



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

**PLAN COMMISSION
- REMOTE MEETING -
Monday, November 23, 2020
7:00 p.m.**

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the Plan Commission will hold this meeting by internet/telephonic remote means on Monday, November 23, 2020 at 7:00 p.m.

The meeting will be broadcasted by webinar or telephone at the following URL (registration is required):

https://garlandtx.zoom.us/webinar/register/WN_FeGRoweSSVmeHeqzPR_zzg

After registering, you will receive a confirmation email containing information about joining the webinar.

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

**877-853-5247
888-788-0099**

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

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

The Meeting ID is: 968 5916 8554

For participants (online and by phone) who wish to speak on an item on the agenda, you must use the “raise hand” feature in order to be recognized.

Those joining the meeting by phone may press *9 to raise your hand. After speaking, please re-mute your phone by pressing *6.

The meeting will also be recorded and made available online at www.garlandtx.gov.

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

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. The Plan Commission has had the opportunity to review each of these items during a pre-meeting. The Chairman will announce the agenda and provide an opportunity for members of the audience and the Plan Commission to request that an item be removed and considered separately.

1. MINUTES

- a. Consider approval of Minutes for November 9, 2020

2. PLATS

- a. P 20-30 Jupiter Miller Business Park Addition Replat

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 Plan Commission Secretary before speaking (cards are located at the entrance to the Council Chambers). The Chairman 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.

3. ZONING

- a. Consideration of the application of **Josh Adams**, requesting approval of a Change in in Zoning from Single-Family-7 (SF-7) District to Agriculture (AG) District. This property is located at 905 and 911 East Oates Road. (District 4) (File Z 20-33)
- b. Consideration of the application of **Masterplan**, requesting approval of an Amendment to Planned Development (PD) 16-35 for Multi-Family Use. This property is located at 4501 North Garland Avenue. (District 7) (File Z 20-37 - Zoning)
- c. Consideration of the application of **Masterplan**, requesting approval of a Detail Plan for Multi-Family Use. This property is located at 4501 North Garland Avenue. (District 7) (File Z 20-37 - Detail Plan)

4. MISCELLANEOUS

- a. Zoning Notification Procedures Briefing

5. ADJOURN

NOTICE: The Plan Commission may recess from the open session and convene in a closed session if the discussion of any of the listed agenda items concerns matters regarding privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.



GARLAND

Plan Commission

1. a.

Meeting Date: 11/23/2020

Item Title: Plan Commission Minutes for November 9, 2020

Summary:

Consider approval of Minutes for November 9, 2020

Attachments

Plan Commission Minutes for November 9, 2020

Minutes of the Garland Plan Commission Meeting

Due to the COVID-19 mandated guidelines and to conform with social distancing requirements, the Plan Commission meeting was held via teleconferencing. The meeting was broadcast live on the City's Website (<https://www.garlandtx.gov/721/CGTV---Government-Access-Television>), through local cable (Channel 16 (Spectrum), Channel 44 (Frontier) and Channel 99 (AT&T U-verse).

The Plan Commission of the City of Garland met in regular session on Monday, November 9, 2020 at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Douglas Williams
Commissioner	Mike Rose
Commissioner	Christopher Ott

STAFF PRESENT

Sr. Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Nabiha Ahmed
Staff	Kimberly Hopkins

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chairman Roberts read those items into the record. **Motion** was made by Commissioner Rose to **approve** the Consent Agenda as presented, seconded by Commissioner Welborn. **Motion carried: 9 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of Minutes for the October 12, 2020 meeting.

PLATS

2a. APPROVED** P 20-27 Creek Valley Addition No. 2 Phase 1 Final Plat

2b. APPROVED** P 20-28 Parker Sutton and Brant Addition Final Plat

2c. APPROVED** P 20-29 HTeaO No.1 Final Plat

MISCELLANEOUS

3a. **APPROVED**** Impact Fee Report

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

4a. **APPROVED** Consideration of the application of **Masterplan**, requesting approval of a Change in Zoning from Multi-Family (MF) District to a Planned Development (PD) District for Multi-Family Use. This property is located at 5751 Marvin Loving Drive. (District 3) (File Z 19-31 - Zoning)

Nabiha Ahmed, Development Planner, presented the staff report.

Chairman Roberts spoke regarding the mutual access easement and possible drainage issues.

The applicant, Maxwell Fisher, 2201 Main Street, Dallas, Texas 75201, provided a brief overview. Mr. Fisher also provided additional information regarding proposed amenities, mutual and limited emergency access.

Commissioner Welborn inquired to the location of the refuse container and location of the utilities.

Mr. Fisher identified the location refuse location and stated all utilities would be underground.

Commissioner Ott inquired as to the location decision regarding the refuse container.

Mr. Fisher indicated the possibility of adjusting the location away from the refuse container closer to the fence and away from the gazebos.

Commissioner Rose asked about the addition of landscaping around the refuse container.

Mr. Fisher stated shrubbery could be added around the refuse container.

Commissioner Welborn commented on full masonry

around the carport poles.

Mr. Fisher stated adding brick columns to the interior of the carport creates issues for the residents. To compensate, the poles are to be painted and a 4-foot brick wall has been added.

Commissioner Jenkins inquired to any possible traffic congestion at the ingress and egress.

Mr. Fisher stated only 48-units are being developed with adequate ingress and egress access

Commissioner Ott inquired as to the type of lighting being proposed.

Mr. Fisher stated building mounted wall pack lighting for security, lighting in the parking and amenities area will be provided.

Chairman Roberts asked if the emergency exit only and onsite manager is written into the Planned Development (PD) language, expansion of the proposed mutual access easement to include the utility easement and other infrastructure.

Mr. Fisher stated the language can be added to the Planned Development (PD) language.

Commissioner Rose asked if there has been discussion to make it a gated complex.

The property owner Daniyal Awan, 6116 North Central Expressway, Suite 700, Dallas, Texas cited insufficient space for a proper gate.

Motion was made by Commissioner Edwards to **approve** the request per staff recommendation, with the inclusion that the shrubs behind the dumpster be addressed, in addition with shrubs behind refuse, gazebo locations, added language to the Planned Development (PD) for the ingress/egress at the rear of the property is for emergency purposes only, the onsite manager and lighting. Seconded by Commissioner Rose. **Motion carried: 9 Ayes, 0 Nays**

4b. APPROVED

Consideration of the application of **Masterplan**, requesting approval of a Detail Plan for Multi-Family Use. This property is located at 5751 Marvin Loving Drive.

(District 3) (File Z 19-31 – Detail Plan)

Motion was made by Commissioner Edwards to close the public hearing and **approve** the request per staff recommendation with conditions stated in the zoning requests. Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays.**

4c. APPROVED

Consideration of the application of **Monk Consulting Engineers**, requesting approval of a Planned Development (PD) District to allow a Church or Place of Worship on a property zoned Planned Development (PD) 13-01 for Single Family-7 Uses. This property is located at 2201 East Miller Road and 2214 East Centerville Road. (District 2) (File Z 19-40 - Zoning)

Nabiha Ahmed, Development Planner, presented the staff report.

Commissioner Jenkins asked staff if a topography map was available for substantiation of the variance request of building height in consideration to the elevation of the surrounding area.

The applicant Gerald Monk, 1200 West State Street, Garland, Texas 75040, spoke of the difficulties with developing the site and spoke of the drainage directly to the lake.

Commissioner Ott asked the applicant for additional information regarding the horizontal articulation and inquired about the building facing the street.

Mr. Monk stated he would communicate the request for the articulation deviation to the architect.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request with the articulation as required by the Garland Development Code on the two elevations facing Centerville Road and Miller Road. Seconded by Commissioner Ott. **Motion carried: 9 Ayes, 0 Nays.**

4d. APPROVED

Consideration of the application of **Monk Consulting Engineers**, requesting approval of a Detail Plan for a Church or Place of Worship Use. This property is located at 2201 East Miller Road and 2214 East Centerville Road. (District 2) (File Z 19-40 – Detail Plan)

Motion was made by Commissioner Dalton to close the public hearing **approve** the request per staff recommendation with the articulation as stated in the zoning request. Seconded by Commissioner Welborn. **Motion carried: 9 Ayes, 0 Nays.**

4e. APPROVED

Consideration of the application of **Nationwide Construction**, requesting approval of an Amendment to Planned Development (PD) District 07-42 to add a Church or Place of Worship. This property is located at 1706, 1710, and 1714 Pleasant Valley Road. (District 1) (File Z 20-25 - Zoning)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Ott asked staff the height of the screen wall and the type of lighting being proposed.

Ms. Hopkins stated the screening wall will be 6-feet.

Commissioner Jenkins requested clarification on screening wall, stating it was communicated the west side of the property would be a chain-link fence and on the east side of the property would be the 6-foot masonry fencing.

Ms. Hopkins confirmed the fence type between the subject property and property to the west is chain-link fencing.

Chairman Roberts inquired as to the dividing of lot 1 and lot 2 and as to whether a screening wall would be required for this request.

The applicant, Gina McLean, 721 South Fifth Avenue, Mansfield, Texas, confirmed they will be platting the two lots as part of the development pending approval of the zoning request as well as providing future access to the rear of the property.

Commissioner Ott asked the applicant about the lighting being placed by the chain-link fencing and spoke of undue burdens from any unwanted lighting.

The applicant stated the only lighting being provided at

this time would be for the parking lot, some wall packs on the front of the building for security reasons, and will practice dark sky requirements for the property to not intrude on the neighbor's property.

Bob Fishbein, 1602 Pleasant Valley Road, Garland, Texas provided additional information regarding the fencing on the southwest corner stated the fencing belongs to Mr. Fishbein. Mr. Fishbein further spoke of concerns regarding the lighting located on Pleasant Valley Road and pack light by the emergency exit door.

Chairman Roberts asked staff if the Garland Development Code mandated pole lighting for parking lots or would pedestrian lighting be a viable option.

Mr. Guerin stated pedestrian lighting would be an option for the applicant.

Motion was made by Commissioner Ott to close the public hearing and approve the request as presented with the conditions of adding landscaping by the benches and low-level lighting. Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays.**

4f. APPROVED

Consideration of the application of **Nationwide Construction**, requesting approval of a Detail Plan for a Church or Place of Worship. This property is located at 1706, 1710, and 1714 Pleasant Valley Road. (District 1) (File Z 20-25 – Detail Plan)

Motion was made by Commissioner Ott to close the public hearing and **approve** the request per staff recommendation with the conditions of the landscaping on the west side and the lighting conditions. Seconded by Commissioner Welborn. **Motion carried: 9 Ayes, 0 Nays.**

4g. APPROVED

Consideration of the application of **Spiars Engineering**, requesting approval of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses, to allow deviations for the existing nonconforming Pylon Sign. This property is located at 3414 Broadway Boulevard. (District 3) (File Z 20-30 - Zoning)

Nabiha Ahmed, Development Planner, presented the staff report.

The applicant Mark Ewing, 765 Custer Road, Suite 100, Plano, TX was available for questions.

Chairman Roberts questioned the signage height request, as it will create an obstruction to the building.

Mr. Ewing indicated the signage could be a result of corporate requirements for franchises.

Chairman Roberts spoke of concerns in approving a nonconforming sign and making it conforming, allowing the future conversion to a digital sign.

Mr. Hines expressed concern with the ability of converting the signage to a digital billboard sign and electronic programmable sign while conforming with Section 4.780 of the Garland Development Code.

Commissioner Jenkins requested confirmation of the building materials for the sign.

Ms. Ahmed stated the sign would be constructed of metal.

Commissioner Dalton requested verification that the requested size of the signage is what generated the zoning request.

Chairman Roberts confirmed the information stated by Commissioner Dalton was indeed accurate.

Motion was made by Commissioner Edwards to close the public hearing and open for discussion, seconded by Commissioner Ott. **Motion carried: 9 Ayes, 0 Nays.**

There was discussion among the Commission regarding the application type and process; approval and opposition of the request and spoke of concerns regarding the possibility of a digital billboard sign.

Motion was made by Commissioner Edwards with the additional condition that the pylon sign not be converted to digital (electronic programmable) sign. Second by Commissioner Dalton, Commissioner Edwards Withdrew this motion.

Motion was made by Commissioner Welborn to **deny** the request. Seconded by Commissioner Rose. **Motion carried:**

5 Ayes, 4 Nays from Chairman Roberts, Commissioner Ott, Dalton, and O'Hara.

4h. DENIED

Consideration of the application of **Spiars Engineering**, requesting approval of a Detail Plan, to allow deviations for the existing nonconforming Pylon Sign. This property is located at 3414 Broadway Boulevard. (District 3) (File Z 20-30 – Detail Plan)

Motion was made by Commissioner Rose to **deny** the request as it does not meet technical requirements. Seconded by Commissioner Welborn. **Motion carried: 9 Ayes, 0 Nay.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 8:58 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 11/23/2020

Item Title: P 20-30 Jupiter Miller Business Park Addition Replat

Summary:

P 20-30 Jupiter Miller Business Park Addition Replat

Attachments

P 20-30 Jupiter Miller Business Park Addition Replat Report and Attachments

Planning Report

File No: P 20-30/District 5

Agenda Item:

Meeting: Plan Commission

Date: November 23, 2020



GARLAND

TEXAS MADE HERE

REPLAT

Jupiter Miller Business Park Addition Replat

LOCATION

3630 West Miller Road

ZONING

Industrial (IN) District

NUMBER OF LOTS

Two (2) lots

ACREAGE

21.240

BACKGROUND

The applicant requests approval of a Replat. The purpose of this plat is to create two (2) lots from one (1) existing lot for future development.

STAFF RECOMMENDATION

Approval of the Replat. All technical requirements have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION

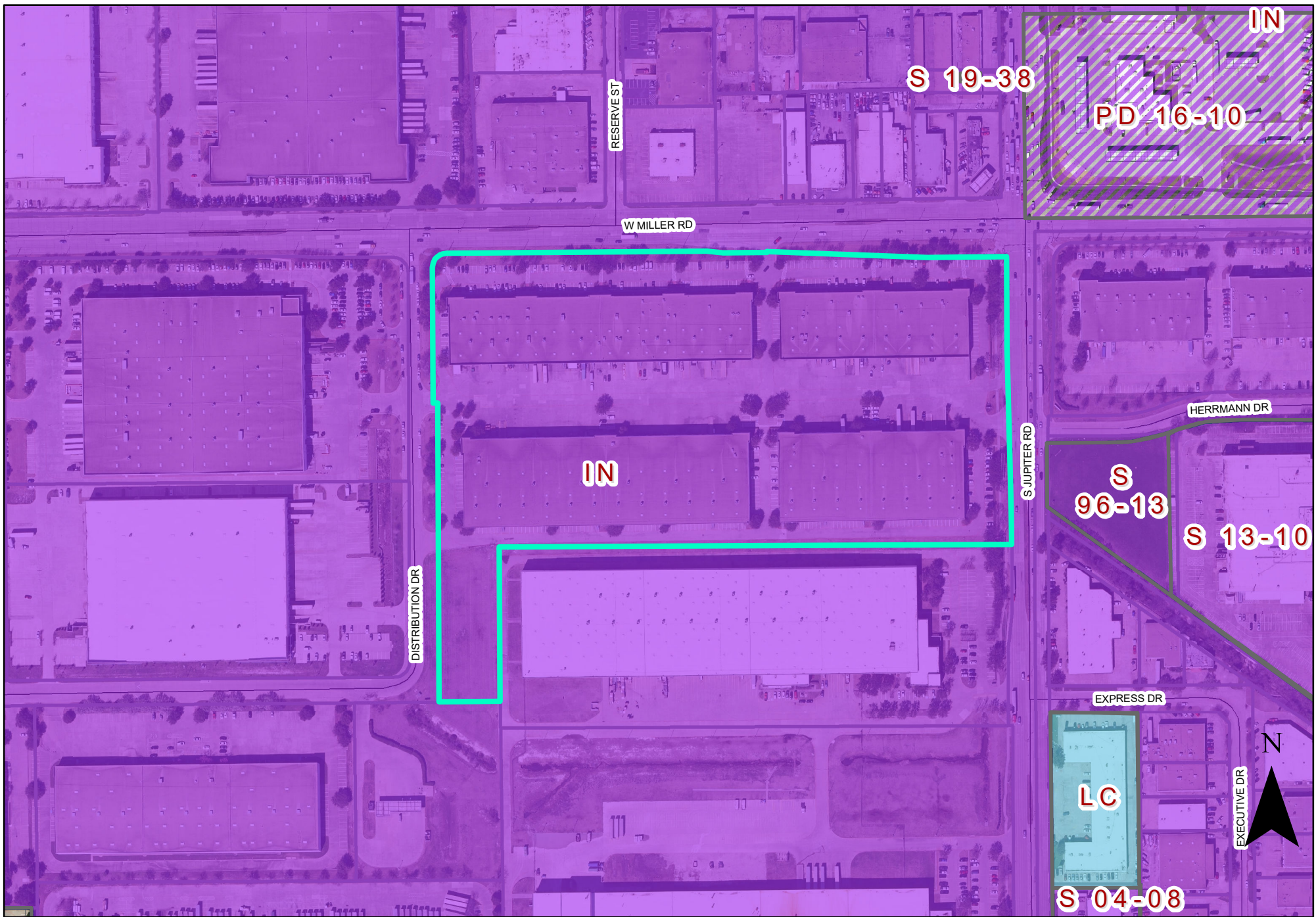
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

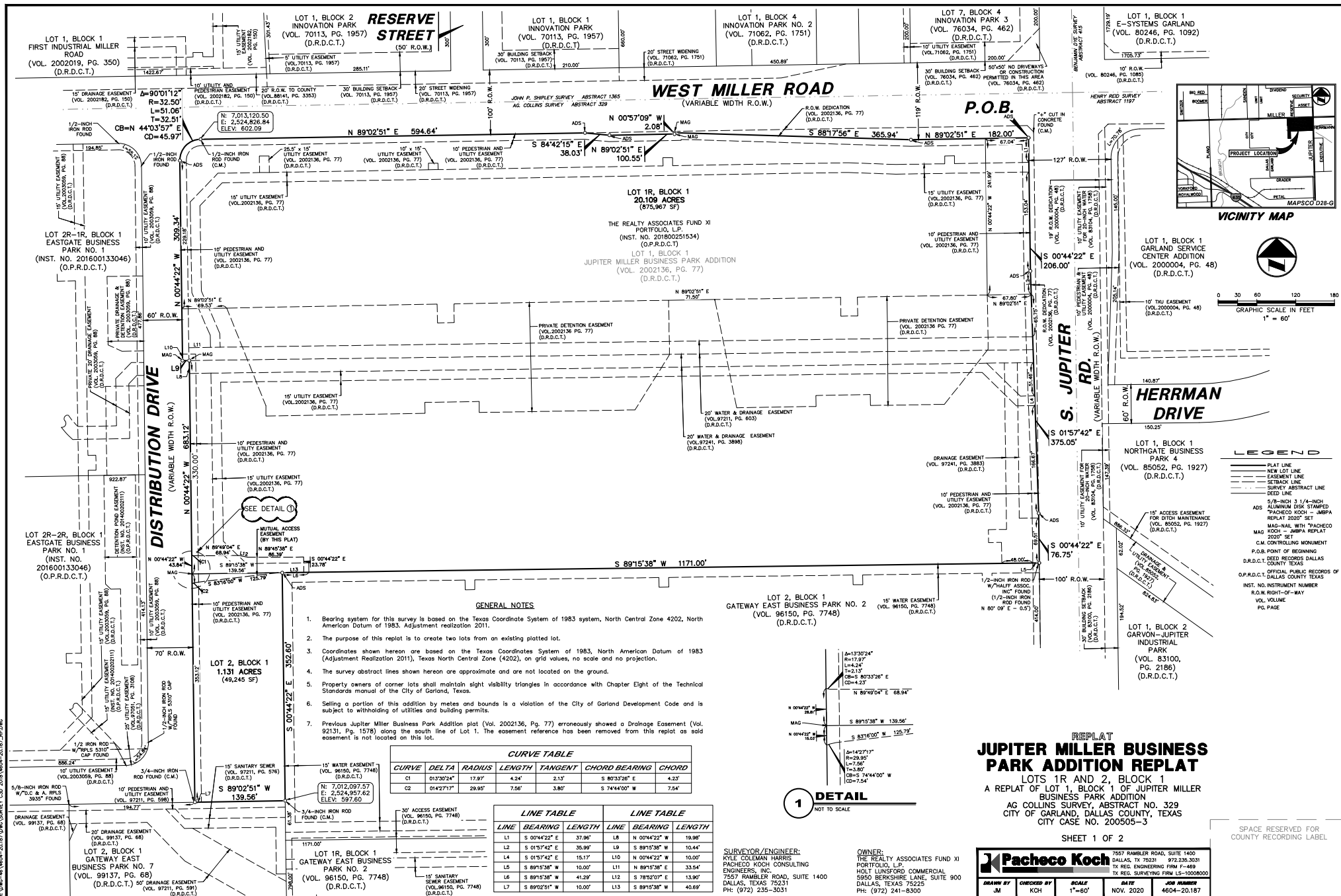
Kimberly Hopkins
Development Planner
Planning and Community Development
972-205-2453
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 200 400 Feet 1 inch = 288 feet	Plat Map P 20-30	 INDICATES AREA OF REQUEST
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- GENERAL NOTES**
- Bearing system for this survey is based on the Texas Coordinate System of 1983 system, North Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
 - The purpose of this replat is to create two lots from an existing platted lot.
 - Coordinates shown hereon are based on the Texas Coordinates System of 1983, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202), on grid values, no scale and no projection.
 - The survey abstract lines shown hereon are approximate and are not located on the ground.
 - Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards manual of the City of Garland, Texas.
 - Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.
 - Previous Jupiter Miller Business Park Addition plat (Vol. 2002136, Pg. 77) erroneously showed a Drainage Easement (Vol. 92131, Pg. 1578) along the south line of Lot 1. The easement reference has been removed from this replat as said easement is not located on this lot.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	013°02'34"	17.87	4.34	5.17	S 80°32'28" E	4.37
C2	014°27'17"	29.85	7.06	3.80	S 74°44'00" W	7.64

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 00°44'22" E	37.96	L8	N 00°44'22" W	19.98
L2	S 01°57'42" E	35.99	L9	S 89°15'38" W	10.44
L3	S 01°57'42" E	15.17	L10	N 00°44'22" W	10.00
L4	S 89°15'38" W	10.00	L11	N 89°15'38" E	33.54
L5	S 89°15'38" W	41.29	L12	S 78°52'07" E	13.90
L6	S 89°15'38" W	10.00	L13	S 89°15'38" W	40.69



SURVEYOR/ENGINEER:
KYLE COLEMAN HARRIS
PACHECO KOCH CONSULTING
ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75225
PH: (972) 235-3031

OWNER:
THE REALTY ASSOCIATES FUND XI
PORTFOLIO, L.P.
HOLT LUNSFORD COMMERCIAL
5950 BERSHIRE LANE, SUITE 900
DALLAS, TEXAS 75225
PH: (972) 241-6300

REPLAT
JUPITER MILLER BUSINESS PARK ADDITION REPLAT
LOTS 1R AND 2, BLOCK 1
A REPLAT OF LOT 1, BLOCK 1 OF JUPITER MILLER BUSINESS PARK ADDITION
AG COLLINS SURVEY, ABSTRACT NO. 329
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 200505-3

SHEET 1 OF 2

Pacheco Koch

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	KCH	1"=60'	NOV, 2020	4604-20.187

SPACE RESERVED FOR COUNTY RECORDING LABEL

LIVERMAN, J. A., P.E.
W. LANGE, JR., M.D., P.E.
CSD, 2018-06-04-20.187, JPD, DWG

REPLAT SURVEY - JUPITER MILLER BUSINESS PARK ADDITION REPLAT, LOTS 1R AND 2, BLOCK 1

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, the Realty Associates Fund XI Portfolio, L.P. is the owner of a 21.240 acre tract of land situated in the AG Collins Survey, Abstract No. 329, City of Garland, Dallas County, Texas; said tract being all of Lot 1, Block 1, Jupiter Miller Business Park Addition, on addition to the City of Garland, Texas according to the plat recorded in Volume 2002136, Page 77 in the Deed Records of Dallas County, Texas and all of that certain tract of land described in Special Warranty Deed to the REALTY ASSOCIATES FUND XI PORTFOLIO, L.P. recorded in Instrument No. 201800251534 in the Official Public Records of Dallas County, Texas; said 21.240 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with a 3 1/4-inch aluminum disk stamped "PACHECO KOCH - JMBPA REPLAT 2020" (hereinafter referred to as "Disk") set for corner at the intersection of the south right-of-way line of West Miller Road (a variable width right-of-way) with the west right-of-way line of South Jupiter Road (a variable width right-of-way); said point also being the northeast corner of said Lot 1, Block 1;

THENCE, departing the said south line of West Miller Road and along the said west line of Jupiter Road and the east line of said Lot 1, Block 1, the following three (3) calls:

South 00 degrees, 44 minutes, 22 seconds East, a distance of 206.00 feet to a Disk set for corner at an angle point;

South 01 degrees, 57 minutes, 42 seconds East, a distance of 375.05 feet to a Disk set for corner at an angle point;

South 00 degrees, 44 minutes, 22 seconds East, a distance of 76.75 to a 1/2-inch iron rod with "HALFF ASSOC. INC." found for corner; said point being the northeast corner of Lot 2, Block 1, Gateway East Business Park No. 2, an addition to the City of Garland, Texas according to the plat recorded in Volume 98150, Page 7748, in said Deed Records; said point bears 1/2-inch iron rod found N 80° 09' E - 0.5';

THENCE, South 89 degrees, 15 minutes, 38 seconds West, departing the said west line of South Jupiter Road and along the north line of said Lot 2, a distance of 1,171.00 feet to a Disk set for corner; said point being the northwest corner of said Lot 2, Block 1;

THENCE, South 00 degrees, 44 minutes, 22 seconds East, along the west line of said Lot 2, Block 1, a distance of 352.60 feet to a 3/4-inch iron rod found for corner; said point being the northeast corner of Lot 2, Block 1, Gateway East Business Park No. 7, an addition to the City of Garland, Texas according to the plat recorded in Volume 99137, Page 68, in said Deed Records;

THENCE, South 89 degrees, 02 minutes, 51 seconds West, departing the said west line of Lot 2, Block 1 and along the north line of said Lot 2, Block 1 (Gateway East Business Park No. 7), a distance of 139.56 feet to a 3/4-inch iron rod found for corner at the intersection of the south right-of-way line of Distribution Drive (a variable width right-of-way) with the east right-of-way line of said Distribution Drive;

THENCE, departing the said north line of Lot 2, Block 1 (Gateway East Business Park No. 7) and along the said east line of Distribution Drive, the following four (4) calls:

North 00 degrees, 44 minutes, 22 seconds West, a distance of 683.12 feet to a Mag-Nail with "PACHECO KOCH - JMBPA REPLAT 2020" set for corner at an angle point in the said east line of Distribution Drive;

South 89 degrees, 15 minutes, 38 seconds West, along an offset in the said east line of Distribution Drive, a distance of 10.44 feet to a Mag-Nail with "PACHECO KOCH - JMBPA REPLAT 2020" set for corner at an angle point in the said east line of Distribution Drive;

North 00 degrees, 44 minutes, 22 seconds West, a distance of 309.34 feet to a Disk set for corner; said point being at the southwest end of a circular right-of-way corner clip at the intersection of the said east line of Distribution Drive and the said south line of West Miller Road and the beginning of a tangent curve to the right;

In a northeasterly direction, departing the said east line of Distribution Drive and along said corner clip and said curve to the right, having a central angle of 90 degrees, 01 minutes, 12 seconds, a radius of 32.50 feet, a chord bearing North 44 degrees, 03 minutes, 57 seconds East, a distance of 45.97 feet, an arc distance of 51.06 feet to a 1/2-inch iron rod found for corner in the said south line of West Miller Road, at the end of said curve to the right; said point being at the northeast end of said corner clip;

THENCE, departing the said corner clip and along the said south line of West Miller Road, the following six (6) calls:

North 89 degrees, 02 minutes, 51 seconds East, a distance of 594.64 feet to a Disk set for corner at an angle point in said south line of West Miller Road;

South 84 degrees, 42 minutes, 15 seconds East, a distance of 38.03 feet to a Disk set for corner at an angle point in said south line of West Miller Road;

North 89 degrees, 02 minutes, 51 seconds East, a distance of 100.55 feet to a Mag-Nail with "PACHECO KOCH - JMBPA REPLAT 2020" set for corner at an angle point in said south line of West Miller Road;

North 00 degrees, 57 minutes, 09 seconds West, along an offset in the said south line of West Miller Road, a distance of 2.08 feet to a Mag-Nail with "PACHECO KOCH - JMBPA REPLAT 2020" set for corner at an angle point in said south line of West Miller Road;

South 88 degrees, 17 minutes, 56 seconds East, a distance of 365.94 feet to a Disk set for corner at an angle point in the said south line of West Miller Road;

North 89 degrees, 02 minutes, 51 seconds East, a distance of 182.00 feet to the POINT OF BEGINNING;

CONTAINING, 925,212 square feet or 21.240 acres of land, more or less.

PLAN COMMISSION SIGNATURE BLOCK

Approved and accepted for the City of Garland this _____ day of _____, 20____ by the City Plan Commission of the City of Garland, Texas.

Director of Planning

Chairman of Plan Commission

The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That The Realty Associates Fund XI Portfolio, L.P., the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as JUPITER MILLER BUSINESS PARK ADDITION REPLAT, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2020.

BY: _____
AUTHORIZED SIGNATURE

Printed Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

My commission expires: _____

SURVEYOR'S STATEMENT

I, Kyle C. Harris, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2020.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 11/12/20.

Kyle C. Harris
Texas Registered Professional Land Surveyor,
No. 5225

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

REPLAT
**JUPITER MILLER BUSINESS
PARK ADDITION REPLAT**
LOTS 1R AND 2, BLOCK 1
A REPLAT OF LOT 1, BLOCK 1 OF JUPITER MILLER
BUSINESS PARK ADDITION
A. G. COLLINS SURVEY, ABSTRACT NO. 329
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 200505-3

SHEET 2 OF 2

SURVEYOR/ENGINEER:
KYLE COLEMAN HARRIS
PACHECO KOCH CONSULTING
ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031

OWNER/DEVELOPER:
THE REALTY ASSOCIATES FUND XI
PORTFOLIO, L.P.
HOLT LUNSFORD COMMERCIAL
3550 RAMBLER LANE, SUITE 900
DALLAS, TEXAS 75225
PH: (972) 241-8300

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM E-469 TX REG. SURVEYING FIRM LS-100000000		
DRAWN BY JM	CHECKED BY KCH	SCALE NONE
DATE NOV. 2020		JOB NUMBER 4604-20-187

SPACE RESERVED FOR
COUNTY RECORDING LABEL

REPLAT SURVEY - JUPITER MILLER BUSINESS PARK ADDITION REPLAT, LOTS 1R AND 2, BLOCK 1



GARLAND

Plan Commission

3. a.

Meeting Date: 11/23/2020

Item Title: Z 20-33 Josh Adams (District 4)

Summary:

Consideration of the application of **Josh Adams**, requesting approval of a Change in in Zoning from Single-Family-7 (SF-7) District to Agriculture (AG) District. This property is located at 905 and 911 East Oates Road. (District 4) (File Z 20-33)

Attachments

Z 20-33 Josh Adams Report and Attachments

Planning Report

File No: Z 20-33/District 4

Agenda Item:

Meeting: Plan Commission

Date: November 23, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Single-Family-7 (SF-7) District to Agriculture (AG) District.

LOCATION

905 and 911 East Oates Road

APPLICANT

Josh Adams

OWNER

Josh Adams

BACKGROUND

The applicant requests approval of a Change in Zoning from Single-Family-7 (SF-7) District to Agriculture (AG) District for a small farm use to primarily grow fruits and vegetables to sell off-site. The subject property is currently undeveloped.

SITE DATA

The subject site contains approximately 3.54 acres. The site has approximately 263 lineal feet of frontage along East Oates Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Single-Family-7 (SF-7) District. The Single-Family-7 (SF-7) District is intended to provide for development of primarily low-density detached single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. The applicant proposes to change the zoning to Agriculture (AG) District for a small farm use.

CONSIDERATIONS

Change in Zoning

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. A Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.

2. The Agricultural (AG) District is 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, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.
3. The GDC provides the tools to ensure that development standards which promote efficient use of land and resources and which are supportive of the policies of the Comprehensive Plan are incorporated into site development, including but not limited to building and site design.
4. The intent of the request is for a small farm use on the subject property. The applicant will combine the subject property and property to southwest (which is zoned AG) to grow fruits and vegetables. There is a single-family detached home on the property to the southwest.
5. Small farms have become more common in urban and suburban areas in recent years, as small vegetable and fruit farms can successfully provide fresh and quality local produce.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development. Although the Agriculture (AG) District is not representative of Compact Neighborhoods, the proposed small farm use would be compatible and not disruptive to Compact Neighborhoods. It may also provide local resources for the community.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with residential uses. The properties to the north are zoned Planned Development (PD) District 82-100 for Multi-Family use and Planned Development (PD) District 85-17 for Neighborhood Office use; these properties are developed with townhomes and a church. The property to the east is zoned Single-Family-7 (SF-7) District; it is developed with a single-family home. The properties to the south, across East Oates Road, are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family detached homes. The property to the southwest is zoned Agriculture (AG) District; it is developed with a single-family detached home.

STAFF RECOMMENDATION

Staff recommends approval of a Change in Zoning from Single-Family-7 (SF-7) District to Agriculture (AG) District.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Photos

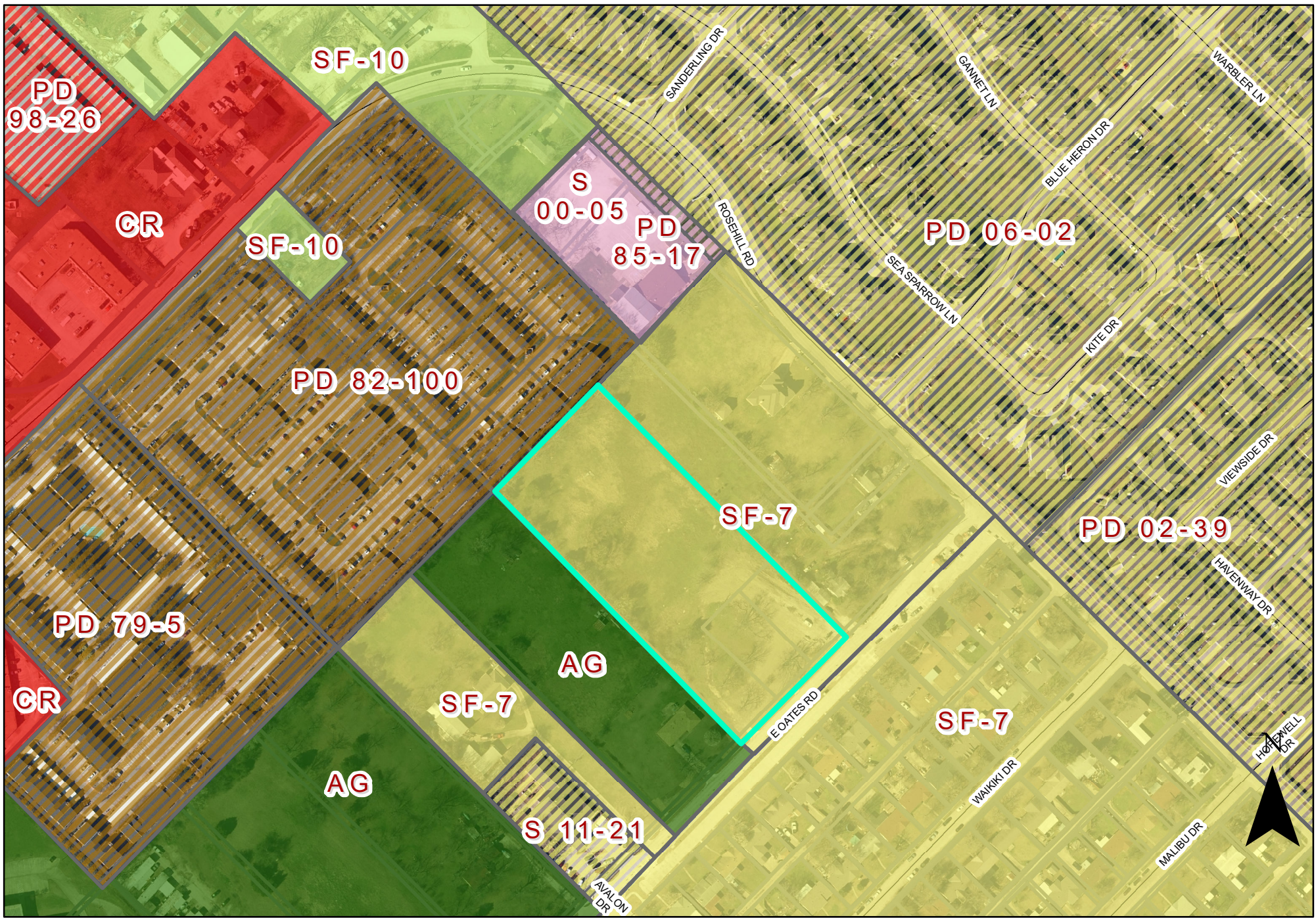
CITY COUNCIL DATE: December 15, 2020

PREPARED BY:

Nabiha Ahmed
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 125 250 Feet 1 inch = 215 feet	Zoning Map Z 20-33	 INDICATES AREA OF REQUEST
--	-----------------------------	--

Z 20-33



Looking at the subject property from East Oates Road



Looking east of the subject property from East Oates Road



Looking south of the subject property from East Oates Road



Development located north of the site, along Rosehill Road



GARLAND

Plan Commission

3. b.

Meeting Date: 11/23/2020

Item Title: Z 20-37 Masterplan - Zoning (District 7)

Summary:

Consideration of the application of **Masterplan**, requesting approval of an Amendment to Planned Development (PD) 16-35 for Multi-Family Use. This property is located at 4501 North Garland Avenue. (District 7) (File Z 20-37 - Zoning)

Attachments

Z 20-37 Masterplan - Zoning Report and Attachments

Planning Report

File No: Z 20-37/District 7

Agenda Item:

Meeting: Plan Commission

Date: November 23, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 16-35 for Multi-Family Use.

LOCATION

4501 North Garland Avenue

APPLICANT

Masterplan

OWNER

Jefferson Woodlands, LLC

BACKGROUND

This site is part of a larger area which the City Council approved for Multi-Family Dwelling units, Elder Care-Independent and Assisted Living (senior apartments), Neighborhood Services (NS) District Uses, and Restaurant Use on several different tracts.

This site is developed with an apartment complex. Due to a prospective real estate transaction, the applicant requests to amend and align the zoning ordinance with the as-built conditions. No physical changes to the site are proposed with this request.

SITE DATA

The subject site contains approximately 15.2 acres. The site has approximately 1003 lineal feet of frontage along North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

The area of request is Tract 4 of Planned Development (PD) 16-35, which is specifically designated for Multi-Family dwelling units. The Multi-Family (MF) District is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development. This district accommodates a variety of housing types including triplexes, quadplexes, apartments, and condominiums.

CONSIDERATIONS

Detail Plan

1. The request is to amend the existing Planned Development (PD) District 16-35 to align the zoning ordinance with the record drawings. The subject site is already developed. No physical changes are proposed with this request.

Development Standards	PD 16-35	As-Built Conditions
Surface Parking	203	204
Covered Parking Spaces	212	221*
Garage Spaces	152	147
Tandem Parking Spaces	42	55**
Total Parking Spaces	609	614
Minimum One-bedroom unit floor area	728 SF	712 SF
Overall unit floor area average	922 SF	926 SF

*13 of the covered spaces are covered tandem spaces

**Applies to parking supply to satisfy the requirements

Landscape Plan:

2. Screening and landscaping shall be in general conformance with the Landscape Plan set forth in Exhibit D. The applicant does not intend to make any changes to the approved landscape plan from Planned Development (PD) District 16-35.

Building Elevations:

3. The site is developed. There are no modifications requested with the approved building elevations.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property Urban Neighborhoods. Urban Neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character. This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with commercial and residential uses. The properties to the northwest are zoned PD 16-16 for Multi-Family Residential Dwellings and it is under construction and Planned Development (PD) District 17-52 for Mixed Use; it is currently undeveloped. The property to the northeast is zoned Planned Development (PD) District 19-04 for Mixed Use; it is currently undeveloped. The property to the southeast is zoned Agriculture (AG) District; it is developed with a water park. The property to the south is zoned Planned Development (PD) District 16-35 for Mixed Use; it is currently undeveloped.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 16-35 for Multi-Family Use.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Photos

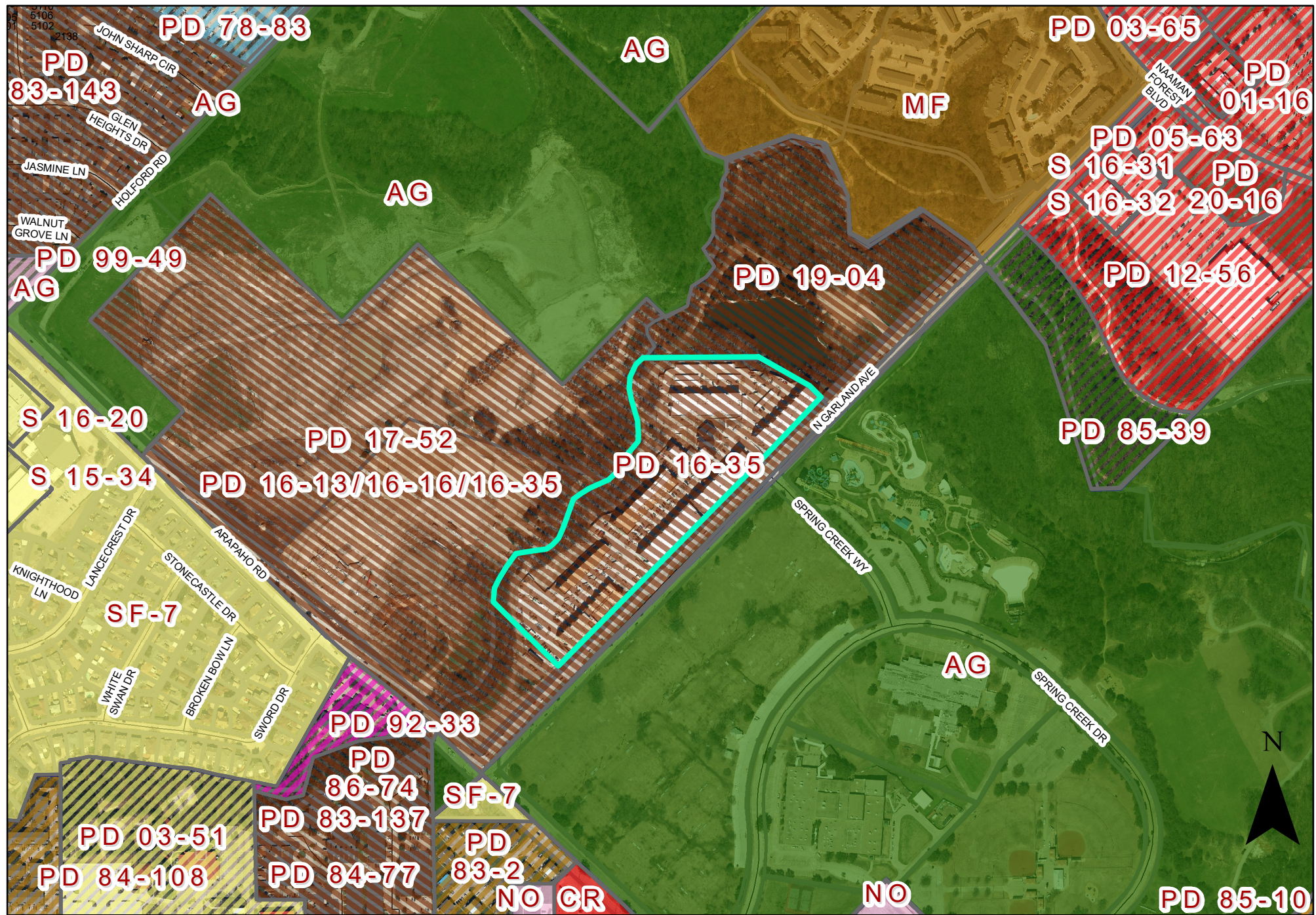
CITY COUNCIL DATE: December 15, 2020

PREPARED BY:

Nabiha Ahmed
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 300 600 Feet
1 inch = 500 feet

Zoning Map Z 20-37



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-37

4501 North Garland Avenue

- I. Statement of Purpose:** The purpose of this Planned Development is to amend and align the zoning ordinance with the as-built conditions.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 16-35 as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Multi-Family (MF) District as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) 16-35 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 labeled Exhibit C through Exhibit D. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

- A. Permitted Uses: Permitted uses are those uses allowed in the Multi-Family (MF) District.
- B. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Landscape Plan: Screening and landscaping shall be in general conformance with the Landscape Plan labeled Exhibit D.
- D. Tandem Parking Spaces: A maximum of fifty-five (55) tandem parking spaces are allowed.
- E. Garage Parking Spaces: A minimum of 147 garage spaces

are required on the subject property.

F. Minimum One-Bedroom Floor Area: The minimum area for a one-bedroom unit shall be 712 square feet.

G. Average Unit Floor Area: The average unit floor area is 926 square feet.

Z 20-37



Looking at the subject property from North Garland Avenue



Looking southeast of the subject property from North Garland Avenue.



Looking west of the subject property from North Garland Avenue



Looking north of the subject property



GARLAND

Plan Commission

3. c.

Meeting Date: 11/23/2020

Item Title: Z 20-37 Masterplan - Detail Plan (District 7)

Summary:

Consideration of the application of **Masterplan**, requesting approval of a Detail Plan for Multi-Family Use. This property is located at 4501 North Garland Avenue. (District 7) (File Z 20-37 - Detail Plan)

Attachments

Z 20-37 Masterplan - Detail Plan Report and Attachments

Planning Report

File No: Z 20-37/District 7

Agenda Item:

Meeting: Plan Commission

Date: November 23, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Detail Plan for Multi-Family Use.

LOCATION

4501 North Garland Avenue

APPLICANT

Masterplan

OWNER

Jefferson Woodlands, LLC

BACKGROUND

This site is part of a larger area which the City Council approved for Multi-Family Dwelling units, Elder Care-Independent and Assisted Living (senior apartments), Neighborhood Services (NS) District Uses, and Restaurant Use on several different tracts.

This site is developed with an apartment complex. Due to a prospective real estate transaction, the applicant requests to amend and align the zoning ordinance with the as-built conditions. No physical changes to the site are proposed with this request.

SITE DATA

The subject site contains approximately 15.2 acres. The site has approximately 1003 lineal feet of frontage along North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

The area of request is Tract 4 of Planned Development (PD) 16-35, which is specifically designated for Multi-Family dwelling units. The Multi-Family (MF) District is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development. This district accommodates a variety of housing types including triplexes, quadplexes, apartments, and condominiums.

CONSIDERATIONS

Detail Plan

1. The request is to amend the existing Planned Development (PD) District 16-35 to align the zoning ordinance with the record drawings. The subject site is already developed. No physical changes are proposed with this request.

Development Standards	PD 16-35	As-Built Conditions
Surface Parking	203	204
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*13 of the covered spaces are covered tandem spaces

**Applies to parking supply to satisfy the requirements

Landscape Plan:

2. Screening and landscaping shall be in general conformance with the Landscape Plan set forth in Exhibit D. The applicant does not intend to make any changes to the approved landscape plan from Planned Development (PD) District 16-35.

Building Elevations:

3. The site is developed. There are no modifications requested with the approved building elevations.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property Urban Neighborhoods. Urban Neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character. This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with commercial and residential uses. The properties to the northwest are zoned PD 16-16 for Multi-Family Residential Dwellings and it is under construction and Planned Development (PD) District 17-52 for Mixed Use; it is currently undeveloped. The property to the northeast is zoned Planned Development (PD) District 19-04 for Mixed Use; it is currently undeveloped. The property to the southeast is zoned Agriculture (AG) District; it is developed with a water park. The property to the south is zoned Planned Development (PD) District 16-35 for Mixed Use; it is currently undeveloped.

STAFF RECOMMENDATION

Approval of a Detail Plan for Multi-Family Use.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Photos

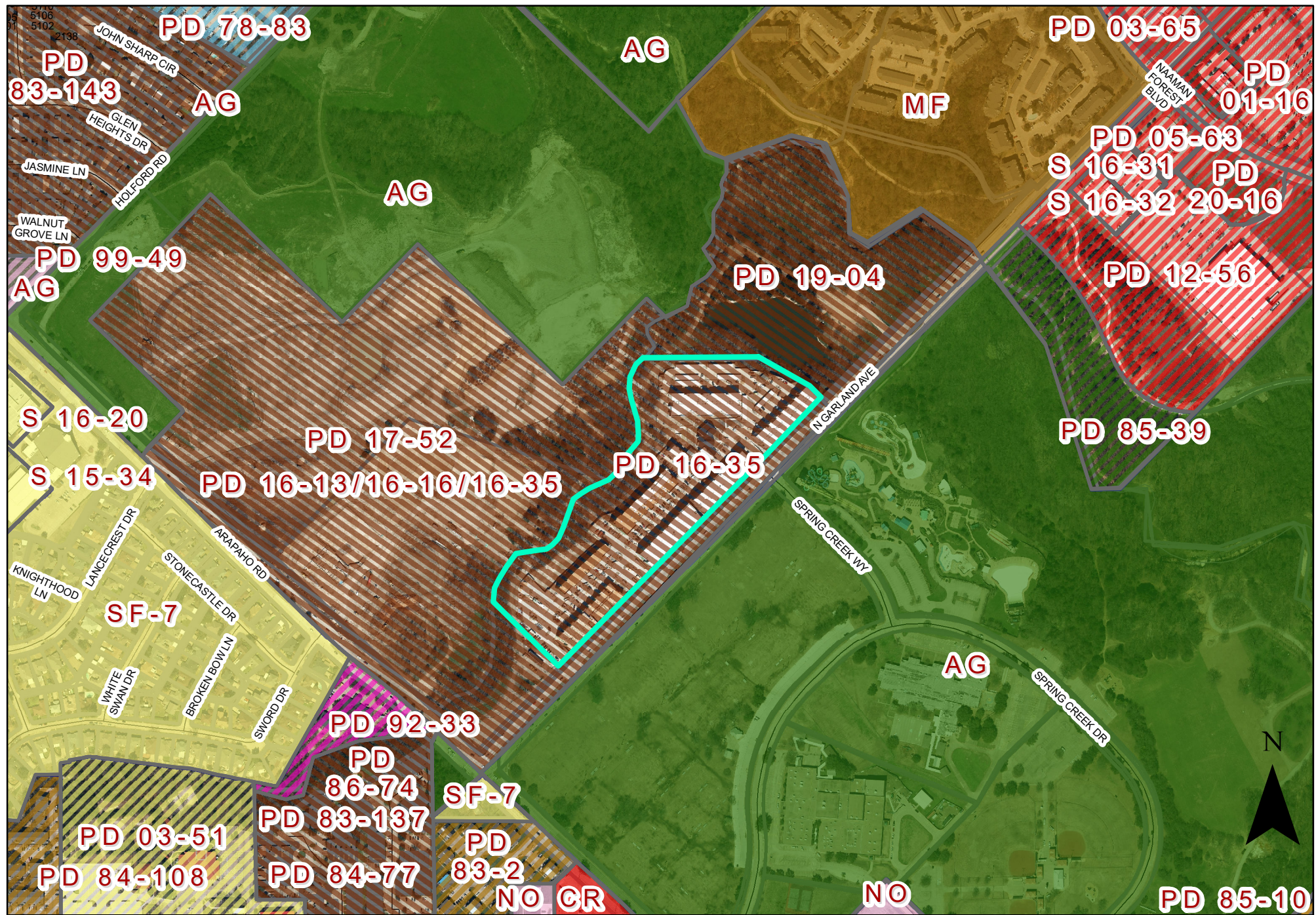
CITY COUNCIL DATE: December 15, 2020

PREPARED BY:

Nabiha Ahmed
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 300 600 Feet
1 inch = 500 feet

Zoning Map Z 20-37



INDICATES AREA
OF REQUEST

WWW.KIMLEY-HORN.COM TX F-928

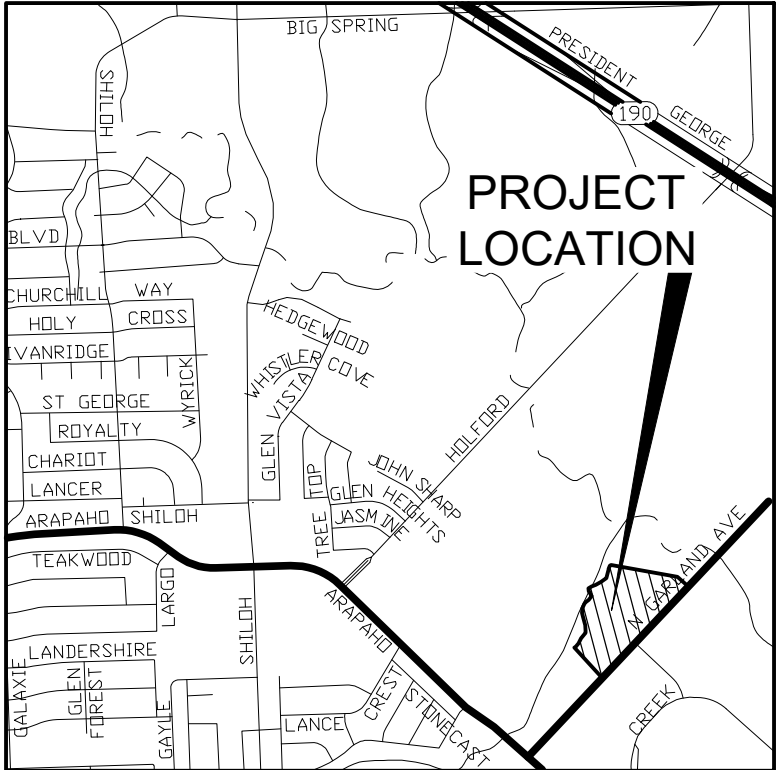
NOTES:

1. GROUND MOUNTED COVERED PARKING COLUMNS. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
2. ALL PROPOSED UTILITIES SHALL BE PRIVATE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REMOVE UNDER BRUSH AND DEBRIS AND GRADE CREEK AND DRAINAGE EASEMENT IN A MAINTAINABLE CONDITION PRIOR TO ANY GRADING OR FILLING OPERATIONS
4. IN OR WITHIN 10' FEET OF THE 100 YEAR FLOODPLAIN OR A DRAINAGE EASEMENT CONTAINING A CREEK OR OPEN CHANNEL, THE EASEMENT AREA AND 100 YEAR FLOODPLAIN SHALL BE STAKED ONSITE BY A REGISTERED LAND SURVEYOR.



LOT 2, BLOCK 1
SPRING CREEK VILLAGE 3
CITY OF GARLAND
VOL. 88050 PG. 667
O.P.R.D.C.T.
AGRICULTURAL DISTRICT

SCALE: 1"=2000'



TOTAL LOT AREA	661,233 SF
NET LOT AREA (W/OUT REVISED EXISTING 100-YR FULLY DEVELOPED FLOODPLAIN)	577,529 SF
PROPOSED USE	RESIDENTIAL
TOTAL BUILDING AREA (gross square footage)	433,745 SF
BUILDING HEIGHT (number of stories and height)	3-4 STORY MAXIMUM 55'-0"
TOTAL PARKING REQUIRED	609 SPACES
TOTAL PARKING PROVIDED	614 SPACES
SURFACE SPACES PROVIDED	204 SPACES (10 ADA)
COVERED SPACES PROVIDED	208 SPACES (3 ADA)
GARAGE SPACES PROVIDED	147 SPACES (3 ADA)
TANDEN SPACES PROVIDED	42 SPACES
TANDEN COVERED SPACES	13 SPACES
FLOOR AREA RATIO	0.66:1
IMPERVIOUS AREA	386,405 SF
% IMPERVIOUS COVER	58.4%
LOT COVERAGE	26.8%
TOTAL LEISURE AREA	14,000 SF
POOL COURTYARD	12,500 SF
SECOND COURTYARD	1,500 SF
	PIECES OF PLAY (2): RECLINING CHAIRS & BURN AREA
	PIECES OF PLAY (2): PICNIC AREA & GRILLING AREA

BUILDING NO.	TOTAL GROSS AREA	GA 1ST FLOOR	GA TYPICAL	FINISHED FLOOR ELEVATION
1	57,530 SF	19,177 SF	19,177 SF	546.83
2	28,267 SF	9,423 SF	9,423 SF	542.83
3	57,530 SF	19,177 SF	19,177 SF	540.73
4	70,848 SF	23,495 SF	23,495 SF	543.75/555.42
5	70,848 SF	23,495 SF	23,495 SF	542.73/553.40
6	57,530 SF	19,177 SF	19,177 SF	539.08/549.79
7	70,848 SF	23,495 SF	23,495 SF	528.75
8	9,103 SF	3,034 SF	3,034 SF	538.90
CLUBHOUSE	11,241 SF	5,621 SF	N/A	542.30

UNIT TYPE	DWELLING UNIT AREA
EFFICIENCY	600 SF
1 - BEDROOM	712 SF
2 - BEDROOM	1,031 SF
3 - BEDROOM	1,397 SF
AVERAGE	926 SF

GARLAND WOODLANDS					JPI	
UNIT TABULATION - 3 AND 4 STORY URBAN					10/20/2020	
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
EQ, E-AL1		800	16	4%	9,500	4%
A2, A2-AL1	1br/1ba	712	116	32%	82,592	
A3	1br/1ba	814	52	14%	42,328	28%
A3-AL1	1br/1ba	925	26	7%	24,050	
A3-AL12	1br/1ba	839	16	4%	13,424	
A3-AL12	1br/1ba	901	6	2%	5,406	
B1, B1-AL1	2br/2ba	1038	32	9%	33,216	
B2, B2-AL1	2br/2ba	1152	32	9%	36,864	
B3	2br/2ba	1153	6	2%	6,918	23%
B3-AL1	2br/2ba	1100	12	3%	13,200	
B4, B4-AL1	2br/2ba	1338	24	7%	32,112	
CT, CT-AL1	3br/3ba	1410	22	6%	31,020	6%
TOTALS			360	100%	330,730	

TOTAL UNIT AVERAGE NET SF:

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

GARLAND WOODLANDS					JPI	10/20/2020
UNIT TABULATION - TH's						
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
B1-TH, B1-ALT1, B1-ALT2	2br/2ba	1591	4	100%	6,364	100%
TOTALS			4	100%	6,364	

TOTAL UNIT AVERAGE NET SF

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

Approved: April 18, 2017

Resubmitted: November 11, 2020

Owner:
Jefferson Woodlands LLC
600 E Las Colinas Blvd, Suite 1800
Irving, Texas 75039
Contact: Miller Sylvan
Phone: (972) 373-3931

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 70
Dallas, Texas 75240
Contact: Peyton E. McGee, P.E.
Phone: (469) 914-8611

[illegible]

Kimley»»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
106 WEST LOUISIANA STREET, MCKINNEY, TEXAS 75069
PHONE: 469-301-2590

WWW.KIMLEY-HORN.COM TX F-928

JEFFERSON WOODLANDS
ADDITION, LOT 1, BLOCK 1
4501 N GARLAND AVE.
GARLAND, TX
CITY CASE #200019-0

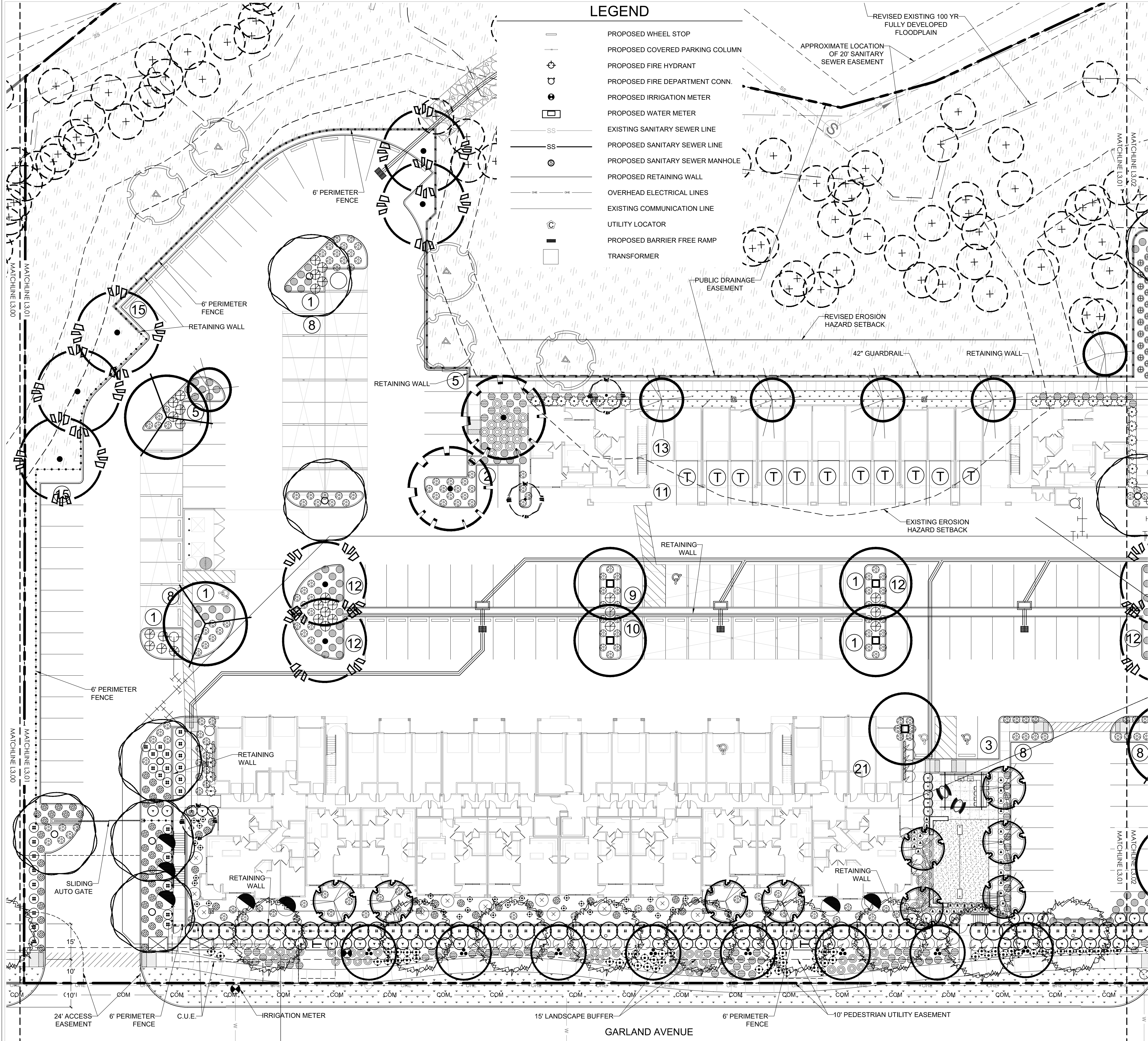
SITE PLAN - 02

SHEET NUMBER
C-06

LEVEL IV

EXHIBIT D

NOTE: No landscaping such as trees, hedges, or structures above & below ground shall be located within existing or proposed utility easements & rights of way



LANDSCAPE PLAN



PLANT PALETTE - OVERALL
Zone Reference - GDC Zoning: AG ORD_4647_ZONING_AG

CANOPY TREES	
NAME	SIZE/QUANTITY
EXISTING TREES - shall be preserved in compliance w/ Tree Preservation Ordinance 4698	
<i>Taxodium distichum</i> BALD CYPRESS	4" Cal/Single Trunk Qty: 17
<i>Quercus shumardii</i> SHUMARD OAK	4" Cal/Single Trunk Qty: 14
<i>Quercus virginiana</i> LIVE OAK	4" Cal/Single Trunk Qty: 09
<i>Ulmus crassifolia</i> CEDAR ELM	4" Cal/Single Trunk Qty: 20
<i>Ginkgo biloba</i> 'Autumn Gold' AUTUMN GOLD GINKGO	4" Cal/Single Trunk Qty: 11
<i>Fraxinus americana</i> WHITE ASH	4" Cal/Single Trunk Qty: 14

ORNAMENTAL/UNDERSTORY TREES	
NAME	SIZE/QUANTITY
<i>Cercis canadensis</i> var. 'texensis' TEXAS REDBUD	3" Cal/Single Trunk Qty: 16
<i>Lagerstroemia indica</i> 'Natchez' CRAPE MYRTLE	3" Cal/Single Trunk Qty: 15
<i>Sophora affinis</i> EVE'S NECKLACE	3" Cal/Single Trunk Qty: 04
<i>Diospyros texana</i> TEXAS PERSIMMON	3" Cal/Single Trunk Qty: 06
<i>Prunus mexicana</i> MEXICAN PLUM	3" Cal/Multi Trunk Qty: 53
<i>Ilex decidua</i> POSSUMHAW HOLLY	3" Cal/Multi Trunk Qty: 05
<i>Ilex vomitoria</i> YAUPON HOLLY	3" Cal/Single Trunk Qty: 11
<i>Lagerstroemia indica</i> CRAPE MYRTLE	3" Cal/Single Trunk Qty: 35

SHRUBS	
NAME	SIZE/QUANTITY
<i>Prunus caroliniana</i> CAROLINA CHERRY LAUREL (SCREEN)	7 Gal. Qty: 190
<i>Forsythia x intermedia</i> FORSYTHIA	5 Gal. Qty: 10
<i>Ilex cornuta</i> 'Burfordii' BURFORD HOLLY (SCREEN)	7 Gal. Qty: 56
<i>Hydrangea quercifolia</i> OAKLEAF HYDRANGEA	5 Gal. Qty: 105
<i>Salvia greggii</i> AUTUMN SAGE	5 Gal. Qty: 177
<i>Leucophyllum frutescens</i> TEXAS SAGE	5 Gal. Qty: 174
<i>Juniperus conferta</i> SHORE JUNIPER	3 Gal. Qty: 307
<i>Abelia x grandiflora</i> GLOSSY ABELIA	5 Gal. Qty: 36
<i>Mahonia repens</i> CREEPING HOLLY	3 Gal. Qty: 89
<i>Loropetalum chinense</i> 'Rubrum' CHINESE FRINGE FLOWER	5 Gal. Qty: 132
<i>Rosmarinus officinalis</i> 'Tuscan Blue' TUSCAN BLUE ROSEMARY	5 Gal. Qty: 55
<i>Rhus aromatica</i> AROMATIC SUMAC	3 Gal. Qty: 169
<i>Cornus sericea</i> RED TWIG DOGWOOD	5 Gal. Qty: 24

ACCENTS ORNAMENTAL GRASSES	
NAME	SIZE/QUANTITY
<i>Pennisetum alopecuroides</i> 'Hameln' HAMELN FOUNTAIN GRASS	5 Gal. Qty: 227
<i>Muhlenbergia capillaris</i> 'Regal Mist' REGAL MIST GULF MUHLY	5 Gal. Qty: 176
<i>Agave celsii</i> CELSII AGAVE	7 Gal. Qty: 06

GROUNDCOVERS VINES	
NAME	SIZE/QUANTITY
<i>Rudbeckia fulgida</i> 'Goldstrum' BLACK-EYED SUSAN	1 Gal. Qty: 332
<i>Carex texensis</i> TEXAS SEDGE	1 Gal. Qty: 188
<i>Ajuga reptans</i> AJUGA	1 Gal. Qty: 233
<i>Trachelospermum asiaticum</i> ASIATIC JASMINE	1 Gal. Qty: 630
<i>Labellia cardinalis</i> CARDINAL FLOWER	3 Gal. Qty: 06
<i>Myrtos scorpioides</i> FORGET-ME-NOT	1 Gal. Qty: 24

SURFACE MATERIALS	
DESCRIPTION	
SHREDDED HARDWOOD MULCH 4" DEPTH MIN. IN ALL BEDS	
BUFFALO GRASS <i>Bouteloua dactyloides</i>	28,880 S.F.
UNDISTURBED WOODLANDS (TO REMAIN AS-IS TO CREEKSIDE)	

LANDSCAPE CALCULATIONS
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(Per 30 l.f. of frontage) - MIN. (1) shade tree, 7 evergreen shrubs (24" tall at install), 10 l gal. groundcovers, turf w/ 75% max coverage.
- Per Section 4.34(B)(1)(b) - the landscape buffer will be at least 15 feet wide along the entire length of the streetscape.

	required	provided
Total Landscape Area:	40%	69%
Landscape in Parking Lot:	9,749 s.f. (5%)	14,928 s.f. (8%)
Canopy Tree at Parking:	61 trees (1:10 spaces)	65 trees
Landscape Buffer Trees:	49 trees (1per 30ft)	49 trees
Landscape Buffer Shrubs:	96 shrubs (2 per 30ft)	168 shrubs

DESIGNED BY: SPENCER OKESON
DRAWN BY: SPENCER OKESON
AOR: DANIEL R. ERLANDSON
PLOT DATE: 01/11/2018

ISSUE FOR PRICING/BIDDING:
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ISSUE FOR PERMIT APPLICATION:
ISSUE DATE
ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION:
A	10/06/2017	ADDENDUM A
B	11/21/2017	ADDENDUM B

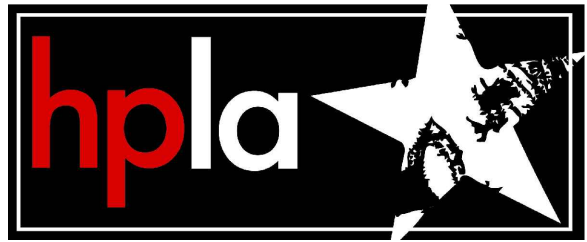
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JEFFERSON
WOODLANDS

LOT 1, BLOCK 1
4501 N GARLAND AVENUE
GARLAND, TX 75040
CITY CASE #200019-0

PROJECT #: 16018



**HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.**
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
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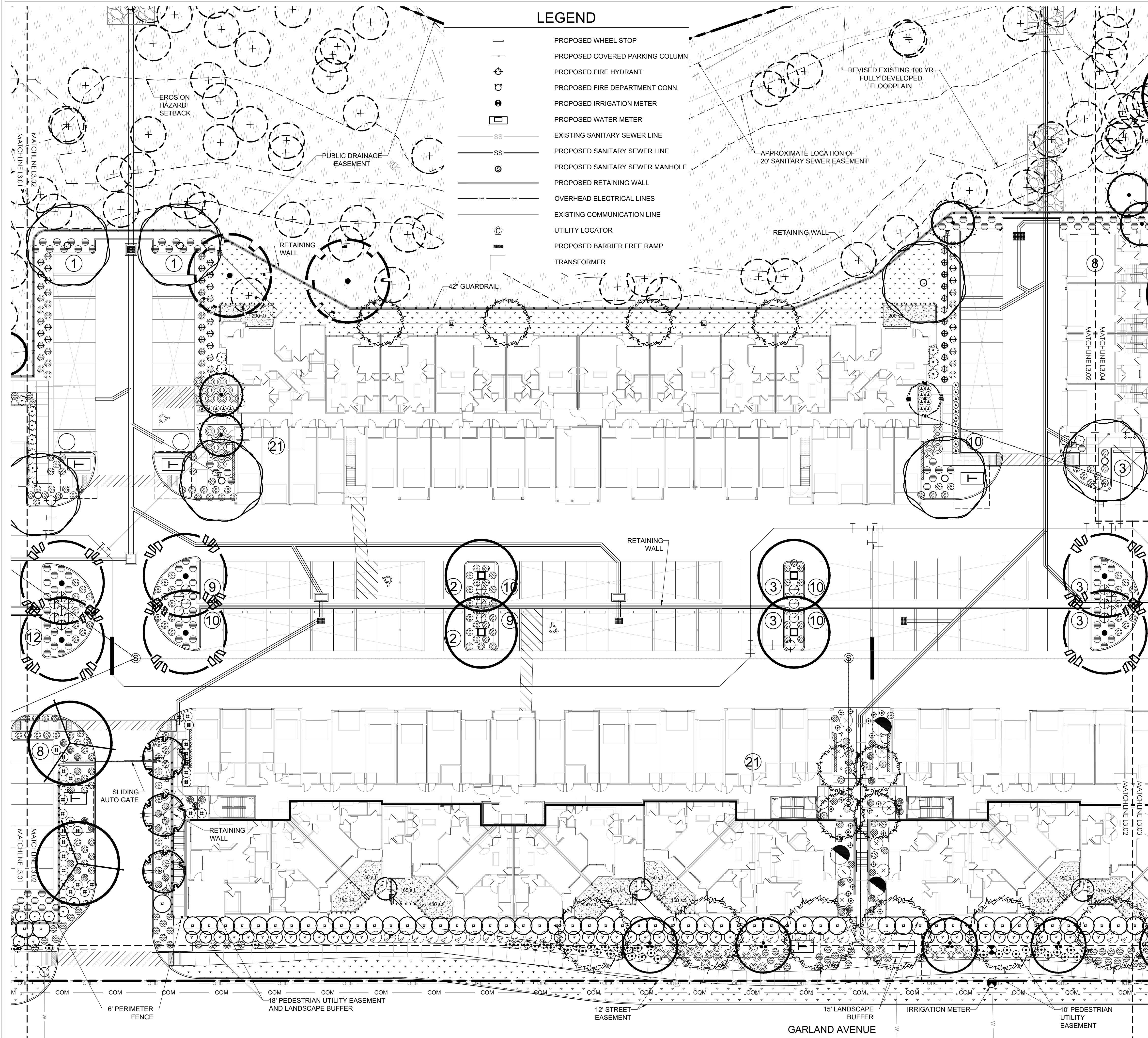
CLIENT
JPI - RE: MILLER SYLVAN
600 E. LAS COLINAS SUITE 1800
IRVING, TX 75039
E: Miller.Sylvan@jpi.com
T: (972) 373-9391

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L3.01

SCALE: AS INDICATED

NOTE: No landscaping such as trees, hedges, or structures above & below ground shall be located within existing or proposed utility easements & rights of way



LEGEND

- PROPOSED WHEEL STOP
- PROPOSED COVERED PARKING COLUMN
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONN.
- PROPOSED IRRIGATION METER
- PROPOSED WATER METER
- EXISTING SANITARY SEWER LINE
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- PROPOSED BARRIER FREE RAMP
- TRANSFORMER

PLANT PALETTE - OVERALL

Zone Reference - GDC Zoning: AG ORD_4647_ZONING_AG

CANOPY TREES		
NAME	SIZE/QUANTITY	
EXISTING TREES - shall be preserved in compliance w/ Tree Preservation Ordinance 4698		
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<i>Quercus shumardii</i> SHUMARD OAK	4" Cal./Single Trunk	Qty: 14
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<i>Ginkgo biloba</i> 'Autumn Gold' AUTUMN GOLD GINKGO	4" Cal./Single Trunk	Qty: 11
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ORNAMENTAL/UNDERSTORY TREES

NAME	SIZE/QUANTITY	
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<i>Sophora affinis</i> EVE'S NECKLACE	3" Cal./Single Trunk	Qty: 04
<i>Diospyros texana</i> TEXAS PERSIMMON	3" Cal./Single Trunk	Qty: 06
<i>Prunus mexicana</i> MEXICAN PLUM	3" Cal./Multi Trunk	Qty: 53
<i>Ilex decidua</i> POSSUMHAW HOLLY	3" Cal./Multi Trunk	Qty: 05
<i>Ilex vomitoria</i> YAUPOH HOLLY	3" Cal./Single Trunk	Qty: 11
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SHRUBS

NAME	SIZE/QUANTITY	
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SURFACE MATERIALS

DESCRIPTION	SIZE/QUANTITY	
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BUFFALO GRASS <i>Bouteloua dactyloides</i>	28,880 S.F.	
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AOR: DANIEL R. ERLANDSON
PLOT DATE: 01/11/2018

ISSUE FOR PRICING/BIDDING:
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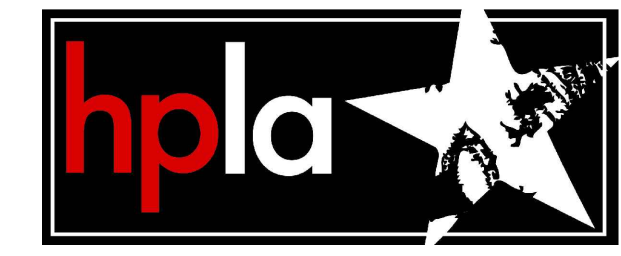
REVISION SCHEDULE

NO.	DATE	DESCRIPTION
A	10/06/2017	ADDENDUM A
B	11/21/2017	ADDENDUM B

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JEFFERSON WOODLANDS
LOT 1, BLOCK 1
4501 N GARLAND AVENUE
GARLAND, TX 75040
CITY CASE #200019-0
PROJECT #: 16018



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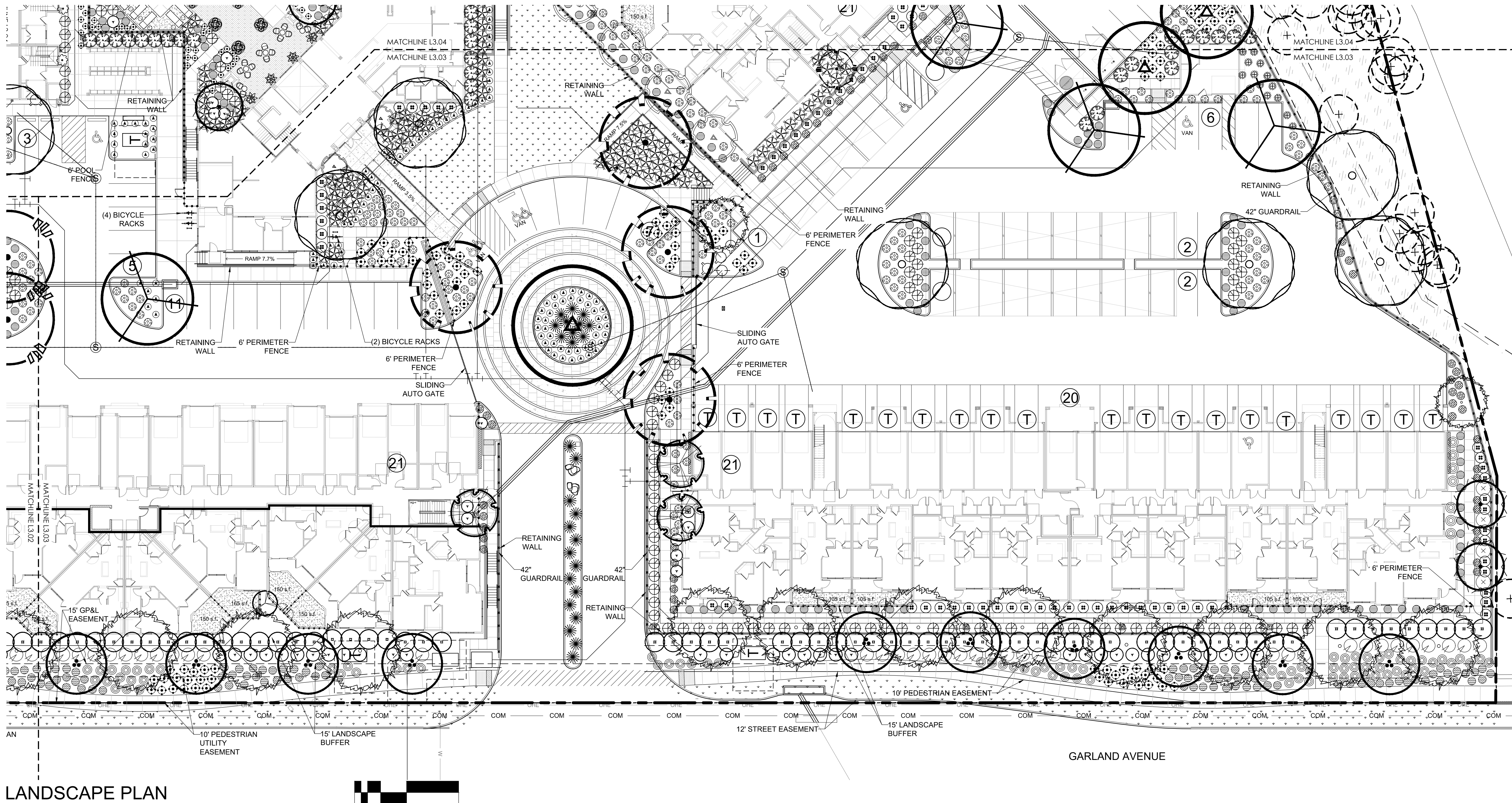
CLIENT
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E: Miller.Sylvan@jpi.com
T: (972) 373-9391

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L3.02

SCALE: AS INDICATED

NOTE: No landscape such as trees, hedges, or structures above & below ground shall be located within existing or proposed utility easements & rights of way



LANDSCAPE PLAN

PLANT PALETTE - OVERALL

Zone Reference - GDC Zoning: AG ORD_4647_ZONING_AG

CANOPY TREES

NAME	SIZE/QUANTITY
EXISTING TREES - shall be preserved in compliance w/ Tree Preservation Ordinance 4698	
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LEGEND

	PROPOSED WHEEL STOP
	PROPOSED COVERED PARKING COLUMN
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE DEPARTMENT CONN.
	PROPOSED IRRIGATION METER
	PROPOSED WATER METER
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DESIGNED BY: SPENCER OKESON
DRAWN BY: SPENCER OKESON
AOR: DANIEL R. ERLANDSON
PLOT DATE: 01/11/2018

ISSUE FOR PRICING/BIDDING:
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REVISION SCHEDULE

NO.	DATE	DESCRIPTION
A	10/06/2017	ADDENDUM A
B	11/21/2017	ADDENDUM B

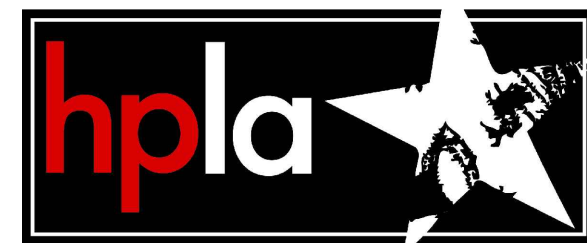
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SHEET TITLE

LANDSCAPE PLAN

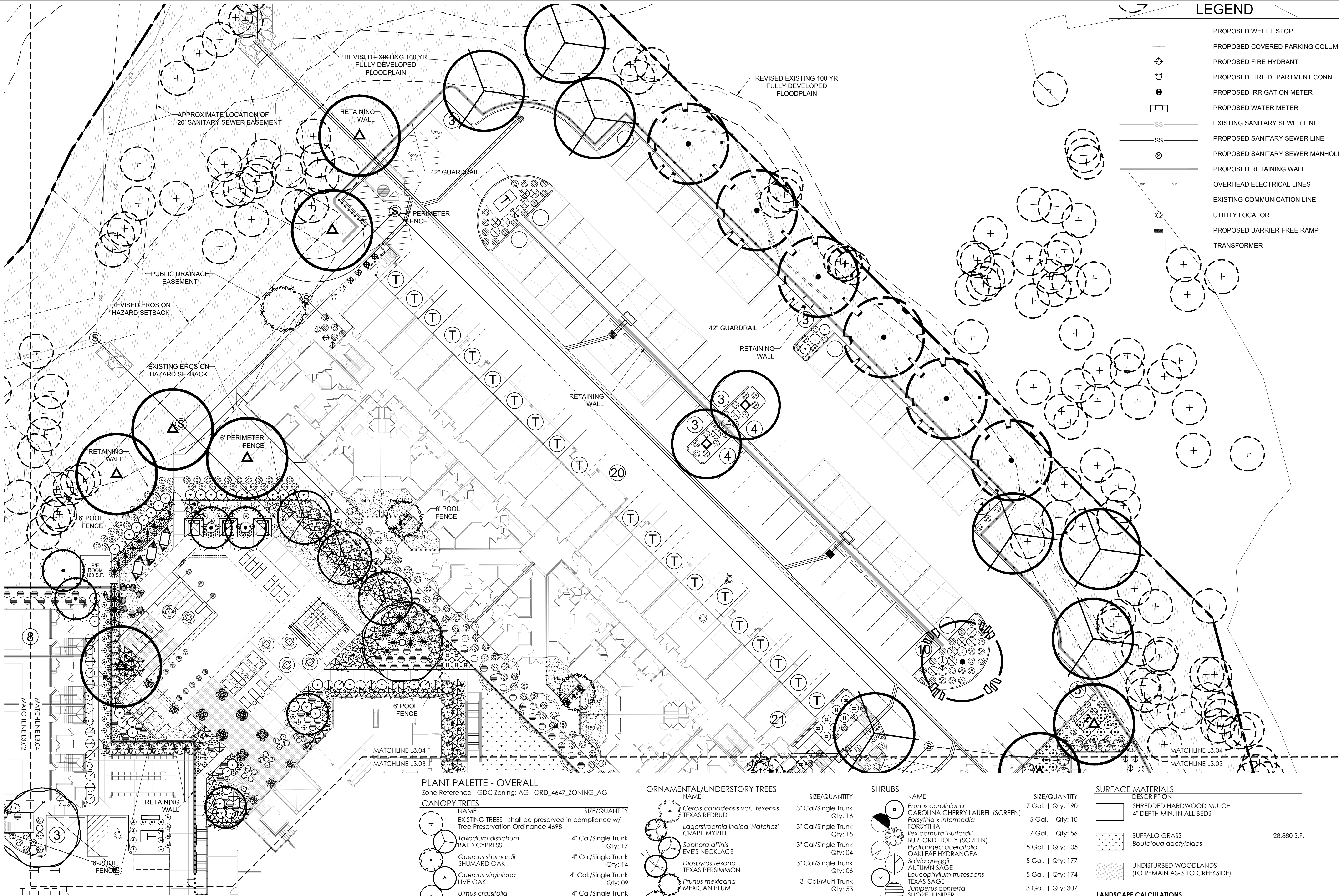
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L3.03

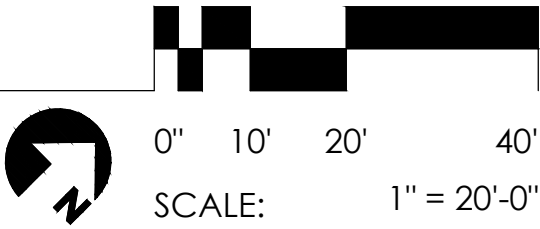
SCALE: AS INDICATED

EXHIBIT D

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LANDSCAPE PLAN



PLANT PALETTE - OVERALL		
Zone Reference - GDC Zoning: AG ORD.4647_ZONING_AG		
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Cornus sericea RED TWIG DOGWOOD	5 Gal. Qty: 24	

ACCENTS ORNAMENTAL GRASSES		
NAME	SIZE/QUANTITY	
Pennisetum alopecuroides 'Hameln' HAMELN FOUNTAIN GRASS	5 Gal. Qty: 227	
Muhlenbergia capillaris 'Regal Mist' REGAL MIST GULF MUHLY	5 Gal. Qty: 176	
Agave celsii CELSII AGAVE	7 Gal. Qty: 06	

SURFACE MATERIALS		
DESCRIPTION		
SHREDDED HARDWOOD MULCH 4" DEPTH MIN. IN ALL BEDS		
BUFFALO GRASS Bouteloua dactyloides		28,880 S.F.
UNDISTURBED WOODLANDS (TO REMAIN AS-IS TO CREEKSIDE)		

LANDSCAPE CALCULATIONS
Net Lot: 577,529 s.f. (13.30 acres)
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LEGEND

	PROPOSED WHEEL STOP
	PROPOSED COVERED PARKING COLUMN
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE DEPARTMENT CONN.
	PROPOSED IRRIGATION METER
	PROPOSED WATER METER
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED RETAINING WALL
	OVERHEAD ELECTRICAL LINES
	EXISTING COMMUNICATION LINE
	UTILITY LOCATOR
	PROPOSED BARRIER FREE RAMP
	TRANSFORMER

DESIGNED BY: SPENCER OKESON
DRAWN BY: SPENCER OKESON
AOR: DANIEL R. ERLANDSON
PLOT DATE: 01/11/2018

ISSUE FOR PRICING/BIDDING:
ISSUE DATE
ISSUE FOR PERMIT APPLICATION:
ISSUE DATE
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REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
A	10/06/2017	ADDENDUM A
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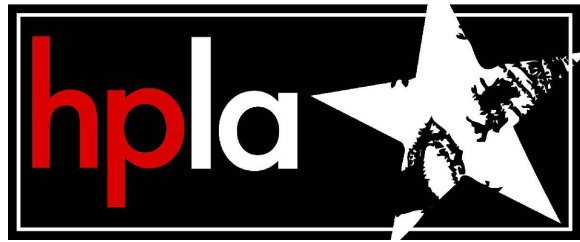
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JEFFERSON
WOODLANDS

LOT 1, BLOCK 1
4501 N GARLAND AVENUE
GARLAND, TX 75040
CITY CASE #200019-0

PROJECT #: 16018



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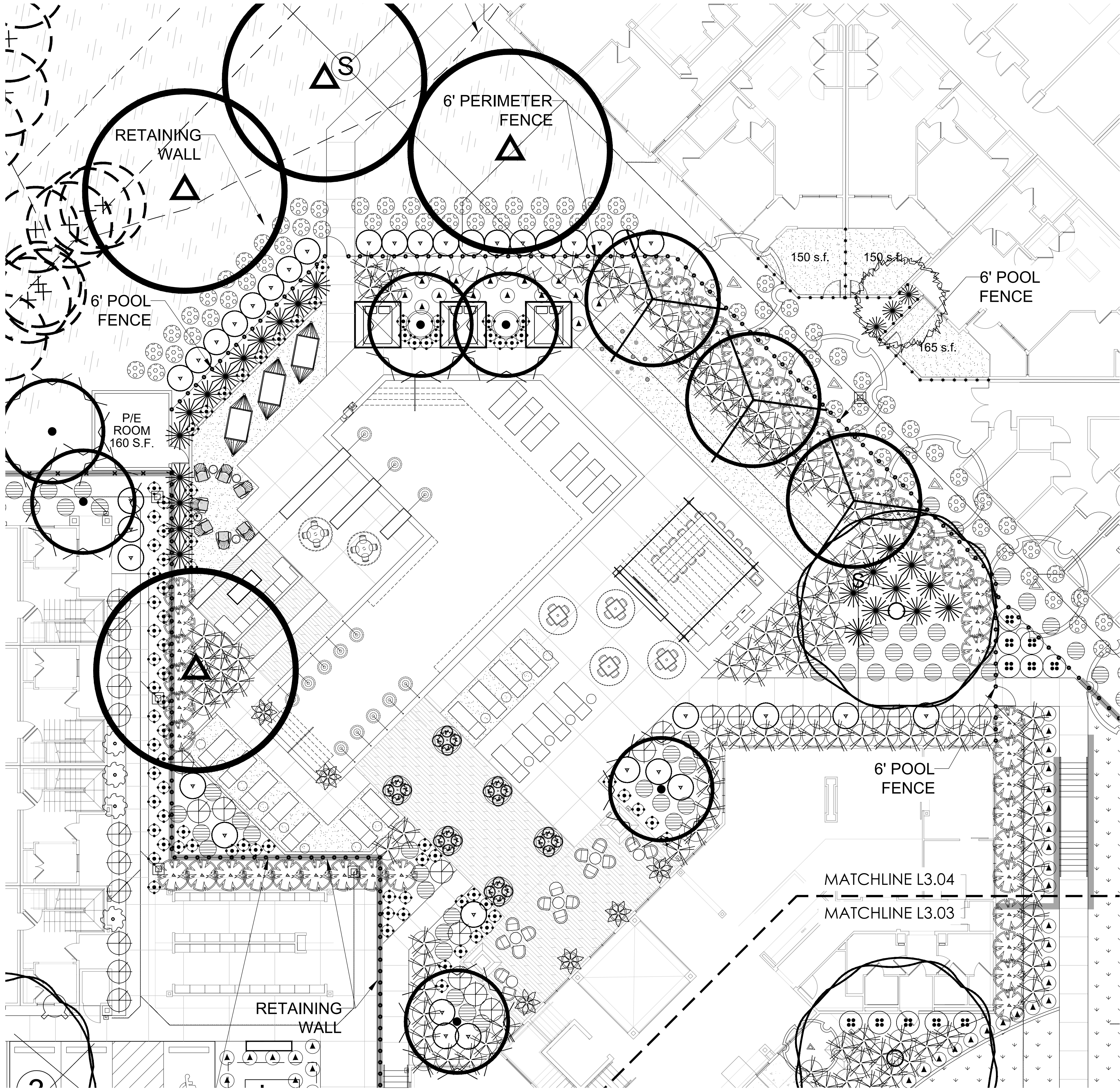
CLIENT
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SHEET TITLE
LANDSCAPE PLAN

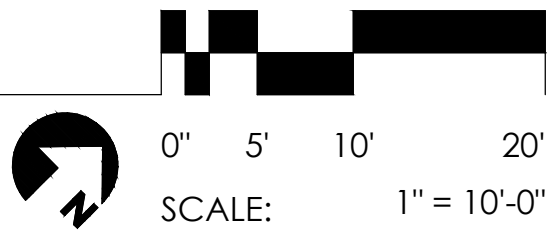
SHEET NUMBER
L3.04

SCALE: AS INDICATED

NOTE: No landscaping such as trees, hedges, or structures above & below ground shall be located within existing or proposed utility easements & rights of way



LANDSCAPE PLAN



PLANT PALETTE - OVERALL

Zone Reference - GDC Zoning: AG ORD_4647_ZONING_AG

CANOPY TREES

NAME	SIZE/QUANTITY
EXISTING TREES - shall be preserved in compliance w/ Tree Preservation Ordinance 4698	
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NAME	SIZE/QUANTITY
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<i>Ilex decidua</i> POSSUMHAW HOLLY	3" Cal/Multi Trunk Qty: 05
<i>Ilex vomitoria</i> YAUPOH HOLLY	3" Cal/Single Trunk Qty: 11
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SHRUBS

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<i>Forsythia x intermedia</i> FORSYTHIA	5 Gal. Qty: 10
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<i>Hydrangea quercifolia</i> OAKLEAF HYDRANGEA	5 Gal. Qty: 105
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<i>Ajuga reptans</i> AJUGA	1 Gal. Qty: 233
<i>Trachelospermum asiaticum</i> ASIATIC JASMINE	1 Gal. Qty: 630
<i>Labellia cardinalis</i> CARDINAL FLOWER	3 Gal. Qty: 06
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SURFACE MATERIALS

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DESIGNED BY: SPENCER OKESON
DRAWN BY: SPENCER OKESON
AOR: DANIEL R. ERLANDSON
PLOT DATE: 01/11/2018

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NO.	DATE	DESCRIPTION
A	10/06/2017	ADDENDUM A
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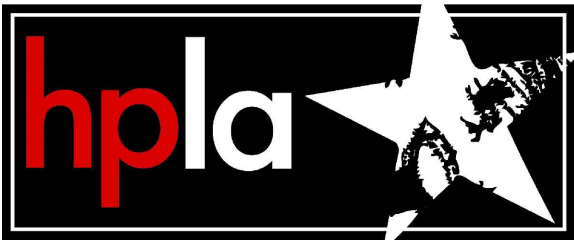
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PROJECT #: 16018



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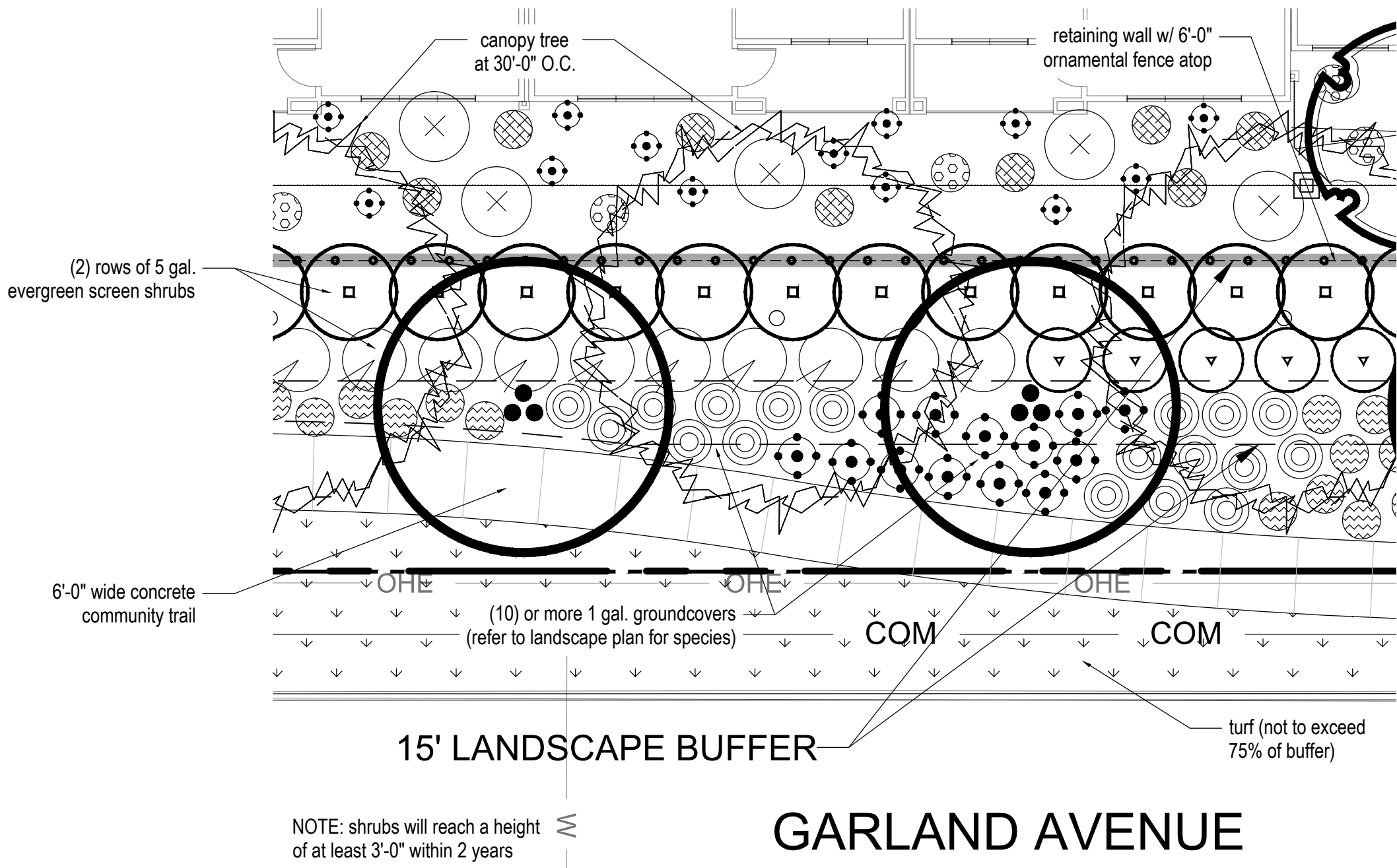
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SHEET TITLE
**LANDSCAPE PLAN -
POOL AMENITY SPACE**

SHEET NUMBER
L3.05

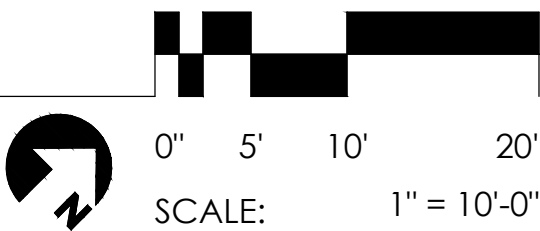
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LANDSCAPE BUFFER AT
PARKING & THOROUGHFARE

GARLAND AVENUE



PLANT PALETTE - OVERALL

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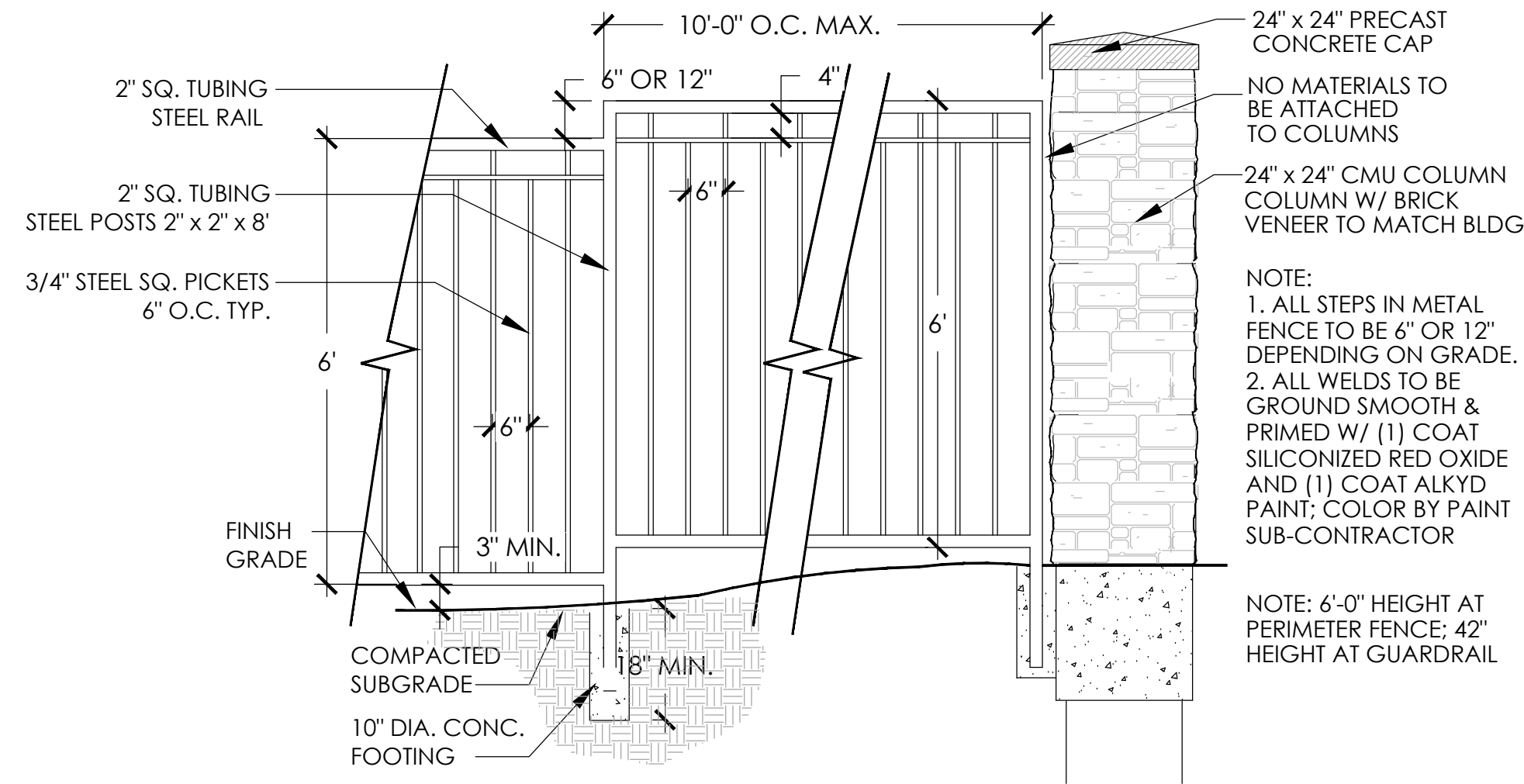
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LANDSCAPE CALCULATIONS

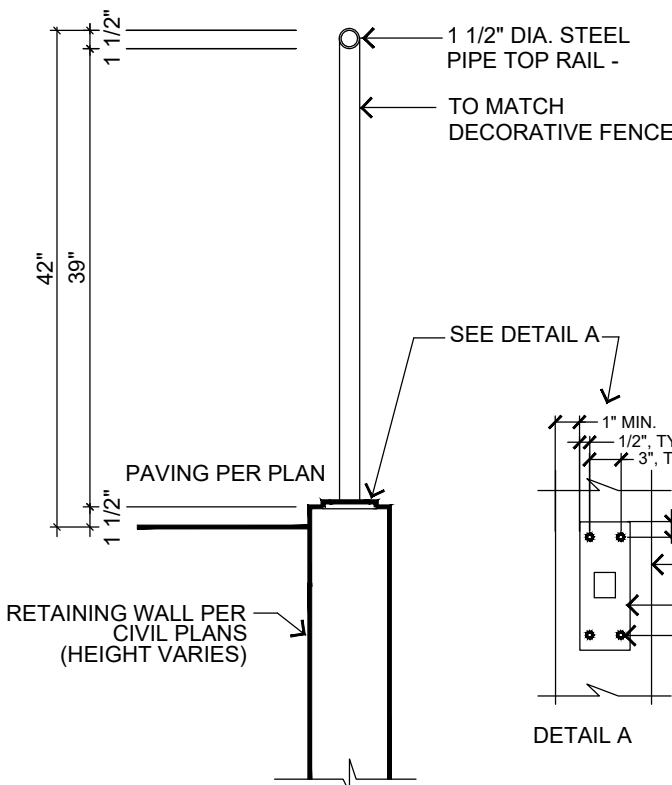
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01 6'-0" ORNAMENTAL PERIMETER FENCE

SCALE: 1/2" = 1'-0"



02 RETAINING WALL W/ GUARDRAIL

SCALE: 3/4" = 1'-0"

DESIGNED BY: SPENCER OKESON
DRAWN BY: SPENCER OKESON
AOR: DANIEL R. ERLANDSON
PLOT DATE: 01/11/2018

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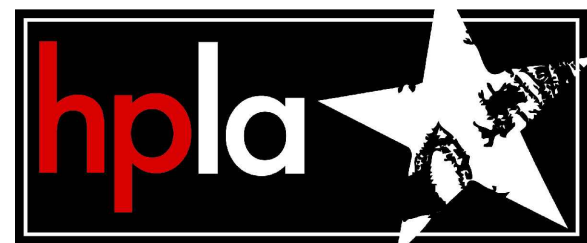
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SHEET TITLE

LANDSCAPE PLAN -
SUPPLEMENTAL
DETAILS

SHEET NUMBER

L3.06

SCALE: AS INDICATED

Z 20-37



Looking at the subject property from North Garland Avenue



Looking southeast of the subject property from North Garland Avenue.



Looking west of the subject property from North Garland Avenue



Looking north of the subject property



Plan Commission

4. a.

Meeting Date: 11/23/2020

Item Title: Zoning Notification Procedures Briefing

Summary:

Zoning Notification Procedures Briefing

Background/Additional Information:

During the July 20, 2020 City Council Work Session, the City Council discussed zoning case notification procedures and making improvements. The item was assigned to an Ad-Hoc Committee, consisting of three (3) Council members and two (2) Plan Commissioners. Its recommendations were reported to the City Council during the November 16, 2020 work session. The City Council requested staff to brief the Plan Commission on the recommended changes.

Key takeaways and recommendations from the Ad Hoc Committee include the following:

Letters:

- Council letters should include a map.
- Letter reorganized to put plain English elements further up.
- Front side English with some Spanish, back side includes Spanish and Vietnamese as well.
- Comment form contained within one page
- Comment form includes multi-lingual headings
- Phone number for staff discussion clearly visible
- QR code/link to technology
- Add "Why" the recipient is receiving a letter.
- Use the most readable font

Map:

- Add notification area buffer and address. Provide legal description if no address is available

Site Signage:

- Easily memorized link for those driving by
- Sign size stays the same
- Sign color change to black on neon green
- Preferred two signs per frontage

Technology:

- Follow similar interactive website as Plano.
- Add glossary of common zoning/GDC terms online.
- Sign up available for P&Z notifications

Notification Distance:

- Keep 400 feet.
- Include physical addresses too (notify renters, businesses, etc.)

HOA/Neighborhood Associations:

- Work with Office of Neighborhood Vitality to send out letters detailing sign-up instructions

The recommended letter template, map, and zoning notice sign are attached for the Plan Commission's consideration. In addition, staff will display Plano's interactive zoning website as recommended by the Ad Hoc Committee.

Attachments

Notification Letter, Map, and Signage Rework Attachments

City of Garland
Planning Department
P.O. Box 469002



NOTICE OF PUBLIC HEARING OF THE GARLAND PLAN COMMISSION

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

Dear Garland Resident, Property Owner or Business Owner: You are receiving this letter because your address is within 400 feet of the proposed zoning change.

RE: **Case Z 20-26 - Applicant, Bill Swisher, is requesting approval of an electronic programmable sign on the property located at 484 West Interstate 30, Garland, Texas. (see included map)**

Meeting Date: **A Public hearing will be held by the City of Garland Plan Commission at 7:00 pm, Monday, September 28, 2020**

Meeting Location: **Due to COVID-19 emergency the meeting will be held Virtually. A link to the meeting can be found in the posted agenda which can be found at:**
<https://www.garlandtx.gov/801/Meeting-Agendas-and-Minutes>
(Agendas are posted at least 72 hours before the meeting)

For more information about Case Z20-26 go to:
<https://www.garlandtx.gov/801/Current-Zoning>
Or, scan the QR code in the upper corner.
(Agendas will also contain additional information. See link above)

You may also contact City Planner Kimberly Hopkins at 972-205-2454 or email her at khopkins@garlandtx.gov

Para Espanol, por favor contactar a Josue De La Vega a 972-205-2833 o correo electrónico a jdelavega@garlandtx.gov

(It is important that you include your property address, your name, and mailing address in any correspondence concerning the case)

Comment Form **Case 20-26**

Applicant Bill Swisher requests approval of an electronic programmable sign.
This property is located at 484 West Interstate 30, Garland, Texas.
(**Case Z 20-26**) (District 3)

El solicitante Bill Swisher solicita la aprobación de un letrero electrónico programable. Esta propiedad está ubicada en 484 West Interstate 30, Garland, Texas. (**Caso Z 20-26**) (Distrito 3)

Người nộp đơn Bill Swisher yêu cầu phê duyệt một dấu hiệu có thể lập trình điện tử. Bất động sản này tọa lạc tại 484 West Interstate 30, Garland, Texas. (**Trường hợp Z 20-26**) (Quận 3)

Please Check One Below

☐ For / A Favor / Đúng

☐ Against / En Contra / Không

Please Complete the following information.

Printed Name/ Nombre Impreso / Tên in

Your Property Address / La dirección de su propiedad / Địa chỉ tài sản của bạn

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

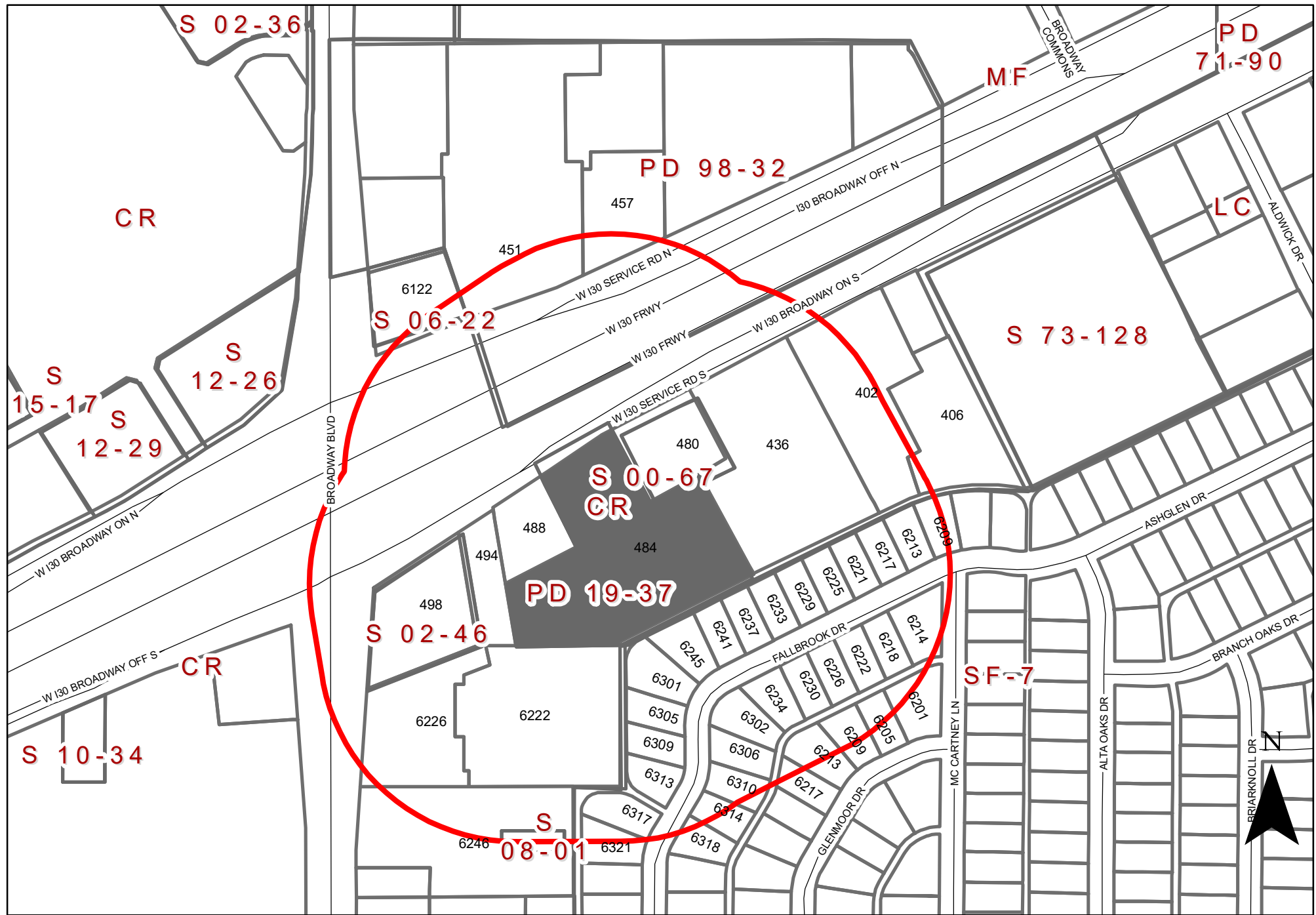
Comment Form Continued - Case Z 20-26

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

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh ý kiến của tôi (của chúng tôi) về (các) yêu cầu được đề xuất.

(Use addition pages if needed)



0 155 310 Feet

1 inch = 257 feet

Zoning Map Z 20-26

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

484 W I-30

ZONING CHANGE PROPOSED

FOR INFORMATION

GarlandTX.gov

(972) 205-2445

CITY OF GARLAND

