



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

**PLAN COMMISSION
- REMOTE MEETING -
Monday, November 9, 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 9, 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_q9fXurj1QSS7CFHF2J0aBQ

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: 973 2548 4061

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 City Council 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 October 12, 2020

2. PLATS

- a. P 20-27 Creek Valley Addition No. 2 Phase 1 Final Plat
- b. P 20-28 Parker Sutton and Brant Addition Final Plat
- c. P 20-29 HTeaO No.1 Final Plat

3. MISCELLANEOUS

- a. Impact Fee Report

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.

4. ZONING

- a. 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)
- b. 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)
- c. 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)
- d. 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)
- e. 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)
- f. 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)
- g. 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)

- h. 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)

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: 11/09/2020

Item Title: Plan Commission Minutes for October 12, 2020

Summary:

Consider approval of Minutes for October 12, 2020

Attachments

Plan Commission Minutes for October 12, 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, October 12, 2020 at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Preston Edwards
Commissioner	Steven Hallman
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	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 Dalton to **approve** the Consent Agenda as presented, seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of Minutes for the September 28, 2020 meeting.

PLATS

2a. APPROVED** P 20-23 Edgewood Estates Addition Final Plat

2b. APPROVED** P 20-24 First United Pentecostal Church Replat No. 2 Final Plat

2c. APPROVED** P 20-25 Ribelin-Miller Park Addition Final Plat P 20-23

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. DENIED

Consideration of the application of **Jerry DeFeo**, requesting approval of Specific Use Provision for Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 4301 Action Street. (District 6) (Z 20-27)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Ott asked for clarification on the difference in this request from last year's request.

Ms. Hopkins stated the original request was only for new and used auto sales only. The current request also reduced the number of parking spaces.

Commissioner Williams asked if handicap parking was required.

Mr. Guerin stated this would be a building code item and can be addressed in permitting.

The applicant, Jerry DeFeo, provided an overview of the request. Mr. DeFeo provided further information regarding the addition of a handicap space.

Commissioner Dalton provided comments regarding the inability to provide landscaping on the premises due to the lack of green space.

Commissioner Williams expressed concern regarding a possible overabundance of vehicles parked on the property.

Commissioner Edwards inquired as to how many bays are within the building and the number of mechanics.

Mr. DeFeo stated there are approximately 6-to-8 bays and 3 mechanics will be employed.

Commissioner Hallman there needs to be landscaping on the property.

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

Commissioner Williams spoke in opposition of the request and raised concerns regarding parking.

Commissioner Rose agreed with the comments from Commissioner Williams and stated the need for landscaping and granting a 3-year Specific Use Provision.

Commissioner Hallman spoke of concerns regarding the concrete paving to the sidewalk and spoke in favor of a 5-year Specific Use Provision.

Chairman Roberts spoke regarding the current paving of the property.

Commissioner Ott spoke in favor a 3-to-5 year Specific Use Provision, and the addition of landscaping. Commissioner Ott also spoke of concerns regarding signage pertaining to the car sales.

Motion was made by Commissioner Williams to **deny** the request per staff recommendation. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 3 Nays** from Commissioner Dalton, Hallman and Ott.

3b. DENIED

Consideration of the application of **Jerry DeFeo**, requesting approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District, subject to the above Specific Use Provision request for Case Z 20-27. This property is located at 4301 Action Street. (District 6) (Z 20-27)

Motion was made by Commissioner Rose to **deny** the request per staff recommendation. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:58 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 11/09/2020

Item Title: P 20-27 Creek Valley Addition No. 2 Phase 1 Final Plat

Summary:

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

Attachments

P 20-27 Creek Valley Addition No. 2 Phase 1 Final Plat Report and Attachments

Planning Report

File No: P 20-27/District 2

Agenda Item:

Meeting: Plan Commission

Date: November 9, 2020



GARLAND

TEXAS MADE HERE

FINAL PLAT

Creek Valley Addition No. 2, Phase 1

LOCATION

1451 East Centerville Road

ZONING

Planned Development (PD) District 17-23 for Single-Family-7 (SF-7) Use

NUMBER OF LOTS

Forty-eight (48) Lots:

- Forty-four (44) dwelling unit lots
- Four (4) common area lots

ACREAGE

Approximately 11.726 acres

BACKGROUND

The applicant requests approval of a final plat. The proposed final plat is comprised of forty-four (44) dwelling unit lots and four (4) common area lots. The final plat is in conformance with the Detail Plan and conditions tied to Planned Development (PD) 17-23 approved on September 7, 2017.

The Creek Valley community is being developed in two (2) phases; the final plat is to subdivide the properties in Phase 1 (first phase). The second phase (Lot 10, Block 2) will be platted into two (2) lots in the future if the flood study demonstrates positive results for development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

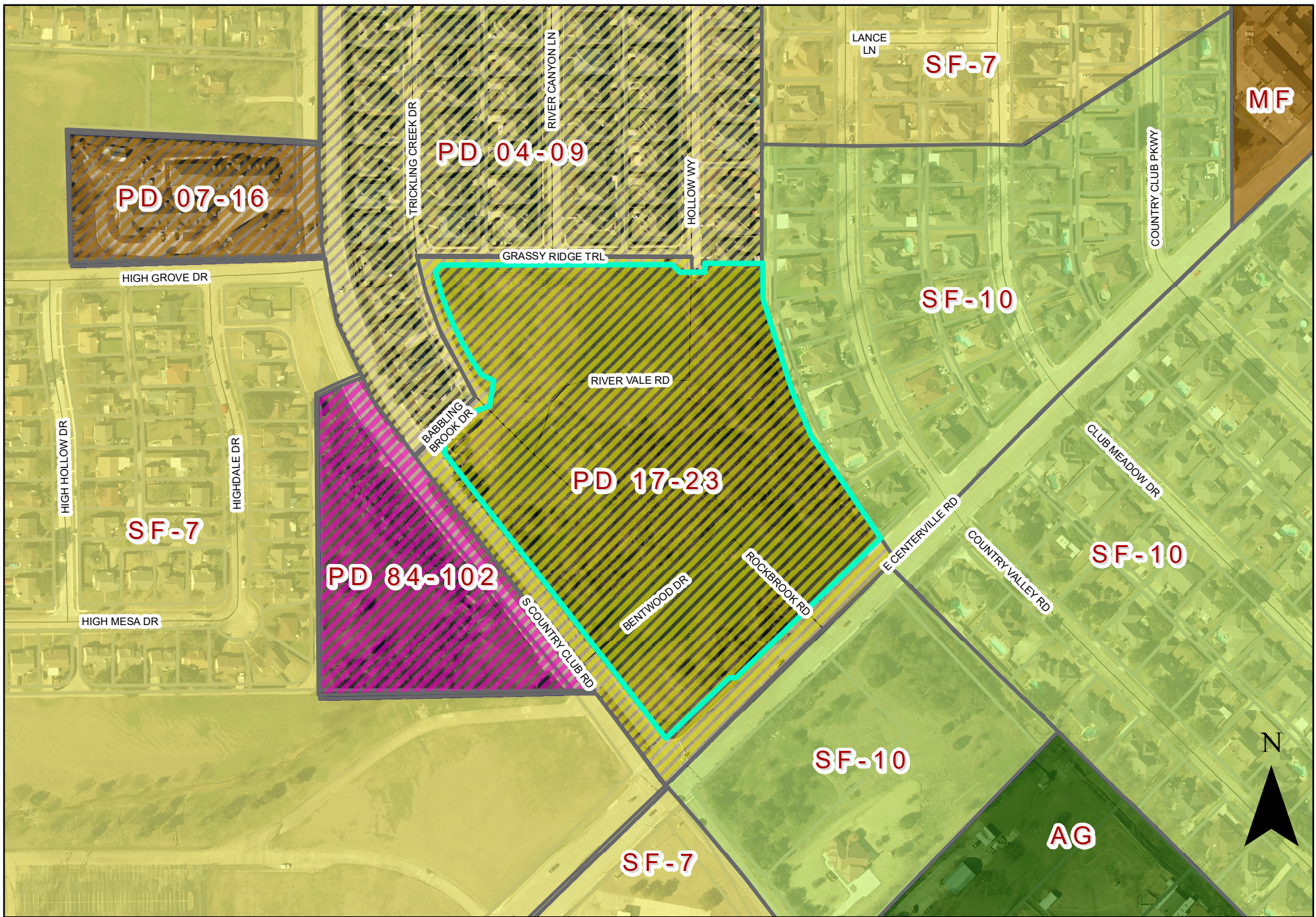
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

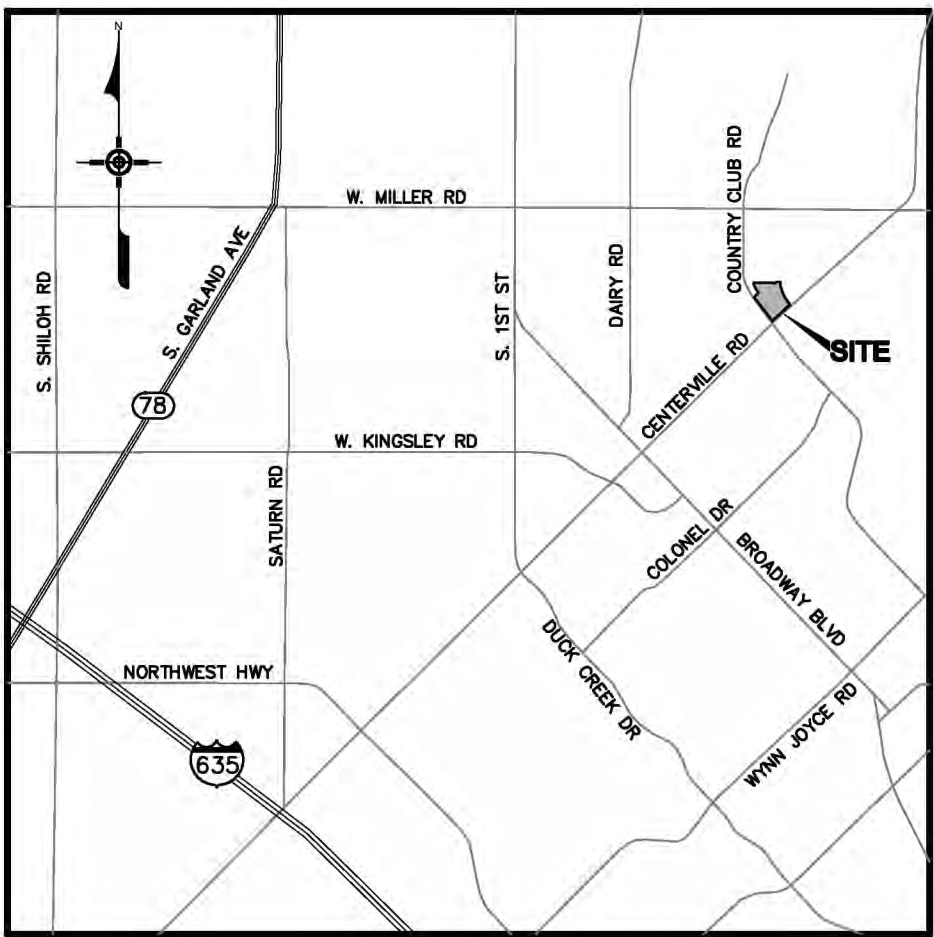


0 180 360 Feet
1 inch = 250 feet

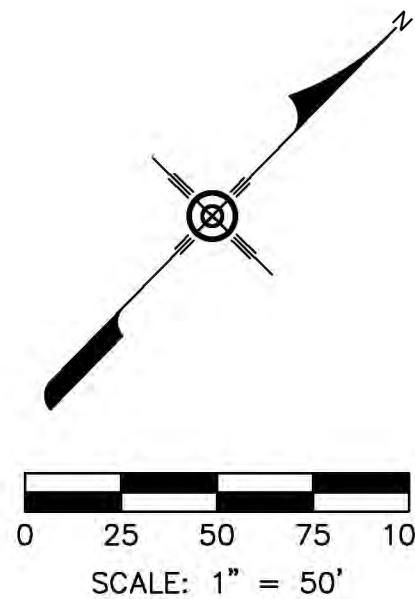
Plat Map P 20-27



INDICATES AREA
OF REQUEST



VICINITY MAP
NOT TO SCALE
MAPSCO 29A-L



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	2.79'	640.00'	074°58"	2.79'
C2	59.11'	73.00'	46°23'36"	57.51'
C3	59.69'	38.00'	90°00'00"	53.74'
C4	37.95'	350.00'	61°24'47"	37.93'
C5	59.69'	38.00'	90°00'00"	53.74'
C6	20.87'	615.00'	1°56'38"	20.87'
C7	338.09'	62.00'	312°26'24"	50.00'
C8	137.95'	50.00'	158°04'35"	98.18'
C9	137.95'	50.00'	158°04'35"	98.18'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 03°44'36" E	22.34'
L2	N 70°51'41" E	27.13'
L3	N 08°39'39" E	33.99'
L4	N 38°05'22" E	18.66'
L5	S 45°21'40" E	21.21'
L6	N 89°38'20" E	50.00'
L7	N 00°21'40" W	17.02'
L8	S 89°50'45" W	14.35'
L9	N 89°25'36" E	21.65'
L10	S 88°14'44" W	35.36'
L11	N 44°38'20" E	35.36'
L12	N 02°18'09" W	35.02'
L13	N 83°07'28" W	21.25'
L14	S 06°52'32" E	21.25'
L15	S 89°20'15" W	35.36'
L16	N 89°20'15" W	21.21'
L17	S 00°39'45" W	21.21'
L18	N 01°45'16" W	28.00'
L19	N 43°14'44" E	50.00'
L20	N 72°15'25" E	7.70'

COMMON AREA LOTS		
LOT #	SQUARE FEET	ACRES
LOT 4, BLOCK 4	104,896	2.4081
LOT 7, BLOCK 1	8,007	0.1838
LOT 10, BLOCK 2	12,069	0.2771
LOT 11, BLOCK 2	1,615	0.0371

FINAL PLAT
CREEK VALLEY ADDITION NO. 2, PHASE 1
BLOCK 1, LOTS 1-7, BLOCK 2, LOTS 1-11
BLOCK 3, LOTS 1-6, BLOCK 4, LOTS 1-4
BLOCK 5, LOTS 1-16, BLOCK 6, LOTS 1-5
SAMUEL LOCKHART SURVEY, ABSTRACT NO. 823
CITY OF GARLAND, DALLAS COUNTY, TEXAS
44 RESIDENTIAL LOTS
4 COMMON AREA LOTS
TOTAL AREA - 11.726 ACRES
CITY CASE NO. 170105-5
OCTOBER 26, 2020

Preliminary
This document shall not be
recorded for any purpose.
For Review Purposes Only
Michael J. Murphy, R.P.L.S.
Registration No. 5724
October 26, 2020

APPLICANT/OWNER
CREEK VALLEY LOT VENTURE, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
PH: (214) 522-4945
CONTACT: JOHN ARNOLD

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
6080 TENNYSON PARKWAY, SUITE 200
DALLAS, TEXAS 75225-4246
PH: (972) 473-2400
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPELS # F-6324 & 10194488



STANTEC PROJECT NUMBER 222210707

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OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, CREEK VALLEY LOT VENTURE, LTD. IS THE OWNER OF A 11.726 ACRE TRACT OF LAND SITUATED IN THE SAMUEL LOCKHART SURVEY, ABSTRACT NUMBER 823, CITY OF GARLAND, DALLAS COUNTY, TEXAS, BEING ALL OF THAT CALLED 11.721 ACRE TRACT OF LAND DESCRIBED BY GENERAL WARRANTY DEED TO CREEK VALLEY LOT VENTURE, LTD., RECORDED IN INSTRUMENT NUMBER 201700257600, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), SAID 510,765 SQUARE FOOT TRACT OF LAND BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A CUT "X" FOUND FOR THE SOUTHEAST CORNER HEREOF, BEING IN THE NORTH RIGHT-OF-WAY LINE OF CENTERVILLE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH THE SOUTHWEST CORNER OF LOT 24, BLOCK 4, COUNTRY CLUB MEADOWS, AN ADDITION TO THE CITY OF GARLAND, RECORDED IN VOLUME 77134, PAGE 820 OF THE DEED RECORDS OF DALLAS COUNTY TEXAS (D.R.D.C.T.), BEARS NORTH 34°39'29" WEST, A DISTANCE OF 10.14 FEET;

THENCE WITH THE SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING:

SOUTH 45°39'45" WEST, A DISTANCE OF 399.19 FEET, TO A CUT "X" SET FOR CORNER;

SOUTH 89°50'45" WEST, A DISTANCE OF 14.35 FEET, TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 45°39'45" WEST, A DISTANCE OF 172.90 FEET, TO A CUT "X" SET FOR CORNER AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 38°07'28" WEST, WITH SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 717.58 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "R-DELTA ENGINEERS" FOUND FOR CORNER AT THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF BABBLING BROOK DRIVE (A 50 FOOT RIGHT-OF-WAY), AND BEING THE MOST SOUTHERLY CORNER OF CREEK VALLEY ADDITION, NO. 1, AN ADDITION TO THE CITY OF GARLAND RECORDED IN VOLUME 2004079, PAGE 129 D.R.D.C.T.;

THENCE WITH THE SOUTH LINE OF SAID CREEK VALLEY ADDITION THE FOLLOWING:

NORTH 03°44'36" EAST, A DISTANCE OF 22.34 FEET, TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 45°36'27" EAST, A DISTANCE OF 88.37 FEET, TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 70°51'41" EAST, A DISTANCE OF 27.13 FEET, TO A CUT "X" SET FOUND FOR CORNER;

NORTH 08°39'39" EAST A DISTANCE OF 33.99 FEET, TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 615.00 FEET;

NORTHWESTERLY WITH SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 24°11'09" FOR AN ARC LENGTH OF 259.61 FEET, A CHORD BEARING OF NORTH 26°15'04" WEST AND A CHORD DISTANCE OF 257.68 FEET, TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 38°05'22" EAST, A DISTANCE OF 18.66 FEET, TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 89°38'20" EAST, A DISTANCE OF 457.65 FEET, TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 45°21'40" EAST, A DISTANCE OF 21.21 FEET, TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 89°38'20" EAST, A DISTANCE OF 50.00 FEET, TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 00°21'40" WEST, A DISTANCE OF 17.02 FEET, TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

NORTH 89°38'19" EAST, A DISTANCE OF 114.31 FEET, TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE WEST LINE OF THE AFOREMENTIONED COUNTRY CLUB MEADOWS ADDITION;

THENCE WITH THE WEST LINE OF SAID COUNTRY CLUB MEADOWS ADDITION THE FOLLOWING:

SOUTH 00°35'14" EAST, A DISTANCE OF 69.52 FEET, TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 17°44'35" EAST, A DISTANCE OF 193.02 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "R-DELTA ENGINEERS" FOUND FOR CORNER;

SOUTH 23°18'29" EAST, A DISTANCE OF 96.67 FEET, TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 34°39'29" EAST, A DISTANCE OF 244.29 FEET, TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 510,765 SQUARE FEET, OR 11.726 ACRES OF LAND MORE OR LESS.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT CREEK VALLEY LOT VENTURE, LTD. IS 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 CREEK VALLEY ADDITION NO. 2, PHASE 1, 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.

EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE CHANNELS AND/OR DRAINAGE AND FLOODWAY EASEMENTS TRAVERSING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT, AND ANY OTHER SUBSTANCE WHICH MAY IMPEDE THE FLOW OF STORMWATERS OR RESULT IN UNSANITARY CONDITIONS. THIS INCLUDES ALL NECESSARY ESTABLISHMENT OF GROUND COVER, SLOPE STABILIZATION, MOWING, WEEDING, LITTER PICK-UP, AND OTHER NORMAL PROPERTY OWNER RESPONSIBILITIES. THE CITY OF GARLAND SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSES OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORMWATER RUNOFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE, INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION OF ANY DAM, BUILDING, FENCE, BRIDGE, WALKWAY, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE CHANNELS OR EASEMENTS, UNLESS APPROVED BY THE CITY OF GARLAND, PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF GARLAND TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE OR FLOODWAY EASEMENTS AT ANY POINT OR POINTS TO ERECT, CONSTRUCT, OR MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE CITY RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS ADDITION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND ARE SUBJECT TO CHANGE.

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: CREEK VALLEY LOT VENTURE, LTD.

JOHN ARNOLD, DIRECTOR

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ARNOLD, 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 AND UNDER THE AUTHORITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

I, MICHAEL J. MURPHY, 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 CITY OF GARLAND DEVELOPMENT CODE. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED AS DESCRIBED HEREON 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 THE ____ DAY OF _____, 2020

MICHAEL J. MURPHY
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5724

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 AND UNDER THE AUTHORITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

APPROVED AND ACCEPTED FOR THE CITY OF GARLAND THIS ____ DAY OF _____, 2020 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.

FINAL PLAT
CREEK VALLEY ADDITION NO. 2, PHASE 1
BLOCK 1, LOTS 1-7, BLOCK 2, LOTS 1-11
BLOCK 3, LOTS 1-6, BLOCK 4, LOTS 1-4
BLOCK 5, LOTS 1-16, BLOCK 6, LOTS 1-5
SAMUEL LOCKHART SURVEY, ABSTRACT NO. 823
CITY OF GARLAND, DALLAS COUNTY, TEXAS
44 RESIDENTIAL LOTS
4 COMMON AREA LOTS
TOTAL AREA — 11.726 ACRES
CITY CASE NO. 170105-5
OCTOBER 26, 2020

APPLICANT/OWNER
CREEK VALLEY LOT VENTURE, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
PH: (214) 522-4945
CONTACT: JOHN ARNOLD

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
6080 TENNYSON PARKWAY, SUITE 200
DALLAS, TEXAS 75024-4246
PH: (872) 473-2400
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPELS # F-6324 & 10194488



STANTEC PROJECT NUMBER 222210707

V:\2222\active\222210707\survey\10707v_lp.dwg modified by rubrodriguez on Oct 26, 20 1:21 PM



GARLAND

Plan Commission

2. b.

Meeting Date: 11/09/2020

Item Title: P 20-28 Parker Sutton and Brant Addition Final Plat

Summary:

P 20-28 Parker Sutton and Brant Addition Final Plat

Attachments

P 20-28 Parker Sutton and Brant Addition Final Plat Report and Attachments

Planning Report

File No: P 20-28/District 5

Agenda Item:

Meeting: Plan Commission

Date: November 9, 2020



GARLAND

TEXAS MADE HERE

FINAL PLAT

Parker Sutton and Brent Addition Final Plat

LOCATION

3233 West Kingsley Road

ZONING

Industrial (IN) District

NUMBER OF LOTS

One (1) Lot

ACREAGE

Approximately 7.021 acres

BACKGROUND

The applicant requests approval of a Final Plat. The proposed final plat is to create a City utility easement for a proposed water line.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

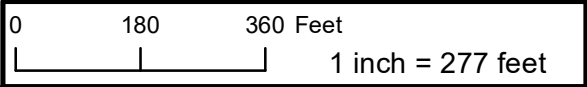
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Plat Map P 20-28



INDICATES AREA
OF REQUEST



GARLAND

Plan Commission

2. c.

Meeting Date: 11/09/2020

Item Title: P 20-29 HTeaO No.1 Final Plat

Summary:

P 20-29 HTeaO No.1 Final Plat

Attachments

P 20-29 HTeaO No.1 Final Plat Report and Attachments

Planning Report

File No: P 20-29/District 6

Agenda Item:

Meeting: Plan Commission

Date: November 9, 2020



GARLAND

TEXAS MADE HERE

FINAL PLAT

HTeaO No. 1

LOCATION

3428 West Buckingham Road

ZONING

Planned Development (PD) District 20-03

NUMBER OF LOTS

One (1) Lot

ACREAGE

Approximately 0.598 acres

BACKGROUND

The applicant requests approval of a Final Plat. The proposed final plat is to establish the lot for development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

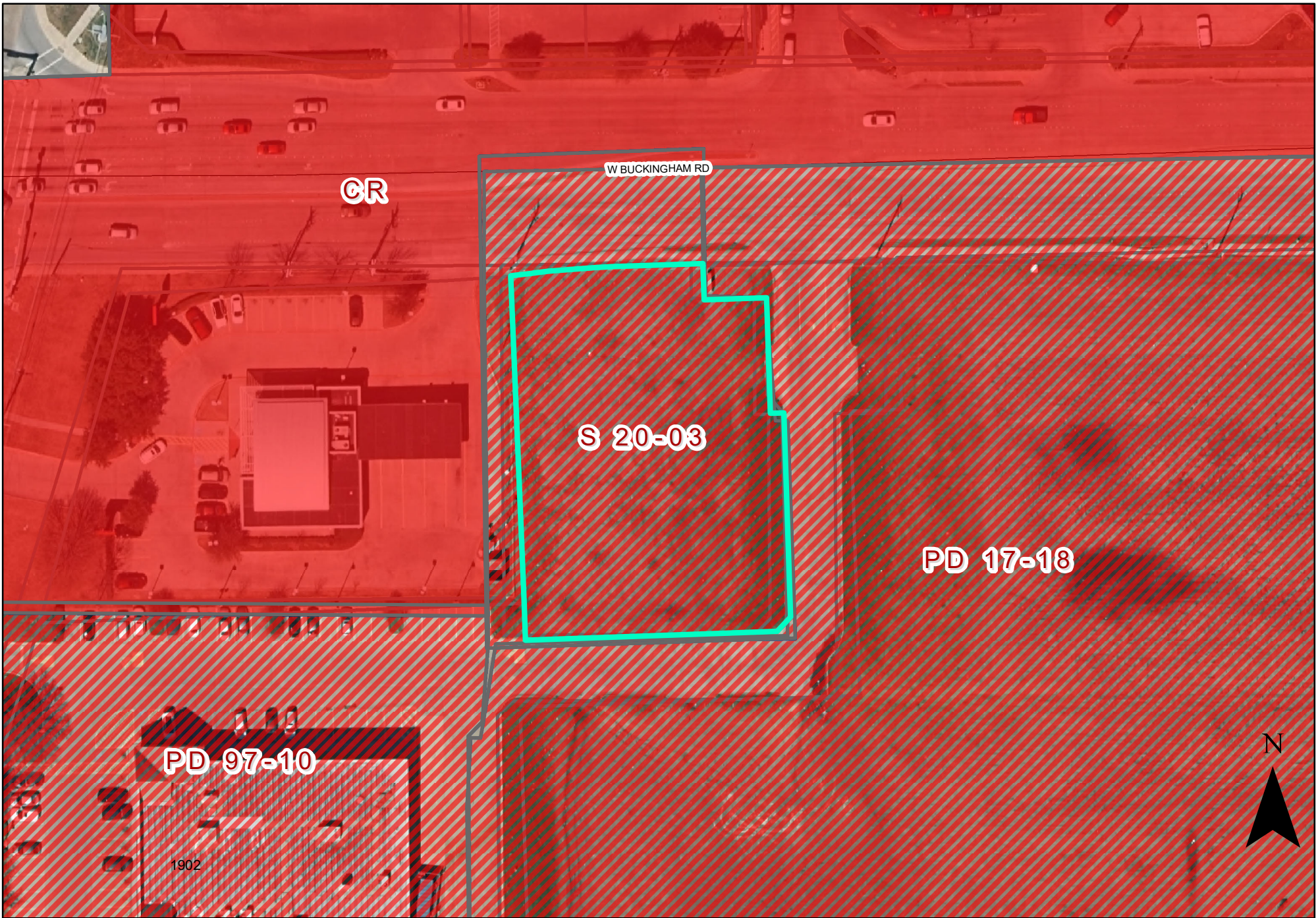
- i. Location Map
- ii. 8x11 Plat

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 50 100 Feet
1 inch = 67 feet

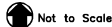
Plat Map P 20-29



INDICATES AREA
OF REQUEST

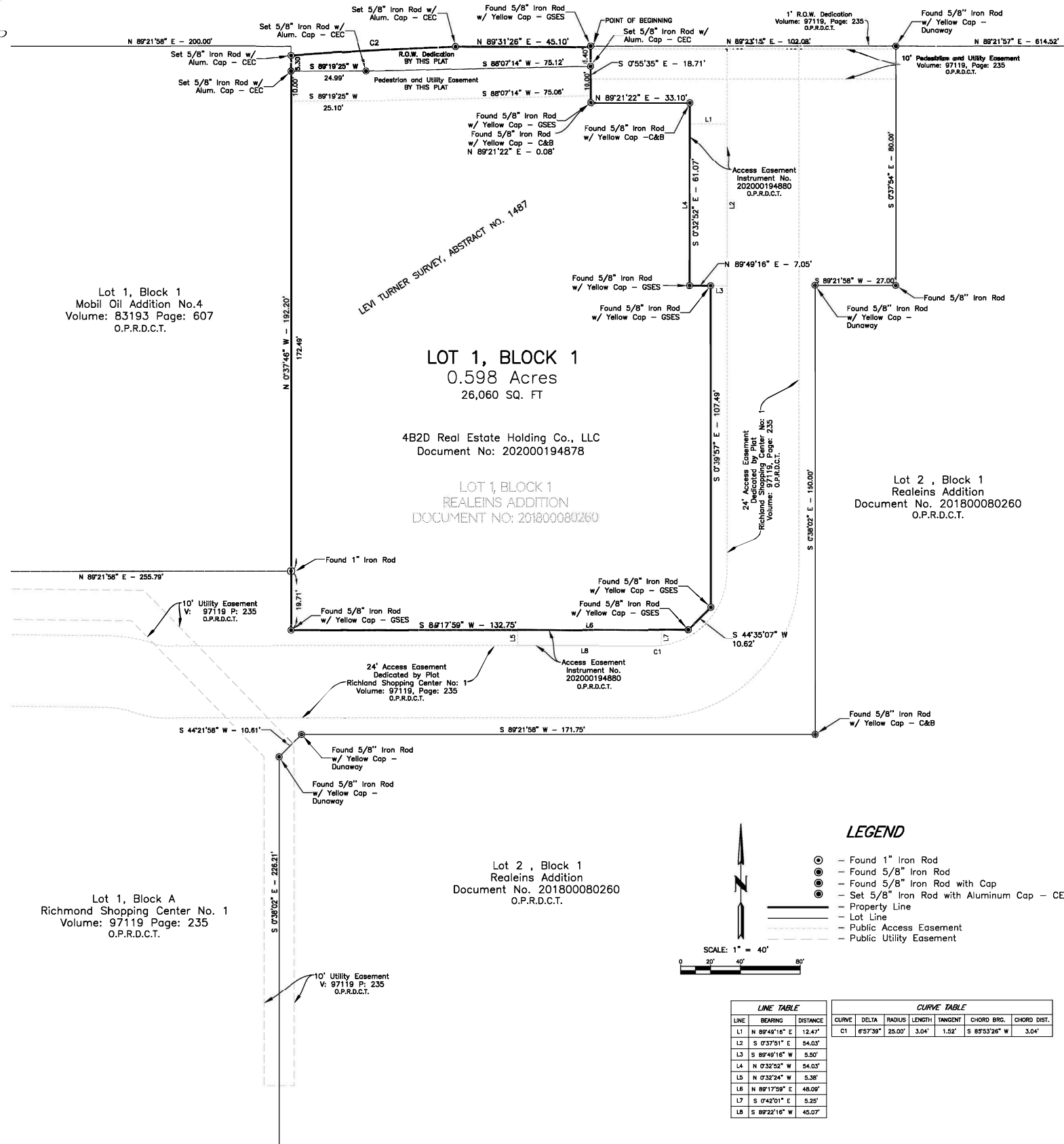


VICINITY MAP



West Buckingham Road

100' Right-Of-Way



STATE OF TEXAS §
COUNTY OF DALLAS §

OWNERS CERTIFICATE

WHEREAS 482D Real Estate Holding Co., LLC, does hereby own a 0.598 acre tract known as Lot 1, in Block 1, of Realeins Addition, Lots 1 and 2, Block 1, an Addition to the City of Garland, Dallas County, Texas, as shown in the Special Warranty Deed granted to 482D Real Estate Holding Co., LLC, recorded in Document Number 202000194878, Official Public Records of Dallas County, Texas, and according to the Conveyance Plot thereof recorded in Document Number 201800080260, of the Official Public Records of Dallas County, Texas, and being a tract of land situated in the Levi Turner Survey, Abstract Number 1487, Dallas County, Texas, in the City of Garland, said tract of land being more particularly described as follows;

BEGINNING at a 5/8" Iron Rod with Yellow Cap marked "GSES" Found in the Southern Right-of-Way Line of West Buckingham Road for the most Northerly Northeast Corner of this tract, whence a Found 5/8" Iron Rod with Yellow Cap marked "Dunaway Assoc. LP" bears North 89°23'15" East a distance of 102.08 feet to the most Northerly Northwest Corner of Lot 2, Block 1, of the said Realeins Addition;

THENCE South 0°55'35" East a distance of 18.71 feet along a westerly line of Lot 1, Block A, Richmond Shopping Center No. 1, on addition to the City of Garland, Texas, according to the plot recorded in Volume 97119, Page 235, Map Records of Dallas County, Texas, to a 5/8" Iron Rod with Yellow Cap marked "GSES INC. RPLS 4804" Found for a corner of this tract;

THENCE North 89°21'22" East a distance of 0.08 feet pass a Found 5/8" Iron Rod with Yellow Cap marked "Carter & Burgess" and continuing along a Northerly Line of said Lot 1, Block A, Richmond Shopping Center No. 1, for a total distance of 33.10 feet to a 5/8" Iron Rod with Yellow Cap marked "Cater & Burgess" Found for a corner of this tract;

THENCE South 0°32'52" East a distance of 61.07 feet along a Westerly Line of said Lot 1, Block A, Richmond Shopping Center No. 1, to a 5/8" Iron Rod with Yellow Cap marked "GSES INC. RPLS 4804" Found for a corner of this tract;

THENCE North 89°49'16" East a distance of 7.05 feet along a Southerly Line of said Lot 1, Block A, Richmond Shopping Center No. 1, to a 5/8" Iron Rod with Yellow Cap marked "GSES INC. RPLS 4804" Found for a corner of this tract;

THENCE South 0°39'57" East a distance of 107.49 feet along a Westerly Line of said Lot 1, Block A, Richmond Shopping Center No. 1, to a 5/8" Iron Rod with Yellow Cap marked "GSES INC. RPLS 4804" Found for the most Easterly Southeast corner of this tract;

THENCE South 44°35'07" West a distance of 10.62 feet to a 5/8" Iron Rod with Yellow Cap marked "GSES INC. RPLS 4804" Found for the most Southerly Southeast Corner of this tract;

THENCE North 89°17'50" West a distance of 132.75 feet along a Northerly Line of said Lot 1, Block A, Richmond Shopping Center No. 1, to a 5/8" Iron Rod with Yellow Cap marked "GSES INC. RPLS 4804" Found for the Southwest Corner of this tract;

THENCE North 0°37'46" West a distance of 19.71 feet along a Westerly Line of said Lot 1, Block A, Richmond Shopping Center No. 1, passing a 1" Iron Rod Found at the Southeast Corner of the Mobil Oil Addition No.4 recorded under Volume 83193, Page 607 of the Official Public Records, Dallas County, Texas, and continuing along the East Line of said Mobil Oil Addition No.4 for a total distance of 192.20 feet to a 5/8" Iron Rod with 2" Aluminum Cap marked "CEC 10194378" Set for the Northwest Corner of this tract;

THENCE along the Southern Right-of-Way of West Buckingham Road, at a Curve to the Right with a Chord Bearing of N 86°22'11" East, Chord Distance of 55.03 feet, Radius of 1646.98 feet, Arc Length of 55.03 feet, Delta of 1°54'52", and Tangent of 27.52 feet to a 5/8" Iron Rod with 2" Aluminum Cap marked "CEC 10194378" Set for the end of this Curve;

THENCE North 89°31'26" East a distance of 45.10 feet along the Southern Right-of-Way of West Buckingham Road to the POINT OF BEGINNING and containing within these calls a calculated area of 0.598 Acres (26,060.62 square feet) more or less.

SURVEYOR'S STATEMENT

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

Dated the _____ day of _____, 20____

Preliminary, this document shall not be recorded for any purpose and shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Justin Contwell, RPLS
Texas Registered Professional Land Surveyor No. 6331

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, 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 and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 20____

Notary Public for and in the State of Texas

My commission expires: _____

OWNER:
482D - REAL ESTATE HOLDING CO., LLC
4501 102nd Street
Lubbock, Texas 79424

ENGINEER:
Centerline Engineering and Consulting, LLC
8312 Upland Ave.
Lubbock, Texas 79424
Tel. (805) 470-8686
Contact: Daniel R. Wetzel, P.E.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That 482D Real Estate Holding Co., LLC, the owner of the property described in this plot, acting by and through its duly authorized agent, does hereby adopt this plot, designating the property as HTeaO No. 1 on 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 plot shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. 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 plot. 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 plot shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation on maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

The undersigned does covenant and agree that the access easement(s) dedicated on this plot may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s).

This plot 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 _____, 20____

By: _____
Ron Bostick, Managing Member
482D Real Estate Holding Co., LLC

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, 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 and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 20____

Notary Public for and in the State of Texas

My commission expires: _____

GENERAL NOTES:

- THE BASIS OF BEARING IS NAD83 (CORS96, EPOCH 2011) TIED TO TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202) DERIVED FROM OPUS
- EACH LOT CORNER IS MONUMENTED BY A 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "CEC" UNLESS DENOTED OTHERWISE.
- SELLING A PORTION OF THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AN IS SUBJECT TO WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THE PURPOSE OF THIS PLAT IS TO FINAL PLAT LOT 1. BLOCK ONE OF REALEINS ADDITION FOR DEVELOPMENT.

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 plot is contingent upon the plot being filed with the County Clerk of Dallas County within 180 days from the above date.

AREA RESERVED FOR COUNTY FILING INFO.

FINAL PLAT

HTeaO NO. 1

Lot 1, Block 1
0.583 ACRES
BEING A FINAL PLAT OF LOT 1, BLOCK 1 OF
REALEINS ADDITION
INST. NO. 201800080260 O.P.R.D.C.T.
LEVI TURNER SURVEY, ABSTRACT NO. 1487
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 200116-2

CENTERLINE ENGINEERING & CONSULTING, LLC
10310 Franklin Ave., Suite 410, Lubbock, Texas 79424
(805) 441-7183
TXPE Reg. No. 1-18713
TSPS Reg. No. 10194388



GARLAND

Plan Commission

3. a.

Meeting Date: 11/09/2020

Item Title: Impact Fee Report

Summary:

Impact Fee Report

Attachments

Impact Fee Report

TO: Chairman Roberts and Members of the Plan Commission

FROM: Will Guerin, Director of Planning

DATE: November 4, 2020

SUBJECT: Impact Fee Report

Garland's Impact Fee Ordinance requires that reports be filed with the City Council regarding the collection of fees and implementation of the capital improvements plan adopted as part of the Impact Fee Ordinance. These reports are to be provided to the Council by the Capital Improvements Advisory Committee, established by the Impact Fee Ordinance. The Plan Commission serves in the capacity of this Committee.

Attached is a draft report to City Council from the Capital Improvements Advisory Committee for the period covering March 22, 2020 through September 21, 2020. There is an item on the November 9, 2020 meeting agenda to consider this report and forward to the City Council in compliance with the ordinance requirements.

Should you have questions regarding the report please contact me at 972-205-2449 or by email at wguerin@garlandtx.gov.

Sincerely,

Will Guerin, AICP
Director of Planning

TO: Mayor LeMay and the City Council
FROM: Chairman Roberts and Members of the Plan Commission
DATE: November 9, 2020
SUBJECT: Impact Fee Report

Section 31.163(A) of Garland's Impact Fee Ordinance requires that the Capital Improvements Advisory Committee file reports with the City Council regarding implementation of the capital improvements plan and administration of impact fees. Acting in the capacity of the Capital Improvements Advisory Committee, following is the Plan Commission's report for March 22, 2020 through September 21, 2020.

COLLECTION OF IMPACT FEES

During the period covering March 22, 2020 through September 21, 2020 impact fees were collected for 172 developments. Of these, 153 are single-family homes (including ancillary irrigation systems), 1 is a multi-family development, and 18 are commercial/industrial/church/school developments. These include the addition of water meters to existing developments. Amounts collected are as follows:

Single-Family Development

# Of Lots	Service Area	Water	Roadway	Total
18	A	\$495.00	\$0.00	\$495.00
77	B	\$3,530.50	\$57,754.00	\$61,284.50
30	C	\$17,212.50	\$63,864.30	\$81,076.80
28	D	\$1,335.50	\$12,074.20	\$13,409.70
Total: 153		\$22,573.50	\$133,692.50	\$156,266.00

Multi-Family Development

Location	Service Area	Water	Roadway	Total
3102 Zion Rd	D	32,619.00	0.00	32,619.00
Total: 1		\$32,619.00	\$0.00	\$32,619.00

Commercial/Churches/Schools Development

Location	Service Area	Water	Roadway	Total
5362 N Garland Ave	A	\$2,966.00	\$26,448.00	\$29,414.00
6313 N George Bush Hwy	A	\$2,966.00	\$129,314.52	\$132,280.52
1805 W Campbell Rd	A	\$807.00	\$28,208.84	\$29,015.84
1417 Eastgate Dr	B	\$2,966.00	\$4,795.06	\$7,761.06
2802 Lavon Dr	C	\$0.00	12575.56	\$12,575.56
3116 S First St	D	\$6,229.00	\$19,017.23	\$25,246.23
3219 Wexford Dr	D	\$9,488.00	\$1,579.00	\$11,067.00
3223 Wexford Dr	D	\$0.00	\$1,579.00	\$1,579.00
3227 Wexford Dr	D	\$0.00	\$1,579.00	\$1,579.00
3231 Wexford Dr	D	\$0.00	\$1,579.00	\$1,579.00
3235 Wexford Dr	D	\$0.00	\$1,579.00	\$1,579.00
3239 Wexford Dr	D	\$0.00	\$1,579.00	\$1,579.00
1110 Woburn Dr	D	\$0.00	\$1,876.00	\$1,876.00
1114 Woburn Dr	D	\$0.00	\$1,876.00	\$1,876.00
609 E Oates Rd	D	\$6,229.00	\$21,235.00	\$27,464.00
1233 E I-30 Frwy	D	\$15,122.00	\$127,765.00	\$142,887.00
950 Trails Pkwy	D	\$5,634.00	\$11,009.49	\$16,643.49
4790 Broadway Blvd	D	\$70.00	\$0.00	\$70.00
Total: 18		\$52,477.00	\$393,594.70	\$446,071.70
Total (All Land Uses)		\$107,669.50	\$527,287.20	\$634,956.70

Impact fees totaling \$634,956.70 were collected during this period. Of this, \$107,669.50 was collected for water facilities and \$527,287.20 was collected for roadway facilities.

CAPITAL IMPROVEMENTS PLAN

Roadways

The status of the roadway projects, during this time period, included in the impact fee capital improvements program is as follows:

Status/Roadway Segment

Service Area

Under Design:

Holford, SH 190 to City Limits

A

Under Construction:

Shiloh, IH 635 to Kingsley

B

Bobtown, Rowlett to Rosehill (construction pending)

D

Bobtown, Rosehill to Waterhouse (construction pending)

D

Completed:

Oates, Broadway to Rosehill

D

Water Facilities

Water Master Plan – Completed

Please let me know if you have questions regarding this report, or if further information is desired.

Scott Roberts, Chairman
City of Garland Plan Commission



GARLAND

Plan Commission

4. a.

Meeting Date: 11/09/2020

Item Title: Z 19-31 Masterplan - Zoning (District 3)

Summary:

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)

Attachments

Z 19-31 Masterplan (Zoning) Report and Attachments

Planning Report

File No: Z 19-31/District 3

Agenda Item:

Meeting: Plan Commission

Date: November 9, 2020



GARLAND
TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Multi-Family (MF) District to a Planned Development (PD) District for Multi-Family Use and

LOCATION

5751 Marvin Loving Drive

APPLICANT

Masterplan

OWNER

Plutus21 Development Fund II, LLC

BACKGROUND

The subject property is currently unimproved. The applicant requests the development of forty-eight (48) multi-family dwelling units, which will be built in one (1) phase. The development will consist of two (2) buildings.

SITE DATA

The overall site consists of approximately 1.95 acres with 225 lineal feet of frontage along Marvin Loving Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Multi-Family (MF) District. 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

1. Development and Site Plan

The applicant requests the development forty-eight (48) multi-family dwelling units on an unimproved property. The development will consist of two (2) buildings as outlined on the site plan (Exhibit C in the Plan agenda item).

2. Parking

The GDC requires eight-four (84) parking spaces for this proposal. The site layout shows eighty-five (85) parking spaces. Additionally, fifty (50%) percent of the required parking spaces must be covered. The applicant proposes forty-five (45) covered parking spaces. Therefore, the applicant complies with the parking requirements.

3. Building Placement

Section 2.39 (G) of the GDC states "Where there are multiple MF structures located within a development, a minimum of fifty percent of the structures that are located within one hundred feet of, or visible from, any public right-of-way must be positioned where the structures' facades are at an angle of at least thirty degrees to the street right-of-way line. The intent of this provision is to avoid the external appearance of long and monotonous building alignments from adjacent property". The applicant does not propose to locate any building at a minimum of thirty (30) degrees angle from Marvin Loving Drive. Due to the proposed small-scale development, the buildings will not be relatively long. Therefore, it should not create an external appearance of long and monotonous.

4. Building Separation

Section 2.39(G)(2) states that all portions of a multi-family dwelling structure must be a minimum of twenty (20) feet from other multifamily dwelling structures, or any portions thereof. The site layout complies with this requirement.

5. Density

The maximum density required per the GDC for a multi-family development is eighteen (18) dwelling units per acre. The applicant requests the density at twenty-five (25) units per acre given the limited size of the site.

6. Carports

Section 2.60(A)(4) of the GDC states that carports must be supported by columns that are architecturally integrated and are similar to the colors of the main building. The applicant requests to deviate to allow metal with no masonry columns to maximize space for motorists and avoid maintenance issues from damaged masonry. The carports would have a roof design that ties into the roofs of the main buildings. Additionally, the carports will include masonry siding extending from the grade approximately four and a half (4 ½) feet from the base of the carport and on three (3) sides. The carport support poles at the ends of the carports will be clad in the siding material at the same height (4 ½ feet) although the poles in the remainder of the carports will be metal poles without cladding.

In addition, Section 2.60(A)(5) states that each carport structure cannot have more than ten (10) parking stalls under each roof structure. The applicant proposes three (3) carport structures. Two (2) carport structures will have twelve (12) parking stalls and the third structure will have nine (9) parking stalls.

7. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. Given the limited scale of development, there would not be a clubhouse.

A leasing office will not be provided on the property. Most office correspondence and services will be handled on-line in addition to an on-site resident manager to handle day-to-day issues and routine maintenance.

- **Swimming Pool:** One swimming pool having a minimum of eight hundred square feet of surface water must be provided for each multi-family development. The request is to deviate and not provide a swimming pool. There are additional leisure areas with grilling stations and shade structures on the site layout. Moreover, the applicant contends the limited scaled development makes alternative amenities more practical than providing a swimming pool.
- **Leisure Areas:** One leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing playground equipment, four (2) grilling station, benches, outdoor seating, three (3) gazebos and a dog park.

8. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically:

Average minimum dwelling unit size.

Required:	725 square feet
Proposed:	841 square feet

Minimum dwelling unit size.

Required one- bedroom:	650 square feet
Proposed:	772 square feet and 845 square feet

Required two-bedroom:	800 square feet
Proposed:	907 square feet

9. Screening and Landscaping

The proposed landscape layout (Exhibit D) complies with the applicable screening and landscape regulations of the GDC. Although screening is not required for this particular development, the applicant proposes a six (6)-foot ornamental metal fence along Marvin Loving Drive and a six (6)-foot wood fence around the remaining perimeter of the property.

10. Building Design

The building design complies with the architecture elements and articulation requirements of the GDC.

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

11. Signage

No deviations were requested regarding signage.

12. Summary of Deviations

The applicant requests to deviate from the required Multi-Family (MF) District development standards per Section 2.39 and Section 2.60 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	Required	Proposed	Analysis
Building Placement	Section 2.39 (G) states Where there are multiple multi-family structures located within a development, a minimum of fifty (50) percent of the structures that are located within one hundred feet of, or visible from, any public right-of-way must be positioned where the structures' facades are at an angle of at least thirty degrees to the street right-of-way line. The intent of this provision is to avoid the external appearance of long and monotonous.	The applicant does not intend to place the building at a thirty degrees angle from the right-of-way line.	Due to the proposed small scale development, the buildings will not be relatively long. Therefore, it should not create the external appearance of long and monotonous.
Density	Eighteen (18) dwelling units per acre	Twenty-Five (25) dwelling units per acre.	The applicant request to increase the density to twenty-five (25) units per acre given the limited size of the site.
Carport	Section 2.60(A)(4) of the GDC states that carports must be	The applicant proposes metal columns.	The applicant requests to deviate to allow metal with

	supported by columns that are architecturally integrated and are similar to the colors of the main building. In addition, Section 2.60(A)(5) states that each carport structure can't have any more than ten parking stalls under each roof structure.	The applicant proposes a total of three (3) carport structures. Two (2) carport structures will have twelve (12) parking stalls and the third structure will have nine (9) parking stalls.	no masonry columns to maximize space for motorists and avoid maintenance issues from damaged masonry. This deviation is requested in order to comply with the parking requirements. Section 2.52 (Land Use Matrix) states that all multi-family development must have a minimum of fifty (50%) percent covered parking.
Clubhouse	Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents.	The applicant does not propose a clubhouse.	Given the limited scale of development, there would not be an on-site clubhouse or leasing office. Most office correspondence and services will be handled on-line except that there would be an on-site resident manager to handle day-to-day issues and routine maintenance.
Swimming Pool	One swimming pool having a minimum of eight hundred square feet of surface water must be provided for each multi-family development.	The applicant does not propose a swimming pool.	There are additional leisure areas with grilling stations and shade structures on the site layout. Moreover, the limited scale development makes alternative amenities more practical than providing a swimming pool.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers. Regional Centers are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional Centers may be found along major highways and turnpikes, and at significant bus or rail stations.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Properties to the north are zoned Multi-Family (MF) District; these properties are developed with multi-family uses. Properties to the east, across Marvin Loving Drive, are zoned Multi-Family (MF) District; these properties are developed with multi-family dwelling units. Properties to the south are zoned Multi-Family (MF) District and are developed with multi-family dwelling units. The property to the west is zoned Multi-Family (MF) District and it is unimproved.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Multi-Family (MF) District to a Planned Development (PD) District for Multi-Family Use.

In addition, staff recommends the applicant to paint the carport poles to match the main buildings.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Detail Plan
- iv. Photos

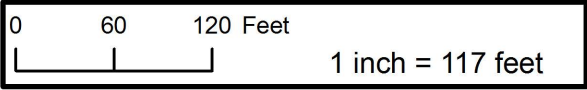
CITY COUNCIL DATE: December 1, 2020

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 19-31



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-31

5751 Marvin Loving Drive

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a multi-family 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 Multi-Family (MF) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. 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: Land Uses are permitted as 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. Building Placement: None of the buildings are required to be located at a minimum angle of thirty (30) degrees from the right-of-way.
- D. Density: The maximum density for this development shall be twenty-five (25) dwelling units per acre.

E. Clubhouse: A clubhouse is not required with this development.

F. Swimming Pool: A swimming pool is not required with this development.

G. Amenities: Amenities shall be provided as shown on the Exhibits C and D.

H. Carports:

- A maximum of twelve (12) parking stalls are allowed per structure.
- The support columns are allowed to be metal in lieu of masonry material.

I. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

J. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

Z 19-31



View of the subject property from Marvin Loving Drive



North of the subject property from Marvin Loving Drive



East of subject property



West of Subject Property



GARLAND

Plan Commission

4. b.

Meeting Date: 11/09/2020

Item Title: Z 19-31 Masterplan - Detail Plan (District 3)

Summary:

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)

Attachments

Z 19-31 Masterplan (Detail Plan) Report and Attachments

Planning Report

File No: Z 19-31/District 3

Agenda Item:

Meeting: Plan Commission

Date: November 9, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Detail Plan for Multi-Family Use.

LOCATION

5751 Marvin Loving Drive

APPLICANT

Masterplan

OWNER

Plutus21 Development Fund II, LLC

BACKGROUND

The subject property is currently unimproved. The applicant requests the development of forty-eight (48) multi-family dwelling units, which will be built in one (1) phase. The development will consist of two (2) buildings.

SITE DATA

The overall site consists of approximately 1.95 acres with 225 lineal feet of frontage along Marvin Loving Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Multi-Family (MF) District. 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

1. Development and Site Plan

The applicant requests the development forty-eight (48) multi-family dwelling units on an unimproved property. The development will consist of two (2) buildings as outlined on the site plan (Exhibit C in the Plan agenda item).

2. Parking

The GDC requires eight-four (84) parking spaces for this proposal. The site layout shows eighty-five (85) parking spaces. Additionally, fifty (50%) percent of the required parking spaces must be covered. The applicant proposes forty-five (45) covered parking spaces. Therefore, the applicant complies with the parking requirements.

3. Building Placement

Section 2.39 (G) of the GDC states "Where there are multiple MF structures located within a development, a minimum of fifty percent of the structures that are located within one hundred feet of, or visible from, any public right-of-way must be positioned where the structures' facades are at an angle of at least thirty degrees to the street right-of-way line. The intent of this provision is to avoid the external appearance of long and monotonous building alignments from adjacent property". The applicant does not propose to locate any building at a minimum of thirty (30) degrees angle from Marvin Loving Drive. Due to the proposed small-scale development, the buildings will not be relatively long. Therefore, it should not create an external appearance of long and monotonous.

4. Building Separation

Section 2.39(G)(2) states that all portions of a multi-family dwelling structure must be a minimum of twenty (20) feet from other multifamily dwelling structures, or any portions thereof. The site layout complies with this requirement.

5. Density

The maximum density required per the GDC for a multi-family development is eighteen (18) dwelling units per acre. The applicant requests the density at twenty-five (25) units per acre given the limited size of the site.

6. Carports

Section 2.60(A)(4) of the GDC states that carports must be supported by columns that are architecturally integrated and are similar to the colors of the main building. The applicant requests to deviate to allow metal with no masonry columns to maximize space for motorists and avoid maintenance issues from damaged masonry. The carports would have a roof design that ties into the roofs of the main buildings. Additionally, the carports will include masonry siding extending from the grade approximately four and a half (4 ½) feet from the base of the carport and on three (3) sides. The carport support poles at the ends of the carports will be clad in the siding material at the same height (4 ½ feet) although the poles in the remainder of the carports will be metal poles without cladding.

In addition, Section 2.60(A)(5) states that each carport structure cannot have more than ten (10) parking stalls under each roof structure. The applicant proposes three (3) carport structures. Two (2) carport structures will have twelve (12) parking stalls and the third structure will have nine (9) parking stalls.

7. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. Given the limited scale of development, there would not be a clubhouse.

A leasing office will not be provided on the property. Most office correspondence and services will be handled on-line in addition to an on-site resident manager to handle day-to-day issues and routine maintenance.

- **Swimming Pool:** One swimming pool having a minimum of eight hundred square feet of surface water must be provided for each multi-family development. The request is to deviate and not provide a swimming pool. There are additional leisure areas with grilling stations and shade structures on the site layout. Moreover, the applicant contends the limited scaled development makes alternative amenities more practical than providing a swimming pool.
- **Leisure Areas:** One leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing playground equipment, four (2) grilling station, benches, outdoor seating, three (3) gazebos and a dog park.

8. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically:

Average minimum dwelling unit size.

Required:	725 square feet
Proposed:	841 square feet

Minimum dwelling unit size.

Required one- bedroom:	650 square feet
Proposed:	772 square feet and 845 square feet

Required two-bedroom:	800 square feet
Proposed:	907 square feet

9. Screening and Landscaping

The proposed landscape layout (Exhibit D) complies with the applicable screening and landscape regulations of the GDC. Although screening is not required for this particular development, the applicant proposes a six (6)-foot ornamental metal fence along Marvin Loving Drive and a six (6)-foot wood fence around the remaining perimeter of the property.

10. Building Design

The building design complies with the architecture elements and articulation requirements of the GDC.

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

11. Signage

No deviations were requested regarding signage.

12. Summary of Deviations

The applicant requests to deviate from the required Multi-Family (MF) District development standards per Section 2.39 and Section 2.60 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	Required	Proposed	Analysis
Building Placement	Section 2.39 (G) states Where there are multiple multi-family structures located within a development, a minimum of fifty (50) percent of the structures that are located within one hundred feet of, or visible from, any public right-of-way must be positioned where the structures' facades are at an angle of at least thirty degrees to the street right-of-way line. The intent of this provision is to avoid the external appearance of long and monotonous.	The applicant does not intend to place the building at a thirty degrees angle from the right-of-way line.	Due to the proposed small scale development, the buildings will not be relatively long. Therefore, it should not create the external appearance of long and monotonous.
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	supported by columns that are architecturally integrated and are similar to the colors of the main building. In addition, Section 2.60(A)(5) states that each carport structure can't have any more than ten parking stalls under each roof structure.	The applicant proposes a total of three (3) carport structures. Two (2) carport structures will have twelve (12) parking stalls and the third structure will have nine (9) parking stalls.	no masonry columns to maximize space for motorists and avoid maintenance issues from damaged masonry. This deviation is requested in order to comply with the parking requirements. Section 2.52 (Land Use Matrix) states that all multi-family development must have a minimum of fifty (50%) percent covered parking.
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COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Properties to the north are zoned Multi-Family (MF) District; these properties are developed with multi-family uses. Properties to the east, across Marvin Loving Drive, are zoned Multi-Family (MF) District; these properties are developed with multi-family dwelling units. Properties to the south are zoned Multi-Family (MF) District and are developed with multi-family dwelling units. The property to the west is zoned Multi-Family (MF) District and it is unimproved.

STAFF RECOMMENDATION

Approval of a Detail Plan for Multi-Family Use.

In addition, staff recommends the applicant to paint the carport poles to match the main buildings.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Detail Plan
- iv. Photos

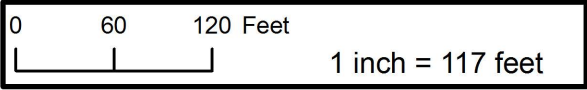
CITY COUNCIL DATE: December 1, 2020

PREPARED BY:

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

REVIEWED BY:

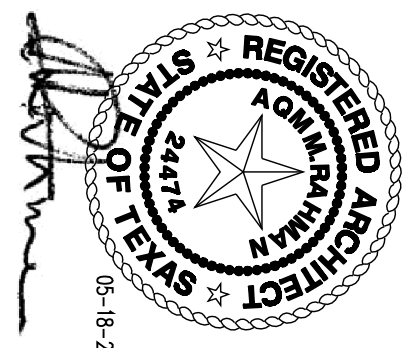
Will Guerin, AICP
Director of Planning



Zoning Map Z 19-31



INDICATES AREA
OF REQUEST



Developer
Pulsus 21 Development
Ph: 469-851-6007

Participating Consultants:

Project Name:

MULTI FAMILY APARTMENT
AT
5751 MARVIN LOVING DRIVE
GARLAND, TEXAS 75043

Drawing Title:
DETAIL PLAN

Issued For: Date:

Revision Information:

No.	Date	Description

Project No.: 190502-01 Date: 02-22-19
Drawn By: WE Checked By: WE

Sheet No. SHEET-1

DRAWING SITE PLAN GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. COORDINATE DEMOLITION AND REMOVAL WITH ALL TRACES, AS REQUIRED.
2. THERE SHALL BE NO OUTDOOR STORAGE AND NO OVERNIGHT STORAGE OF VEHICLES MAINTAINING AND/OR UNDERGOING SERVICE OR WAITING FOR CUSTOMER PICKUP.



2 VICINITY MAP
SCALE: N.T.S.

BUILDING DATA				
UNIT	NO.	TYPE	STORAGE AREA	EXTENDED AREA
A	12	1 BR.	26 SFT	772 SFT
B	24	2 BR.	26 SFT	807 SFT
C	12	1 BR.	22 SFT	846 SFT
NET AREA SUBTOTAL:			41,172 S.F.	
APARTMENT BUILDING - 1			1x20 = 20 UNITS	26,028 S.F.
APARTMENT BUILDING - 2			1x18 = 18 UNITS	15,144 S.F.
GROSS LIVING AREA			41,172 S.F.	

PARKING DATA	
1 BED ROOM UNIT-A : 1.5x12 UNIT	18 SPACES
1 BED ROOM UNIT-B : 1.5x12 UNIT	18 SPACES
2 BED ROOM UNIT : 2x24 UNIT	48 SPACES
TOTAL PARKING REQUIREMENT	84 SPACES
TOTAL PARKING REQ. 84, PROVIDED 85 (INCLUDING 12 ENCLOSED & 33 COVERED PARKING)	
ACCESSIBLE PARKING REQ.	4 SPACES
ACCESSIBLE PARKING PROV.	4 SPACES
VAN ACCESSIBLE PARKING PROVIDED	1 SPACE

AMENITIES PROVIDED WITH THE SITE:

1. DOG WALK
2. DOG SPA
3. BENCH FOR OUT DOOR SEATING
4. PLANTERS
5. WALKING TRAIL
6. BBQ GRILLS
7. CHILDREAN PLAY EQUIPMENT
8. PATIO

SITE DATA SUMMARY TABLE	
NUMBER OF LOTS:	1
GROSS SITE ACREAGE:	1.9484 ACRES OR 84,872 S.F.
EXISTING ZONING:	MULTI-FAMILY
PROPOSED ZONING:	PD
BUILDING AREA:	16,207 S.F.
NUMBER OF STORIES:	3
BUILDING HEIGHT:	38'-6"
NUMBER OF UNITS:	48
REGULAR PARKING REQUIRED:	84 PARKING SPACES
1.5 PER 1 BEDROOM UNIT (24 UNITS)	
2.0 PER 2 BEDROOM UNIT (24 UNITS)	
REGULAR PARKING PROVIDED:	81 PARKING SPACES
HANDICAP PARKING REQUIRED:	4 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	85 PARKING SPACES
IMPERVIOUS COVERAGE:	38,280 S.F. OR 46.86%
ZONING REQUIREMENTS MF:	REQUIRED
FRONT YARD SETBACK	40'
SIDE YARD SETBACK	0'
REAR YARD SETBACK	0'
MAXIMUM LOT COVERAGE	MAX. 60%
MAXIMUM DENSITY	MAX. 18/ACRE
	24.62/ACRE

MARVIN LOVING DRIVE

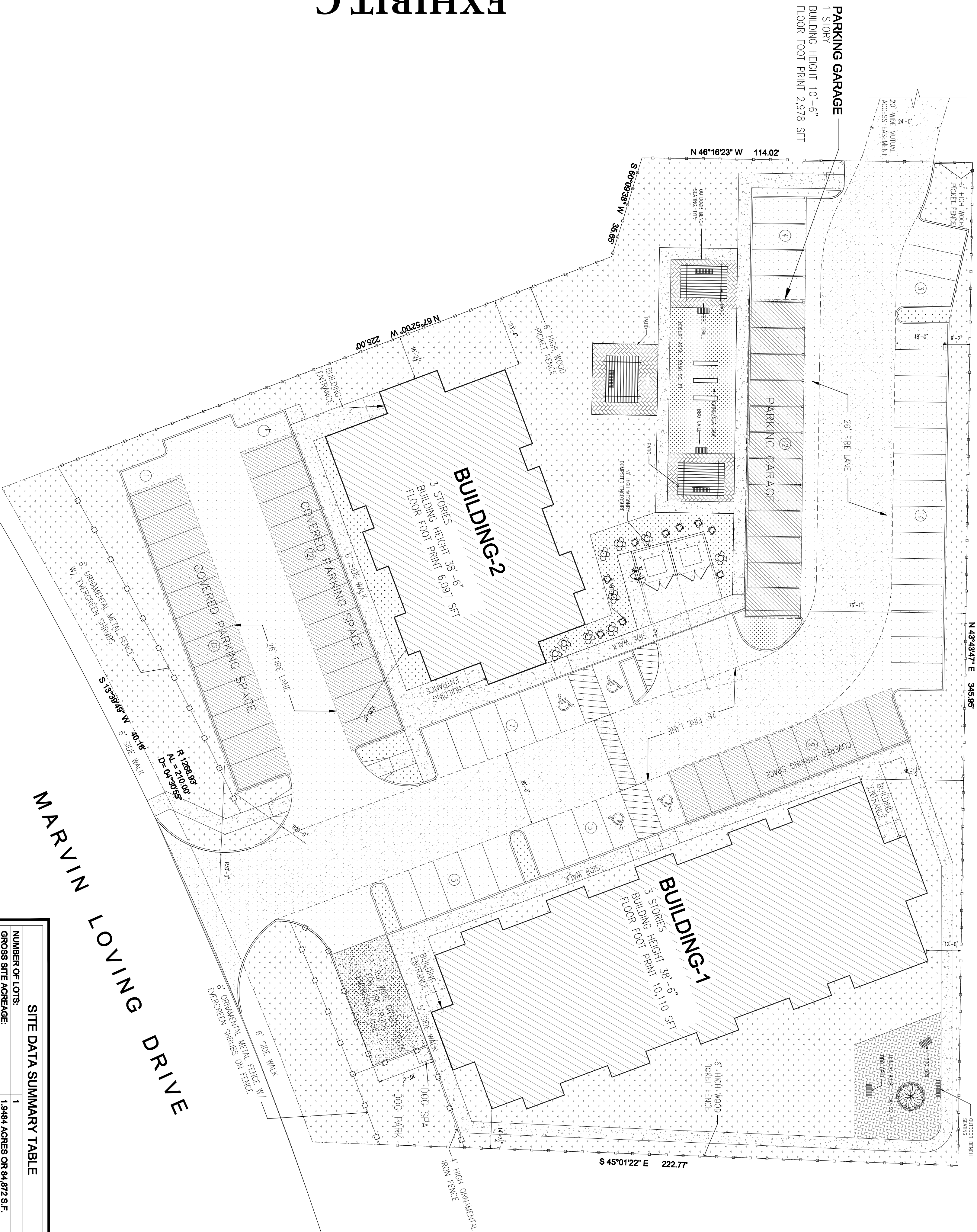
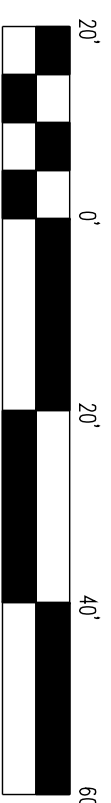
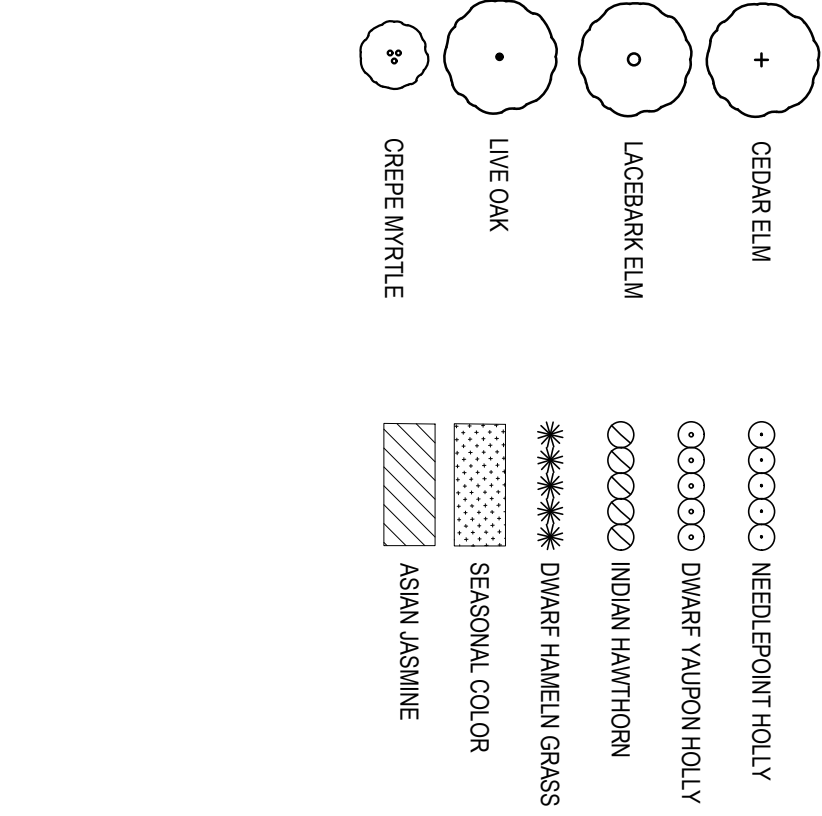
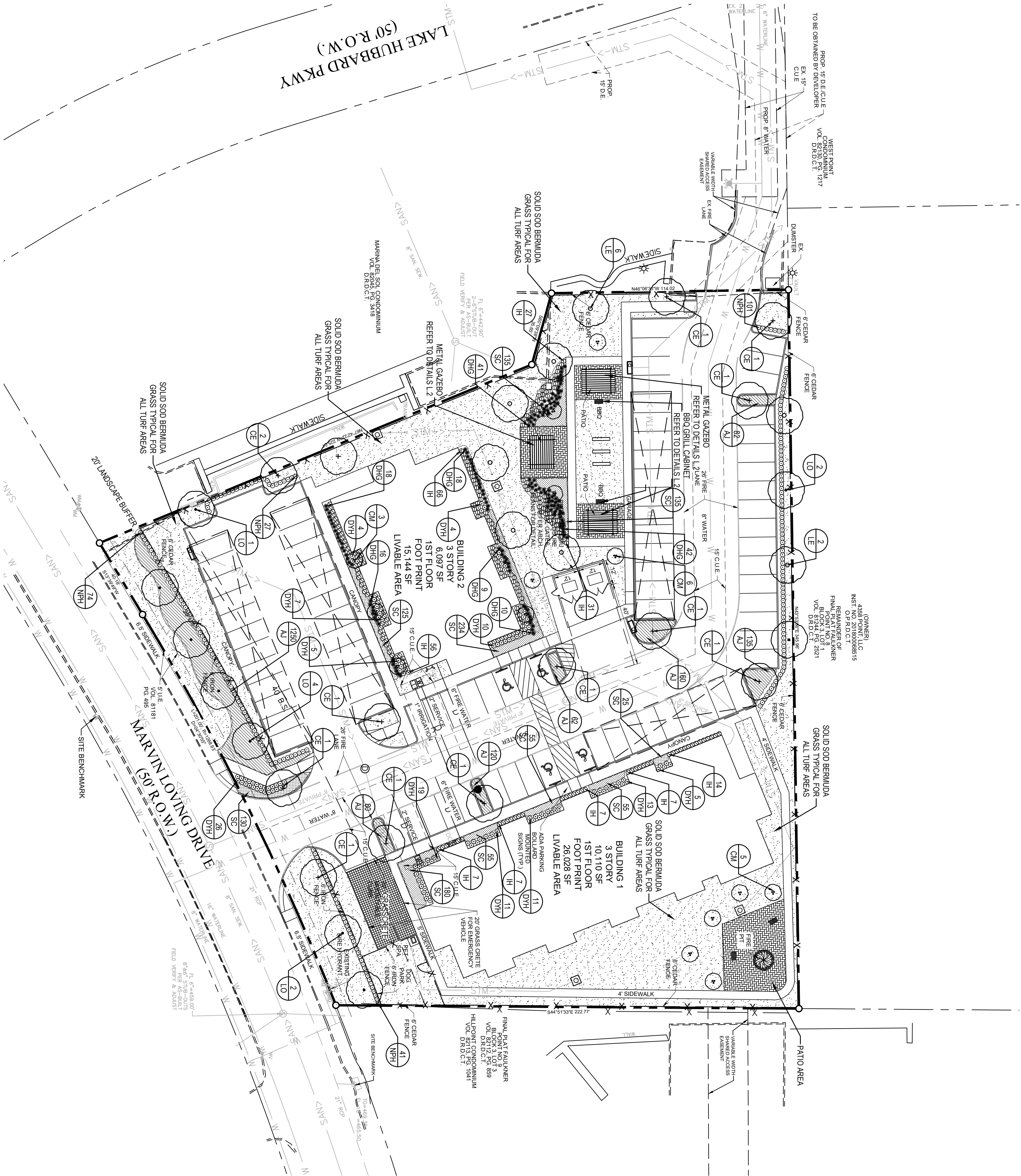


EXHIBIT C

1 DETAIL PLAN
SCALE: 1" = 20'-0"





PLANT MATERIAL SCHEDULE				
TREES				
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE
CE	13	Cedar Elm	<i>Pistacia chinensis</i>	3" cal
LE	8	Lacebark Elm	<i>Ulmus parviflora</i>	3" cal
LO	9	Live Oak	<i>Quercus virginiana</i>	3" cal
CM	13	Crape Myrtle	<i>Lagerstroemia indica</i>	6-8" ht
SHRUBS				
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE
DHG	141	Dwarf Hameln Grass	<i>Pennisetum alopecuroides</i>	3 gal
DYH	230	Dwarf Tansport Holly	<i>Ilex cornuta major</i>	3 gal
SC	243	Needpoint Holly	<i>Ilex cornuta 'Needpoint'</i>	3 gal
GROUNDCOVERS				
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE
AJ	1889	Asian Jasmine	<i>Trachelospermum asiaticum</i>	4" pots
SC	1129	1419 Bermuda grass	<i>Cynodon dactylon</i> , 419	4" pots

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights to have straight trunks and be matching within varieties.

LANDSCAPE REQUIREMENTS				
Requirement: Minimum of 40% of site to be devoted to landscape area.				
(Site Area: 83,425 s.f.)				
Required:	33,530 s.f.	Provided:	34,032 s.f.	
Requirement: 5% of total parking area to be landscaped.				
Trees located at the ends of each parking row. All parking spots to be within 65 ft. of tree. 1 tree per (10) parking spots.				
(Parking Area: 28,920 s.f.)				
Required:	1446 s.f.	Provided:	2,643 s.f.	
9 Trees		11 Trees		
Requirement: 20' wide landscape buffer along major roadways. 1 large canopy tree and 7 shrubs per 30 ft. Maximum 75% of buffer can be turf, 25% to be groundcover.				
(Street Frontage: 230 ft.)				
Required:	56 shrubs	Provided:	8 trees	
1250 s.f. groundcover		1270 s.f. groundcover		

- LANDSCAPE NOTES**
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
 - CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
 - CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
 - ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
 - ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
 - ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

- GENERAL LAWN NOTES**
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
 - ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDOFF AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 - ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 - IMPORTED TOPSOIL SHALL BE NATURAL, FRAGILE SOIL FROM THE SAME SOURCE AS THE UNDERLYING SUBSOIL. DO NOT USE CLAY, TONIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
 - ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRICKLES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNERS CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
 - ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPILLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
 - CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

- SOLID SOD NOTES**
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISH GRADE. DO NOT USE CLAY, TONIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
 - ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDOFF AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 - ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 - CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
 - PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE BOXES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL Voids.
 - ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
 - WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
 - IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVERSEEDED WITH WINTER RYEGRASS, AT A RATE OF 6# POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

GARLAND APARTMENT COMPLEX

CITY OF GARLAND, TEXAS



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1794 MODERNOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

ISSUE:
CITY COMMENTS 10.22.2020

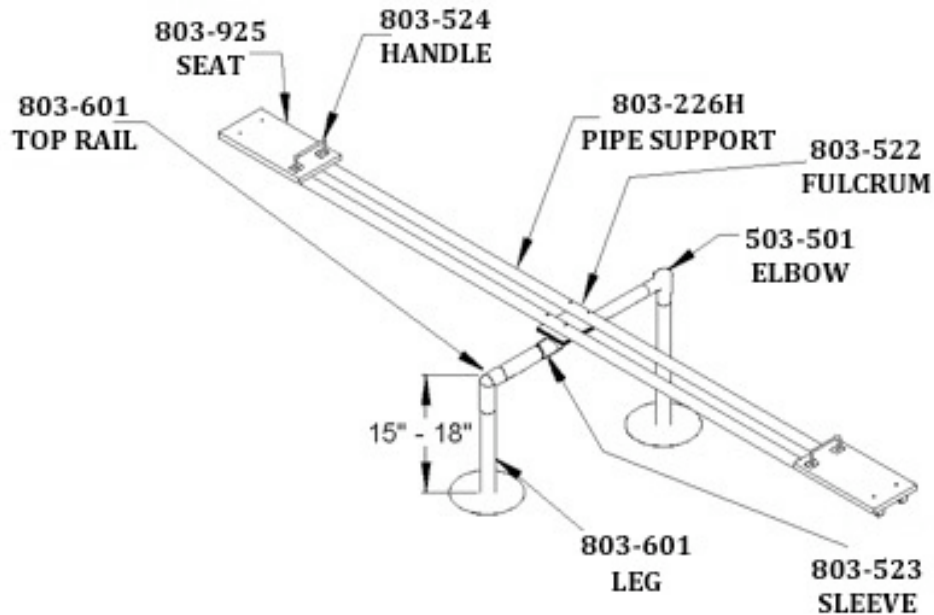
DATE:
10.22.2020

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.1

IMPORTANT

PLEASE READ THESE INSTRUCTIONS BEFORE COMMENCING ASSEMBLY. Please retain this instruction sheet in your files. It contains important replacement parts information. All equipment must be installed in accordance with these instructions. It is important to use and maintain all public playground equipment properly. Playground equipment, which is improperly maintained, can cause serious injury. Periodical inspections, maintenance, repair and/or replacement of damaged parts is necessary for safe operation of equipment. Appropriate publications, available at no charge, from the consumer product safety commission, include "A Handbook for Public Playground safety". You can receive your free copy by calling 1-301-504-7908.

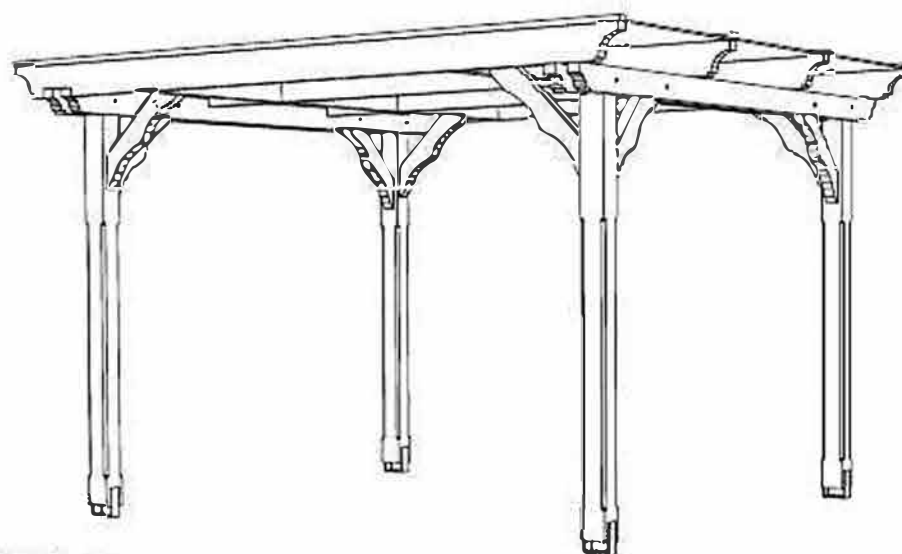


PACKING LIST				HARDWARE BAG			
1	CTN	1	Hardware Bag	4	105-017	2	3/8" Pipe Plug
		2	503-501 Elbow	6	196-802	1/2" x 1/2"	Socket Set Screw
		1	803-522 Fulcrum	8	116-550	5/16" x 3"	B.H. Bolt
		2	803-523 Sleeve	4	116-543	5/16" x 2 1/4"	B.H. Bolt
		2	803-524 Handle	12	326-501	5/16"	Lock Washer
		2	803-925 Seat Boards	12	216-512	5/16" x 1"	B.H. Nut
1	BDL	3	803-601 Pipe 2 3/8" OD x 3' 6" Long	1	416-400	1/4"	Socket Key
2	PIPE	1	803-226H Support	2	416-350	3/16"	Socket Key
				1	516-350		Permabond Threadlocker Tube
				1	805-532		Warning Label
				1	805-534		SportsPlay Label
				1			Maintenance Checklist

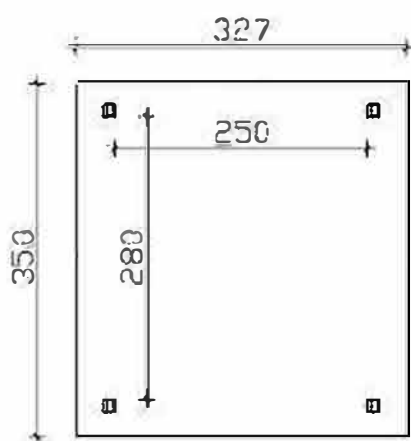
1 CTN 1 BDL 2 PIPE 4 TOTAL PCS 145# Weight Class 70

EXHIBIT D

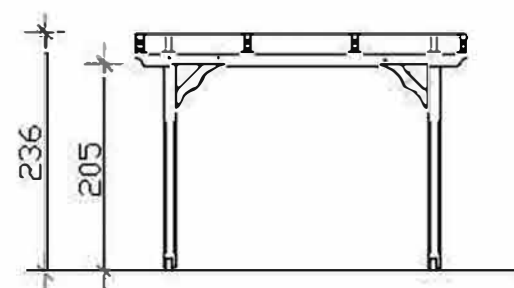
SportsPlay Equipment, Inc., 5642 Natural Bridge, St. Louis, MO 63120 (314) 389-4140
www.sportsplayinc.com



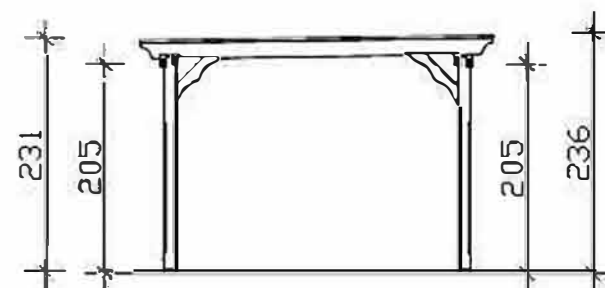
4018211 371273



Floor plan



Side View



Front View

M 1:100

"Marseille" Gazebo 327cm x 350cm

Datasheet / Construction Description

Type of wood / Hardware	glulam, untreated / galvanised
Posts	4 pieces 12x12x210cm
Roof	Polycarbonat double bar 10mm (bronze)
Roof surface	11,45m ²
Snow load	sk = 2,00kN/m ²
Length x Depth	327cm x 350cm
Height / Entrance	236cm / (205cm)
Area (building volume)	11,45m ² (27,02m ³)
Package dimensions	WxLxH 110x400x45-60cm / weight 286kg
Including	Mounting material, screw on post, upper struts, set up instructions

EXHIBIT D

Al's Collection

Classic Steel Strap or Slat Benches

Materials: **Mild Steel or Steel and Wood/Recycled Plastic**

Al's Collection presents an intriguing frame with a classic strap seat for environments that require clean, simple lines. Available with steel straps, wood or recycled plastic seat sections, Al's backed bench offers a restful seat. With Al's wood version, combine it with our Boulevard™ Thermally-Modified wood for superior durability with minimal environmental impact.



Al's Bench - AL-0100-72

- Strong 3/8" laser cut and welded end frames, 1/4 x 1-1/2" steel framework
- Heavy duty (commercial grade) all steel or horizontal slat seating
- Comfortable and modern, will fit in many locations
- Wooden slat version available in Boulevard™ wood, Ipe, Douglas Fir, Red Cedar and Recycled Plastic Lumber



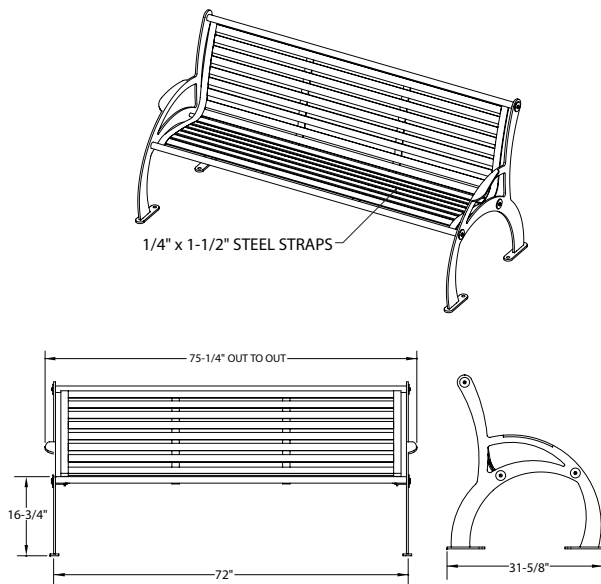
Shown with optional recycled plastic

AL's Collection - All Steel or Steel and Wood/Recycled Plastic

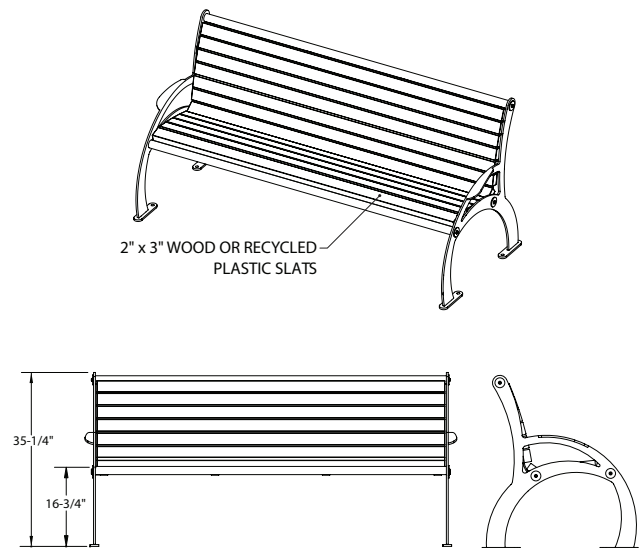
Specifications

Part. No.	Description	Size (L x W x H)	Seat Height	Weight Lbs.	Mounting
AL-0100-48	AL's Collection Bench with back, all steel	48" x 31-5/8" x 35-1/4"	16-3/4"	213	Surface-mount
AL-0100-60	AL's Collection Bench with back, all steel	60" x 31-5/8" x 35-1/4"	16-3/4"	248	Surface-mount
AL-0100-72	AL's Collection Bench with back, all steel	72" x 31-5/8" x 35-1/4"	16-3/4"	291	Surface-mount
AL-01100-72	AL's wood or recycled plastic slat option	72" x 31-5/8" x 35-1/4"	16-3/4"	265-315	Surface-mount

*Note weight varies on wood or plastic seat version.



AL-0100-72



AL-01100-72, slat bench option

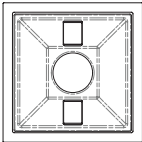
AL's Collection benches available with slats in Boulevard™ Thermally-Modified wood, Ipe, Red Cedar, Douglas Fir or Recycled Plastic Lumber.



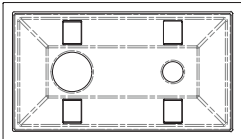
Tournesol Recycling Systems - Urban and Wilshire Collections

Part. No.	Collection	Material	Shape	Lid Configuration	Description
UR-REC-01 or UCR-REC-01	Urban	FRP/GFRC	Square	FRP 1-Stream Lid	22"L x 22"W x 33"H, FRP (UR) or GFRC (UCR) Recycler
UR-REC-02 or UCR-REC-02	Urban	FRP/GFRC	Rectangle	FRP 2-Stream Lid	38"L x 22"W x 33"H, FRP (UR) or GFRC (UCR) Recycler

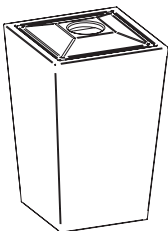
Recycling system lids available with trash/plastic & glass (6¼" hole), paper (9½" x 1½" angled slot), or drink can (3¼" hole) openings. Each opening features two laser cut stainless labels. Specify openings and labels at time of order.



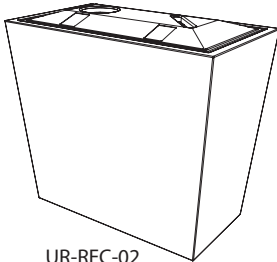
FRP 1-Stream Top - shown with 6¼" trash/plastic & glass opening



FRP 2-Stream Top - shown with 6¼" trash/plastic & glass, 3¼" drink can openings



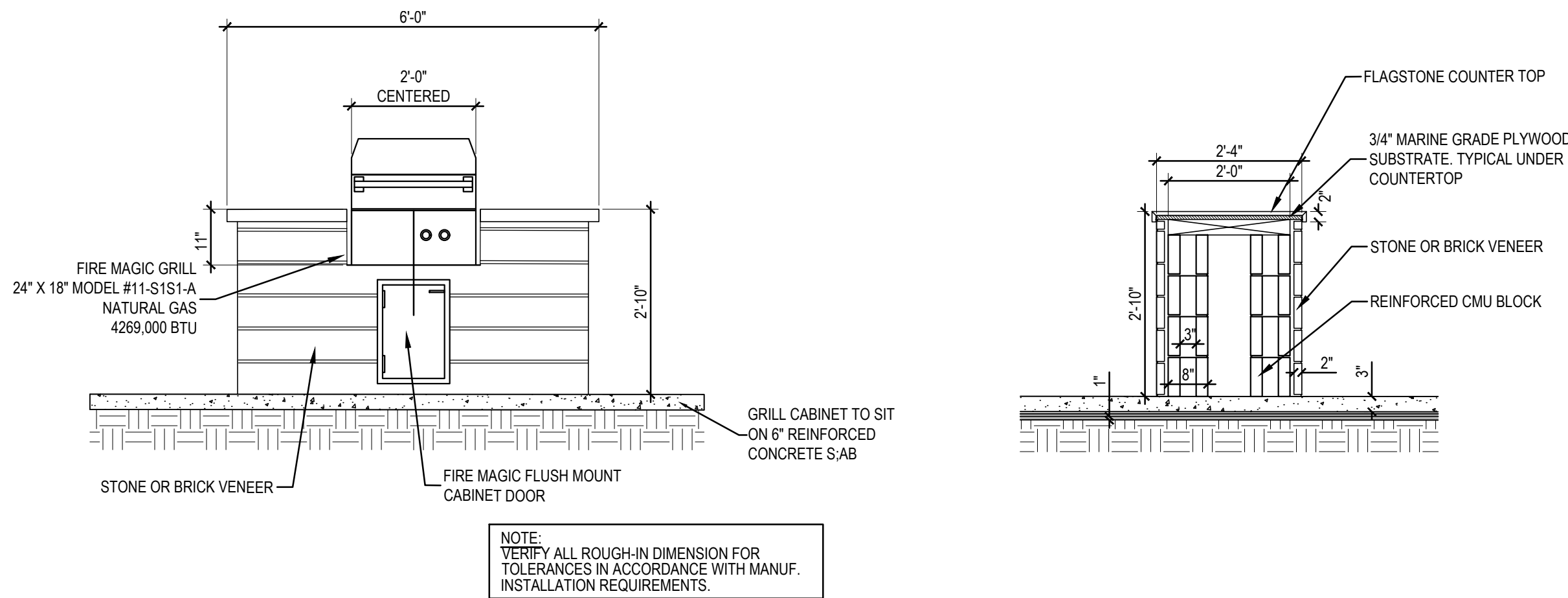
UR-REC-01



UR-REC-02

Our Urban Collection and Wilshire Collection recycling systems are designed to be used on their own, or in conjunction with the matching line of planters. Both collections are available as 1-, 2- or 3-stream recyclers. Each stream is collected in an independent 23 gallon rigid LLD Polyethylene bin. The lids are slightly crowned to discourage leaving materials stacked on the recycler. The lids are secured with durable piano hinges, and swing away easily for emptying. Four standard openings are available, depending upon the waste stream indicated. In addition to the waterproof bins, the entire recycler is waterproof to prevent leaks and spills.

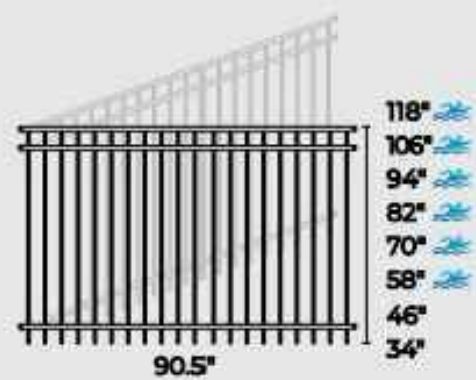
EXHIBIT D



FLAT TOP

- 1-3/4" X 1-3/4" (14GA) RAIL
- 1" PICKET: 34", 46", 58", 70", 82", 94", 106", 118"
- 3-15/16" AIR SPACE

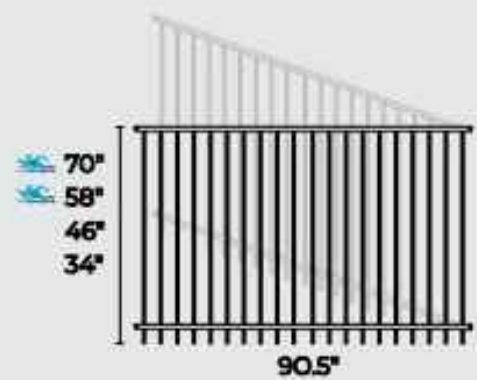
THREE RAIL PANELS



CUSTOM GATES

AVAILABLE TO MATCH CURVE TOP PANELS. WALK, DRIVE, ROLL AND CANTILEVER OPTIONS AVAILABLE.

TWO RAIL PANELS



TITAN ARCHITECTURAL FENCE
fence to be: two rail 70" (72" overall height)
1-844-909-1999
www.fortressfence.com

GRILL CUT SHEET



Brand: Fire Magic by RH Peterson
Model: 11-S1S1-A
Availability: Call For Availability

GRILL CABINET CUT SHEET



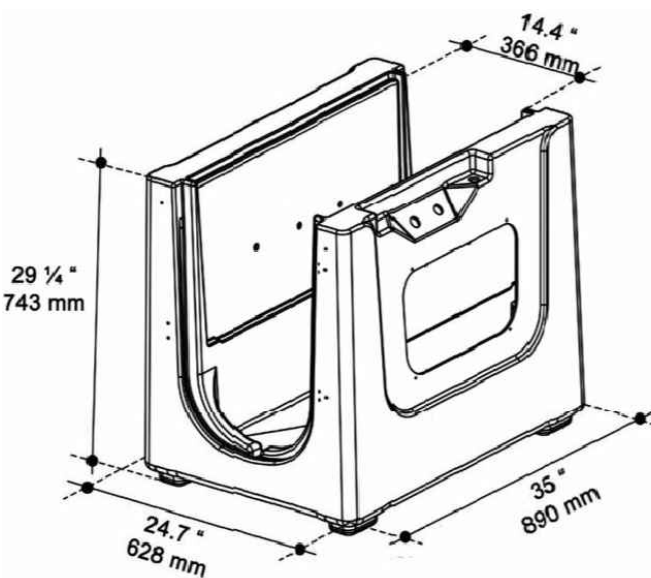
Brand: Fire Magic by RH Peterson
Model: 33920-SL
Availability: Due to COVID (Allow 4-8 Weeks For Delivery)

- All stainless steel construction
- 368 square inches of cooking surface (23" x 16")
- Equipped with two cast stainless steel burners for a combined total of 42,000 BTUs with a lifetime warranty
- Battery powered ignition system
- Polished comfort touch control knobs
- Gourmet style hood
- Stainless steel rod cooking grids
- Cooking grid lifter
- Stainless steel warming rack
- For Natural or Propane gas
- Integral installation hanger

PET SPA CUT SHEET



PET SPA DIMENSION PLAN
NOT TO SCALE



1. Splash guard (optional)
2. Pet safety restraint holders (chains not included)
3. Exit door
4. Extendible flex drain
5. Water supply inlet
6. Entry door
7. Shelf for small dogs (optional)
8. Access panel
9. Jet control
10. Shower control
11. Shower wand
12. On wheels w/lock (optional)

Home Pet Spa Dimensions

- Overall dimensions: 35" x 24.7" x 29 1/4"H / 890 x 630 x 745H mm
- Interior dimensions: 30" L x 15" w x 25" h

D

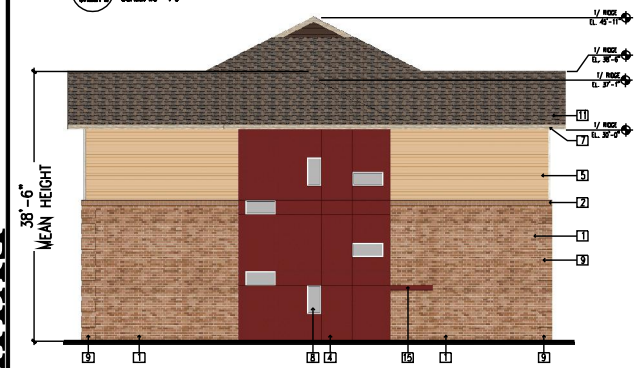
C

EXHIBIT E

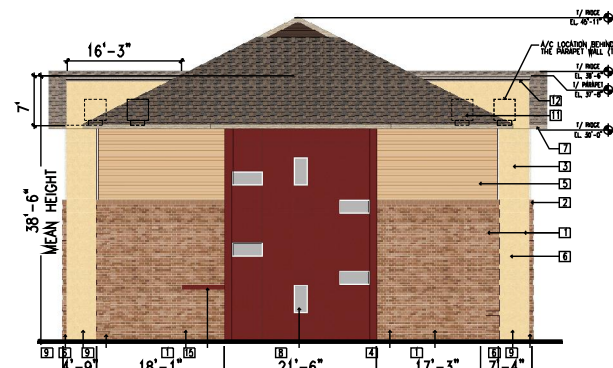
A



4 EAST ELEVATION BUILDING-1
SHEET 4 SCALE 1/8" = 1'-0"



2 NORTH ELEVATION BUILDING-1
SHEET 4 SCALE 1/8" = 1'-0"



3 SOUTH ELEVATION BUILDING-1
SHEET 4 SCALE 1/8" = 1'-0"



1 WEST ELEVATION BUILDING-1
SHEET 4 SCALE 1/8" = 1'-0"

EXTERIOR MATERIALS AND COLOR SCHEDULE

- 1) BRICK VENEER - ACME BRICK, KING SIZE, KENNEWICK, W/NATURAL GRAY MORTAR
- 2) BRICK SOLDER COURSE - ACME BRICK, KING SIZE, KENNEWICK, W/NATURAL GRAY MORTAR
- 3) STUCCO PANEL - SW 6379 JERSEY CREAM OR APPROVED EQUAL
- 4) HARD FIBER CEMENT BOARD PANEL 4'x8', SW 6307, FINE WINE OR APPROVED EQUAL
- 5) HARD FIBER CEMENT BOARD SIDING, EXTERIOR - SW 6015 VAGUELY MAUVE OR APPROVED EQUAL
- 6) HARD FIBER CEMENT BOARD SIDING - SW 6019 POETRY PLUM OR APPROVED EQUAL
- 7) PAINTED CEMENT BOARD FASCIA - SW 6106, KILM BEIGE OR APPROVED EQUAL
- 8) ALUMINUM WINDOW SYSTEM - ALENCO W/LOW E CLEAR GLASS OR APPROVED EQUAL
- 9) BRICK QUOINS ACME BRICK, KING SIZE, KENNEWICK, W/NATURAL GRAY MORTAR
- 10) INSULATED DOOR - PAINTED, SW-6018, ENCLIA OR APPROVED EQUAL
- 11) ASPHALT ROOF SHINGLE - OWENS CORNING OAKRIDGE 40 DRIFTWOOD
- 12) EIFS CORNICE - SW 6276, MYSTICAL SHADE OR APPROVED EQUAL
- 13) PAINTED METAL RAILING - SW 7083, DARKROOM OR APPROVED EQUAL
- 14) VINYL WINDOW SHUTTER - GRAY COLOR OR APPROVED EQUAL
- 15) METAL CANOPY, PAINTED - SW 6307, FINE WINE OR APPROVED EQUAL
- 16) DIVIDED LIGHT WINDOW - ALENCO W/LOW E CLEAR GLASS OR APPROVED EQUAL

ARCHITECTURAL FEATURES

- 1) CANOPIES AT ENTRANCE
- 2) DIVIDED LIGHT WINDOWS
- 3) SHUTTERS
- 4) RECESSED ENTRIES AT STAIRS
- 5) QUOINS AT MASONRY CORNERS
- 6) PLANTERS SHOWN ON SITE PLAN
- 7) BENCH UNDER PATIO SHOWN ON SITE PLAN
- 8) VARIOUS ROOF HEIGHTS

THE ADDRESS AT LAKE RAY HUBBARD MATERIAL DESCRIPTION

BRICK VENEER - KENNEWICK BY ACME BRICK	
ROOF SHINGLE - TIMBERLINE HD SLATE LIFETIME ARCHITECTURAL SHINGLES	

	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE S.F.	1905 S.F.	1944 S.F.	5046 S.F.	5046 S.F.
2. FACADE S.F. (exclusive of doors & windows)	1905 S.F.	1944 S.F.	4467 S.F.	4467 S.F.
3. DOORS & WINDOWS/GLAZING S.F.	50 S.F.	50 S.F.	1079 S.F.	1079 S.F.
4. MATERIAL QUANTITIES (ACME mbr)	1845 S.F. & 765 S.F. of	1845 S.F. & 809 S.F. of	2548 S.F. & 426 S.F. of	2548 S.F. & 426 S.F. of
• BRICK	917 S.F. & 806 S.F. & 772 S.F. & 772 S.F. & 772 S.F. & 772 S.F.	917 S.F. & 806 S.F. & 772 S.F. & 772 S.F. & 772 S.F. & 772 S.F.	1244 S.F. & 1244 S.F. & 1244 S.F. & 1244 S.F. & 1244 S.F. & 1244 S.F.	1244 S.F. & 1244 S.F. & 1244 S.F. & 1244 S.F. & 1244 S.F. & 1244 S.F.
• STUCCO	335 S.F. & 335 S.F. & 335 S.F. & 335 S.F. & 335 S.F. & 335 S.F.	335 S.F. & 335 S.F. & 335 S.F. & 335 S.F. & 335 S.F. & 335 S.F.	335 S.F. & 335 S.F. & 335 S.F. & 335 S.F. & 335 S.F. & 335 S.F.	335 S.F. & 335 S.F. & 335 S.F. & 335 S.F. & 335 S.F. & 335 S.F.
5. SIDING	245 S.F. & 245 S.F. & 245 S.F. & 245 S.F. & 245 S.F. & 245 S.F.	245 S.F. & 245 S.F. & 245 S.F. & 245 S.F. & 245 S.F. & 245 S.F.	245 S.F. & 245 S.F. & 245 S.F. & 245 S.F. & 245 S.F. & 245 S.F.	245 S.F. & 245 S.F. & 245 S.F. & 245 S.F. & 245 S.F. & 245 S.F.
6. HARD BOARD PANEL 4'x8'	-	-	1680 S.F. & 1680 S.F. & 1680 S.F. & 1680 S.F.	1680 S.F. & 1680 S.F. & 1680 S.F. & 1680 S.F.

PROJECT LOCATION



5 VICINITY MAP
SHEET 4

BUILDING-1 VERTICAL ARTICULATION REQUIRED	PROVIDED
66.FL2 = 13.26 OR 14' FT VERTICAL ARTICULATION BOTH REQUIRED	21.2 FEET PROVIDED
66.S/90 = 1.3113 = 4.32 OR 4' FOOT HEIGHT REQUIRED	7' FOOT PROVIDED
BUILDING-1 HORIZONTAL ARTICULATION REQUIRED	PROVIDED
66.FL2 = 13.26 OR 14' FT HORIZONTAL BOTH REQUIRED	21.5 FEET PROVIDED
MINIMUM 2 FT DEPTH ARTICULATION REQUIRED	8 FEET PROVIDED

CASE NO. 190502-3
THE ADDRESS AT LAKE RAY HUBBARD
LOT 2, BLOCK 3, FLUNKER POINT NO. 7
5700 Marvin Loving Drive
City of Garland

Design Associates & Consultants

3900 Coolwater Drive,
Plano, Texas 75093
214-714-6666
Fax 972-448-2990
miltonsus@yahoo.com

MILTON SUS
Professional Engineer
No. 40-243-037

Project Name

MULTI FAMILY APARTMENT
AT
5700 MARVIN LOVING DRIVE
GARLAND, TEXAS 75043

Drawing Title
EXTERIOR ELEVATIONS

Drawn By _____ **Date** _____

Checked By _____ **Date** _____

Project No. _____ **Sheet No.** _____

Revision Information

No.	Date	Description

Project No. _____ **Sheet No.** _____

Project Name _____ **Date** _____

Checked By _____ **Date** _____

Project No. _____ **Sheet No.** _____

SHEET-2



6 TYPICAL PARKING SHED FRONT/REAR ELEVATION
SHEET 4 SCALE: 1/4" = 1'-0"

- [illegible]



1 - Brick
2 - Concrete
3 - Wood

Technical drawing of a garage door assembly. The drawing shows a side view of a garage door with a brick wall on the left and a concrete foundation at the bottom. The door is divided into two main sections: a top section with horizontal slats and a bottom section with vertical slats. The top section is labeled with a dimension of 11'-2" and a note 'V. Insulated'. The bottom section is labeled with a dimension of 7'-2" and a note 'V. Window'. The brick wall is labeled with a dimension of 1'-0" and a note 'V. Insulated'. The concrete foundation is labeled with a dimension of 1'-0" and a note 'V. Insulated'. The drawing includes various callouts and dimensions to specify the components and measurements of the assembly.

Technical drawing of a garage door assembly. The drawing shows a side view of a garage door with horizontal slats. The door is mounted on a brick wall. The assembly includes rollers (1), tracks (2), cables (3), and a spring (4). The door is labeled (5). The drawing is annotated with the following text:

- 1/ Rolles
- U. 11-6
- 2/ Tracks
- U. 7-8
- 3/ Cables
- U. 7-8
- 4/ Spring
- U. 7-8
- 5/ Door

2 GARAGE WEST ELEVATION



5 VICINITY MAP
SHEET-4 SCALE: N.T.S.

CASE NO. 190502-3
THE ADDRESS AT LAKE RAY HUBBARD
LOT 2, BLOCK 3, FLUNKER POINT NO. 7
5700 Marvin Loving Drive
City of Garland

Sheet No. **QUEST 1**

Z 19-31



View of the subject property from Marvin Loving Drive



North of the subject property from Marvin Loving Drive



East of subject property



West of Subject Property



GARLAND

Plan Commission

4. c.

Meeting Date: 11/09/2020

Item Title: Z 19-40 Monk Consulting Engineers - Zoning (District 2)

Summary:

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)

Attachments

Z 19-40 Monk Consulting Engineers (Zoning) Report and Attachments

Planning Report

File No: Z 19-40/District 2

Agenda Item:

Meeting: Plan Commission

Date: November 9, 2020



GARLAND
TEXAS MADE HERE

REQUEST

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.

LOCATION

2201 East Miller Road and 2214 East Centerville Road

APPLICANT

Monk Consulting Engineers

OWNER

Casa De Mi Gloria Church

BACKGROUND

In 2013, the City Council approved a Detail Plan to allow single-family residential development on the undeveloped subject property. The applicant intends to develop the land in two separate lots, displayed on the Detail Plan as Lot 1 and Lot 2. Lot 1 will be developed in the future and it will require a public hearing. Lot 2 is proposed to be developed in two (2) phases. Phase 1 will be for a 38,654 square-foot church and Phase 2 will be for an athletic facility, which will require a Detail Plan in the future prior to development.

A Church Use is permitted in any zoning district per the GDC. However, the current Planned Development (PD) District 13-01 only allows and contemplates single-family homes. Therefore, an amendment as well as a Detail Plan are required.

SITE DATA

The overall site consists of approximately 38.4 acres with 1,044 lineal feet of frontage along East Miller Road and 670 lineal feet of frontage along East Centerville Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned PD 13-01 District to allow Single-Family Residential development.

The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods.

CONSIDERATIONS

1. Site Plan

The site plan (Exhibit C in the Plan agenda item) shows two (2) lots. Lot 1 will remain undeveloped at this time. However, it will require a Detail Plan through a public hearing prior to development.

Lot 2 will be developed in two (2) phases. Phase 1 will be for the 38,654 square-foot church and Phase 2 will be for an Athletic Facility, which will be developed in the future, and it will require a Detail Plan through Public Hearing.

2. Parking

The GDC requires 370 parking spaces for Phase 1 (Church). The site plan shows 370 parking spaces. Therefore, the applicant is complying with the parking requirements. In the future, the applicant will provide additional parking spaces for Phase 2 (Athletic Facility).

3. Screening and Landscaping

The landscape plan (Exhibit D) complies with the landscaping standards per the GDC.

4. Building Height

The maximum height allowed in the Single-Family-7 (SF-7) District is thirty-five (35) feet. The proposed height is forty (40) feet and one and one-eighth (1 1/8) inches.

5. Building Design

The GDC requires the following design features (Exhibit E):

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

The elevations show the required six (6) architectural elements. However, the applicant requests relief from the horizontal articulation requirement for the west façade. Although the west façade is visible from East Centerville Road, the proposed building will be distanced from East Centerville Road. Additionally, the west façade will be less visible when the adjacent property to the southwest is developed. The building elevations comply with all other articulation requirements.

6. Summary of Deviations

Development Standards	Required	Proposed	Analysis
Building Height	The maximum height per the GDC is thirty-five (35) feet	The proposed height is forty (40) feet and one and one-eighth (1 1/8) inches.	The deviation is requested by the applicant in order for the building to be visible from East Centerville Road and East Miller Road.
Horizontal Articulation for west facade	Each street-facing façade must be articulated horizontally per Section 4.83 (B)(1).	The applicant request relief from the horizontal articulation.	The west façade will be less visible from East Centerville Road when the adjacent property is developed.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Urban Neighborhoods. Urban Neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

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

Property to the north is zoned Planned Development (PD) District 15-19 for Light Commercial Uses; it is developed with a self-storage facility. Property to the east is zoned Agriculture (AG) District; it is currently undeveloped. Properties to the south across East Miller Road are zoned Planned Development (PD) District 14-11 for Single-Family Use; a portion of these properties are vacant and the other portion is developed with a ranch. The property immediately to the west of the subject property is zoned Community Retail (CR) District. The properties to the west across East Centerville Road are zoned Agriculture (AG) District and Planned Development (PD) District 01-17 for Single-Family Uses; these properties are developed with single-family detached homes.

STAFF RECOMMENDATION

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.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Detail Plan
- iv. Photos

CITY COUNCIL DATE: December 1, 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 = 417 feet	Zoning Map Z 19-40	 INDICATES AREA OF REQUEST
--	-----------------------------	--

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-40

2201 East Miller Road and 2214 East Centerville Road

I. Statement of Purpose: The purpose of this Planned Development is to approve a Detail Plan for a Church/Place of Worship Use on Lot 2, Phase 1.

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) 13-01 District as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Single-Family-7 (SF-7) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply. Future development on Lot 2, Phase 2 and Lot 1 shall require approval of a Detail Plan

V. Specific Conditions:

A. Permitted Uses: Land Uses are permitted as in the Single-Family-7 (SF-7) 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. Parking: There shall be a total of 370 parking spaces for Phase 1. Additional parking spaces will be required for Phase 2.

- D. Building Height: The maximum building height shall be forty (41) feet.
- E. Retaining Wall: The maximum height of the keystone retaining wall shall be ten (10) feet.
- F. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- G. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

Z 19-40



View of the subject property from East Miller Road



South of the subject property from East Miller Road



West of subject property



East of Subject Property



GARLAND

Plan Commission

4. d.

Meeting Date: 11/09/2020

Item Title: Z 19-40 Monk Consulting Engineers - Detail Plan (District 2)

Summary:

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)

Attachments

Z 19-40 Monk Consulting Engineers (Detail Plan) Report and Attachments

Planning Report

File No: Z 19-40/District 2

Agenda Item:

Meeting: Plan Commission

Date: November 9, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval a Detail Plan for a Church or Place of Worship Use.

LOCATION

2201 East Miller Road and 2214 East Centerville Road

APPLICANT

Monk Consulting Engineers

OWNER

Casa De Mi Gloria Church

BACKGROUND

In 2013, the City Council approved a Detail Plan to allow single-family residential development on the undeveloped subject property. The applicant intends to develop the land in two separate lots, displayed on the Detail Plan as Lot 1 and Lot 2. Lot 1 will be developed in the future and it will require a public hearing. Lot 2 is proposed to be developed in two (2) phases. Phase 1 will be for a 38,654 square-foot church and Phase 2 will be for an athletic facility, which will require a Detail Plan in the future prior to development.

A Church Use is permitted in any zoning district per the GDC. However, the current Planned Development (PD) District 13-01 only allows and contemplates single-family homes. Therefore, an amendment as well as a Detail Plan are required.

SITE DATA

The overall site consists of approximately 38.4 acres with 1,044 lineal feet of frontage along East Miller Road and 670 lineal feet of frontage along East Centerville Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned PD 13-01 District to allow Single-Family Residential development.

The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods.

CONSIDERATIONS

1. Site Plan

The site plan (Exhibit C in the Plan agenda item) shows two (2) lots. Lot 1 will remain undeveloped at this time. However, it will require a Detail Plan through a public hearing prior to development.

Lot 2 will be developed in two (2) phases. Phase 1 will be for the 38,654 square-foot church and Phase 2 will be for an Athletic Facility, which will be developed in the future, and it will require a Detail Plan through Public Hearing.

2. Parking

The GDC requires 370 parking spaces for Phase 1 (Church). The site plan shows 370 parking spaces. Therefore, the applicant is complying with the parking requirements. In the future, the applicant will provide additional parking spaces for Phase 2 (Athletic Facility).

3. Screening and Landscaping

The landscape plan (Exhibit D) complies with the landscaping standards per the GDC.

4. Building Height

The maximum height allowed in the Single-Family-7 (SF-7) District is thirty-five (35) feet. The proposed height is forty (40) feet and one and one-eighth (1 1/8) inches.

5. Building Design

The GDC requires the following design features (Exhibit E):

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

The elevations show the required six (6) architectural elements. However, the applicant requests relief from the horizontal articulation requirement for the west façade. Although the west façade is visible from East Centerville Road, the proposed building will be distanced from East Centerville Road. Additionally, the west façade will be less visible when the adjacent property to the southwest is developed. The building elevations comply with all other articulation requirements.

6. Summary of Deviations

Development Standards	Required	Proposed	Analysis
Building Height	The maximum height per the GDC is thirty-five (35) feet	The proposed height is forty (40) feet and one and one-eighth (1 1/8) inches.	The deviation is requested by the applicant in order for the building to be visible from East Centerville Road and East Miller Road.
Horizontal Articulation for west facade	Each street-facing façade must be articulated horizontally per Section 4.83 (B)(1).	The applicant request relief from the horizontal articulation.	The west façade will be less visible from East Centerville Road when the adjacent property is developed.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Urban Neighborhoods. Urban Neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

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

Property to the north is zoned Planned Development (PD) District 15-19 for Light Commercial Uses; it is developed with a self-storage facility. Property to the east is zoned Agriculture (AG) District; it is currently undeveloped. Properties to the south across East Miller Road are zoned Planned Development (PD) District 14-11 for Single-Family Use; a portion of these properties are vacant and the other portion is developed with a ranch. The property immediately to the west of the subject property is zoned Community Retail (CR) District. The properties to the west across East Centerville Road are zoned Agriculture (AG) District and Planned Development (PD) District 01-17 for Single-Family Uses; these properties are developed with single-family detached homes.

STAFF RECOMMENDATION

Approval a Detail Plan for a Church or Place of Worship Use.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Detail Plan
- iv. Photos

CITY COUNCIL DATE: December 1, 2020

PREPARED BY:

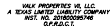
Nabiha Ahmed
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

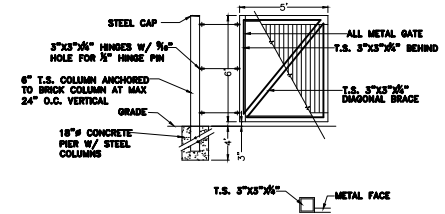
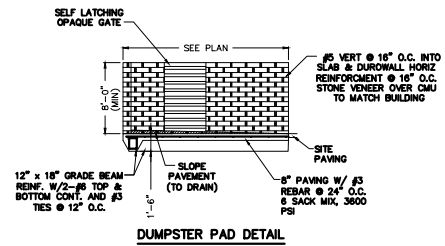


0 300 600 Feet 1 inch = 417 feet	Zoning Map Z 19-40	 INDICATES AREA OF REQUEST
--	-----------------------------	--



- 1) ALL WORK MUST CONFORM TO CITY OF GARLAND & MCTCOG STANDARDS AND DETAILS.
- 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF GARLAND "RIGHT-OF-WAY" MANAGEMENT MANUAL, 1985 EDITION, AND ALL CITY AND MCTCOG DETAILS.
- 3) SEE PLAN FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 4) SEE DETAILS SHEETS FOR PRIVATE DETAILS. ALL PRIVATE DETAILS ARE SUPERSEDED BY STANDARD CITY DETAILS.
- 5) ALL UTILITY LOCATIONS SHOWN PER CITY OF GARLAND UTILITIES DEPT. MUST BE FIELD VERIFIED ALL LOCATIONS PRIOR TO CONSTRUCTION.
- 6) ALL WATER & SEWER SERVICES MUST BE APPROVED & PERMITTED BY THE CITY OF GARLAND.
- 7) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND SIGNS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT.

OVERALL SITE DATA:	
Lot Size:	26.21 Acres, 1,142,065 sq. ft.
Lot 1:	12.16 Acres, 529,520 sq. ft.
Lot 2:	38.54 sq. ft. 1
Building Area:	40' (one story)
Building Height:	7.5x
Lot 2 Coverage:	P0-13-01
Ex. Zoning:	Amended PD-13-01
Prop. Zoning:	Church
Proposed Use:	370 1 space/4 seats (1480)
Parking Required:	370
Parking Provided:	107,835 sq. ft.
Impervious Area:	685 sq. ft.
Open Space:	



DUMPSTER GATE DETAIL
N.T.S.

VICINITY MAP
NOT TO SCALE

LEGEND

-  = PROPERTY LINE
 = 100 YR WSEL
 = DRAINAGE ESMT
 = CITY UTILITY ESMT
 EXIST. or EX. = EXISTING
 ESMT. = EASEMENT
 WSEL = WATER SURFACE ELEVATION
 = PROP. RETAINING WALL

**PRELIMINARY REVIEW
NOT FOR CONSTRUCTION.**

CASE # 190418-2
OVERALL SITE PLAN

**CASA DE MI GLORIA
CHURCH ADDITION**

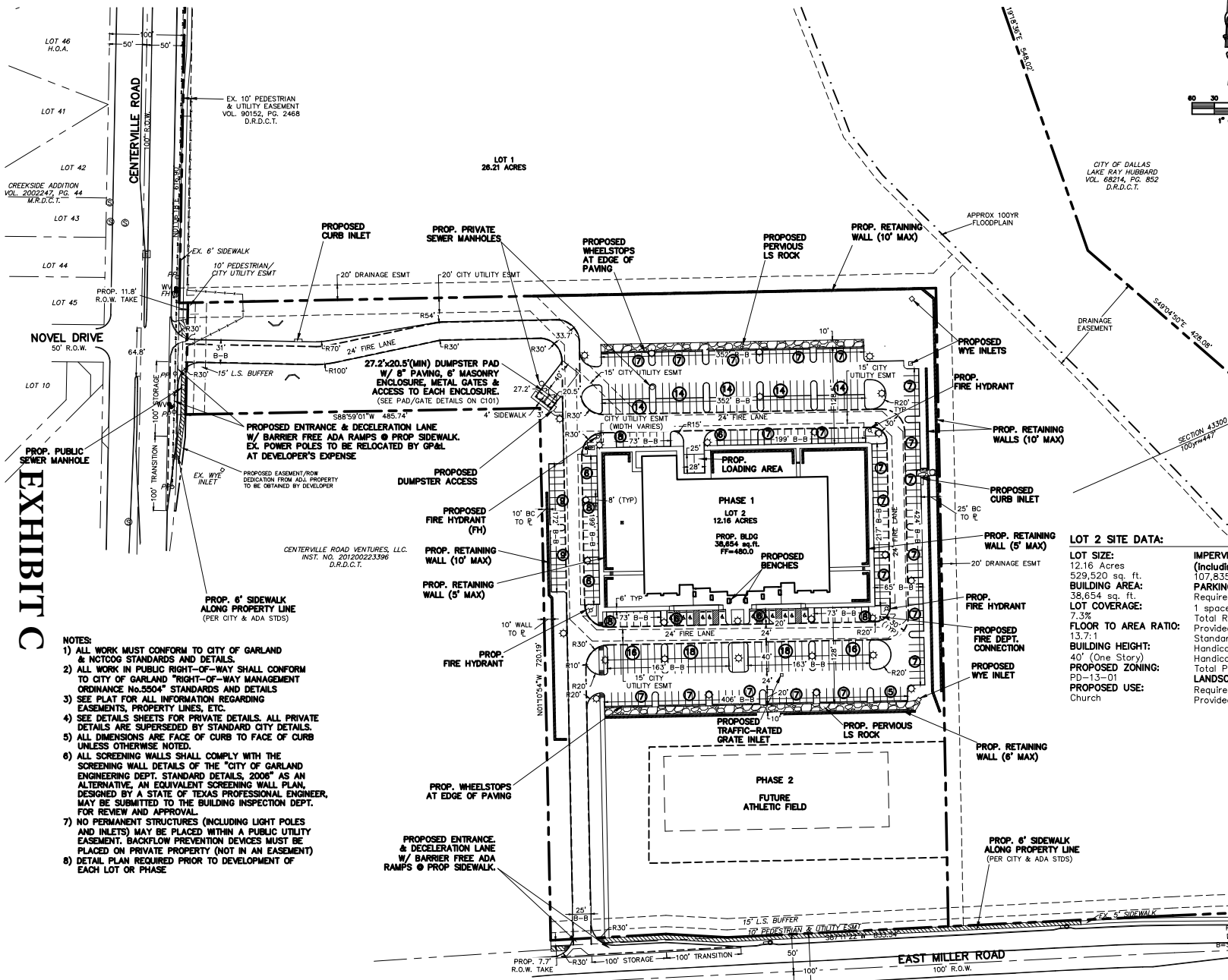
2201 E. MILLER RD.
LOTS 1 & 2, BLOCK 1 38.37 ACRES
City of Garland, Dallas County, Texas

CASA DE MI GLORIA CHURCH
3818 Lawler, Garland, Texas 75042
Contact: Pastor Eddie Contretas
972 272-0976 econtretas@odmgusa.org

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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PROJECT NO.: 2019-15 REG. NO.: F-2567

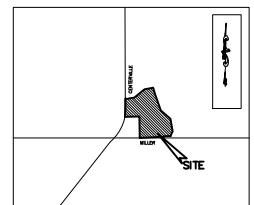
date:	scale:	
10/23/20	1" = 40'	C101



- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF GARLAND & NCTCOG STANDARDS AND DETAILS.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF GARLAND "RIGHT-OF-WAY MANAGEMENT ORDINANCE No.5504" STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) SEE DETAILS SHEETS FOR PRIVATE DETAILS. ALL PRIVATE DETAILS ARE SUPERSEDED BY STANDARD CITY DETAILS.
 - 5) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - 6) ALL SCREENING WALLS SHALL COMPLY WITH THE SCREENING WALL DETAILS OF THE "CITY OF GARLAND ENGINEERING DEPT. STANDARD DETAILS, 2006" AS AN ALTERNATIVE, AN EQUIVALENT SCREENING WALL PLAN, DESIGNED BY A STATE OF TEXAS PROFESSIONAL ENGINEER, MAY BE SUBMITTED TO THE BUILDING INSPECTION DEPT. FOR REVIEW AND APPROVAL.
 - 7) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT. BACKFLOW PREVENTION DEVICES MUST BE PLACED ON PRIVATE PROPERTY (NOT IN AN EASEMENT)
 - 8) DETAIL PLAN REQUIRED PRIOR TO DEVELOPMENT OF EACH LOT OR PHASE

LOT 2 SITE DATA:

LOT SIZE: 12.16 Acres	IMPERVIOUS AREA (including buildings): 107,835 sq.ft.
BUILDING AREA: 38,054 sq. ft.	PARKING: Required: 1 space/4 seats (1480/4)
LOT COVERAGE: 7.3%	Total Required = 370
FLOOR TO AREA RATIO: 13.7:1	Provided: Standard= 358
BUILDING HEIGHT: 40' (One Story)	Handicapped Required = 8
PROPOSED ZONING: PD-13-01	Handicapped Provided = 12
PROPOSED USE: Church	LANDSCAPE AREA: Required: 52,952 sq. ft. (10%) Provided: 421,685 sq. ft.



LEGEND

- - - - - PROPERTY LINE
- ⊙ EX. SS MANHOLE
- ⊙ EX. SS CLEANOUT
- ⊙ EX. STORM MANHOLE
- ⊙ EX. WATER METER
- ⊙ EX. WATER VALVE
- ⊙ EX. POWER POLE
- ⊙ EX. FIRE HYDRANT
- ⊙ EXIST. OR EX. EXISTING
- ⊙ EXIST. OR EX. EASEMENT
- LS LANDSCAPE
- BC BACK OF CURB
- B-B BACK OF CURB TO BACK OF CURB
- ⊙ CENTERLINE
- ⊙ PROP. FIRE HYDRANT
- ⊙ PROP. LIGHT POLE
- ⊙ PROP. RIVER ROCK
- ⊙ PROP. PUBLIC SIDEWALK
- ⊙ PROP. RETAINING WALL
- - - - - 100 YR FLOODPLAIN

PRELIMINARY REVIEW
NOT FOR CONSTRUCTION.

**CASE # 190418-2
SITE PLAN**

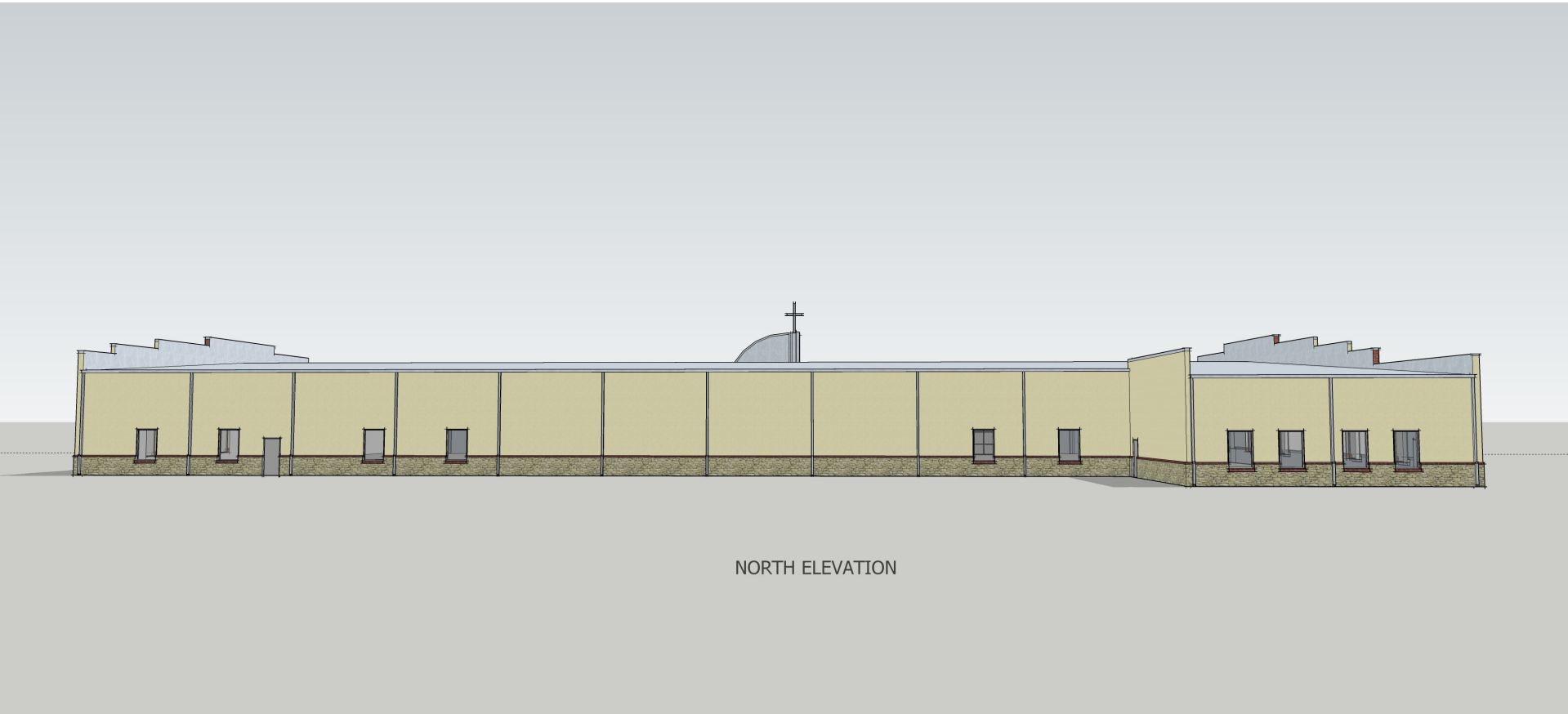
**CASA DE MI GLORIA
CHURCH ADDITION**

2201 E. MILLER RD.
LOTS 1 & 2, BLOCK 1 38.37 ACRES
City of Garland, Dallas County, Texas

CASA DE MI GLORIA CHURCH
3818 Lower, Garland, Texas 75042
Contact: Pastor Eddie Contreras
972-272-0978 econtreras@cmgusa.org

prepared by
MONK CONSULTING ENGINEERS
1200 N. State Street, Garland Texas 75040
972-272-1763 Fax 972-272-8761

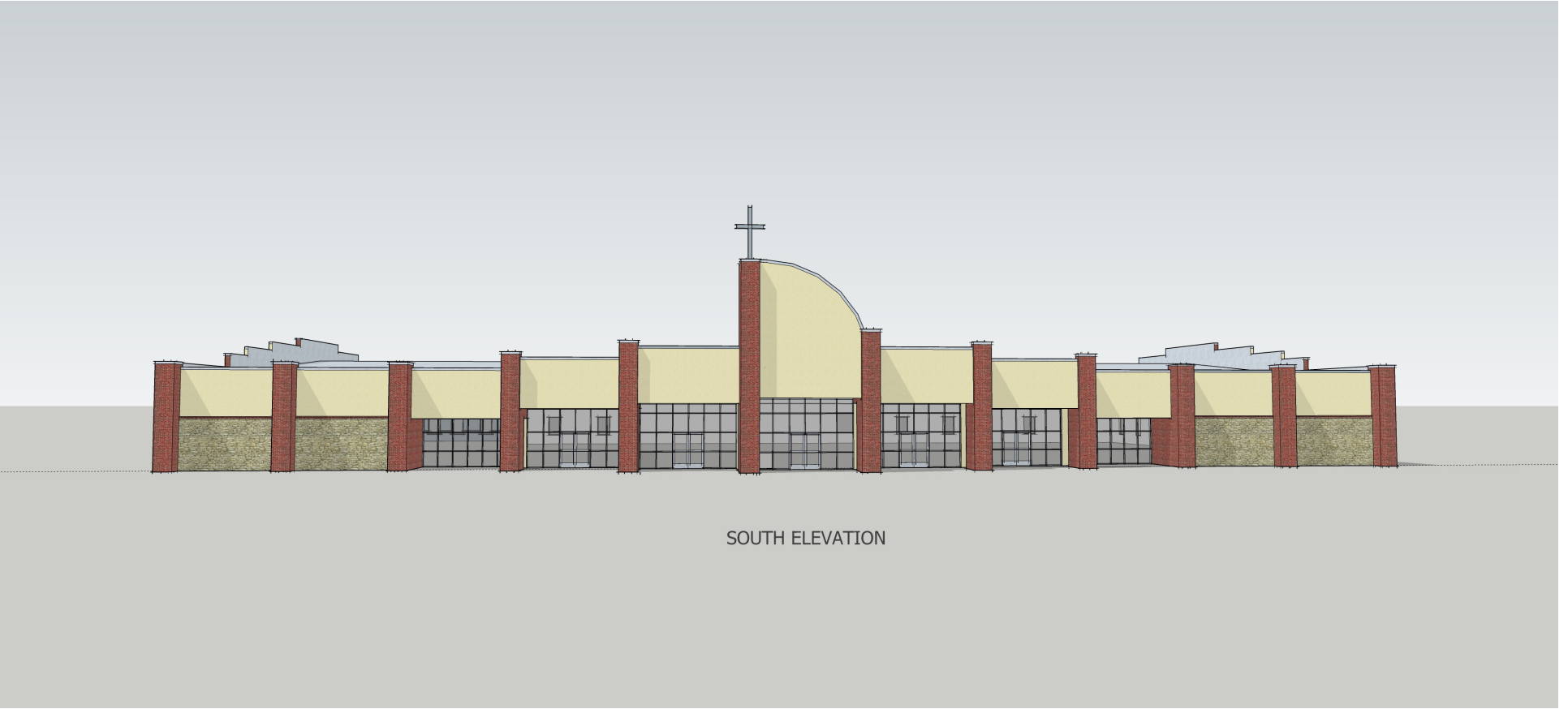




NORTH ELEVATION



EAST ELEVATION





WEST ELEVATION

Z 19-40



View of the subject property from East Miller Road



South of the subject property from East Miller Road



West of subject property



East of Subject Property



GARLAND

Plan Commission

4. e.

Meeting Date: 11/09/2020

Item Title: Z 20-25 Nationwide Construction - Zoning (District 1)

Summary:

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)

Attachments

Z 20-25 Nationwide Construction (Zoning) Report and Attachments

Planning Report

File No: Z 20-25/District 1

Agenda Item:

Meeting: Plan Commission

Date: November 9, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 07-42 to add a Church or Place of Worship.

LOCATION

1706, 1710, and 1714 Pleasant Valley Road

APPLICANT

Nationwide Construction

OWNER

Bethsaida Community Center

BACKGROUND

The applicant is requesting approval to allow the operation of a church/place of worship building on an approximate three (3) acre undeveloped site. In 2007 the subject site was zoned Planned Development (PD) District 07-42 for Office Uses. The PD 07-42 requires any future development proposal to complete a Detail Plan review through a public hearing process.

SITE DATA

The subject site contains approximately 3 acres with 222 feet of frontage along Pleasant Valley Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 07-42 which allows Neighborhood Office (NO) District uses. The NO District is intended to create an appropriate setting for low intensity office and professional uses.

The applicant intends to develop the vacant lot into a Church or Place of Worship. The Church or Place of Worship is an allowed use, but requires a Detail Plan per PD 07-42.

CONSIDERATIONS

1. The applicant proposes a Detail Plan for a 10,323 square-foot church building.
2. The GDC establishes a parking ratio of one (1) space for every four (4) seats. Fifty-three (53) parking spaces are required (including handicap parking) and are located on the site serving the proposed Church/Place of Worship.

3. The proposed landscape plan (Exhibit D) shows landscaping along the perimeter of the site activity areas and meets the GDC requirements. Per the GDC, a screening wall is required abutting single-family developments. The applicant is providing a six (6)-foot high masonry wall along the east of the property while keeping the existing three (3) foot chain link fence further along the southeast, south and the southwestern portion of the site.
4. The proposed building height is twenty-four (24) feet to the highest decorative feature. The Neighborhood Office (NO) District requires a maximum of twenty (20) feet to the highest decorative feature per the GDC. However, PD 07-42 has a maximum height of one-story and the proposed church building is one-story. A PD Condition is drafted limiting the maximum height to twenty-four (24) feet to the highest decorative feature.
5. The proposed elevations meet the six (6) architectural elements along the front (street-facing) building façade and eastern façade. The applicant requests a deviation from Section 4.83 of the Garland Development Code (GDC) not requiring all six architectural elements on the south and west elevations. However, the applicant is providing such features as divided light windows, benches, and awnings.
6. The applicant is not proposing any signage requests or deviations with this application. If a sign is proposed in the future it is required to meet GDC requirements.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. These areas accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with Planned Developments and Single Family-7 (SF-7) District. The site to the north is zoned Planned Development (PD) 94-53 District for retail, restaurants, and commercial services; this is currently undeveloped. The properties to the south and east are zoned Single Family-7 (SF-7) District and developed with single-family homes. The property to the immediate west is zoned Agriculture (AG) District, and was recently approved for a Guest House and a single-family home. Further west is zoned Planned Development (PD) 00-52 District and is developed with single-family homes.

Additionally, the applicant has provided a design that is contextually compatible and complimentary to the site and general area.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 07-42 to add a Church or Place of Worship.

ADDITIONAL INFORMATION

- i. Location Map

- ii. SUP Conditions
- iii. Photos

CITY COUNCIL DATE: December 1, 2020

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 90 180 Feet
1 inch = 117 feet

Zoning Map Z 20-25



INDICATES AREA
OF REQUEST

EXHIBIT B

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-25

1706, 1710, and 1714 Pleasant Valley Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) District is to allow development of a Church/Place of Worship Use.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 07-42, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 07-42 and Neighborhood Office (NO) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Detail Plan: Development is to be in general conformance with the approved site plan, landscape and elevations labeled Exhibits C, D and E. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Site Layout: The site layout, building placement, parking and other development proposed shall be in conformance with the site layout in Exhibit C.
- B. Landscaping and Screening: Landscaping and screening shall be in conformance with Exhibit D.
- C. Refuse Enclosure: Future refuse enclosure location shall be provided as shown on Exhibit C and D, or if an alternative location is elected the placement shall comply with the Garland Development Code.
- D. Building Elevations:

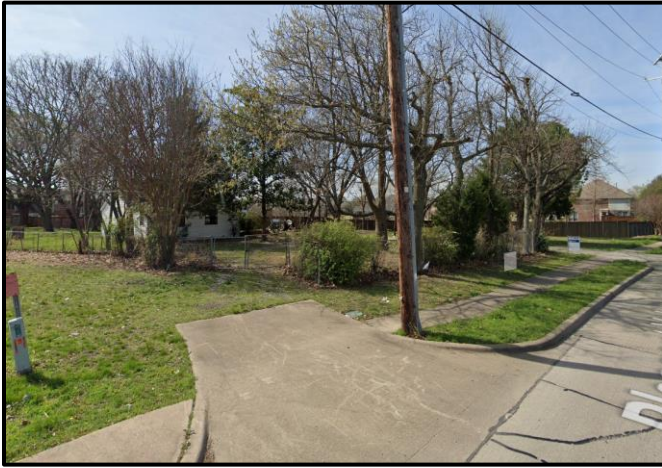
Z 20-25
PD Conditions

- i. Building elevations shall be in general conformance with Exhibit E, and the following requirements.
- ii. The architectural elements shall be in conformance with Exhibit E.
- iii. The maximum building height is twenty-four (24) feet to the highest decorative feature.

E. Fences shall be maintained by the property owner and shall be in conformance with Exhibit D.

F. Signage: All future signs shall meet the Garland Development Code requirements.

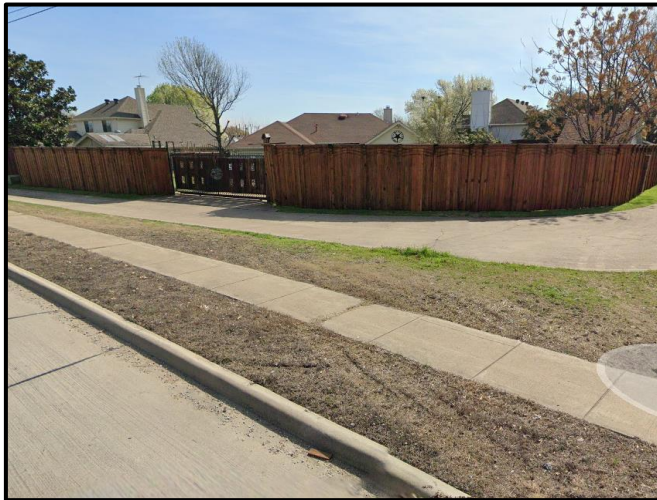
Z 20-25



West of subject property from Pleasant Valley Rd.



View of subject property from Pleasant Valley Rd.



East of subject property from Pleasant Valley Rd.



North of subject property from Pleasant Valley Rd.



GARLAND

Plan Commission

4. f.

Meeting Date: 11/09/2020

Item Title: Z 20-25 Nationwide Counstruction - Detail Plan (District 1)

Summary:

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)

Attachments

Z 20-25 Nationwide Counstruction Report and Attachments (Detail Plan)

Planning Report

File No: Z 20-25/District 1

Agenda Item:

Meeting: Plan Commission

Date: November 9, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Detail Plan for a Church or Place of Worship on a property zoned Planned Development (PD) District 07-42.

LOCATION

1706, 1710, and 1714 Pleasant Valley Road

APPLICANT

Nationwide Construction

OWNER

Bethsaida Community Center

BACKGROUND

The applicant is requesting approval to allow the operation of a church/place of worship building on an approximate three (3) acre undeveloped site. In 2007 the subject site was zoned Planned Development (PD) District 07-42 for Office Uses. The PD 07-42 requires any future development proposal to complete a Detail Plan review through a public hearing process.

SITE DATA

The subject site contains approximately 3 acres with 222 feet of frontage along Pleasant Valley Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 07-42 which allows Neighborhood Office (NO) District uses. The NO District is intended to create an appropriate setting for low intensity office and professional uses.

The applicant intends to develop the vacant lot into a Church or Place of Worship. The Church or Place of Worship is an allowed use, but requires a Detail Plan per PD 07-42.

CONSIDERATIONS

1. The applicant proposes a Detail Plan for a 10,323 square-foot church building.
2. The GDC establishes a parking ratio of one (1) space for every four (4) seats. Fifty-three (53) parking spaces are required (including handicap parking) and are located on the site serving the proposed Church/Place of Worship.

3. The proposed landscape plan (Exhibit D) shows landscaping along the perimeter of the site activity areas and meets the GDC requirements. Per the GDC, a screening wall is required abutting single-family developments. The applicant is providing a six (6)-foot high masonry wall along the east of the property while keeping the existing three (3) foot chain link fence further along the southeast, south and the southwestern portion of the site.
4. The proposed building height is twenty-four (24) feet to the highest decorative feature. The Neighborhood Office (NO) District requires a maximum of twenty (20) feet to the highest decorative feature per the GDC. However, PD 07-42 has a maximum height of one-story and the proposed church building is one-story. A PD Condition is drafted limiting the maximum height to twenty-four (24) feet to the highest decorative feature.
5. The proposed elevations meet the six (6) architectural elements along the front (street-facing) building façade and eastern façade. The applicant requests a deviation from Section 4.83 of the Garland Development Code (GDC) not requiring all six architectural elements on the south and west elevations. However, the applicant is providing such features as divided light windows, benches, and awnings.
6. The applicant is not proposing any signage requests or deviations with this application. If a sign is proposed in the future it is required to meet GDC requirements.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. These areas accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with Planned Developments and Single Family-7 (SF-7) District. The site to the north is zoned Planned Development (PD) 94-53 District for retail, restaurants, and commercial services; this is currently undeveloped. The properties to the south and east are zoned Single Family-7 (SF-7) District and developed with single-family homes. The property to the immediate west is zoned Agriculture (AG) District, and was recently approved for a Guest House and a single-family home. Further west is zoned Planned Development (PD) 00-52 District and is developed with single-family homes.

Additionally, the applicant has provided a design that is contextually compatible and complimentary to the site and general area.

STAFF RECOMMENDATION

Approval of a Detail Plan for a Church or Place of Worship on a property zoned Planned Development (PD) District 07-42.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: December 1, 2020

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

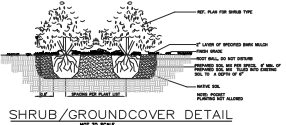
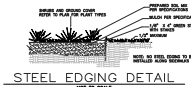
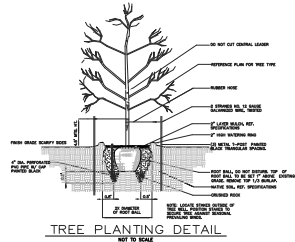


0 90 180 Feet
1 inch = 117 feet

Zoning Map Z 20-25



INDICATES AREA
OF REQUEST



2 PLANTING DETAILS

SCALE: N/A

GENERAL NOTES:

1. "Landscaping Maintenance: The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size."

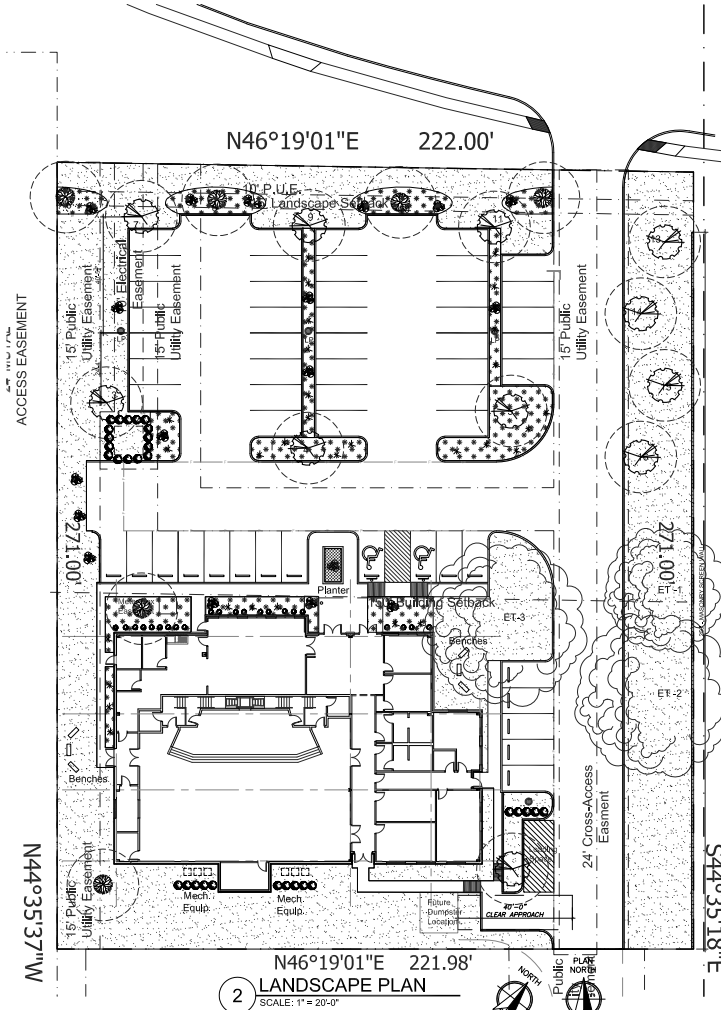
2.0 All areas disturbed for water quality to be reseeded.

LANDSCAPE SYMBOLS



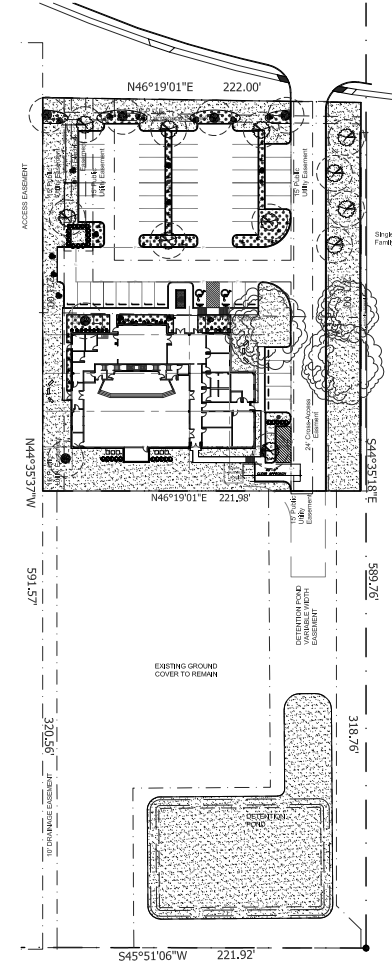
Overall Lot 1R (60,152 Sq. Ft.) - Landscaped Area - 23,255.39 Sq. Ft. (Lot 1R) = 38.7% coverage
Overall Lot 2R (70,943 Sq. Ft.) - Landscaped Area - 13,246 Sq. Ft. (Lot 2R) Remainder of lot to maintain existing ground cover = 100% coverage

MARK	COMMON NAME	BOTANIC NAME	MIN. SIZE	MAX. HEIGHT	Street Buffer Required	Street Buffer Provided	Parking Lot Required	Parking Lot Provided	Site Provided	Overall Site Totals	REMARKS
TREES											
T-1	Maple, Caddo	Acer saccharum "Caddo"	3" cal.	50'-60"	6		9	7	4	20	Caliper measured 12" above grade. 7' in height at time of planting. Min.
T-2	Platane, Chinese	Platanus chinensis	3" cal.	25'-35'		4			2	2	
ET	Existing Tree's to Remain									3	
SMALL ORNAMENTAL TREES											
T-3	Crape Myrtle - Black Diamond	Lagerstroemia indica	3" cal.	-		4"		13"		17	Caliper measured 6" above grade. Total of 3" multi-trunk to be provided. *Substitution for Large Canopy Tree's along street buffer.
SHRUBS											
S-1	Wax Myrtle	Myrica cerifera	3 gal.	36"					15		
S-2	Holly, Carissa	Ilex comuta "Carissa"	3 gal.	36"					22		
S-3	Texas red leaf yucca	Hesperaloe parviflora	2 gal.	24"				37	9		
GROUND COVER											
G-1	Asian Jasmine	Trachelospermum asiaticum	4" pot	-					-		Plant in all marked bed areas.
G-2	Seasonal Color		4" pot	-					-		Plant in all marked bed areas. To be replaced as required for growing season.
G-3	HYDROMULCH	HYDROMULCH	-	-					-		As required in disturbed areas



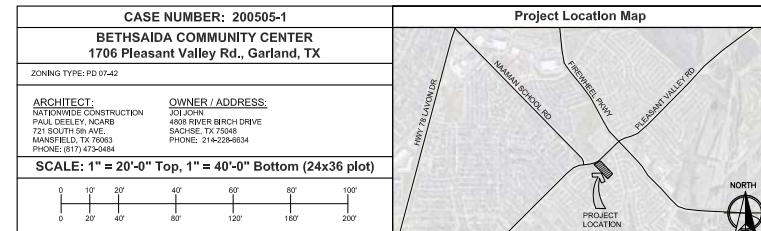
2 LANDSCAPE PLAN

SCALE: 1" = 20'-0"



1 OVERALL PLAN

SCALE: 1" = 40'-0"



PROGRESS DRAWING
NOT FOR
CONSTRUCTION



Bethsaida Community Center
1706 Pleasant Valley Rd.
Garland, Texas

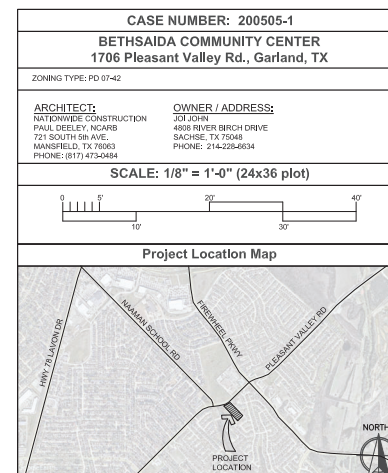
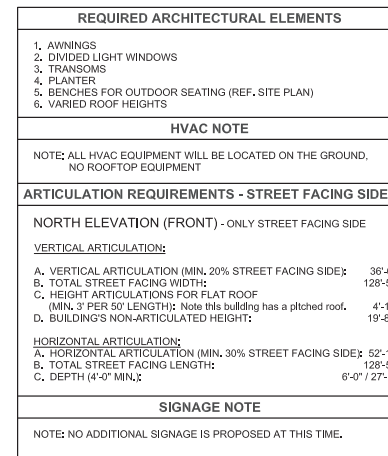
DATE ISSUED:
09/22/2020

REVISIONS:

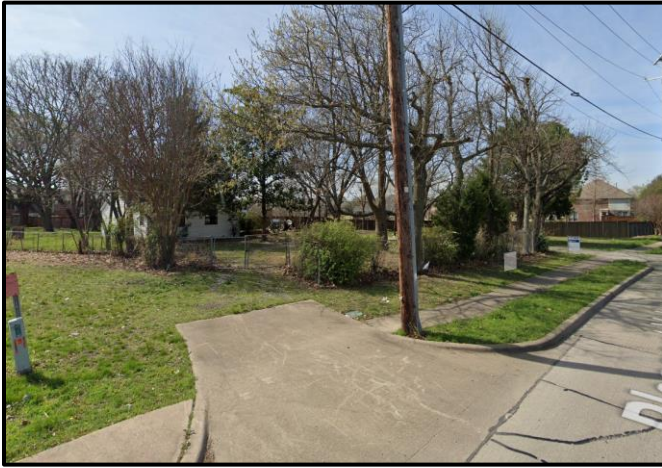
SHEET CONTENTS:
LANDSCAPE
PLAN

SHEET NUMBER:

LS-1.1



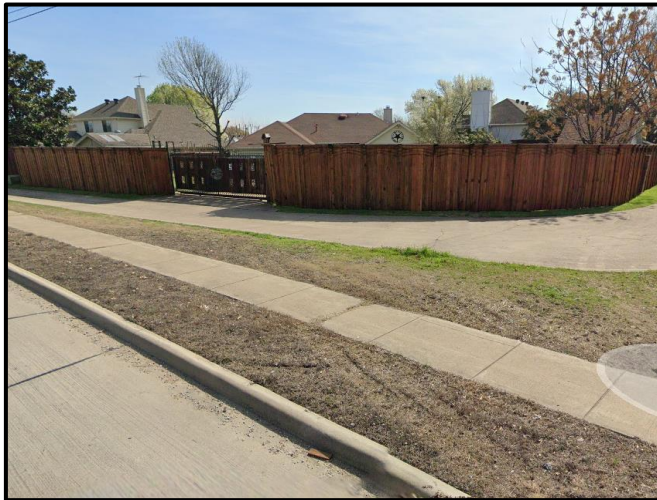
Z 20-25



West of subject property from Pleasant Valley Rd.



View of subject property from Pleasant Valley Rd.



East of subject property from Pleasant Valley Rd.



North of subject property from Pleasant Valley Rd.



GARLAND

Plan Commission

4. g.

Meeting Date: 11/09/2020

Item Title: Z 20-30 Spiars Engineering - Zoning (District 3)

Summary:

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)

Attachments

Z 20-30 Spiars Engineering (Zoning) Report and Attachments



Planning Report

File No: Z 20-30/District 3

Agenda Item:

Meeting: Plan Commission

Date: November 9, 2020

REQUEST

Approval of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses.

LOCATION

3414 Broadway Boulevard

APPLICANT

Spiars Engineering

OWNER

A + H Real Properties L.P.

BACKGROUND

The subject property, a 2.964-acre lot, is developed with a shopping center and a drive-through restaurant (coffee shop). The applicant intends to improve the condition of an existing nonconforming sign, and increase the sign surface area to accommodate the drive-through restaurant (coffee shop) sign panel. In order to modify the sign, it must comply with all GDC requirements for a pylon sign.

SITE DATA

The site contains approximately 2.964 acres with approximately 272.50 lineal feet of frontage along Broadway Boulevard and 204.45 lineal feet of frontage along Colonel Drive. The property can be accessed from Colonel Drive and Broadway Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

The subject site is currently zoned Community Retail (CR) District, which is intended to accommodate a variety of retail, service, and business establishments. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A CR District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a CR District must be focused onto the major thoroughfare network.

The subject property also has a Specific Use Provision for a drive-through coffee shop, which was approved in 2019. The drive-through coffee shop is a lease area in the overall site.

CONSIDERATIONS

1. The subject property contains an existing nonconforming Pylon Sign. The current pylon sign area is 314.9 square feet and the applicant requests to add an additional 49.1 square feet to the pylon sign resulting in a total sign area of 364 square-feet. The maximum allowed area of a pylon sign is 150 square feet. The existing height is 39-foot and 3.5 inches tall. The GDC requires the maximum height to be 22-feet. The applicant requests to legally establish the existing height of the sign to allow the sign 17 feet, 3.5 inches greater than the allowed height.

2. The GDC requires the setback to be a minimum of twenty (20) feet from property or right-of-way line. The setback of the pylon sign from any property line or right-of-way line is forty-three (43) feet. Therefore, the pylon sign complies with the setback.
3. Section 4.78 (P) of the GDC requires all sign panels on a multi-tenant pylon sign to be architecturally compatible and cohesively designed. All supports for a pylon sign must be constructed of masonry products (or be constructed in such a manner as to have the appearance of masonry (however, stucco construction is not allowed). The applicant will paint the support structure, but does not intend to reconstruct with masonry material. The applicant requests to maintain the existing metal material.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood Centers provide a mix of retail, services and community gathering places appropriately scaled to adjacent residential areas.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property directly to the north of the subject property shopping center, across Colonel Drive, is another shopping center zoned Community Retail (CR) District. The property to the east of the shopping center is zoned Planned Development (PD) District 11-27 and it is developed with a senior care facility. The property to the south across Broadway Boulevard is zoned Community Retail (CR) District, Planned Development District 06-35 and Planned Development (PD) District 14-04 for Community Retail Uses; these properties are developed as retail and other commercial uses. The properties to the west of the subject property shopping center at the intersection of Broadway Boulevard and Colonel Drive are zoned Planned Development (PD) District 84-12 for Community Retail Uses; these properties are developed with retail uses.

There is a pole sign on the adjacent property for a restaurant. It is approximately 178 feet away from the pylon sign on the subject property.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses.

ADDITIONAL INFORMATION

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

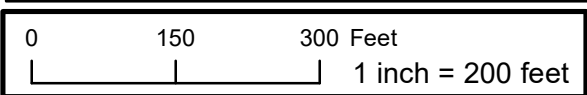
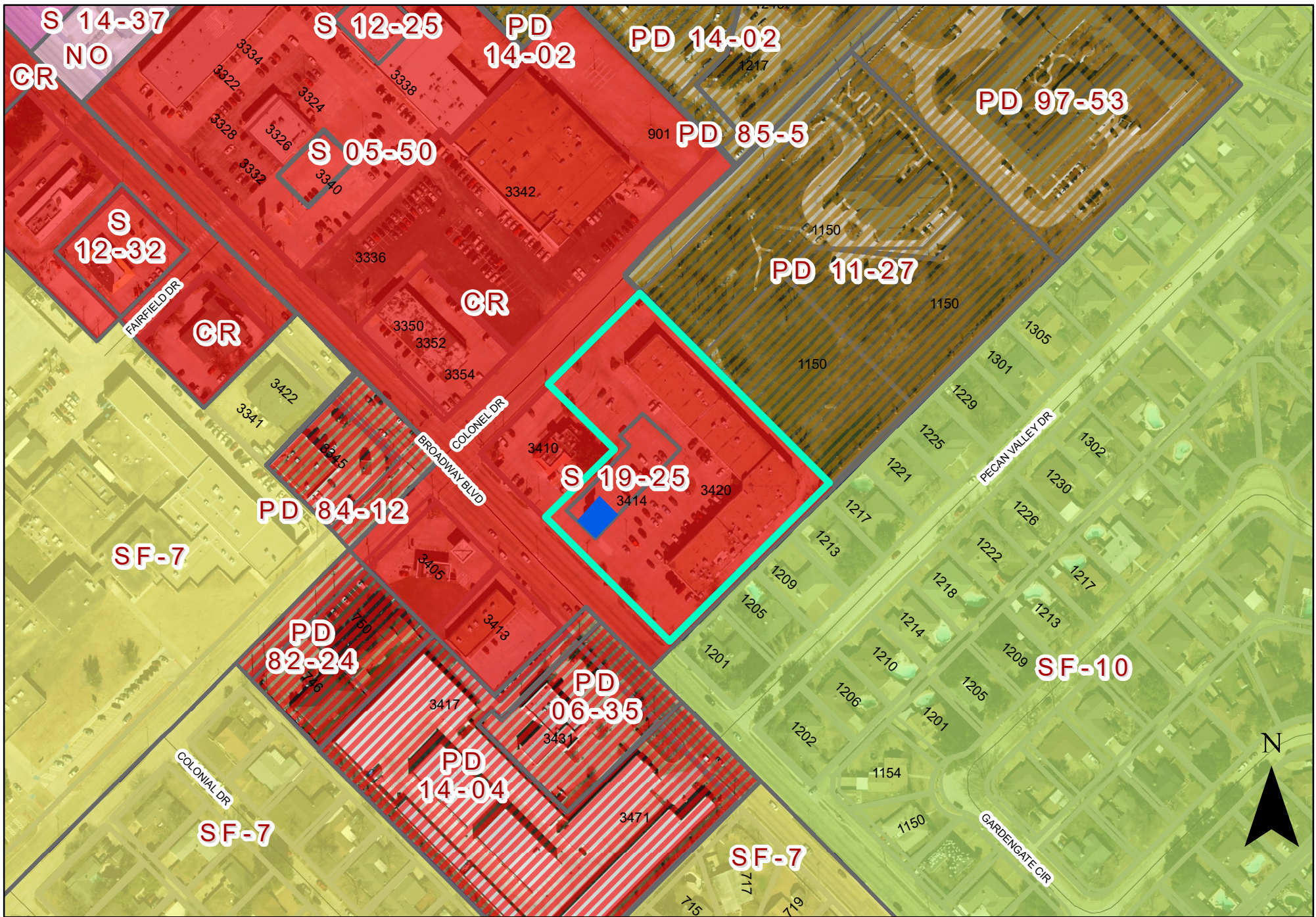
CITY COUNCIL DATE: December 1, 2020

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 20-30



SUBJECT SITE
AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-30

3414 Broadway Boulevard

- I. Statement of Purpose:** The purpose of this Planned Development (PD) District is to increase the sign area and to legally establish the existing height of the pylon sign.
- 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 Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

Site Plan: Development shall conform to the Site Plan and Sign Elevation set forth in Exhibit C and D; however, in the event of conflict between the Site Plan and the written conditions contained in this ordinance, the written conditions shall control.

- V. Specific Conditions:**

- A. Pylon Sign:** The pylon sign shall be in conformance with Exhibit C and Exhibit D.
 - B. Sign Surface Area:** The maximum surface area shall be 364 square feet.
 - C. Height:** The maximum height of the pylon sign shall be thirty-nine (39) feet and three and a half (3.5) inches tall.

Z 20-30



View of the subject property from Broadway Boulevard



Southwest of the subject property from Broadway Boulevard



North of the subject property from Colonel Drive



East of the subject property from Colonel Drive



GARLAND

Plan Commission

4. h.

Meeting Date: 11/09/2020

Item Title: Z 20-30 Spiars Engineering - Detail Plan (District 3)

Summary:

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)

Attachments

Z 20-30 Spiars Engineering (Detail Plan) Report and Attachments

Planning Report

File No: Z 20-30/District 3

Agenda Item:

Meeting: Plan Commission

Date: November 9, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Detail Plan to allow deviations for the existing nonconforming Pylon Sign.

LOCATION

3414 Broadway Boulevard

APPLICANT

Spiars Engineering

OWNER

A + H Real Properties L.P.

BACKGROUND

The subject property, a 2.964-acre lot, is developed with a shopping center and a drive-through restaurant (coffee shop). The applicant intends to improve the condition of an existing nonconforming sign, and increase the sign surface area to accommodate the drive-through restaurant (coffee shop) sign panel. In order to modify the sign, it must comply with all GDC requirements for a pylon sign.

SITE DATA

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There is a pole sign on the adjacent property for a restaurant. It is approximately 178 feet away from the pylon sign on the subject property.

STAFF RECOMMENDATION

Approval of a Detail Plan to allow deviations for the existing nonconforming Pylon Sign.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: December 1, 2020

PREPARED BY:

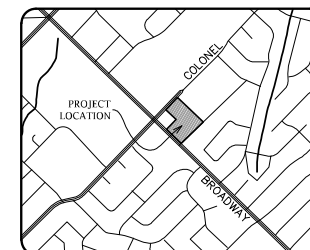
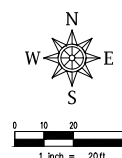
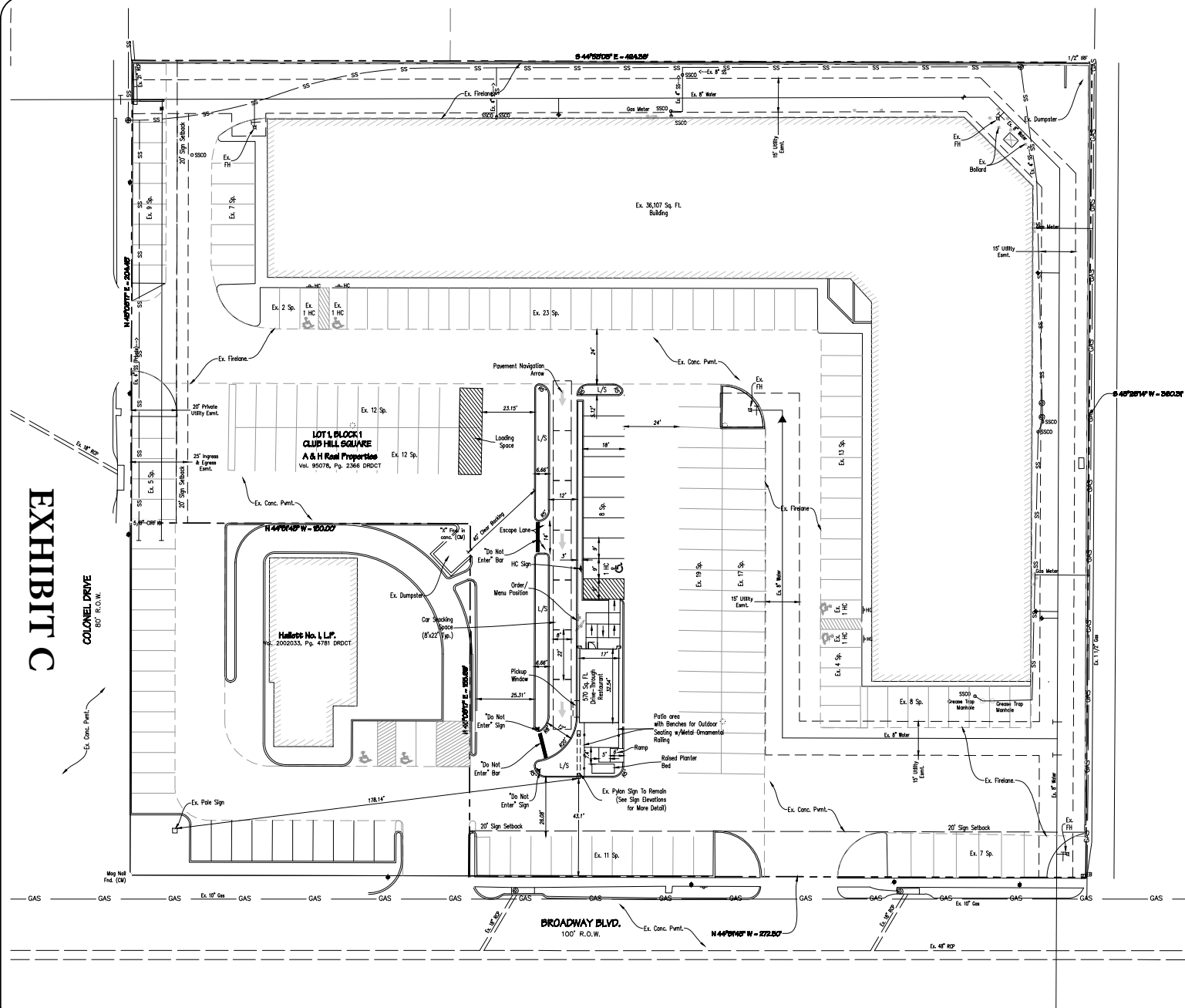
Nabiha Ahmed
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



SUBJECT SITE
AREA OF REQUEST

COLONEL DRIVE
80' R.O.W.

LOCATION MAP

LEGEND

- | | |
|---|--------------------------|
|  | Curb & Gutter |
|  | Ex. Striping |
|  | Ex. Firelane |
|  | Ex. Fire Hydrant |
|  | Ex. Light Pole |
|  | Landscape Area |
|  | Metal Ornamental Railing |

SYNOPSIS

Zoning	CR (Community Retail)
Total Lot Area	2.964 Ac./129,112 Sq. Ft.
Existing Building Area	36,677 Sq. Ft.
Floor Area Ratio	0.284:1
Building Height	1-Story
Impervious Area	125,665 Sq. Ft. => 97.33%
Overall Parking Required	158 Spaces
Overall Parking Provided	162 Spaces (Incl. 5 HC)

Case No. 200813-3
File No. Z20-30
PD SITE PLAN

SCOOTER'S - COUNTRY CLUB

LOT 1, BLOCK 1
CLUB HILL SQUARE
JOHN LITTLE LEAGUE SURVEY, ABSTRACT No. 761
IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
2.964 Acres / 129,112 Sq. Ft.
Current Zoning: CR (Community Retail)

OWNER
A & H Real Properties LTD
PO Box 851253
Richardson, TX 75085
Telephone: (972) 422-7666

APPLICANT
ARC Holdings, LLC
3615 Summit Plaza Dr., Ste. 109
Bellevue, NE 68123
Telephone: (402) 319-7848
Contact: Adam Cockerill

ENGINEER / SURVEYOR
Spilars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
APE No. F-2121 / TBPLS No. F-10043100
Contact: David Bond

REFURBISH/ADD CABINET(S) TO EXISTING D/F PYLON SIGN - **TOTAL PROPOSED SQUARE FOOTAGE = 363.99 sf**

SCOPE OF WORK:

PAINT EXISTING CABINET(S), RETAINERS PAINTED BLACK.

REPLACE PYLON SKIRT STRUCTURES - PAINTED BLACK.

COUNTRY CLUB SQUARE: FABRICATE AND INSTALL
NEW RETRO-FIT FACES FOR EXISTING UPPER
CABINET DISPLAY (AS NOTED).

REPLACE ILLUMINATION SYSTEM IN TENANT SIGN
CABINET w/LEDs

SCOOTER'S: FABRICATE AND INSTALL NEW D/F CABINET
DISPLAYS (AS NOTED), CABINETS ARE TO BE
MOUNTED TO EXISTING DUAL PYLON STRUCTURE.

206 SQUARE FEET

NEW RETRO-FIT FACE(S)

MATERIAL:
FABRICATED FROM AN ANGLE FRAME WITH 5025 REFLEX BLUE
COOLEY FLEXIBLE SIGN SUBSTRATE OVER FRAME.

GRAPHICS:
WHITE ERADICATED FROM BACKGROUND.

INSTALLATION:
FACE IS TO BE MOUNTED INSIDE EXISTING CABINET USING PROPER
HARDWARE AND FASTENERS (NON-CORROSIVE).

108.94 SQUARE FEET

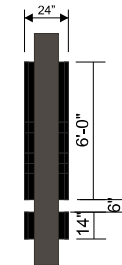
REPLACE ILLUMINATION SYSTEM -
QTY 12 - 96" BULBS REPLACED w/LEDs

41.04 SQUARE FEET

8.01 SQUARE FEET

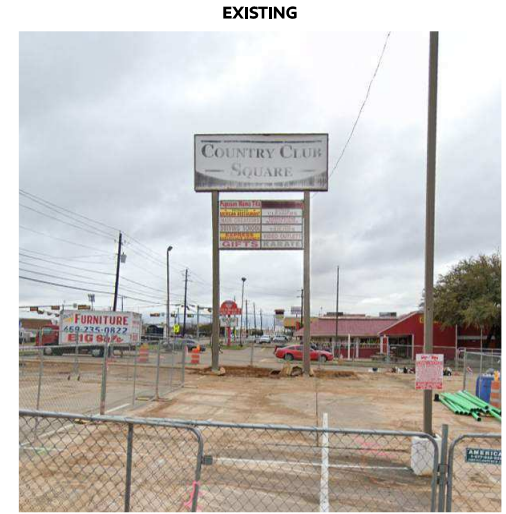
NOTE:
RETAINERS ARE TO BE
DUAL COLOR, WHITE ON
FACE AND BLACK ON THE
RETURN SIDES.

**SCOOTER'S CABINETS
SIDE VIEW**



3M Series 230
LT. TOMATO RED
230-43

3M Series 230
Black
230-22



PROPOSED



EXHIBIT D



1120 N 18th Street • Omaha 68102
402.341.6077 • 402.341.7654 fax

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original unpublished work of Omaha Neon Sign Co., Inc.
and may not be duplicated, used or disclosed with written consent.

DRAWING # : 125641
PROJECT ID: 23124

SALES PERSON: Andye Nelson

DRAWN BY: wes stephens



3414 Broadway Blvd.
Garland, TX 75043

Date: 10.13.20

Revised: 000000

NOTICE:

ALL GRAPHIC REPRODUCTIONS ARE SUBJECT TO
BY APPROVAL OF AUTHORIZED CLIENT, AS OF
APPROVAL BY THE UNDERSIGNED AND DATED
PRIOR TO ANY FABRICATION OF PRODUCT.
OMAHA NEON SIGN COMPANY, INC. HOLDS ALL
AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed _____ Date _____
Sales Rep. _____ Date _____

This sign is intended to be
installed in accordance with the
requirements of Article 650 of the
National Electric Code and/or
other applicable local codes. This
includes proper grounding and
bonding of the sign.



Z 20-30



View of the subject property from Broadway Boulevard



Southwest of the subject property from Broadway Boulevard



North of the subject property from Colonel Drive



East of the subject property from Colonel Drive