ 219,574,783	\$ 116,999,280	\$214,499,539	\$ 111,994,636	\$ 816,133	\$ 148,245	\$ 69,172	\$ 1,033,550	\$ 8,960,886
20	2023	2024	\$ 226,162,027	\$ 123,586,524	\$220,934,526	\$ 118,429,623	\$ 862,083	\$ 156,763	\$ 73,146	\$ 1,091,992	\$ 10,052,878

Total for years 1-20

Schedule 2

Expenditures from TIF Fund #1

Notes:

Private nonproject costs for mixed-use developments are not included in this schedule.

"Non Project Cost" include funding in the CIP or operating budget that directly support the projects listed in the TIF Fund but are not reimbursed by the TIF Fund.

"Non Project Cost" include cost to construct Parking Garage at Oaks Fifth Street, additional City Center Cost, Plaza Theater sign/façade improvement, wayfinding signage for First/Main and Walnut St overpass to Lavon Dr., Austin St. Streetscape, Downtown Streetscape, Street/Utility Study, and Square redesign/construction.

	TIF FUND			
	Actual	Estimate	TOTAL	Non Project Cost
Project	Project Cost as of FYE 2017	Future Project Cost	TIF Fund Expenditures	(Not Reimbursed by TIF Fund)
PROJECTS APPROVED ON JANUARY 20, 2015				
Oaks Fifth Street Crossing City Owned Parking Garage Oaks Fifth Street Crossing consist of a 188 unit multi-family residential development and parking structure. The City entered into an agreement with the developer of the Oaks Fifth Street Crossing development to reimburse expenses made on the City owned parking garage. For years when the TIF fund received tax increments, the agreement called for the City to pay the owner of Oaks 5th Street Crossing the real property tax increments generated by the Oaks Fifth Street Crossing mixed-use development. Nonproject cost include the amounts spent by the City to construct the parking garage.	\$987,772	\$1,226,328	\$2,214,100	\$8,643,437
City Center Development This project provides funding to implement additional mixed-use development in Downtown, improvements to existing public facilities, as well as the development of additional open space in Downtown. Specific project elements include construction of a multi-level parking garage serving the public, staff, and residential tenants; re-skinning of the City Hall façade (TIF Funded); site preparation for residential development including relocating the structures residing at Heritage Park; continuation of streetscape improvements along Austin and State Streets; as well as creation of a public open space adjacent to the Granville Arts Center. The overall project will be accomplished in partnership with a private developer.	\$2,039,738	\$2,734,075	\$4,773,813	\$14,553,466
Sub-Total	\$3,027,510	\$3,960,403	\$6,987,912	\$23,196,903
PROJECTS PROPOSED ON APRIL 30, 2018				
Managed District Services TDA Assessment finds that Downtown could benefit from operating as a managed district. To accomplish this, TDA recommends creating a unified identity and coordinated promotions and place-making efforts, to be managed by a dedicated professional. Specific recommendations include: 1) Create a Downtown Identity branding and marketing plan 2) Increase and coordinate promotional activities 3)Coordinate and administer contracts to create District and storefront seasonal decor, and beautification 4) Employee a Downtown Coordinator	\$0	\$1,048,827	\$1,048,827	\$0
Façade Improvement Program Implementation of economic development policies and programs to reduce blight and vacancies and to spur additional investment and economic growth in the district.	\$0	\$490,000	\$490,000	\$9,000
Wayfinding Signage Signage for Public Parking lots, Local Merchant signage to off-Square businesses, and repair/replacement of damaged Downtown kiosks, monuments, and wayfinding signage.	\$0	\$199,980	\$199,980	\$110,500
Downtown Public Parking Project includes conducting a parking inventory survey, designating and constructing additional parking, as needed; land acquisition, design and construction of one improved surface lot is included in the TIF Fund.	\$0	\$371,250	\$371,250	\$0
Enhanced Downtown Square Programming Installation of electrical utility upgrades to support enhanced event programming in the square and additional interactive play equipment.	\$0	\$154,000	\$154,000	\$0
Public Art Add color with murals and public art to make downtown more vibrant and encourage more foot traffic through the district.	\$0	\$50,000	\$50,000	\$0
Public Infrastructure Includes enhanced streetscape, public sidewalks, semi-permanent structures to provide shade for square patrons, semi-permanent or removable safety features to protect event crowds from traffic encroachment, semi-permanent performance stage, and additional public fixtures, trash receptacles, and seating.	\$0	\$750,000	\$750,000	\$5,795,410
Sub-Total	\$0	\$3,064,057	\$3,064,057	\$5,914,910
Total Cost	\$3,027,510	\$7,024,460	\$10,051,969	\$29,111,813

Schedule 3

TIF Fund Prospective Disbursement Schedule

Notes:

Annual tax increment forecast for the TIF fund are from Schedule 1.

Estimated annual disbursements to meet an obligation to Oaks Fifth Street Crossing are from Appendix 1.

Disbursements for TIF projects may be more or less than indicated on this schedule. Annual disbursement must be less than or equal to actual total cash available to the TIF fund in each year.

The TIF Zone will expire in FY 2024, but the TIF Fund will receive tax increment levied during the Zone term. If a sufficient cash balance in the Fund is distributed to another

city fund before FY 2024-2025, the 2025 debt service payments for City Hall facade improvements may be paid from the recipient City fund.

	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>
Revenues								
City of Garland	\$ 577,610	\$ 616,404	\$ 686,160	\$ 728,210	\$ 771,522	\$ 816,133	\$ 862,083	\$ -
Dallas County (55%)	109,236	116,583	124,151	131,946	139,975	148,245	156,763	-
Dallas County Community College Dist (50%)	50,970	54,398	57,930	61,567	65,313	69,172	73,146	-
Interest Income	6,318	9,024	5,183	72	42	212	1,472	-
Total Revenues	\$ 744,134	\$ 796,410	\$ 873,424	\$ 921,795	\$ 976,853	\$ 1,033,762	\$ 1,093,464	\$ -
Expenditures								
Oak Fifth Street Crossing ED Agreement	\$ 159,706	\$ 164,614	\$ 169,670	\$ 174,877	\$ 180,241	\$ 185,765	\$ 191,455	\$ -
Debt Service for Façade Improvements	253,200	280,100	301,950	328,925	354,850	379,725	405,013	430,313
Managed District Services	60,591	174,154	198,829	147,484	151,287	155,241	161,241	-
Façade Improvement Program	-	98,000	98,000	98,000	98,000	98,000	-	-
Public Parking Lot Improvements	-	55,000	316,250					-
Wayfinding / Signage	-	61,160	116,820	5,500	5,500	5,500	5,500	-
Enhanced Square Programming	-	121,000	33,000					-
Public Art	-	10,000	-	20,000	20,000	-	-	-
Public Infrastructure	-	216,500	150,000	150,000	150,000	83,500	-	-
Total Expenditures	\$ 473,497	\$ 1,180,528	\$ 1,384,519	\$ 924,786	\$ 959,877	\$ 907,731	\$ 763,209	\$ 430,313
Revenues Less Expenditures	270,637	(384,118)	(511,095)	(2,991)	16,975	126,031	330,256	(430,313)
Beginning Fund Balance	\$ 631,787	\$ 902,424	\$ 518,306	\$ 7,211	\$ 4,220	\$ 21,195	\$ 147,226	\$ 477,482
Change in Fund Balance	270,637	(384,118)	(511,095)	(2,991)	16,975	126,031	330,256	(430,313)
Ending Fund Balance	\$ 902,424	\$ 518,306	\$ 7,211	\$ 4,220	\$ 21,195	\$ 147,226	\$ 477,482	\$ 47,169

Appendix 1

Historical and Projected Oaks Fifth Street Crossing Cost

Notes:

For years when the TIF fund receives tax increments, the City will pay to the owner of Oaks Fifth Street Crossing or its assigns the real property tax increments generated by the Oaks Fifth Street Crossing mixed-use development and received by the TIF fund .

The "Tax Increment Base" for the Oaks Fifth Street Crossing development is defined as \$441,698 by Exhibit J of the Disposition and Development Agreement (2007).

Annual obligations for the tax increment end with termination of the TIF zone.

Disbursements through Sept. 30, 2017 are actuals and disbursements after 2017 assume a 3% growth in taxable value.

Year	DCAD Appraisal for Jan. 1	Disbursement in FY Ending Sept. 30	City of Garland		Incremental Real Property Tax			Combined Increments to TIF Fund	
			Taxable Value for Jan. 1 of This Year	Captured Appriased Value for Year	City	County	DCCCD	Total Disbursement	Cumulative After 2010
					100%	55%	50%		
					Total	Total	Total		
Base	2003	2004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	2004	2005	-	-	-	-	-	-	-
2	2005	2006	-	-	-	-	-	-	-
3	2006	2007	-	-	-	-	-	-	-
4	2007	2008	441,698	-	-	-	-	-	-
5	2008	2009	441,698	-	-	-	-	-	-
6	2009	2010	441,698	-	-	-	-	-	-
7	2010	2011	13,700,000	13,258,302	91,727	17,406	8,122	164,528	164,528
8	2011	2012	11,800,000	11,358,302	78,582	15,385	6,958	100,925	265,453
9	2012	2013	13,390,000	12,948,302	89,582	16,999	7,891	114,472	379,925
10	2013	2014	15,700,000	15,258,302	107,579	20,432	9,516	137,527	517,452
11	2014	2015	17,000,000	16,558,302	116,631	22,140	10,368	149,139	666,591
12	2015	2016	18,800,000	18,358,302	129,307	24,546	11,495	165,348	831,939
13	2016	2017	17,750,000	17,308,302	121,867	23,132	10,834	155,833	987,772
14	2017	2018	18,500,000	18,058,302	124,936	23,708	11,062	159,706	1,147,478
15	2018	2019	19,055,000	18,613,302	128,776	24,436	11,402	164,614	1,312,092
16	2019	2020	19,626,650	19,184,952	132,730	25,187	11,752	169,670	1,481,762
17	2020	2021	20,215,450	19,773,752	136,804	25,960	12,113	174,877	1,656,639
18	2021	2022	20,821,913	20,380,215	141,000	26,756	12,485	180,241	1,836,879
19	2022	2023	21,446,570	21,004,872	145,322	27,576	12,867	185,765	2,022,644
20	2023	2024	22,089,967	21,648,269	149,773	28,421	13,261	191,455	2,214,100

Total for years 1-20

Checklist for Inclusion of Items Required in TIF Project Plans and Financing Plans by Sec. 311.011, Texas Local Government Code

(1) A description and map showing existing uses and conditions of real property in the zone and proposed uses of that property.

Included on Exhibit C, D, E.

(2) Proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable

Included on Page 8.

(3) A list of estimated nonproject costs

Included on Schedule 2.

(4) A statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

Included on Page 8.

The reinvestment zone financing plan must include:

(1) A detailed list describing the estimated project costs of the zone, including administrative expenses. **Included on Schedule 2 & 3.**

(2) A statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone. **Included on Page 8.**

(3) A finding that the plan is economically feasible and an economic feasibility study.

Included on page 8.

(4) The estimated amount of bonded indebtedness to be incurred. **Included on Schedule 3.**

(5) The estimated time when related costs or monetary obligations are to be incurred. **Included on Schedule 3.**

(6) A description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone. **Included on Schedule 1.**

(7) The current total appraised value of taxable property in the zone. **Included on Schedule 1.**

(8) The estimated captured appraised value of the zone during each year of its existence.

Included on Schedule 1.

(9) The duration of the zone. **Included on page 5.**



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10.a.

Meeting Date: May 1, 2018

Item Title: Z 17-43 Masterplan (District 1)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval of 1) a Change in Zoning from Agricultural (AG) District to Planned Development (PD) District for Multi-Family Uses, and 2) a Detail Plan for Multi-Family Uses.

OWNER

Norberto Guillen

PLAN COMMISSION RECOMMENDATION

On April 9, 2018 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of 1) a Change in Zoning from Agricultural (AG) District to Planned Development (PD) District for Multi-Family Uses, and 2) a Detail Plan for Multi-Family Uses, with direction to the applicant to modify the proposal prior to the City Council hearing to better conceal the parking from Bunker Hill Road and create a development that reflects a more urban-style layout.

The applicant has responded to the Plan Commission's direction with revised plans that include:

- Removed a garage off of the frontage of Bunker Hill Road to the back of the site, and
- Modified clubhouse building elevation to match the residential buildings.

STAFF RECOMMENDATION

Approval of the request for 1) a Change in Zoning from Agricultural (AG) District to Planned Development (PD) District for Multi-Family Uses, and 2) a Detail Plan for Multi-Family Uses.

BACKGROUND

The applicant requests approval of a Planned Development (PD) District and Detail Plan for the development of a 291-unit multi-family dwelling site.

SITE DATA

The subject site is the combination of two unimproved tracts currently zoned Agricultural (AG) District and containing approximately 41 acres. The site has frontage along Bunker Hill Road for approximately 769.07 feet. All of the multi-family and accessory buildings will be constructed within the easternmost 17 acres of the site. The remaining acreage is within the 100 year floodway and will be dedicated to open space, walking trails and respite areas.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District. This district is typically intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use. Once development patterns warrant a more intensive use, it is anticipated that Agriculture Districts will be changed to an appropriate, more specific zoning classification.

CONSIDERATIONS

1. **Detail Plan:** The proposed Detail Plan reflects the development of eleven (11) multi-family buildings, at three (3)-stories in height and containing a total of 291 dwelling units. The development will provide a combination club house and leasing office that will be the location of the centralized amenity and pool area.
2. **Building Design.** The proposed multi-family buildings meet the horizontal and vertical articulation requirements by utilizing varying degrees of roof pitch, balcony depths, façade projections and recesses. These elements are provided on all building elevations. The Building Elevation Plan also reflects the incorporation of approved architectural design elements reflected in Section 4.83 (e.g. recessed entries, varied roof heights, and alcoves).
 - a. Section 4.83 of the GDC requires that the exterior walls of all multi-family buildings and structures regardless of public visibility be a minimum of eighty (80) percent masonry construction (excluding doors, windows and window walls). The proposed elevations are in compliance with the masonry requirements.

Section 2.60 requires multi-family carport structures to be supported by columns that are architecturally integrated and are similar to the materials and colors of the main building. This is typically achieved with a complete masonry cladding of the support columns; the applicant proposes carports and cabanas with columns with exposed stained wood and masonry cladding at the base of the support column.

This site is situated along Bunker Hill Road, which constitutes the northeastern City Limits. As such, the development to the southwest of Bunker Hill represents the City's "Front Door". These developments should positively contribute to the overall community appearance and image and support the community design considerations of building form, architectural details and compatible materials. These considerations are generally incorporated into the minimum Building Design standards of the GDC.

- b. **Unit Mix.** The maximum density in Multi-Family (MF) Districts is eighteen (18) units per acre. The proposed development provides approximately 6.9 units per net acre; Vantage at Garland will contain the following unit mix percentages and sizes:

UNITS NUMBER	TYPE	PERCENT	SIZE
--------------	------	---------	------

21	Efficiency	7%	500 square feet
138	One-bedroom	48%	629 and 750 square feet
108	Two-bedroom	37%	1,026 square feet
24	Three-bedroom	8%	1,196 square feet

Vantage at Garland meets the minimum dwelling unit area requirements for the efficiency units and exceeds the minimum for the two-bedroom and three-bedroom units.

However, the applicant requests a deviation for the one-bedroom unit. The GDC establishes the minimum square footage of one-bedroom units at 650 square feet; Vantage at Garland proposes that 66 of the 138 one-bedroom units contain 629 square feet, a decreased area of three (3) percent. The remaining seventy-two (72) one-bedroom units contain 750 square feet (fifteen (15) percent increase).

3. **Storage Facilities.** Section 2.39 (I) (1) of the GDC requires that each dwelling unit have corresponding and conveniently located enclosed storage facility. The storage facilities must contain at least twenty-five (25) square feet and no less than 175 cubic feet. The applicant requests relief from the storage requirement as written and intends to provide storage areas within the units to accommodate tenants. These areas will be within bedroom and hallway closets and within laundry areas.
4. **Resident Services and Amenities.** Vantage at Garland will provide a 5,668 square-foot leasing and clubhouse building located adjacent to the pool area. The GDC requires multi-family developments provide a minimum of one (1) pool containing 800 square feet [surface water]; a development must provide a second pool of 800 square feet [surface water] if the development has more than 250 dwelling units. Vantage provides 291 dwelling units. However, in lieu of two (2) pools, the applicant intends to develop a large centralized amenity area containing an approximate 2,600 square-foot pool [surface water] and 9,300 square-foot deck area with cabanas. The development also provides multiple leisure areas throughout consisting of table and grill stations, pergolas with benches and dog parks. The development will also dedicate approximately ten (10) acres to open space, walking paths and future connections to the Rowlett Creek Linear Park System.
5. **Parking.** The Detail Plan reflects that the development will exceed the minimum parking requirements and will provide a minimum parking ratio of 1.88 parking spaces for each dwelling unit providing 548 spaces for 291 units; there will be an additional thirty-nine (39) parking spaces throughout the development to accommodate parking for the club house, guests and dog park visitors. Half of the required parking spaces will be covered by detached garage and canopy structures in accordance with the standards for multi-family development.
6. **Landscape and Screening.**
 - a. Section 4.34 (A) of the GDC requires multi-family developments to dedicate a minimum of forty (40) percent of the total site to landscaping, open space areas, pools and similar outdoor recreation activities. The Landscape Plan reflects compliance with this standard.

- b. The development provides the required fifteen (15) foot landscape buffer adjacent to Bunker Hill Road. The buffer must contain one (1) large tree and seven (7) shrubs for every thirty (30) feet of landscape buffer. The landscape plan reflects a landscape buffer adjacent to Bunker Hill Road for approximately 770 feet; within it are twenty-six (26) large canopy trees and 180 shrubs and ornamental grasses. The landscape buffer material is in accordance with Section 4.34. The development will also provide perimeter screening adjacent to Bunker Hill Road consisting of a six-foot ornamental metal fence with masonry columns adjacent to the proposed large canopy trees and shrubs. A similar perimeter screening will be provided along the south side of the developable portion of the site, behind and connecting to the rear buildings.

The applicant proposes a six-foot ornamental metal fence with a curvilinear row of large canopy trees along the northwest and southeast property lines, as an alternative to ornamental metal fencing with masonry columns. The northwestern and southeastern property lines will be heavily planted with large canopy tree varieties that typically reach heights in excess of fifty feet at maturity.

COMPREHENSIVE PLAN

The Envision Garland Plan 2030 Comprehensive Plan recommends Compact Neighborhoods and Parks and Open Spaces.

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).

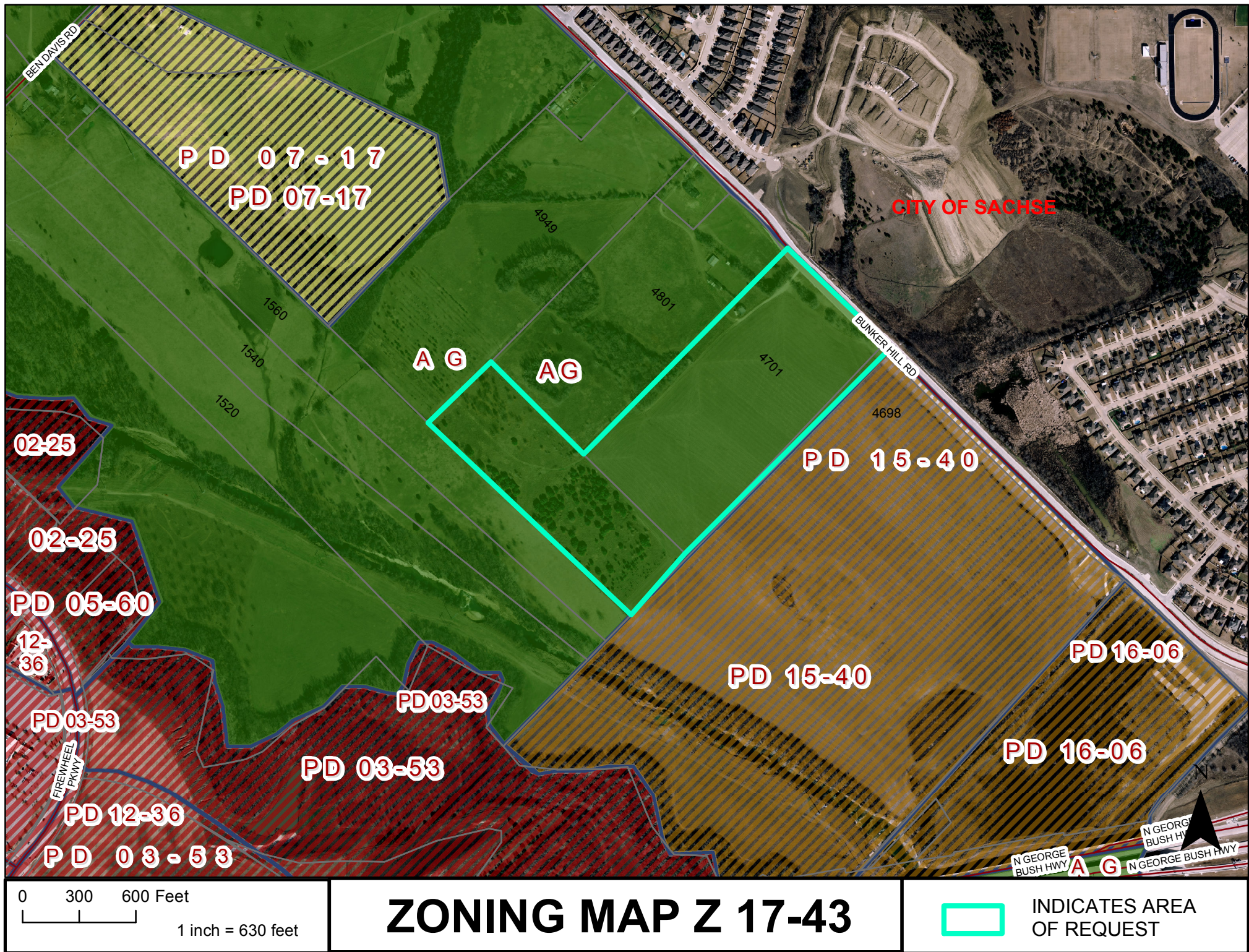
Parks and Open Spaces consist of a variety of public/private parks, plazas, and natural areas for passive and active recreation, as well as informal gathering places, including development that contributes to their desirability. Parks and Open Spaces should be interconnected by a network of roads, sidewalks, pathways and transit to encourage residents and

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east and northeast are developed with single-family dwellings within the City of Sachse. The property to the southeast of the subject site is zoned Planned Development (PD) District 15-40 for Multi-family Uses and a portion of that property is developed with a 300-unit multi-family development. The properties to the northwest and west are zoned Agricultural (AG) District and are undeveloped; the area to the west contains a portion of the Rowlett Creek Flood Plain.

Attachments

Z 17-43 Masterplan Attachments
Z 17-43 Masterplan Responses
Z 17-43 Staff presentation



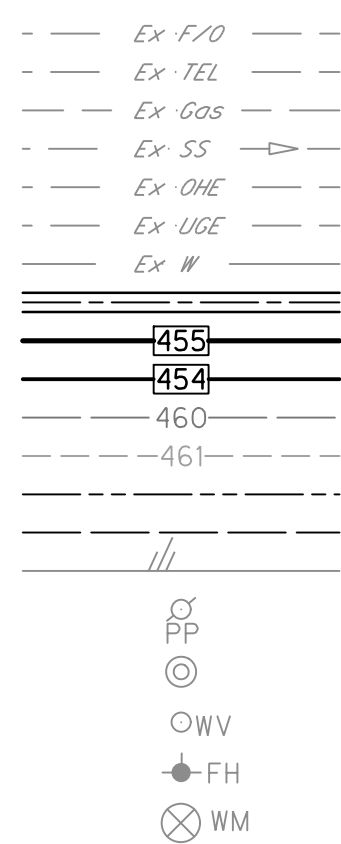
PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 17-43

4701 Bunker Hill Road

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of Multi-Family Uses subject to conditions.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Multi-Family (MF) District are included by reference and shall apply, except as otherwise specified by this Ordinance.
- IV. Development Plans:**
- Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit C; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply.
- V. Specific Regulations:**
- A. Permitted Uses: Uses shall be as permitted within the Multi-Family (MF) District.
- B. Parking: Parking shall be generally located and provided as shown on the Detail Plan (Exhibit C).
- C. Screening and Landscaping: Screening and landscaping shall be in general conformance with the approved landscape plan labeled Exhibit D.
- D. Building Elevations: Building elevations shall be in conformance with Exhibit E.
- E. Storage Facilities: The development may provide unit storage areas that do not adhere to the requirements in Section 2.39 (I)(1) of the Garland Development Code.

LEGEND:



EXISTING FIBER OPTIC
 EXISTING TELEPHONE LINE
 EXISTING GAS LINE
 EXISTING SANITARY SEWER
 EXISTING OVERHEAD ELECTRIC
 EXISTING UNDERGROUND ELECTRIC
 EXISTING WATER LINE
 STORM SEWER
 MAJOR CONTOUR LINE
 MINOR CONTOUR LINE
 EXISTING MAJOR CONTOUR LINE
 EXISTING MINOR CONTOUR LINE
 PROPERTY LINE
 EASEMENT LINE
 ASPHALT
 POWER POLE
 SANITARY SEWER MANHOLE
 WATER VALVE
 FIRE HYDRANT
 WATER METER

CITY OF GARLAND
 VOLUME 79042, PAGE 1320 DRDCT
 VOLUME 2004174, PAGE 4183 DRDCT

N 44°35'20"E - 437.43'
 12' BUILDING SETBACK

N 45°42'36" W - 1489.31'
 12' BUILDING SETBACK

(16.003 ACRES)
 NORBERTO GUILLEN
 VOLUME 2002058, PAGE 7057 DRDCT
 TRACT 1

FUTURE CONNECTIONS TO THE
 CITY OF GARLAND
 ROWLETT CREEK LINEAR
 PARK SYSTEM

(26.54 ACRES)
 NORBERTO GUILLEN
 VOLUME 2002058, PAGE 7057 DRDCT
 TRACT 2

FUTURE CONNECTIONS TO THE
 CITY OF GARLAND
 ROWLETT CREEK LINEAR
 PARK SYSTEM

APPROXIMATE LOCATION OF
 FUTURE CITY OF GARLAND
 ROWLETT CREEK LINEAR
 PARK SYSTEM EASEMENT
 TO BE CONSTRUCTED BY THE
 CITY OF GARLAND

FOUND 5/8" IRON
 ROD W/YELLOW
 PLASTIC CAP

BENCHMARKS:

REFERENCE BENCHMARK NO.1 = FOUND CITY OF
 GARLAND GPS MONUMENT NO.149 2" BRASS DISK
 LOCATED ON INLET TOP @ NEC INTERSECTION
 5500 LAVON DRIVE & SH 78.
 NORTHING = 7039859.203'
 EAST = 2548313.851'
 ORTHO ELEVATION = 516.87'

REFERENCE BENCHMARK NO.2 = FOUND CITY OF
 GARLAND GPS MONUMENT NO.151 2" BRASS DISK
 LOCATED ON MEDIAN NOSE OF FIREWHEEL
 PARKWAY @ LAVON DRIVE
 NORTHING = 7036724.643'
 EAST = 2546480.606'
 ORTHO ELEVATION = 490.06'

Preliminary - Building Matrix Vantage Garland R11

BLDG TYPE I									
BUILDINGS		#3, 4, 7, 8, 9, 10 & 11		No. of units per bldg		Breakdown of Units		Total Number of Units	
3rd floor	B	A2/A1	E	A2/A1	B	9	6	A1	7,346
2nd floor	B	A2/A1	E	A2/A1	B	9	6	A2	7,346
1st floor	B	A2/A1	E	A2/A1	B	9	12	B	7,346
Totals:				27		27		189	

BLDG TYPE II									
BUILDINGS		#1 & 5		No. of units per bldg		Breakdown of Units		Total Number of Units	
3rd floor		C1	C1	4					4,784
2nd floor		C1	C1	4	12	C1			4,784
1st floor		C1	C1	4					4,784
Totals:				12		12		24	

BLDG TYPE III									
BUILDINGS		#2 & 6		No. of units per bldg		Breakdown of Units		Total Number of Units	
3rd floor	B	A2/A1	E	A2/A1	B	13	12	A1	10,338
2nd floor	B	A2/A1	E	A2/A1	B	13	15	A2	10,338
1st floor	B	A2/A1	E	A2/A1	B	13	12	B	10,338
Totals:				39		39		78	

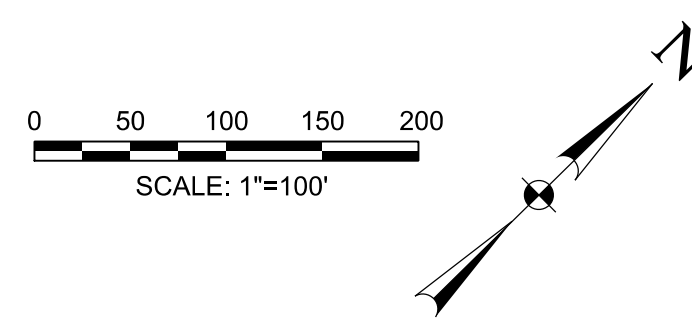
OUTBUILDING SUMMARY			
Outbuildings	No. of Bldgs	Net Area (ft. sq.)	Gross Area (ft. sq.)
Clubhouse	1	3,300	5,668
Cart storage / 25 5x8 Storage Units	1	1,692	2,181
Cabana	1		886
Storage 32/units	1	1,547	1,547
Dog Wash	1		100
Totals	5	7,149	10,382

Parking Matrix			
Unit Type	Total Number of Units	Min Parking Spaces Required Per Dwelling	Min. Total Number of Required
A1 - 1 bd/1-ba	66	1.50	99
A2 - 1 bd/1-ba	72	1.50	108
B2 - 2 bd/2-ba	108	2.00	216
C1 - 3 bd/2-ba	24	2.00	48
E - FHT	21	1.00	21
Total:	291		492
Club House	1 space per 2000 ft. sq. (included only offices & 1000 sq. ft. area (clubroom is for residents only)		15
	1.5 - 2 per unit req. by city		507

COMPLETE BUILDING SUMMARY			
	Total No. of Buildings	Total No. of Units	Total Net Sq. ft.
Apartment Bldgs	11	291	245,526
Outbuildings	5	n/a	7,149
Dog park Arbor	2	0	n/a
Garages	9	88	22,823
Dog Yards		36	
Carports	23	203	
Totals	50		275,498

Unit Mix			
Unit Type	No. of Units	% of units in project	Net sq. ft. per unit
A1	66	23%	629
A2	72	25%	750
B	108	37%	1,026
C	24	8%	1,196
E	21	7%	500
Totals	291	100%	245,526

Parking Summary	
Open Parking provided for units	246
Open HC Parking provided for units	11
Covered Parking provided for units	198
Covered HC Parking provided for units	5
Garage Parking provided for units	86
HC Garage Parking provided for units	2
Parking provided for Storage / Dog Park	24
HC Parking provided for Storage Dog Park	0
Parking provided for club house	14
HC Parking provided for club house	1
Total parking provided	587
Parking Ratio Apartments	1.88

LOCATION MAP
N.T.S.

BUNKER HILL
 GARLAND, TEXAS
EXHIBIT C



Revision No.	Date	Description

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM
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 REGULATORY APPROVAL, PERMIT,
 BIDDING OR CONSTRUCTION
 PURPOSES. THEY WERE PREPARED
 BY OR UNDER THE SUPERVISION OF:

BRIAN M. SATAGAJ 107708
 NAME P.E. NO.
 DATE 4/11/2018
 TBPE FIRM #F-312

Project No.: 32708
 Issued: 4/11/2018
 Drawn By: CAD
 Checked By: BMS
 Scale: AS NOTED
 Sheet Title

DETAIL
PLAN

C1.01

Sheet Number

NOTES

1. ALL 2" DOMESTIC AND 6" FIRE SERVICES
 SHALL HAVE BACKFLOW PREVENTION DEVICES
 INTERNAL TO THE BUILDING

CITY CASE #170613-1

OWNER:

VANTAGE AT GARLAND, LLC
 7334 BLANCO ROAD, STE 200
 SAN ANTONIO, TX 78216

ENGINEER:

HALFF ASSOCIATES
 3803 PARKWOOD BLVD., SUITE 800
 FRISCO, TEXAS 75034
 CONTACT: BRIAN SATAGAJ, P.E.
 214-618-4570

INSET A
 SEE SHEET C1.02

N 44°30'05"E - 1514.03'

N 43°59'47"E - 1944.48'

(135.89 AC.)
 RCM FIREWHEEL LLC
 CCF# 201200379857
 TRACT 1

PROPOSED FULLY DEVELOPED FLOODPLAIN
 REVISED EXISTING FULLY DEVELOPED
 FLOODPLAIN

ORNAMENTAL FENCING
 WITH TREES

ORNAMENTAL FENCING-
 WITH ROCK COLUMNS
 ON 50' CENTERS

PROPOSED
 DRAINAGE
 EASEMENT

ORNAMENTAL FENCING-
 WITH TREES

FND 1/2" IRON
 ROD W/YELLOW
 PLASTIC CAP

SOUTH ROSEWOOD LANE

0.803 AC.
 CITY OF SACHSE
 CC# 201400136844

BLOCK P
 JACKSON HILLS
 PHASE 3A-2
 CCF# 201600008833

JACKSON HILLS, PHASE 3A-2
 CCF# 201600008833

Δ = 07°44'04"
 R = 845.00'
 L = 114.07'
 CL = 113.98'
 CB = S 41°53'42" E

REPLAT
 JACKSON HILLS, PHASE 3A-2
 CCF# 201400287494

REPLAT
 JACKSON HILLS, PHASE 3A-2
 CCF# 201400287494

ORNAMENTAL FENCING
 WITH ROCK COLUMNS
 ON 50' CENTERS

REPLAT
 JACKSON HILLS, PHASE 3A-2
 CCF# 201400287494

ORNAMENTAL FENCING
 WITH ROCK COLUMNS
 ON 50' CENTERS

REPLAT
 JACKSON HILLS, PHASE 3A-2
 CCF# 201400287494

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 JACKSON HILLS, PHASE 3A-2
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 JACKSON HILLS, PHASE 3A-2
 CCF# 201400287494

REPLAT
 JACKSON HILLS, PHASE 3A-2
 CCF# 201400287494

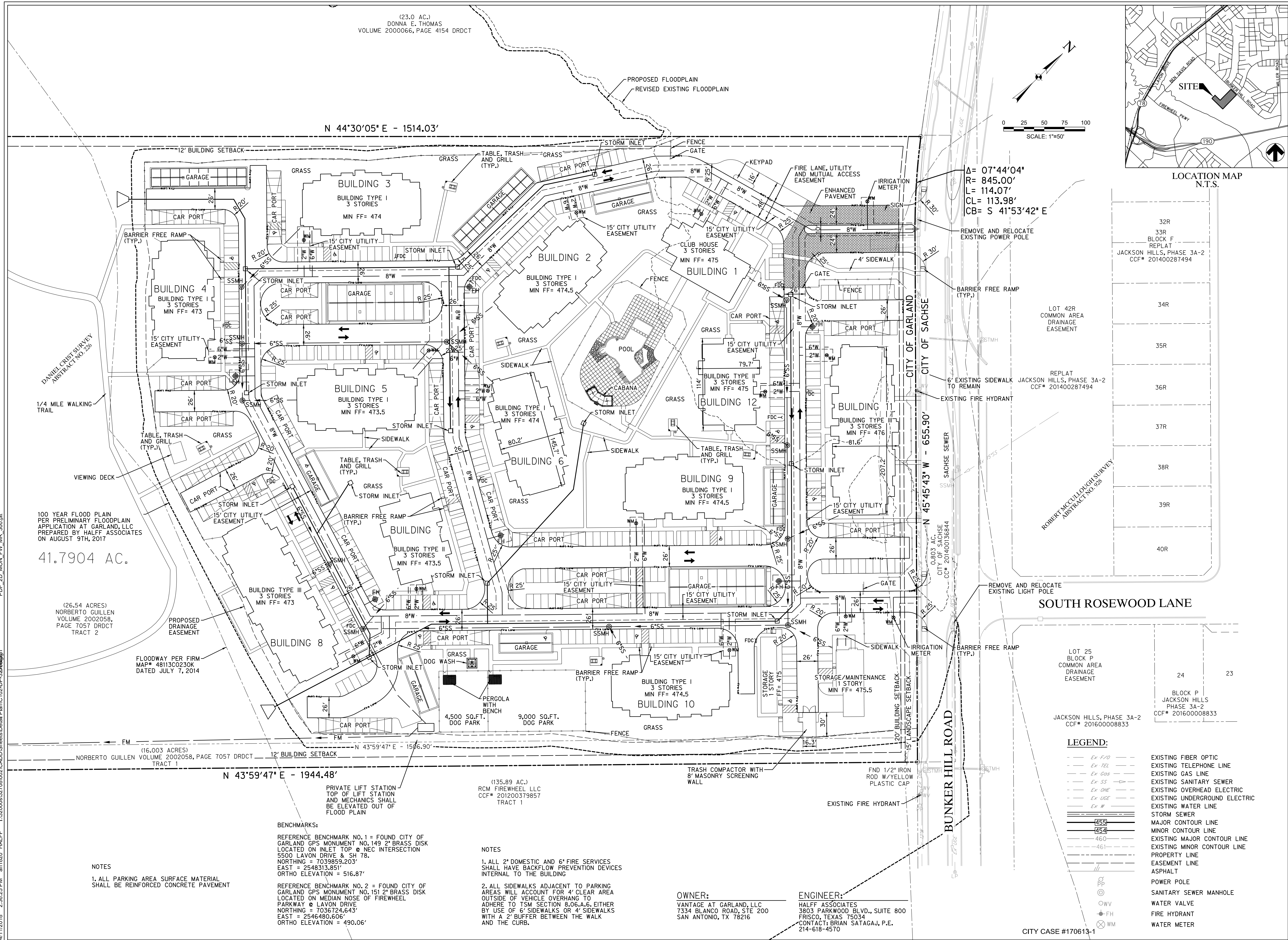
REPLAT
 JACKSON HILLS, PHASE 3A-2
 CCF# 201400287494

REPLAT
 JACKSON HILLS, PHASE 3A-2
 CCF# 201400287494

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 JACKSON HILLS, PHASE 3A-2
 CCF# 201400287494

REPLAT
 JACKSON HILLS, PHASE 3A-2
 CCF# 201400287494

REPLAT
 JACKSON HILLS, PHASE 3A-2
 CCF# 201400287494



BUNKER HILL
GARLAND, TEXAS

EXHIBIT C



3803 PARKWOOD BLVD, SUITE 800
FRISCO, TEXAS 75034-8640
TEL (214) 618-4570
FAX (214) 618-4574
CODE FIRM #E 312

[illegible]

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PURPOSES. THEY WERE PREPARED
BY OR UNDER THE SUPERVISION OF:

BRIAN M. SATAGAJ	107708
NAME	P.E. NO.
DATE	4/11/2018
TRPE FIRM #E-312	

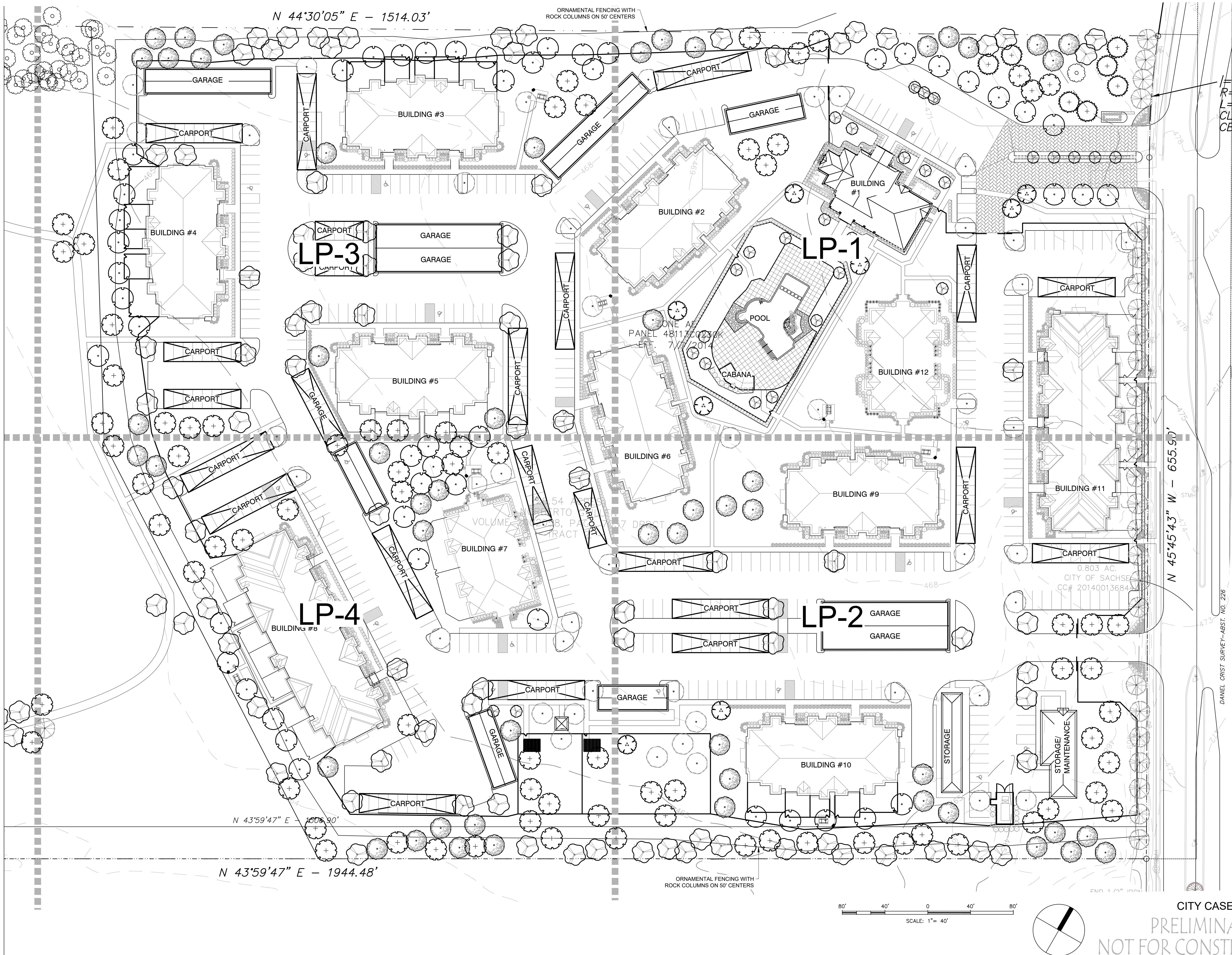
Project No.:	32708
Issued:	4/11/2018
Drawn By:	CAD
Checked By:	BMS
Scale:	AS NOTED

Sheet Title

DETAIL
PLAN

C1.02

Sheet Number



222 Ridgcrest
San Antonio, Texas 78209
ph. 210.829.1898 fax 210.829.1899
architects@ba-architects.com
www.ba-architects.com

Architect

DATE: 4/17/18

Issuance
Not For Construction

Revisions:

Vantage at Garland Apartments

Bunker Hill Road
Garland, Texas

Page Description
**OVERALL
LANDSCAPE
PLAN**

These drawings and accompanying specifications are to be an instrument of service and shall remain the property of the Architect. They are not to be used on other projects or extensions of this project except by agreement in writing and with appropriate compensation to the Architect.

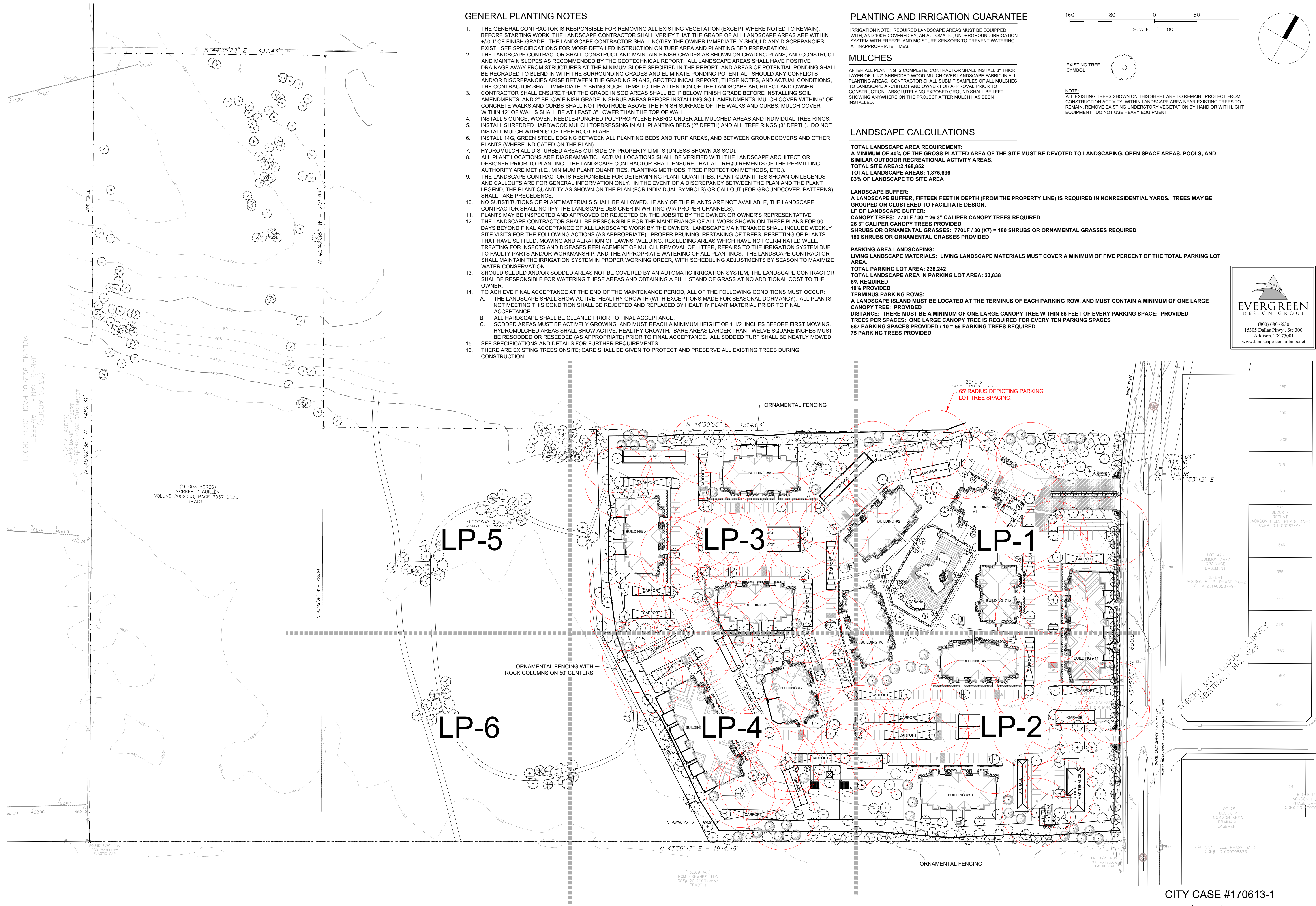
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Checked By: *RM*
Project No.
Date: 4/17/18
Page

LP-0



CITY CASE #170613-1
PRELIMINARY SET
NOT FOR CONSTRUCTION

EXHIBIT D



GENERAL PLANTING NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN) BEFORE STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. THE LANDSCAPE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
3. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
5. INSTALL SHREDDED HARDWOOD MULCH TOPDRESSING IN ALL PLANTING BEDS (2" DEPTH) AND ALL TREE RINGS (3" DEPTH). DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
6. INSTALL 14G GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
7. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
8. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
10. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF ANY OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER IN WRITING (VIA PROPER CHANNELS).
11. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
13. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
14. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDDED OR RESEEDDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
15. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
16. THERE ARE EXISTING TREES ONSITE; CARE SHALL BE GIVEN TO PROTECT AND PRESERVE ALL EXISTING TREES DURING CONSTRUCTION.

PLANTING AND IRRIGATION GUARANTEE

IRRIGATION NOTE: REQUIRED LANDSCAPE AREAS MUST BE EQUIPPED WITH, AND 100% COVERED BY, AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH FREEZE- AND MOISTURE-SENSORS TO PREVENT WATERING AT INAPPROPRIATE TIMES.

MULCHES

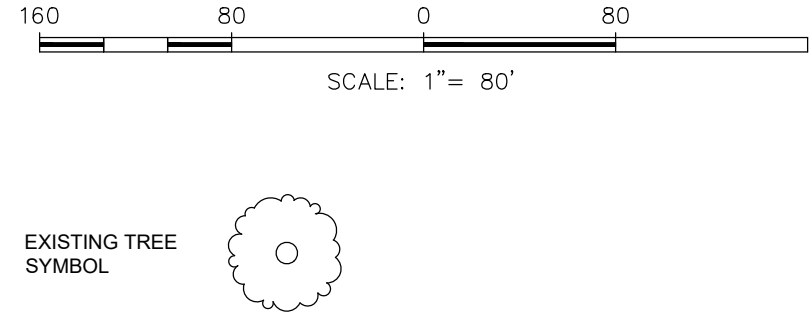
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA REQUIREMENT:
A MINIMUM OF 40% OF THE GROSS PLATTED AREA OF THE SITE MUST BE DEVOTED TO LANDSCAPING, OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR RECREATIONAL ACTIVITY AREAS.
TOTAL SITE AREA: 2,168,852
TOTAL LANDSCAPE AREAS: 1,375,636
63% OF LANDSCAPE TO SITE AREA

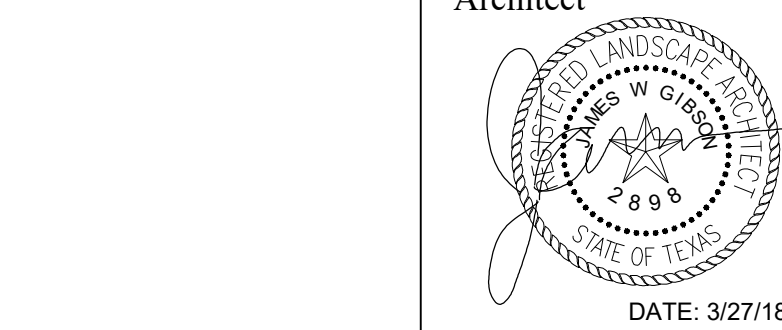
LANDSCAPE BUFFER:
A LANDSCAPE BUFFER, FIFTEEN FEET IN DEPTH (FROM THE PROPERTY LINE) IS REQUIRED IN NONRESIDENTIAL YARDS. TREES MAY BE GROUPED OR CLUSTERED TO FACILITATE DESIGN.
LF OF LANDSCAPE BUFFER:
CANOPY TREES: 770LF / 30 = 26 3/4" CALIPER CANOPY TREES REQUIRED
26 3/4" CALIPER CANOPY TREES PROVIDED
SHRUBS OR ORNAMENTAL GRASSES: 770LF / 30 (X7) = 180 SHRUBS OR ORNAMENTAL GRASSES REQUIRED
180 SHRUBS OR ORNAMENTAL GRASSES PROVIDED

PARKING AREA LANDSCAPING:
LIVING LANDSCAPE MATERIALS: LIVING LANDSCAPE MATERIALS MUST COVER A MINIMUM OF FIVE PERCENT OF THE TOTAL PARKING LOT AREA.
TOTAL PARKING LOT AREA: 238,242
TOTAL LANDSCAPE AREA IN PARKING LOT AREA: 23,838
5% REQUIRED
10% PROVIDED
TERMINUS PARKING ROWS:
A LANDSCAPE ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW, AND MUST CONTAIN A MINIMUM OF ONE LARGE CANOPY TREE: PROVIDED
DISTANCE: THERE MUST BE A MINIMUM OF ONE LARGE CANOPY TREE WITHIN 65 FEET OF EVERY PARKING SPACE: PROVIDED
TREES PER SPACES: ONE LARGE CANOPY TREE IS REQUIRED FOR EVERY TEN PARKING SPACES
587 PARKING SPACES PROVIDED / 10 = 59 PARKING TREES REQUIRED
75 PARKING TREES PROVIDED



EXISTING TREE SYMBOL

NOTE:
ALL EXISTING TREES SHOWN ON THIS SHEET ARE TO REMAIN. PROTECT FROM CONSTRUCTION ACTIVITY. WITHIN LANDSCAPE AREA NEAR EXISTING TREES TO REMAIN, REMOVE EXISTING UNDERSTORY VEGETATION BY HAND OR WITH LIGHT EQUIPMENT - DO NOT USE HEAVY EQUIPMENT



Architect

Issuance

Not For Construction

Revisions:



Vantage at Garland
Apartments
Bunker Hill Road
Garland, Texas

Page Description
**OVERALL
LANDSCAPE
PLAN**

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Drawn By:

Checked By:

Project No.

Date:

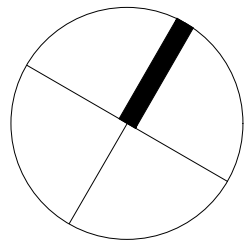
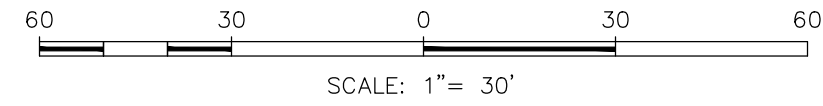
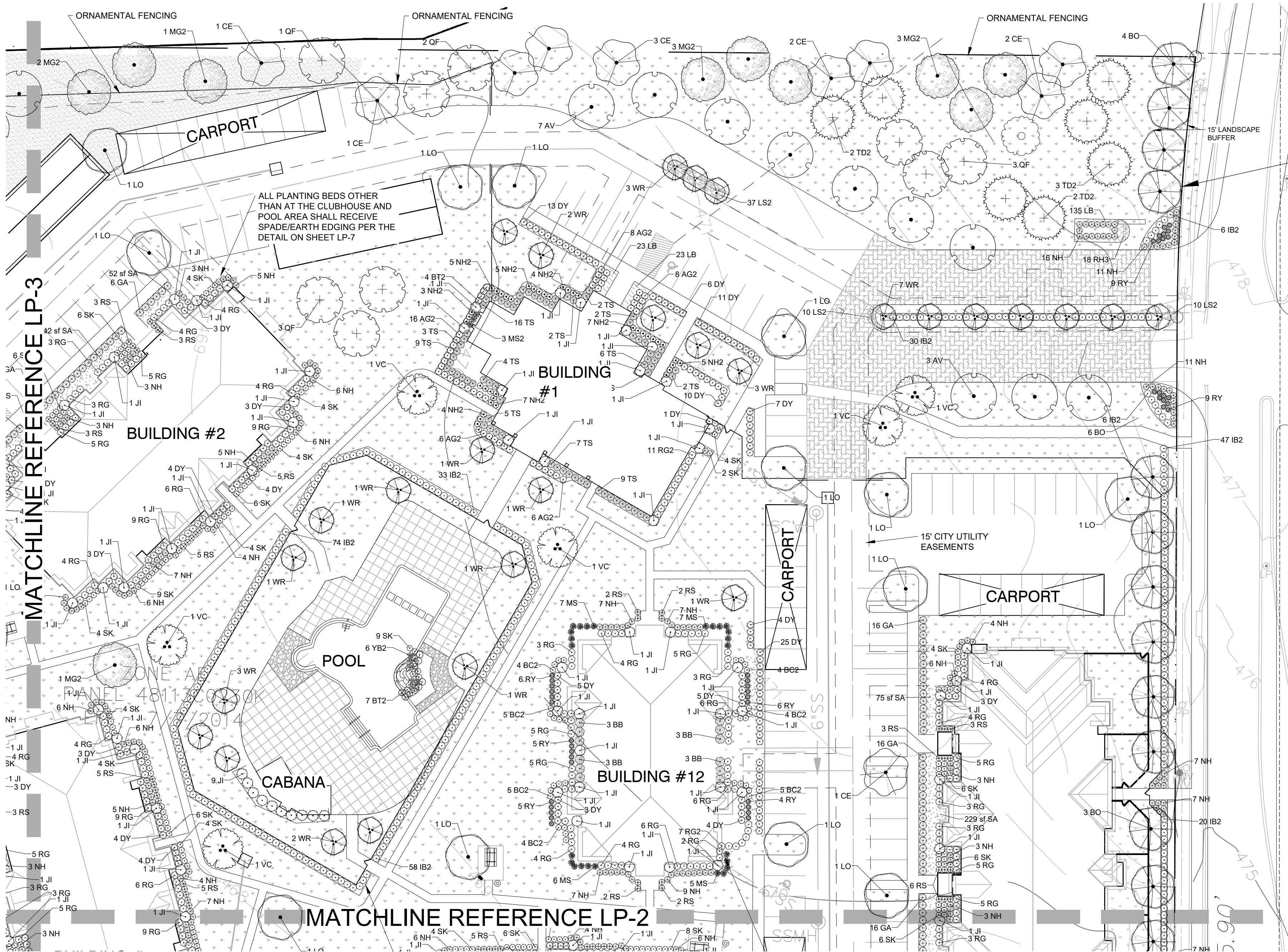
3/27/18

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LP-0

CITY CASE #170613-1
PRELIMINARY SET
NOT FOR CONSTRUCTION

EXHIBIT D



PLANT SCHEDULE

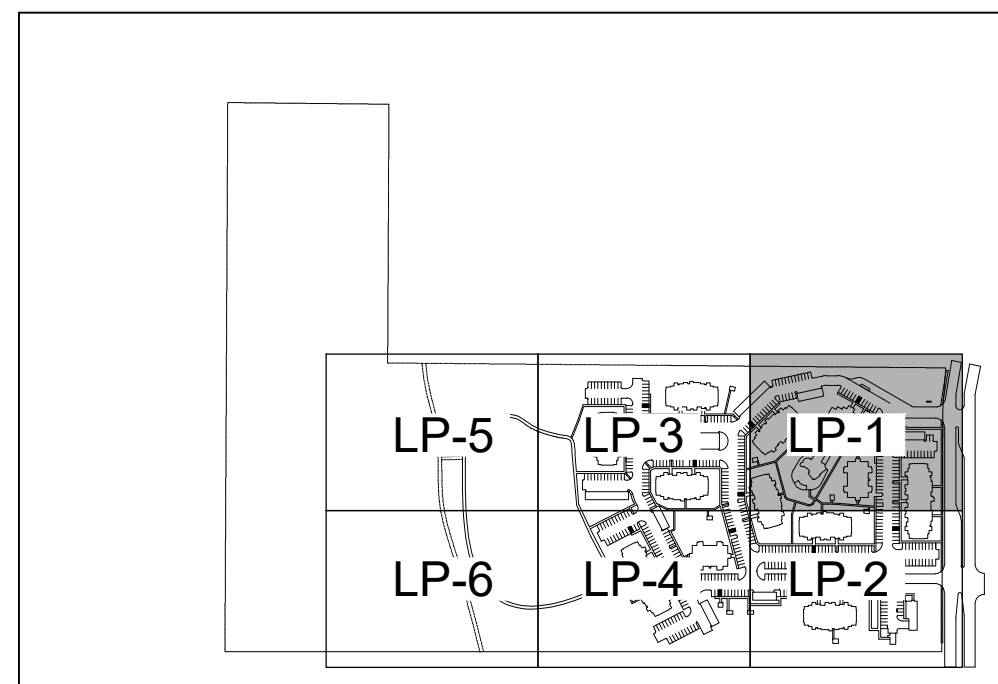
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	AV	Acer barbatum var. Caddo / Southern Sugar Maple	B & B	6"Cal	12-14'	51
	WR	Lagerstroemia indica 'Watermelon Red' / Crepe Myrtle Multi trunk 3-5 canes	CONT.	3" cal overall	8-10' ht	30
	MG2	Magnolia grandiflora / Southern Magnolia	B & B	4"Cal	12-14'	52
	QF	Quercus falcata / Southern Red Oak	CONT.	6"Cal	12-14'	91
	BO	Quercus macrocarpa / Burr Oak	CONT.	3"Cal	12-14'	38
	LO	Quercus virginiana / Live Oak	CONT.	4"Cal	12-14'	47
	TD2	Taxodium distichum / Bald Cypress	B & B	6"Cal	12-14'	7
	CE	Ulmus crassifolia / Cedar Elm	B & B	4"Cal	12-14'	104
	VC	Vitex agnus-castus / Chaste Tree 3-5 canes	CONT.	3"Cal	8-10' ht.	8

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	GA	Abelia grandiflora / Glossy Abelia 24" minimum at time of planting	5 gal	275
	BC2	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	3 gal	50
	RG	Berberis thunbergii 'Rose Glow' / Rosy Glow Barberry	3 gal	497
	RG2	Berberis thunbergii 'Rose Glow' / Rosy Glow Barberry	CONT.	31
	AG2	Berberis trifoliata / Agarito	5 gal	44
	BT2	Berberis trifoliolata / Algerita	3 gal	11
	BB	Callicarpa americana / American Beauty Berry	3 gal	24
	RY	Hesperaloe parviflora / Red Yucca 30" o.c.	3 gal	85
	IB2	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	5 gal	323
	DY	Ilex vomitoria 'Nana' / Dwarf Yaupon 24" o.c.	3 gal	376
	JL	Juniperus virginiana 'Idyllwild' / Idyllwild Red Cedar	5 gal	165
	TS	Leucophyllum frutescens 'compactum' / Texas Sage 36" o.c.	5 gal	72
	NH	Nandina domestica 'harbour dwarf' / Heavenly Bamboo	3 gal	518
	NH2	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	5 gal	40
	RS	Salvia greggii 'Furman's Red' / Furman's Red Salvia	3 gal	172
	SK	Scutellaria suffrutescens / Pink Skullcap	3 gal	341
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GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	SA	4" compacted depth / Decomposed Granite Gravel Install over weed fabric. Surround with steel edging when not adjacent to paving.	n/a		2,374 sf
	CC3	Cynodon dactylon Common / Bermuda Grass	Hydromulch		173,453 sf
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KEY MAP N.T.S.



LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA REQUIREMENT:
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63% OF LANDSCAPE TO SITE AREA

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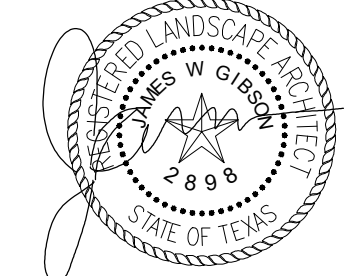
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SPUG

Checked By:

RM

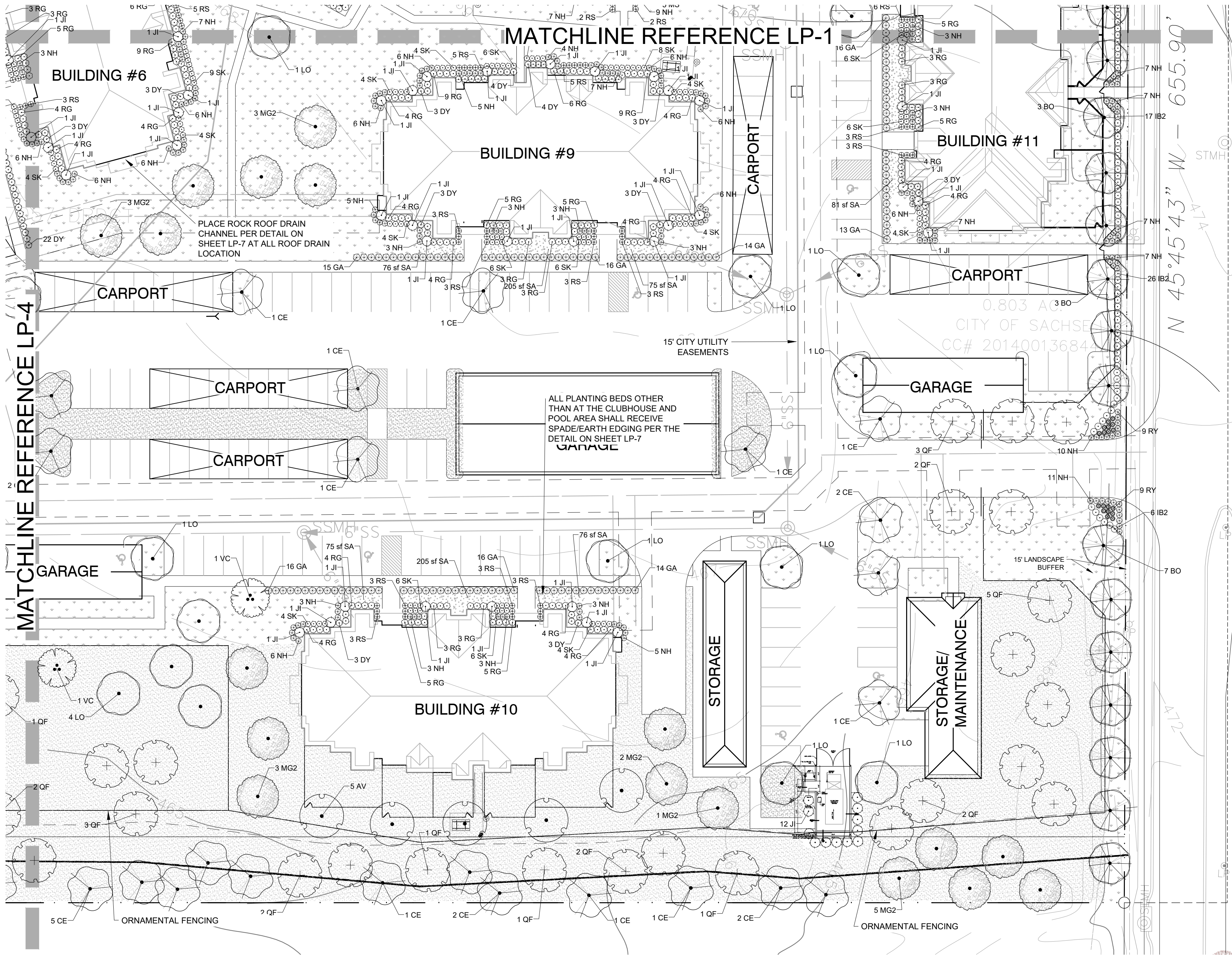
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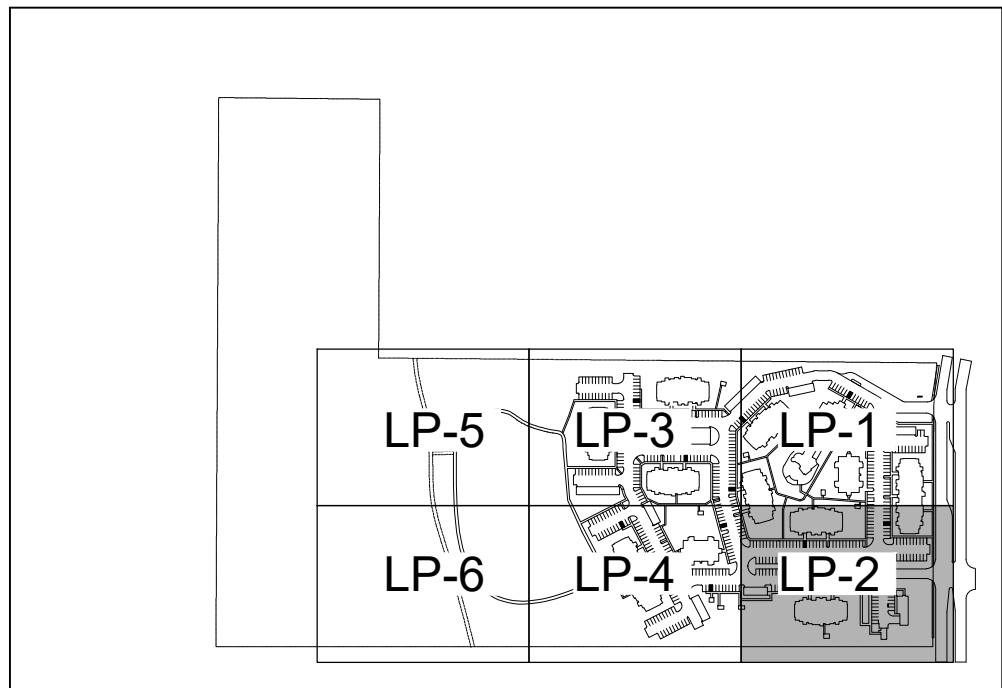
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LP-1

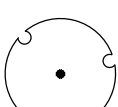
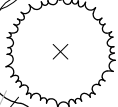
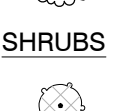
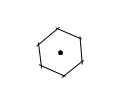
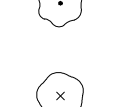
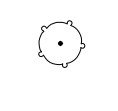
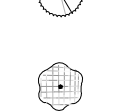
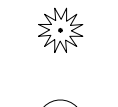
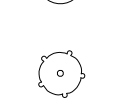
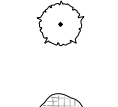
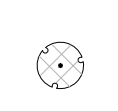
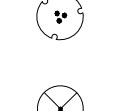
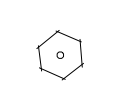
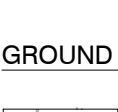
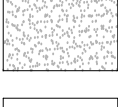
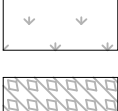
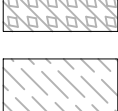
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KEY MAP N.T.S.



PLANT SCHEDULE

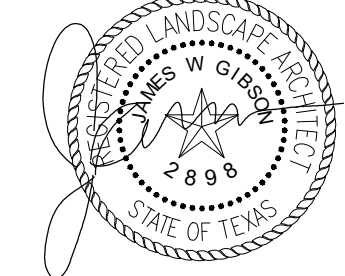
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	QF	Quercus falcata / Southern Red Oak	CONT.	6"Cal	12-14`	91
	BO	Quercus macrocarpa / Burr Oak	CONT.	3"Cal	12-14`	38
	LO	Quercus virginiana / Live Oak	CONT.	4"Cal	12-14`	47
	TD2	Taxodium distichum / Bald Cypress	B & B	6"Cal	12-14`	7
	CE	Ulmus crassifolia / Cedar Elm	B & B	4"Cal	12-14`	104
	VC	Vitex agnus-castus / Chaste Tree 3-5 canes	CONT.	3"Cal	8-10` ht.	8
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE			QTY
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	BC2	Berberis thunbergii `Crimson Pygmy` / Crimson Pygmy Barberry	3 gal			50
	RG	Berberis thunbergii `Rose Glow` / Rosy Glow Barberry	3 gal			497
	RG2	Berberis thunbergii `Rose Glow` / Rosy Glow Barberry	CONT.			31
	AG2	Berberis trifoliata / Agarito	5 gal			44
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	BB	Callicarpa americana / American Beauty Berry	3 gal			24
	RY	Hesperaloe parviflora / Red Yucca 30" o.c.	3 gal			85
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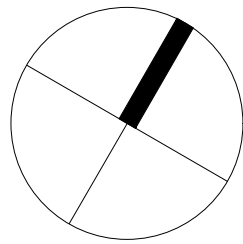
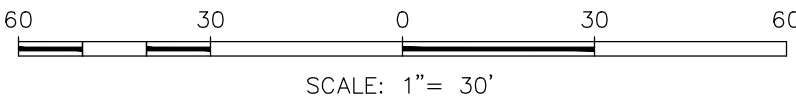
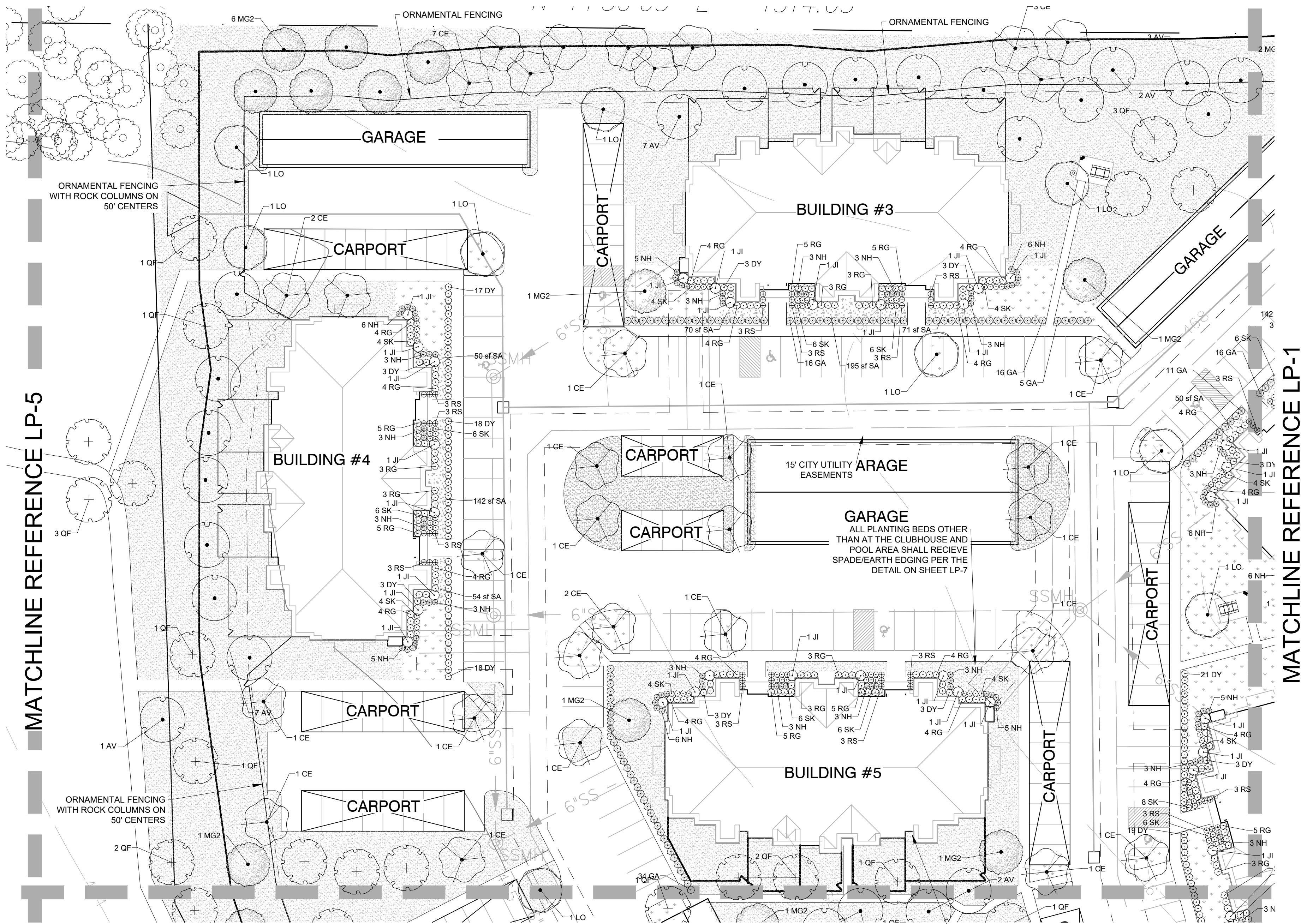
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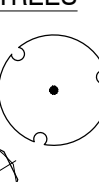
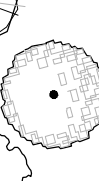
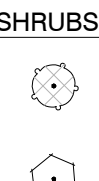
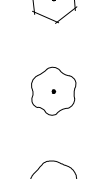
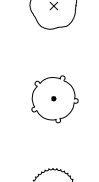
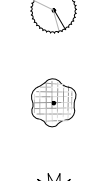
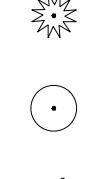
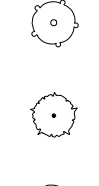
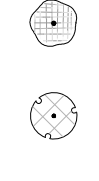
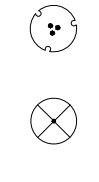
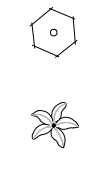
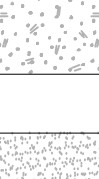
3/27/18

Page

LP-2



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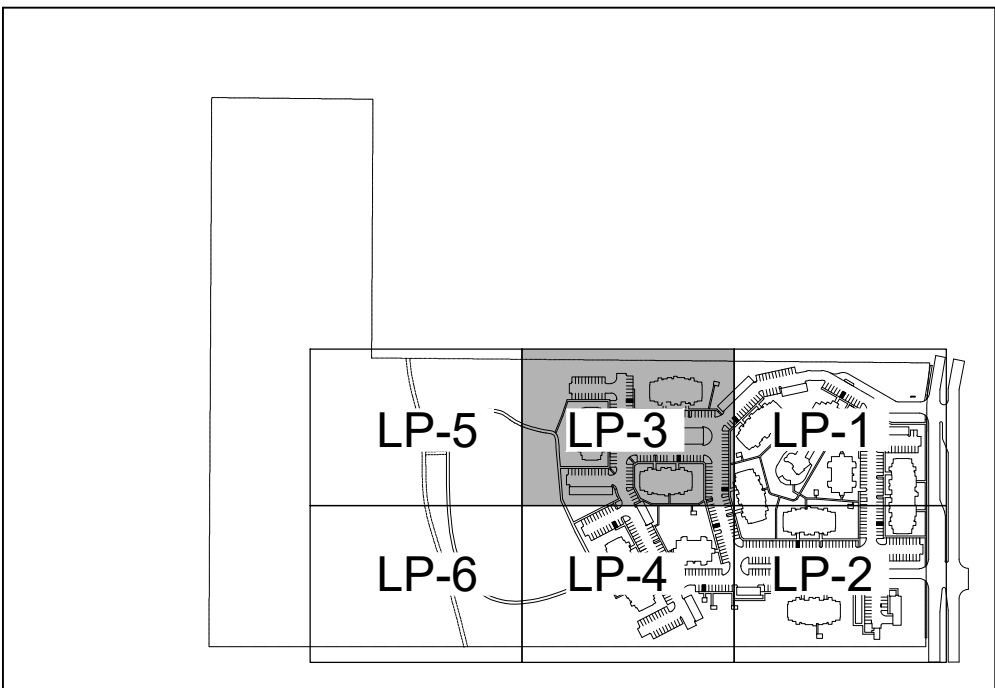
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KEY MAP N.T.S.

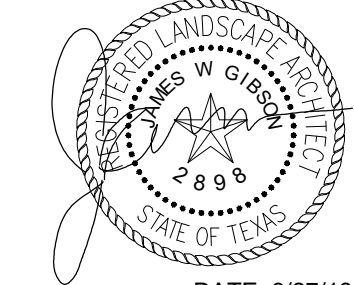


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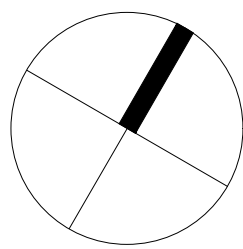
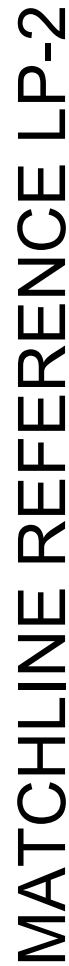
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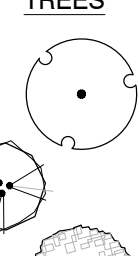
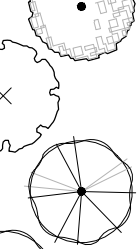
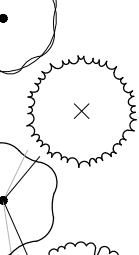
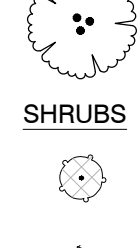
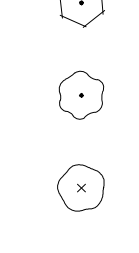
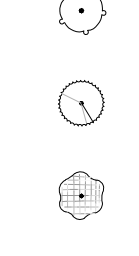
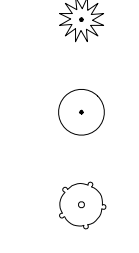
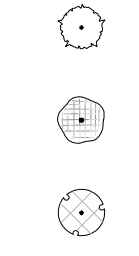
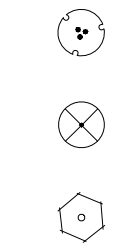
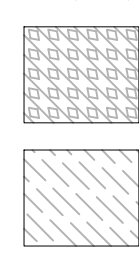
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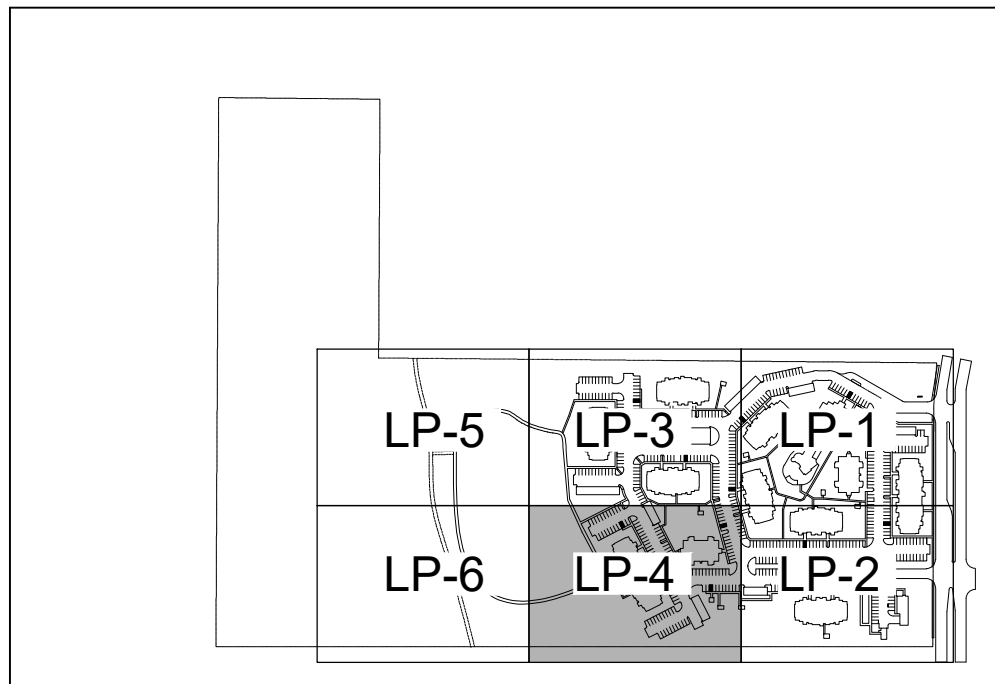


Not For Construction

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	AV	Acer barbatum var. Caddo / Southern Sugar Maple	B & B	6"Cal	12-14`	51
	WR	Lagerstroemia indica `Watermelon Red` / Crepe Myrtle Multi trunk 3-5 canes	CONT.	3" cal overall	8-10` ht	30
	MG2	Magnolia grandiflora / Southern Magnolia	B & B	4"Cal	12-14`	52
	QF	Quercus falcata / Southern Red Oak	CONT.	6"Cal	12-14`	91
	BO	Quercus macrocarpa / Burr Oak	CONT.	3"Cal	12-14`	38
	LO	Quercus virginiana / Live Oak	CONT.	4"Cal	12-14`	47
	TD2	Taxodium distichum / Bald Cypress	B & B	6"Cal	12-14`	7
	CE	Ulmus crassifolia / Cedar Elm	B & B	4"Cal	12-14`	104
	VC	Vitex agnus-castus / Chaste Tree 3-5 canes	CONT.	3"Cal	8-10` ht.	8
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE			QTY
	GA	Abelia grandiflora / Glossy Abelia 24" minimum at time of planting	5 gal			275
	BC2	Berberis thunbergii `Crimson Pygmy` / Crimson Pygmy Barberry	3 gal			50
	RG	Berberis thunbergii `Rose Glow` / Rosy Glow Barberry	3 gal			497
	RG2	Berberis thunbergii `Rose Glow` / Rosy Glow Barberry	CONT.			31
	AG2	Berberis trifoliata / Agarito	5 gal			44
	BT2	Berberis trifoliolata / Algerita	3 gal			11
	BB	Callicarpa americana / American Beauty Berry	3 gal			24
	RY	Hesperaloe parviflora / Red Yucca 30" o.c.	3 gal			85
	IB2	Ilex cornuta `Burfordii Nana` / Dwarf Burford Holly	5 gal			323
	DY	Ilex vomitoria `Nana` / Dwarf Yaupon 24" o.c.	3 gal			376
	Jl	Juniperus virginiana `Idyllwild` / Idyllwild Red Cedar	5 gal			165
	TS	Leucophyllum frutescens `compactum` / Texas Sage 36" o.c.	5 gal			72
	NH	Nandina domestica `harbour dwarf` / Heavenly Bamboo	3 gal			518
	NH2	Nandina domestica `Harbour Dwarf` / Dwarf Heavenly Bamboo	5 gal			40
	RS	Salvia greggii `Furmans Red` / Furman`s Red Salvia	3 gal			172
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	SA	4" compacted depth / Decomposed Granite Gravel Install over weed fabric. Surround with steel edging when not adjacent to paving.	n/a			2,374 sf
	CC3	Cynodon dactylon Common / Bermuda Grass	Hydromulch			173,453 sf
	CD	Cynodon dactylon `tf 419` / Bermuda Grass	sod			118,066 sf
	LS2	Lantana sellowiana `Lavender Swirl` TM / Trailing Lantana Full plants rooted to container	1 gal		24" o.c.	213 sf
	LB	Liriope muscari `Gigantea` / Giant Lily Turf	1 gal		15" o.c.	269 sf
	RH3	Rudbeckia hirta / Black-eyed Susan	1 gal		15" o.c.	27 sf

EVERGREEN
DESIGN GROUP

(800) 680-6630
15305 Dallas Pkwy., Ste 300
Addison, TX 75001
www.landscape-consultants.net



CITY CASE #170613-1
PRELIMINARY SET
NOT FOR CONSTRUCTION

Vantage at Garland
Apartments
Bunker Hill Road
Garland, Texas

LANDSCAPE
PLANTING

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Checked By: RM

Date: 1/12/18

LP-4

EXHIBIT D



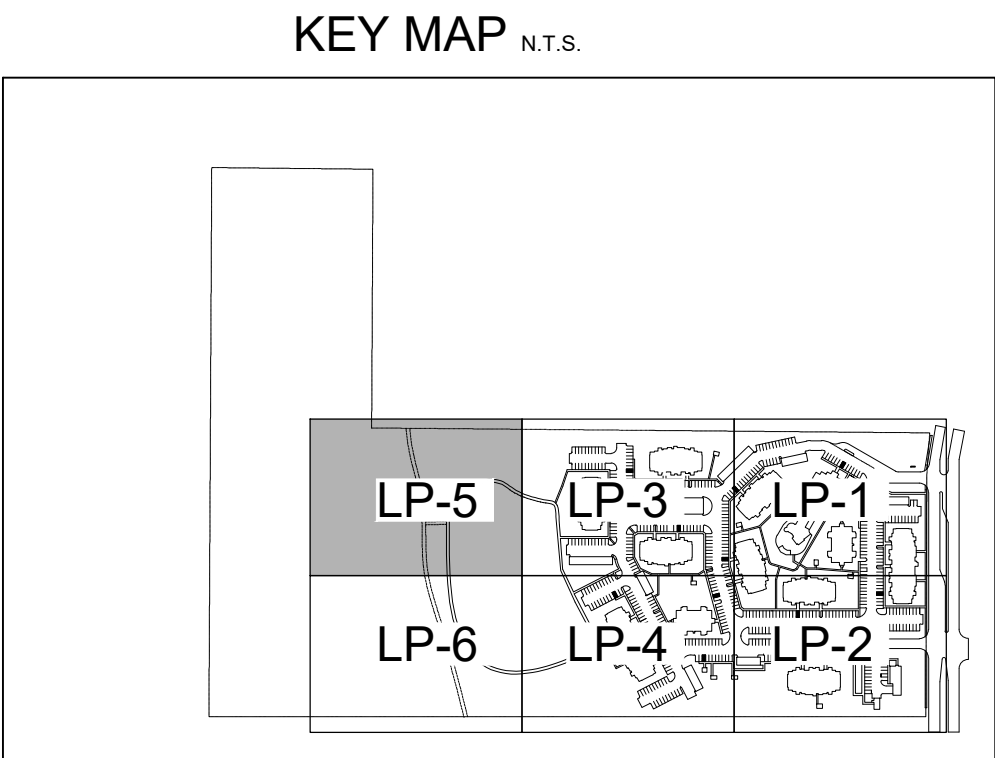
LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA REQUIREMENT:
A MINIMUM OF 40% OF THE GROSS PLATTED AREA OF THE SITE MUST BE DEVOTED TO LANDSCAPING, OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR RECREATIONAL ACTIVITY AREAS.
TOTAL SITE AREA: 2,168,852
TOTAL LANDSCAPE AREAS: 1,375,636
63% OF LANDSCAPE TO SITE AREA

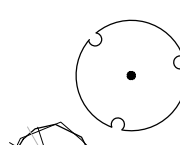
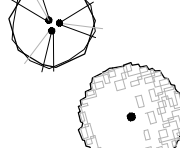
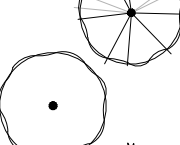
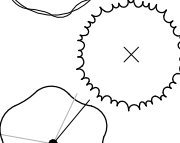
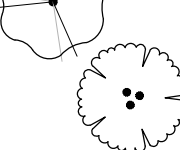
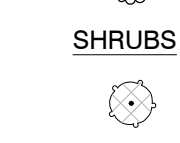
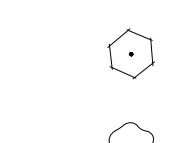
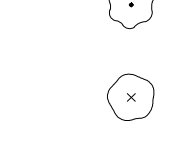
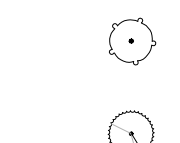
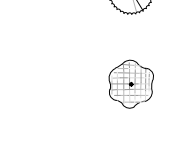
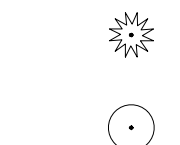
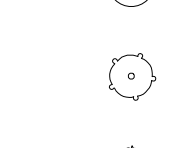
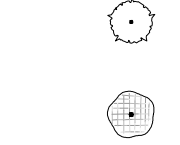
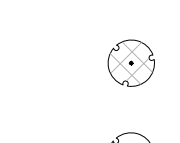
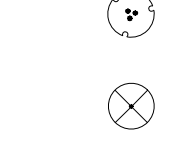
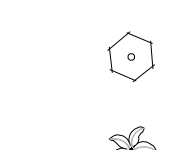
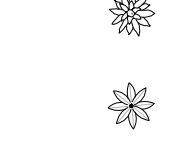
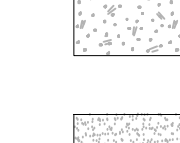
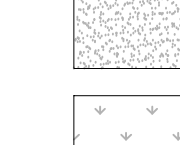
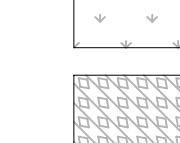
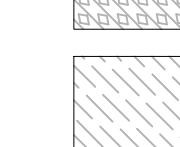
LANDSCAPE BUFFER:
A LANDSCAPE BUFFER, FIFTEEN FEET IN DEPTH (FROM THE PROPERTY LINE) IS REQUIRED IN NONRESIDENTIAL YARDS. TREES MAY BE GROUPED OR CLUSTERED TO FACILITATE DESIGN.
LF OF LANDSCAPE BUFFER:
CANOPY TREES: 770LF / 30 = 26 3" CALIPER CANOPY TREES REQUIRED
26 3" CALIPER CANOPY TREES PROVIDED
SHRUBS OR ORNAMENTAL GRASSES: 770LF / 30 (X7) = 180 SHRUBS OR ORNAMENTAL GRASSES REQUIRED
180 SHRUBS OR ORNAMENTAL GRASSES PROVIDED

PARKING AREA LANDSCAPING:
LIVING LANDSCAPE MATERIALS: LIVING LANDSCAPE MATERIALS MUST COVER A MINIMUM OF FIVE PERCENT OF THE TOTAL PARKING LOT AREA.
TOTAL PARKING LOT AREA: 238,242
TOTAL LANDSCAPE AREA IN PARKING LOT AREA: 23,838
5% REQUIRED
10% PROVIDED

TERMINUS PARKING ROWS:
A LANDSCAPE ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW, AND MUST CONTAIN A MINIMUM OF ONE LARGE CANOPY TREE: PROVIDED
DISTANCE: THERE MUST BE A MINIMUM OF ONE LARGE CANOPY TREE WITHIN 65 FEET OF EVERY PARKING SPACE: PROVIDED
TREES PER SPACES: ONE LARGE CANOPY TREE IS REQUIRED FOR EVERY TEN PARKING SPACES
587 PARKING SPACES PROVIDED / 10 = 59 PARKING TREES REQUIRED
76 PARKING TREES PROVIDED



PLANT SCHEDULE

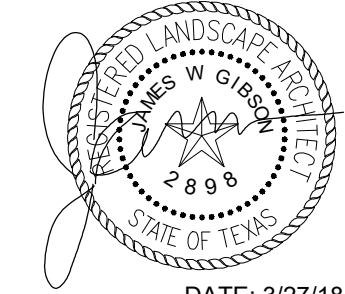
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
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	QF	Quercus falcata / Southern Red Oak	CONT.	6"Cal	12-14'	91
	BO	Quercus macrocarpa / Burr Oak	CONT.	3"Cal	12-14'	38
	LO	Quercus virginiana / Live Oak	CONT.	4"Cal	12-14'	47
	TD2	Taxodium distichum / Bald Cypress	B & B	6"Cal	12-14'	7
	CE	Ulmus crassifolia / Cedar Elm	B & B	4"Cal	12-14'	104
	VC	Vitex agnus-castus / Chaste Tree 3-5 canes	CONT.	3"Cal	8-10' ht.	8
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE			QTY
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	RG2	Berberis thunbergii 'Rose Glow' / Rosy Glow Barberry	CONT.			31
	AG2	Berberis trifoliata / Agarito	5 gal			44
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	BB	Callicarpa americana / American Beauty Berry	3 gal			24
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CITY CASE #170613-1
PRELIMINARY SET
NOT FOR CONSTRUCTION



222 Ridgcrest
San Antonio, Texas 78209
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Architect



Issuance

Not For Construction

Revisions:

Vantage at Garland
Apartments
Bunker Hill Road
Garland, Texas

Page Description

LANDSCAPE
PLANTING

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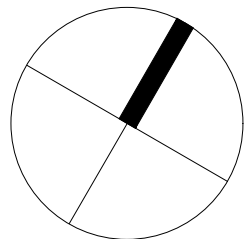
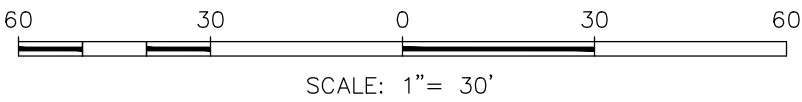
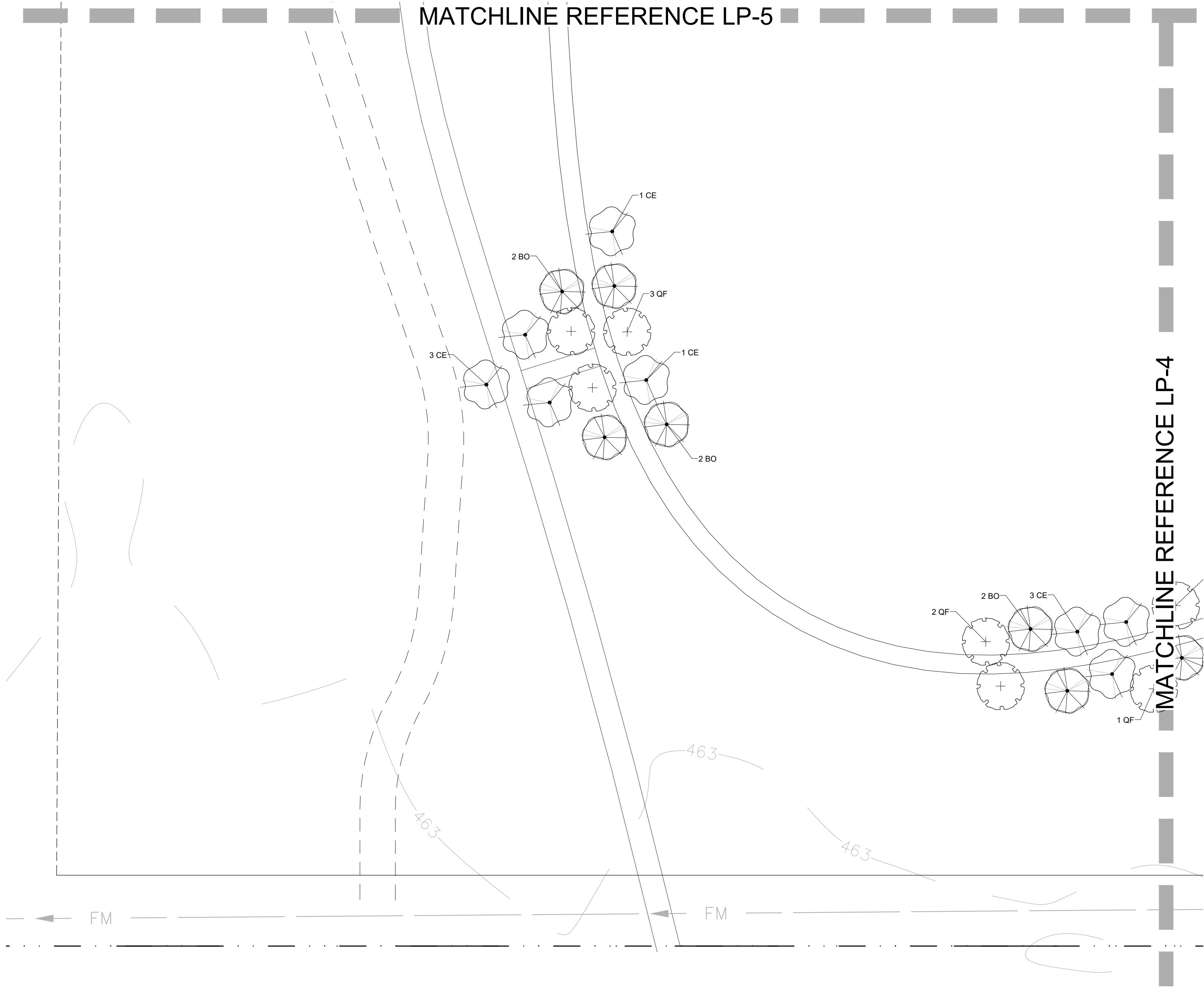
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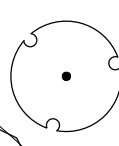
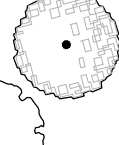
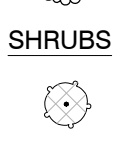
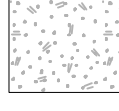
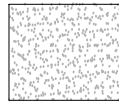
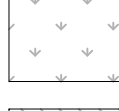
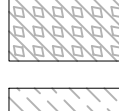
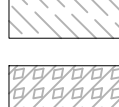
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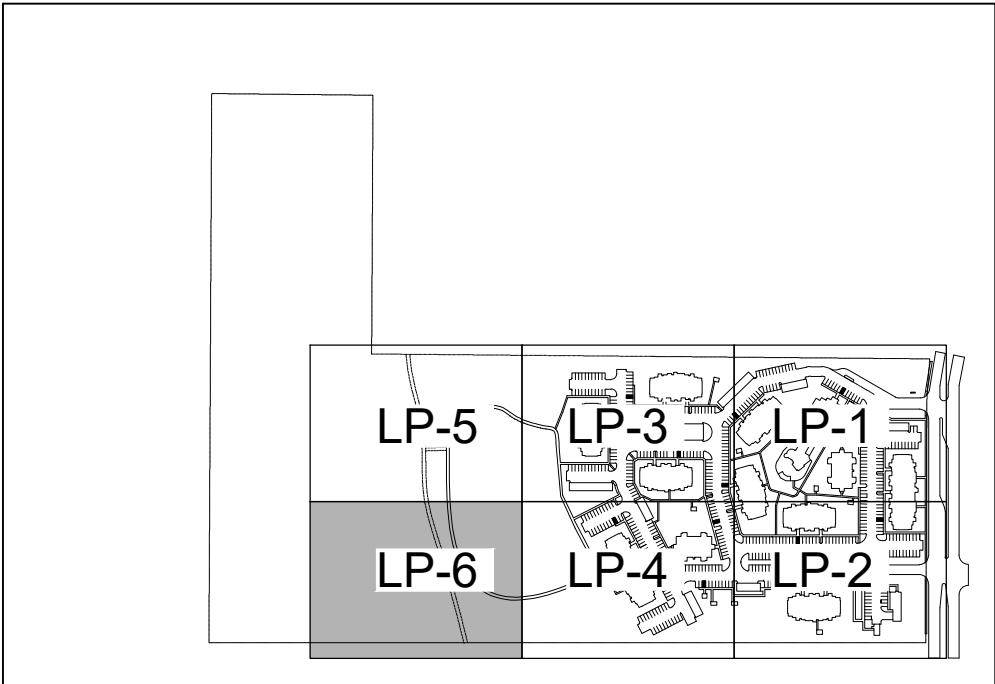
LP-5



PLANT SCHEDULE

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	CC3	Cynodon dactylon Common / Bermuda Grass	Hydromulch		173,453 sf	
	CD	Cynodon dactylon `tif 419` / Bermuda Grass	sod		118,066 sf	
	LS2	Lantana sellowiana `Lavender Swirl` TM / Trailing Lantana Full plants rooted to container	1 gal	24" o.c.	213 sf	
	LB	Liriope muscari `Gigantea` / Giant Lily Turf	1 gal	15" o.c.	269 sf	
	RH3	Rudbeckia hirta / Black-eyed Susan	1 gal	15" o.c.	27 sf	

KEY MAP N.T.S.



LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA REQUIREMENT:
A MINIMUM OF 40% OF THE GROSS PLATTED AREA OF THE SITE MUST BE DEVOTED TO LANDSCAPING, OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR RECREATIONAL ACTIVITY AREAS.
TOTAL SITE AREA: 2,168,852
TOTAL LANDSCAPE AREAS: 1,375,636
63% OF LANDSCAPE TO SITE AREA

LANDSCAPE BUFFER:
A LANDSCAPE BUFFER, FIFTEEN FEET IN DEPTH (FROM THE PROPERTY LINE) IS REQUIRED IN NONRESIDENTIAL YARDS. TREES MAY BE GROUPED OR CLUSTERED TO FACILITATE DESIGN.
LF OF LANDSCAPE BUFFER:
CANOPY TREES: 770LF / 30 = 26 3" CALIPER CANOPY TREES REQUIRED
26 3" CALIPER CANOPY TREES PROVIDED
SHRUBS OR ORNAMENTAL GRASSES: 770LF / 30 (X7) = 180 SHRUBS OR ORNAMENTAL GRASSES REQUIRED
180 SHRUBS OR ORNAMENTAL GRASSES PROVIDED

PARKING AREA LANDSCAPING:
LIVING LANDSCAPE MATERIALS: LIVING LANDSCAPE MATERIALS MUST COVER A MINIMUM OF FIVE PERCENT OF THE TOTAL PARKING LOT AREA.
TOTAL PARKING LOT AREA: 238,242
TOTAL LANDSCAPE AREA IN PARKING LOT AREA: 23,838
5% REQUIRED
10% PROVIDED

TERMINUS PARKING ROWS:
A LANDSCAPE ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW, AND MUST CONTAIN A MINIMUM OF ONE LARGE CANOPY TREE: PROVIDED
DISTANCE: THERE MUST BE A MINIMUM OF ONE LARGE CANOPY TREE WITHIN 65 FEET OF EVERY PARKING SPACE: PROVIDED
TREES PER SPACES: ONE LARGE CANOPY TREE IS REQUIRED FOR EVERY TEN PARKING SPACES
587 PARKING SPACES PROVIDED / 10 = 59 PARKING TREES REQUIRED
76 PARKING TREES PROVIDED

CITY CASE #170613-1
PRELIMINARY SET
NOT FOR CONSTRUCTION



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Issuance

Not For Construction

Revisions:

Vantage at Garland
Apartments
Bunker Hill Road
Garland, Texas

Page Description

LANDSCAPE
PLANTING

These drawings and accompanying specifications are to be an instrument of service and shall remain the property of the Architect. They are not to be used on other projects or extensions of this project except by agreement in writing and with appropriate compensation to the Architect.

Drawn By:

SPUG

Checked By:

RM

Project No.

Date: 3/27/18

Page

LP-6

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, FEES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 FT. OF PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 - ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANDARD IN FORM UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
 - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8. MOISTURE CONTENT 35 TO 55 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
- J. TREE STAKING AND GUYING
- STAKES: 6" LONG GREEN METAL T-POSTS.
 - GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED STEEL WIRE, 2 STRAND, TWISTED, 0.108 INCH DIAMETER.
 - STOP CHAINING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GRIMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN, ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (EC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
 - AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
 - AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
 - IRON SULPHATE - 2 LBS. PER CU. YD.
 - CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
 - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.
- B. GENERAL PLANTING
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 - EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 - TRENCHING NEAR EXISTING TREES:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

C.

TREE PLANTING

- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 - SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 - FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "EASE" ROOTS OUT FROM THE ROOTBALL.
 - INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 - BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 - THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 1"-2" TREES TWO STAKES PER TREE
 - 2-1/2"-4" TREES THREE STAKES PER TREE
 - TREES OVER 4" CALIPER GUY AS NEEDED
 - MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- D. SHRUB, PERENNIAL, AND GROUND COVER PLANTING
- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 - INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- E. SODDING
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 - LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 - LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 - ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 - WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- F. HYDROMULCHING
- TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - WINTER MIX (OCTOBER 1 - MARCH 31)
 - 50# CELLULOSE FIBER MULCH
 - 2# UNHULLED BERMAUDA SEED
 - 2# ANNUAL RYE SEED
 - 15-15-15 WATER SOLUBLE FERTILIZER
 - SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 - 50# CELLULOSE FIBER MULCH
 - 1# HULLED BERMAUDA SEED
 - 15-15-15 WATER SOLUBLE FERTILIZER
 - SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - GENERAL
 - 50# CELLULOSE FIBER MULCH
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER

G.

DRILL SEEDING

- ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
 - THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - 50# CELLULOSE FIBER MULCH
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - ORGANIC BINDER
- I. CLEAN UP
- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 - DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- J. INSPECTION AND ACCEPTANCE
- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 - WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 - THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- K. LANDSCAPE MAINTENANCE
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOVING AND AERATING OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
 - TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDD OR RESEEDD (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 - AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

G.

DRILL SEEDING

- ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
 - THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - 50# CELLULOSE FIBER MULCH
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - ORGANIC BINDER
- I. CLEAN UP
- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 - DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- J. INSPECTION AND ACCEPTANCE
- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
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- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOVING AND AERATING OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
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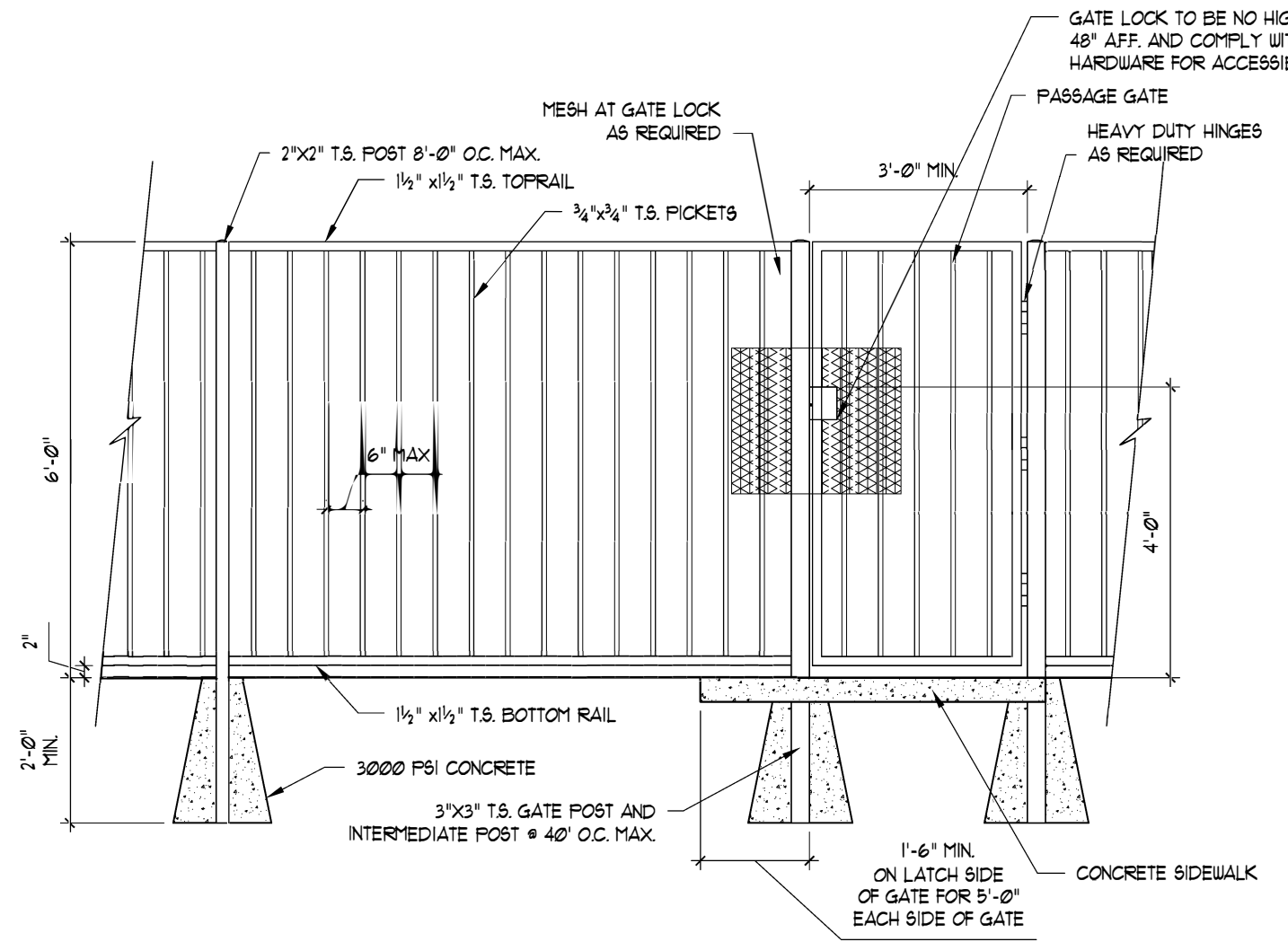
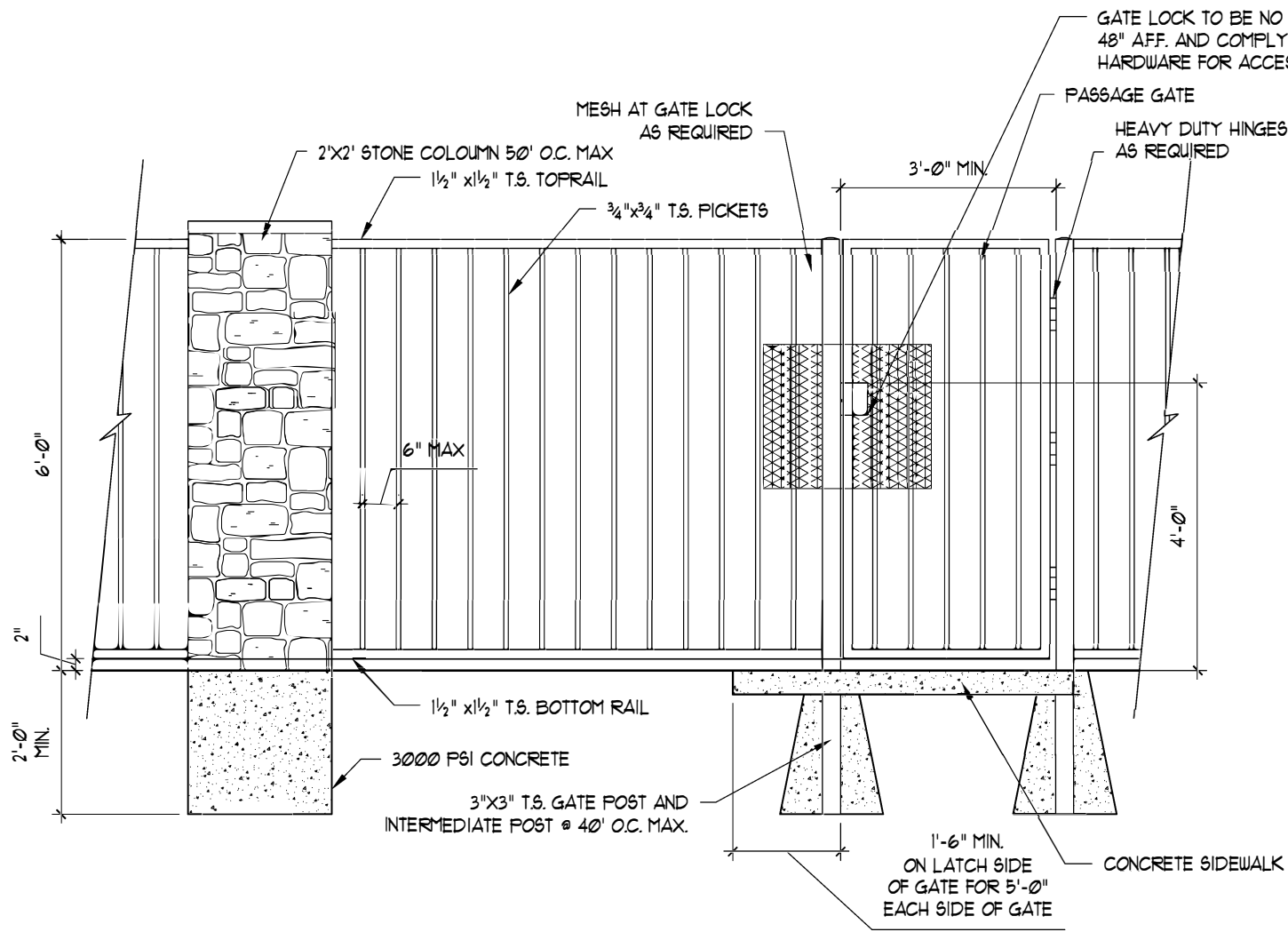
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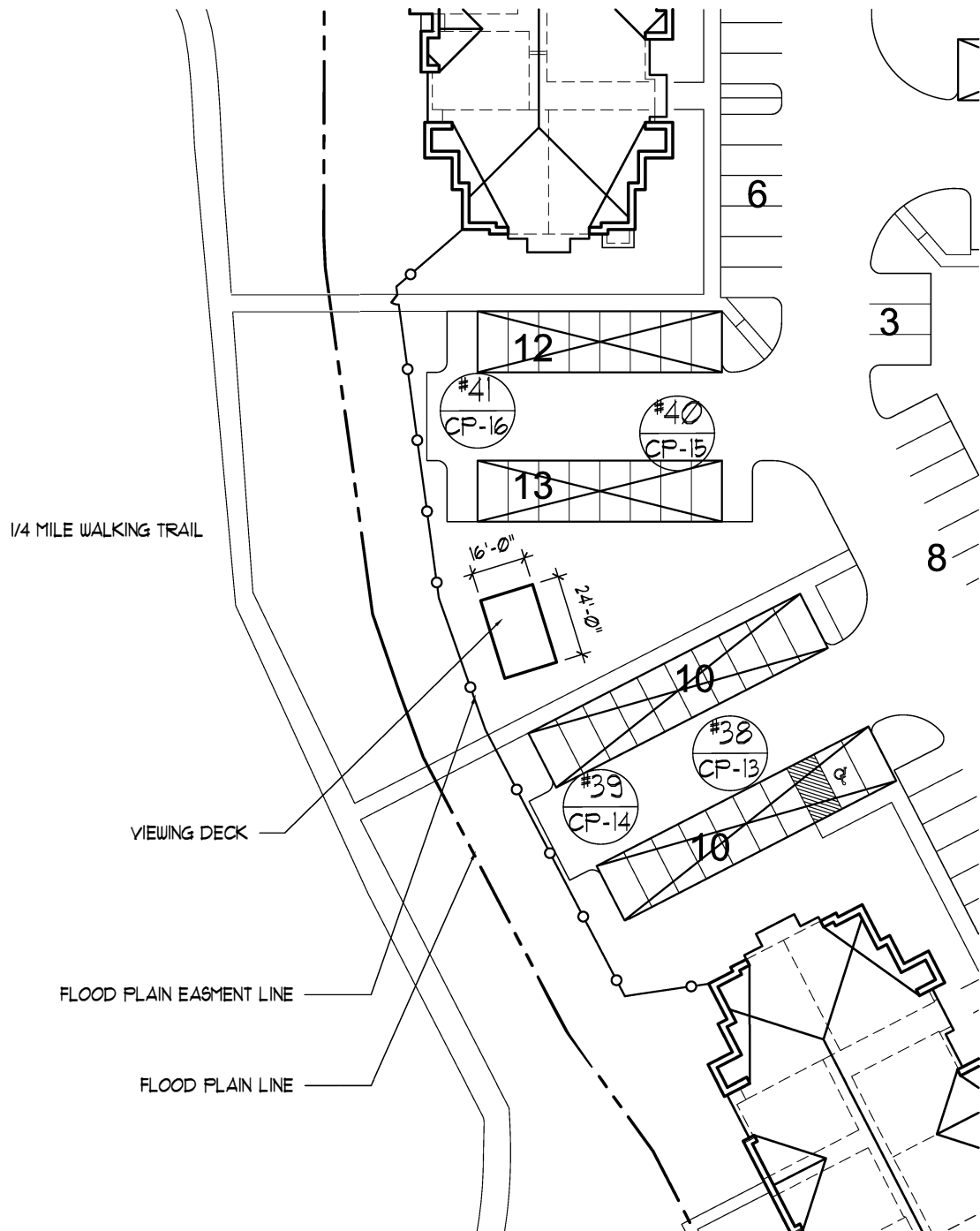
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 - TO A





Landscape Plan Detail **Viewing Deck** **EXHIBIT D**

BUILDING TYPE 1



North Elevation



East Elevation



South Elevation



West Elevation

BUILDING TYPE 2



North Elevation

East Elevation



South Elevation

West Elevation

EXHIBIT E

BUILDING TYPE 3



North Elevation



East Elevation



South Elevation



West Elevation

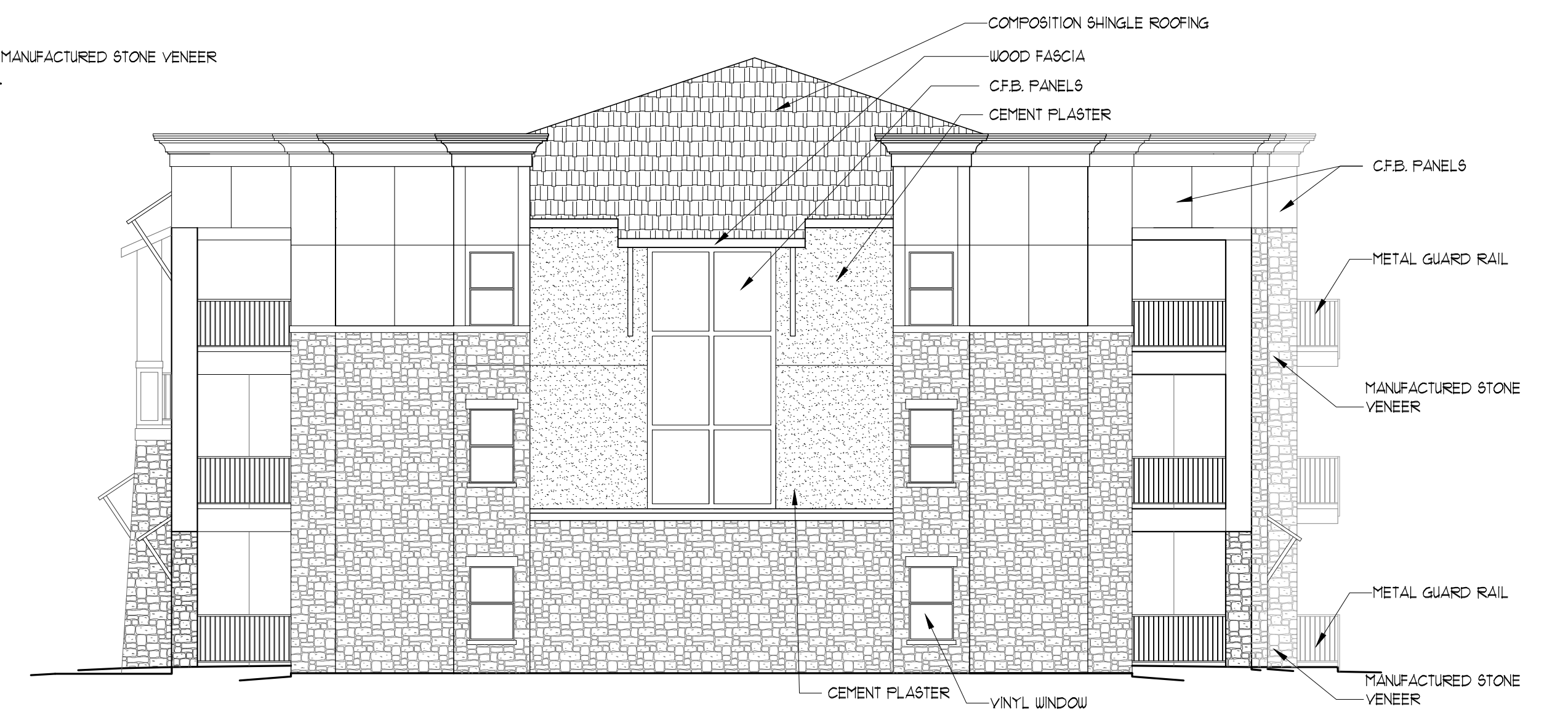


FRONT ELEVATION

- ARCHITECTURAL ELEMENTS
- 1) ORNAMENTAL FACADE TRIM
 - 2) AWNINGS
 - 3) DIVIDED LIGHT WINDOWS
 - 4) RECESSED ENTRIES
 - 5) ALCOVES
 - 6) PLANTER AROUND BUILDINGS



BACK ELEVATION



SIDE ELEVATIONS

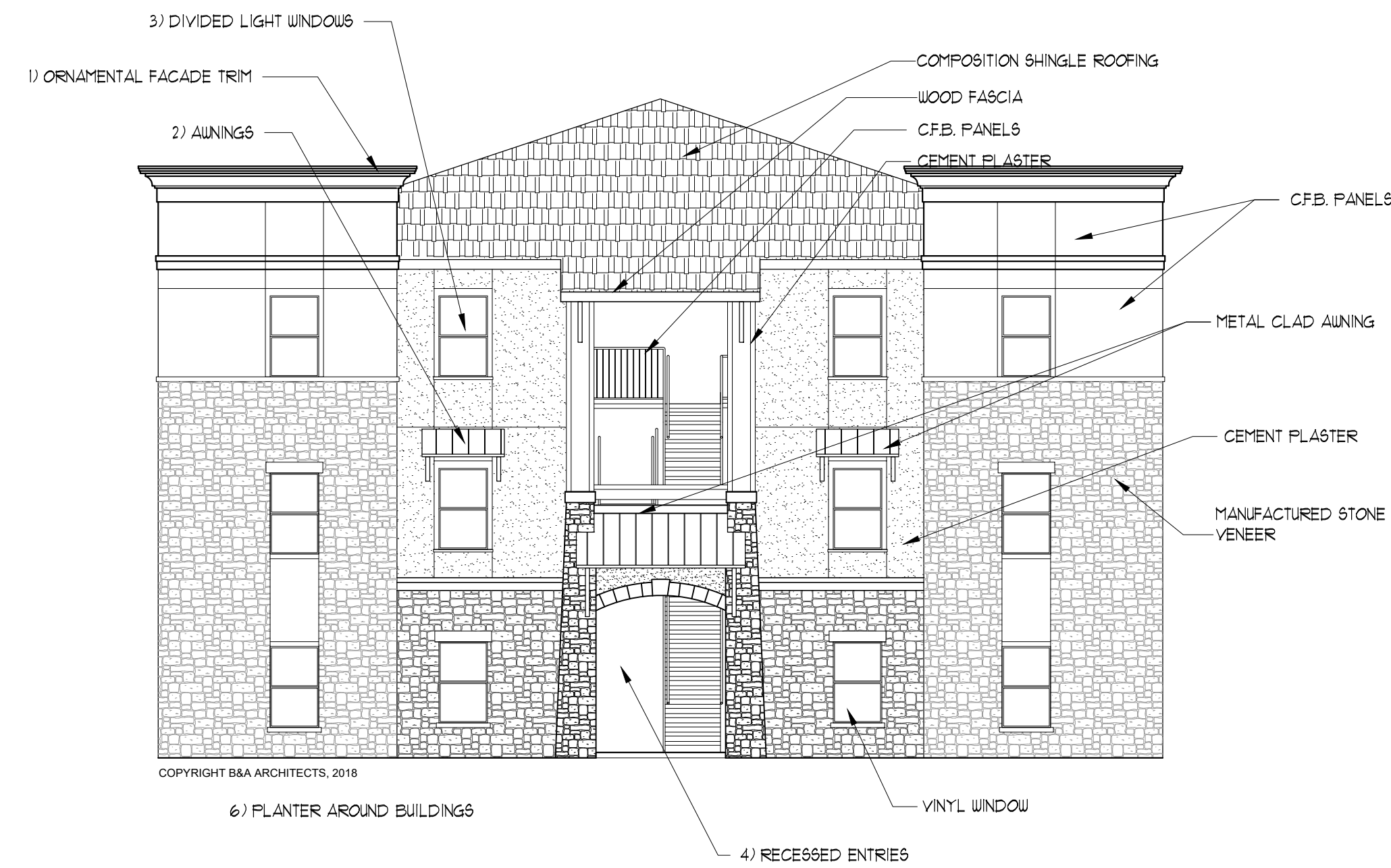
MATERIALS	FRONT	SIDE	BACK
STUCCO	30%	15%	40%
STONE	50%	65%	46%
C.F.B. PANELS	20%	20%	14%
TOTAL	100%	100%	100%

antage at Garland Apartments
Building Type I 27 units
Garland, Texas
03.27.2018





FRONT & BACK ELEVATION



ARCHITECTURAL ELEMENTS
 1) ORNAMENTAL FACADE TRIM
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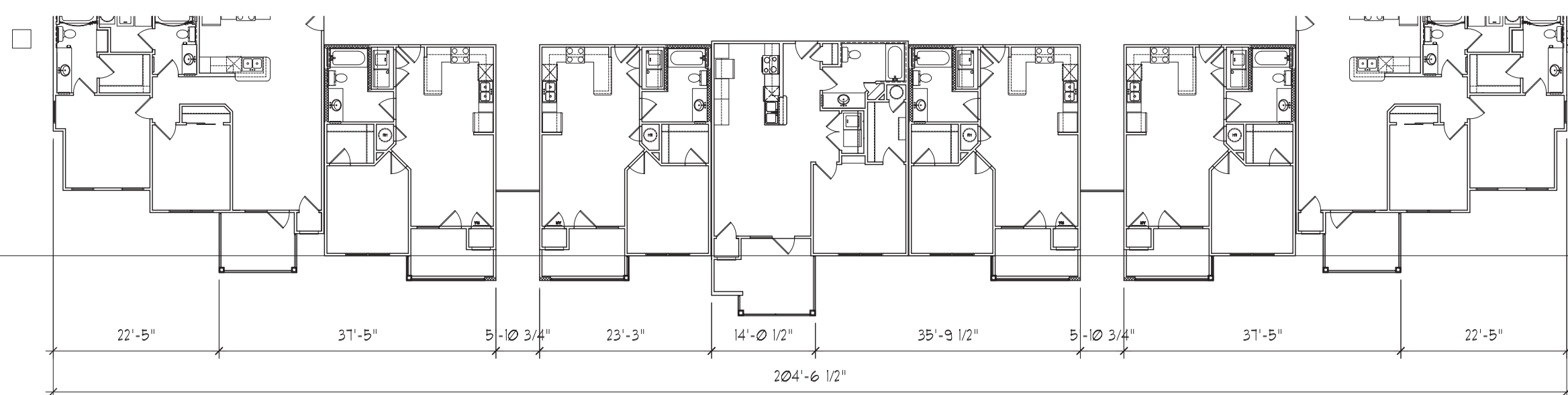
Quantage at Garland Apartments
 Building Type II 12 units
 Garland, Texas
 03.27.2018

MATERIALS	FRONT	SIDE	BACK
STUCCO	40%	24%	40%
STONE	47%	59%	47%
C.F.B. PANELS	14%	17%	14%
TOTAL	100%	100%	100%



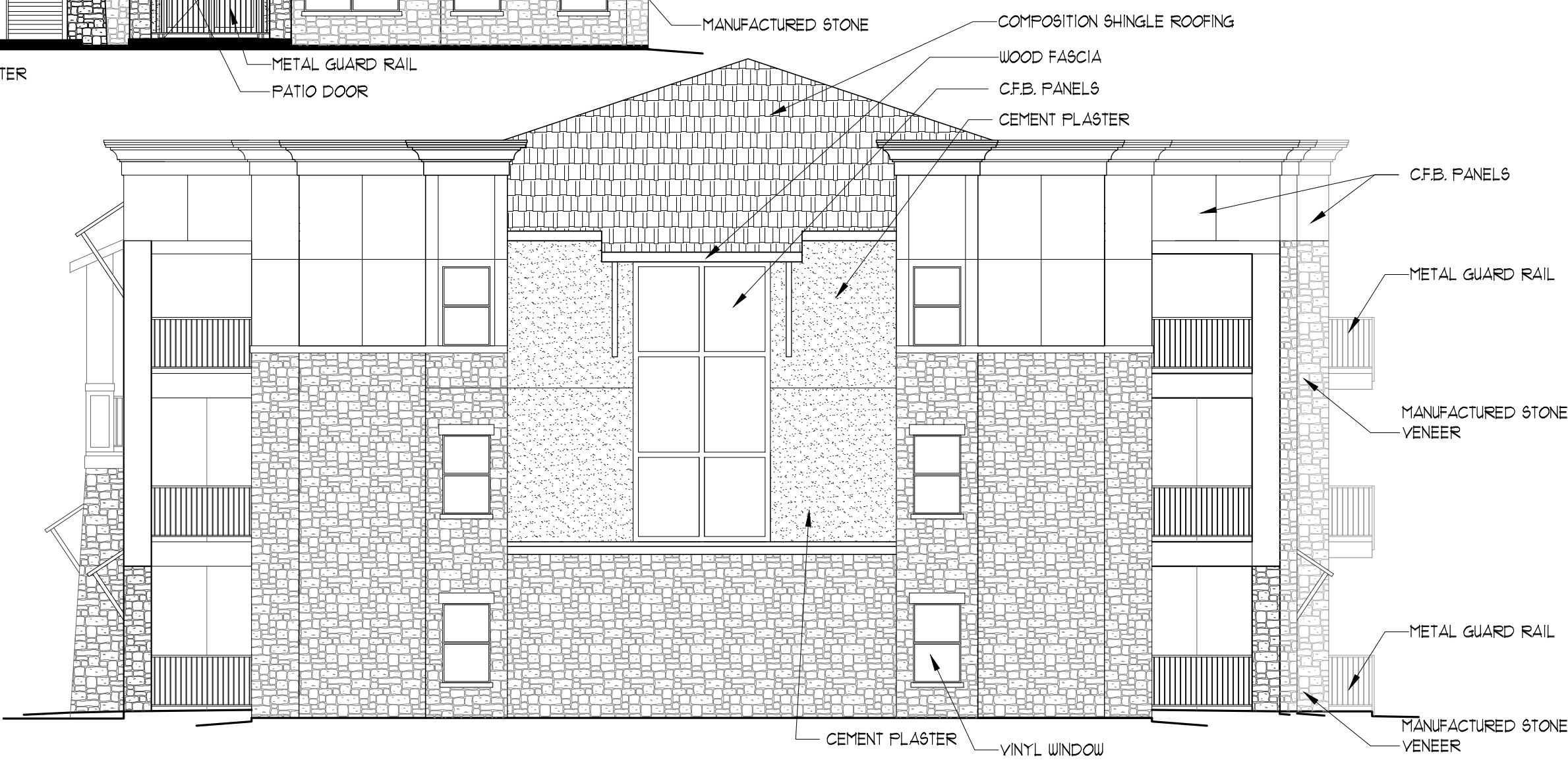


FRONT ELEVATION



Street Elevations (4' Depth Articulation 35%)

- ARCHITECTURAL ELEMENTS
- 1) ORNAMENTAL FACADE TRIM
 - 2) AWNINGS
 - 3) DIVIDED LIGHT WINDOWS
 - 4) RECESSED ENTRIES
 - 5) ALCOVES
 - 6) PLANTER AROUND BUILDINGS



SIDE ELEVATIONS



BACK ELEVATION

Quantage at Garland Apartments
 Building Type III 39 units
 Garland, Texas
 03.27.2018

MATERIALS	FRONT	SIDE	BACK
STUCCO	30%	16%	49%
STONE	58%	64%	43%
C.F.B. PANELS	12%	20%	8%
TOTAL	100%	100%	100%





01 CLUBHOUSE / LEASING
FRONT ELEVATION - North
sc. 1/8" = 1'-0"

Club Building Materials
Percentage
Stucco = 73.7%
Stone = 17.9%
Panels = 8.4%



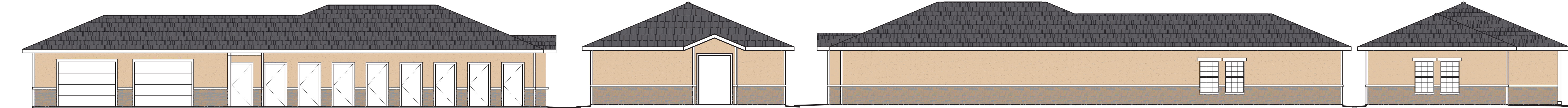
02 CLUBHOUSE / LEASING
SIDE ELEVATION - West
sc. 1/8" = 1'-0"



03 CLUBHOUSE / LEASING
BACK ELEVATION - South
sc. 1/8" = 1'-0"



04 CLUBHOUSE / LEASING
SIDE ELEVATION - East
sc. 1/8" = 1'-0"



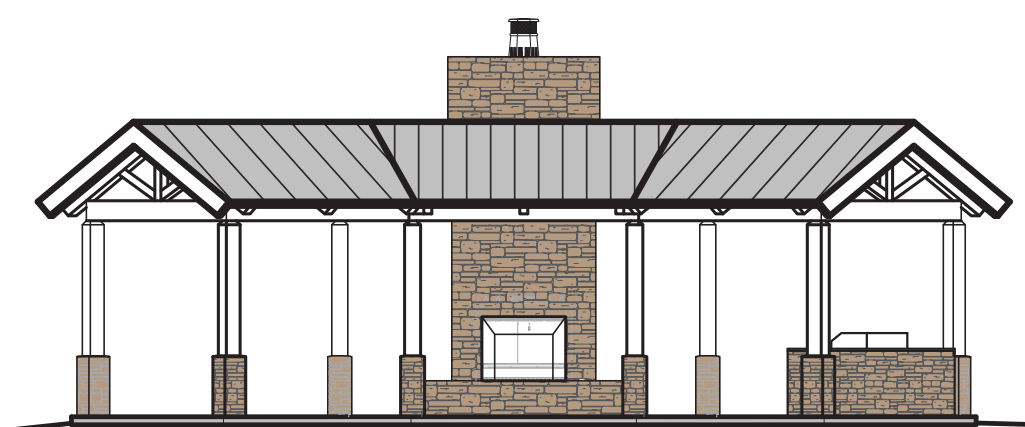
05 CART STORAGE BUILDING
FRONT ELEVATION
sc. 1/8" = 1'-0"

Cart Storage Building Materials
Stone = 29.5%
Stucco = 70.5%

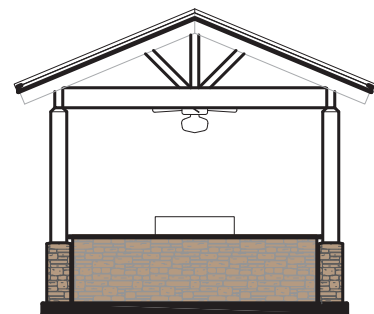
06 CART STORAGE BUILDING
SIDE ELEVATION
sc. 1/8" = 1'-0"

07 CART STORAGE BUILDING
BACK ELEVATION
sc. 1/8" = 1'-0"

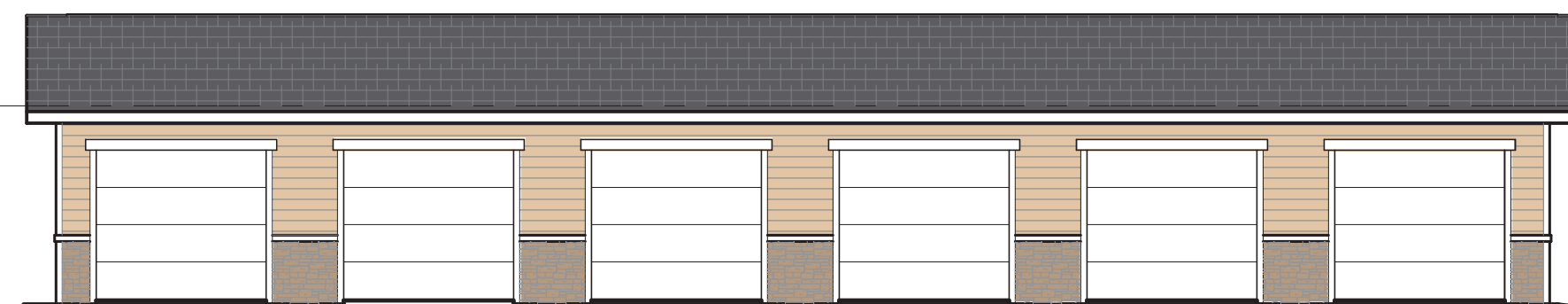
08 CART STORAGE BUILDING
SIDE ELEVATION
sc. 1/8" = 1'-0"



09 POOL CABANA
FRONT ELEVATION
sc. 1/8" = 1'-0"

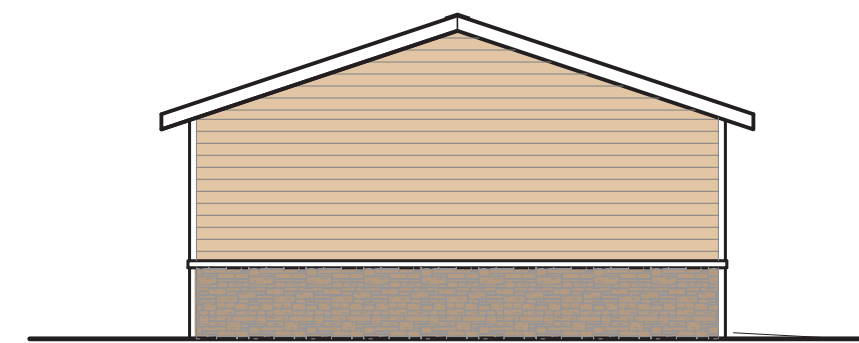


10 POOL CABANA
SIDE ELEVATION
sc. 1/8" = 1'-0"



11 TYPICAL GARAGE
FRONT ELEVATION
sc. 1/8" = 1'-0"

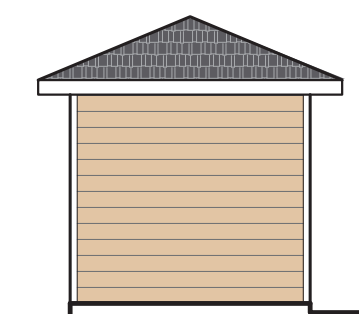
Garage Building Materials
Stone = 29.3%
Stucco = 70.7%



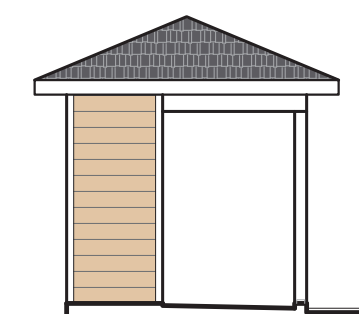
12 TYPICAL GARAGE
SIDE ELEVATION
sc. 1/8" = 1'-0"



13 DOG WASH
FRONT ELEVATION
sc. 1/8" = 1'-0"

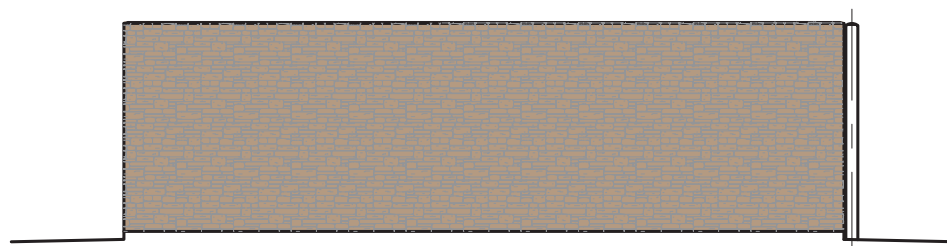


14 DOG WASH
BACK ELEVATION
sc. 1/8" = 1'-0"

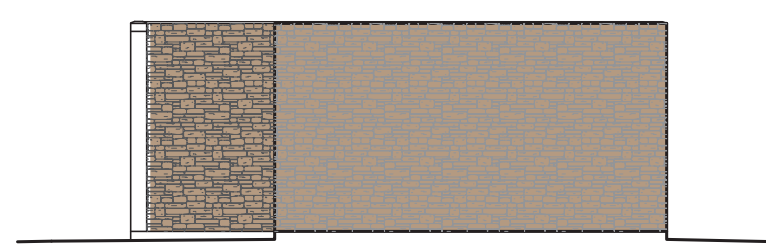


15 DOG WASH
SIDE ELEVATION
sc. 1/8" = 1'-0"

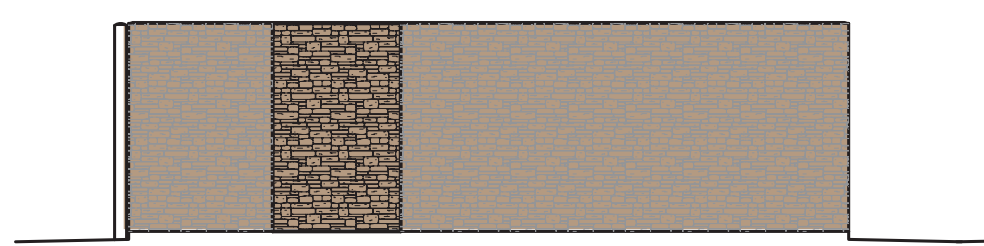
Dog Wash Building Materials
Stucco = 100%



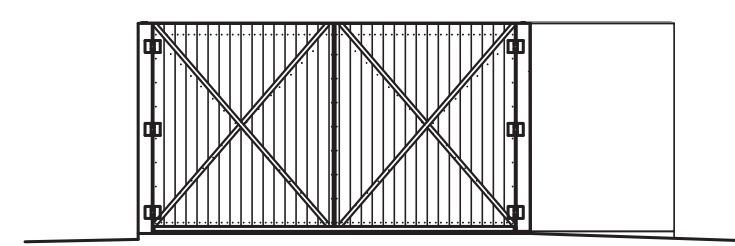
16 TRASH COMPACTOR
SIDE ELEVATION
sc. 1/8" = 1'-0"



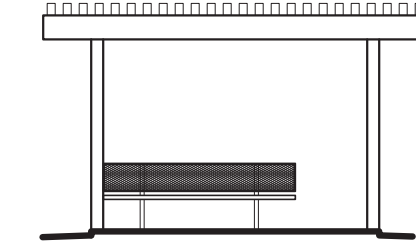
17 TRASH COMPACTOR
BACK ELEVATION
sc. 1/8" = 1'-0"



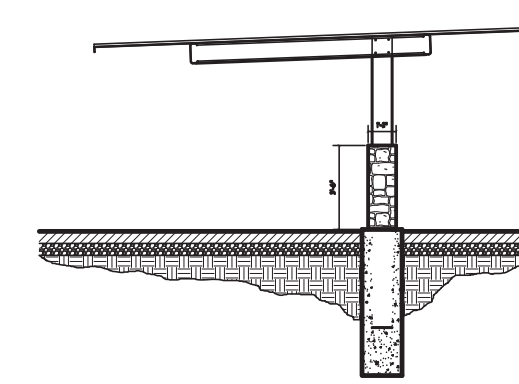
18 TRASH COMPACTOR
SIDE w/ ENTRY ELEVATION
sc. 1/8" = 1'-0"



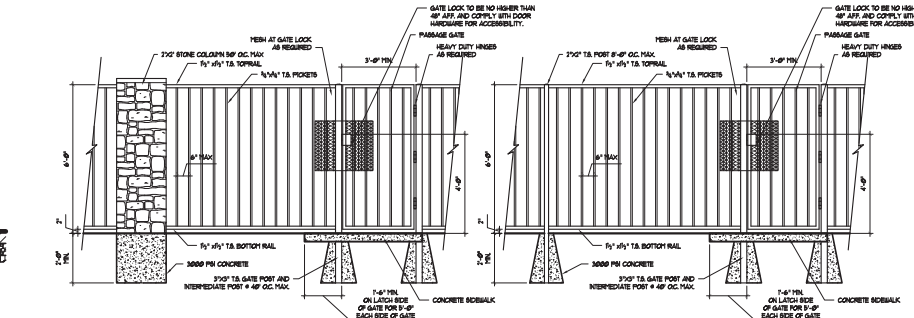
19 TRASH COMPACTOR
FRONT ELEVATION
sc. 1/8" = 1'-0"



20 DOG PARK ARBOR
ELEVATION
sc. 1/8" = 1'-0"



21 CARPORT
ELEVATION
sc. 1/8" = 1'-0"



222 Ridgcrest
San Antonio, Texas 78209
ph. 210.829.1898 fax 210.829.1899
architects@ba-architects.com
www.ba-architects.com

Architect

ERIC A. BRENDLER JR.

DATE 10/17

NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION

Issuance

Not For Construction

Revisions:

Vantage at Garland
Apartments
Bunker Hill Road
Garland Texas

Page Description

SUPPORT BUILDING
EXTERIOR ELEV.

These drawings and accompanying
specifications are to be an instrument
of service and shall remain the property
of the Architect. They are not to be
used on other projects or extensions of
this project except by agreement in
writing and with appropriate
compensation to the Architect.

Drawn By: *SDM*

Checked By:

Project No. 17010

Date: 12.29.2017

Page

A4.5

EXHIBIT E

REPORT & MINUTES

P.C. Meeting, April 9, 2018

Consideration of the application of **Masterplan Consultants**, requesting approval of 1) a Change in Zoning from Agricultural (AG) District to Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Multi-Family Uses. This property is located at 4701 Bunker Hill Road. (District 1) (File Z 17-43) (This item was postponed from the February 26, 2018 Plan Commission Meeting).

The applicants Dallas Cothrum, Maxwell Fisher, 900 Jackson Street, Suite 640, Dallas, 75202 and Chris Weigand, 7334 Blanco Road, San Antonio, Texas, 78216 provided an overview of the request and elaborated on the proposed improvements.

Speaking in opposition of the request Mark Denyer, 7 Piedmont Center, #300, Atlanta, Georgia, raised concerns regarding the quality of product.

Commissioner Dalton spoke of concerns regarding the visible parking from Bunker Hill Road.

Motion was made by Commissioner Dalton, seconded by Commissioner Welborn to close the public hearing and open the case for discussion. **Motion carried: 7 Ayes, 0 Nays**

Chairman Roberts also spoke of concerns regarding the visibility of parking from Bunker Hill Road.

Motion was made by Commissioner Dalton, seconded by Commissioner O'Hara to **approve** the application with direction to modify the proposal prior to City Council to conceal the parking from Bunker Hill Road and create a development that is a more urban layout in comparison to the garden style presented. **Motion carried: 7 Ayes, 0 Nays.** Commissioner Hedrick recused himself from this case.



GARLAND

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

January 11, 2018

HEARING DATE/TIME: Plan Commission: January 22, 2018 – 7:00 PM

APPLICANT: Masterplan Consultants

File Z-17-43

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, January 22, 2018, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Masterplan Consultants**, requesting approval of 1) a Change in Zoning from Agricultural (AG) District to Planned Development (PD) District for Multi-Family Uses, and 2) a Detail Plan for Multi-Family Uses. The property is shown on the enclosed sketch and is described as follows:

Being an approximate 41.79-acre tract of land situated in the Daniel Crist Survey, Abstract No. 226, Dallas County, Texas, and being property described as two tracts of land in deed to Norberto Guillen as recorded in Volume 2002058 at Page 7057 of the official public records of Dallas County, Texas. The subject site is located at 4701 Bunker Hill Road (District 1).

Note: The applicant seeks approval of a Planned Development (PD) District and Detail Plan for an approximately 291-unit multi-family development.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002, fax to 972-205-2474, deliver to the Planning Department at 800 East Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Isaac Williams at 972-205-2445.

(Please Check One Below)

☒ ^{*} I am in favor of the request. *With reservations as detailed below
☐ I am opposed to the request.

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

Please see comments below.

Your Property Address 509 + 4901 Bunker Hill
Printed Name DONNA E. THOMAS/CHALKER
Address 4901 BUNKER HILL City, State GARLAND Zip 75040
The above statements reflect my (our) opinion regarding the proposed request(s).
Signature Donna Thomas Title Owner
Date: Jan 21, 2018

My comments:

I'm supportive of the plan, with the understanding that the Planning Commission will offer my land the same opportunity to have a zoning change in the future. I would also suggest that 750 square feet should be the minimum size of any apartment in this proposed complex. As it is now planned, there would be 21 apartments that would be 500 square feet (which is smaller than a two car garage) and 138 apartments that would be 629 to 750 square feet. I do not believe any apartments under 750 square feet should be allowed.

From: Tim Coltart <TimColtart@realtycapital.com>
Sent: Monday, April 09, 2018 1:46 PM
To: Planning Group; Plan Commission
Cc: Guerin, Will; Wauwie, Kira; Neil Brown (Neil@ntbrown.com); Mark Denyer; council3@garlandtx.com
Subject: Opposition to low quality apartments on Bunker Hill Road.
Attachments: Letter in opposition.pdf

Dear members of the Planning and Zoning Commission,

Please see the attached outline expressing why we believe that the proposed Vantage apartment project will be detrimental to all the work that we and the City of Garland is doing to ensure that the eastern entrance to Garland is built to the highest standard possible. The attachment outline some of the reasons that this project should not be supported. These reasons are primary based on the lack of requirements for quality.

If this project is approved it will force us to reconsider the amount invested and the standards/amenities for our second and third phases of our already approved project. We will still build a quality project, but there is no doubt that the Vantage community will set the low point for the market that we are working hard to push to a higher level of quality.

Please take the time to read the attached where we detail why we don't support it. Call me with any questions.

Tim Coltart
Managing Director
Realty Capital Management
909 Lake Carolyn Parkway, Suite 150
Irving, Texas 75039
tcoltart@RealtyCapital.com
469-533-4100 - Main
469-533-4127 - Direct
214-578-1314 - Cell

This email is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply to this email and destroy all copies of the original message.

- Ceiling Fans in bedrooms
- 9 ft. Ceilings
- Door to Door Valet Trash Service

The site plan and renderings that the developer has provided show a basic garden style apartment project that exemplifies the type of apartments that most communities actively seek to prevent. One of the main reasons that we have been able to underwrite our higher quality urban project is because it is not surrounded by legacy garden style projects like this. If this project is approved it will greatly diminish our ability to continue to build to the high standards we committed to council. Therefore, we implore the Planning & Zoning Commission and City Council to deny this request zoning as written. We must protect this entrance of Garland from becoming just another location for garden style apartments.

We are scheduled to start leasing the first units this summer and we are already working on plans for an additional 800-900 units for which the zoning is already approved. We are committed to building a quality project that will add value and satisfy the demand for rental housing in this area for years to come. Should this zoning request be approved then Garland is effectively making it more difficult for us to deliver quality units. It will practically cast the dye on future phases being lower quality units. **To be clear, we do not oppose the request due to the fact it has multi-family in it. We oppose this application because it includes dramatically lower standard of multifamily making it more difficult for us to deliver the higher standards that we promised to Garland City Council.**

Your sincerely



Tim Coltart
Managing Director
Realty Capital Management



Neil Brown
President
Archco Residential

April 5, 2018

RCM Firewheel LLC
909 Lake Carolyn Parkway, Suite 150
Irving, TX 75038

RE: Vantage Application for Garden Style Multi Family Zoning on Bunker Hill Road

Dear members of Garland City Council and the Planning and Zoning Commission,

Please accept this email as communication of our formal **opposition to the request for the rezoning of the property located at 4701 Bunker Hill Road.**

We own over 100 acres of land directly east of the proposed site. Our partner, Archco Residential, is currently building 299 high-quality urban multifamily units in a project called The Domain at The One Forty. These units are scheduled to start leasing in June of this year. The standards that the applicant has proposed allow for a project that is of significantly lower quality than what is being built directly next door at The Domain at Firewheel. The approval of this project would be an irrevocable backwards step for this part of Garland resulting in the reduction of rental rates and an eyesore on one of the last quality entrances to Garland.

Similar to our site, this property is very visible from President George Bush Turnpike. Unlike the southern entrances to Garland (which the city is now investing significant resources to improve), this entrance to Garland remains clean and attractive. We proposed and required that our development include higher quality building materials and standards when we received multifamily zoning approval years ago. Our intention was to protect this entrance to Garland, develop a high-quality project, and attract renters who were willing to pay more for the amenities and quality of the property. The City and the Tollway Authority are also investing almost \$30M on a new character bridge over Rowlett Creek to further enhance this entrance to Garland. The applicant's proposed design/construction standards risk destroying all the steps forward that we have made and will force our \$200M +/- project to re-strategize to compete with lower rents and standards.

To aid in your consideration, I have provided some comparisons of the required standards for our project and what is being proposed by the applicant:

1. Project appearance and presentation to George Bush and Bunker Hill

PROPOSED PROJECT



APPROVED PROJECT (UNDER CONSTRUCTION)

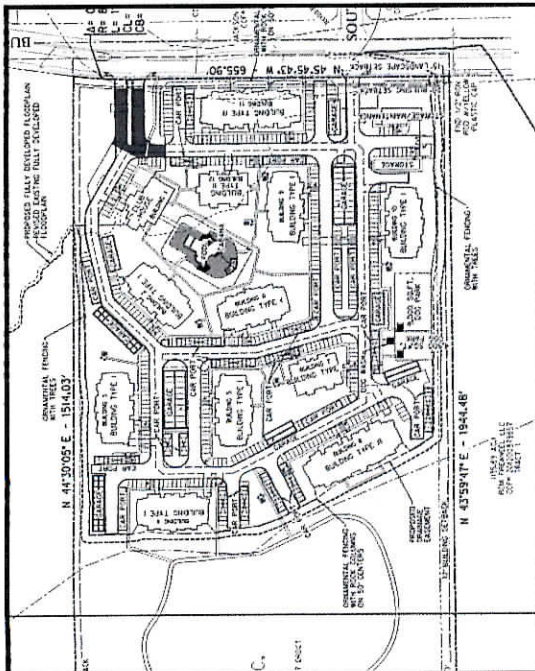


2. **Lower Quality Buildings:** The proposed site plan appears to show 11 garden style apartment buildings housing 291 units. This equates to an average of 26 units per building. In addition, their site plan shows a total of 50 buildings on the site when you include the garages and outbuildings! In contrast, our approved site plan has just six buildings housing 295 units for an average of 49 units per building. We have tucked under garages as opposed to separate garage buildings. The large buildings have far more architectural character, are more attractive, and are more expensive and therefore command a higher rent.

PROPOSED PROJECT

VS

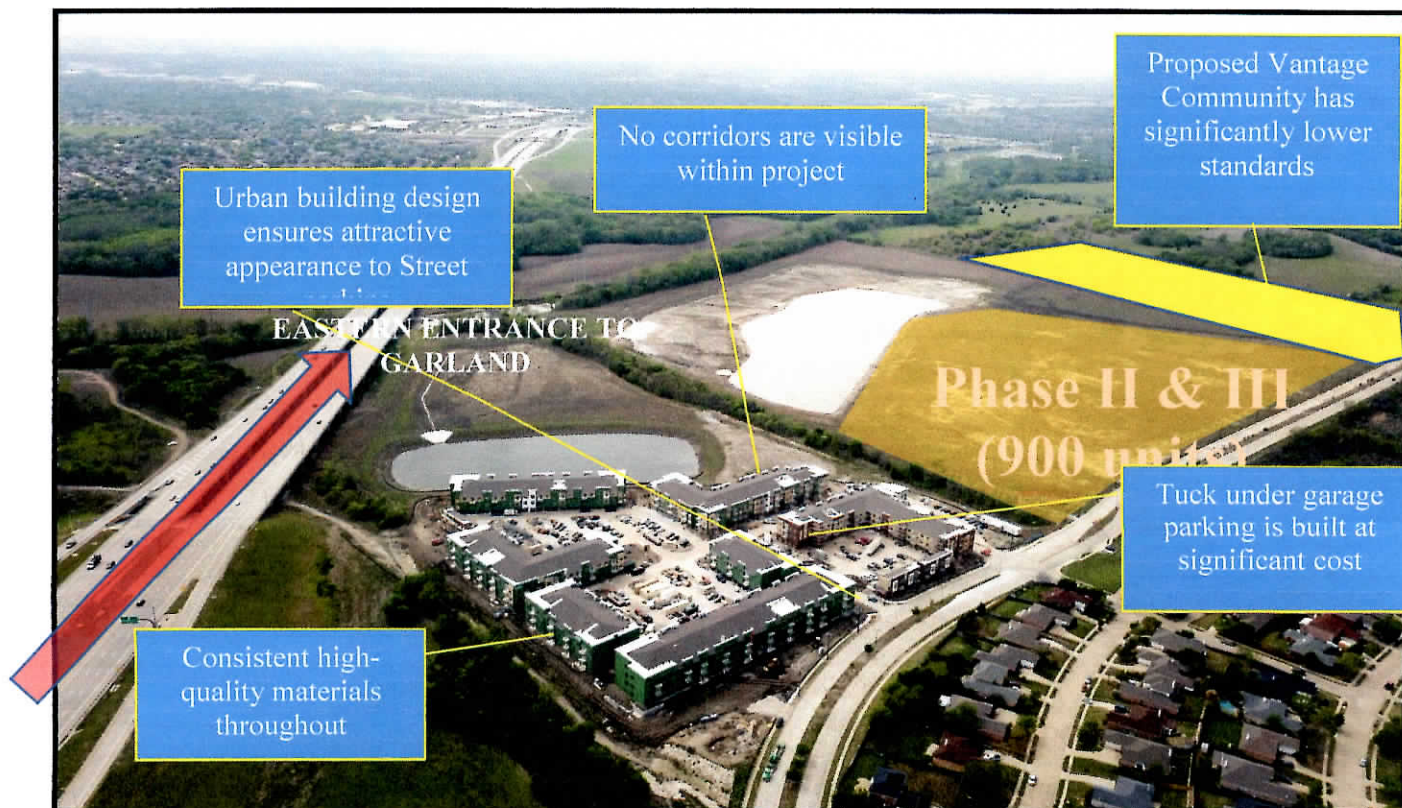
Domain at The One Forty



TYPICAL VANTAGE COMMUNITY



THE DOMAIN AT THE ONE FORTY UNDER CONSTRUCTION





3. **Exposed Corridors and few architectural details:** While both projects are designed to be walk-up units without elevator access, the applicant has only agreed to “internalized corridors” on the northern side of the buildings. The lack of this design on the south side may seem to address the problem but it leaves the rear of the buildings exposed to George Bush. Our zoning requires us to fully conceal stairways.

Exposed corridors and windowless elevations visible throughout project



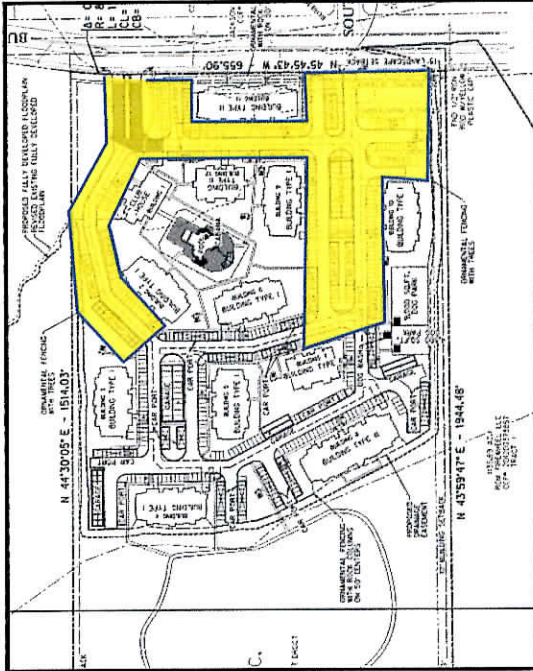
4. **Exposed Parking no public or pedestrian access:** Unlike our urban plan which hides the parking inside the project, the applicant proposes many more buildings and large shared garages that will be visible from both sides of the project. This is done to reduce cost and results in a poorer appearance to the street.

VISIBLE PARKING IS SHOWN IN YELLOW BELOW

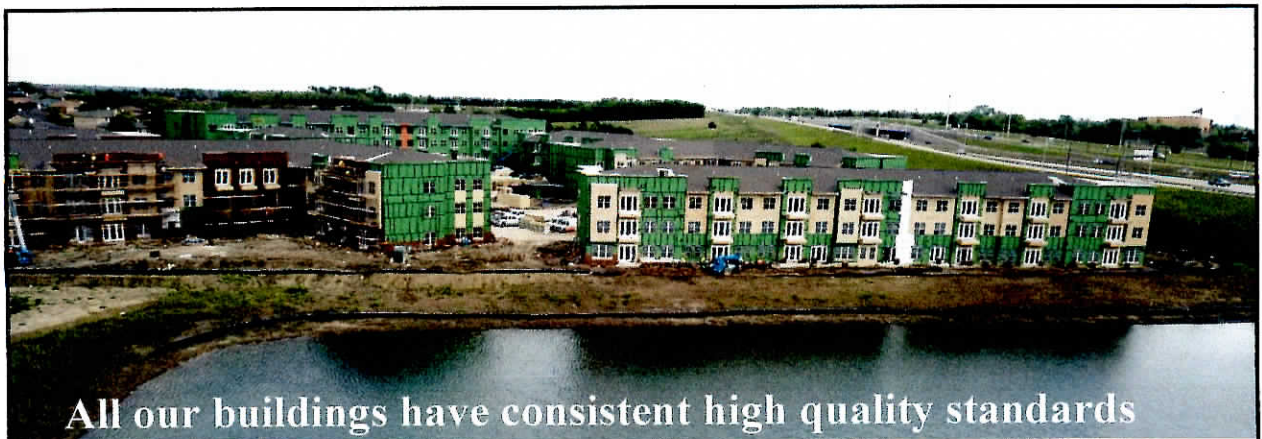
PROPOSED PROJECT

VS

APPROVED PROJECT

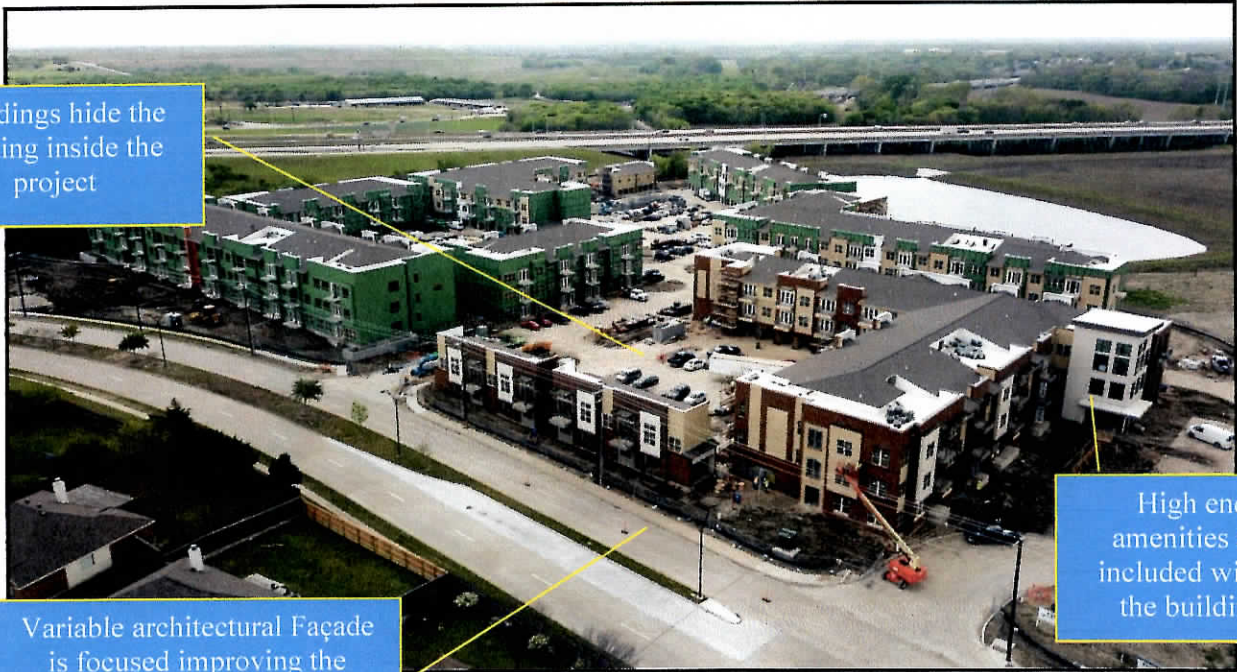


5. **Reduced Standards:** They have requested that 9 of the 11 buildings have reduced construction standards and that they seek a variance to only require one pool even though they have more than 250 units.



6. **Does not add any character to entrance to important view corridor:** The site location at the entrance to Garland requires the project to “positively contribute to the community appearance”. The proposed apartment community does nothing to enhance the northern entrance to the city and it is exactly the type of appearance that the City is trying to change on the south entrance to Garland.

Buildings hide the parking inside the project



Variable architectural Façade is focused improving the street environment

High end amenities are included within the building

this in ten years?

- Our zoning requires balconies with decorative railings on all units facing George Bush.
- The vantage project proposes visible roof lines with exposed shingles. Our roof lines are hidden to enhance the appearance from the street.
- The addition of granite countertops is a standard installation, not an enhanced standard.

RENDERINGS FROM OUR PROPOSED UNITS SHOW THE HIGH-QUALITY FINISHES



7. **No detailed plan for flood plain:** Our engineer has communicated that the only way the applicant can reclaim that much of the floodplain would be to complete a CLOMR. We are not aware of any plans or applications to amend the floodplain and are concerned because what is shown will absolutely impact the floodplain on our property. If they do excavate a large area they will have to acquire a drainage easement for the storm pipes to drain that area. Has this been completed?
8. **Too many small buildings:** Their site plan indicates some 50 buildings on the property for less than 300 units. Unlike the proposed plan all our amenities and most of our covered parking is included in the main 6 buildings. This is done at significant additional cost to ensure with the intent to attract higher paying renters that demand quality product. Should the adjacent project be permitted to lower those standards it will undoubtedly reduce our ability to achieve the higher rents.
9. **No Enhanced Architectural Elements:** The outline of enhancements that was sent by the applicant outlines standard features for any new project and all are significantly exceeded by our requirements.
10. **Few Amenities:** The proposed project does not appear to have many amenities for residents besides a pool. By contract the Domain at the 140 has the following amenities:

Outdoor amenities for The Domain at The One Forty:

- 140 acres of Green Space with Walking/Jogging Trails & Disc Golf
- Resort Style Swimming Pool with Fire Feature, Tanning Deck, Private Cabanas, and Infinity Edge Pond View
- Outdoor Entertainment Kitchen
- Secondary Private Splash Pool
- Fully Equipped Wellness Center with Premium Cardio & Strength Training Equipment, Free Weights, and Yoga Studio
- Yoga Lawn & Weekly Fitness Classes
- Fitness on Demand Virtual Trainer
- Social Clubroom with TV's, Streaming Gaming Console, Arcade Games, Entertaining Kitchen, Billiards & Shuffle Board
- Starbucks® Coffee Bar
- Pet-Friendly Community with Dog Park, Paw Spa, and Convenient Waste Stations
- Relaxing Courtyard with String Lighting and Water Features
- Bike Storage and Rentable Storages Available
- Convenient 24/7 Parcel Lockers & Mail Center
- Monthly Community Events

Apartment Amenities for The Domain at The One Forty:

- GE Energy Star Stainless Steel Appliance Package
- White Quartz Counter Tops
- Kitchen Islands with Designer Pendant Lighting
- Large Basin Under Mount Sink
- Wood Plank Style Flooring
- Pantry/Linen Closets (select homes)
- In-Home Washer/Dryer

Z 17-43

Approval of 1) a Change in Zoning from Agricultural (AG) District to Planned Development (PD) District for Multi-Family Uses, and 2) a Detail Plan for Multi-Family Uses.

**City Council Meeting
May 1, 2018**



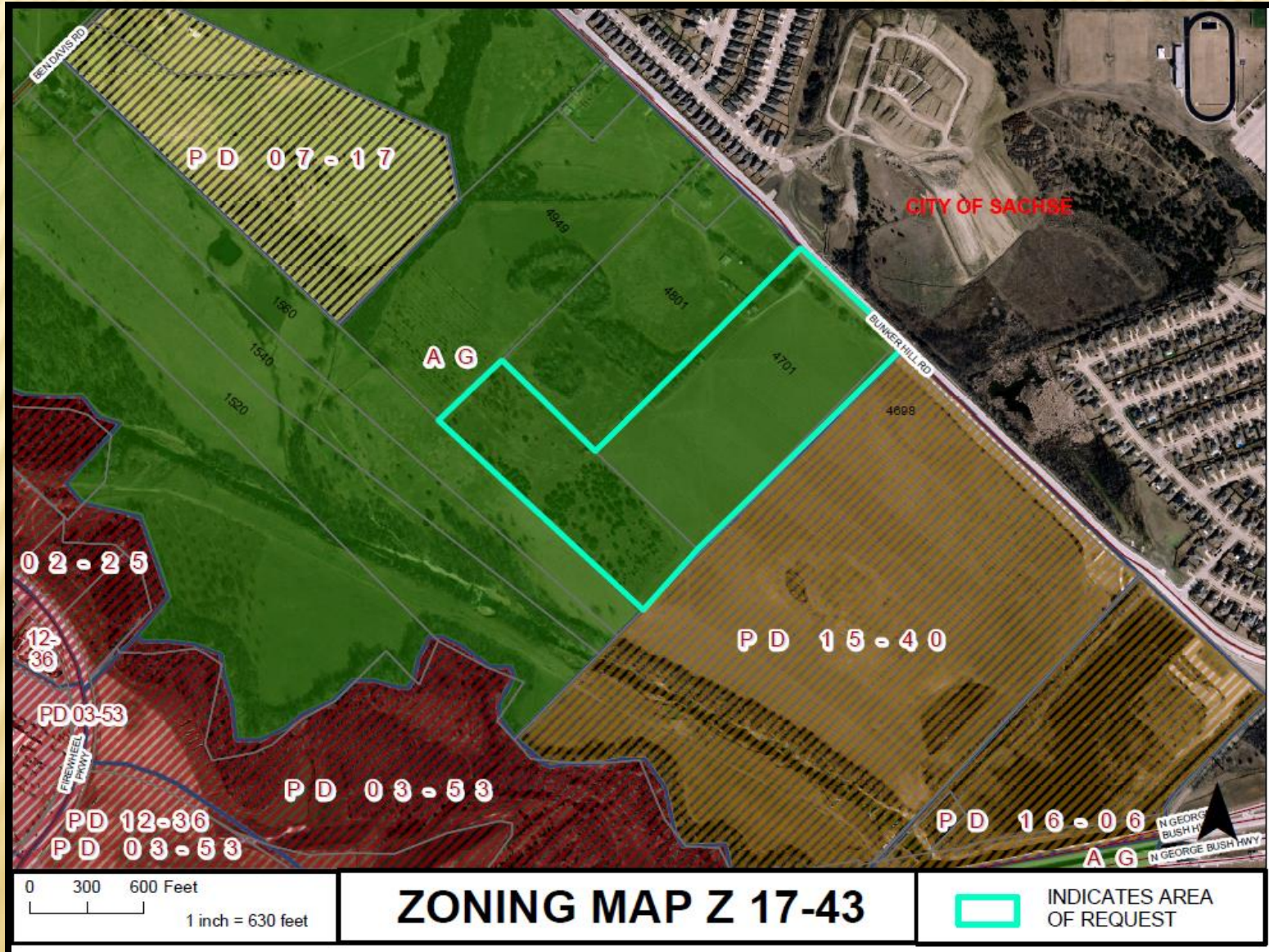
GARLAND

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GARLAND
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Considerations



Z 17-43

Case Information

Location: 4701 Bunker Hill Road

Applicant: Masterplan Consultants

Owner: Norberto Guillen

Acreage: 41.7904 Acres

Zoning: Agricultural (AG) District

Background

- The subject site is the combination of two unimproved tracts currently zoned Agricultural (AG) District and containing approximately 41 acres.
- Proposed development would be a Planned Development for 291 units of multi-family dwellings
- All of the multi-family and accessory buildings will be constructed within the easternmost 17 acres of the site. The remaining acreage is within the 100 year floodway and will be dedicated to open space, walking trails and respite areas.



Detail Plan

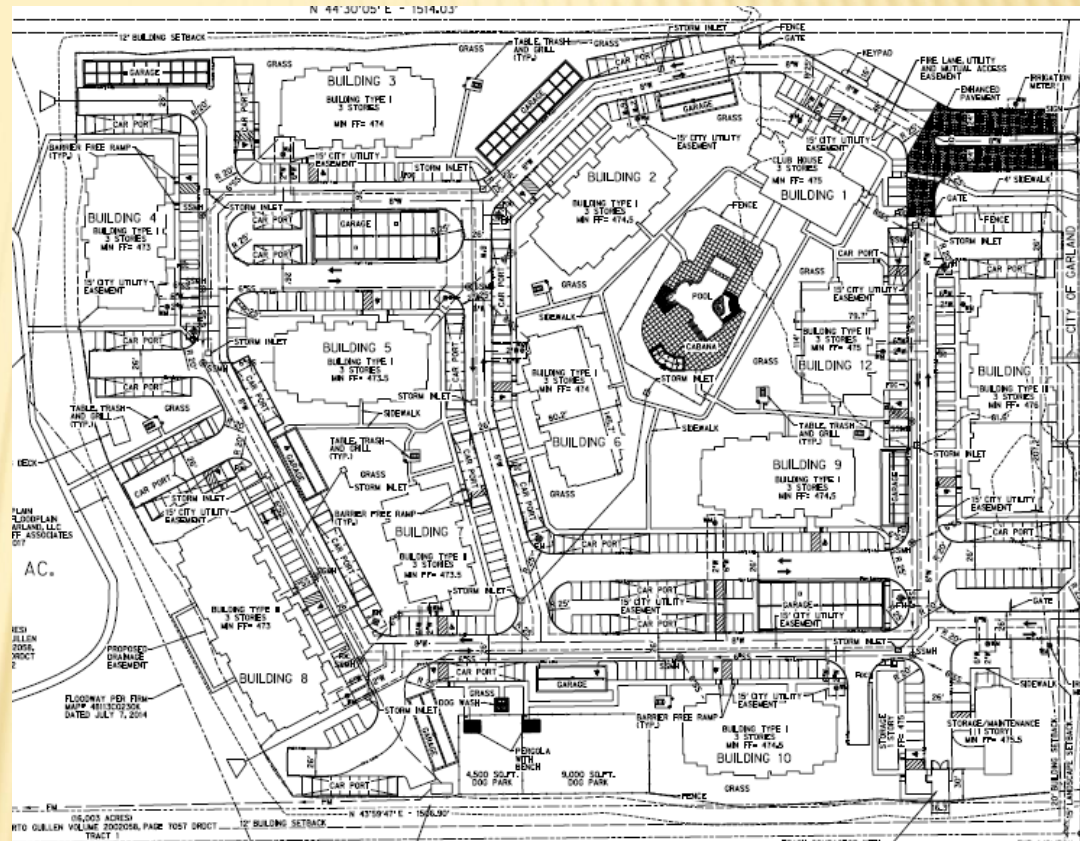


Considerations

Detail Plan (Multi-Family buildings)

Unit Type	# of Units	Avg. Unit Area (sq.ft.)	Percent of total
Efficiency	21	500	7
1-Br	66	629*	48
1-Br	72	750	
2-Br	108	1,026	37
3-Br	24	1,196	7

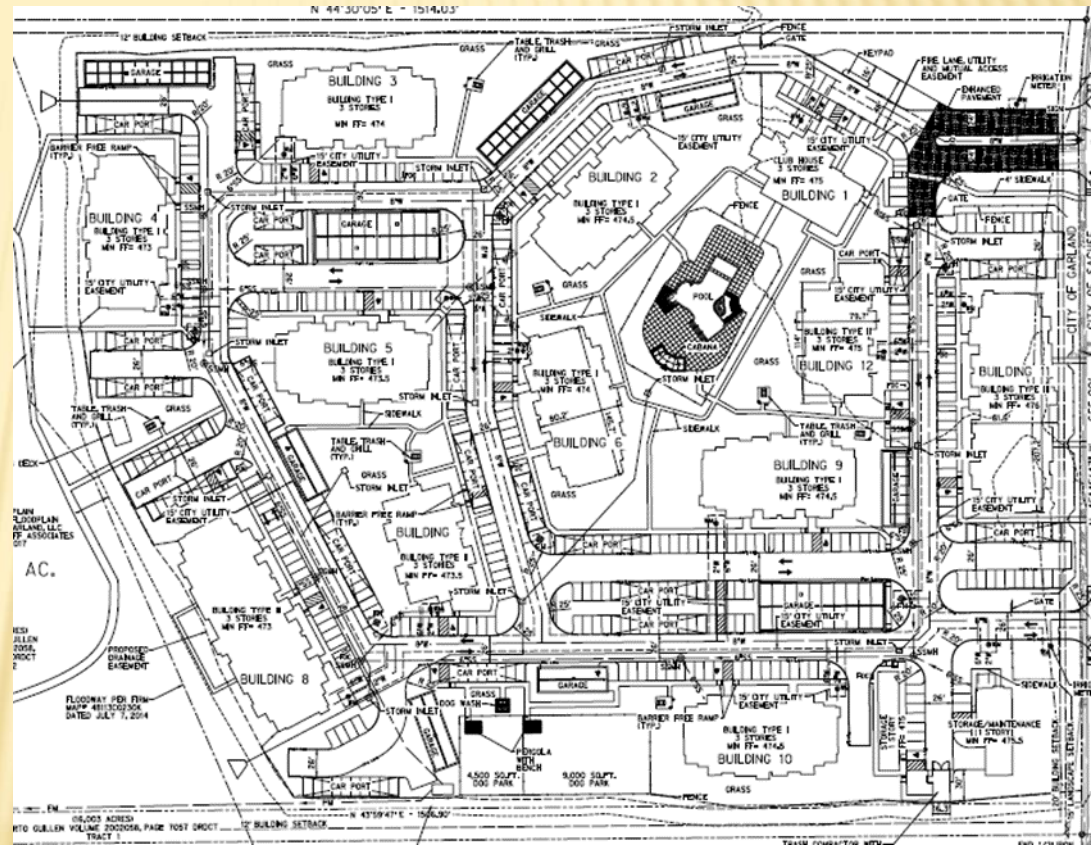
- Applicant requests deviation for the one-bedroom unit.
- The GDC establishes the minimum square footage of one-bedroom units at 650 square feet; Vantage at Garland proposes that 66 of the 138 one-bedroom units contain 629 square feet, a decreased area of three (3) percent.
- The remaining seventy-two (72) one-bedroom units contain 750 square feet (fifteen (15) percent increase).
- The applicant requests relief from the storage requirement Section 2.39 (I) (1) of the GDC which requires that each dwelling unit have corresponding and conveniently located enclosed storage facility. The storage facilities must contain at least twenty-five (25) square feet and no less than 175 cubic feet.
- These areas will be within bedroom and hallway closets and within laundry areas.



Considerations

Detail Plan (Multi-Family buildings)

- Section 4.83 of the GDC requires that the exterior walls of all multi-family buildings and structures regardless of public visibility be a minimum of eighty (80) percent masonry construction (excluding doors, windows and window walls).
- Section 2.60 requires multi-family carport structures to be supported by columns that are architecturally integrated and are similar to the materials and colors of the main building. This is typically achieved with a complete masonry cladding of the support columns; the applicant proposes carports and cabanas with columns with exposed stained wood and masonry cladding only at the base of the support column.



Considerations

Elevation Plan

BUILDING TYPE 1



North Elevation



East Elevation



South Elevation



West Elevation

EXHIBIT E

Considerations

Elevation Plan

BUILDING TYPE 2



North Elevation

East Elevation

EXHIBIT E



South Elevation

West Elevation

Considerations

Elevation Plan

BUILDING TYPE 3



North Elevation



East Elevation



South Elevation



West Elevation

EXHIBIT E



Elevation Plan



Club Building Materials
Percentage
Stucco = 73.7%
Stone = 17.9%
Panelz = 8.4%



Cart Storage Building Materials:
Stone = 29.5%
Staves = 70.5%



Garage Building Material:
Stone = 29.3%
Stucco = 70.7%



Dog Walk Build



14 DOG WASH
BACK ELEVATION
10' 0" x 7' 0"

14 DOG WASH
BACK ELEVATION
10' 0" x 7' 0"

14 DOG WASH
BACK ELEVATION
10' 0" x 7' 0"

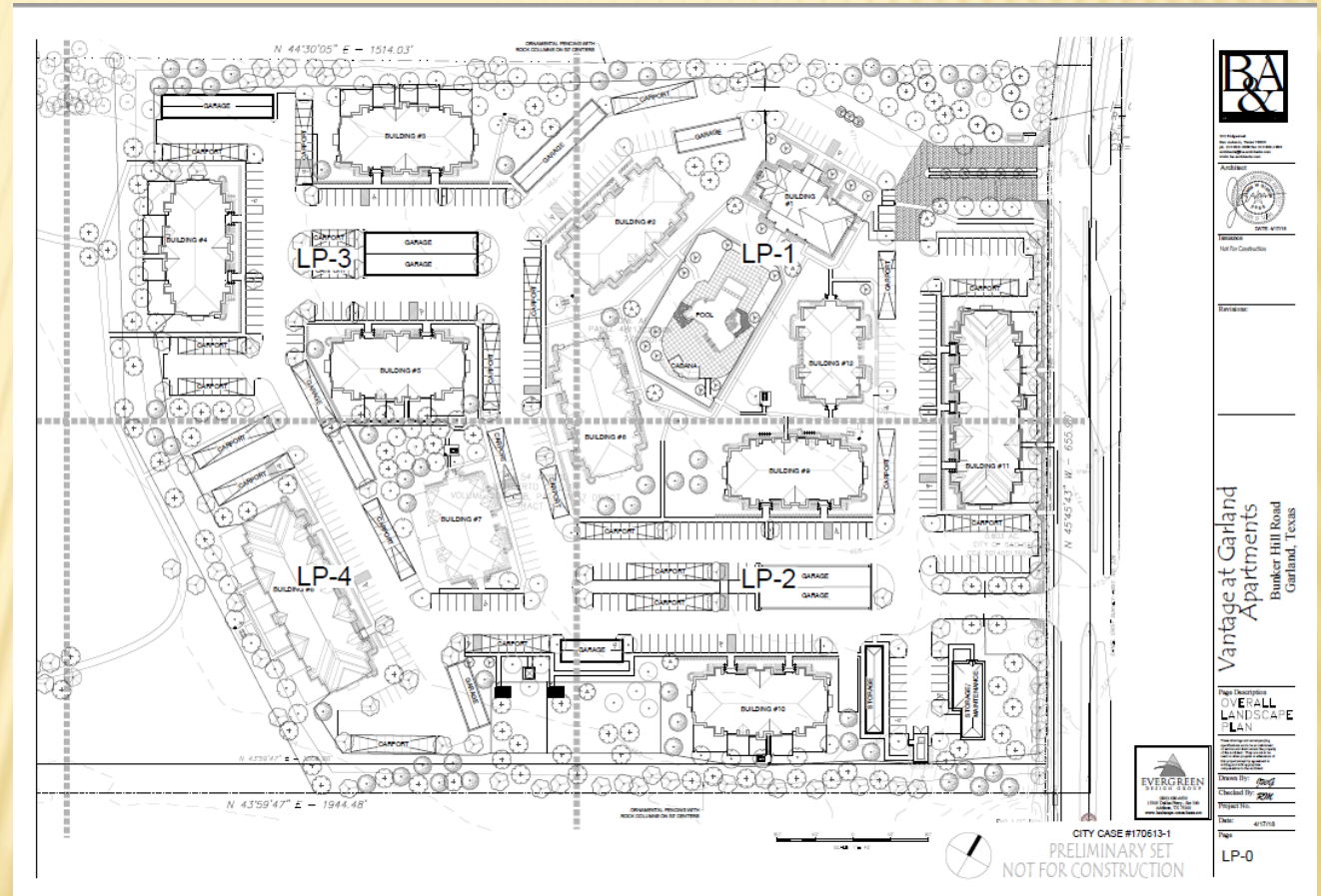


Z 17-43

Considerations

Landscape Plan

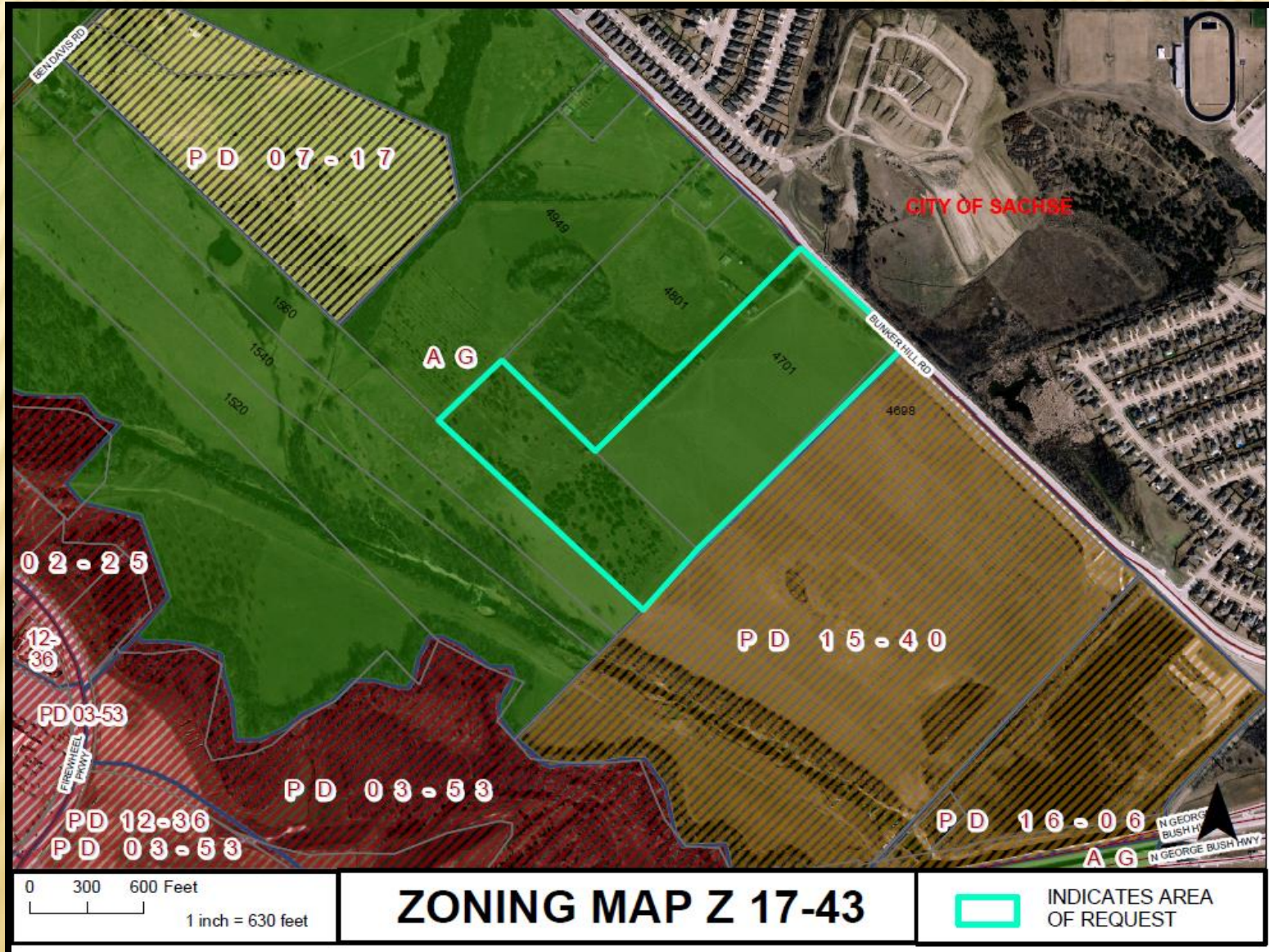
The applicant proposes a six-foot ornamental metal fence with a curvilinear row of large canopy trees along the northwest and southeast property lines, as an alternative to ornamental metal fencing with masonry columns. The northwestern and southeastern property lines will be heavily planted with large canopy tree varieties that typically reach heights in excess of fifty feet at maturity.





GARLAND
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Considerations



Z 17-43

Comprehensive Plan Recommendation:

The Envision Garland Plan 2030 Comprehensive Plan recommends Compact Neighborhoods and Parks and Open Spaces

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). The development proposes a density of 6.9 units per acre (gross).

Parks and Open Spaces consist of a variety of public/private parks, plazas, and natural areas for passive and active recreation, as well as informal gathering places, including development that contributes to their desirability. Parks and Open Spaces should be interconnected by a network of roads, sidewalks, pathways and transit to encourage residents and visitors to move about for mobility, recreational, social, and health purposes.

Considerations

Surrounding Properties





Backup Slides



Previous Elevations

Elevation Plan





Previous Elevations

Elevation Plan





Previous Elevations

Elevation Plan





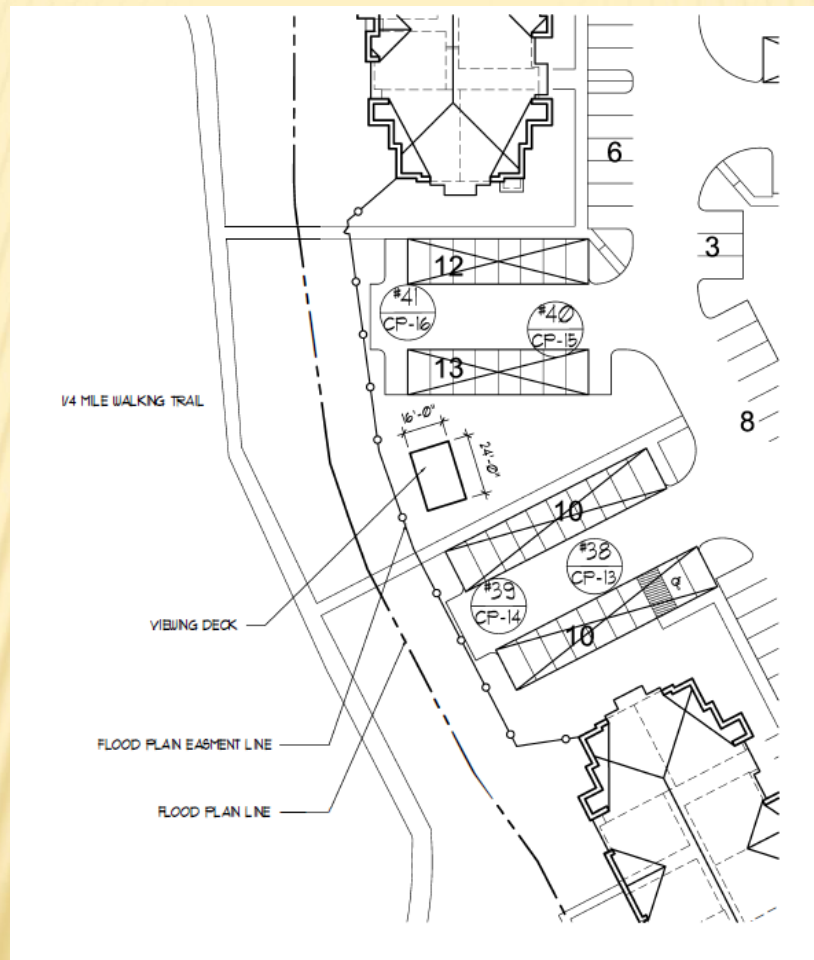
Previous Elevations

Elevation Plan



Viewing Deck

Landscape Plan Viewing Deck Detail

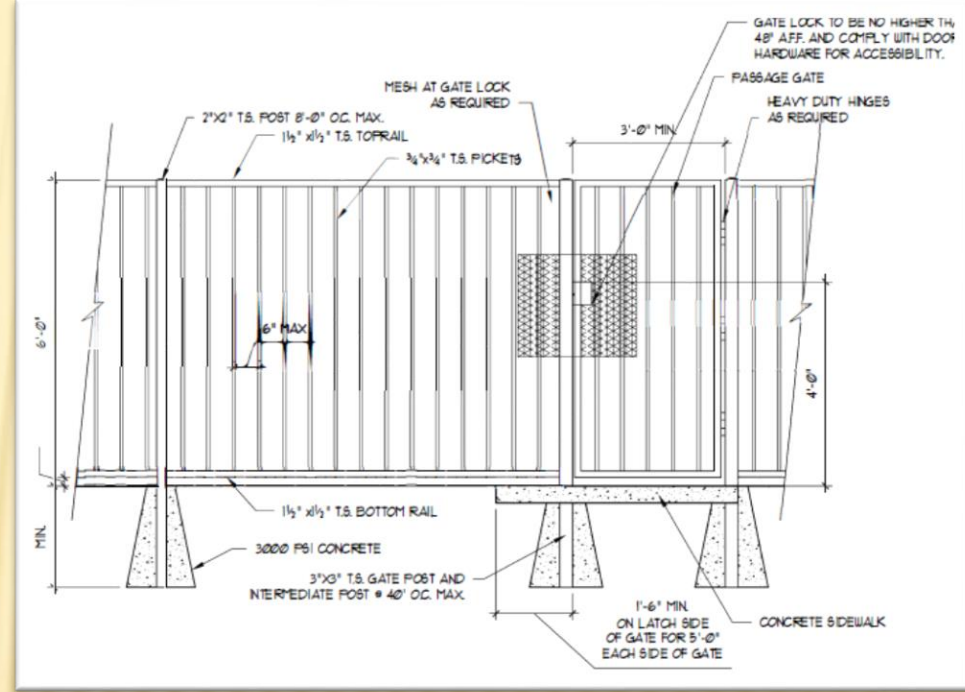
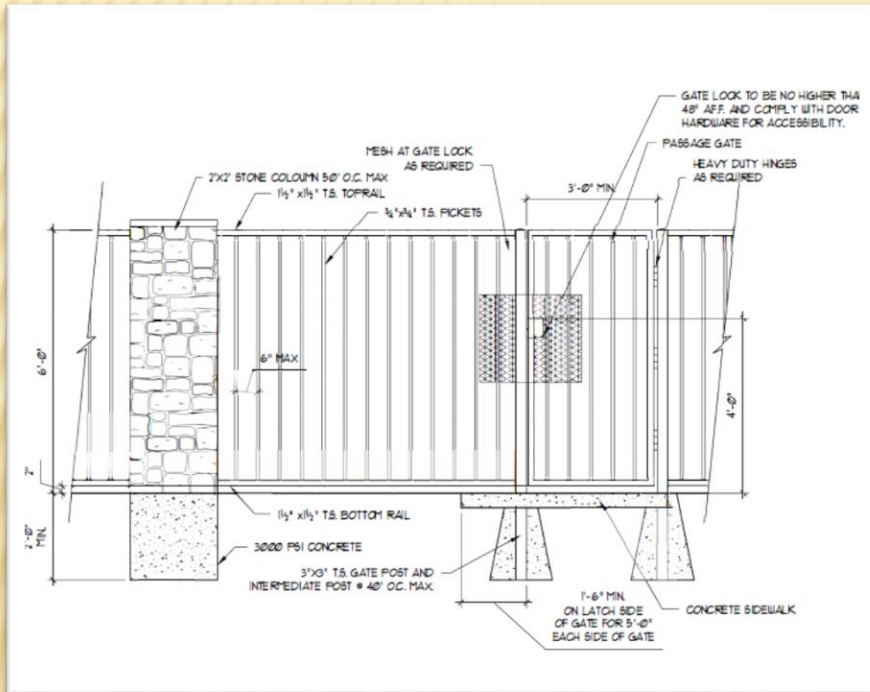




GARLAND
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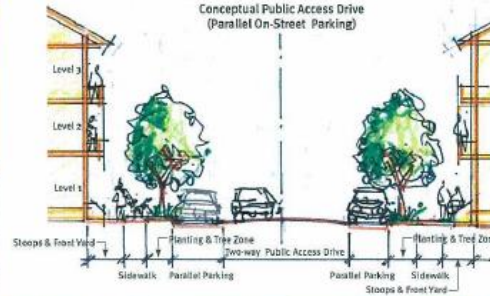
Screening Wall/Fence Details

Screening Wall / Fence Landscape Plan Details





Z 15-40 Elevations



JHP

The Domain
Garland, Texas

ARCHCO RESIDENTIAL, LLC

Conceptual Elevations
Representational Only

10.15.2015	2015045.00 sm
Copyright © JHP 2015 [Walter A. Johnson] Registered Architect of State of Texas, Registration No. 10991	

Z 15-40 Elevations



JHP

The Domain
Garland, Texas

ARCHCO RESIDENTIAL, LLC

Conceptual Elevations
Representational Only

10.15.2015	2015045.00	sm
Copyright © JHP 2015. All Rights Reserved. Registered Architect of State of Texas, Registration No. 19958		

Considerations

Surrounding Properties

- The properties to the east and northeast are developed with single-family dwellings within the City of Sachse.
- The property to the southeast of the subject site is zoned Planned Development (PD) District 15-40 for Multi-family Uses and a portion of that property is developed with a 300-unit multi-family development.
- The properties to the northwest and west are zoned Agricultural (AG) District and are undeveloped; the area to the west contains a portion of the Rowlett Creek Flood Plain.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10.b.

Meeting Date: May 1, 2018

Item Title: Z 18-08 AMCAL Multi-Housing, Inc. (District 2)

Submitted By: Josue De La Vega, Development Planner

REQUEST

Approval of 1) a Zoning Change from Planned Development (PD) 95-20 District for Light Commercial Uses and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Elder Care - Independent Living.

OWNER

Harvest Church of God

PLAN COMMISSION RECOMMENDATION

On April 9, 2018 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) a Zoning Change from Planned Development (PD) 95-20 District for Light Commercial Uses and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Elder Care - Independent Living.

STAFF RECOMMENDATION

Approval of the request as presented by the applicant.

BACKGROUND

The subject property, currently undeveloped, is a bizonal site with Community Retail (CR) District over the northern portion of the subject property and Planned Development (PD) 95-20 District for Light Commercial Uses over the southern portion of the subject property.

The applicant proposes a Planned Development (PD) District with a Detail Plan to develop the subject property with an Elder Care - Independent Living facility.

SITE DATA

The subject property consists of 11.30 acres with approximately 373 linear feet of frontage along Lavon Drive and 378 linear feet of frontage along Castle Drive. The proposed Elder Care - Independent Living facility would be accessed at two points along Castle Drive.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) 95-20 District allows a limited number of land uses as they are permitted in the Light Commercial (LC) District. The Community Retail (CR) District allows those land uses as listed in Section 2.52 of the Garland Development Code (GDC). Elder Care - Independent Living is allowed in neither Planned Development (PD) 95-20 District nor the Community Retail (CR) District; therefore, the applicant seeks approval of a zoning change to a Planned Development (PD) District for Multi-Family Uses where said land use would be permitted. Furthermore, Planned Development (PD) 95-20 District requires the approval of a Detail Plan through a public hearing process prior to any development on the subject property.

CONSIDERATIONS

1. The applicant proposes a Detail Plan for an Elder Care - Independent Living facility that would consist of two (2) apartment buildings identified on the Detail Plan as Building A and Building B, one (1) club house and a number of outdoor amenities that include a community garden, pool area, a dog park, multiple grill areas and a bocce ball court. Buildings and outdoor amenity areas would be connected by sidewalks and trails.
2. Building A would house fifty (50) dwelling units and Building B would house seventy (70) dwelling units; this Elder Care - Independent Living facility would offer a unit mix of one-bedroom and two-bedroom units. Building A and Building B would be two-story buildings with a maximum building height of thirty-four (34) feet and nine (9) inches while the club house would be a one-story building with a maximum building height of thirty-two (32) feet and one (1) inch; the height of the three buildings would be below the maximum building height of forty (40) feet permitted in the Multi-Family (MF) District, the zoning district that would govern the building height in the proposed Planned Development (PD).
3. The Garland Development Code (GDC) allows the maximum density for Elder Care-Independent Living facilities to be established by the governing ordinance in a Planned Development (PD). With 120 dwelling units on 11.21 acres (area of the site minus right-of-way dedication), the Detail Plan yields a maximum density of 10.7 units per acre for the proposed Elder Care - Independent Living facility.
4. The Garland Development Code (GDC) prescribes a number of special standards to which all Elder Care - Independent Living facilities are required to be built; these special standards include but are not limited to site design, perimeter fencing/landscaping and signage. The proposed Elder Care-Independent Living facility conforms to all the applicable special standards.
5. The Garland Development Code (GDC) establishes a parking ratio of one (1) space per dwelling unit for Elder Care-Independent Living facilities; the proposed Detail Plan provides 138 parking spaces of which sixty (60) will be covered by carports.
6. The landscape and screening layout on the proposed landscape plan (Exhibit D) complies with the applicable screening and landscape standards found in Chapter 4 of the Garland Development Code (GDC).
7. The design of the building (Exhibit E) is required to comply with the following Garland Development Code (GDC) development standards:
 - All building elevations are required to consist of at least eighty percent masonry per Section 4.83(A).

- At least two different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
- At least six of the twelve architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
- Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).

The design of Building A, Building B and the club house as proposed complies with the aforementioned development standards.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact Neighborhoods provide areas for moderate increase 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.

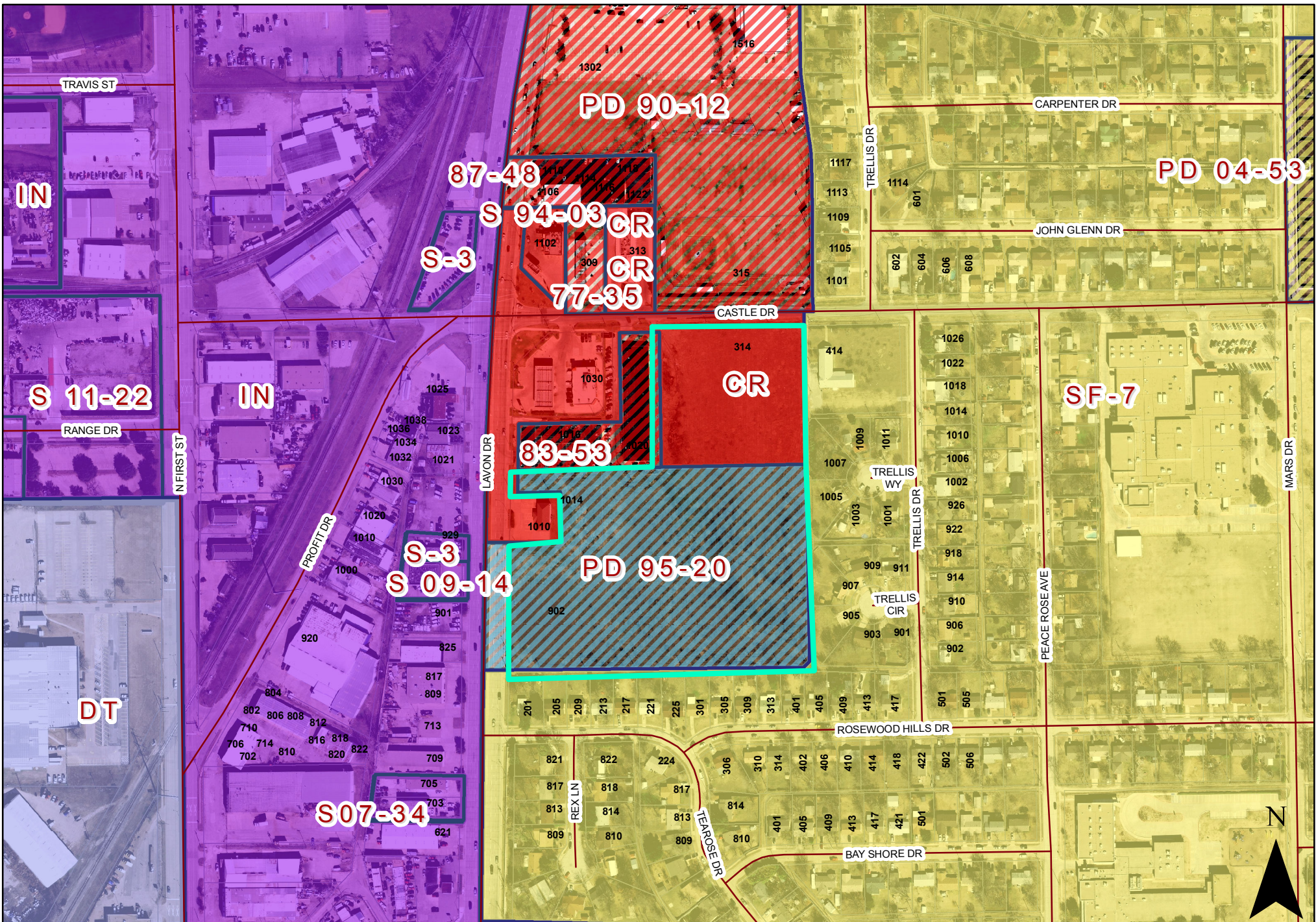
These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. The Compact Neighborhood development type is primarily characterized as moderate residential between six (6) and twelve (12) dwelling units per acre. The proposed density is within this range.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across Castle Drive, are zoned Planned Development (PD) 90-12 District for Community Retail Uses and Single-Family-7 (SF-7) District; these properties are developed with a church, a private school and associated ball fields, and single family residences. The properties to the east and to the south are zoned Single-Family-7 (SF-7) District; these properties are developed with a church, a middle school, and single family residences. The properties across Lavon Drive are zoned Industrial (IN) District; these properties are developed with industrial and heavy commercial uses. The properties at the intersection of Lavon Drive and Castle Drive are zoned Industrial (IN) District, Community Retail (CR) District, Planned Development (PD) 83-53, Planned Development (PD) 87-48 and Planned Development (PD) 77-35 Districts for Community Retail Uses; the properties at this intersection are developed with a car dealership, a pawnshop, two gas stations with convenience stores and auto repair shops.

Attachments

Z 18-08 Location Map
Z 18-08 Exhibit B
Z 18-08 Exhibits C-E
Z 18-08 R&M
Z 18-08 Responses
Z 18-08 Staff Presentation



0 100 200 Feet

1 inch = 313 feet

ZONING MAP Z 18-08



INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-08

902 Lavon Drive, 1014 Lavon Drive and 314 Castle Drive

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of Elder Care - Independent Living subject to conditions.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Multi-Family (MF) District and Special Standards of the Elder Care Living Facilities as set forth in Chapter 2 and Site Development Standards as set forth in Chapter 4 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Detail Plan:** Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall govern.
- V. Specific Regulations:**
 - A. Permitted Uses:** Only an Elder Care - Independent Living Facility shall be permitted on the subject property.
 - B. Density:** The number of units is limited to 120, yielding a maximum density of approximately 10.7 units per acre.
 - C. Screening and Landscaping:** Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
 - D. Elevations:** Building elevations shall be in general conformance with the elevations labeled Exhibit E.

E. Signage: Freestanding signage shall be limited to monument sign(s). All signage shall comply with the applicable standards in the Garland Development Code.

Exhibit C

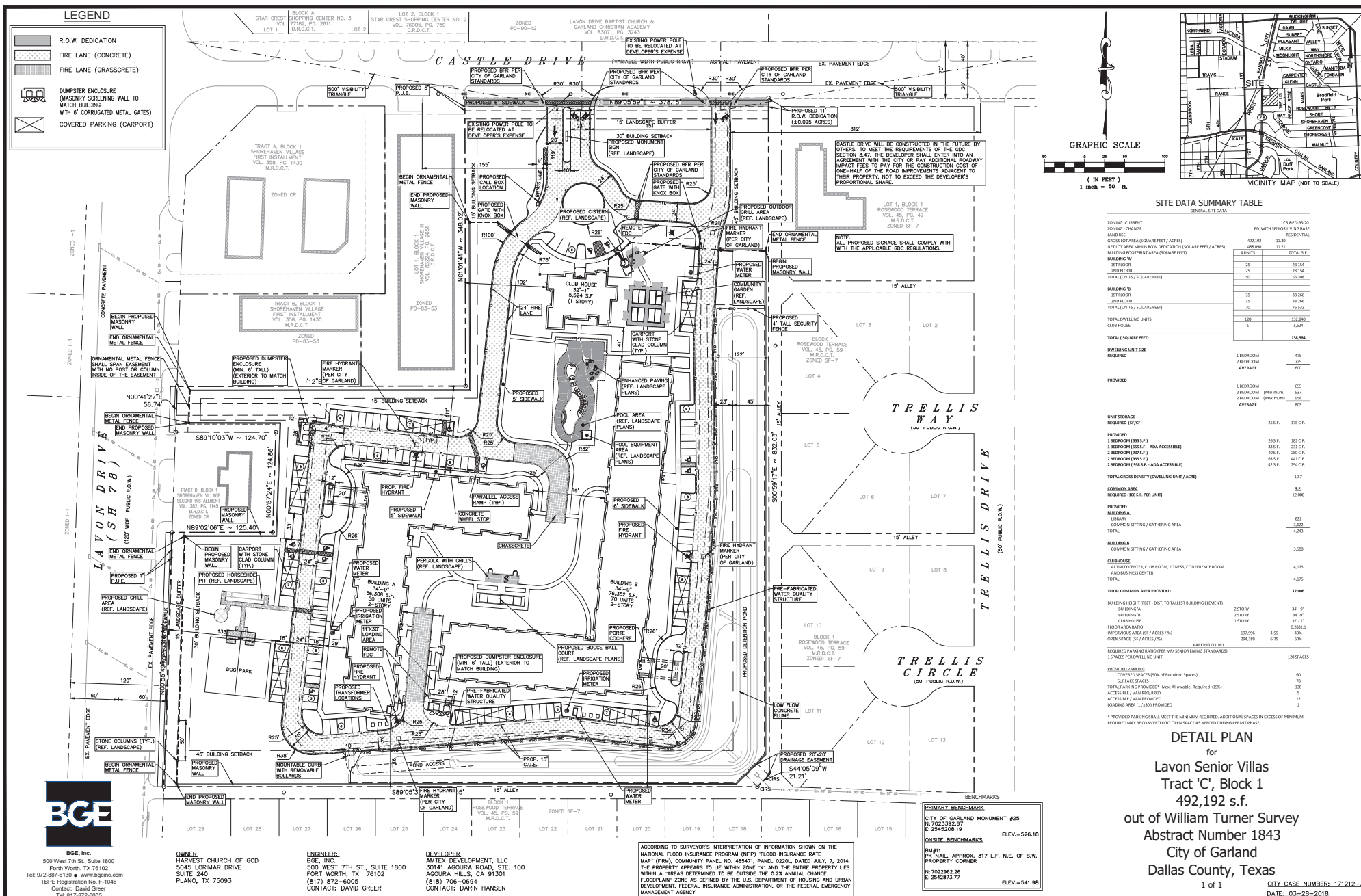


Exhibit D

ZONING: C, R, & PD 95-20
NET LOT AREA: 488,090 S.F. (11.21 AC)
PROPOSED USE: MULTIFAMILY - ELDER CARE (INDEPENDENT LIVING)

REQUIRED: MINIMUM OF 40% OF NET PLATTED SITE MUST BE DEVOTED TO LANDSCAPING,
OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR ACTIVITY USE
 $488,090 \text{ S.F.} \times 40\% = 195,236 \text{ S.F. LANDSCAPE AREA}$

PROVIDED: 305,849 S.F. LANDSCAPE AREA

REQUIRED: 15' WIDE LANDSCAPE BUFFER WITH:

- (1) CANOPY TREE PER 30 LINEAR FEET ($373/30 = 13$ TREES)
- (7) SHRUBS PER 30 LINEAR FEET ($310/30 = 13 \times 7 = 91$ SHRUBS)

PROVIDED: 15' WIDE LANDSCAPE BUFFER + (13) CANOPY TREES & (123) SHRUBS

REQUIRED: 15' WIDE LANDSCAPE BUFFER WITH:
(1) CANOPY TREE PER 30 LINEAR FEET ($310/30 = 11$ TREES)
(7) SHRUBS PER 30 LINEAR FEET ($310/30 = 11 \times 7 = 77$ SHRUBS)

PROVIDED: 15' WIDE LANDSCAPE BUFFER + (11 CANOPY TREES & (89) SHRUBS

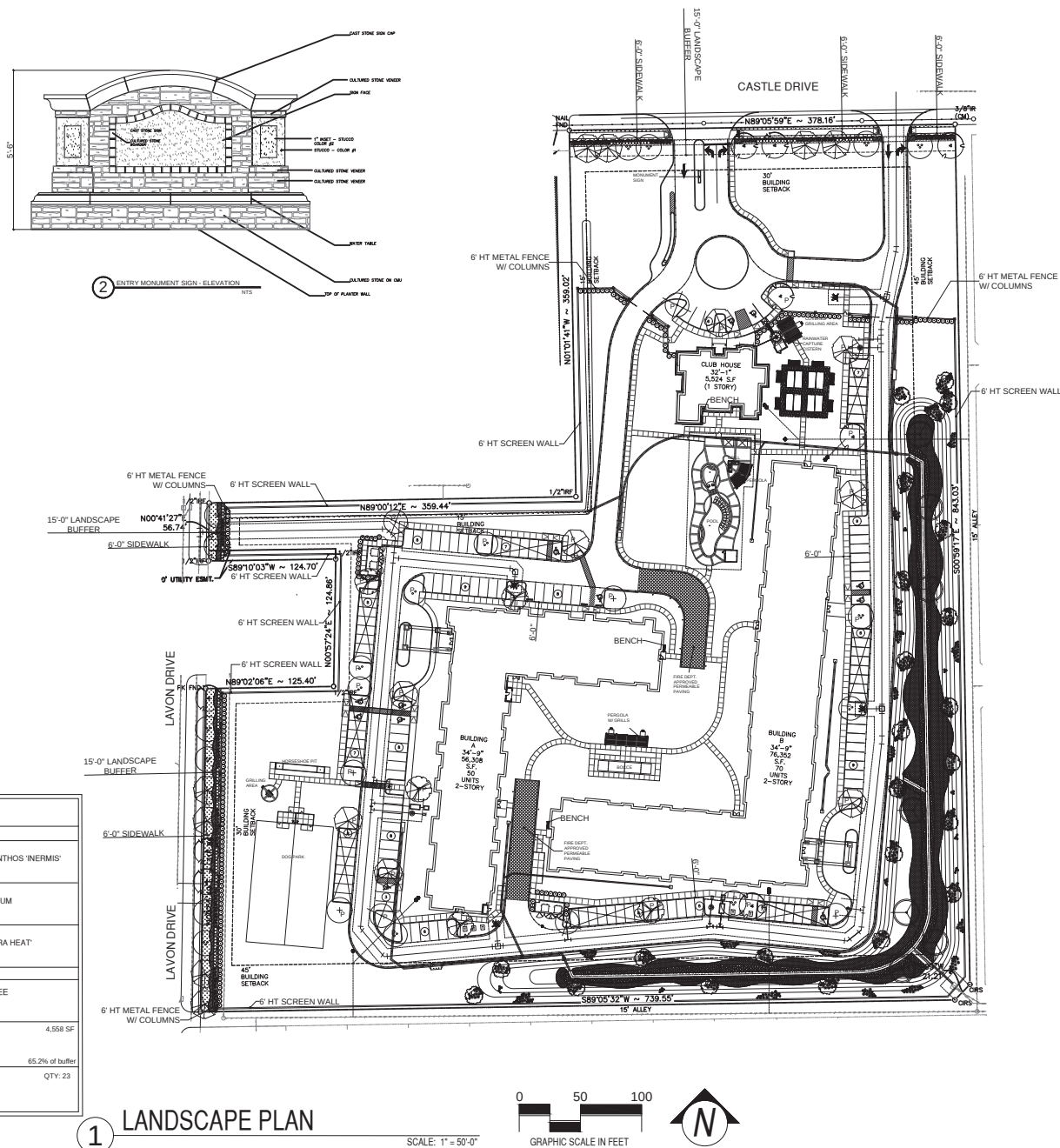
REQUIRED: (1) CANOPY TREE PER 10 PARKING SPACES (139 SPACES / 10 = 14 TREES)
(1) CANOPY TREE AT THE TERMINUS OF EVERY PARKING ROW
EVERY PARKING SPACE WITHIN 65' OF A CANOPY TREE
LANDSCAPING TO ACCOUNT FOR 5% OF THE PARKING AREA (112,528 X 5% = 5,627 S.F.)

PROVIDED: (32) SHADE TREES + 10,254 S.F. LANDSCAPE AREA

NOTE: NO PARKING SPACE IS MORE THAN 65' AWAY FROM A REQUIRED TREE

NOTE ON TREE MITIGATION: THERE ARE NO EXISTING TREES ON SITE

LANDSCAPE PLANT LEGEND					
CANOPY TREES					
	SHUMARD RED OAK QUERCUS SHUMARDII 3" CAL. 12-14 HT. QTY: 16		BUR OAK QUERCUS MACROCARPA 3" CAL. 12-14 HT. QTY: 4		HONEY LOCUST GLEDITSIA TRIACANTHOS 'NERMIS' 3" CAL. 12-14 HT. QTY: 6
	LIVE OAK QUERCUS VIRGINIANA 3" CAL. 12-14 HT. QTY: 5		CEDAR ELM ULMUS CRASSIFOLIA 3" CAL. 12-14 HT. QTY: 11		BALD CYPRESS TAXODIUM DISTICHUM 3" CAL. 12-14 HT. QTY: 7
	CHINESE PISTACHE PISTACHIA CHINENSIS 3" CAL. 12-14 HT. QTY: 4		LACEBARK ELM ULMUS PARVIFOLIA 3" CAL. 12-14 HT. QTY: 10		RIVER BIRCH BETULA NIGRA 'DURA HEAT' 3" CAL. 8-10 HT. QTY: 24
SHRUBS + MISCELLANEOUS					
	Indian Hawthorn Raphanopsis indica 24" ht. 18" min. spread, Plant 36" O.C.	QTY: 90 5 Gal.		Dwarf Burford Holly Ilex cornuta 'Burfordi' 24" ht. 18" min. spread, Plant 36" O.C.	QTY: 112 5 Gal.
	Wax Myrtle Myrica cerifera 36" min. ht. 24" min. spread, Plant 48" O.C.	QTY: 174 1 Gal.		Groundcover Asian Jasmine Liriope English Ivy	1,587 SF 36" O.C. 34.8% of buffer
	Blue Arrows Ruth "Blue Arrows" 18" min. ht. 18" min. spread, Plant 24" O.C.	QTY: 423 1 Gal.		Inland Sea Oats Little Bluestem 24" min. ht. 18" min. spread, Plant 36" O.C.	QTY: 334 1 Gal.
	River Rock 3'-6"	6,264 SF		Weeping Love Grass Eragrostis curvula Hydromulch	14,011 SF
				P PARKING LOT TREE 1" / 10 SPACES 4,558 SF 65.2% of buffer	
				Buttalo Grass Buchloe dactyloides QTY: 23	
				Boulder	



REVISIONS

LAVON SENIOR VILLAS
120 APARTMENTS IN GARLAND, TX FOR
AMTEX DEVELOPMENT COMPANY

REVIEW PRINTS NOT TO
BE USED FOR REGULATORY
APPROVAL, PERMIT OR
CONSTRUCTION

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02-16-18

PROJECT
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SHEET NUMBER
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LANDSCAPE PLAN

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NTS



NTS

LANDSCAPE PLAN



4 BUILDING A - OVERALL FRONT ELEVATION (WEST)
SCALE 1/16"=1'-0"

HORIZONTAL ARTICULATION CALCS
TOTAL STREET FACING LENGTH (B) = 298'-4"
MIN. LENGTH OF HORIZ. ARTICULATION: (B) X 20% = 59'-8" (A)
MIN. DEPTH OF HORIZ. ARTICULATION: (B) X 2'-0" = 29'-0" (C)

BUILDING KEY					
B1: MANUFACTURED STONE COLOR: ASPEN	M1: METAL CANOPY MFG: MAFESCANOPES COLOR: CHARCOAL GREY	B1: BRICK 1 MFG: ACME BRICK COLOR: NAPA VALEY HERITAGE TEXTURE KING SIZE	B2: BRICK 2 MFG: ACME BRICK COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE	P1: FIBER CEMENT SIDING MFG: HARDI OR EQUAL COLOR: SHERMAN WILLIAMS JERSEY CREAM SW 659	P2: STUCCO 1 MFG: SHERMAN WILLIAMS COLOR: TAMBARK SW 801
P3: STUCCO 2 MFG: SHERMAN WILLIAMS COLOR: UNIVERSAL KHAKI SW 610	P4: STUCCO 3 MFG: SHERMAN WILLIAMS COLOR: WHITE DUCK SW 7010	R1: 30 YEAR ARCHITECTURAL SHINGLE MFG: GAF COLOR: SAKWOOD ASPHALT SHINGLES	WD1: WOODSTONE SIDING MFG: WOODSTONE COLOR: ROSEWOOD	W1: WINDOWS MFG: PLYGEM OR EQUAL COLOR: BEIGE	
ARCHITECTURAL ELEMENTS			BUILDING KEY		LEGEND
1. DIVIDED LIGHT WINDOWS	2. ORNAMENTAL WINDOW HEADERS/LINTELS	3. DISTINCTIVE LIGHTING FEATURES	4. VARIOUS ROOF HEIGHTS	5. ORNAMENTAL FACADE TRIMS	6. BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)
					ELECTRIC METER LOCATION WP: WALL PACK T.O.P.: TOP OF PLATE T.O.S.: TOP OF SLAB T.O.D.: TOP OF DECK T.O.H.: TOP OF HILL NOTES MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS ALL EQUIPMENT TO BE GROUND MOUNTED



3 BUILDING A - FRONT ELEVATION (WEST)
SCALE 1/8"=1'-0"



2 BUILDING A - FRONT ELEVATION (WEST)
SCALE 1/8"=1'-0"

MATERIAL CALC.			MATERIAL CALC.		
W/ OUT WINDOWS & DOORS	SF.	%	W/ WINDOWS & DOORS	SF.	%
SIDING	236	6%	SIDING	236	5%
STUCCO	1,569	44%	STUCCO	1,569	35%
MANUFACTURED STONE	1,574	44%	MANUFACTURED STONE	1,574	35%
BRICK	221	6%	BRICK	221	5%
DOORS	48	1%	DOORS	48	1%
WINDOWS	860	19%	WINDOWS	860	19%
TOTAL	3,600	100%	TOTAL	4,508	100%



1 BUILDING A - SIDE ELEVATION (SOUTH)
SCALE 1/8"=1'-0"

MATERIAL CALC.			MATERIAL CALC.		
W/ OUT WINDOWS & DOORS	SF.	%	W/ WINDOWS & DOORS	SF.	%
SIDING	0	0%	SIDING	0	0%
STUCCO	588	43%	STUCCO	588	42%
MANUFACTURED STONE	765	57%	MANUFACTURED STONE	765	54%
BRICK	0	0%	BRICK	0	0%
DOORS	24	2%	DOORS	24	2%
WINDOWS	30	2%	WINDOWS	30	2%
TOTAL	1,353	100%	TOTAL	1,407	100%

REVISIONS

LAVON SENIOR VILLAS

120 APARTMENTS IN GARLAND, TX FOR
AMTEX DEVELOPMENT COMPANY

REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION

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DATE

02-16-18

PROJECT

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BLDG & ELEVATION

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BUILDING KEY



S1: MANUFACTURED STONE
MFG: BORAL
COLOR: ASPEN



M1: METAL CANOPY
MFG: MAPESCANOPIES
COLOR: CHARCOAL GREY



B1: BRICK 1
MFG: ACME BRICK
COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE



B2: BRICK 2
MFG: ACME BRICK
COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE



P1: FIBER CEMENT SIDING
MFG: HARDI OR EQUAL
COLOR: SHERWIN WILLIAMS JERSEY CREAM SW 6379



P2: STUCCO 1
MFG:
COLOR: TANBARK SW 6061



P3: STUCCO 2
MFG: SHERWIN WILLIAMS
COLOR: UNIVERSAL KHAKI SW 6150



P4: STUCCO 3
MFG: SHERWIN WILLIAMS
COLOR: WHITE DUCK SW 7010



R1: 30 YEAR ARCHITECTURAL SHINGLE
MFG: GAF
COLOR: BARKWOOD ASPHALT SHINGLES



WD1: WOODTONE SIDING
MFG: WOODTONE
COLOR: ROSEWOOD

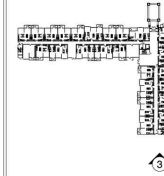


W1: WINDOWS
MFG: PLYGEM OR EQUAL
COLOR: BEIGE

ARCHITECTURAL ELEMENTS

1. DIVIDED LIGHT WINDOWS
2. ORNAMENTAL WINDOW HEADERS/ LINTELS
3. DISTINCTIVE LIGHTING FEATURES
4. VARIED ROOF HEIGHTS
5. ORNAMENTAL FACADE TRIMS
6. BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)

BUILDING KEY



LEGEND

- ELECTRIC METER LOCATION
- WP WALL PACK
- T.O.P. TOP OF PLATE
- T.O.S. TOP OF SLAB
- T.O.D. TOP OF DECK
- T.O.H. TOP OF HEEL
- NOTES
- MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.
- ALL EQUIPMENT TO BE GROUND MOUNTED.

REVISIONS

NO.	DESCRIPTION	DATE

LAVON SENIOR VILLAS

120 APARTMENTS IN GARLAND, TX FOR
AMTEX DEVELOPMENT COMPANY

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BLDG A
ELEVATION

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Exhibit E



4 BUILDING A - OVERALL SIDE ELEVATION (NORTH)

SCALE 1/8"=1'-0"



2 BUILDING A - SIDE ELEVATION (NORTH)

SCALE 1/8"=1'-0"



1 BUILDING A - SIDE ELEVATION (NORTH)

SCALE 1/8"=1'-0"

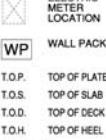


3 BUILDING A - SIDE ELEVATION (EAST)

SCALE 1/8"=1'-0"

MATERIAL CALC.			MATERIAL CALC.		
W/OUT WINDOWS & DOORS			W/ WINDOWS & DOORS		
SIDING	SF.	%	SIDING	SF.	%
STUCCO	223	16%	STUCCO	223	15%
STUCCO	225	16%	STUCCO	225	15%
MANUFACTURED STONE	239	17%	MANUFACTURED STONE	239	17%
BRICK	716	51%	BRICK	716	49%
DOORS	24	2%	DOORS	24	2%
WINDOWS	30	2%	WINDOWS	30	2%
TOTAL	1,403	100%	TOTAL	1,457	100%

MATERIAL CALC.			MATERIAL CALC.		
W/OUT WINDOWS & DOORS			W/ WINDOWS & DOORS		
SIDING	SF.	%	SIDING	SF.	%
STUCCO	1,160	32%	STUCCO	1,160	32%
STUCCO	1,160	40%	STUCCO	1,164	32%
MANUFACTURED STONE	1,164	40%	MANUFACTURED STONE	389	10%
BRICK	389	14%	BRICK	0	0%
DOORS	2	0%	DOORS	768	21%
WINDOWS	2	0%	WINDOWS	768	21%
TOTAL	2,890	100%	TOTAL	3,658	100%

BUILDING KEY										ARCHITECTURAL ELEMENTS	BUILDING KEY	LEGEND
												
S1: MANUFACTURED STONE	M1: METAL CANOPY	B1: BRICK 1	B2: BRICK 2	P1: FIBER CEMENT SIDING	P2: STUCCO 1	P3: STUCCO 2	P4: STUCCO 3	R1: 30 YEAR ARCHITECTURAL SHINGLE	W1: WOODTONE SIDING	W1: WINDOWS		
MFG: BORAL COLOR: ASPEN	MFG: MAPESCANOPIES COLOR: CHARCOAL GREY	MFG: ACME BRICK COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE	MFG: ACME BRICK COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE	MFG: HARDI OR EQUAL COLOR: SHERWIN WILLIAMS JERSEY CREAM SW 6379	MFG: SHERWIN WILLIAMS COLOR: TANBARK SW 6051	MFG: SHERWIN WILLIAMS COLOR: UNIVERSAL KHAKI SW9150	MFG: SHERWIN WILLIAMS COLOR: WHITE DUCK SW 7010	MFG: GAF COLOR: BARKWOOD ASPHALT SHINGLES	MFG: WOODTONE COLOR: ROSEWOOD	MFG: PLYGEM OR EQUAL COLOR: BEIGE		



2 BUILDING A - COURTYARD ELEVATION (NORTH)
SCALE 1/8"=1'-0"

MATERIAL CALC.				MATERIAL CALC.			
W/OUT WINDOWS & DOORS		SF.	%	W/ WINDOWS & DOORS		SF.	%
SIDING		62	4%	SIDING		62	3%
STUCCO		626	27%	STUCCO		626	27%
MANUFACTURED STONE		905	39%	MANUFACTURED STONE		905	39%
BRICK		104	5%	BRICK		104	5%
DOORS		48	2%	DOORS		48	2%
WINDOWS		561	24%	WINDOWS		561	24%
TOTAL		1,697	100%	TOTAL		2,306	100%



1 BUILDING A - COURTYARD ELEVATION (EAST)
SCALE 1/8"=1'-0"

MATERIAL CALC.				MATERIAL CALC.			
W/OUT WINDOWS & DOORS		SF.	%	W/ WINDOWS & DOORS		SF.	%
SIDING		137	5%	SIDING		137	4%
STUCCO		1,104	39%	STUCCO		1,104	30%
MANUFACTURED STONE		1,477	52%	MANUFACTURED STONE		1,477	39%
BRICK		104	4%	BRICK		104	3%
DOORS		72	2%	DOORS		72	2%
WINDOWS		628	22%	WINDOWS		628	22%
TOTAL		2,822	100%	TOTAL		3,722	100%

LAVON SENIOR VILLAS
120 APARTMENTS IN GARLAND, TX FOR
AMTEX DEVELOPMENT COMPANY

REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION

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BLDG A
ELEVATION

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BUILDING KEY


S1: MANUFACTURED STONE
MFG: BORAL
COLOR: ASPEN


M1: METAL CANOPY
MFG: MAPESCANOPES
COLOR: CHARCOAL GREY


B1: BRICK 1
MFG: ACME BRICK
COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE


B2: BRICK 2
MFG: ACME BRICK
COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE


P1: FIBER CEMENT SIDING
MFG: HARDI OR EQUAL
COLOR: SHERMIN WILLIAMS JERSEY CREAM SW 6379


P2: STUCCO 1
MFG: SHERMIN WILLIAMS
COLOR: TANBARK SW 6061


P3: STUCCO 2
MFG: SHERMIN WILLIAMS
COLOR: UNIVERSAL KHAKI SW 6150


P4: STUCCO 3
MFG: SHERMIN WILLIAMS
COLOR: WHITE DUCK SW 7010


R1: 30 YEAR ARCHITECTURAL SHINGLE
MFG: GAF
COLOR: BARKWOOD ASPHALT SHINGLES


WD1: WOODTONE SIDING
MFG: WOODTONE
COLOR: ROSEWOOD


W1: WINDOWS
MFG: PLYDEM OR EQUAL
COLOR: BEIGE

ARCHITECTURAL ELEMENTS

1. DIVIDED LIGHT WINDOWS

2. ORNAMENTAL WINDOW HEADERS/ LINTELS

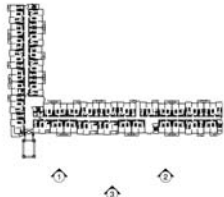
3. DISTINCTIVE LIGHTING FEATURES

4. VARIED ROOF HEIGHTS

5. ORNAMENTAL FACADE TRIMS

6. BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)

BUILDING KEY



LEGEND

ELECTRIC METER LOCATION

WALL PACK

T.O.P. TOP OF PLATE

T.O.S. TOP OF SLAB

T.O.D. TOP OF DECK

T.O.H. TOP OF HEEL

NOTES

MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.

ALL EQUIPMENT TO BE GROUND MOUNTED.

3 BUILDING B - OVERALL FRONT ELEVATION (EAST)
SCALE 1/16"=1'-0"



MATERIAL CALC.

W/ WINDOWS & DOORS	SF	%
SIDING	282	6%
STUCCO	2,126	43%
MANUFACTURED STONE	2,343	47%
BRICK	221	4%
DOORS	1,256	20%
WINDOWS	1,256	20%
TOTAL	4,972	100%

MATERIAL CALC.

W/ WINDOWS & DOORS	SF	%
SIDING	282	4%
STUCCO	2,126	34%
MANUFACTURED STONE	2,343	37%
BRICK	221	3%
DOORS	120	2%
WINDOWS	1,256	20%
TOTAL	6,348	100%

2 BUILDING B - FRCNT ELEVATION (EAST)
SCALE 1/8"=1'-0"

1 BUILDING B - FRONT ELEVATION (EAST)
SCALE 1/8"=1'-0"

REVISIONS

LAVON SENIOR VILLAS

120 APARTMENTS IN GARLAND, TX FOR

AMTEX DEVELOPMENT COMPANY

REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION


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BLDG B ELEVATION



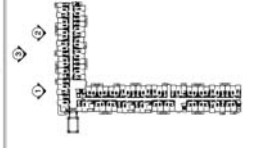
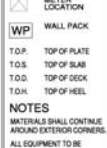
3 BUILDING B - OVERALL SIDE ELEVATION (SOUTH)
SCALE 1/16"=1'-0"



2 BUILDING B - SIDE ELEVATION (SOUTH)
SCALE 1/8"=1'-0"



1 BUILDING B - SIDE ELEVATION (SOUTH)
SCALE 1/8"=1'-0"

BUILDING KEY					
					
S1: MANUFACTURED STONE MFG. BORA COLOR: ASPEN	M1: METAL CANOPY MFG. MAPESCANOPES COLOR: CHARCOAL GREY	B1: BRICK 1 MFG. ACME BRICK COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE	B2: BRICK 2 MFG. ACME BRICK COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE	P1: FIBER CEMENT SIDING MFG. HARDO OR EQUAL COLOR: SHERMAN WILLIAMS JERREY CREAM SW 6579	P2: STUCCO 1 MFG. SHERMAN WILLIAMS COLOR: TANBARK SW 6881
					
P3: STUCCO 2 MFG. SHERMAN WILLIAMS COLOR: UNIVERSAL KHAKI SW 6130	P4: STUCCO 3 MFG. SHERMAN WILLIAMS COLOR: WHITE DUCK SW 7010	R1: 30 YEAR ARCHITECTURAL SHINGLE MFG. GAF COLOR: BARKWOOD ASPHALT SHINGLES	WD1: WOODTONE SIDING MFG. WOODTONE COLOR: ROSEWOOD	W1: WINDOWS MFG. PLYSEM OR EQUAL COLOR: BEIGE	
ARCHITECTURAL ELEMENTS		BUILDING KEY		LEGEND	
1. DIVIDED LIGHT WINDOWS 2. ORNAMENTAL WINDOW HEADERS/LINTELS 3. DISTINCTIVE LIGHTING FEATURES 4. VARIED ROOF HEIGHTS 5. ORNAMENTAL FACADE TRIMS 6. BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)					
				NOTES MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS. ALL EQUIPMENT TO BE GROUND MOUNTED.	

REVISIONS

LAVON SENIOR VILLAS

120 APARTMENTS IN GARLAND, TX FOR

AMTEX DEVELOPMENT COMPANY

REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION

BGO architects

4202 Beltway Drive
Addicks, TX 75001
214.250.6879
bgoarchitects.com

DATE

02-16-18

PROJECT

17255

SHEET NUMBER

A4-11

BLDG B
ELEVATION

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S1: MANUFACTURED STONE
MFG: BORAL
COLOR: ASPEN



M1: METAL CANOPY
MFG: MAPESCANOPIES
COLOR: CHARCOAL GREY



B1: BRICK 1
MFG: ACME BRICK
COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE



B2: BRICK 2
MFG: ACME BRICK
COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE



P1: FIBER CEMENT SIDING
MFG: HARDI OR EQUAL
COLOR: SHERMIN WILLIAMS JERSEY CREAM SW 6379



P2: STUCCO 1
MFG: SHERMIN WILLIAMS
COLOR: TANBARK SW 6061



P3: STUCCO 2
MFG: SHERMIN WILLIAMS
COLOR: UNIVERSAL KHAKI SW 6150



P4: STUCCO 3
MFG: SHERMIN WILLIAMS
COLOR: WHITE DUCK SW 7010



R1: 30 YEAR ARCHITECTURAL SHINGLE
MFG: GAF
COLOR: BARKWOOD ASPHALT SHINGLES



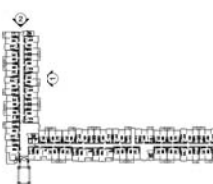
W1: WOODTONE SIDING
MFG: WOODTONE
COLOR: ROSEWOOD



W1: WINDOWS
MFG: PLYGEM OR EQUAL
COLOR: BEIGE

1. DIVIDED LIGHT WINDOWS
2. ORNAMENTAL WINDOW HEADERS/ LINTELS
3. DISTINCTIVE LIGHTING FEATURES
4. VARIED ROOF HEIGHTS
5. ORNAMENTAL FACADE TRIMS
6. BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)

BUILDING KEY



LEGEND

 ELECTRIC METER LOCATION

 WALL PACK

T.O.P. TOP OF PLATE
T.O.S. TOP OF SLAB
T.O.D. TOP OF DECK
T.O.H. TOP OF HEEL

NOTES
MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.
ALL EQUIPMENT TO BE GROUND MOUNTED.



MATERIAL CALC. W/OUT WINDOWS & DOORS			MATERIAL CALC. W/ WINDOWS & DOORS		
	SF	%		SF	%
SIDING	195	14%	SIDING	195	13%
STUCCO	312	22%	STUCCO	312	21%
MANUFACTURED STONE	450	31%	MANUFACTURED STONE	450	30%
BRICK	475	33%	BRICK	475	32%
			DOORS	28	2%
			WINDOWS	30	2%
TOTAL	1432	100%	TOTAL	1490	100%

2 BUILDING B - SIDE ELEVATION (WEST)
SCALE 1/8"=1'-0"



MATERIAL CALC. W/OUT WINDOWS & DOORS			MATERIAL CALC. W/ WINDOWS & DOORS		
	SF	%		SF	%
SIDING	139	6%	SIDING	139	4%
STUCCO	794	35%	STUCCO	794	26%
MANUFACTURED STONE	1,330	59%	MANUFACTURED STONE	1,330	44%
BRICK	0	0%	BRICK	0	0%
			DOORS	48	2%
			WINDOWS	723	24%
TOTAL	2,263	100%	TOTAL	3,034	100%

1 BUILDING E - COURTYARD ELEVATION (NORTH)
SCALE 1/8"=1'-0"

LAVON SENIOR VILLAS

120 APARTMENTS IN GARLAND, TX FOR
AMTEX DEVELOPMENT COMPANY

REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION

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DATE

02-16-18

PROJECT

17255

SHEET NUMBER

A4-12

BLDG B
ELEVATION

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BUILDING KEY



S1: MANUFACTURED STONE
MFG: BORAL
COLOR: ASPEN



M1: METAL CANOPY
MFG: MAPESCANOPIES
COLOR: CHARCOAL GREY



B1: BRICK 1
MFG: ACME BRICK
COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE



B2: BRICK 2
MFG: ACME BRICK
COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE



P1: FIBER CEMENT SIDING
MFG: HARDI OR EQUAL
COLOR: SHERWIN WILLIAMS JERSEY CREAM SW 6379



P2: STUCCO 1
MFG: SHERWIN WILLIAMS
COLOR: TANBARK SW 6061



P3: STUCCO 2
MFG: SHERWIN WILLIAMS
COLOR: UNIVERSAL KHAKI SW 6150



P4: STUCCO 3
MFG: SHERWIN WILLIAMS
COLOR: WHITE DUCK SW 7010



R1: 30 YEAR ARCHITECTURAL SHINGLE
MFG: GAF
COLOR: BARKWOOD ASPHALT SHINGLES



W1: WOODTONE SIDING
MFG: WOODTONE
COLOR: ROSEWOOD



W2: WINDOWS
MFG: PLYGEM OR EQUAL
COLOR: BEIGE

ARCHITECTURAL ELEMENTS

1. DIVIDED LIGHT WINDOWS

2. ORNAMENTAL WINDOW HEADERS/ LINTELS

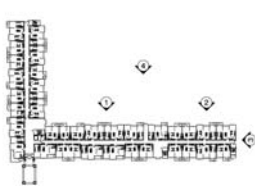
3. DISTINCTIVE LIGHTING FEATURES

4. VARIED ROOF HEIGHTS

5. ORNAMENTAL FACADE TRIMS

6. BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)

BUILDING KEY



LEGEND



ELECTRIC METER LOCATION



WP WALL PACK

T.O.P. TOP OF PLATE

T.O.S. TOP OF SLAB

T.O.D. TOP OF DECK

T.O.H. TOP OF HEEL

NOTES

MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.

ALL EQUIPMENT TO BE GROUND MOUNTED.

4 BUILDING B - OVERALL COURTYARD ELEVATION (WEST)
SCALE 1/16"=1'-0"

2 BUILDING B - COURTYARD ELEVATION (WEST)
SCALE 1/8"=1'-0"

1 BUILDING B - COURTYARD ELEVATION (WEST)
SCALE 1/8"=1'-0"

3 BUILDING B - SIDE ELEVATION (NORTH)
SCALE 1/8"=1'-0"

MATERIAL CALC.			MATERIAL CALC.		
W/OUT WINDOWS & DOORS			W/ WINDOWS & DOORS		
	SF.	%		SF.	%
SIDING	226	17%	SIDING	226	16%
STUCCO	340	25%	STUCCO	340	24%
MANUFACTURED STONE	787	58%	MANUFACTURED STONE	787	56%
BRICK	0	0%	BRICK	0	0%
DOORS	24	2%	DOORS	24	2%
WINDOWS	30	2%	WINDOWS	30	2%
TOTAL	1,353	100%	TOTAL	1,407	100%

MATERIAL CALC.			MATERIAL CALC.		
W/OUT WINDOWS & DOORS			W/ WINDOWS & DOORS		
	SF.	%		SF.	%
SIDING	200	4%	SIDING	200	4%
STUCCO	1,623	39%	STUCCO	1,623	30%
MANUFACTURED STONE	2,176	49%	MANUFACTURED STONE	2,176	40%
BRICK	209	5%	BRICK	209	3%
DOORS	48	1%	DOORS	48	1%
WINDOWS	1,242	22%	WINDOWS	1,242	22%
TOTAL	4,208	100%	TOTAL	5,498	100%

REVISIONS

LAVON SENIOR VILLAS
120 APARTMENTS IN GARLAND, TX FOR
AMTEX DEVELOPMENT COMPANY

REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION



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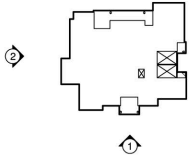
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Addicks, TX 75001
214.250.6878
bgoarchitects.com

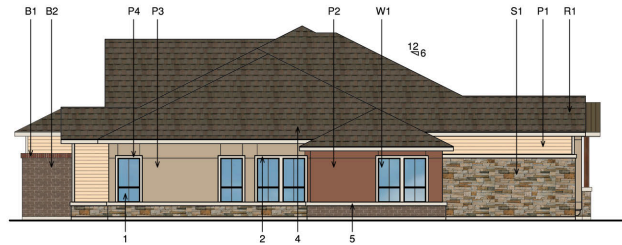
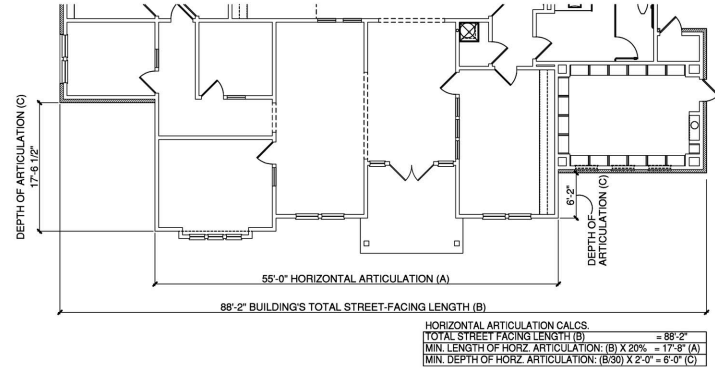
DATE
02-16-18

PROJECT
17255

SHEET NUMBER
A4-13

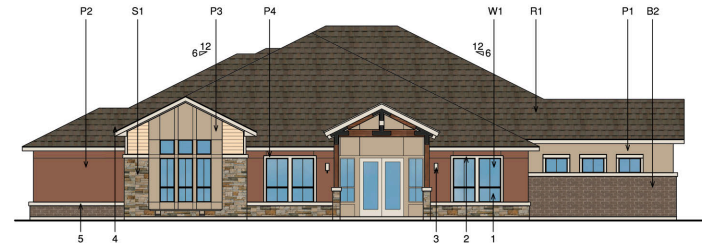
BLDG B
ELEVATION

BUILDING KEY										ARCHITECTURAL ELEMENTS	BUILDING KEY	LEGEND
												 ELECTRIC METER LOCATION  WALL PACK T.O.P. TOP OF PLATE T.O.S. TOP OF SLAB T.O.D. TOP OF DECK T.O.H. TOP OF HEEL NOTES MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS. ALL EQUIPMENT TO BE GROUND MOUNTED.
S1: MANUFACTURED STONE MFG: BORAL COLOR: ASPEN	M1: METAL CANOPY MFG: MAPESCANOPIES COLOR: CHARCOAL GREY	B1: BRICK 1 MFG: ACME BRICK COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE	B2: BRICK 2 MFG: ACME BRICK COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE	P1: FIBER CEMENT SIDING MFG: HARDI OR EQUAL COLOR: SHERWIN WILLIAMS JERSEY CREAM SW 6379	P2: STUCCO 1 MFG: SHERWIN WILLIAMS COLOR: TANBARK SW 6061	P3: STUCCO 2 MFG: SHERWIN WILLIAMS COLOR: UNIVERSAL KHAKI SW 6190	P4: STUCCO 3 MFG: SHERWIN WILLIAMS COLOR: WHITE DUCK SW 7010	R1: 30 YEAR ARCHITECTURAL SHINGLE MFG: GAF COLOR: BARKWOOD ASPHALT SHINGLES	WD1: WOODTONE SIDING MFG: WOODTONE COLOR: ROSEWOOD	W1: WINDOWS MFG: PLYGEM OR EQUAL COLOR: BEIGE		



MATERIAL CALC.				MATERIAL CALC.			
W/ OUT WINDOWS & DOORS				W/ WINDOWS & DOORS			
SIDING	SF.	%		SIDING	SF.	%	
STUCCO	278	42%		STUCCO	278	36%	
MANUFACTURED STONE	196	26%		MANUFACTURED STONE	196	26%	
BRICK	87	12%		BRICK	87	12%	
DOORS	0	0%		DOORS	0	0%	
WINDOWS	108	14%		WINDOWS	108	14%	
TOTAL	651	100%		TOTAL	759	100%	

2 CLUB SIDE ELEVATION (EAST)
SCALE: 1/8"=1'-0"



MATERIAL CALC.				MATERIAL CALC.			
W/ OUT WINDOWS & DOORS				W/ WINDOWS & DOORS			
SIDING	SF.	%		SIDING	SF.	%	
STUCCO	272	47%		STUCCO	272	33%	
MANUFACTURED STONE	103	18%		MANUFACTURED STONE	103	13%	
BRICK	137	24%		BRICK	137	17%	
DOORS	48	6%		DOORS	48	6%	
WINDOWS	184	23%		WINDOWS	184	23%	
TOTAL	575	100%		TOTAL	807	100%	

1 CLUB FRONT ELEVATION (NORTH)
SCALE: 1/8"=1'-0"

LAVON SENIOR VILLAS
120 APARTMENTS IN GARLAND, TX FOR
AMTEX DEVELOPMENT COMPANY

REVIEW PRINTS NOT TO BE
USED FOR CONSTRUCTION

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02-16-18

PROJECT
17255

SHEET NUMBER

A4-20

CLUB
ELEVATIONS

BUILDING KEY											
S1: MANUFACTURED STONE	M1: METAL CANOPY	B1: BRICK 1	B2: BRICK 2	P1: FIBER CEMENT SIDING	P2: STUCCO 1	P3: STUCCO 2	P4: STUCCO 3	R1: 30 YEAR ARCHITECTURAL SHINGLE	WD1: WOODTONE SIDING	W1: WINDOWS	
MFG: BORAL	MFG: MAPESCANOPIES	MFG: ACME BRICK	MFG: ACME BRICK	MFG: HARDI OR EQUAL	MFG: SHERWIN WILLIAMS	MFG: SHERWIN WILLIAMS	MFG: SHERWIN WILLIAMS	MFG: GAF	MFG: WOODTONE	MFG: PLYGEM OR EQUAL	
COLOR: ASPEN	COLOR: CHARCOAL GREY	COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE	COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE	COLOR: SHERWIN WILLIAMS JERSEY CREAM SW 6379	COLOR: TANBARK SW 6961	COLOR: UNIVERSAL KHAKI SW 6150	COLOR: WHITE DUCK SW 7010	COLOR: BARKWOOD ASPHALT SHINGLES	COLOR: ROSEWOOD	COLOR: BEIGE	

ARCHITECTURAL ELEMENTS	
1.	DIVIDED LIGHT WINDOWS
2.	ORNAMENTAL WINDOW HEADERS/ LINTELS
3.	DISTINCTIVE LIGHTING FEATUREURS
4.	VARIED ROOF HEIGHTS
5.	ORNAMENTAL FACADE TRIMS
6.	BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)

A floor plan of a building with an irregular shape. Callout 1 points to a rectangular area at the top center. Callout 2 points to a small square area on the right side, which contains a cross-hatched pattern.

LEGEND	
	ELECTRIC METER LOCATION
	WALL PACK
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.D.	TOP OF DECK
T.O.H.	TOP OF HEEL
NOTES	
MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.	
ALL EQUIPMENT TO BE GROUND MOUNTED.	

[illegible][illegible]

LAVON SENIOR VILLAS
120 APARTMENTS IN GARLAND, TX FOR
AMTEX DEVELOPMENT COMPANY

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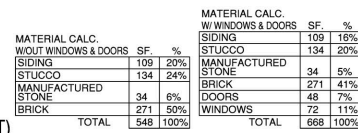
PROJECT
17255

SHEET NUMBER

A4-21

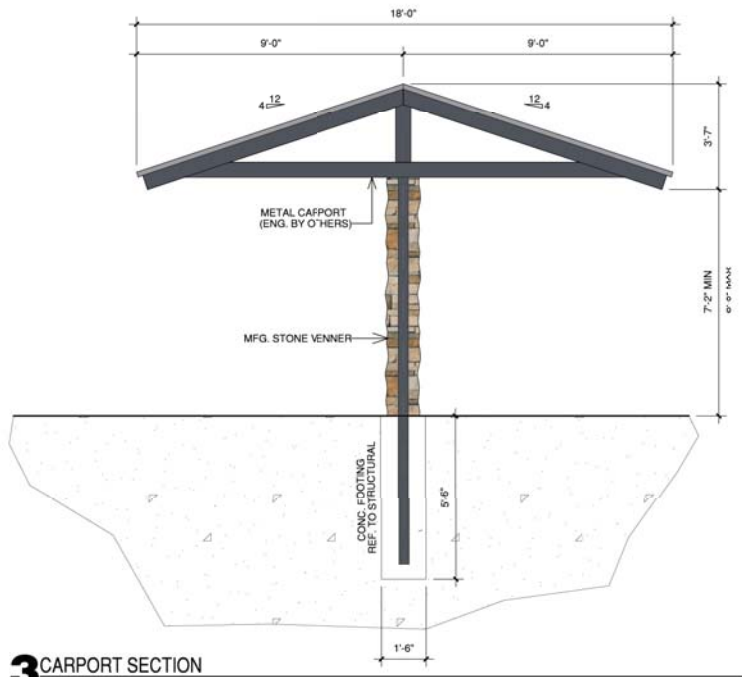
**CLUB
ELEVATIONS**

8



MATERIAL CALC.				MATERIAL CALC.			
W/OUT WINDOWS & DOORS				W/ WINDOWS & DOORS			
	SF	%		SF	%		
SIDING	74	12%	SIDING	74	8%		
STUCCO	371	58%	STUCCO	371	39%		
MANUFACTURED STONE	86	13%	MANUFACTURED STONE	86	9%		
BRICK	108	17%	BRICK	108	11%		
			DOORS	24	3%		
			WINDOWS	289	30%		
TOTAL	639	100%	TOTAL	952	100%		

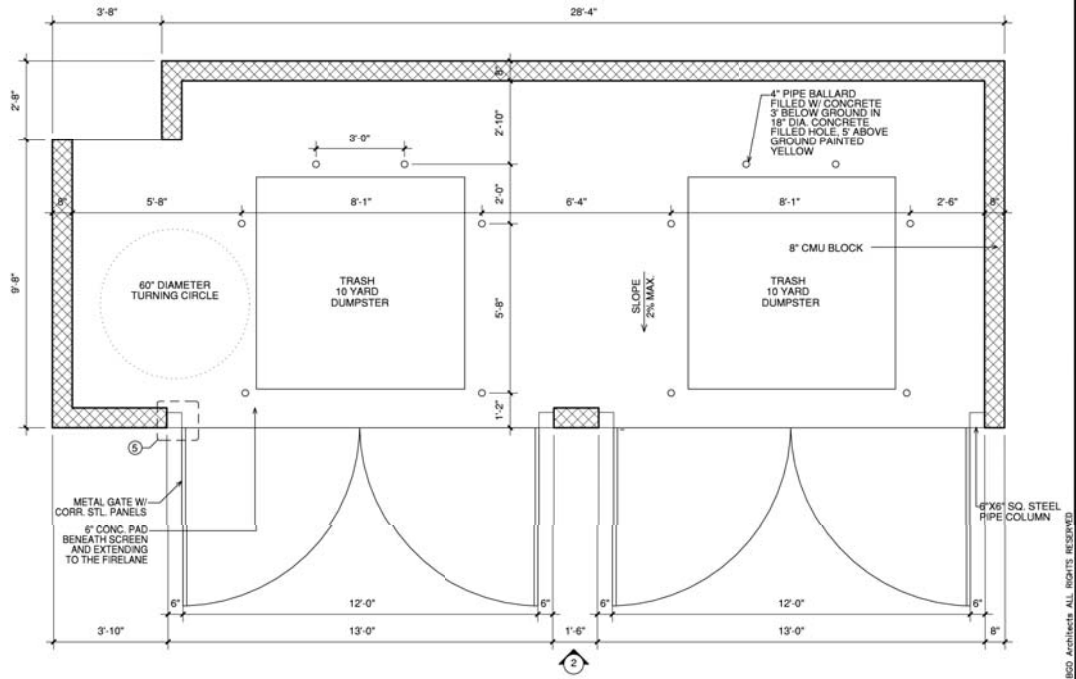
1 CLUB REAR ELEVATION (SOUTH)



3 CARPORT SECTION
SCALE: 1/2" = 1'-0"



2 TRASH ENCLOSURE-FRONT ELEVATION
SCALE: 1/2" = 1'-0"



1 TRASH ENCLOSURE - FLOOR PLAN
SCALE: 1/2" = 1'-0"

NOTE: COORDINATE WITH WASTE MANAGEMENT PROVIDER.

MATERIAL KEY	
	
S1: MANUFACTURED STONE	M1: PAINTED METAL
MFG. BORAL	
COLOR: ASPEN	COLOR: CHARCOAL GREY

REVISIONS

LAVON SENIOR VILLAS

120 APARTMENTS IN GARLAND, TX FOR

AMTEX DEVELOPMENT COMPANY

DESIGN PRINTING NOT TO BE USED FOR CONSTRUCTION

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DATE
02-16-18

PROJECT
17255

SHEET NUMBER
A3-30

TRASH ENCLOSURE

COMPILED BY BGO Architects

ALL RIGHTS RESERVED

REPORT & MINUTES

P.C. Meeting, April 9, 2018

Consideration of the application of **AMCAL Multi-Housing, Inc.**, requesting approval of 1) a Zoning Change from Planned Development (PD) 95-20 District for Light Commercial Uses and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Elder Care – Independent Living. This property is located at 902 Lavon Drive, 1014 Lavon Drive and 314 Castle Drive. (District 2) (File Z 18-08)

The applicant, Darin Hansen, 4112 Churchill Drive, Newberry Park, California, provided a brief history of the company, an overview of the request and clarified the age restriction beginning at 62 years old.

Representing Lavon Drive Baptist Church and Garland Christian Academy, Dustin Gaines, 10609 Lansdowne, Rowlett, Texas asked for consideration regarding Castle Drive improvements be completed by the City of Garland and the deed restriction of 62 years old and over would be included in the approval of the applicant's request.

Chairman Roberts requested clarification on the age restriction zoning.

Residents registering their position as opposed were:

Jorge M Saenzpardo, 922 Bayshore Drive, Garland
Elsie Sanchez, 309 Rosewood Hills Drive, Garland, Texas 75040

Commissioner Dalton spoke of the need for this type of facility.

Motion was made by Commissioner Dalton, seconded by Commissioner Edwards to **approve** the application as presented.
Motion carried: 8 Ayes, 0 Nays



GARLAND

March 28, 2018

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

HEARING DATE/TIME: Plan Commission: April 9, 2018 – 7:00 PM

APPLICANT: **AMCAL Multi-Housing, Inc.**

File Z 18-08

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 9, 2018, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **AMCAL Multi-Housing, Inc.**, requesting approval of 1) a Zoning Change from Planned Development (PD) 95-20 District for Light Commercial Uses and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Elder Care-Independent Living. The property is shown on the enclosed sketch and is described as follows:

BEING an approximate 11.299-acre tract of land situated in the William Turner Survey, Abstract Number 1483, in the City of Garland, Dallas County, Texas, and being all of Tract C, Block 1 of Shorehaven Village, Second Installment, an addition to the City of Garland as recorded in Volume 382, Page 1145, Map Records, Dallas County, Texas, and said tract being all of a tract of land described to Harvest Church of God in a Special Warranty Deed With Vendor's Lien as recorded in Instrument Number 201500221528, Official Public Records, Dallas County, Texas. The site is located at 902 Lavon Drive, 1014 Lavon Drive and 314 Castle Drive. (District 2)

Note: The applicant makes the above request to allow the construction of a senior living facility (independent living).

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Josue De la Vega at 972-205-2454.

(Please Check One Below)

☒ I am in favor of the request.
☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

3600 Rte M Saucedo

Printed Name

506 Rosewood Hill DR Garland TX 75040

Address

City, State

Zip

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

Signature

Title

Date:

3-31-18

APR 3 '18 PM 1:52



GARLAND

March 28, 2018

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

HEARING DATE/TIME: Plan Commission: April 9, 2018 – 7:00 PM

APPLICANT: **AMCAL Multi-Housing, Inc.**

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(Please Check One Below)

☒ I am in favor of the request.
☐ I am opposed to the request.

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

More traffic w/ construction
(Please complete the following information)

Your Property Address

Nalleli Berena
Printed Name
1117 Trellis Dr. Garland TX 75040
Address City, State Zip

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

Signature Nalleli Berena Title Owner

Date: 4.1.18

APR 9 '18 PM 2:4



GARLAND

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

March 28, 2018

HEARING DATE/TIME: Plan Commission: April 9, 2018 – 7:00 PM

APPLICANT: AMCAL Multi-Housing, Inc.

File Z 18-08

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BEING an approximate 11.299-acre tract of land situated in the William Turner Survey, Abstract Number 1483, in the City of Garland, Dallas County, Texas, and being all of Tract C, Block 1 of Shorehaven Village, Second Installment, an addition to the City of Garland as recorded in Volume 382, Page 1145, Map Records, Dallas County, Texas, and said tract being all of a tract of land described to Harvest Church of God in a Special Warranty Deed With Vendor's Lien as recorded in Instrument Number 201500221528, Official Public Records, Dallas County, Texas. The site is located at 902 Lavon Drive, 1014 Lavon Drive and 314 Castle Drive. (District 2)

Note: The applicant makes the above request to allow the construction of a senior living facility (independent living).

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Josue De la Vega at 972-205-2454.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

AS AN OWNER I AM VERY EXCITED ABOUT THIS. IT WILL BE GOOD FOR THE NEIGHBORHOOD, GOOD FOR POSSIBLE JOBS. I BELIEVE IT CAN ONLY HELP THE NEIGHBORHOOD.

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

DAVID WILANS / PRESTON FARWAYS INVESTMENTS
(Please complete the following information)

Your Property Address

Printed Name

Address City, State

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

Signature Title

Date: 4/8/2018

my mailing address is 5735 preston farways Dr. DALLAS TX 75252

Z 18-08

Approval of 1) a Zoning Change from Planned Development (PD) 95-20 District for Light Commercial Uses and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Elder Care - Independent Living.

**City Council Meeting
May 1, 2018**



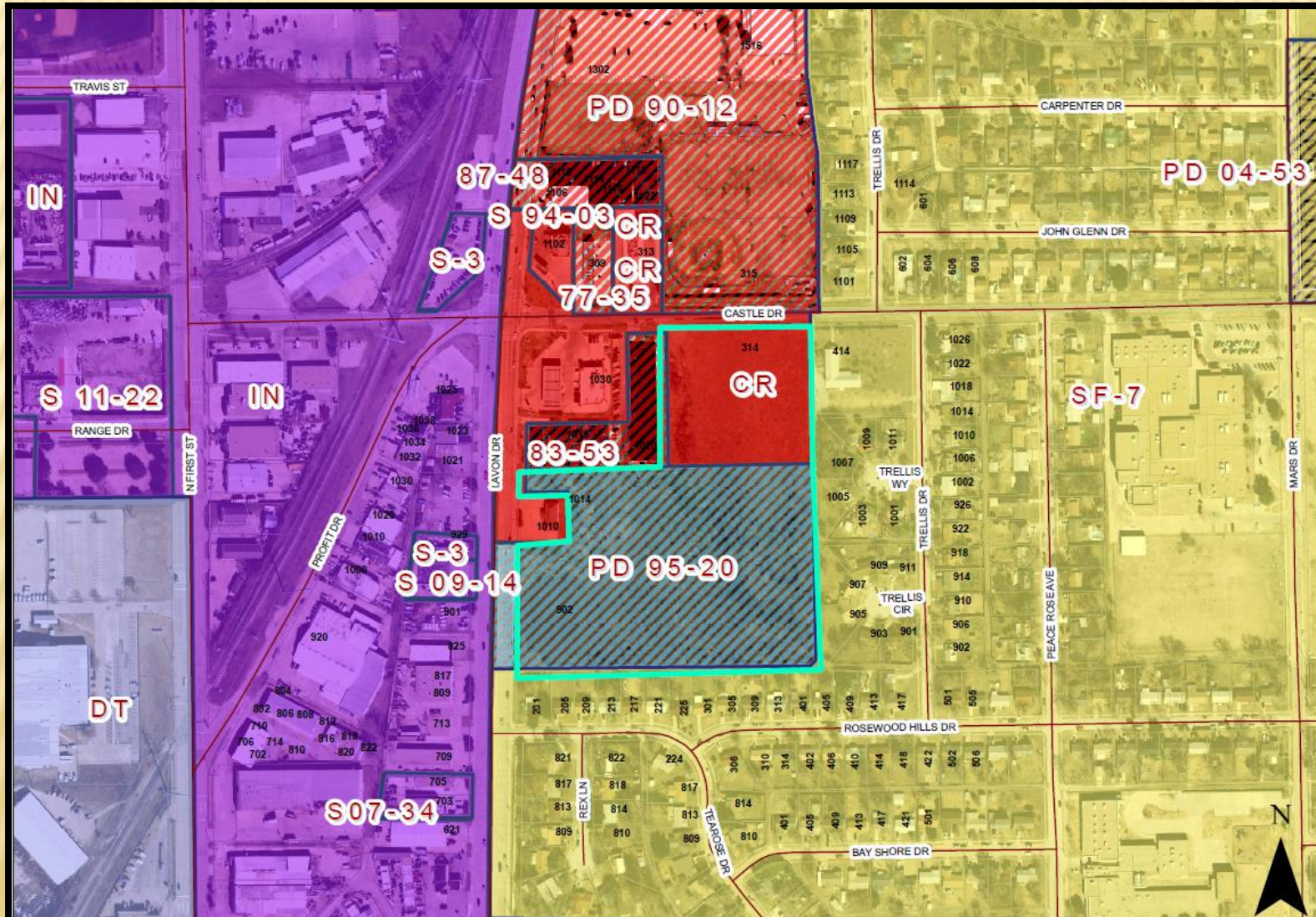
GARLAND

TEXAS MADE HERE



GARLAND
TEXAS MADE HERE

Location Map & Surrounding Properties



0 100 200 Feet

1 inch = 313 feet

ZONING MAP Z 18-08



INDICATES AREA
OF REQUEST

Z 18-08



Case Information

Location: 902 Lavon Drive, 1014 Lavon Drive and 314 Castle Drive

Applicant: AMCAL Multi-Housing, Inc.

Owner: Harvest Church of God

Acreage: 11.30 acres

Zoning: Planned Development (PD) 95-20 District for Light Commercial
Uses and Community Retail (CR) District

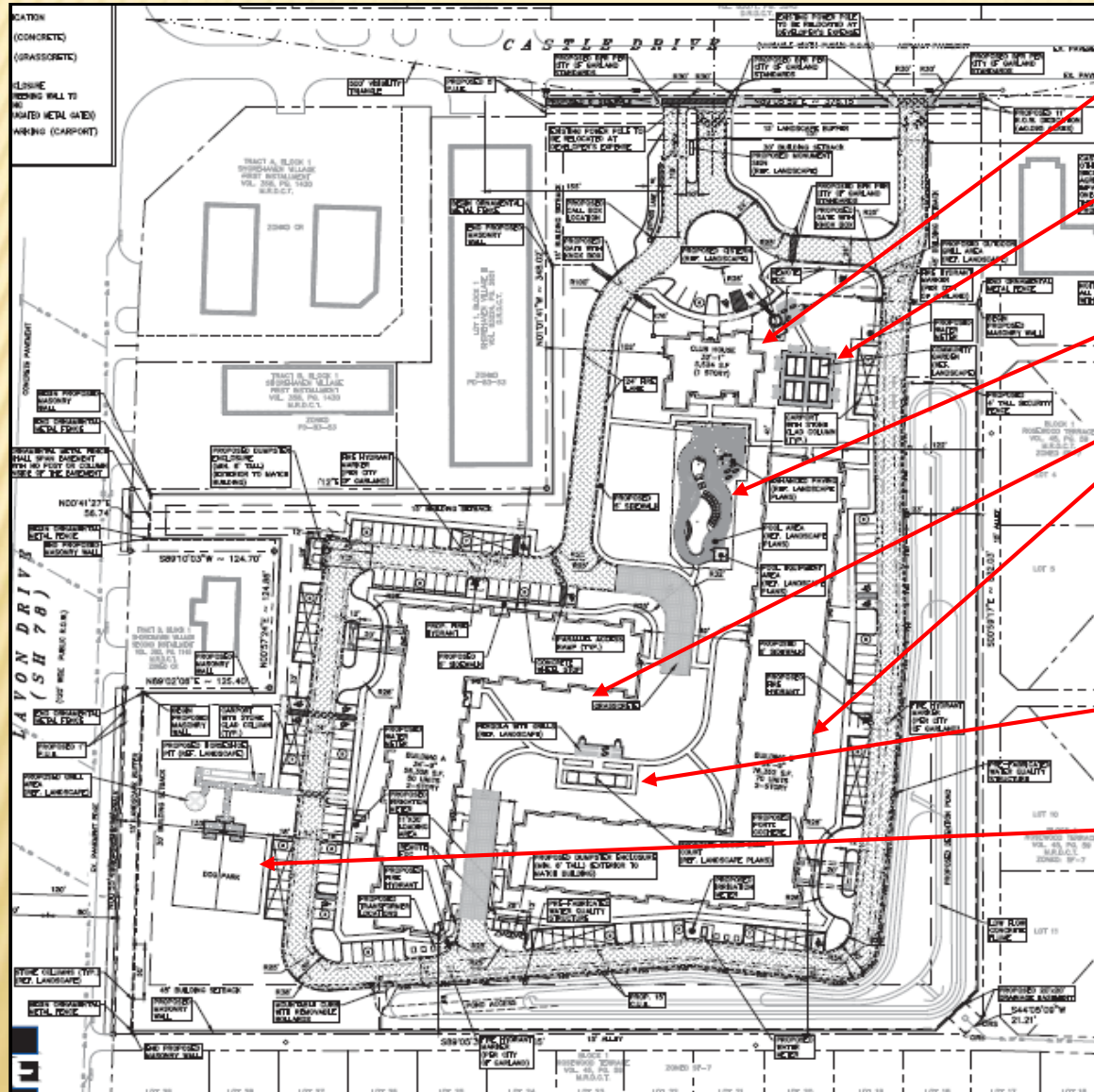
Case Information





GARLAND
TEXAS MADE HERE

Detail Plan



Club house

Community garden

Outdoor pool area

Residential buildings
(Building A & B)

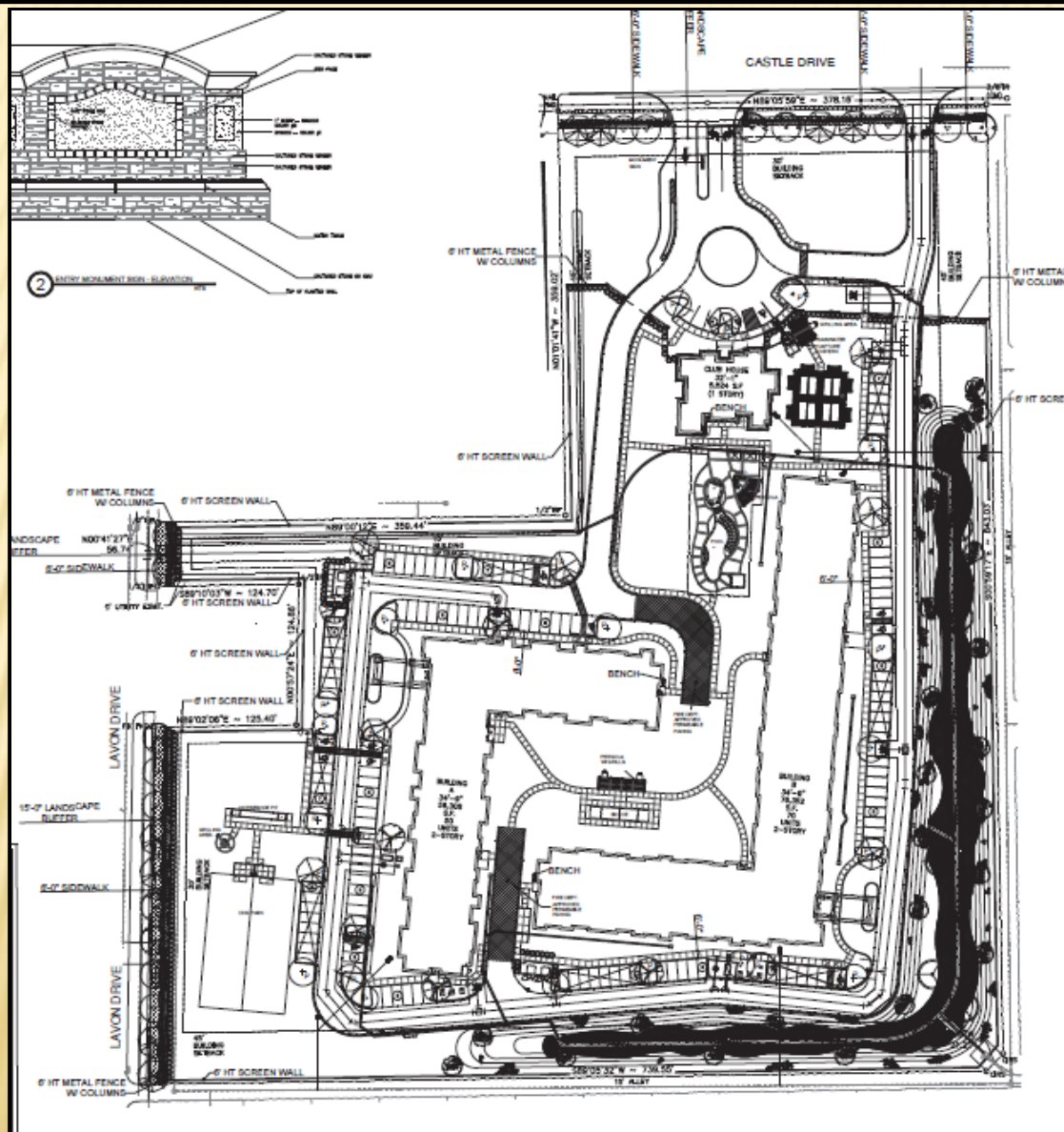
Bocce ball court

Dog park

Z 18-08

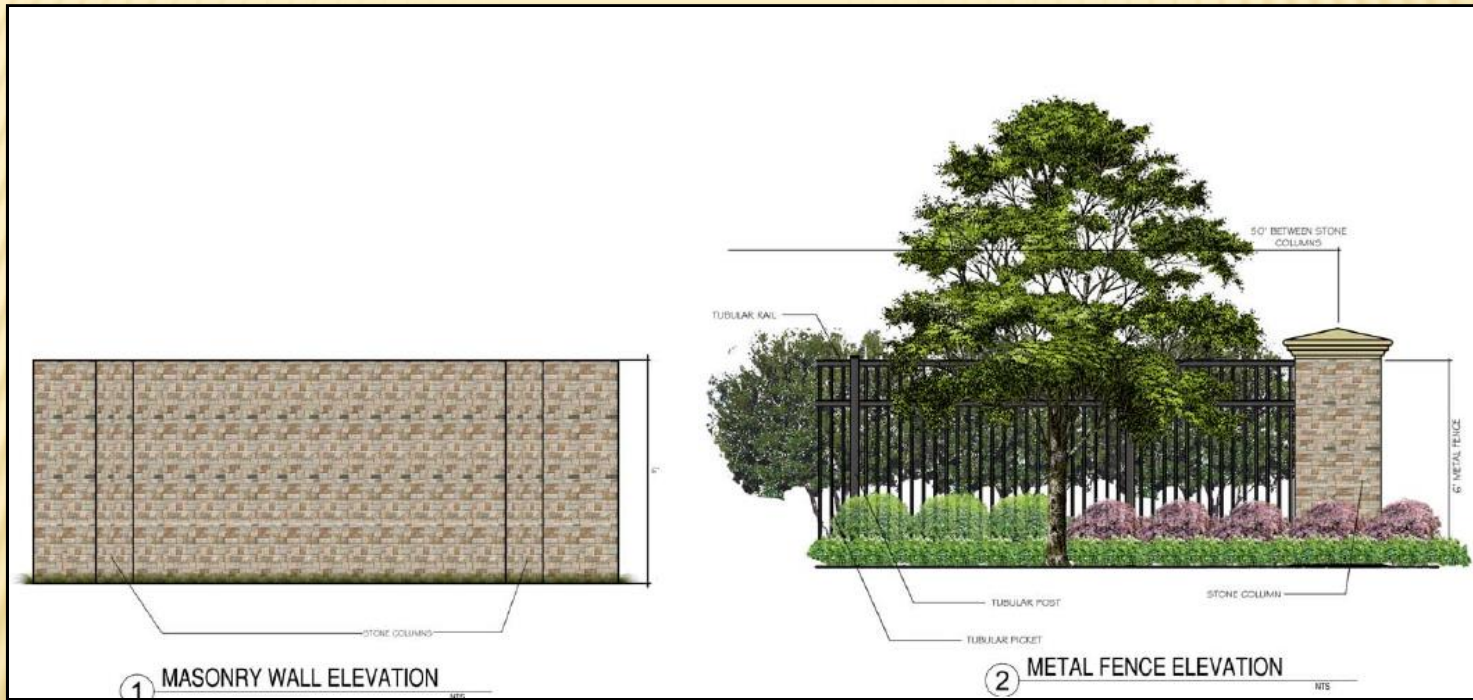


Z 18-08



Elevation Plans

Screening devices



Elevation Plans

Building A



Elevation Plans

Building A



Elevation Plans

Building B



3 BUILDING B - OVERALL FRONT ELEVATION (EAST)



3 BUILDING B - OVERALL SIDE ELEVATION (SOUTH)
SCALE 1/16"=1'-0"

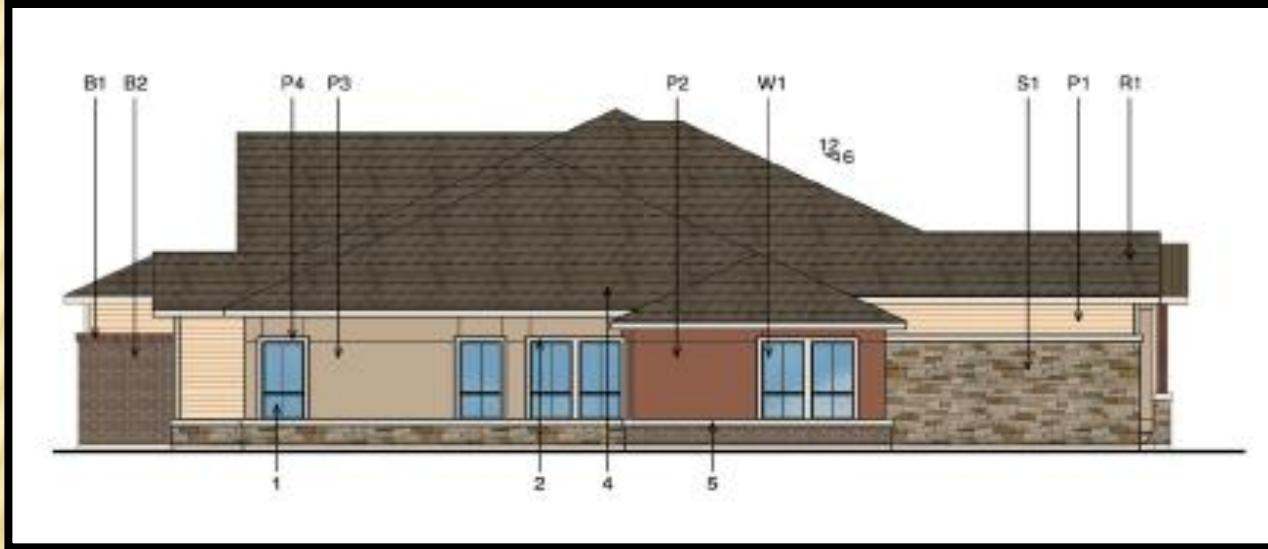
Elevation Plans

Building B



Elevation Plans

Club house



Elevation Plans

Club house



Comprehensive Plan

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact neighborhoods provide areas for moderate increase 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.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. The Compact neighborhood development type is primarily characterized as moderate residential between six (6) and twelve (12) dwelling units per acre. The proposed density is within this range.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10.c.

Meeting Date: May 1, 2018

Item Title: Z 18-16 IDI Logistics (District 5)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval of amendments to Planned Development (PD) District 16-07 for Industrial Uses.

OWNER

Garland Logistics Center, LP

PLAN COMMISSION RECOMMENDATION

On April 9, 2018 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of amendments to Planned Development (PD) District 16-07 for Industrial Uses.

STAFF RECOMMENDATION

Approval of amendments to Planned Development (PD) District 16-07 for Industrial Uses.

BACKGROUND

In 1992 City Council approved a change in zoning from Medium Industrial to Planned Development (PD) District 92-21 for Industrial Uses. At the time of approval, City Council discussed the appropriateness of future industrial and heavy commercial uses with such close proximity to residential uses. The conclusion of these discussions led to conditions within the Planned Development intended to mitigate the potential conflicts between the subject site and adjacent single-family developments. The final Planned Development was crafted specifically providing for additional building height, setbacks and screening requirements. The Planned Development also established a list of permitted uses intended to reduce the number of permitted uses by eliminating some of the more objectionable uses normally allowed in the Industrial Districts.

In 2016, a portion of the area within Planned Development (PD) District 92-21 was amended (Planned Development 16-07) to relieve the specific development conditions to allow the construction of a 496,000 square-foot warehouse and distribution center. However, the reduced list of permitted use remained as approved with the Planned Development District 92-21.

The applicant's request establishes an updated and clarified list of permitted uses that is reflective of current land use terminology and congruent with the intent of the original Planned

Development to mitigate potential conflicts of incompatible industrial uses.

The applicant also requests to amend Planned Development (PD) 16-07 to allow screened outside storage within the loading and truck parking area. Outside storage areas are not permitted within Planned Development (PD) District 16-07.

SITE DATA

The subject site contains approximately 29.053 acres and has approximately 630 linear feet of frontage along Leon Road and approximately 880 linear feet of frontage along Towngate Drive. The site is accessed from Leon Road with mutual access drive from Wall Street through an adjacent parcel to the north.

USE OF PROPERTY UNDER CURRENT ZONING

The subject site is zoned Planned Development (PD) District 16-07 for office/warehouse and distribution center uses. PD 16-07 also allows all uses within PD 92-21.

CONSIDERATIONS

1. Permitted Uses

The applicant requests to amend the permitted uses on the subject site. The current permitted use list of Planned Development 16-07 contains outdated and unclear land use terminology derived from Planned Development 92-21 and based on the uses within the Land Use Matrix of the prior Zoning Ordinance 3237. The intent of the PD 92-21 permitted use list was to mitigate potentially incompatible uses adjacent to the residential development. However, as the City's Zoning Ordinance and Zoning Map have been amended and updated, uses within this Planned Development have not been updated to reflect current land use terminologies. This amendment of Planned Development 16-07 is intended to update and provide clarity to permitted land uses, and ensure further compatibility with adjacent residential development through additional Specific Use Provisions (SUP) conditions on uses currently allowed "by right."

The applicant requests to permit the following uses and conditions:

Proposed Permitted Uses	Proposed Permitted Uses with SUP
• Data Center • Distribution Center, Large (indoors only) • Distribution Center, Small (indoors only) • Industrial or Manufacturing, Light • Warehouse, Office/Showroom (indoors only) Uses permitted if ≥45,000 SF: • Bakery, Commercial • Batching Plant, Temporary • Contractor's Office/Warehouse (indoors only) • Custom Products Manufacturing • Equipment Leasing/Rental,	• Animal Feed Processing and Storage • Batching Plant • Building/Garden Materials Sales & Storage (wholesale) • Bulk Material Sales & Storage (retail or wholesale) • Equipment Leasing/Rental, Outdoor • Food Processing & Storage • Heavy Machinery Sales, Rental, Storage & Repair • Laboratory, Analytical or Research (indoor) • Leather & Allied Products Manufacturing (Note that the use will not include leather tanning, any manufacturing process will be limited to using finished leather only.)

- Indoor Furniture and Appliance Cleaning/Repair
- Laundry Plant, Commercial
- Printing/Publishing House
- Recording Studio/Media Production
- Small Engine/Lawn Equipment Rental & Repair

- Motorcycle/ATV Sales, Leasing & Repair (new and used-indoors only)
- Personal Watercraft Sales, Leasing & Repair (new and used)
- Recreational Vehicle/Trailer Sales, Leasing & Repair
- Recycling Collection Center (no outside storage)
- Truck/Bus Storage

2. Outside Storage

The Planned Development (PD) 16-07 conditions prohibit any outside storage on the site. The applicant requests the removal of this condition in order to give more flexibility in marketing by allowing those tenants that require incidental outside storage to occupy the site. An approved amendment will facilitate the storage of materials and equipment associated with the operations of the individual tenants.

The applicant proposes two (2) areas for outside storage as reflected on the Site Plan (Exhibit C): Storage Area A containing approximately 15,836 square feet and Storage Area B containing approximately 16,610 square feet.

Each outside storage area will be enclosed on three sides with an eight (8) foot tall masonry wall with access to the storage areas provided through eight (8) foot tall vinyl clad sliding gates.

The outside storage areas are further screened from adjacent residential properties and from Leon Road by an eight (8) foot tall masonry screening wall constructed with the development of the warehouse building. The screening wall is located along those portions of the site contiguous to residential districts and the truck court entrance. The westernmost portion of the site is elevated approximately eight (8) feet above the adjacent residential development which adds to the perceived height and screening of the masonry screening wall. Additionally, the screening wall is accompanied with large tree plantings (Cedar Elm) along the development side of the wall and high level screening shrubs (Eastern Red Cedar) along the residential side of the wall.

The Garland Development Code (GDC) requires that, if the storage area contains items greater than six feet in height, additional large evergreen canopy trees must be planted every thirty feet on center, either adjacent to the screening device or within the landscape buffer (if adjacent to a public street).

The proposed outside storage screening walls in conjunction with the site screening adjacent to residential development is in accordance with Section 4.43 of the GDC.

As proposed the site provides sufficient screening of the outside storage areas, and it is not anticipated that the outside storage materials will be hazardous or malodorous. Therefore, the site will remain consistent with the original efforts to develop with sensitivity to the adjacent residential developments.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates the subject property as Transit-Oriented Centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-Oriented Development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

Transit-Oriented Development is characterized by moderate to high density residential greater than twelve dwelling units per acre. Land use opportunities for four identified Transit-Oriented Development areas should be unique to the needs and character of the larger area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property area immediately to the west is zoned Industrial (IN) District and developed with buildings that are currently utilized for Light Industrial and Heavy Industrial Uses. Properties to the north are zoned Planned Development (PD) District 97-49 and Planned Development (PD) District 92-21

Properties to the easternmost portion of the property is zoned Single-Family-7 (SF-7) Districts to the east and a Planned Development (PD) District 71-7 for Townhouse Uses along the eastern half of the south property line. These properties are developed with a mixture of low to medium density residential uses. The applicant intends to continue operation of the site in a manner that is sensitive to the adjacent residential development but is also consistent with the industrial character of the site and other surrounding areas.

Attachments

Z 18-16 IDI Logistics Attachments

Z 18-16 IDI Logistics Responses



0 200 400 Feet

1 inch = 376 feet

ZONING MAP Z 18-16

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-16

3800 Leon Road

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of a Warehouse and Distribution Center (Large), add provisions to allow outdoor storage, and update the list of land uses in this Planned Development.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

Concept Plan: Development shall be in general conformance with the Concept Plan set forth in Exhibit C. The Concept Plan shall be construed to be an illustration of the development concepts only and not an exact representation of the specific development proposed. However, failure of a subsequent development application to generally conform to the approved Concept Plan (as applicable) will result in denial of the application. In the event of conflict between the Concept Plan and the written conditions, the written conditions shall apply. No Detail Plan shall be required subsequent to the approval of the Concept Plan.

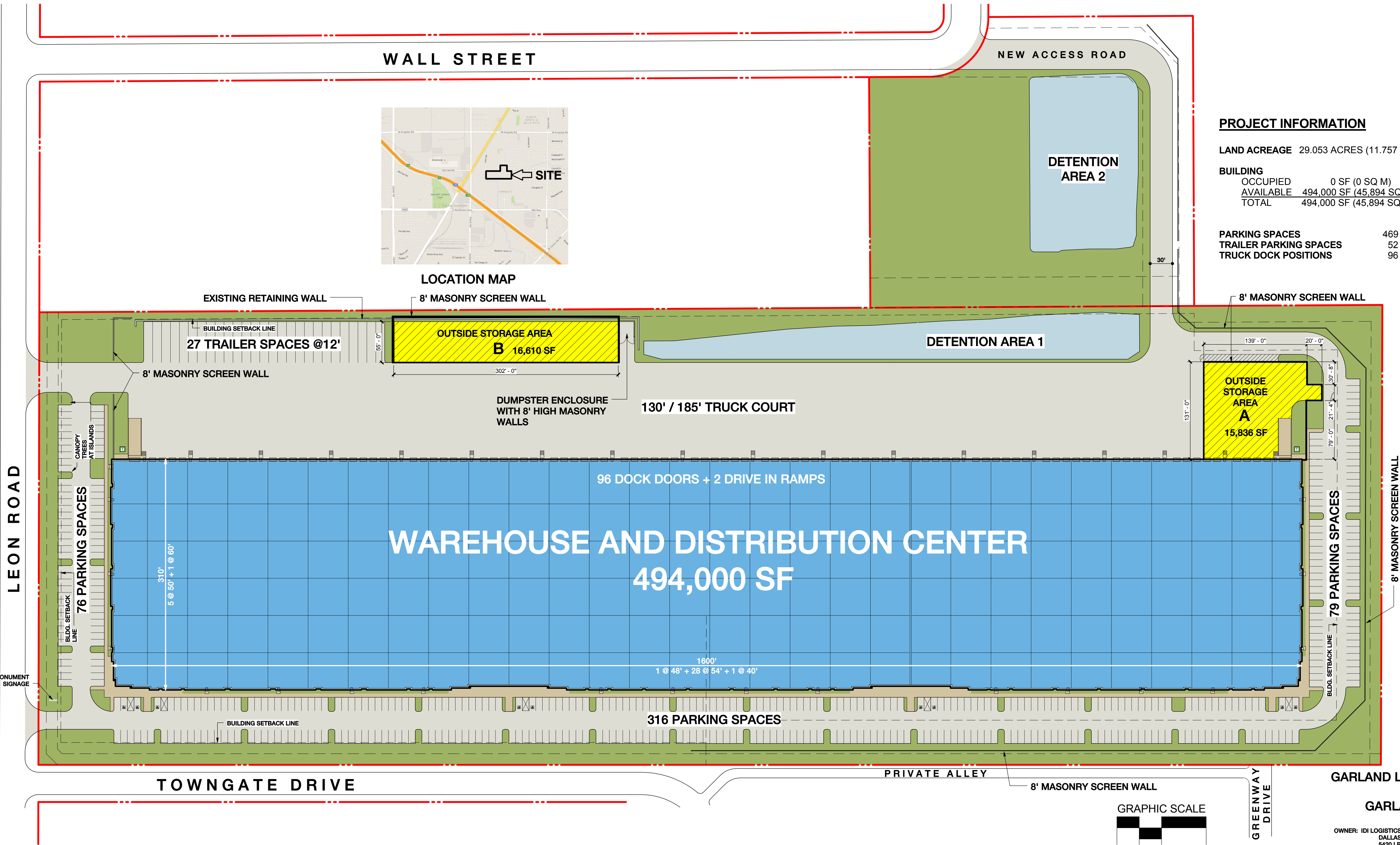
V. Specific Regulations:

- A. Permitted Uses: All uses as reflected in Exhibit F.
- B. Screening and Landscaping: Screening of non-residential uses from adjacent residential uses shall meet the requirements of Chapter 4, Article 3 of the Garland Development Code with the following additional requirements:
1. Non-residential yards adjacent to residential districts must provide a masonry wall eight (8) feet in height with tree plantings along the

development side of the wall in accordance with Section 4.39. The site must also provide a row of tree planting along the residential side of the wall in accordance with the Landscape Plan labeled Exhibit D. Landscaping shall be in general conformance with the approved Landscape Plan labeled Exhibit D.

- C. Site Design: The building shall be located as generally shown on the Concept Plan labeled Exhibit C. The building shall be located so the loading docks are oriented to the north.
- D. Setbacks: Setbacks shall be as generally shown on the Concept Plan labeled Exhibit C.
- E. Parking: All parking shall be in general conformance with the approved Concept Plan labeled Exhibit C.
- F. Height: The maximum permitted height for any building or structure shall be forty-two (42) feet. The upper portions of the building, meaning those portions above thirty-five (35) feet in height, shall have no transparent glass.
- G. Maximum Lot Coverage: Buildings or structures or parts thereof shall not be erected, altered or placed so as to cover no more than sixty (60) percent of the lot.
- H. Exterior Elevations: The exterior elevations of the building shall be provided as generally shown on the exterior elevations plans labeled Exhibit E.
- I. Lighting: Light sources must be of a down-light, indirect, diffused or shielded type (minimum seventy-degree cut-off when measured from horizontal), or installed and maintained in a manner to reduce glare effect and consequent interference with use of adjacent properties and streets. All lighting shall be subject to the lighting standards in Chapter 4, Article 7.
- J. Outside Storage: The outside storage of materials and equipment shall be permitted and shall be screened with an eight (8) foot tall masonry wall as reflected on Exhibit E. Materials and equipment shall not be stacked higher than the device that screens the stored materials or equipment used for business operations. If materials and equipment exceed six (6) feet in height additional large evergreen canopy trees must be planted every thirty

(30) feet on center, either adjacent to the screening device or within the landscape buffer.



PROJECT INFORMATION

LAND ACREAGE 29.053 ACRES (11.757 ha)

BUILDING	
OCCUPIED	0 SF (0 SQ M)
AVAILABLE	494,000 SF (45,894 SQ M)
TOTAL	494,000 SF (45,894 SQ M)

PARKING SPACES	469
TRAILER PARKING SPACES	52
TRUCK DOCK POSITIONS	96

GARLAND LOGISTICS CENTER
3800 LEON ROAD
GARLAND, TEXAS 75041
ZONING: INDUSTRIAL-1

OWNER: IDI LOGISTICS
DALLAS REGION
5420 LBJ FREEWAY, SUITE 1275
DALLAS, TX 75240
TEL. 972.560.7000

APPLICANT: SAME AS OWNER

PLAN PREPARER:
MACGREGOR ASSOCIATES ARCHITECTS, INC.
2727 PACES FERRY ROAD, SE
BUILDING TWO, SUITE 1400
ATLANTA, GA 30339
TEL. 770.432.9934

CASE NUMBER:



Two Paces West
2727 Paces Ferry Road SE
Suite 1400
Atlanta, Georgia 30339
770-432-9400

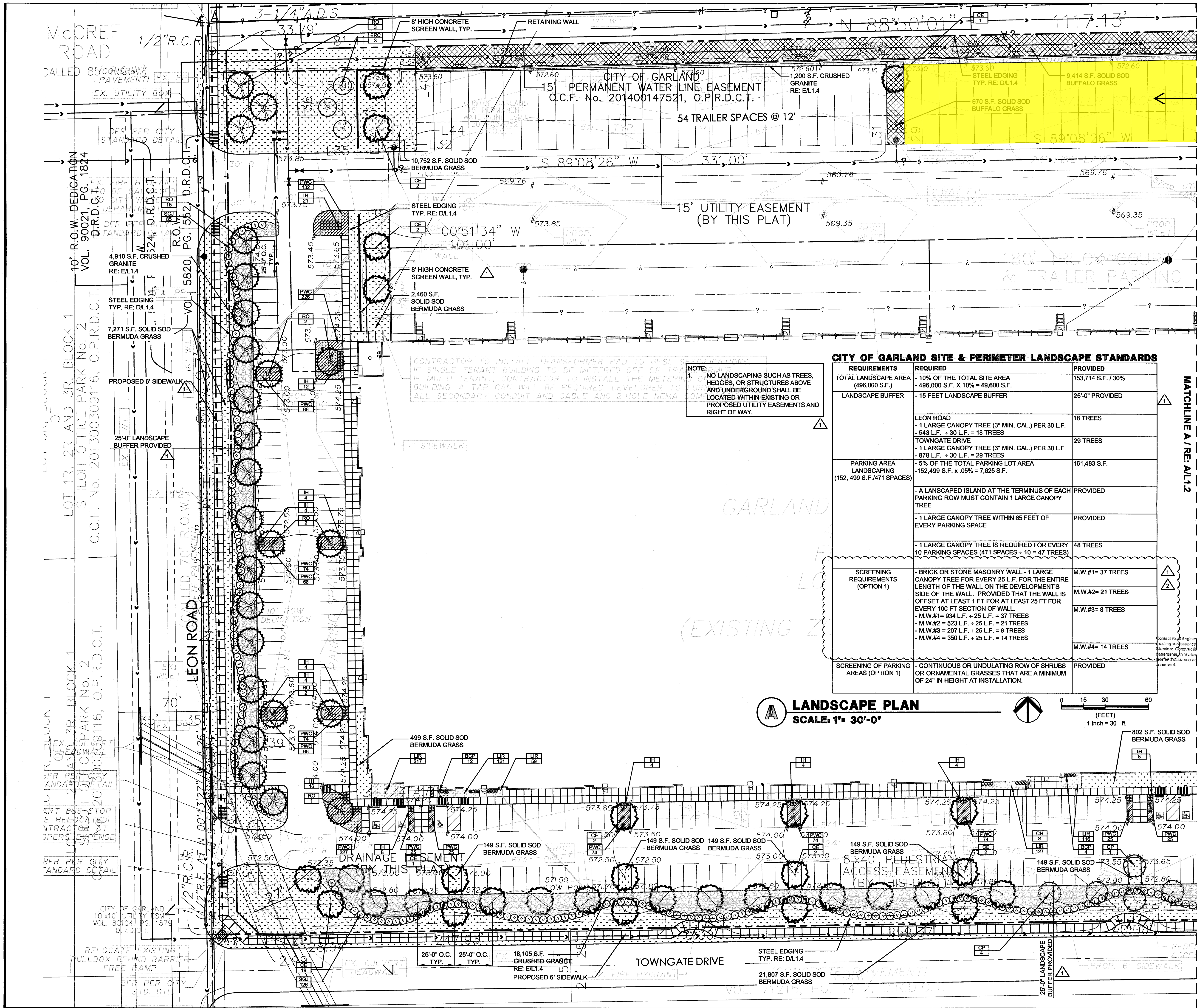
IDI Logistics

PROJECT NUMBER: 2015-184
SCALE: 1" = 60'-0"

GARLAND LOGISTICS CENTER
3800 LEON ROAD
GARLAND, TEXAS

SP 1
SITE PLAN

03/22/18



(PARTIAL)
OUTSIDE
STORAGE
AREA
B

LANDSCAPE ARCHITECT
DAVID C. BALDWIN
INCORPORATED
LANDSCAPE
ARCHITECTURE
PLANNING
730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 509-1266 / FAX: (972) 509-1269

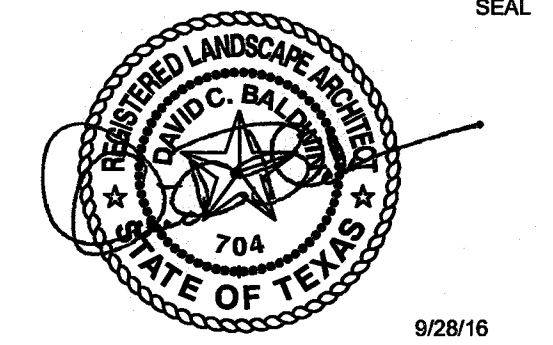
IRRIGATION DESIGNER
SETH HEIDMAN
IRRIGATION DESIGN
AND CONSULTING
6009 W. PARKER ROAD #149-221
PLANO, TX 75093
PHONE: (972) 816-5141

OWNER

IDI Gazeley
Brookfield Logistics Properties

DATE	NO.	REVISIONS
08/17/16	1	CITY COMMENTS
09/28/16	2	CITY COMMENTS

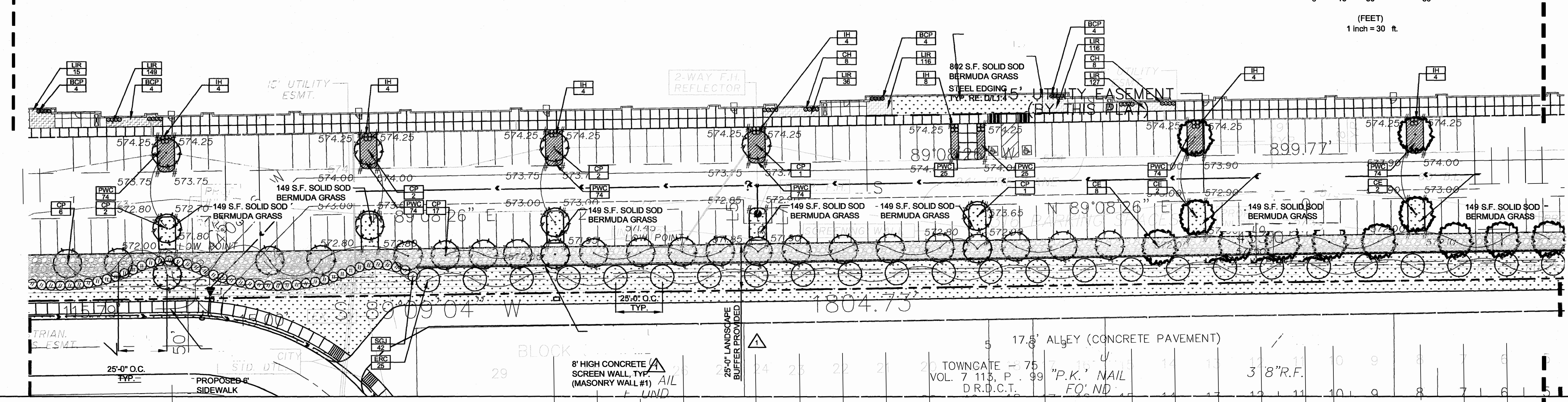
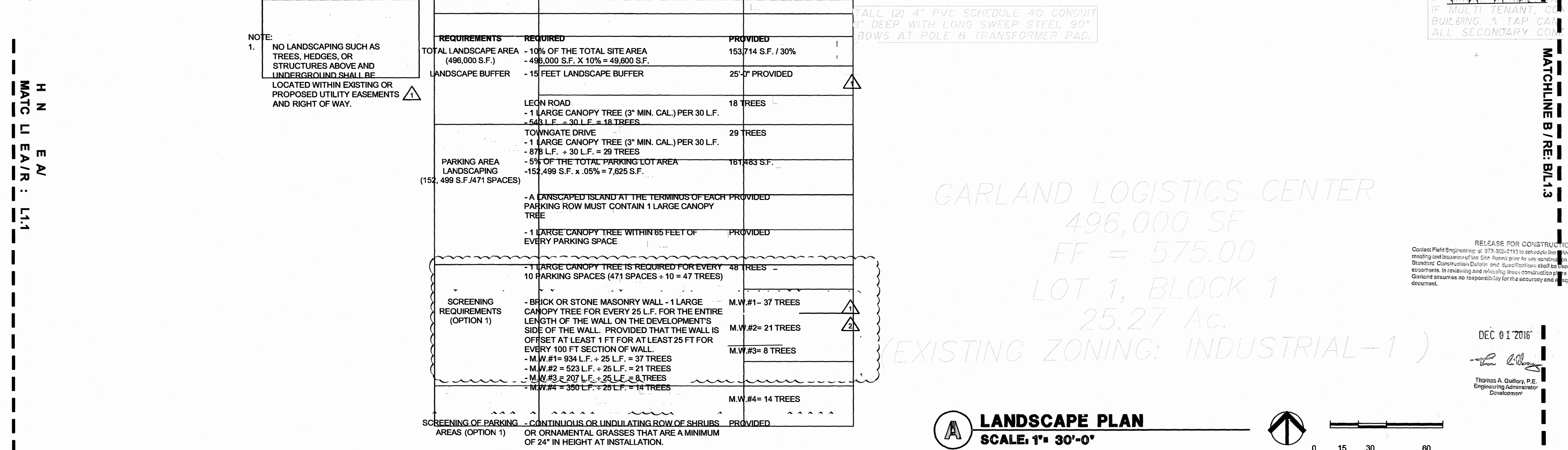
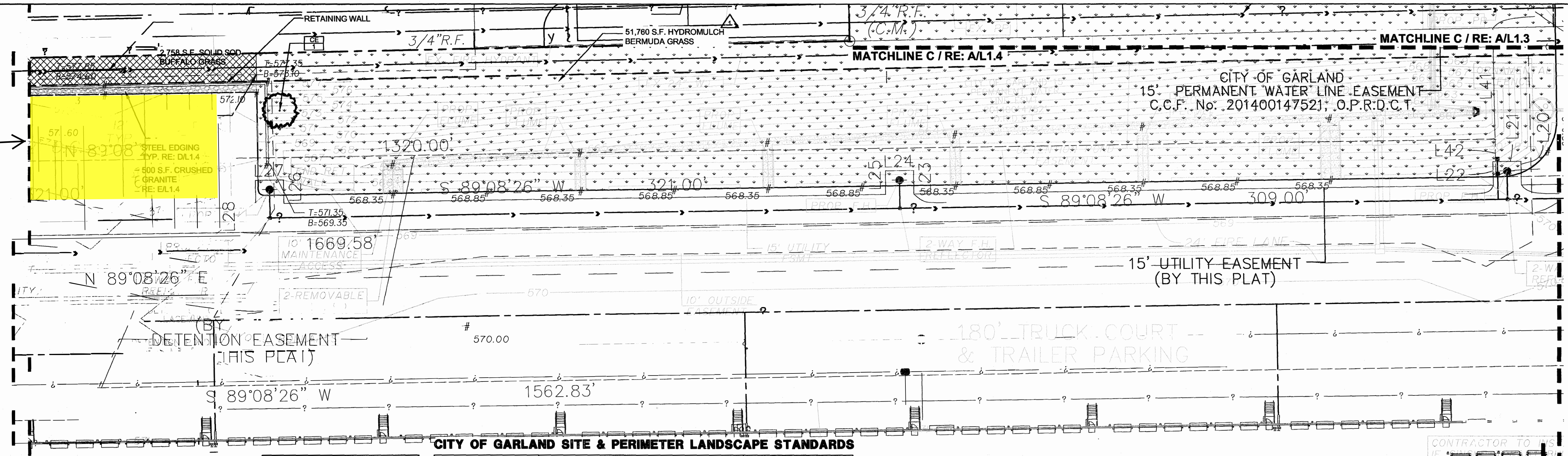
PROJECT
GARLAND LOGISTICS CENTER
CITY OF GARLAND, TEXAS
496,000 S.F. (25.27 AC)
F.F. 574.65
LOT 1, BLOCK 1
(EXISTING ZONING-INDUSTRIAL-1)



PROJECT MANAGER	PROJECT DESIGNER
RRM	DCB
DRAWN BY	CHECKED BY
TDH	DCB
ISSUE DATE	SCALE
08/16/16	AS NOTED
SHEET No.	

L1.1
CASE NUMBER: 160114-1

(PARTIAL)
OUTSIDE
STORAGE
AREA
B



LANDSCAPE ARCHITECT
DAVID C. BALESTIN
INCORPORATED
LANDSCAPE ARCHITECTURE PLANNING
730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 509-1266 / FAX: (972) 509-1268
IRRIGATION DESIGNER
SETH HEIDMAN
IRRIGATION DESIGN AND CONSULTING
6009 W. PARKER ROAD #149-221
PLANO, TX 75093
PHONE: (972) 816-5141
OWNER
IDI Gazeley
Brookfield Logistics Properties

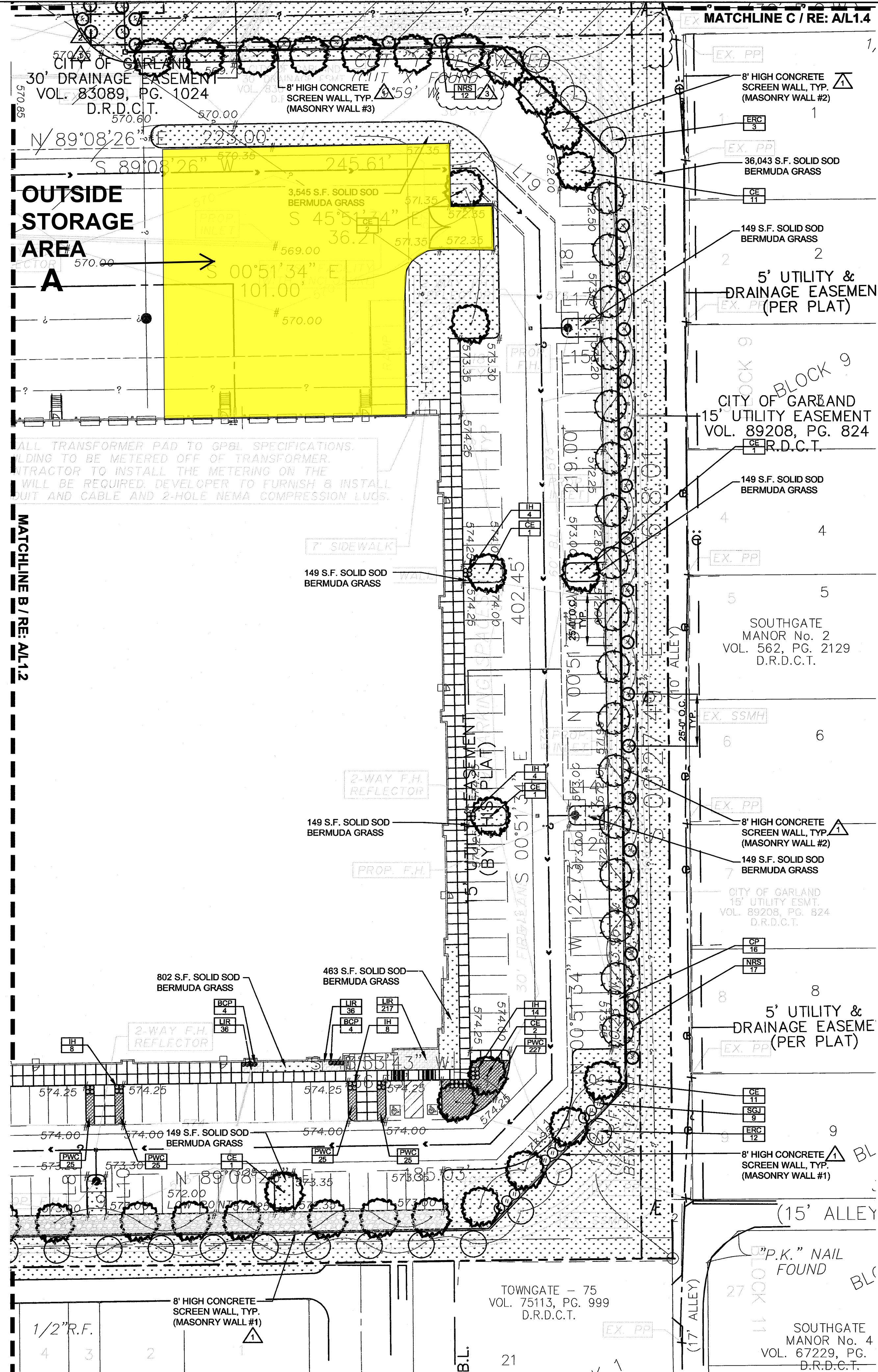
RELEASE FOR CONSTRUCTION
Contract Field Engineering, at 875-302-2113 to schedule the mandatory pre-construction meeting and issuance of the Site Permit prior to any construction activity. The City of Garland Standard Construction Details and Specifications shall be used in City rights of way and easements. In reviewing and releasing these construction plans for construction, the City of Garland assumes no responsibility for the accuracy and adequacy of this construction document.
DEC 01 2016
Thomas A. Gaffney, P.E.
Engineering Administrator
DATE NO. REVISIONS
08/17/16 1 CITY COMMENTS
08/28/16 2 CITY COMMENTS
PROJECT
GARLAND LOGISTICS CENTER
CITY OF GARLAND, TEXAS
496,000 S.F. (25.27 AC)
F.F. 574.65
LOT 1, BLOCK 1
(EXISTING ZONING INDUSTRIAL-1) SEAL

11/17/16
SHEET TITLE
LANDSCAPE PLAN
PROJECT MANAGER: RRM PROJECT DESIGNER: DCB
DRAWN BY: TDH CHECKED BY: DCB
ISSUE DATE: 06/16/16 SCALE: AS NOTED
SHEET No.
L1.2
CASE NUMBER: 160114-1

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

CITY OF GARLAND SITE & PERIMETER LANDSCAPE STANDARDS

REQUIREMENTS	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA (496,000 S.F.)	- 10% OF THE TOTAL SITE AREA - 496,000 S.F. X 10% = 49,600 S.F.	153,714 S.F. / 30%
LANDSCAPE BUFFER	- 15 FEET LANDSCAPE BUFFER	25'-0" PROVIDED
	LEON ROAD - 1 LARGE CANOPY TREE (3" MIN. CAL.) PER 30 L.F. - 543 L.F. + 30 L.F. = 18 TREES	18 TREES
	TOWNGATE DRIVE - 1 LARGE CANOPY TREE (3" MIN. CAL.) PER 30 L.F. - 878 L.F. + 30 L.F. = 29 TREES	29 TREES
PARKING AREA LANDSCAPING (152,499 S.F. / 471 SPACES)	- 5% OF THE TOTAL PARKING LOT AREA - 152,499 S.F. X .05% = 7,625 S.F.	161,483 S.F.
	- A LANDSCAPED ISLAND AT THE TERMINUS OF EACH PARKING ROW MUST CONTAIN 1 LARGE CANOPY TREE	PROVIDED
	- 1 LARGE CANOPY TREE WITHIN 65 FEET OF EVERY PARKING SPACE	PROVIDED
	- 1 LARGE CANOPY TREE IS REQUIRED FOR EVERY 10 PARKING SPACES (471 SPACES + 10 = 47 TREES)	48 TREES
SCREENING REQUIREMENTS (OPTION 1)	- BRICK OR STONE MASONRY WALL - 1 LARGE CANOPY TREE FOR EVERY 25 L.F. FOR THE ENTIRE LENGTH OF THE WALL ON THE DEVELOPMENT'S SIDE OF THE WALL. PROVIDED THAT THE WALL IS OFFSET AT LEAST 1 FT FOR AT LEAST 25 FT FOR EVERY 100 FT SECTION OF WALL. - M.W.#1 = 934 L.F. + 25 L.F. = 37 TREES - M.W.#2 = 523 L.F. + 25 L.F. = 21 TREES - M.W.#3 = 207 L.F. + 25 L.F. = 8 TREES - M.W.#4 = 350 L.F. + 25 L.F. = 14 TREES	M.W.#1 = 37 TREES M.W.#2 = 21 TREES M.W.#3 = 8 TREES M.W.#4 = 14 TREES
SCREENING OF PARKING AREAS (OPTION 1)	- CONTINUOUS OR UNDULATING ROW OF SHRUBS OR ORNAMENTAL GRASSES THAT ARE A MINIMUM OF 24" IN HEIGHT AT INSTALLATION.	PROVIDED



LANDSCAPE ARCHITECT

DAVID C. BALDWIN
INCORPORATED

LANDSCAPE ARCHITECTURE
PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 509-1266 / FAX: (972) 509-1269

IRRIGATION DESIGNER

SETH HEIDMAN
IRRIGATION DESIGN
AND CONSULTING

6009 W. PARKER ROAD #149-221
PLANO, TX 75033
PHONE: (972) 816-5141

OWNER

IDI Gazeley
Brookfield Logistics Properties

RELEASE FOR CONSTRUCTION

Contract Field Engineer
The Site Permit given to any construction activity. The City of Garland
Standard Construction Specifications shall be used in City rights of way
and retaining these construction plans for construction. The City of
Garland assumes no responsibility for the accuracy and adequacy of this construction
document.

DEC 01 2016

DATES/NO. OF REVISIONS

08/17/16	1	CITY COMMENTS
09/28/16	2	CITY COMMENTS
11/17/16	3	CITY COMMENTS

PROJECT

GARLAND LOGISTICS CENTER

CITY OF GARLAND, TEXAS
496,000 S.F. (25.27 AC)
F.F. 574.65
LOT 1, BLOCK 1
(EXISTING ZONING-INDUSTRIAL-1)

SEAL

DAVID C. BALDWIN
INCORPORATED
LANDSCAPE ARCHITECT
STATE OF TEXAS
704

11/17/16

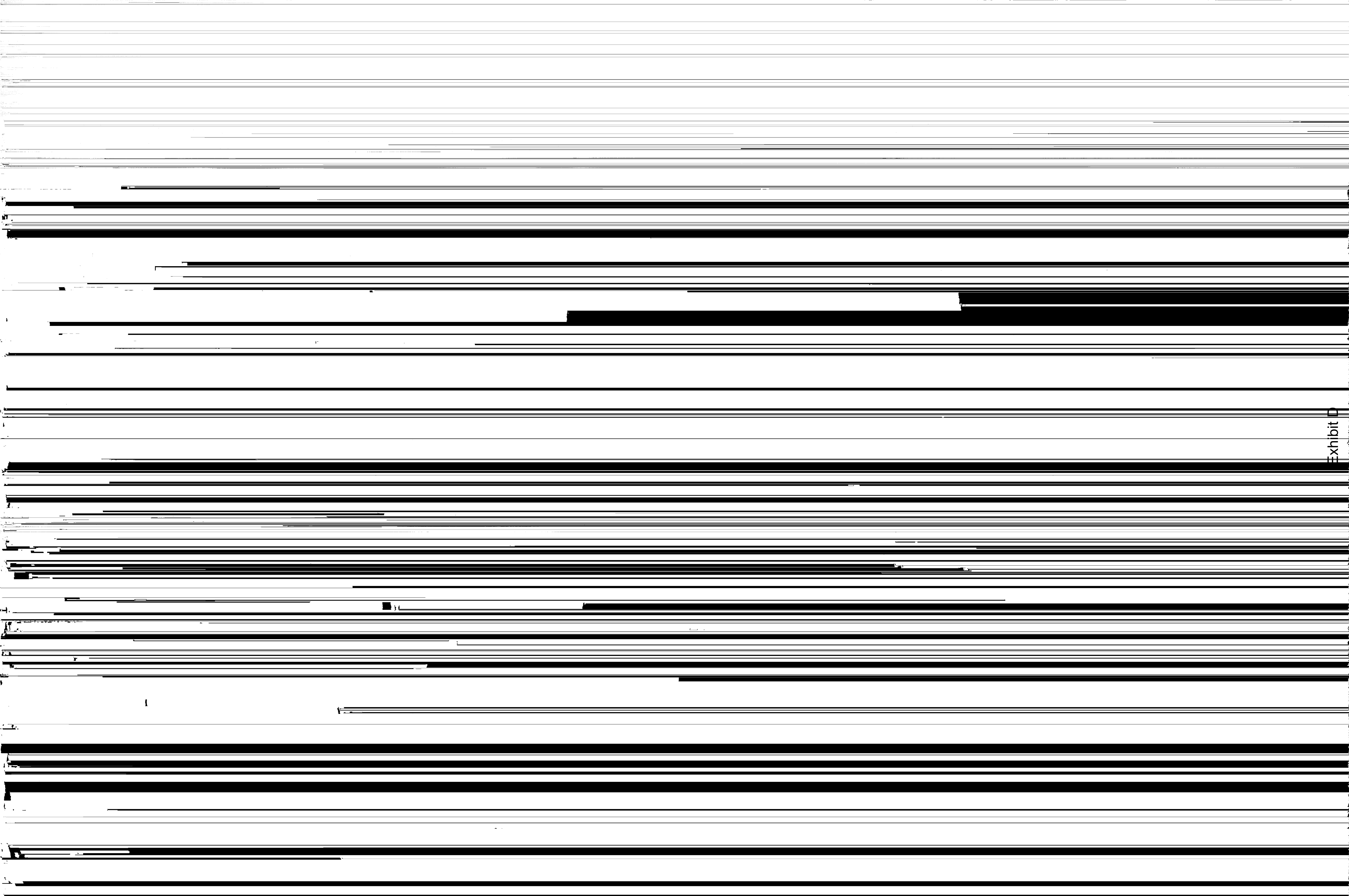
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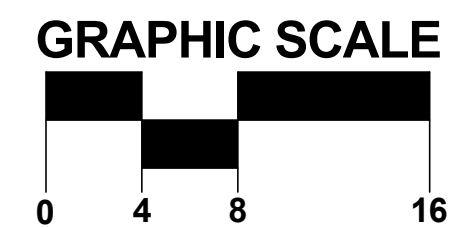
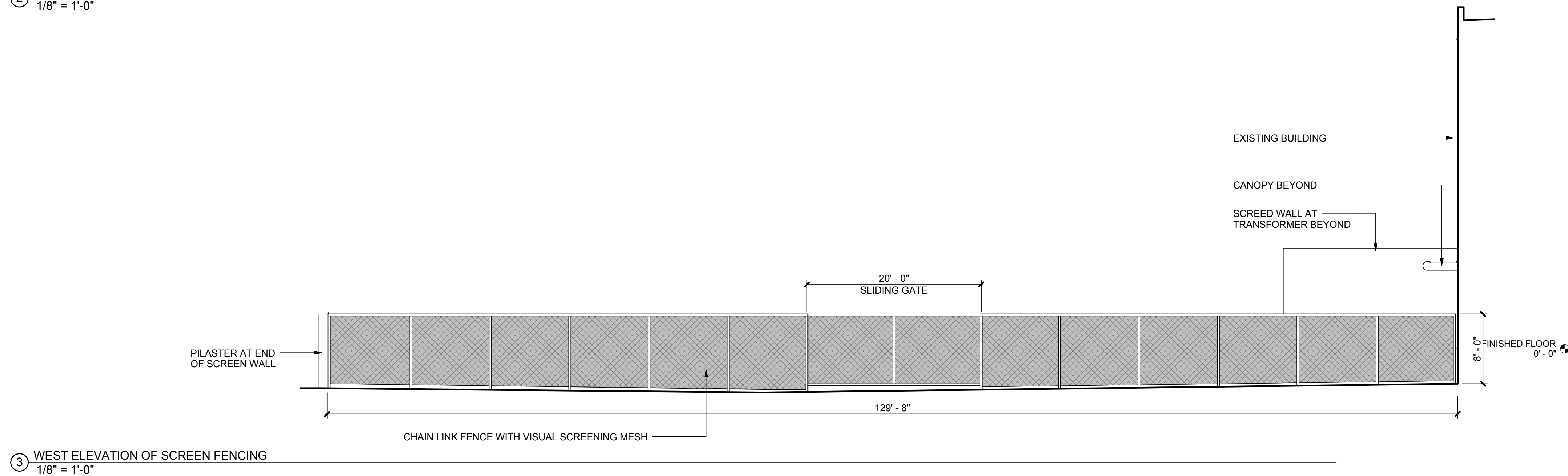
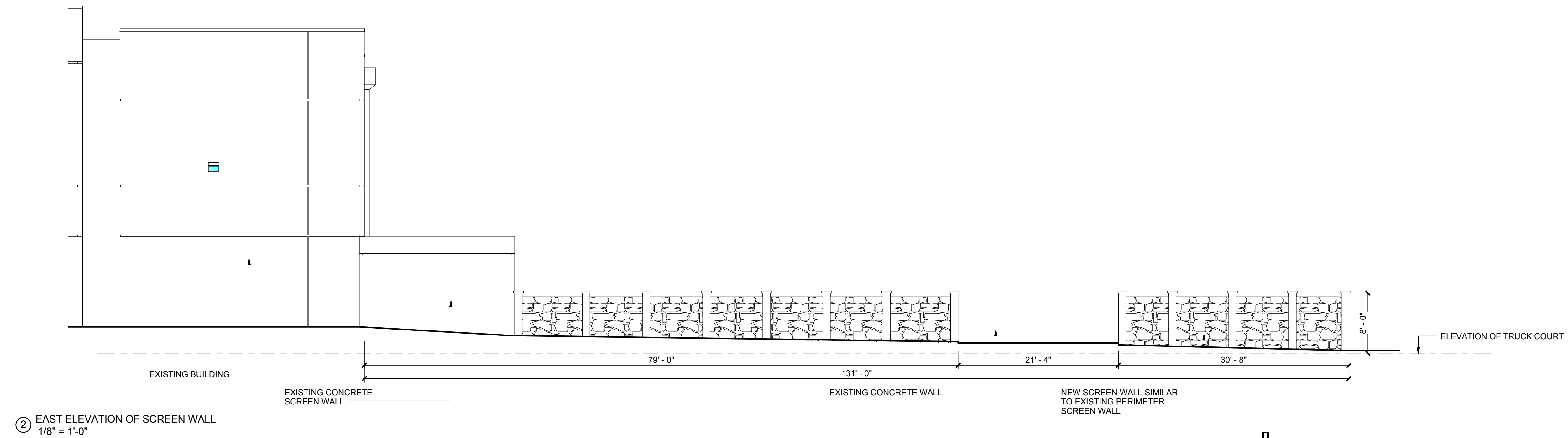
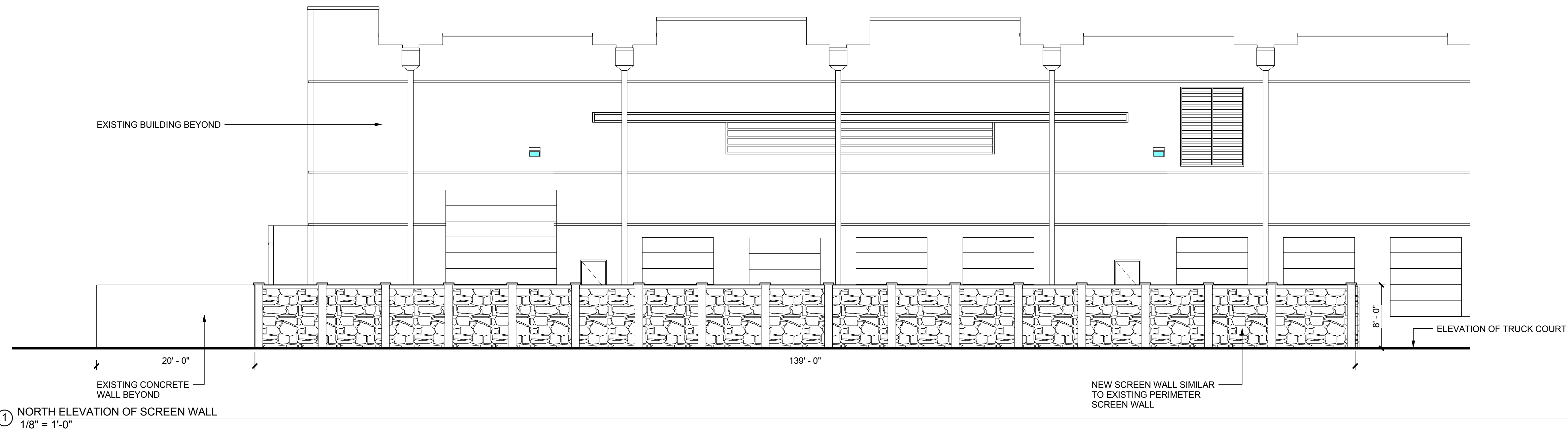
LANDSCAPE PLAN

PROJECT MANAGER	RRM	PROJECT DESIGNER	DCB
DRAWN BY	TDH	CHECKED BY	DCB
ISSUE DATE:	06/16/16	SCALE:	AS NOTED
		SHEET NO.	

L1.3

CASE NUMBER: 160114-1





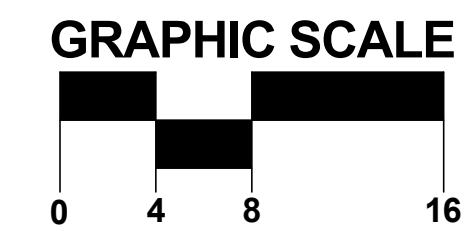
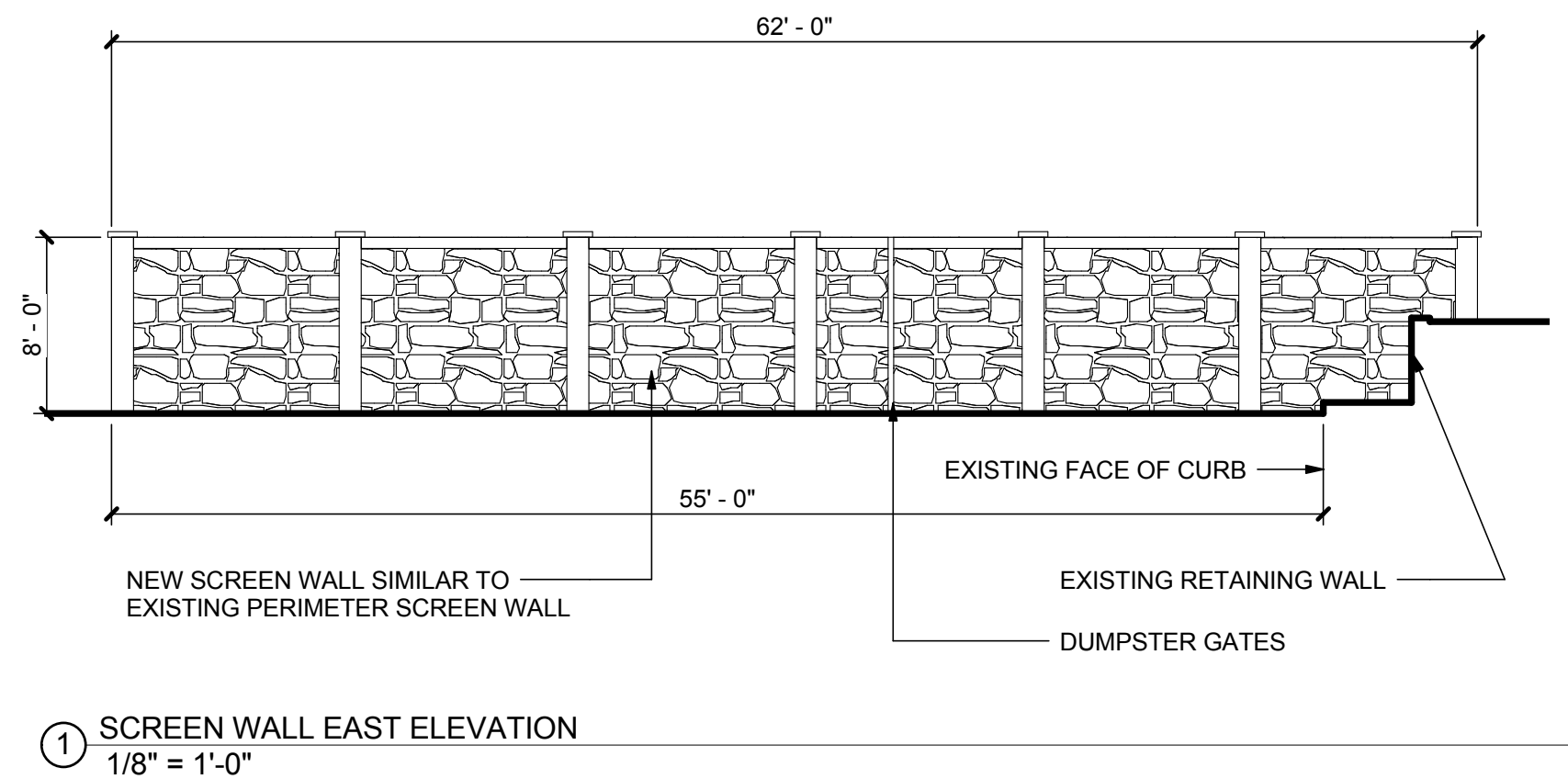
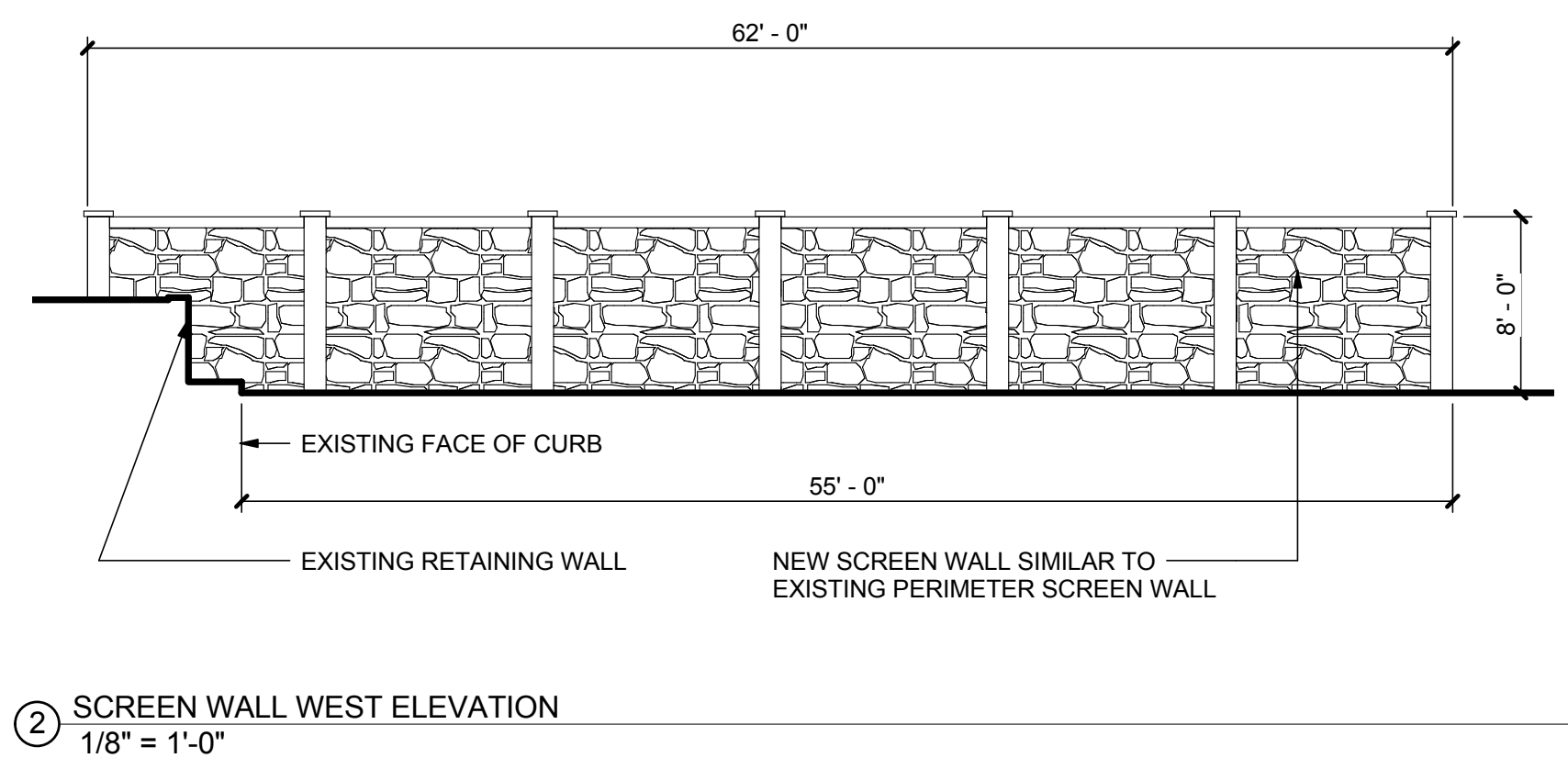
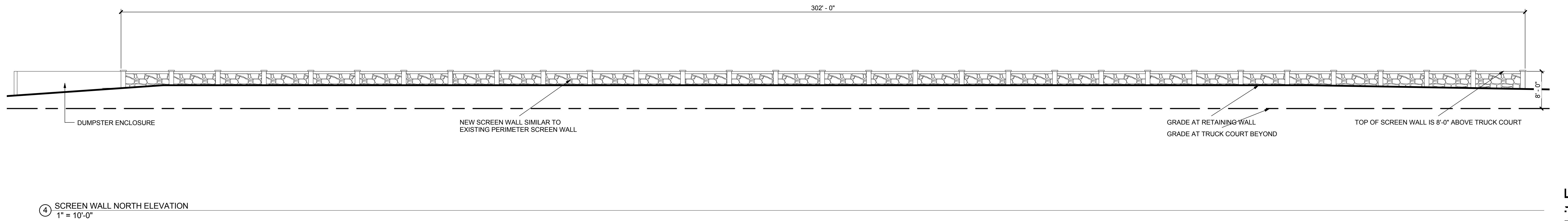
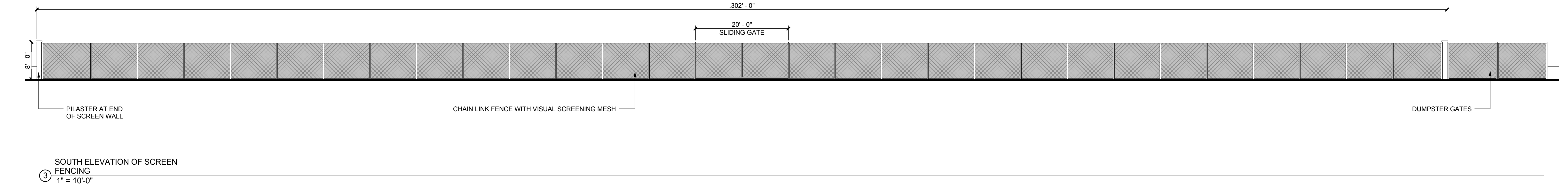
GARLAND LOGISTICS CENTER
3800 LEON ROAD
GARLAND, TEXAS 75041
ZONING: INDUSTRIAL-1

OWNER: IDI LOGISTICS
DALLAS REGION
5420 LBJ FREEWAY, SUITE 1275
DALLAS, TX 75240
TEL. 972 560 7000

APPLICANT: SAME AS OWNER

PLAN PREPARER:
MACGREGOR ASSOCIATES ARCHITECTS, INC.
2727 PACES FERRY ROAD, SE
BUILDING TWO, SUITE 1400
ATLANTA, GA 30339
TEL. 770 432 9834

CASE NUMBER:



GARLAND LOGISTICS CENTER
3800 LEON ROAD
GARLAND, TEXAS 75041
ZONING: INDUSTRIAL-1

OWNER: IDI LOGISTICS
DALLAS REGION
5420 LBJ FREEWAY, SUITE 1275
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APPLICANT: SAME AS OWNER

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2727 PACES FERRY ROAD, SE
BUILDING TWO, SUITE 1400
ATLANTA, GA 30339
TEL. 770 432 9934

CASE NUMBER:

PROPOSED PERMITTED USES	PROPOSED PERMITTED USES SPECIFIC USE PERMIT
• Data Center • Distribution Center, Large (indoors only) • Distribution Center, Small (indoors only) • Industrial or Manufacturing, Light • Warehouse, Office/Showroom (indoors only) Uses permitted if ≥45,000 SF: • Bakery, Commercial • Batching Plant, Temporary • Contractor's Office/Warehouse (indoors only) • Custom Products Manufacturing • Equipment Leasing/Rental, Indoor • Furniture and Appliance Cleaning/Repair • Laundry Plant, Commercial • Printing/Publishing House • Recording Studio/Media Production • Small Engine/Lawn Equipment Rental & Repair	• Animal Feed Processing & Storage • Batching Plant • Building/Garden Materials Sales & Storage (wholesale) • Bulk Material Sales & Storage (retail or wholesale) • Equipment Leasing/Rental, Outdoor • Food Processing & Storage • Heavy Machinery Sales, Rental, Storage & Repair • Laboratory, Analytical or Research (indoor) • Leather & Allied Products Manufacturing (Note that this use will not include leather tanning any manufacturing process will be limited to using finished leather only.) • Motorcycle/ATV Sales, Leasing & Repair (new and used – indoors only) • Personal Watercraft Sales, Leasing & Repair (new and used) • Recreational Vehicle/Trailer Sales, Leasing & Repair • Recycling Collection Center (no outside storage) • Truck/Bus Storage

REPORT & MINUTES

P.C. Meeting, April 9, 2018

Consideration of the application of **IDI Logistics**, requesting approval of amendments to Planned Development (PD) District 16-07 for Industrial Uses. This property is located at 3800 Leon Road. (District 5) (Z 18-16) (This item was postponed from the March 26, 2018 Plan Commission meeting.)

Representing the applicant, Angela Hunt, 500 North Akard Street, Suite 3800, Dallas, Texas 75218, provided an overview of the request and elaborated on the reduction of uses allowed.

Commissioner Hedrick requested clarification of the dumpster location.

The applicant, Jon Harmon, 5420 LBJ Freeway, Suite 1275, Dallas, Texas, stated the dumpster would be relocated to storage area "B" and the dumpster enclosure would remain separate.

Lawrence Dagate, PO Box 38508, Dallas, Texas 75238 spoke in opposition of the proposal for outside storage.

Motion was made by Commissioner Welborn, seconded by Commissioner Williams to close the public hearing and open the case for discussion. **Motion carried: 8 Ayes, 0 Nays**



GARLAND

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

February 28, 2018

HEARING DATE/TIME: Plan Commission: March 12, 2018 – 7:00 PM

APPLICANT: IDI Logistics

File: Z 18-16

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, March 12, 2018, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **IDI Logistics**, requesting approval of amendments to Planned Development (PD) District 16-07 for Industrial Uses.

BEING a 29.053-acre tract of land situated in the John Casey Survey, Abstract No. 351, the John Casey Survey, Abstract No. 350, and the John T. Corcoran Survey, Abstract No. 348, City of Garland, Dallas County, Texas, being all of Lot 1, Block 1 and Lot 2, Block 1 Garland Logistics Center, an addition to the City of Garland, Dallas County, Texas according to the plat thereof recorded in County Clerk's Instrument # 201600351809 of the Official Public Records of Dallas County, Texas. The property is located at 3901 Towngate Drive. (District 5)

Note: Request is to amend the conditions of Planned Development District 16-07 to allow screened outside storage, and clarify and reduce the list of permitted uses with Planned Development District 16-07.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002, fax to 972-205-2474, deliver to the Planning Department at 800 East Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Isaac Williams at 972-205-2459.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Title

Date:



GARLAND

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

February 28, 2018

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

BETTIE ANN LAJOIE
Printed Name

1915 TOWNGATE DRIVE GARLAND, TX 75041
Address City, State Zip

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

Bettie Ann LaJoie
Signature

Owner
Title

Date: 2-2-18



GARLAND

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

February 28, 2018

HEARING DATE/TIME: Plan Commission: March 12, 2018 – 7:00 PM

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

We are very happy with this wish them very well

I.P

(Please complete the following information)

Your Property Address

Ibrahim & Tanya Pubran

Printed Name

2003 Towngate Dr

Address

Garland, TX

City, State

75041

Zip

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

Signature

Title

Date:

03/05/18

MAR 8 2018 PM 4:49



GARLAND

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

February 28, 2018

HEARING DATE/TIME: Plan Commission: March 12, 2018 – 7:00 PM

APPLICANT: IDI Logistics

File: Z 18-16

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(Please Check One Below)

☒ I am in favor of the request. (under a condition) see below

☐ I am opposed to the request.

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

I am in favor under the condition IDI Logistics
slopes the soil on the alley leaseament) so that water
can run towards the creek.

(Please complete the following information)

Your Property Address

Duc Mike Vo

Printed Name

3813 Roanoke Dr.

Garland, TX

75041

Address

City, State

Zip

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

Duc Mike Vo
Signature

Homeowner
Title

Date: March 11, 2018

MAR 12 2018 AM 8:17



GARLAND

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

February 28, 2018

HEARING DATE/TIME: Plan Commission: March 12, 2018 – 7:00 PM

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(Please Check One Below)

☒ I am in favor of the request. *IF — see below*

☐ I am opposed to the request.

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

IDI Logistics needs to see to it that we have

better drainage in the alley due to health concerns.

(Please complete the following information)

Your Property Address

Tam V. Vo

Printed Name

3809 Roanoke Dr.

Garland Tx

75041

Address

City, State

Zip

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

Signature

Owner
Title

Date: *march 11, 2018*

MAR 12 2018 AM 8:17



GARLAND

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

February 28, 2018

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APPLICANT: IDI Logistics

File: Z 18-16

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

3921 GREENWAY DR, GARLAND, TX 75041

Printed Name

GENE SIMMONS GARLAND, TX 75041

Address

3921 GREENWAY DR. GARLAND, TX 75041

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

Signature

Gene Simmons

Title

OWNER

Date:

3-7-18

MAR 12 2018 PM 12:57



GARLAND

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

February 28, 2018

HEARING DATE/TIME: Plan Commission: March 12, 2018 – 7:00 PM

APPLICANT: IDI Logistics

File: Z 18-16

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

IDI Logistics has followed through with all that was promised. The facility looks awesome and they didn't forget the trees. I would expect they will do the same with this request.

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Title

Date:

MAR 19 '18 PM 2:55



GARLAND

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

February 28, 2018

HEARING DATE/TIME: Plan Commission: March 12, 2018 – 7:00 PM

APPLICANT: IDI Logistics

File: Z 18-16

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Routh Roach Elementary School

Printed Name

1811 Mayfield Avenue

Garland, TX

75041

Address

City, State

Zip

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

Joel Falcon, Joel Falcon, GISD Exec Director of Facilities & Maintenance
Signature Title

Date: 3/5/18

Outside the Notification Area

MAR 12 2018 AM 8:17



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10.d.

Meeting Date: May 1, 2018

Item Title: Z 18-18 Kimley-Horn & Associates (District 6)

Submitted By: Josue De La Vega, Development Planner

REQUEST

Approval of 1) Amendments to Planned Development (PD) 16-10 District for Industrial Uses including Retail Store, 2) Amendments to a Detail Plan for Convenience Store; Fuel Pumps, Retail; Retail Store; Restaurant, Drive-Through and Car Wash, Automated/Rollover, 3) Amendments to a Specific Use Provision for Restaurant, Drive-Through and 4) a Zoning Change from Planned Development (PD) 16-10 District to Industrial (IN) District (on a portion of the subject property identified on Exhibits C and D as Tract 2).

OWNER

RR Garland Site, LLC.

PLAN COMMISSION RECOMMENDATION

On April 9, 2018 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) Amendments to Planned Development (PD) 16-10 District for Industrial Uses including Retail Store, 2) Amendments to a Detail Plan for Convenience Store; Fuel Pumps, Retail; Retail Store; Restaurant, Drive-Through and Car Wash, Automated/Rollover, 3) Amendments to a Specific Use Provision for Restaurant, Drive-Through and 4) a Zoning Change from Planned Development (PD) 16-10 District to Industrial (IN) District (on a portion of the subject property identified on Exhibits C and D as Tract 2).

STAFF RECOMMENDATION

Approval of the request as presented by the applicant.

BACKGROUND

In 2016 City Council approved a change of zoning from Industrial District to Planned Development (PD) 16-10 District on the subject property (the subject property consisting of Tract 1 and Tract 2 as identified on Exhibit C and Exhibit D). Along with Planned Development (PD) 16-10, a Detail Plan and a Specific Use Provision were approved allowing the subject property to be developed with a gas station consisting of three (3) canopies over seventeen (17) gas pumps, a car wash structure and a multi-tenant building for a convenience store, retail and a restaurant with a drive-through [Ricky Rockets]. Presently, this gas station is under

construction as approved on the Detail Plan.

The applicant intends to acquire Tract 2 and combine it with the property immediately to the north to create one lot and develop such lot with a distribution center.

SITE DATA

The site contains 8.23 acres with approximately 440 feet of frontage along South Jupiter Road and 700 feet of frontage along West Miller Road. Ingress and egress is from West Miller Road and South Jupiter Road.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) 16-10 District allows those land uses as permitted in the Industrial (IN) District, including Retail Store by right.

CONSIDERATIONS

1. Planned Development (PD) 16-10 District includes a 0.930-acre grassy area (Tract 2), a rectangular shaped area located on the northeast corner of the subject property which the applicant intends to acquire and combine with the property located immediately to the north to create one lot and develop such lot with a distribution center. As part of the distribution center, Tract 2 would serve as truck parking area and truck maneuvering area. The property to the north is zoned Industrial (IN) District, a zoning district where distribution centers are permitted by right.
2. The applicant's proposal under Consideration No. 1 requires Tract 2 to be removed from Planned Development (PD) 16-10 District, from the approved Detail Plan and from the approved Specific Use Provision as well as to be rezoned back to Industrial (IN) District. The applicant would also need to replat all of the involved tracts, a process that would follow the zoning process.
3. On the approved Detail Plan, Tract 2 is designated as an open grassy area free of structures and containing no additional landscaping and no parking. Removing Tract 2 from Planned Development (PD) 16-10, the approved Detail Plan and the approved Specific Use Provision will have no impact on the conformity of the gas station with the applicable development standards in the Garland Development Code or any of the specific standards in Planned Development (PD) 16-10, including but not limited to standards regarding setbacks, lot coverage, screening/landscaping and parking.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is located within an area that is zoned Industrial (IN) District and developed with buildings that are currently utilized for light industrial and heavy industrial uses.

Attachments

Z 18-18 Location Map

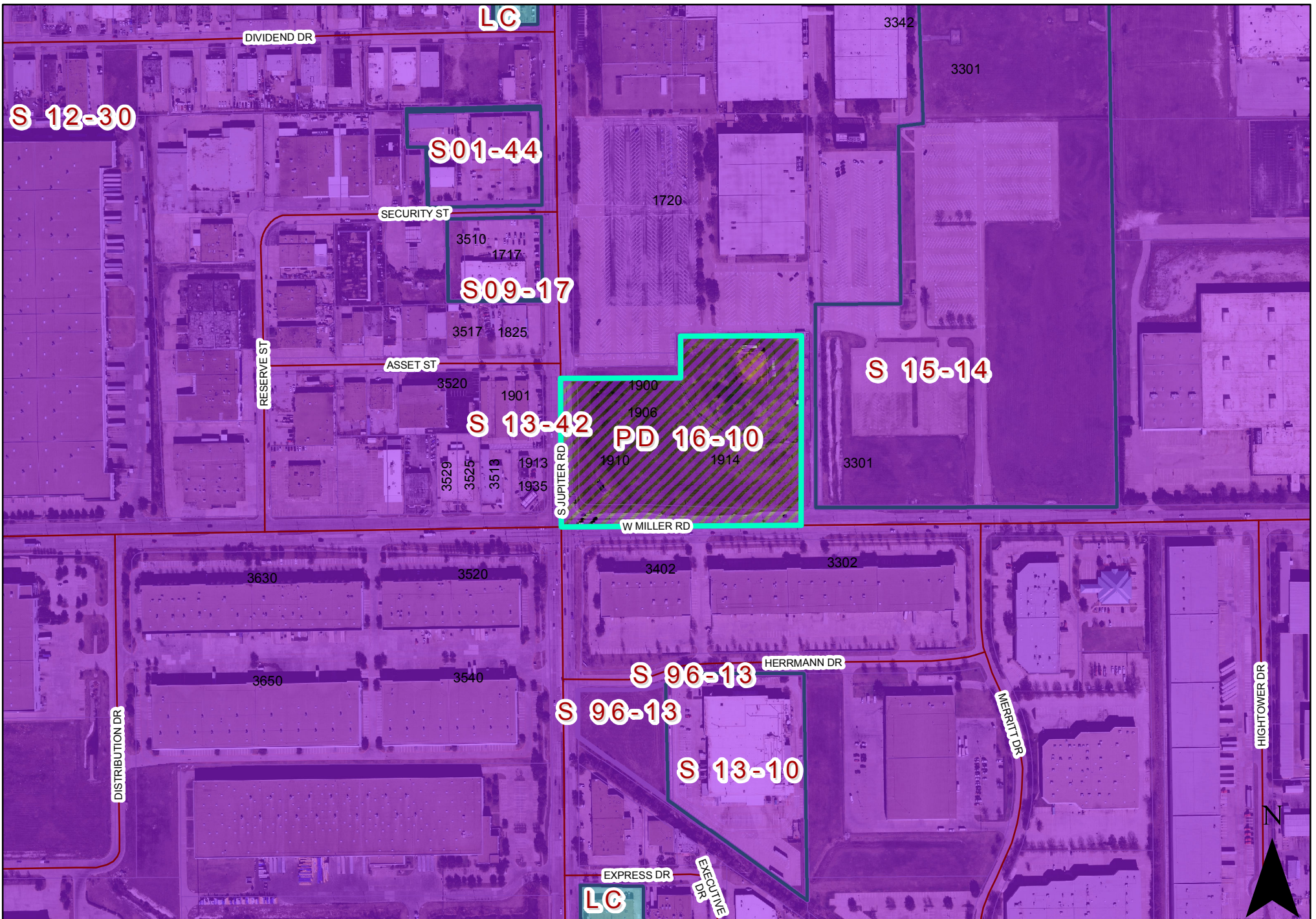
Z 18-18 Exhibit B

Z 18-18 Exhibits C-D

Z 18-18 R&M

Z 18-18 Responses

Z 18-18 Staff Presentation



0 200 400 Feet

1 inch = 392 feet

ZONING MAP Z 18-18



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-18

On the northeast corner of West Miller Road and South Jupiter Road

- I. Statement of Purpose:** The purpose of this Planned Development is to change the zoning and remove a 0.930-acre tract of land (identified as Tract 2 on Exhibit C and Exhibit D) from a previously approved Detail Plan and Specific Use Provision under Planned Development (PD) 16-10 District.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance and Planned Development (PD) 16-10 District, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) 16-10 District are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Development On Tract 1: Development on Tract 1 shall conform to the Detail Plan and Landscape Plan set forth in Exhibit C and Exhibit D; however, in the event of conflict between the Detail Plan, Landscape Plan, the written conditions contained in this ordinance and the written conditions contained in Planned Development (PD) 16-10 District, the written conditions shall control.
- V. Specific Conditions:**
- A. Permitted Uses On Tract 1: Only those uses as permitted in the Industrial (IN) District. Additionally, Retail Store shall be permitted by right.
- B. Tract 1: This ordinance and all the regulations in Planned Development (PD) 16-10 District shall apply only to Tract 1 on Exhibit C and Exhibit D.
- C. Tract 2: Tract 2 on Exhibit C and Exhibit D shall be zoned Industrial (IN) District. All regulations of the Industrial (IN) District as set forth in Chapter 2 of

the Garland Development Code shall apply to Tract 2.

Exhibit C

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED THEREIN, ARE AN INSTRUMENT OF SERVICE, AS DEFINED BY THE TEXAS PROFESSIONAL ENGINEERING ACT, AND SHALL BE USED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. PARTIAL OR WHOLE REUSE OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ASSURANCE BY CHIMLEY-HORN AND ASSOCIATES, INC. WILL BE WITHOUT LIABILITY TO CHIMLEY-HORN AND ASSOCIATES, INC.

PROJECT TABLE

ZONING:	INDUSTRIAL
PROPERTY AREA:	7.500 ACRES / 320,000 SF
BUILDING AREA:	18,181 SF
BUILDING HEIGHT:	27
SETBACKS:	15' BUILDING SETBACK
PARKING PROVIDED:	87 SPACES
FLOOR AREA RATIO:	0.06
IMPERVIOUS AREA:	220,300 SF
% IMPERVIOUS:	69.4%

ACCESSIBILITY NOTES

1. ALL ACCESSIBLE SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE CITY OF GARLAND REQUIREMENTS.
2. PARKING SPACES AND ACCESSIBLE ROUTES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS. CURB RAMPS COMPLYING WITH TAS SECTION 405 SHALL BE PROVIDED AT ALL PROPOSED LOADING ZONES.
3. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A VERTICALLY MOUNTED OR SUSPENDED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY PER TAS SECTION 701. SPACES COMPLYING WITH THIS SECTION SHALL BE MOUNTED ABOVE THE GROUND FLOOR OR PAVING SURFACE SO THEY WILL NOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE.
4. CHARACTERS AND SYMBOLS ON SUCH SIGNS SHALL BE LOCATED 60" (1525 MM) MINIMUM ABOVE THE GROUND FLOOR OR PAVING SURFACE SO THEY WILL NOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE.
5. CHARACTERS AND SYMBOLS ON OVERHEAD SIGNS SHALL COMPLY WITH TAS SECTION 703AA.
6. BLOCKS OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 405. TRANSITIONS FROM RAMPS TO WALKWAYS, GUTTERS, OR STREETS SHALL BE A FLUSH AND PRIOR OF ADJACENT RAMPS, WALKWAYS, GUTTERS, OR STREETS. ROAD SURFACE BUILT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:50.
7. SURFACES OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 405.2.
8. TEXTURES SHALL CONSIST OF EXPANDED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASEIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE MOUNTED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
9. FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJACENT PAVEMENT SURFACES.

10. CHARACTERS AND SYMBOLS ON OVERHEAD SIGNS SHALL COMPLY WITH TAS SECTION 703AA.
11. BLOCKS OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 405. TRANSITIONS FROM RAMPS TO WALKWAYS, GUTTERS, OR STREETS SHALL BE A FLUSH AND PRIOR OF ADJACENT RAMPS, WALKWAYS, GUTTERS, OR STREETS. ROAD SURFACE BUILT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:50.
12. SURFACES OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 405.2.
13. TEXTURES SHALL CONSIST OF EXPANDED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASEIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE MOUNTED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
14. FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJACENT PAVEMENT SURFACES.

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

STOP!
CALL BEFORE YOU DIG
1-800-DIG-TESS
(at least 72 hours prior to digging)

PRIMARY/SOURCE BENCHMARKS:

CITY OF GARLAND MONUMENT NO. 27: 3-1/4" ALUMINUM DISK FOUND IN 6" PVC WITH HINGED ACCESS COVER IN THE NORTHERLY LINE OF MILLER PARK NORTH, BEING APPROXIMATELY 170' NORTH OF THE BACK OF CURB OF SAID MILLER PARK NORTH AND 5' INTERNATIONAL. ELEV=467.95

CITY OF GARLAND MONUMENT NO. 32: 3-1/4" ALUMINUM DISK FOUND IN 6" PVC WITH HINGED ACCESS COVER IN THE EASTERLY LINE OF EXECUTIVE DRIVE, NORTH OF WOOD STREET, BEING APPROXIMATELY 10' EAST OF THE EASTERLY BACK OF CURB OF SAID EXECUTIVE DRIVE AND BEING APPROXIMATELY 270.7' SOUTHWEST OF THE NORTHEASTLY CORNER OF A ONE-STORY BUILDING LOCATED AT 2306 EXECUTIVE DRIVE. ELEV=592.40

SECONDARY/SITE BENCHMARKS:

- PRIMARY:
- BM1: 1/2" CUT FOUND IN THE NORTHERLY MONUMENTED LINE OF MILLER ROAD, BEING APPROXIMATELY 50' FROM THE CENTERLINE OF MILLER ROAD AND BEING APPROXIMATELY 776.8' FROM THE EASTERLY MONUMENTED LINE OF JUPITER ROAD. ELEV=593.81
- SECONDARY:
- BM2: 7/8" CUT FOUND IN THE EASTERLY MONUMENTED LINE OF JUPITER ROAD, BEING APPROXIMATELY 49.1' FROM THE CENTERLINE OF SAID JUPITER ROAD, AND BEING APPROXIMATELY 469' NORTH OF THE NORTHERLY MONUMENTED LINE OF MILLER ROAD. ELEV=597.64

CASE# 171024-1

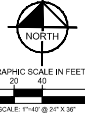
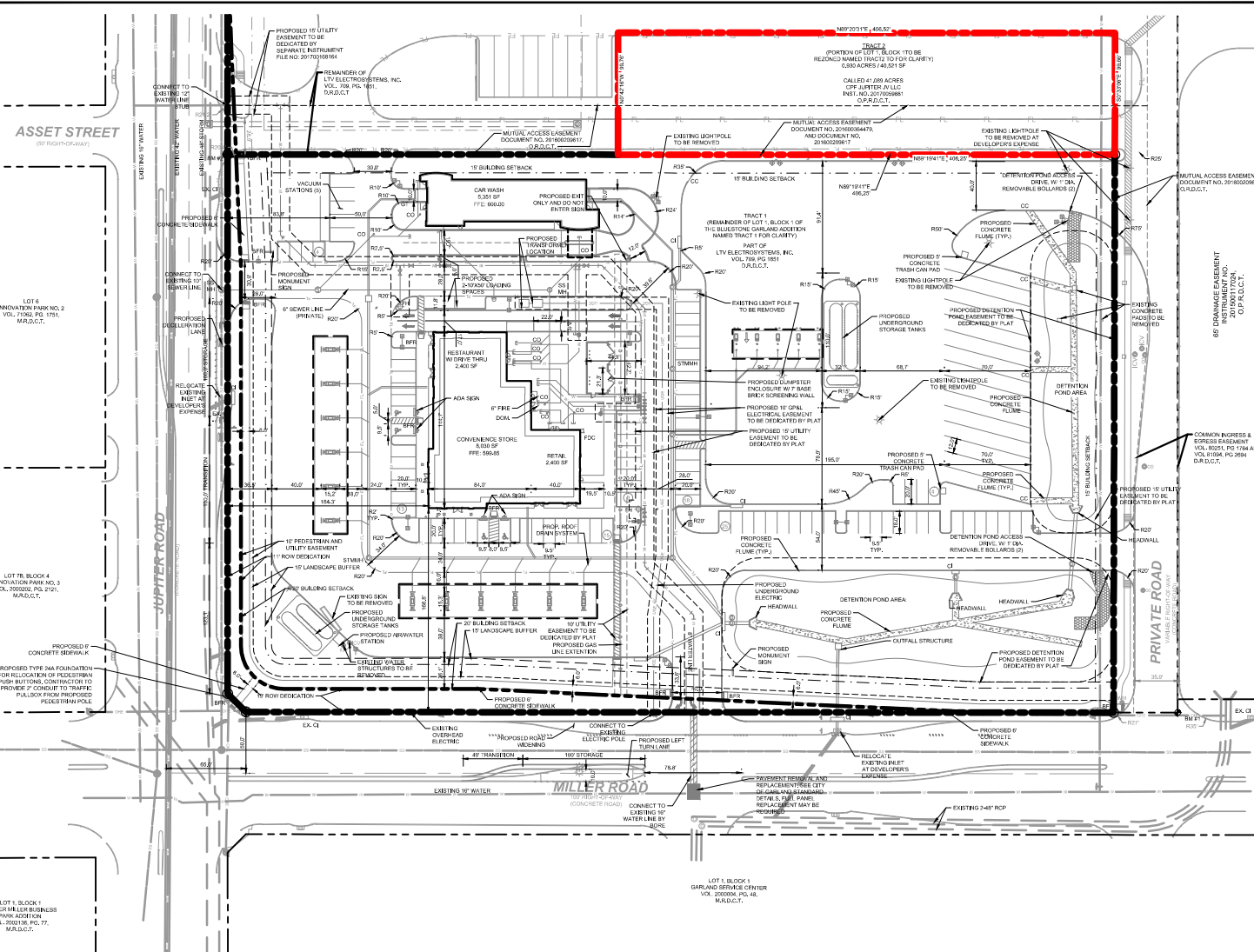
BLUESTONE GARLAND
ADDITION LOT 1, BLOCK 1

Kimley»Horn

BLUESTONE GARLAND

SITE PLAN

SHEET NUMBER
SP-01



LEGEND

- PROPERTY LINE
- RIE LINE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED FIRE BARRIER FREE RAMP
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED MANHOLE
- PROPOSED GREASE TRAP
- PROPOSED CLEAN OUT
- PROPOSED CURB CUT
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- EXISTING LIGHT POLE

PARKING DATA TABLE

REQUIRED PARKING (1 SPACE/250 GFA) - CONV. STORE & CAR WASH	
(1 SPACE) 100 GFA - REST. W/ DRIVE THRU	83 SPACES
(1 SPACE) 250 GFA - RETAIL	1 SPACE
TOTAL REQUIRED	87 SPACES
PROVIDED PARKING	
REGULAR	83 SPACES
ACCESSIBLE	3 SPACES
VAN ACCESSIBLE	1 SPACE
TOTAL PROVIDED	87 SPACES

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL DRIVE ABLE RAMP ARE A MINIMUM OF 10%.
3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
4. FIRE LINES SHALL BE PROVIDED IN ACCORDANCE WITH GARLAND REQUIREMENTS AND SHALL HAVE A MIN. UNDER TURNING RADIUS OF 30'.
5. ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH GARLAND REQUIREMENTS.
6. ALL DRIVEWAY APPROACHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF GARLAND SPECIFICATIONS.
7. PUBLIC RIGHT OF WAY, EASEMENTS, AND COMMON AREAS MUST BE STABILIZED WITH PERMANENT VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.
8. NO LANDSCAPING BLOCKS, TREES, HEDGES, AND/OR UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS, DRAINAGE EASEMENTS AND RIGHT OF WAY.
9. FLOOD MUST BE OPERATIONAL PRIOR TO PAVING.
10. ALL BARRIER FREE RAMPS AND PAVEMENT IN PUBLIC RIGHT OF WAY AND PEDESTRIAN AND UTILITY EASEMENT SHALL BE BUILT PER CITY OF GARLAND STANDARDS/DETAILS.
11. BACKFLOW PREVENTION DEVICE TO BE LOCATED WITHIN BUILDING.

REPORT & MINUTES

P.C. Meeting, April 9, 2018

Consideration of the application of **Kimley-Horn & Associates**, requesting approval of 1) Amendments to Planned Development (PD) 16-10 District for Industrial Uses including Retail Store, 2) Amendments to a Detail Plan for Convenience Store; Fuel Pumps, Retail; Retail Store; Restaurant, Drive-Through and Car Wash, Automated/Rollover, 3) Amendments to a Specific Use Provision for Restaurant, Drive-Through and 4) a Zoning Change from Planned Development (PD) 16-10 District to Industrial (IN) District. This property is located on the northeast corner of West Miller Road and South Jupiter Road. (District 6) (File Z 18-18)

The applicant, Dave Kachalkel, 5750 Genisis Court, Frisco, Texas provided an overview of the request and remained available for questions. There were no questions of this applicant.

Motion was made by Commissioner Williams, seconded by Commissioner Edwards to **approve** the application. **Motion carried: 8 Ayes, 0 Nays**

S 7.6-6.1

IN

LC

S 12-30

S 01-44

S 09-17

S 13-42

PD 16-10

S 15-14

S 96-13
S
13-10

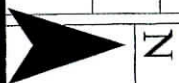
S 96-13

0 200 400 Feet

1 inch = 470 feet

ZONING MAP Z 18-18

INDICATES AREA
OF REQUEST



O = IN FAVOR
X = AGAINST



GARLAND

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

March 28, 2018

HEARING DATE/TIME: Plan Commission: April 9, 2018 – 7:00 PM

APPLICANT: Kimley-Horn & Associates

File Z 18-18

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 9, 2018, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Kimley-Horn & Associates**, requesting approval of 1) Amendments to Planned Development (PD) 16-10 District for Industrial Uses including Retail Store, 2) Amendments to a Detail Plan for Convenience Store; Fuel Pumps, Retail; Retail Store; Restaurant, Drive-Through and Car Wash, Automated/Rollover, 3) Amendments to a Specific Use Provision for Restaurant, Drive-Through and 4) a Zoning Change from Planned Development (PD) 16-10 District to Industrial (IN) District. The property is shown on the enclosed sketch and is described as follows:

BEING one tract of land with approximately 8.232 acres and identified as Lot 1 on Block 1 of the Bluestone Garland Addition, an addition to the City of Garland, as recorded in Instrument No. 201600364479, M.R.D.C.T., City of Garland, Dallas County, Texas. The site is located on the northeast corner of West Miller Road and South Jupiter Road. (District 6)

Note: The applicant intends to acquire a portion of the subject property (a rectangular area located on the northeast corner of the subject property) and rezone it to Industrial (IN) District. Such portion of the subject property would be removed from the existing Planned Development (PD) 16-10 District, out of the Detail Plan and out of Specific Use Provision; subsequently, it would be combined with the property immediately to the north for the development of a distribution center.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Josue De la Vega at 972-205-2454.

(Please Check One Below)

☒ I am in favor of the request.
☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Title

Date:

rec'd 4/2/18

Approval of 1) Amendments to Planned Development (PD) 16-10 District for Industrial Uses including Retail Store, 2) Amendments to a Detail Plan for Convenience Store; Fuel Pumps, Retail; Retail Store; Restaurant, Drive-Through and Car Wash, Automated/Rollover, 3) Amendments to a Specific Use Provision for Restaurant, Drive-Through and 4) a Zoning Change from Planned Development (PD) 16-10 District to Industrial (IN) District (on a portion of the subject property identified on Exhibits C and D as Tract 2).

City Council Meeting
May 1, 2018



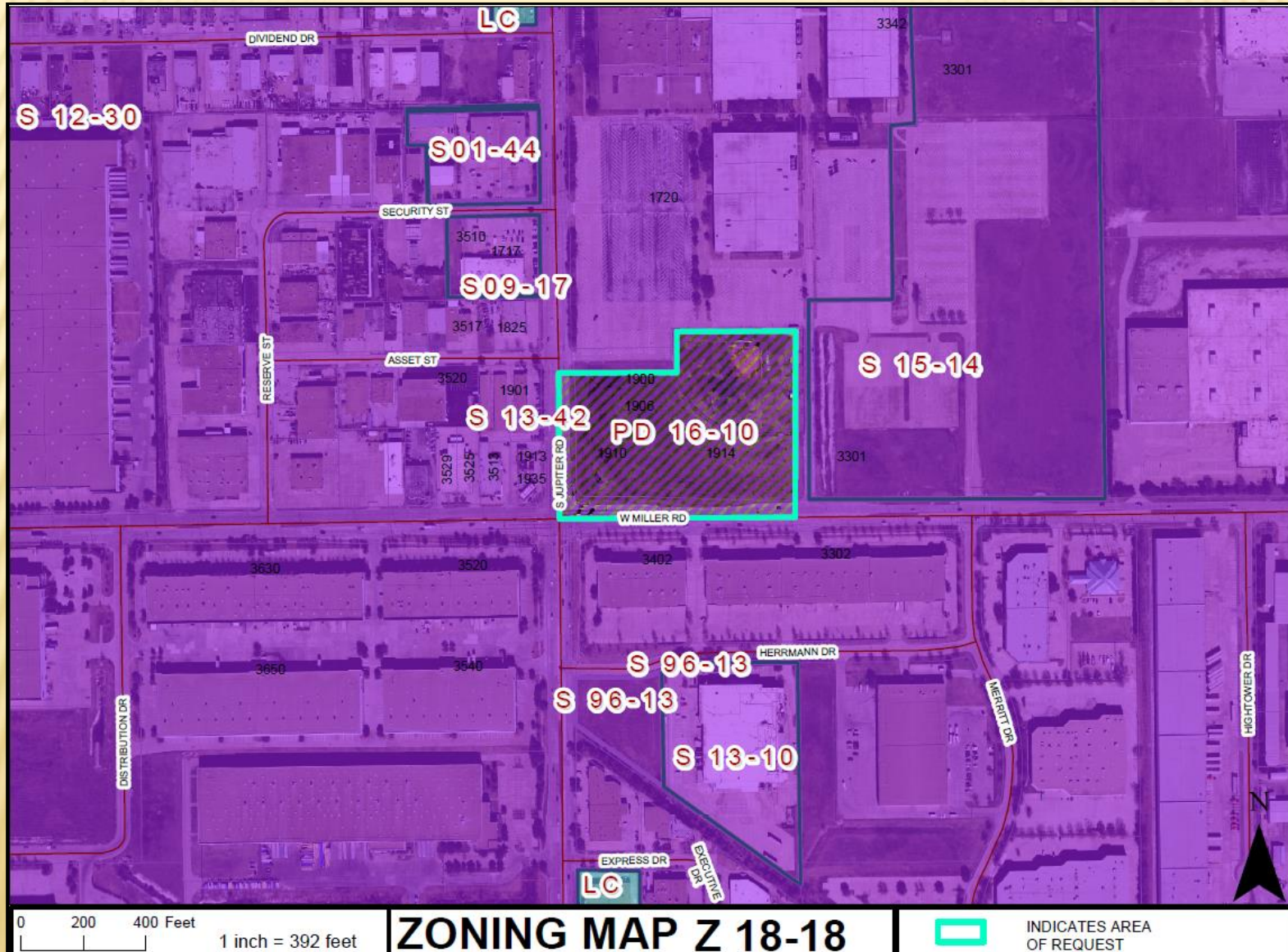
GARLAND

TEXAS MADE HERE



GARLAND
TEXAS MADE HERE

Location Map & Surrounding Properties



Case Information

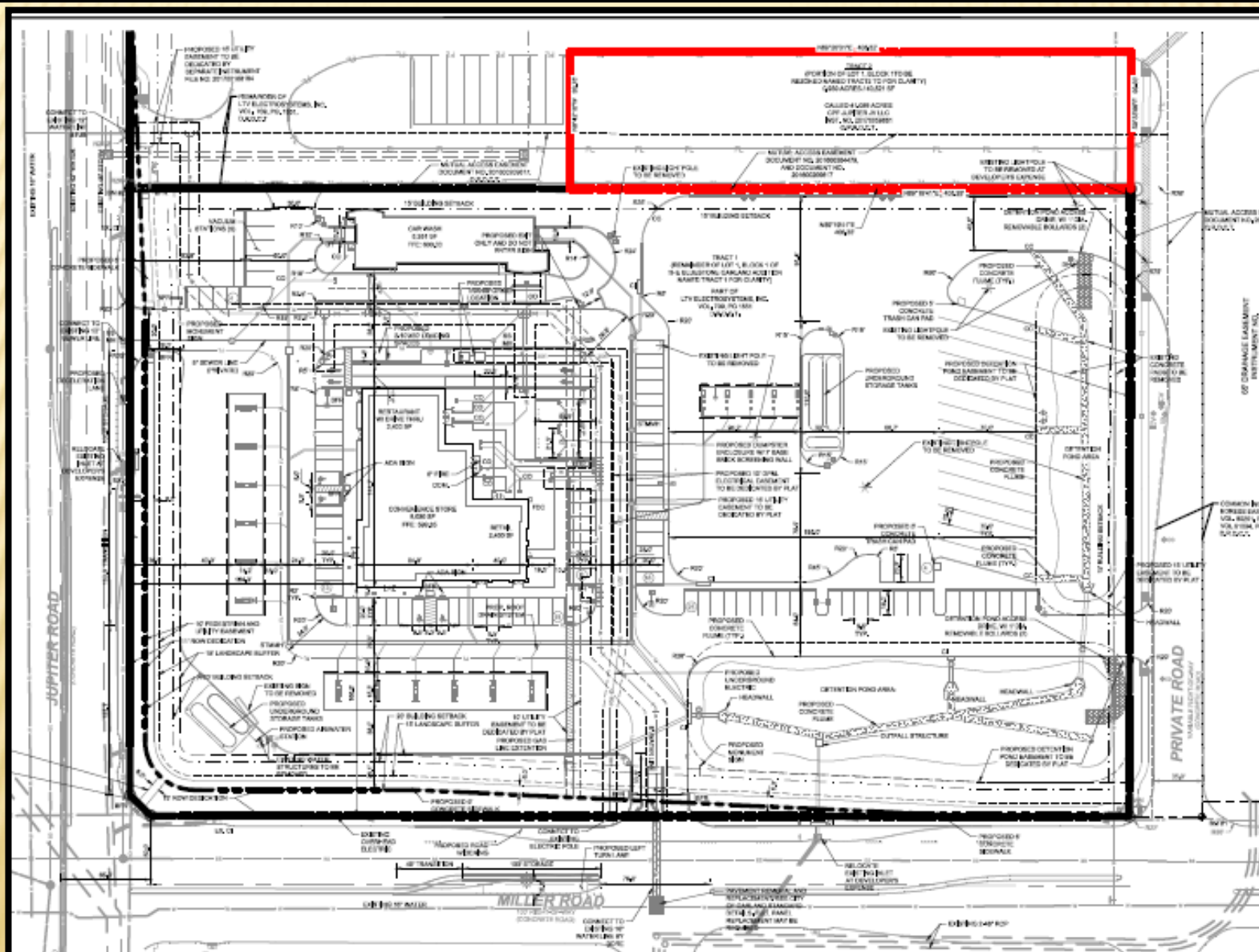
<u>Location:</u>	On the northeast corner of West Miller Road and South Jupiter Road
<u>Applicant:</u>	Kimley-Horn & Associates
<u>Owner:</u>	RR Garland Site, LLC.
<u>Acreage:</u>	8.23 acres of which 0.930-acres are being removed from approved PD, Detail Plan and SUP
<u>Zoning:</u>	Planned Development (PD) 16-10 District Industrial Uses including Retail Store

Case Information



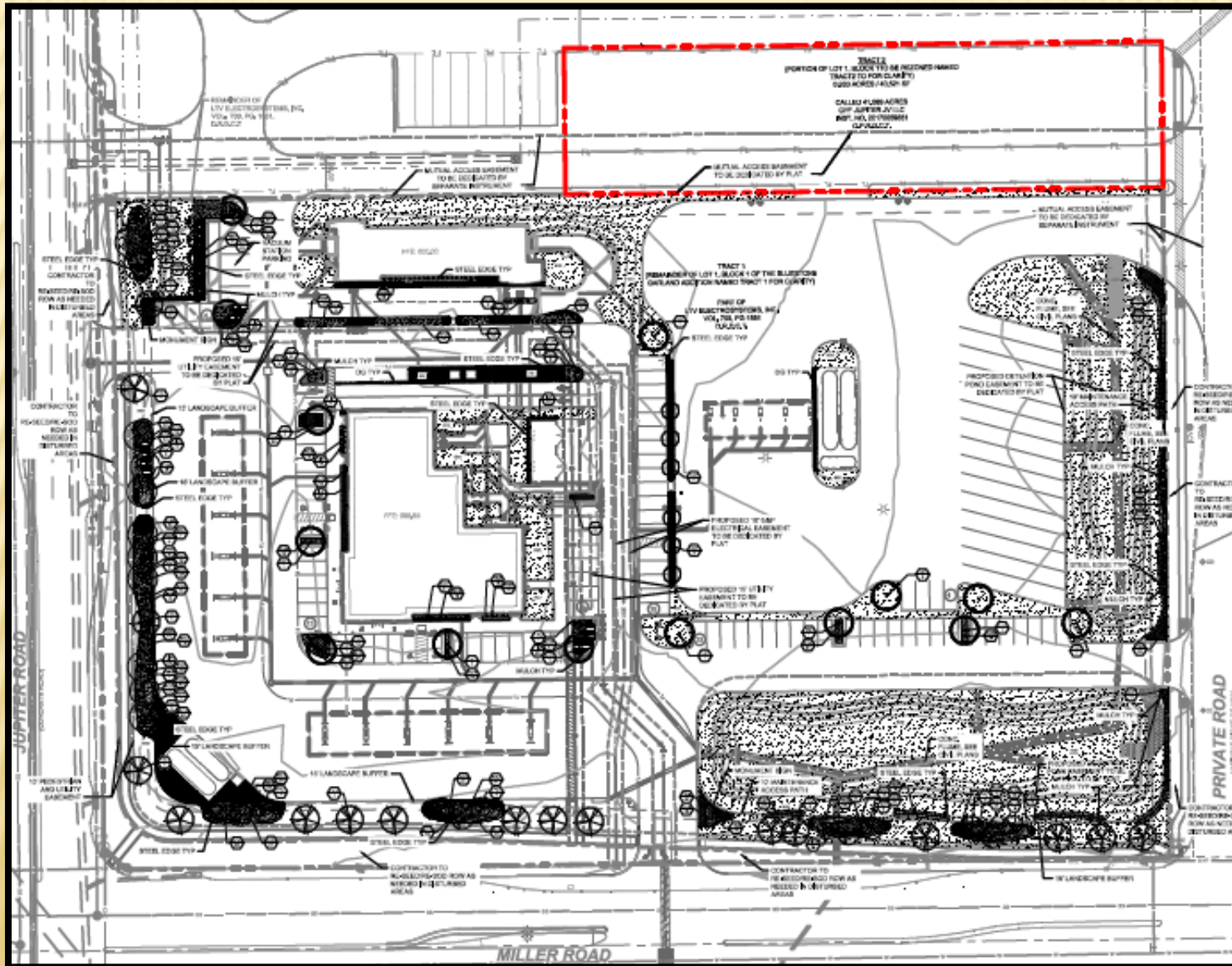


Z 18-18





Z 18-18





GARLAND PLANNING REPORT

City Council Regular Session Agenda

10.e.

Meeting Date: May 1, 2018

Item Title: Z 18-20 City of Garland (Districts 3 and 4)

Submitted By: Nathaniel Barnett, Sr. Planner

REQUEST

Approval of Planned Development (PD) District 18-20 for Mixed Uses.

OWNER

All Nations Fellowship Church Inc.
City of Garland
Dawson Ronald D
Deville Enterprises Inc.
Lusardi Land Company
McClung Carl G & Maresa A
Mottackal Investment GR LLC
Permual Properties LLC
Rancho Coachella Properties
Scheel Lawrence et al

PLAN COMMISSION RECOMMENDATION

On April 23, 2018 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Planned Development (PD) for Mixed Uses, with the stipulation that development plans shall be approved by the Plan Commission within the PD.

STAFF RECOMMENDATION

Staff recommends approval of Planned Development (PD) District 18-20 for Mixed Uses.

BACKGROUND

The Rosehill/Interstate 30 area has been primarily undeveloped for many years. In the late 1980's and early 1990's, condominiums and Multi-Family complexes were developed along Interstate 30 and the Lake Ray Hubbard area. The building foundation for one such development which was never completed remains on the east side of Rosehill Road just north of Interstate 30.

In July 2017, the City Council approved the Interstate 30 Corridor Catalyst Area Plan with the intent on increasing development potential in the area. The Plan had three Targeted

Investment Areas (TIA): Broadway/Interstate 30, Rosehill/Interstate 30, and Harbor Point. An economic analysis was performed for the study to show which land uses would be most appropriate for each TIA. With this information, each TIA had conceptual plans developed to show potential land uses and improvements that could positively impact the area and spur new development. Following approval of the plan, the City Council directed staff to re-zone the Rosehill/I-30 TIA area accordingly in order to better facilitate such desired development.

SITE DATA

The subject property consists of various tracts of land, primarily undeveloped, together comprising approximately 146 acres, generally located within the boundaries of Bobtown Road (north), Overglan Drive (south), and extending approximately 1,500 feet east and 1,700 feet west of Rosehill Road (east and west).

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Urban Business (UB) on the north side of Interstate 30 and Community Retail (CR) and Community Office (CO) on the south side of Interstate 30. It is primarily undeveloped with one auto-related use east of Rosehill Road and adjacent to the Interstate 30 service road on the north side.

CONSIDERATIONS

1. The proposed Planned Development (PD) is for the I-30/Rosehill TIA. This PD provides a mixture of compatible land uses such as Single-Family and Multi-Family residential along with retail, restaurant, office, and other commercial uses. The Regulating Plan (Exhibit C), included as an attachment, includes land use charts indicating the allowed uses in each sub-district accordingly.
2. The PD is divided into four sub-districts. Each sub-district focuses on development standards and elements that would help the area develop as a pedestrian-friendly community. As shown in Exhibit E, sub-district 1 focuses on compact, small lot, Single-Family residential uses and compatible non-residential uses such as churches and civic gardens. Sub-district 2 includes higher density Single-Family uses, such as townhomes, and offices uses housed in structures that are less than 5,000 square feet. Sub-district 3 is the community core area and concentrates on higher density residential uses such as mixed-use residential/retail complexes and urban-style Multi-Family uses. This sub-district also focuses on retail, restaurant, and office uses that are small-scale and neighborhood oriented. The intent is to allow nearby residents the ability to walk to local restaurants and shops while also serving passers-by on Interstate 30. Sub-district 4 is a commercial area with uses that serve travelers on the freeway as well as those in surrounding areas. The types of uses included in this area would include fitness centers, financial institutions, and commercial amusement (indoor).
3. Attention is focused primarily on land use compatibility, heights and setbacks of buildings, and the width of sidewalks, paths, and trails. Pedestrian connections to and from each sub-district is also a focal point.
4. Several changes to the Regulating Plan at the request of the Plan Commission were incorporated between the April 9 and April 23 Plan Commission meetings. Changes include:

- Reduced the maximum height in sub-district 4 from 112 feet to 75 feet.
 - In mixed-use buildings, require the entire ground floor to be constructed to accommodate non-residential uses in order to gain the 80 units per acre density allowance.
 - Structures in sub-district 4 must be setback a minimum of 40 feet from the adjacent residential properties and with development in the setback as a buffer plant canopy trees being a minimum 12-feet in height at a rate of one canopy tree per thirty linear feet.
 - The maximum lot size for Single-Family residential uses may be increased for lots along corners and curves.
 - Carport columns are required to have a three-foot masonry base with coating above the base.
 - In addition, staff has added a definition of Dwelling, Urban-Style Multi-Family development. Staff has also added clarification and examples of required street furnishings.
5. Staff has proposed an administrative plan approval format within this PD to allow the consideration to facilitate a more streamlined development process for desired development in this catalyst area, which has received considerable study and planning efforts to this point. Major Deviations from the PD, as described in Exhibit C, would be required to be approved through a public hearing process. In addition, a Specific Use Provision (SUP), when required per the Regulating Plan (Exhibit C), would still follow the standard SUP process outlined in the GDC, requiring City Council approval and Plan Commission recommendation.

As noted above, the Plan Commission recommended individual development plans within this PD to be approved by the Plan Commission. City Council would be the appellate.

COMPREHENSIVE PLAN

The Future Land Use Map for Envision Garland identifies this area as appropriate for Business and Community Centers, Parks and Open Space, and Urban Neighborhoods. Business Centers represent clusters of business offices and/or low-impact industry whose development and operations result in minimal negative effects to adjacent development types. This includes supporting land uses (retail, services, restaurants, meeting facilities, and entertainment) and may include residential components within a coordinated development. Community Centers are areas with compact development serving a collection of neighborhoods. This includes supporting land uses of retail, services, office use, multi-family residential and entertainment. Parks and Open Space include a variety of parks and related amenities in residential subdivisions as well as retail and commercial areas. Urban Neighborhoods are higher density residential developments which may utilize vertical mixed-use that may promote a new character for an area. The proposed Planned Development would incorporate all of these elements within the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The proposed PD is adjacent to Single-Family residential communities on the north and south sides, Multi-Family residential on the east, and undeveloped land on the west. The mix of uses proposed would be compatible with the existing communities. Pedestrian walking path connections could be made to many of the adjacent communities allowing for the area of impact to expand beyond the boundaries of the proposed area for the PD. Enhancements shown in the conceptual plan of linear parks, open space plazas, and neighborhood retail would also provide benefits to the surrounding land uses.

Attachments

Z 18-20 Location Map
Z 18-20 Exhibit B
Z 18-20 Exhibit C
Z 18-20 Exhibit D
Z 18-20 Exhibit E
Z 18-20 Staff Presentation
Z 18-20 R&M
Z 18-20 City of Garland Responses

[illegible]

ZONING MAP Z 18-20



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 18-20

North of Overglan Drive, extending approximately 1,500 feet east and 1,700 feet west of Rosehill Road, and south of Bobtown Road

- I. **Statement of Purpose:** The purpose of this Planned Development District is to allow for a mix of uses subject to conditions.
- II. **Statement of Effect:** This Planned Development District shall not affect any regulation found in the Garland Development Code (GDC), Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations in Ordinance 6773 Garland Development Code (GDC), are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. **Specific Regulations:**
 - A. Regulating Plan: All uses, conditions, processes and standards shall be as provided within Exhibit C.
 - B. Concept Plan: Development shall generally conform to the Concept Plan layout as shown in Exhibit D.

Vistas of Rosehill Planned Development Regulating Plan

Purpose:

The purpose of this Planned Development District is to permit the development of a mix of Single-Family and Urban-style Multi-Family residential uses along with supportive commercial developments of office, restaurant, and retail land uses in the defined area of the Interstate 30 Catalyst Area Plan – Rosehill Road/Interstate 30 Targeted Investment Area.

Residential development is intended to focus on small lots with attached and detached dwellings, forming a compact walkable community framed with non-programmed open spaces, trails and sidewalks. Small, neighborhood-scaled commercial businesses will form the essence of the commercial areas north of Interstate 30 adjacent to the residences. The open spaces will provide attractive community linear and pocket parks with restful seating, natural and man-made shade along a broad promenade meandering in the midst of trees, shrubs, and plantings providing areas for relaxation and contemplation. These spaces will serve as buffers and amenities to connect and join commercial areas with residential areas to create a unified, enhanced, and peaceful neighborhood. All sub-districts created shall focus on pedestrian connections throughout the area and to one another. The incorporation of wide sidewalks and pedestrian amenities such as street furniture, pedestrian-scaled lighting, signage, and trees and shrubs will be highly encouraged in all sub-districts.

Development Procedures:

All proposed plans will be subject to administrative approval of a Preliminary Development Plan (PDP) and conditions consistent with this ordinance. Any minor deviations from this Planned Development District shall be required to gain approval through the Alternative Compliance process which shall be approved by the Planning Director or his/her appointee. Major deviations from this Planned Development District must submit an application for a zoning change and follow the public hearing process. Descriptions of a major and minor deviation can be found in the definition section of this Regulating Plan. An approved Preliminary Development Plan may be modified in conformance with the Minor and Major PDP revision process established in the Garland Development Code (GDC) except a Major revision to a PDP previously approved by the City Council shall be subject to a public hearing process considered by the City Council with a recommendation from the Plan Commission.

When required, Specific Use Provisions (SUP) shall follow the Specific Use Provision procedures outlined in the Garland Development Code (GDC).

Boundaries:

This ordinance shall apply within the area as described in the metes and bounds in Exhibit A. The total acreage of this district is approximately 146.3.

Permitted Land Uses:

The Vistas of Rosehill Planned Development District is divided into four sub-districts, as depicted on Exhibit E. The intent of each sub-district and a table of uses is shown below. Each sub-district focuses on land uses and their layout that will provide compatibility, walkable pathways, pedestrian-scaled amenities, and connectivity to each other to help improve the quality of life for residents within this neighborhood. Linkages to adjacent neighborhoods via hike/bike trail connections, wider sidewalks along existing streets, and planned crosswalks and streetscape improvements will help broaden the impact of planned amenities such as linear parks and creek improvements for the general area.

Sub-district descriptions

Sub-district 1 – Single-Family residential uses

Sub-district 2 – Residential and neighborhood office uses

Sub-district 3 – Community core with a mix of uses

Sub-district 4 – Commercial & Retail uses

Sub-district 1 – Single-Family Residential Uses

The permitted land uses in this sub-district are intended to focus on small-lot Single-Family detached residential dwellings as well as Single-Family attached residential dwellings. Along with residential uses, land uses supportive of a residential community shall also be allowed. The following uses shall be permitted accordingly:

Land Use	Permission*
Dwelling, Single-Family Detached	P
Dwelling, Single-Family Attached (Townhouse)	P
Church	P
Garden, Civic or Charitable	P
Accessory structure	P

* P = permitted, S = Specific Use Provision

Sub-district 2 – Residential and Neighborhood Office Uses

The permitted land uses in this sub-district are intended to focus on a mixture of higher density residential uses and small offices to serve the adjacent communities. This sub-district shall serve as a transitional area into the lower density Single-Family areas and provide a buffer from higher density areas, municipal utility facilities, as well as freeway frontage. The following uses shall be permitted accordingly:

Land Use	Permission*
Dwelling, Single-Family Detached	P

Dwelling, Single-Family Attached (Townhouse)	P
Garden, Civic or Charitable	P
Business & Media Service	P
Church	P
Financial Institution (max. 5,000 sf)	P
Medical and Dental Office/Clinic (max. 5,000 sf)	P
Office, General (max. 5,000 sf)	P
Veterinary Clinic, Small Animal (indoors only)	P
Accessory structure	P

* P = permitted, S = Specific Use Provision

Sub-district 3 – Community Core with a Mix of Uses

The permitted land uses in this sub-district are intended to focus on a mixture of residential and nonresidential uses in a pedestrian-friendly environment. This sub-district shall incorporate high-density residential and mixed-use projects along with office, retail and other uses. The core area of this district shall serve those living in the community as well as for the convenience of those traveling along the freeway. The following uses shall be permitted accordingly:

Land Use	Permission*
Dwelling, Single-Family Attached (Townhouse)	P
Dwelling, Urban-style Multi-Family	P
Dwelling, Live/Work	P
Mixed-Use commercial/residential	P
Bakery, Retail	P
Breweries, Wineries, Distilleries	S
Business & Media Service	P
Church	P
Commercial Amusement, Indoor	P
Convenience Store (1,000 – 5,000 sf)	P
Financial Institution (<5,000sf)	P
Fuel Pumps, Retail	S
Grocery/Supermarket (5,001 – 46,000 sf)	P

Health & Fitness Gym (indoor)	P
Hotel/Motel, Boutique	P
Hotel/Motel, Limited Service	P
Laundry, Drop-off (without drive-through or window)	P
Medical and Dental Office/Clinic (max. 5,000 sf)	P
Office, General (max. 5,000 sf)	P
Personal Services	P
Pharmacy (without drive-through or window)	P
Reception Facility	S
Restaurant (without drive-through or window)(<5,000sf)	P
Retail Store	P
Theater, Small Scale	P
Veterinary Clinic, Small Animal (indoors only)	P
Accessory structure	P

* P = permitted, S = Specific Use Provision

Sub-district 4 – Commercial & Retail Uses

The permitted land uses in this sub-district are intended to focus on limited commercial, office, and retail uses. This sub-district shall provide uses that will be beneficial to the surrounding communities and for the convenience of those traveling along the freeway. The following uses shall be permitted accordingly:

Land Use	Permission*
Bakery, Retail	P
Business & Media Service	P
Church	P
Commercial Amusement, Indoor	P
Convenience Store (1,000 – 5,000 sf)	P
Financial Institution	P
Fuel Pumps, Retail	S
Grocery/Supermarket (>5,000 sf)	P
Health & Fitness Gym (indoor)	P

Hotel/Motel, Full Service	P
Hotel/Motel, Limited Service	P
Laundry, Drop-off (without drive-through or window)	P
Medical and Dental Office/Clinic	P
Office, General	P
Personal Services	P
Pharmacy (without drive-through or window)	P
Restaurant (without drive-through or window)	P
Retail Store	P
Theater, Large Scale	S
Theater, Small Scale	P
Veterinary Clinic, Small Animal (indoors only)	P

* P = permitted, S = Specific Use Provision

Urban-style Multi-Family Development:

To encourage greater densities within sub-district 3, the following deviations from the Garland Development Code shall be allowed:

The maximum number of units per acre shall be 30 units. If the Urban-style Multi-Family development is part of a mixed-use building with ground floor retail/office, the maximum number of urban-style Multi-Family units per acre shall be 80. The first floor of a mixed-use building shall be constructed to a minimum floor to ceiling height of 15 feet. Density is based on gross lot area, including abutting rights-of-way.

The minimum unit size for efficiency dwelling units shall be 450 square feet, 1-bedroom units shall be 550 square feet, 2-bedroom shall be 700 square feet, and additional bedrooms shall be 150 square feet.

The building placement visible from the street shall be parallel to the street and not placed at an angle. Articulation standards and maximum building lengths shall apply as regulated within the Garland Development Code.

Nonresidential and Urban-style Multi-Family Development:

Building Design

Building elevations shall be approved at the time of PDP approval. All building materials and site materials (such as lighting, furnishings and landscaping) shall be compatible with one another.

Each exterior wall of all buildings shall be composed of a minimum of ninety (90) percent masonry applied to all sides of the building, excluding doors, windows and window walls. For purposes of this ordinance, masonry shall be defined as it is defined in the Garland Development Code (GDC). The percentage of masonry is measured for each expanse of exterior wall between corners having an angle of fifteen degrees or more.

At least two different masonry materials must be used on each façade of the building. Each of the two chosen materials must comprise at least 20 percent of each façade.

Building articulation shall be such that any building that faces a street, parking lot, or drive and has linear frontage in excess of 100 feet shall have no less than 25 percent of the total area of their front facades offset a minimum of 7 feet, either recessed back from or protruding forward of the remainder of the façade. Buildings with 100 feet or less frontage shall have no less than 25 percent of the total area of their facades offset a minimum of 5 feet.

All screening walls (including dumpster enclosures) shall be constructed of materials to match the type and colors of the materials used on the site's buildings. Refuse design shall comply with the GDC.

Carports must generally match the roof of the main structure in architectural style, building materials, color, roof pitch, and roofing material.

Carports must be supported with decorative columns or columns encased in a masonry material at the base, to at least three feet above grade. Any portion of the column above the masonry base must be coated with a durable material to match the color of the main structure.

All nonresidential and Urban-style Multi-Family buildings must incorporate at least six design elements listed below:

- a) Alcoves/porticos;
- b) Arched doorways or arches over windows;
- c) Awnings or canopies;
- d) Bay windows;
- e) Display windows;
- f) Distinctive lighting features;
- g) Dormers;
- h) Gable windows;
- i) Ornamental façade trims;
- j) Ornamental window headers/lintels;
- k) Quoins;
- l) Recessed entries;
- m) Sconces;
- n) Shutters;
- o) Transoms;
- p) Varied roof heights

- q) Comparable elements not listed, subject to the Planning Director or appointee approval.

All nonresidential and Urban-style Multi-Family buildings must contain at least two site features listed below:

- a) Arbor;
- b) Benches for outdoor seating;
- c) Fountain or water feature;
- d) Planters;
- e) Stained/stamped concrete or decorative paver walkway
- f) Comparable elements not listed, subject to the Planning Director or appointee approval

Highly reflective mirror glass shall not be used as an exterior building material on any building or structure. However, in order to encourage energy efficiency, the use of tinted or inward facing mirrored glass is allowed.

Single-Family Attached and Detached Residential Development:

Building Design

There is no maximum lot coverage within this PD area.

Minimum dwelling size shall be 1,500 square feet of living area.

Exterior walls of all buildings and accessory structures shall be composed of a minimum of eighty (80) percent masonry materials, excluding doors and windows. For purposes of this ordinance, masonry shall be defined as it is defined in the Garland Development Code (GDC).

Accent materials must be compatible with the main materials used for the building.

Roof pitch shall be that proposed in the development application.

Front doors shall be obvious to the street and public sidewalk.

Light fixtures shall be provided at the front door and both sides of any garage.

Interior of garages shall be no less than twenty feet in total depth.

Carports are not allowed.

All residential buildings must incorporate at least five design elements listed below:

- a) Arches (windows or doors);
- b) Bay windows;
- c) Carriage-style garage doors with decorative hardware (when front or side entry);
- d) Combination of brick and stone on the front elevation;
- e) Covered front porch at least 50% of front façade and columns with a masonry base;
- f) Distinctive lighting such as sconce lighting;
- g) Divided light windows;

- h) Dormers;
- i) Faux wood garage doors (when front or side entry);
- j) Gabled roofs;
- k) Porch columns;
- l) Porch railings;
- m) Shutters;
- n) Comparable elements not listed, subject to approval.

The above elements may encroach into the required setbacks; however, if an encroachment interferes with fire or building safety provisions, it shall not be allowed unless authorized by the Building or Fire Department officials.

Building Placement and Setbacks

Sub-district 1

Buildings shall be setback a minimum of twenty feet from the front property line.

Buildings shall be setback a minimum of ten feet from the rear property line.

Buildings shall be setback a minimum of five feet from the side property line.

Sub-district 2

All buildings shall be setback a minimum of twenty feet from the front property line.

Residential buildings shall be setback a minimum of five feet from the side and rear property line.

Nonresidential buildings do not have a minimum side and rear setback from nonresidential uses and twenty feet from residential uses.

Sub-district 3

Buildings shall be constructed so that parking areas are screened from adjacent streets or public open spaces by being placed to the rear or side of the structure, where feasible. This is not required when facing the I-30 freeway.

All buildings and structures shall be setback a minimum of fifteen feet from the front property lines.

Nonresidential uses shall have a minimum side setback of twenty feet and rear setback of twenty-five feet. When not adjacent to the street, nonresidential uses do not have a minimum side and rear setback from other nonresidential uses, but shall have a minimum of twenty feet from residential uses.

Nonresidential uses adjacent to residential uses in other sub-districts shall have a thirty foot setback.

Residential buildings shall be setback a minimum of five feet from the side and rear property line.

Architectural features such as cornices, roof overhangs, unsupported canopies, porticos and balconies may project not more than five feet into the required setbacks.

Sub-district 4

Buildings and structures shall be setback a minimum of fifteen feet from the front property lines.

Buildings shall have a minimum side setback of twenty feet and rear setback of twenty-five feet. When not adjacent to the street, buildings do not have a minimum side and rear setback from the property lines.

When adjacent to residential properties, a minimum setback of 40 feet from the property line must be provided. The setback shall serve as a buffer between the residential and nonresidential uses. Within the setback (buffer), the nonresidential development must provide one large canopy tree for every twenty-five linear feet, or portion thereof, and must be equally spaced for the entire length of the setback.

Architectural features such as cornices, roof overhangs, unsupported canopies, porticos and balconies may project not more than five feet into the required setbacks.

DEFINITIONS:

The following definitions are intended to provide descriptions for words and terms used in this ordinance. Unless defined herein, all words and terms used shall have the same meaning as allotted in the Garland Development Code.

Boutique Hotel – a building providing transient lodging accommodations for compensation, usually containing fewer than 100 rooms, and that is not classified as a full service hotel or limited service hotel. Boutique hotels typically have distinctive and contemporary design and décor; promote a luxurious or avant-garde atmosphere.

Major Deviation of this Ordinance – a request not allowed by this Ordinance and/or that would significantly change the intent or characteristics of the Planned Development District as determined by staff. Such request would include increases in height greater than 10%, building materials not allowed by this ordinance that are not similar to other allowed materials, uses not allowed, etc.

Minor Deviation of this Ordinance – a request not allowed by this Ordinance that slightly modifies a development. Such request would include minor landscaping changes, building materials not allowed but are similar to materials that are allowed, small adjustments to setbacks, etc.

Dwelling, Urban-style Multi-Family – this dwelling type shall consist of elements that lend themselves to a building within a densely populated area. Such elements include flat roofs, interior corridors, first floor entries that face the street with front door pads or steps leading to the front door, buildings located close to the street, and structured parking or surface parking located interior to the complex.

Other elements may be suggested that would constitute an urban-style development through the use of pictures or drawings that reflect similar images as those in the I-30 Catalyst Area Plan.

DEVELOPMENT STANDARDS:

The following section contains development standards and provisions that shall regulate new construction within the affected area of this Planned Development District. Deviations must be approved as outlined in this ordinance for major and minor deviations.

Alleys

Alleys shall not be required.

Amenities

Street furnishings shall be provided and maintained at a rate of one seating area and amenity per 300 linear feet of trail or sidewalk segments. Sidewalks and trails with frontage along Single-Family residential uses shall be exempt from this provision. Seating areas and amenities shall include items such as benches, bicycle parking racks, bus shelters, public art and trash receptacles. Other amenities may be provided, subject to approval of the Planning Director or appointee.

Bicycle Parking

Bicycle parking shall be provided at a rate of at least one space for every ten automobile parking spaces required (or portion thereof) as part of the base parking requirement.

Building Height

Structures shall not exceed the stated heights below:

Sub-district 1	35 feet
Sub-district 2	60 feet
Sub-district 3	75 feet
Sub-district 4	75 feet

A minimum setback of one foot for every one foot in height must be maintained for any nonresidential structure adjacent to Sub-districts 1 and 2 Single-Family uses (i.e. a forty foot tall building must be setback a minimum of forty feet from Single-Family residential). This is also applicable to the Single-Family uses that are adjacent to the south side of sub-district 4.

In Sub-districts 1 and 2, the maximum height does not include items such as chimneys, spires, steeples, or other roof top accessories.

Carports

Carports are not allowed for Single-Family residential.

Carports shall generally match the architectural style of the main structure in nonresidential and Urban-style Multi-Family developments.

Roofs shall match the roofing material of the main building.

Carports shall not be located closer than eighteen feet, measured post-to-post on the same parking row, to another parking structure without a landscaped island and at least one large canopy tree between structures.

Reductions in the amount of covered parking may be requested through the Alternative Compliance process approved by the Planning Director.

Fencing

Unless otherwise specified herein, the fencing provisions of the Garland Development Code (Article 8) shall be required. Alternatives may be proposed through the Alternative Compliance process approved by the Planning Director.

Lot sizes

Lot sizes for Single-Family residential uses shall be a maximum of 7,000 square feet. An exception may be granted for lots along corners and curves. Maximum lot widths shall be 70 feet and maximum lot lengths shall be 120 feet.

There are no minimum lot sizes.

Parking and Loading

Unless otherwise specified herein, the parking provisions of the Garland Development Code (Section 2.51) shall be required.

Parking reductions may be granted if the applicant submits a parking study showing the required amount of parking is in excess of the amount needed for the intended use. The parking study must include an analysis of parking at peak hours for the use, parking for comparable uses in the area, and an aerial photograph of parking lots for the use at peak hours.

Loading areas shall be located on the opposite side of commercial buildings, away from Single-Family residential uses, and within service courts or similarly constructed areas that provide screening of the loading areas from the street. Screening may be provided with a solid masonry wall or high level screening hedge. Alternatives may be proposed through the Alternative Compliance process approved by the Planning Director.

Screening and Landscaping

Unless otherwise specified herein, the screening and landscaping provisions of the Garland Development Code (Article 3, Section 4.33 - 4.47) shall be required.

Trees are allowed to be planted in the parkway in sub-districts 1 and 2. Where trees are planted in the parkway, root barriers or equivalent may be required. Large Canopy Trees may be substituted with Small Ornamental Trees within the parkway.

Sidewalks and trails

Trail or Hike/Bike path widths shall be 12 feet wide.

Minimum sidewalk widths shall be 6 feet wide.

Connections shall be made from nonresidential lots adjacent to hike/bike trails to incorporate pedestrian connections throughout the area.

Single-Family residential subdivisions shall have a sidewalk or trail system that connects to the larger trails in the area.

Signage

Pole signs are not allowed.

Unless otherwise specified herein, the sign provisions of the Garland Development Code (Article 5) shall be required.

The criteria for signs in residentially-zoned areas of Article 5, Division 5 in the Garland Development Code shall be applicable to residential properties in sub-districts 1, 2, and 3.

Conceptual Plan



Exhibit D

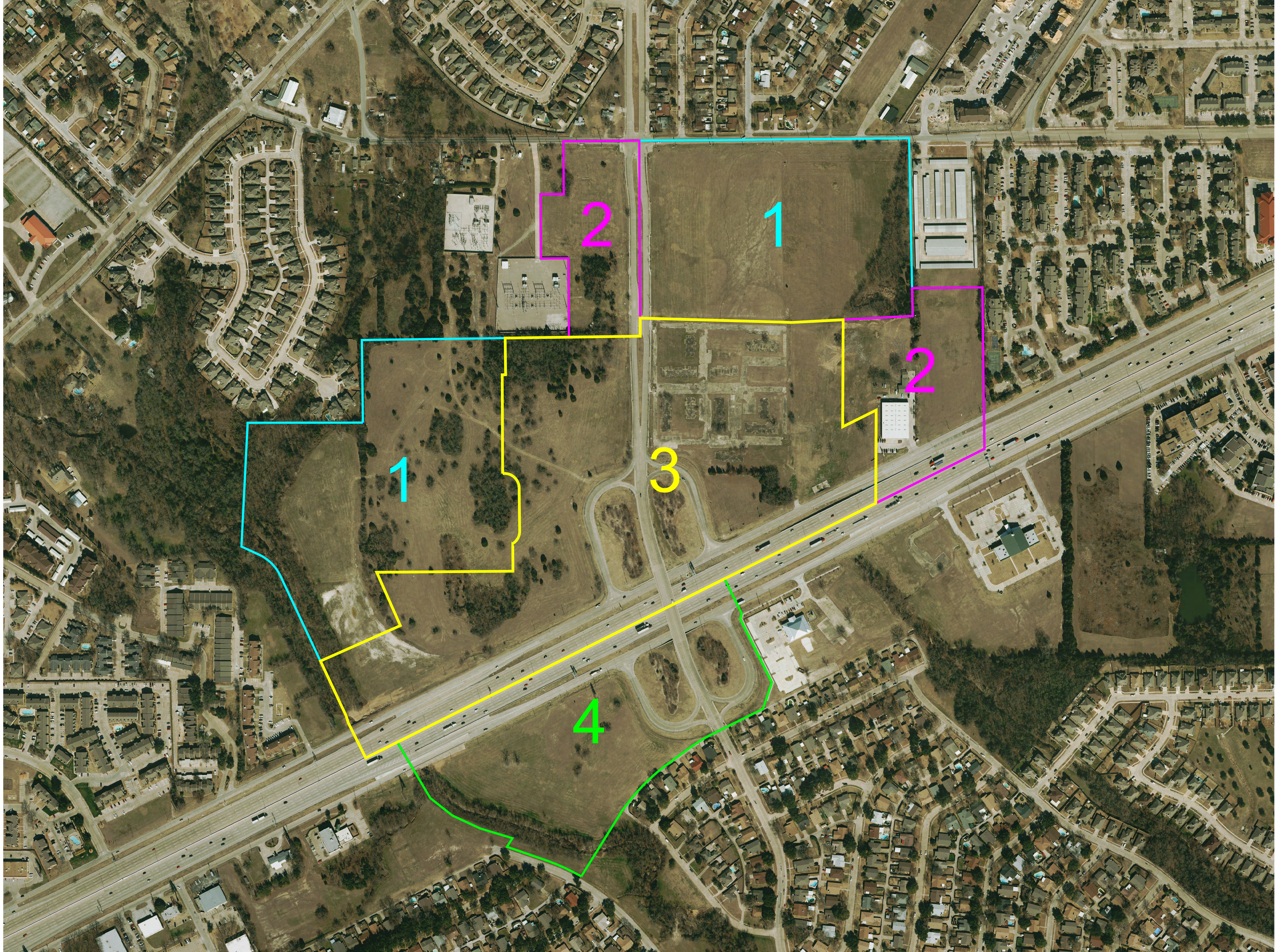


Exhibit E
Subdistricts Map

Z 18-20

Planned Development (PD) District proposal for Rosehill/Interstate 30

City Council Meeting

May 1, 2018



GARLAND

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Case Information

Location: Rosehill/Interstate 30

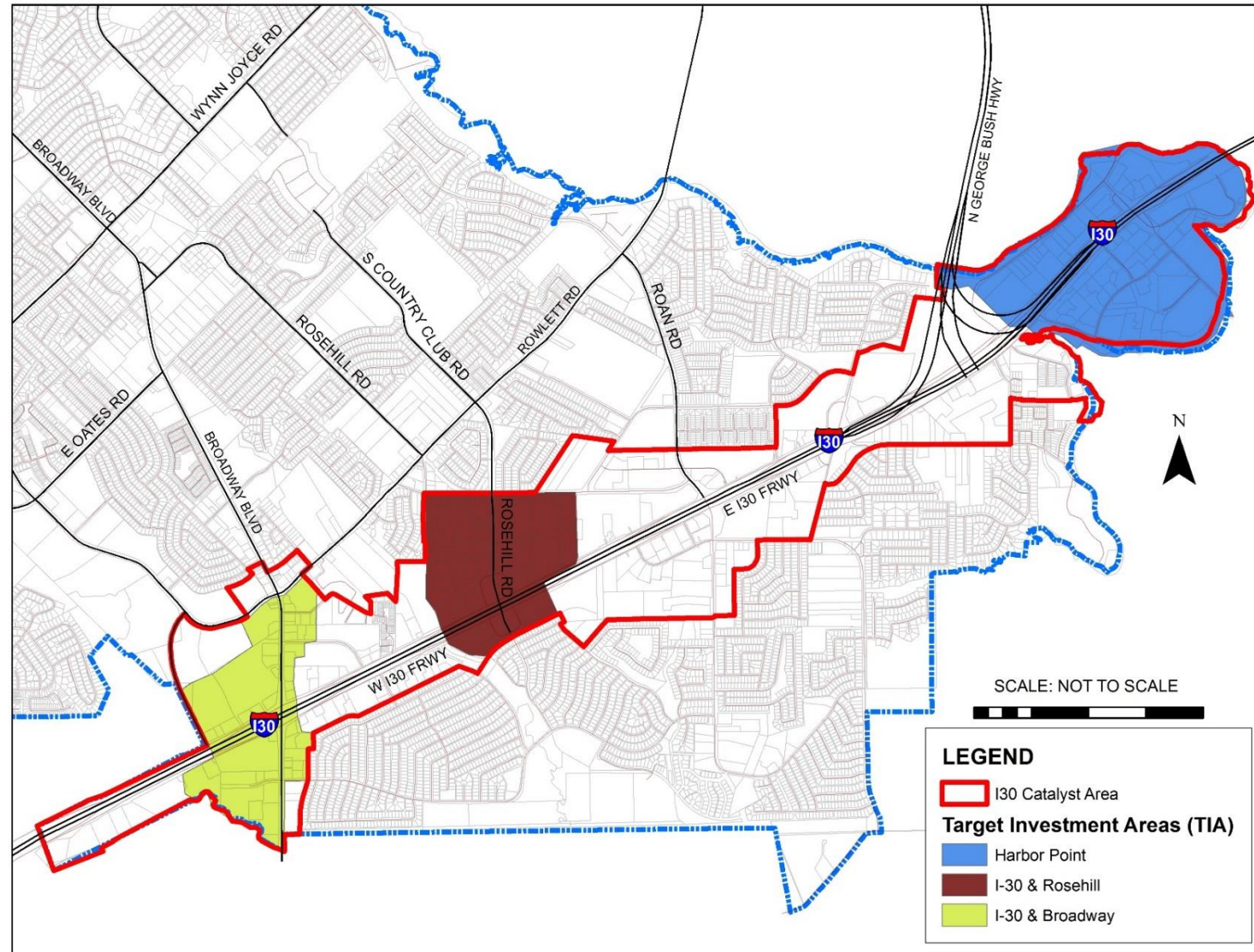
Applicant: City of Garland

Owner: Multiple Owners

Acreage: Approximately 146 Acres

Zoning: Urban Business (UB), Community Retail (CR), Community Office (CO)

Interstate 30 Catalyst Area Plan



Rosehill/I-30 TIA Aerial View



Images of the area



Vision for the Rosehill/I-30 included as Exhibit D



Elements of the Conceptual Plan included as Exhibit D



Single Family



Townhomes



Urban Residential



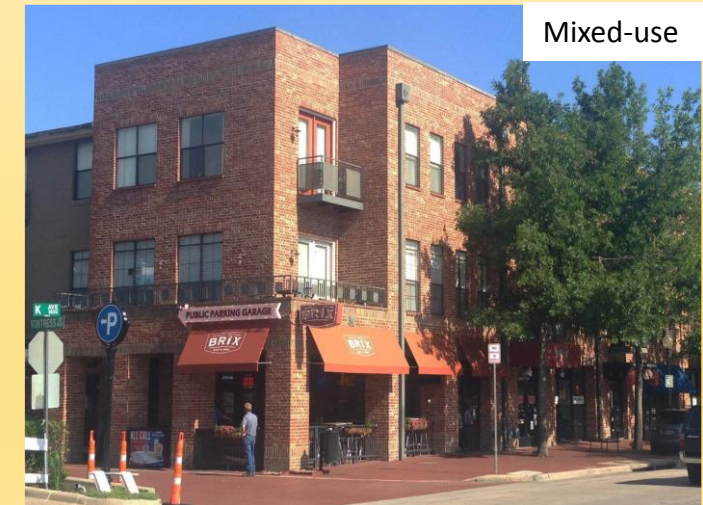
Open space



Pedestrian Friendly



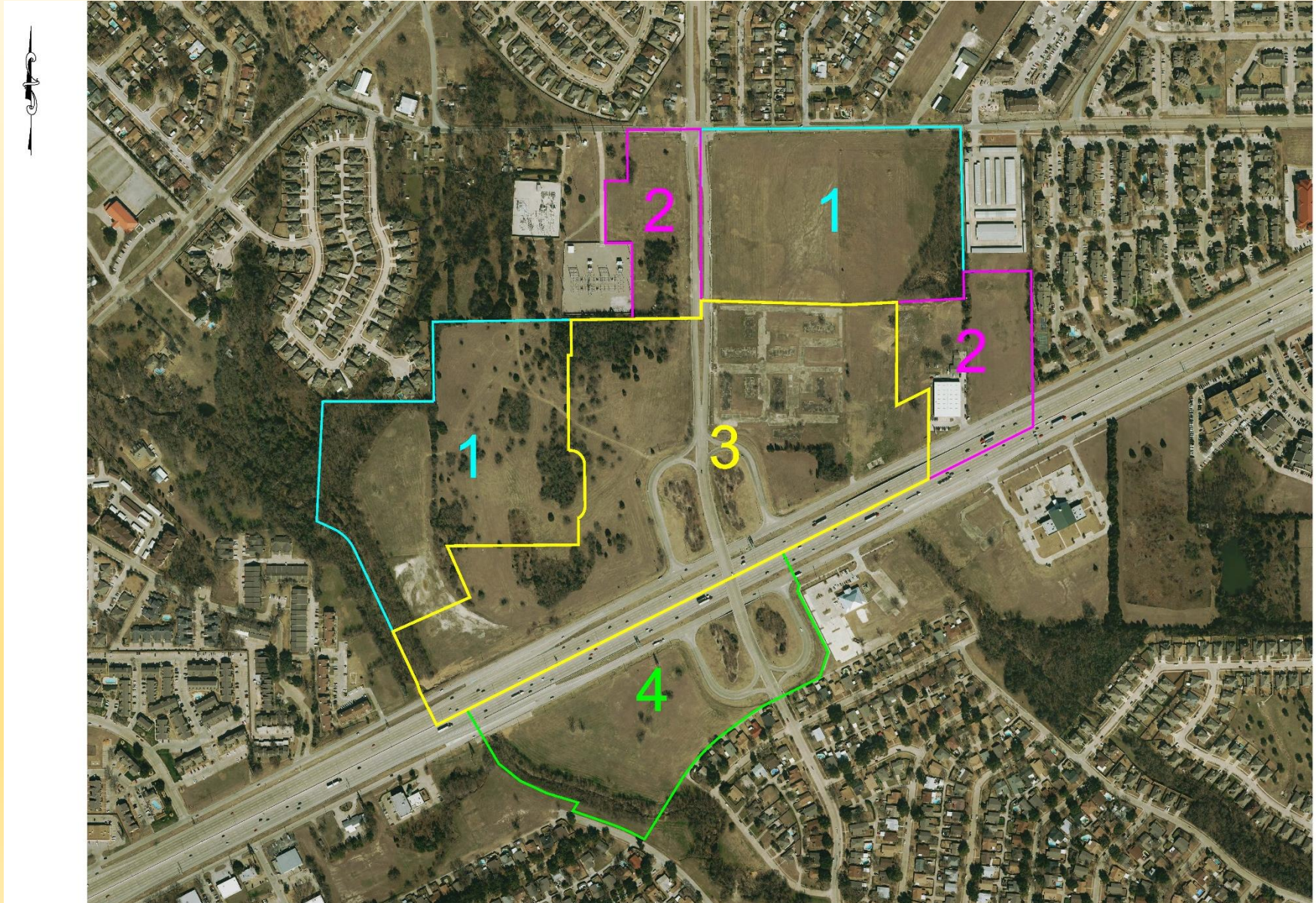
Plaza



Mixed-use

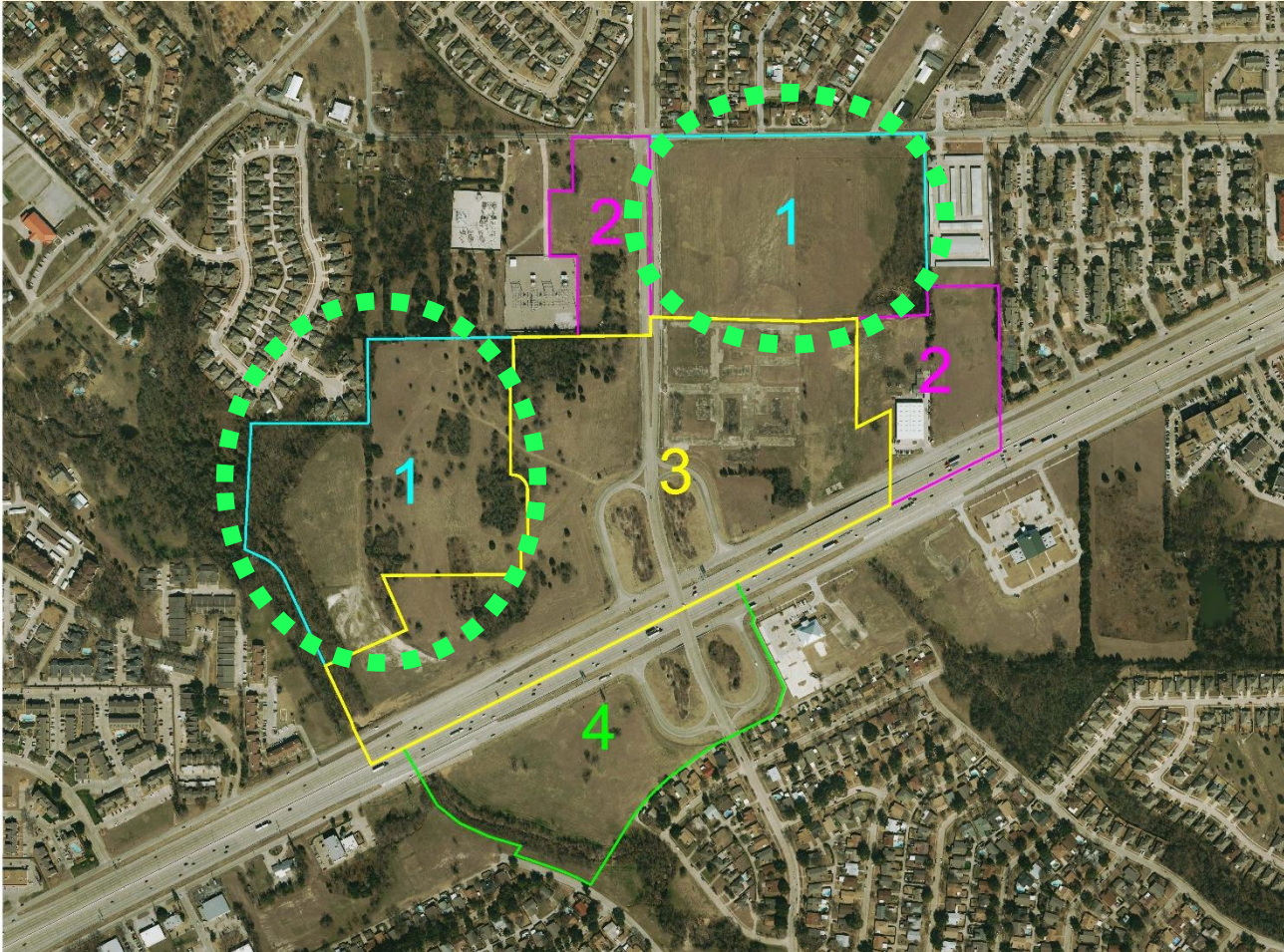


Sub-districts within the PD



Sub-district 1

Focuses on small lot, Single-Family residential uses

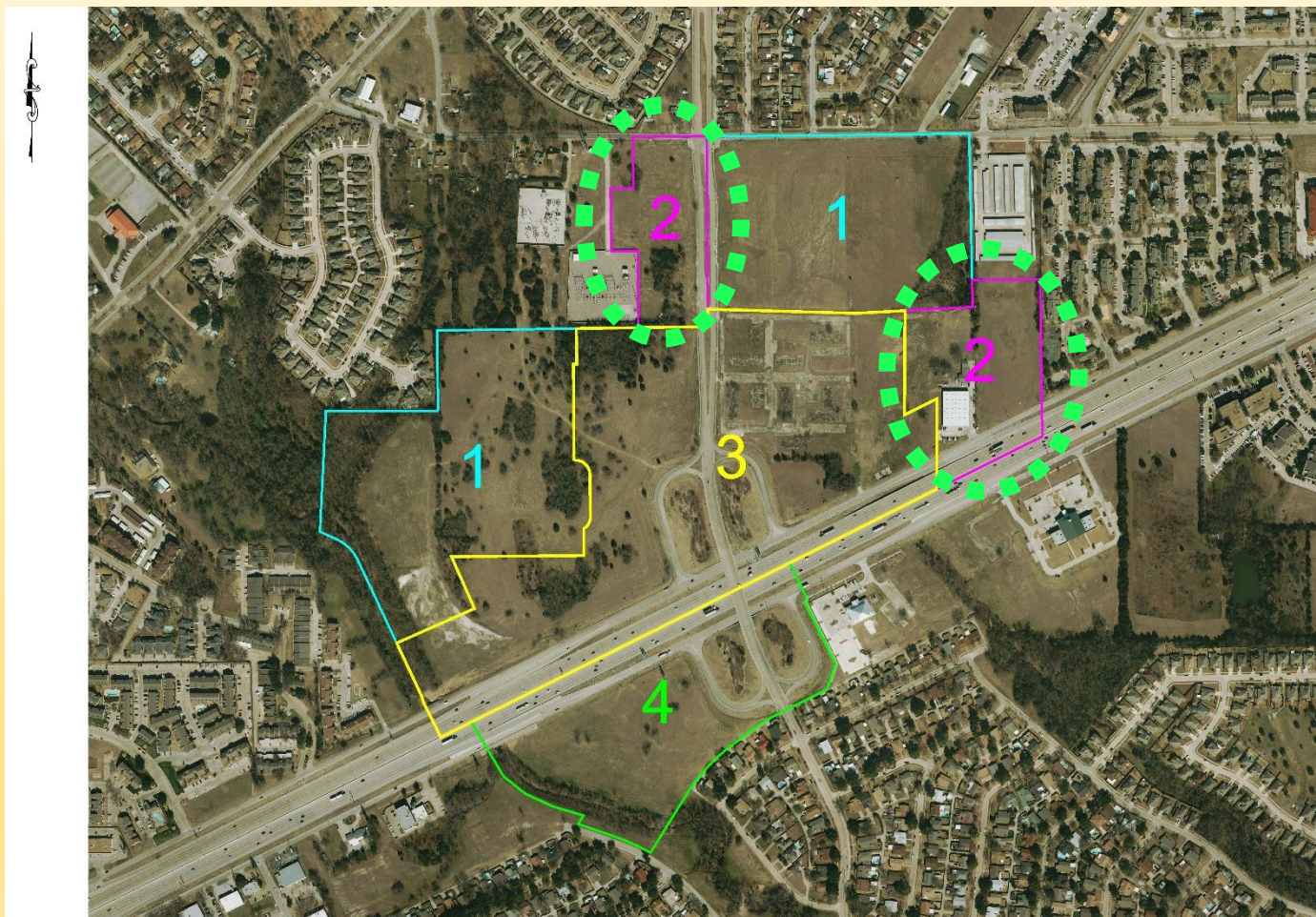


Land Use – Sub-district 1	Permission*
Dwelling, Single-Family Detached	P
Dwelling, Single-Family Attached (Townhouse)	P
Church	P
Garden, Civic or Charitable	P
Accessory structure	P

Sub-district 2

Focuses on Single-Family residential and neighborhood office uses

Land Use – Sub-district 2	Permission*
Dwelling, Single-Family Detached	P
Dwelling, Single-Family Attached (Townhouse)	P
Garden, Civic or Charitable	P
Business & Media Service	P
Church	P
Financial Institution (max. 5,000 sf)	P
Medical and Dental Office/Clinic (max. 5,000 sf)	P
Office, General (max. 5,000 sf)	P
Veterinary Clinic, Small Animal (indoors only)	P
Accessory structure	P



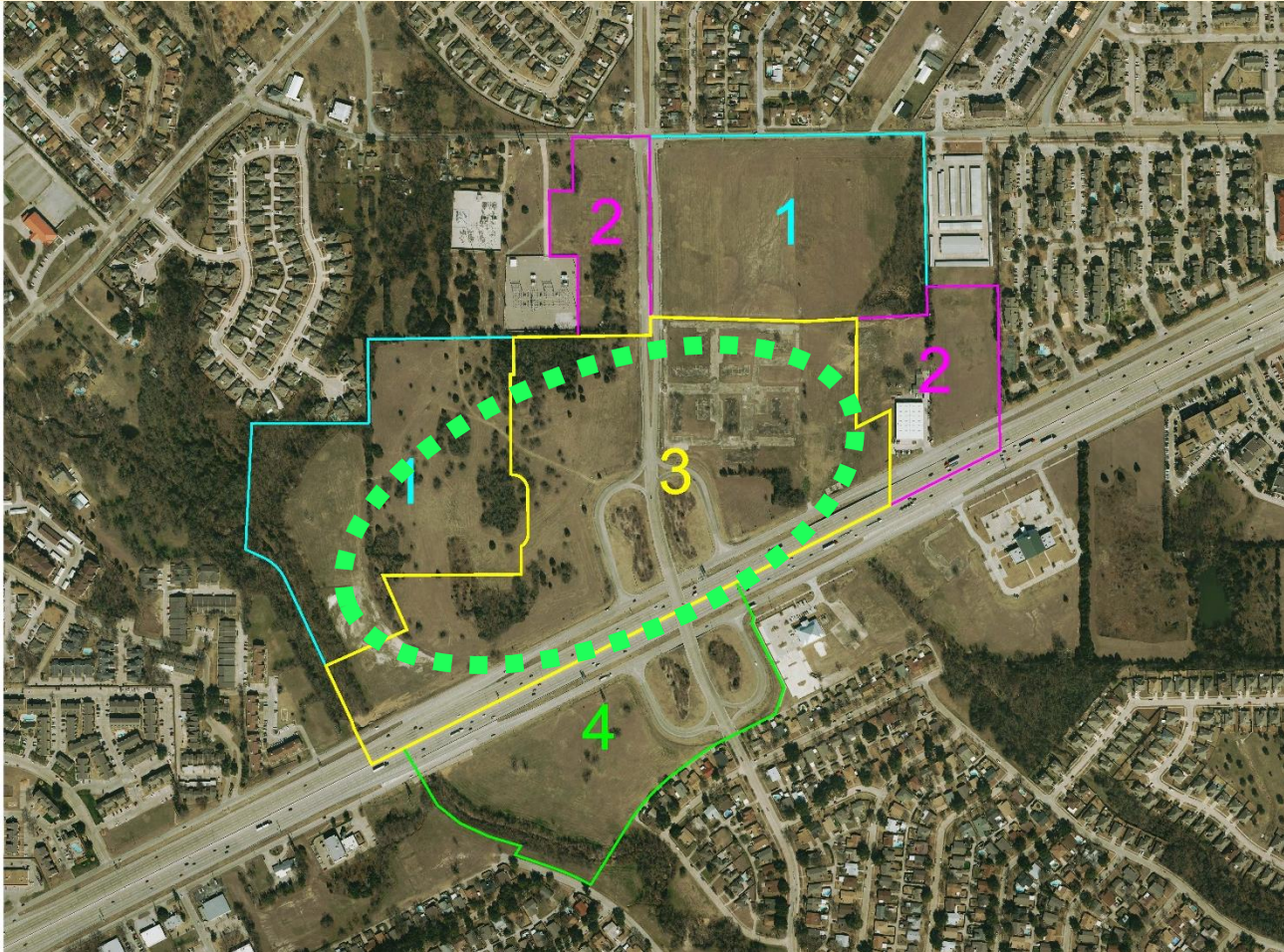
Sub-district 3

Community Core/Mixed-use area



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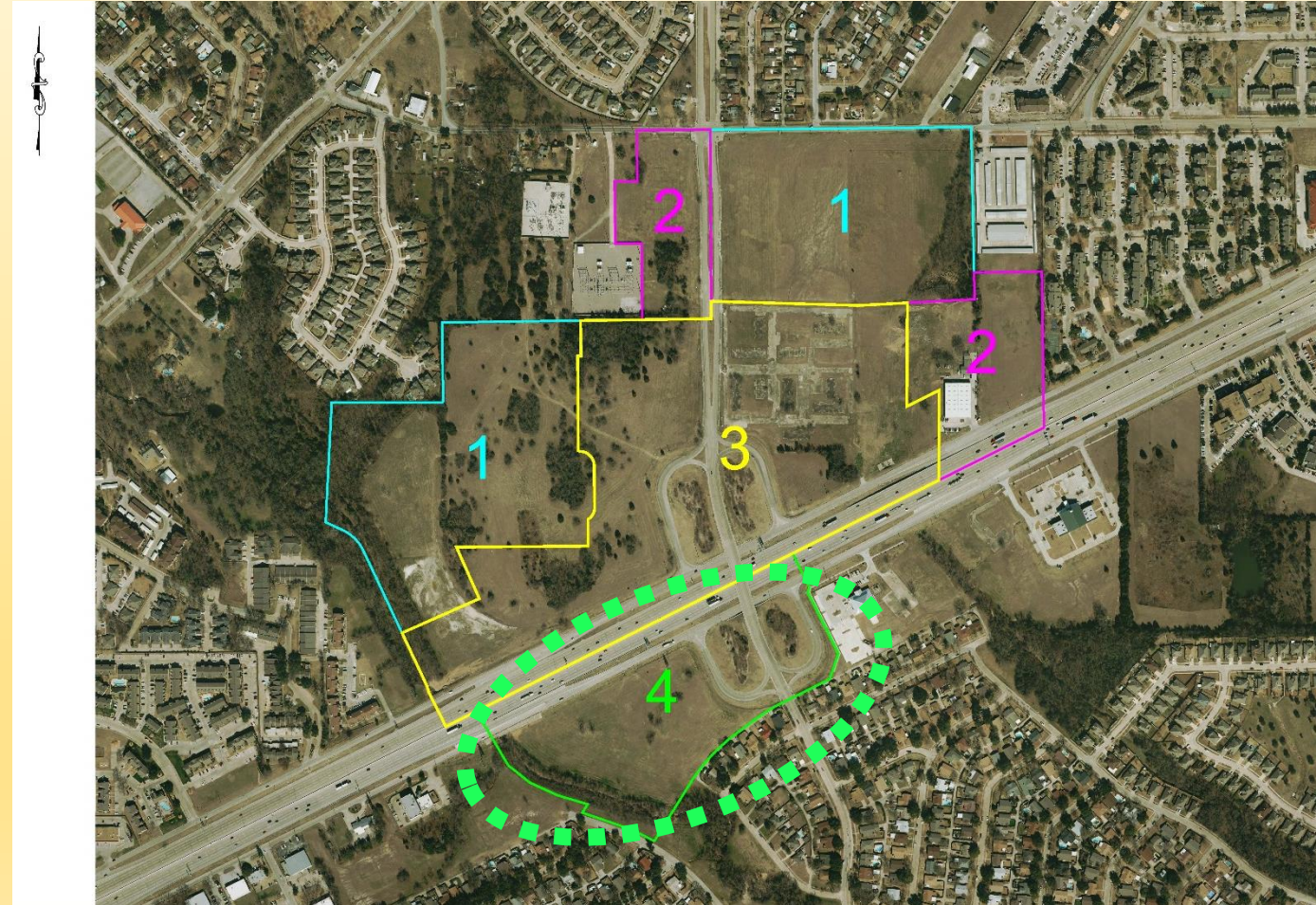


Land Use – Sub-district 3	Permission*
Dwelling, Single-Family Attached (Townhouse)	P
Dwelling, Urban-style Multi-Family	P
Dwelling, Live/Work	P
Mixed-Use commercial/residential	P
Bakery, Retail	P
Breweries, Wineries, Distilleries	S
Business & Media Service	P
Church	P
Commercial Amusement, Indoor	P
Convenience Store (1,000 – 5,000 sf)	P
Financial Institution (< 5,000sf)	P
Fuel Pumps, Retail	S
Grocery/Supermarket (5,001 – 46,000 sf)	P
Health & Fitness Gym (indoor)	P
Hotel/Motel, Boutique	P
Hotel/Motel, Limited Service	P
Laundry, Drop-off (without drive-through or window)	P
Medical and Dental Office/Clinic (max. 5,000 sf)	P
Office, General (max. 5,000 sf)	P
Personal Services	P
Pharmacy (without drive-through or window)	P
Reception Facility	S
Restaurant (without drive-through or window)(<5,000sf)	P
Retail Store	P
Theater, Small Scale	P
Veterinary Clinic, Small Animal (indoors only)	P
Accessory structure	P

Sub-district 4

Focus on retail uses

Land Use – Sub-district 4	Permission*
Bakery, Retail	P
Business & Media Service	P
Church	P
Commercial Amusement, Indoor	P
Convenience Store (1,000 – 5,000 sf)	P
Financial Institution	P
Fuel Pumps, Retail	S
Grocery/Supermarket (>5,000 sf)	P
Health & Fitness Gym (indoor)	P
Hotel/Motel, Full Service	P
Hotel/Motel, Limited Service	P
Laundry, Drop-off (without drive-through or window)	P
Medical and Dental Office/Clinic	P
Office, General	P
Personal Services	P
Pharmacy (without drive-through or window)	P
Restaurant (without drive-through or window)	P
Retail Store	P
Theater, Large Scale	S
Theater, Small Scale	P
Veterinary Clinic, Small Animal (indoors only)	P



Streamlined Review Process

- Detail plans must be submitted and reviewed by Staff
- Staff will ensure plans meet the regulations of the PD and I-30 Catalyst Area Plan recommendations
- Major and Minor deviation definitions are included within the PD
- If Detail plans have major deviations from the PD, they will be required to go through the public hearing process and be approved by City Council with a recommendation from the Plan Commission
- Minor deviations must go through Alternative Compliance process
- SUP's must go through public hearing process as well

Changes to PD between April 9 and April 23

Plan Commission meetings

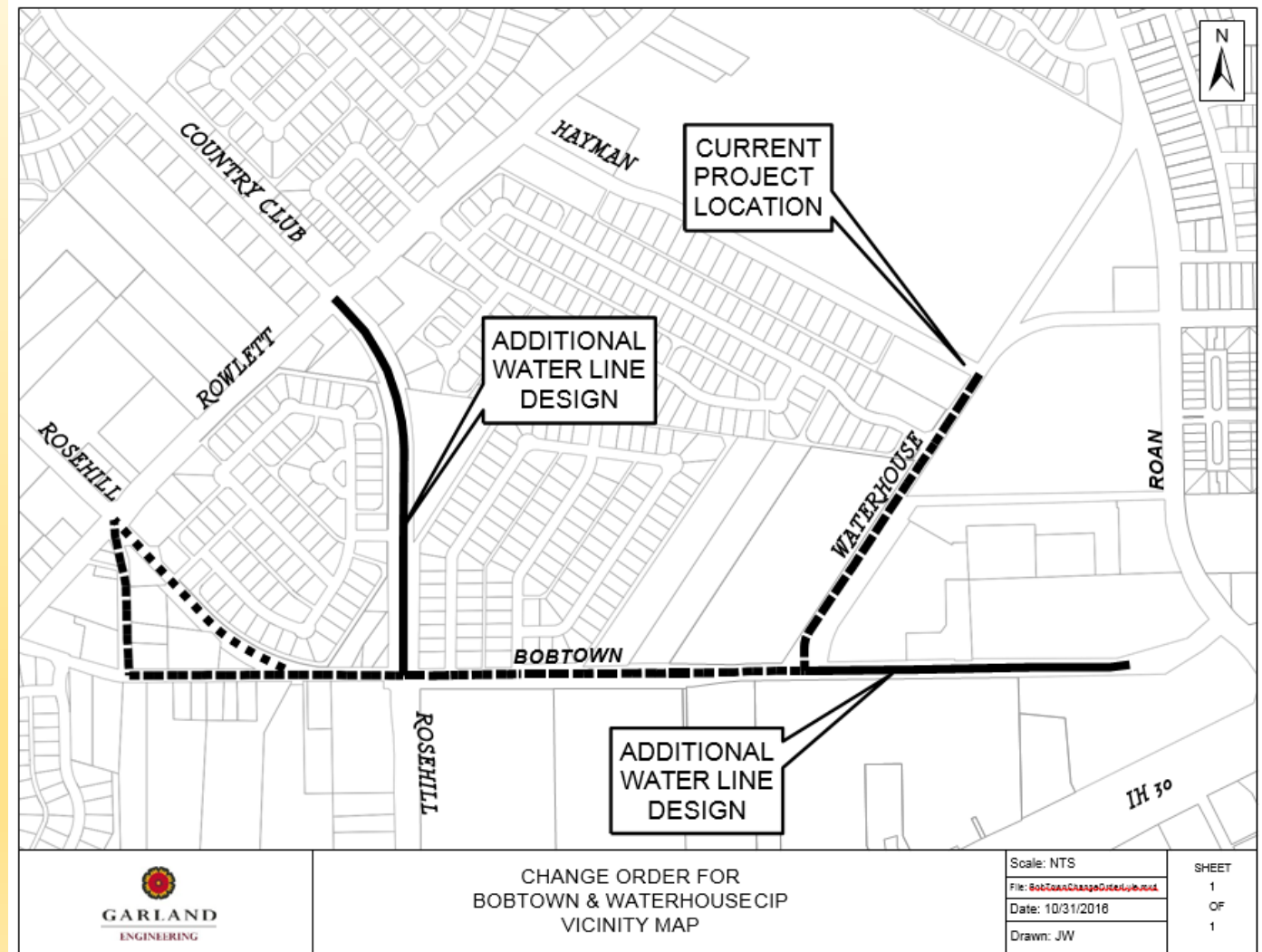
- Height allowance in sub-district 4 was reduced from 112 feet to 75 feet maximum.
- Setback from residential in sub-district 4 is a minimum of 40 feet with a row of trees planted in the setback. For every foot a building is taller than 40 feet, it must be setback an additional foot from the residential properties. (thus a 50 foot tall building must be setback 50 feet)
- Mixed-use building require the entire ground floor to be constructed to accommodate non-residential uses in order to gain the 80 units per acre density allowance.
- The maximum lot size for Single-Family residential uses may be increased for lots along corners and curves.
- Added a definition of “Urban-style” Multi-Family dwelling which is the type of multi-family residential allowed in the PD.
- Added examples of required street furnishings which includes benches, lights, and public art.
- *Carport columns are required to have a three-foot masonry base with coating above the base. (*clarification)

Proposals in the PD

- Creates sub-districts to encourage certain types of developments
- Allows Single-Family residential uses in the area
- Requires multi-family to be urban-style
- Improves the look of buildings by requiring more design features
- Establishes smaller lot sizes to increase density which supports the commercial uses

Bobtown Road Improvements

- Widens from 2 lanes to 3 lanes from Waterhouse to Rowlett Road
- Installs 6 feet sidewalks on both sides of the street

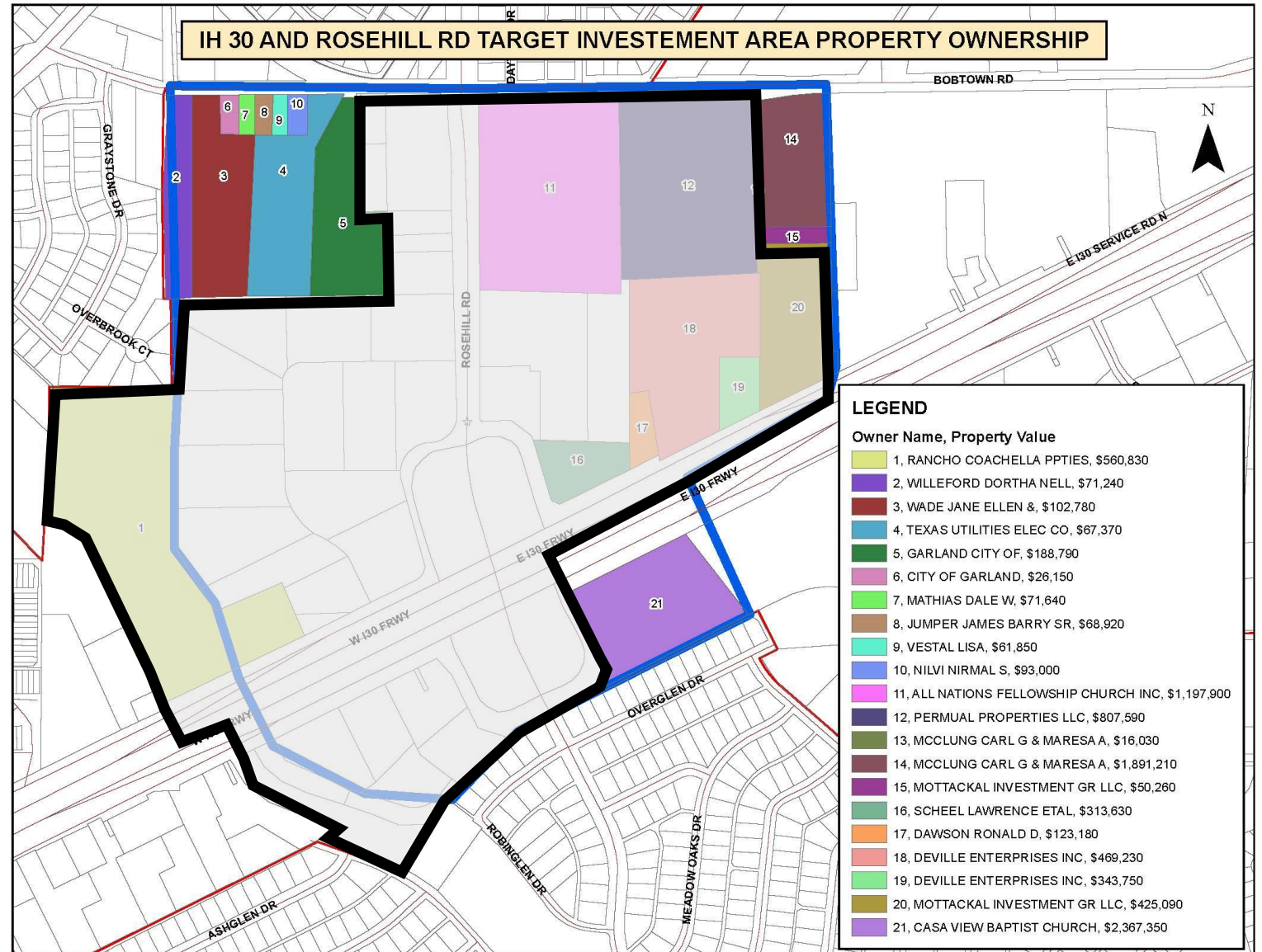


Comprehensive Plan Recommendations

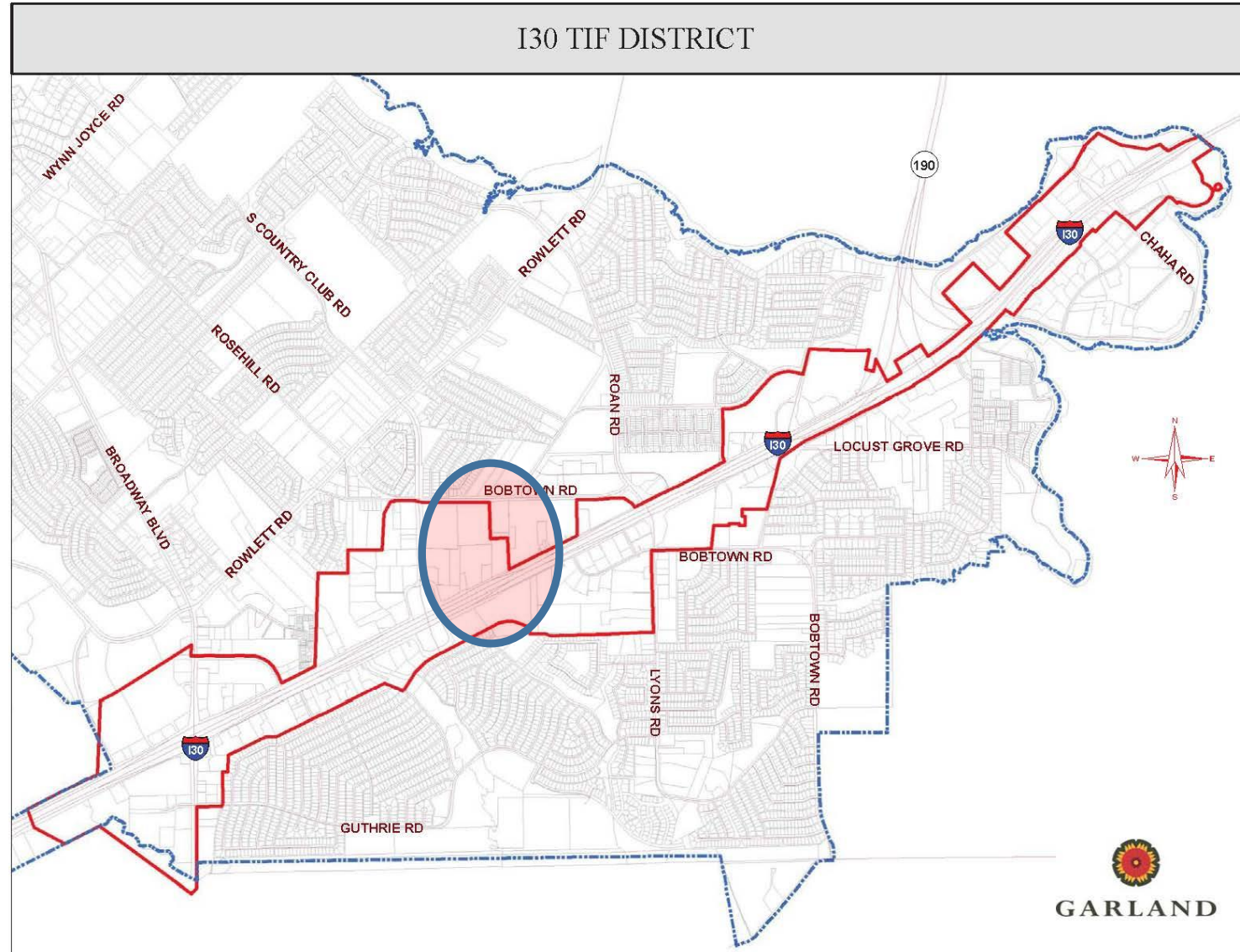
- Envision Garland, the Comprehensive Plan, identifies this area as appropriate for Business and Community Centers, Parks and Open Space, and Urban Neighborhoods
- Business Centers represent clusters of business offices and/or low-impact industry whose development and operations result in minimal negative effects to adjacent development types.
- Community Centers are areas with compact development serving a collection of neighborhoods. This includes supporting land uses of retail, services, office use, multi-family residential and entertainment.
- Parks and Open Space include a variety of parks and related amenities in residential subdivisions as well as retail and commercial areas.
- Urban Neighborhoods are higher density residential developments which may utilize vertical mixed-use that may promote a new character for an area.
- The proposed Planned Development would incorporate all of these elements within the area.

Property Ownership within the Proposed Rosehill/I-30 PD

- There are 9 different property owners within the proposed PD
- The largest amount of property is owned by Lunardi Land Company



TIF District



REPORT & MINUTES

P.C. Meeting, April 23, 2018

Consideration of the application of the **City of Garland**, requesting approval of 1) a Change in Zoning from Urban Business (UB), Community Retail (CR), and Community Office (CO) to a Planned Development (PD) District for Mixed Uses. The property is generally bounded by Bobtown Road on the north, Overglen Drive on the south, and extending approximately 1,500 feet east and 1,700 feet west of Rosehill Road. (Districts 3 and 4) (File Z 18-20). (This case was postponed from the April 9, 2018 Plan Commission meeting.)

Representing the applicant, Nathaniel Barnett, 800 Main Street, Garland, Texas 75040, provided a brief overview of the request and elaborated on the recommended conditions as requested by the Plan Commission at the April 9, 2018 Plan Commission Meeting.

Mr. Barnett further explained, standards are proposed to allow for the Development Plans to be approved administratively. Applicants will only come before the Plan Commission and City Council with a Major Deviation to standards, or with a Specific Use Provision (SUP).

Chairman Roberts summarized the uses in each of the sub-districts.

Commissioner Hedrick questioned the need for the Development Plans to be approved administratively versus coming before Plan Commission and City Council.

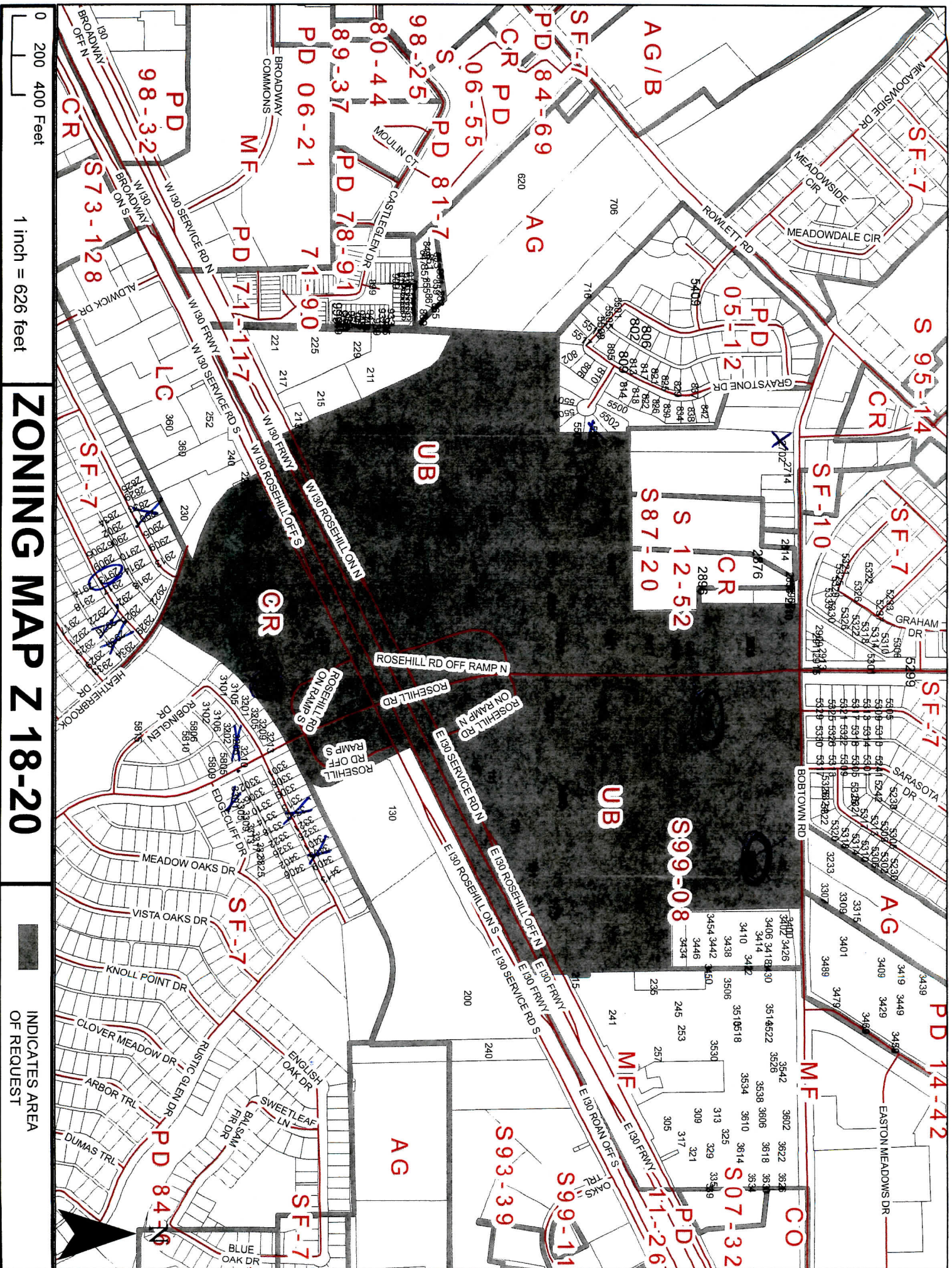
There was discussion among staff and Plan Commission on the typical timeline for a Development Plan to go through the Public Hearing process.

Chairman Roberts, Commissioners Hedrick, Dalton, and Edwards expressed concern by approving Details Plans administratively, as it removes the public's voice in the hearing process and the public's input with the developer.

Speaking in support of the request:

Charles Conrad, 6405 Field Knoll, Garland, Texas

Motion was made by Commissioner O'Hara, seconded by Commissioner Edwards to **approve** the Plan Development per staff recommendation with the stipulation that a mechanism for Plan Commission approval be inserted. **Motion carried: 9 Ayes, 0 Nays.**



Allmendinger, Tracy

From: Barnett, Nathaniel
Sent: Friday, April 20, 2018 8:32 AM
To: Allmendinger, Tracy
Subject: FW: Owner comments on proposed ordinance

Here is a comment from one of the property owners in the Rosehill PD. Can you forward this to the Commissioners? Thanks.

Nathaniel Barnett, AICP
Senior Planner
Planning & Community Development
City of Garland
Office: (972) 205-2460 | Fax: (972) 205-2474
nbarnett@garlandtx.gov | GarlandTx.gov



GARLAND
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From: Jeff Bullick [mailto:JBullick@lusardi.com]
Sent: Thursday, April 19, 2018 6:55 PM
To: Barnett, Nathaniel <NBarnett@garlandtx.gov>
Subject: Owner comments on proposed ordinance

Hi Nathaniel,

Thanks for your time this morning and helping me understand the proposed zoning and ordinance for our properties at Rosehill and the I-30. I'm excited about the plans you have put together there.

As I said on the call, we are concerned that residential uses are completely cut out from the parcel at the southwest corner of Rosehill and I-30 (sub district 4). We would certainly like to see some type of commercial there, as is currently proposed in the ordinance, but the only buyer-inquiries we have received for that parcel have all been residential. There may be a mixed-use possibility with a retail/residential combination product that could work there. A mixed-use would provide a buffer between the retail and the existing single family residential also.

We would like to see some type of residential uses added to that sub district 4 ordinance.

If you have any questions or comments, please don't hesitate to give me a call.

Thanks
Jeff

Jeff Bullick
Lusardi Land Company
1570 Linda Vista Drive
San Marcos, CA 92078
760.744.3133 x1201
www.LusardiLand.com
CA License #01979165



GARLAND

March 28, 2018

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

HEARING DATE/TIME: Plan Commission: April 9, 2018 – 7:00 PM

APPLICANT: City of Garland

File: Z 18-20

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 9, 2018, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of the **City of Garland**, requesting approval of 1) a change of zoning from Urban Business (UB), Community Retail (CR), and Community Office (CO) to a Planned Development (PD) District for Mixed Uses. The property is shown on the enclosed sketch and is described as follows:

BEING approximately 138.6 acres of land with portions situated in the McKinney & Williams Survey, Abstracts No. 1036 and 1037, the W S Pegues Survey, Abstract No. 1158, and the Andrew J Robinson Survey, Abstract No. 1260, in the City of Garland, Dallas County, Texas. The property is generally bound by Bobtown Road on the north, Overglan Drive on the south, and extending approximately 1,500 feet east and 1,700 feet west of Rosehill Road.
(Districts 3 and 4)

Note: Approval of the request would allow for future mixed use development, including but not limited to Single-Family Detached, Single-Family Attached (Townhouse), Multi-Family, Office, Retail, Service, and Commercial Uses.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002, fax to 972-205-2474, deliver to the Planning Department at 800 East Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Nathaniel Barnett at 972-205-2460.

(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.

Allowing development will provide new, needed
housing opportunities, business will drive gentrification.
(Please complete the following information)

Your Property Address

Samantha R U Wittrock, Matthew J Wittrock
Printed Name
2913 Branch Oaks Drive Garland Tx 75043
Address City, State Zip
~~75000~~

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

[Signature] Homeowner
Signature Title

Date: 2nd April 2018

APR 11 '18 PM 3:40



GARLAND

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

March 28, 2018

HEARING DATE/TIME: Plan Commission: April 9, 2018 – 7:00 PM

APPLICANT: City of Garland

File: Z 18-20

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 9, 2018, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of the **City of Garland**, requesting approval of 1) a change of zoning from Urban Business (UB), Community Retail (CR), and Community Office (CO) to a Planned Development (PD) District for Mixed Uses. The property is shown on the enclosed sketch and is described as follows:

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(Districts 3 and 4)

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To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002, fax to 972-205-2474, deliver to the Planning Department at 800 East Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Nathaniel Barnett at 972-205-2460.

(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.

Traffic (Bobtown and Rosehill are not big enough), intersection
on Bobtown (2700 block) and Rosehill very dangerous. Crime rate
(Please complete the following information)

Your Property Address

Dortha Willeford 2702 Bobtown Road
Printed Name
2702 Bobtown Garland Tx 75043
Address City, State Zip

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

Dortha Willeford Mrs. Owner
Signature Title

Date: 4/5/18

APR 5 '18 PM 2:33

Allmendinger, Tracy

From: robbaxelrod@aol.com
Sent: Wednesday, April 04, 2018 10:44 AM
To: Planning Group
Subject: File Z 18-20

I am opposed to this request. We don't need more apartments in the area, and it encroaches on my home.

Matthew Robb Axelrod
2930 Branch Oaks Dr
Garland TX 75043

Thanks,

Matthew Axelrod
4/4/18



GARLAND

March 28, 2018

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

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

*WE DON'T NEED ANYMORE CHEAP MOTELS
AND/OR TRUCK STOPS.*

(Please complete the following information)

Your Property Address

2426 BRANCH DKS DR. GARLAND, TX 75043

Printed Name

W. A. SUTTER AND ANTONIA M. SUTTER

Address

City, State

Zip

2426 BRANCH DKS DR. GARLAND, TX 75043

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

Signature

Title

Date:

W. A. Sutter

Antonia M Sutter

4/3/18

4/3/18

APR 9 '18 PM 2:39



GARLAND

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

March 28, 2018

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

Please don't put any apartment complex out behind my house. Please ask Red Lobster or Olive Garden to build behind my house.
(Please complete the following information)

Your Property Address

Ruby NADINE GARWITZ

Printed Name

2901 Ashglen Dr
Address

GARLAND, TX
City, State

75043
Zip

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

Mrs Ruby Nadine Garwitz
Signature

Home owner
Title

Date: *4-4-2018*

APR 9 '18 PM 2:40



GARLAND

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

March 28, 2018

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

COMMON LANGUAGE IS NOT DETAILED IN EXACTLY WHAT WILL BE DONE
AND WHAT IT WILL TRULY LEAD TO. GO WITH THAT WE OPPOSED THE REQUEST.

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Title

Date:

APR 6 18 PM 1:29



GARLAND

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

March 28, 2018

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APPLICANT: City of Garland

File: Z 18-20

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

*The Original Zoning UB CR CO IS performing as planned
a change now would cause a negative impact by increasing traffic and
permanent population growth.*

Your Property Address

3206 Overglan Drive

Printed Name

Bobby F. Hutchens *3206 Overglan Drive* *GARLAND TEXAS 75043*

Address

City, State

Zip

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

Signature

Title

Date:

4-8-18

Allmendinger, Tracy

From: Manju Menon <manjumenon41@gmail.com>
Sent: Sunday, April 08, 2018 8:34 AM
To: Planning Group
Subject: Fwd: Garland Planning - Zoning Change Request - File: Z 18-20
Attachments: Garland-Zoning-Change.pdf

re-sending

----- Forwarded message -----

From: **Manju Menon** <manjumenon41@gmail.com>
Date: Fri, Apr 6, 2018 at 1:29 PM
Subject: Garland Planning - Zoning Change Request - File: Z 18-20
To: Planning@garlandtx.com

To: The Garland Planning Department and Plan Commission-

Re: File Z 18-20

Please find attached my approval of the zoning change from UB/CR/CO to Planned Development District. I think this is a good move that will spur development in the area.

My property address is 5500 Rosehill Rd/3230 Bobtown Rd.

Yours truly,

Mrs. Manju Menon
Manager, Perumal Properties, LLC
14523 Winnwood Road
Dallas, TX 75254
214-882-2787



GARLAND

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

March 28, 2018

HEARING DATE/TIME: Plan Commission: April 9, 2018 – 7:00 PM

APPLICANT: City of Garland

File: Z 18-20

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

This is in character with the location. Will make it easier to develop the area.

(Please complete the following information)

Your Property Address

(PERUMAL) *Perumal PROPERTIES, LLC* Manager *MANJU MENON*
Printed Name
5500 ROSEHILL ROAD, GARLAND, TX 75043
Address City, State Zip

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

Manju Menon *MANAGER / PARTNER*
Signature Title

Date: *4/6/18*

Allmendinger, Tracy

From: Erika Guerra <erikaguerra23@earthlink.net>
Sent: Monday, April 09, 2018 11:41 AM
To: Planning Group
Subject: Plan Commission 4/9/18
Attachments: 12E0D4D5-41A3-4AA7-8CEA-4AF7E55C5FB8.jpeg

Please see attached response from homeowners Nicholas and Erika Cluck at 3317 Overglen Dr, Garland 75043. We are opposed to the request.

cn 28, 2018

ARING DATE/TIME: Plan Commission: April 9, 2018 - 7:00 PM

PLICANT: City of Garland

e: Z 18-20

ear Property Owner:

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

3317 Overglen Dr.

Printed Name

Nicholaus Chuck & Genika Chuck

Address

3317 Overglen Dr.

City, State

Garland, TX

Zip

75043

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

Signature

Genika Chuck

Title

Date:

4/9/18

Allmendinger, Tracy

From: Larry Luna <lluna_garland@yahoo.com>
Sent: Saturday, April 07, 2018 11:05 AM
To: Planning Group
Subject: Planning Commission
Attachments: IMG_20180406_0001_NEW.pdf

City of Garland:

Please use attached document to express my opinions of said request.



GARLAND

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

March 28, 2018

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File: Z 18-20

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

LARRY LUNA

(Please complete the following information)

Your Property Address

3405 OVERGLEN DR

Printed Name

Address

GARLAND TX
City, State

75043
Zip

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

Signature

Larry Luna

Title

Date: 4-6-18

Allmendinger, Tracy

From: Gina <gjbaby08@yahoo.com>
Sent: Monday, April 09, 2018 9:05 AM
To: Planning Group
Subject: RE- File Z 18-20

I am opposed to the request regarding file z 18-20.

Thank you.

Gina Rush
3813 Ablon Trail
75043

Sent from my iPhone

Outside the Notification Area

(Please Check One Below)

☐ I am in favor of the request.☒ I am opposed to the request.

DELIVER TO THE PLANNING DEPARTMENT
AT 800 EAST MAIN STREET, GARLAND TX.

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

LITTLE COMMERCIAL USES, MAYBE OK! BUT MORE SETS OF APARTMENTS,
WILL INCREASE EXCESSIVELY THE TRAFFIC IN THIS COMMUNITY.

(Please complete the following information)

Your Property Address

5805 ROSEHILL RD, GARLAND TEXAS, 75043

Printed Name

SAMUEL CIEVENTES

Address

City, State

Zip

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

Samuel Cieventes

Signature

Title

Date:

4-9-2018E 18-20

Outside the Notification Area
Outside the Notification Area



GARLAND

March 28, 2018

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

HEARING DATE/TIME: Plan Commission: April 9, 2018 – 7:00 PM

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File: Z 18-20

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

620 Rowlett Rd. (Please complete the following information)

Your Property Address

Purvis & Theda Welch

Printed Name

620 Rowlett Rd.

Garland, Tx.

75043

Address

City, State

Zip

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

Purvis Welch

owner

Signature

Title

Date: 4-4-18

Outside the Notification Area

APR 9 '18 PM 2:40

Allmendinger, Tracy

From: Heather Coleson <heathercoleson@gmail.com>
Sent: Thursday, April 05, 2018 3:37 PM
To: Planning Group
Subject: Rezoning

Hello,

I am opposed to the rezoning of land on the I-30 corridor by the Oaks Subdivision. I live at 2621 Branch Oaks Dr. Garland, TX

We already have too much crime from the motels/hotels close to our houses. The last thing we need are more apartments or businesses encroaching into our neighborhood. Also getting rid of some of the green space by Heatherglen would not be a good idea. Please help keep our neighborhood a peaceful and green place. If anything patrols in the area need to be stepped up. We constantly have people coming through and breaking into vehicles and stealing packages. No more.

Thank you,

Heather Coleson



GARLAND

March 28, 2018

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APPLICANT: City of Garland

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

NO MORE DENSE POPULATED DEVELOPMENT.
NO TOWN HOMES OR APARTMENTS. ETC. ARE A PROBLEM
INFRASTRUCTURE, SCHOOLS
(Please complete the following information) WITH THESE DEVELOPMENTS.

Your Property Address

3301 EDGECLIFF DR., GARLAND, TX. 75043

Printed Name

GEORGE D. QUALLS

Address

City, State

Zip

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

Signature

Title

Date: 4-13-18

Allmendinger, Tracy

From: Dennis Qualls <qman1@ymail.com>
Sent: Friday, April 13, 2018 2:12 PM
To: Planning Group
Subject: Re-zoning
Attachments: IMG_20180413_0001.pdf

We are very opposed to any dense populated development. I had read that part of these properties was being looked at for a charter school.

Please study the area affects that more population will bring. I-H 30 is backed up every day. Our house and yard smell like methane from the highway when the wind's from the north. We've lived here for over 20 years and it wasn't noise and air polluted when we bought the house.

I just don't think the towns or cities are studying the affects of over populating areas or the peripheral effects. Traffic, schools and roads to name a few should all be looked at carefully in a decision like this.

Don't let the developers and other for profits determine the future of our City.

I've attached the form indicating our opposition.

Allmendinger, Tracy

From: Jarrett Rush <jarrettrush@yahoo.com>
Sent: Monday, April 09, 2018 3:07 PM
To: Planning Group
Subject: Opposition to the proposed development south of I-30 near Rosehill

I am a resident of the Oaks neighborhood, and I am writing to oppose the proposed development south of I30 near Rosehill.

There seems to be little need for either mixed-use or multifamily residential in this area. The commercial properties along the access road are already having difficulty attracting business. Multiples of them are closing or have closed in recent months. There is a strip center across the highway that has open spaces. We also don't need the additional traffic at these highway exits that multi-family residential development will bring.

Thanks.

Jarrett Rush
3813 Ablon Trail
Garland, TX 75043

Allmendinger, Tracy

From: slp4hire@gmail.com
Sent: Saturday, April 21, 2018 1:06 PM
To: Planning Group
Subject: (Districts 3 and 4) (File Z 18-20)

I'd like to register an objection vote against File Z 18-20. We do not want single family homes within 200ft of a service RD as the noise levels will substantially negatively impact the quality of living and limit future property values. The Church should be along the I30 Service Rd, not homes!

Sincerely,
Shannon Phillips
4448 Chaha #206

Outside the Notification Area