GARLAND

NOTICE OF MEETING
CITY OF GARLAND, TEXAS

PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
September 12, 2022
7:00 p.m.

A meeting of the Plan Commission of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

A pre-meeting will begin at 5:15 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

INVOCATION AND PLEDGE OF ALLEGIANCE: It is the custom and tradition of the members of the Plan Commission to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the Plan Commission and will not affect the decisions to be made during the meeting.

The meeting will be broadcast on City of Garland Government Access Television (CGTV). CGTV is available via GarlandTX.gov, channel 16 (Spectrum), Channel 44 (Frontier), and channel 99 (AT&T U-verse). Meetings are broadcast online via live streaming, on-demand, and air on CGTV with several rebroadcasts during the week of the meeting.

Public Comments
You are are invited to offer a comment or make a statement on any item on the agenda as that item is called. Your comments must relate to an item on this agenda - non-germane

comments are not in order. Time limits will be imposed by the Chairman as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes.

IN-PERSON COMMENTS: Registration will be required for any citizen wishing to speak. Speakers shall register using the electronic registration kiosks in the lobby of City Hall.

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. BRAILLE IS NOT AVAILABLE.

If the Plan Commission adjourns into executive session during this meeting, the executive session will be conducted between and among the members of the Plan Commission and relevant City staff. Public access to that meeting 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 the Plan Commission Minutes for the August 22, 2022 meeting.

2. PLATS

a. P 22-25 McCree Industrial District Addition Second Replat ***(This plat has been withdrawn per the applicant's request.)***

b. P 22-26 Spar 83 Replat

c. P 22-27 Fire Station No. 6 Addition Replat

d. P 22-28 Springcreek Community Church Addition Conveyance Plat

e. P 22-29 Alta Firewheel Addition Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

a. Consideration of the application of **CCM Engineering,** requesting approval of a Change in Zoning from Planned Development (PD) District 85-52 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) an Alley Waiver. This property is located at 1350 East Miller Road. (District 2) (File Z 22-26 – Zoning) (This item was postponed from the August 22, 2022 Plan Commission Meeting per the applicant's request.)

b. Consideration of the application of **CCM Engineering,** requesting approval of a Detail Plan for Single-Family Attached (SFA) Uses. This property is located at 1350 East Miller Road. (District 2) (File Z 22-26 – Detail Plan) (This item was postponed from the August 22, 2022 Plan Commission Meeting per the applicant's request.)

c. Consideration of the application of **Grenadier Investments, Inc**, requesting approval of a Change in Zoning from Planned Development (PD) District 85-50 and Community Office (CO) District to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) an Alley Waiver. This property is located at 2200 and 2302 West Campbell Road. (District 7) (File Z 22-20 – Zoning)

d. Consideration of the application of **Grenadier Investments, Inc**, requesting approval of a Detail Plan for Single-Family Attached (SFA) development. This property is located at 2200 and 2302 West Campbell Road. (District 7) (File Z 22-20 – Detail Plan)

e. Consideration of the application of **Geomet Recycling,** requesting approval of an amendment to Planned Development (PD) District 19-32 for Industrial Uses. This property is located at 312 South International Road. (District 6) (File Z 22-43 – Zoning)

f. Consideration of the application of **Geomet Recycling**, requesting approval of a Specific Use Provision amendment for a Recycling Salvage Yard. This property is located at 312 South International Road. (District 6) (File Z 22-43 – Specific Use Provision)

g. Consideration of the application of **Geomet Recycling,** requesting approval of a Detail Plan amendment for a Recycling Salvage Yard on a property zoned Planned Development (PD) District 19-32 for Industrial Uses. This property is located at 312 South International Road. (District 6) (File Z 22-43 – Detail Plan.)

h. Consideration of the application of **Kehinde Omo-Iyamu,** requesting approval of a Change in Zoning from Neighborhood Office (NO) District to Community Retail (CR) District. This property is located at 2940 Broadway Boulevard and 2955 Dairy Road. (District 5) (File Z 22-45 – Zoning)

i. Consideration of the application of **Scout Cold Logistics, LLC,** requesting approval of a Specific Use Provision for Food Processing & Storage. This property is located at 2610 McCree Road. (District 5) (File Z 22-49 – Specific Use Provision.)

j. Consideration of the application of **Scout Cold Logistics, LLC,** requesting approval of a Plan for Food Processing & Storage on a property zoned Industrial (IN) District. This property is located at 2610 McCree Road. (District 5) (File Z 22-49 – Plan)

4. MISCELLANEOUS

a. Consider amending Section 4.24, “Multifamily Developments,” of Chapter 4, “Site Development,” the Land Use Matrix, and Table 7-1, “Downtown District Land use Matrix” of chapter 7 of the Garland Development Code; and amending Table 2-4 of Section 2.34 and Section 2.39 of Chapter 2, “Zoning Regulations,” and the Chapter 2 Land Use Matrix, of the Garland Development Code, removing general covered parking requirements for multi-family developments and creating a Multi-Family-0 [MF-0] District allowing “horizontal multi-family” developments.

b. Election of Officers

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 priviledged and unpriviiledged 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: 09/12/2022

Item Title: Plan Commission Minutes for August 22, 2022

Summary:

Consider approval of the Plan Commission Minutes for the August 22, 2022 meeting.

Attachments

Plan Commission Minutes for August 22, 2022

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, August 22, 2022, at 7:00 p.m., in the Council Chambers at the William E. Dollar Municipal Building (City Hall), with the following members present:

COMMISSION PRESENT

Chair	Scott Roberts
1st Vice-Chair	Christopher Ott
2nd Vice-Chair	Douglas Williams
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Stephanie Paris
Commissioner	Rich Aubin
Commissioner	Mike Rose

STAFF PRESENT

Deputy City Attorney	Mike Betz
Sr. Assistant City Attorney	Shawn Roten
Recording Secretary	Tracy Allmendinger
Planning Director	Will Guerin
Lead Development Planner	Nabiha Ahmed
Development Planner	Matthew Wolverton

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chair Roberts read those items into the record. **Motion** was made by Commissioner Rose to **approve** the Consent Agenda as presented, seconded by Commissioner Aubin. **Motion carried: 8** Ayes**, 0** Nays.

MINUTES

1a. APPROVED** Consider approval of the Plan Commission Minutes for the August 8, 2022 meeting.

PLATS

2a. APPROVED** P 22-21 North Garland Commons No. 2 Conveyance Plat

2b. APPROVED** P 22-22 Rosehill Acreage Homesite Replat

2c. APPROVED** P 22-23 Domain at Firewheel Phase 3 Addition Final Plat

2d. APPROVED** P 22-24 Rexico No. 2 Evangel Temple Replat

ZONING

3a. APPROVED** Consideration of the application of **CCM Engineering**, requesting approval of a Change in Zoning from Planned Development (PD) District 85-52 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses. This property is located at 1350 East Miller Road. (District 2) (File Z 22-26 – Zoning) (This item was postponed from the August 8, 2022 Plan Commission Meeting per the applicant's request.)

The applicant has requested an extension to the September 12, 2022 Plan Commission meeting.

Motion was made by Commissioner Jenkins to **approve** the applicant's request for an extension to the September 12, 2022 Plan Commission meeting. Seconded by Commissioner Paris. **Motion carried: 8** Ayes, **0** Nay.

3b. APPROVED** Consideration of the application of CCM Engineering, requesting approval of a Detail Plan for Single-Family Attached (SFA) Uses. This property is located at 5000 and 5026 Zion Road. This property is located at 1350 East Miller Road. (District 2) (File Z 22-26 – Detail Plan. (This item was postponed from the August 8, 2022 Plan Commission Meeting per the applicant's request.)

The applicant has requested an extension to the September 12, 2022 Plan Commission meeting.

Motion was made by Commissioner Jenkins to **approve** the applicant's request for an extension to the September 12, 2022 Plan Commission meeting. Seconded by Commissioner Paris. **Motion carried: 8** Ayes, **0** Nay.

MISCELLANEOUS

4a. Introduction of Matthew Wolverton, Development Planner

There was no discussion on this item.

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:02 p.m.

City of Garland, Texas

Approved:

_____
Chairman

Attested:

_____
Recording Secretary

GARLAND

Plan Commission **2. a.**

Meeting Date: 09/12/2022

Item Title: P 22-25 McCree Industrial District Addition Second Replat

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Summary:

P 22-25 McCree Industrial District Addition Second Replat ***(This plat has been withdrawn per the applicant's request.)***

GARLAND

Plan Commission **2. b.**

Meeting Date: 09/12/2022

Item Title: P 22-26 Spar 83 Replat

Summary:

P 22-26 Spar 83 Replat

Attachments

P 22-26 Spar 83 Replat Report and Attachments

Planning Report

File No: P 22-26 /District 6
Agenda Item:
Meeting: Plan Commission
Date: September 12, 2022

REPLAT
Spar 83 Replat

LOCATION
701 and 751 S International Road

ZONING
PD 93-01 with a base zoning of Industrial (IN) District

NUMBER OF LOTS
One (1)

ACREAGE
11.90 Acres

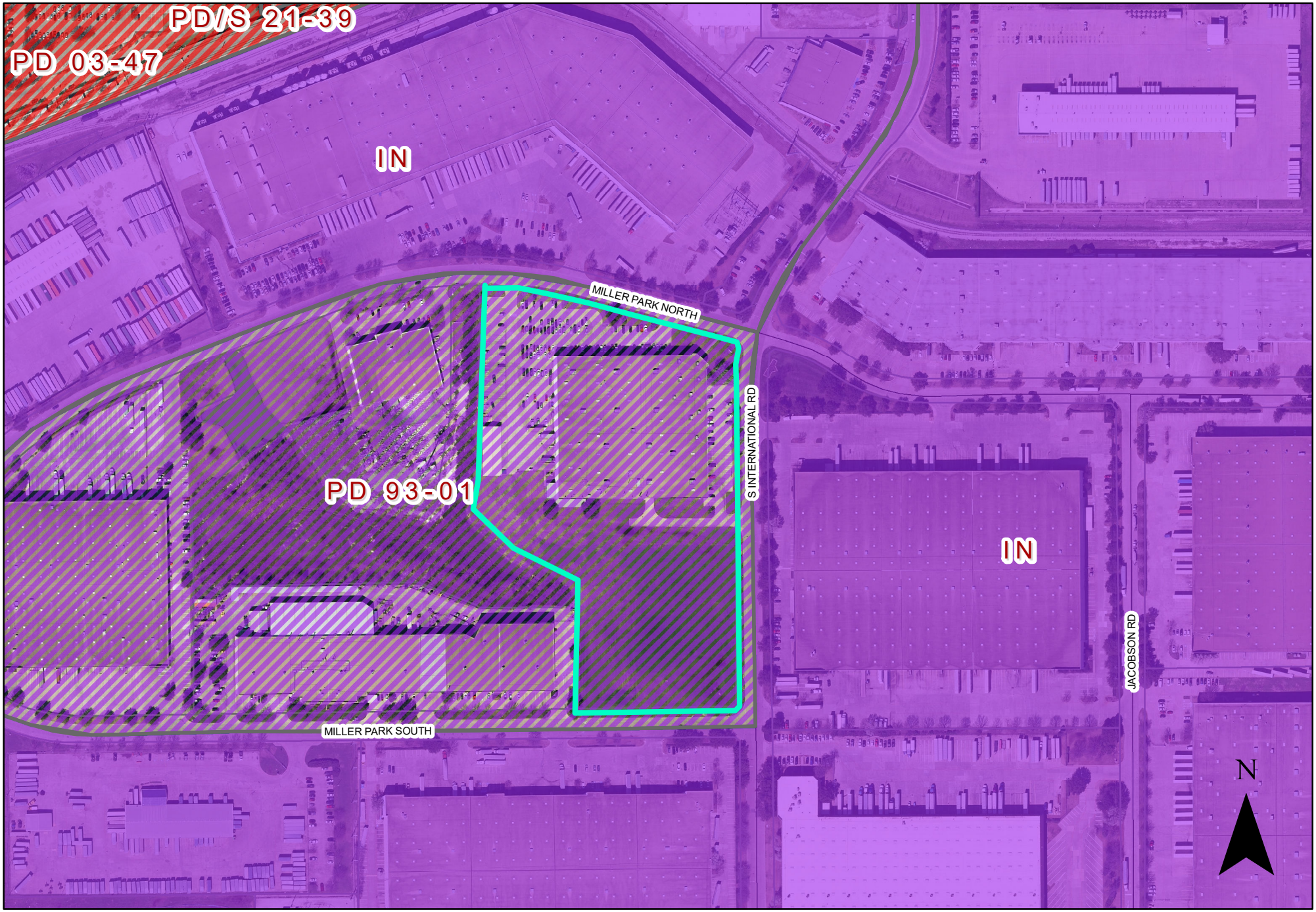
BACKGROUND
The applicant requests approval of a Replat. The purpose of the Replat is to dedicate easements and right-of-way.

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

ADDITIONAL INFORMATION
i. Location Map
ii. 36x24 Plat

PREPARED BY:
Matthew Wolverton
Development Planner
Planning and Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning

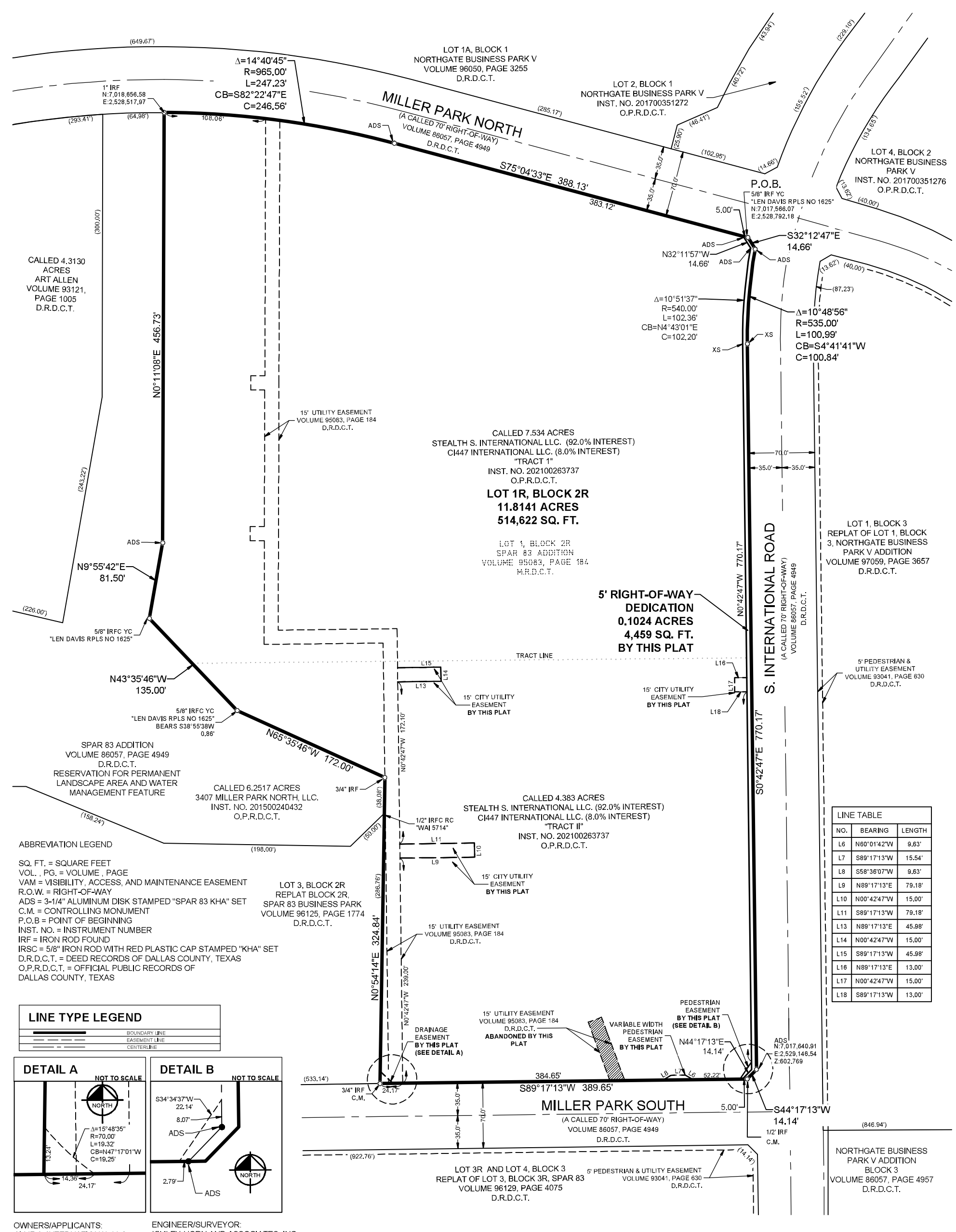


0 200 400 Feet
1 inch = 306 feet

PLAT MAP P 22-26

INDICATES AREA OF REQUEST

701 and 751 South International Road



LINE TABLE

NO.	BEARING	LENGTH
L6	N60°01'42"W	9.63'
L7	S89°17'13"W	15.54'
L8	S58°36'07"W	9.63'
L9	N89°17'13"E	79.18'
L10	N00°42'47"W	15.00'
L11	S89°17'13"W	79.18'
L13	N89°17'13"E	45.98'
L14	N00°42'47"W	15.00'
L15	S89°17'13"W	45.98'
L16	N89°17'13"E	13.00'
L17	N00°42'47"W	15.00'
L18	S89°17'13"W	13.00'

ABBREVIATION LEGEND

SQ. FT. = SQUARE FEET
VOL. , PG. = VOLUME , PAGE
VAM = VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT
R.O.W. = RIGHT-OF-WAY
ADS = 3-1/4" ALUMINUM DISK STAMPED "SPAR 83 KHA" SET
C.M. = CONTROLLING MONUMENT
P.O.B = POINT OF BEGINNING
INST. NO. = INSTRUMENT NUMBER
IRF = IRON ROD FOUND
IRSC = 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" SET
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

LINE TYPE LEGEND

(solid heavy line)	BOUNDARY LINE
(dashed line)	EASEMENT LINE
(dash-dot line)	CENTERLINE

OWNERS/APPLICANTS:
CI447 S. INTERNATIONAL LLC
STEALTH S. INTERNATIONAL LLC.
1900 AVENUE OF THE STARS
SUITE 320
LOS ANGELES, CALIFORNIA 90067
CONTACT: JASON HAAS

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
100 W. OAK STREET, SUITE 203
DENTON, TEXAS 76201
PHONE: 940-287-3620
CONTACT: TREY BRASWELL, P.E.
trey.braswell@kimley-horn.com

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, CI447 S. International, LLC and **Stealth S. International, LLC** are the owners of a tract of land situated in the Benjamin Dye Survey, Abstract No. 415, City of Garland, Dallas County, Texas, and being all of Lot 1, Block 2R of the Replat of Block 2R, of Spar 83 Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 95083, Page 184, Deed Records, Dallas County, Texas (D.R.D.C.T.), and described as Tracts 1 and 2 in the Special Warranty Deed to CI447 S. International, LLC. and Stealth S. International LLC., recorded in Instrument No. 202100263737, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with yellow plastic cap stamped "LEN DAVIS RPLS NO 1625" found for the most northerly northeast corner of said Lot 1 at the west end of a corner clip at the intersection of the south right-of-way of Miller Park North (a called 70-foot-right-of-way) with the west right-of-way of South International Road (a called 70-foot right-of-way);

THENCE South 32°12'47" East, with said corner clip, a distance of 14.66 feet to a 3-1/4 inch aluminum disk stamped "SPAR 83 KHA" set for the south end of said corner clip and the beginning of a non-tangent curve to the left with a radius of 535.00 feet, a central angle of 10°48'56", and a chord bearing and distance of South 04°41'41" West, 100.84 feet;

THENCE in a southerly direction, with said west right-of-way line, with said non-tangent curve to the left, an arc distance of 100.99 feet to a cut "X" in concrete set for corner;

THENCE South 00°42'47" East, continuing with said west right-of-way line, a distance of 770.17 feet to a 3-1/4 inch aluminum disk stamped "SPAR 83 KHA" set for the north end of a corner clip at the intersection of said west right-of-way line with the north right-of-way line of Miller Park South (a called 70-foot right-of-way);

THENCE South 44°17'13" West, with said corner clip, a distance of 14.14 feet to a 1/2-inch iron rod found for the west end of said corner clip;

THENCE South 89°17'13" West, with said north right-of-way line, a distance of 389.65 feet to a 3/4-inch iron rod found for the southwest corner of said Lot 1 and the southeast corner of Lot 3, Block 2R, of the Replat Block 2R, Spar 83 Business Park, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 96125, Page 1774, D.R.D.C.T.;

THENCE North 00°54'14" East, with the common line of said Lot 1 and Lot 3, Block 2R, passing at a distance of 286.76 feet a 1/2-inch iron rod with red plastic cap stamped "WAI 5714" for the northeast corner of said Lot 3, Block 2R and the southeast corner of a Landscape Area and Water Management Feature Reservation Area according to the plat thereof recorded in Volume 86057, Page 4949 D.R.D.C.T., same being that called 6.2517 acre tract of land described in the Special Warranty Deed to 3407 Miller Park North, LLC., Instrument No. 201500240432 O.P.R.D.C.T., and continuing along the common line of said Lot 1 and said Landscape Area a total distance of 324.84 feet to a 3/4-inch iron rod found for corner;

THENCE with the common line of said Lot 1 and said Landscape Area, the following courses and distances:

North 65°35'46" West, a distance of 172.00 feet to a point for corner from which a 5/8-inch iron rod with yellow plastic cap stamped "LEN DAVIS RPLS NO 1625" bears South 38°55'38" West, a distance of 0.86 feet;

North 43°35'46" West, a distance of 135.00 feet to a 5/8-inch iron rod with yellow plastic cap stamped "LEN DAVIS RPLS NO 1625" found for corner;

North 09°55'42" East, a distance of 81.50 feet to a 3-1/4 inch aluminum disk stamped "SPAR 83 KHA" set for corner;

North 00°11'08" East, a distance of 456.73 feet to a 1 inch iron rod found, for the northwest corner of said Lot 1 acre tract, and northeast corner of said Landscape Area, in the said south right-of-way line of Miller Park North and being the beginning of a non-tangent curve to the right with a radius of 965.00 feet, a central angle of 14°40'45", and a chord bearing and distance of South 82°22'47" East, 246.56 feet;

THENCE in a easterly direction, with said south right-of-way line, with said non-tangent curve to the right, an arc distance of 247.23 feet to a 3-1/4 inch aluminum disk stamped "SPAR 83 KHA" set for corner;

THENCE South 75°04'33" East, continuing with said south right-of-way line, a distance of 388.13 feet to the **POINT OF BEGINNING** and containing a computed area 519,081 square feet or 11.9165 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **CI447 S. International, LLC** and **Stealth S. International, LLC,** the owners of the property described in this plat, acting by and through their duly authorized agents, do hereby adopt this plat, designating the property as **Spar 83 Replat**, an addition to the City of Garland, Dallas County, Texas, and do hereby dedicate, in fee simple, and to the public use forever, any streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated; provided, however, that no public dedication is made or intended as to any private easement, screen wall easement, or wall maintenance easement shown on this plat. 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 in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. 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. Any and all maintenance of screening walls, screen wall easements, retaining walls, and wall maintenance easements is the responsibility of the property owner, its successors, or assigns.

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

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

WITNESS, my hand at ________________, ________________ this the ___day of ____________________, 2022.

CI447 S. INTERNATIONAL LLC, a Delaware limited liability company

By: Cam Investment 447 LLC, a Delaware limited liability company
Its: Sole Member

By: Cam Management 447 LLC, a Delaware limited liability company
Its: Manager

By: Cohen Holdings 2015 LLC, a Delaware limited liability company
Its: Sole Member

By:______________________________

Name: Jason Haas

Title: Co-Chief Investment Officer

STEALTH S. INTERNATIONAL LLC, a Delaware limited liability company

By: Cam Management 447 LLC, a Delaware limited liability company
Its: Authorized Signatory

By: Cohen Holdings 2015 LLC, a Delaware limited liability company
Its: Sole Member

By:______________________________

Name: Jason Haas

Title: Co-Chief Investment Officer

STATE OF ____________ §
COUNTY OF ____________ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 purpose and consideration therein expressed and in the capacity therein stated on behalf of said limited liability companies.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ____________________, 2022.

____
Notary Public in and for the State of ______________

STATE OF ____________ §
COUNTY OF ____________ §

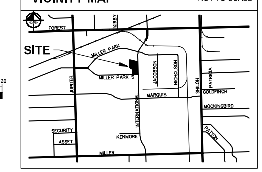
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ______________________________, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated on behalf of said limited liability companies.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ____________________, 2022.

____
Notary Public in and for the State of ______________

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36

VICINITY MAP — NOT TO SCALE



NOTES:

1. The basis of bearings is the Texas Coordinate System of 1983, North Central Zone (4202) using the City of Garland Geodetic Control (2002 Datum). This survey is based on a line oriented between City of Garland Monuments 27 and 210 found in the field via RTK GPS methods, whose positions are published on the Texas Coordinate System of 1983, North Central Zone 4202. The horizontal coordinates of this survey are grid coordinates derived from Garland Monument 27 and 210.

   GPS 210
   N: 7,018,580.805
   E: 2,531,407.112
   Z: 598.91

   GPS 27
   N: 7,017,660.29
   E: 2,528,680.51
   Z: 607.95

2. Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland, Texas.
3. The purpose of this replat is to dedicate easements and right-of-way.
4. Selling a portion of this addition by metes and bounds is a violation of the City of Garland development code and is subject to withholding of utilities and building permits.
5. The subject tract of land is a portion of the property described in the Declaration of Covenants recorded in Volume 93044, Page 4067 and Volume 92147, Page 1892, Deed Records, Dallas County, Texas

SURVEYOR'S STATEMENT

I, David J. De Weirdt, 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 the 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 ___________________________, 2022.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR
ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL SURVEY DOCUMENT 07/27/2022

David J. De Weirdt — Date
Registered Professional Land Surveyor No. 5066
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David J. De Weirdt 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____________ day of ______________________________ 20__.

____
Notary Public in and for the State of Texas

PLAN COMMISSION:

Approved and accepted for the City of Garland this ___________ day of ____________, 20__ by the City Plan Commission of the City of Garland, Texas.

____
Director of Planning

____
Chairman of Plan Commission

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

SPACE RESERVED FOR COUNTY RECORDING LABEL

REPLAT
SPAR 83 REPLAT
LOT 1R, BLOCK 2R

BEING A REPLAT OF
LOT 1, BLOCK 2R
SPAR 83 ADDITION
11.9165 ACRES
BENJAMIN DYE SURVEY, ABSTRACT NO. 415
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 211223-1

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	EMP	DJD	JULY 2022	063259900	1 OF 1

DWG NAME: \\KIMLEY-HORN.COM\TX_DAL2\DAL_SURVEY\063259900-701 INTERNATIONAL - GARLAND\DWG\063259900-701 INTERNATIONAL_PP.DWG PLOTTED BY PFEIL, ERIC 7/27/2022 4:40 PM LAST SAVED 7/27/2022 4:39 PM

GARLAND

Plan Commission **2. c.**

Meeting Date: 09/12/2022

Item Title: P 22-27 Fire Station No. 6 Addition Replat

Summary:

P 22-27 Fire Station No. 6 Addition Replat

Attachments

P 22-27 Fire Station No. 6 Addition Report and Attachments

Planning Report

File No: P 22-27 /District 1
Agenda Item:
Meeting: Plan Commission
Date: September 12, 2022

FINAL PLAT
Fire Station No. 6 Addition

LOCATION
6450 North President George Bush Turnpike

ZONING
PD 22-13 for mixed uses

NUMBER OF LOTS
One (1)

ACREAGE
2.745 Acres

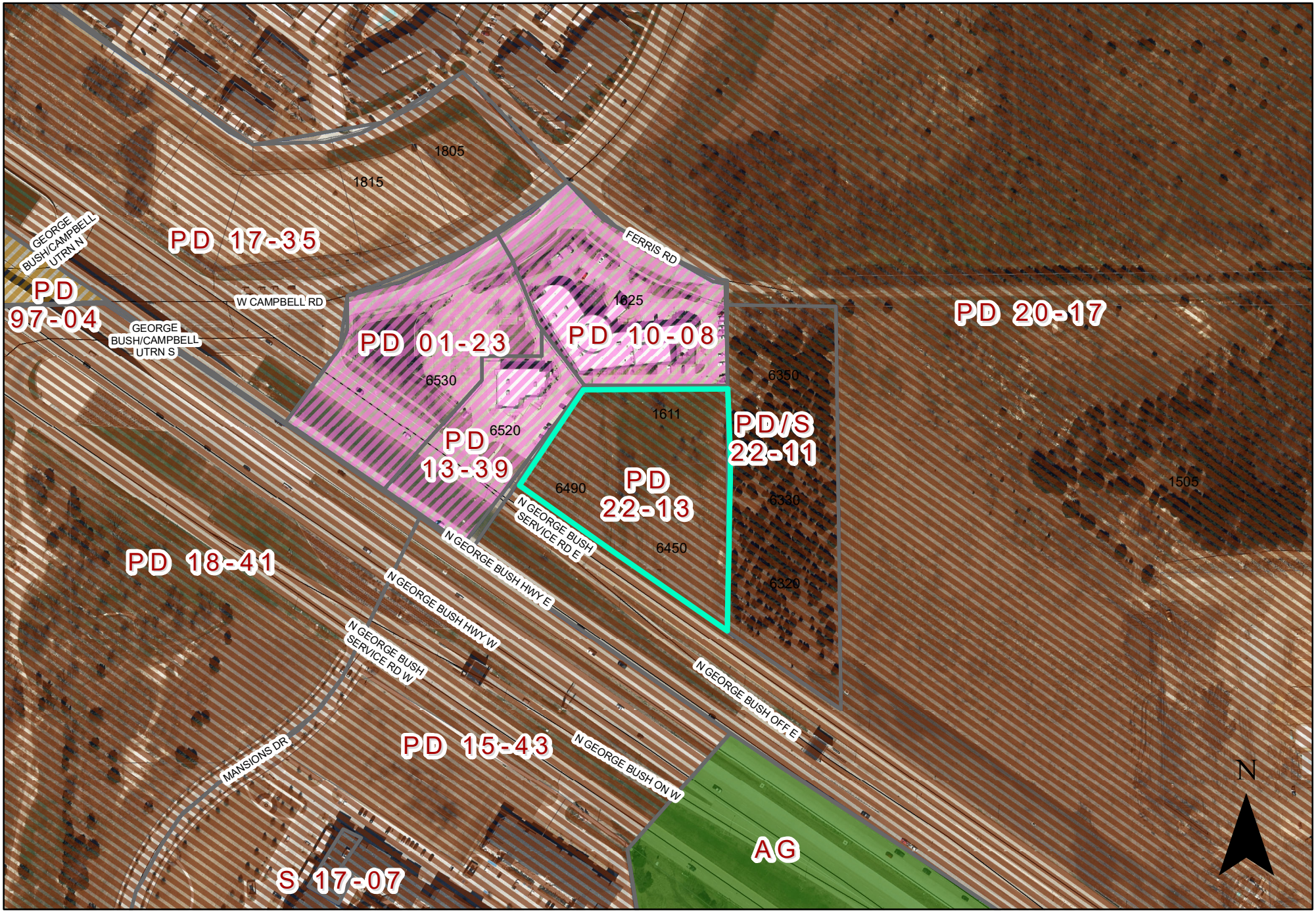
BACKGROUND
The applicant requests approval of the Final Plat. The purpose of the Final Plat is to construct a Fire Station.

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. 8.5x11 Plat

PREPARED BY:
Matthew Wolverton
Development Planner
Planning and Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning

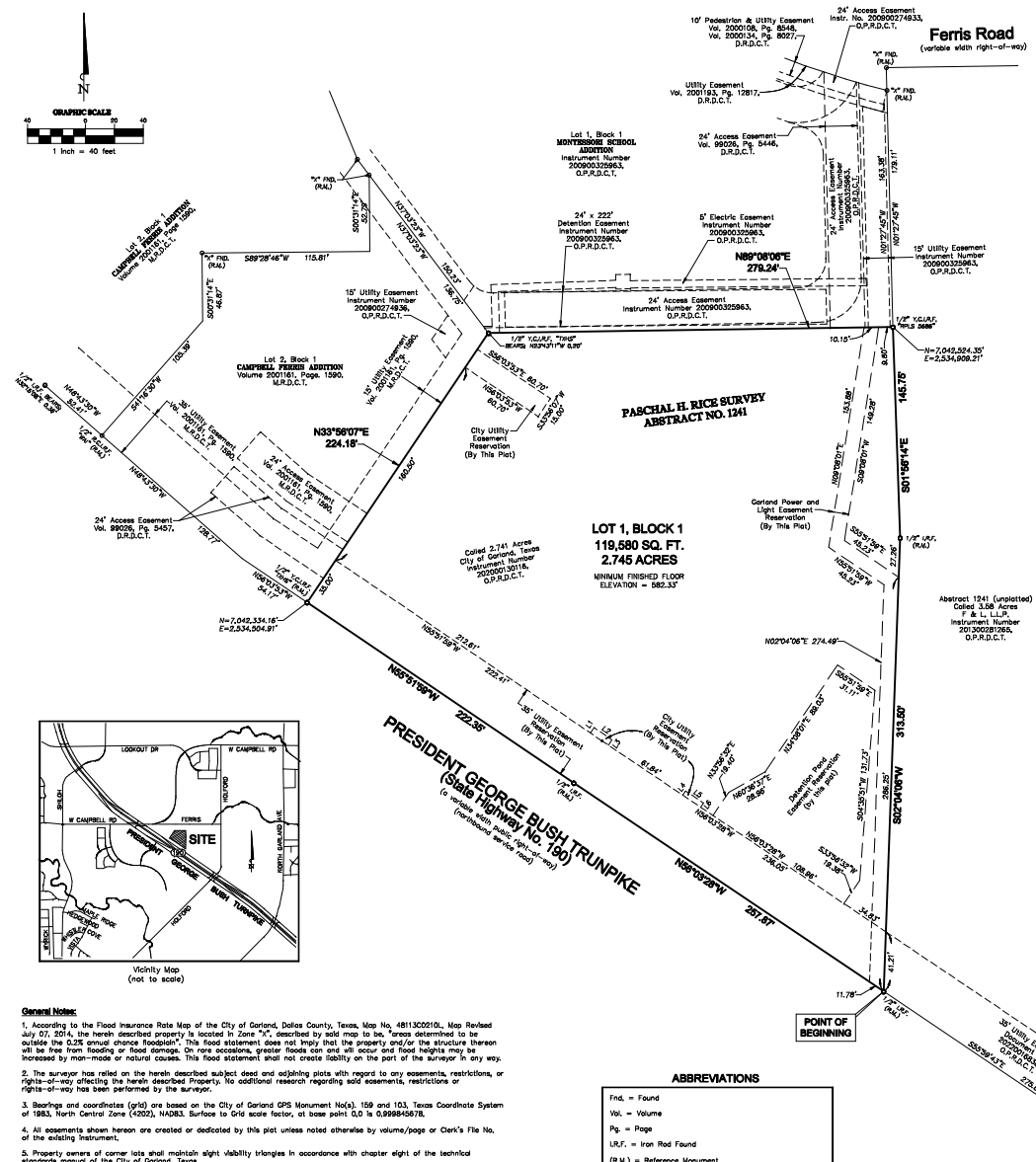


0 160 320 Feet 1 inch = 245 feet

PLAT MAP P 22-27

INDICATES AREA OF REQUEST

6450 N President George Bush Turnpike



Vicinity Map
(not to scale)

General Notes:

1. According to the Flood Insurance Rate Map of the City of Garland, Dallas County, Texas, Map No. 48113C0210L, Map Revised July 07, 2014, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.

2. The surveyor has relied on the herein described subject deed and adjoining plats with regard to any easements, restrictions, or rights-of-way affecting the herein described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.

3. Bearings and coordinates (grid) are based on the City of Garland GPS Monument No(s). 159 and 103, Texas Coordinate System of 1983, North Central Zone (4202), NAD83. Surface to Grid scale factor, at base point 0,0 is 0.999845678.

4. All easements shown hereon are created or dedicated by this plat unless noted otherwise by volume/page or Clerk's File No. of the existing instrument.

5. Property owners of corner lots shall maintain sight visibility triangles in accordance with chapter eight of the technical standards manual of the City of Garland, Texas.

6. The purpose of this plat is to create Lot 1, and dedicate easements.

7. Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.

ABBREVIATIONS

Fnd. = Found
Vol. = Volume
Pg. = Page
I.R.F. = Iron Rod Found
(R.M.) = Reference Monument
R.C.I.R.F. = Red Capped Iron Rod Found
Y.C.I.R.F. = Yellow Capped Iron Rod Found
M.R.D.C.T. = Map Records, Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas County, Texas
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas

REVISED: 03/17/2022 – 1st Review Comments				
DATE: 10/22/2020	SCALE: 1" = 40'	DRAWN BY: C.S.H.	CHK'D. BY: M.B.A.	JOB NO.: 2020-0108

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, the City of Garland, a Texas home-rule municipality, is the sole owner of a tract of land, situated in the Paschal H. Rice Survey, Abstract No. 1241, in the City of Garland, Dallas County, Texas, and being all of that called 2.741 acre tract, described in Special Warranty Deed to the City of Garland, Texas, a Texas home rule municipality, as recorded under Instrument No. 20050501301B, of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said tract being more particularly described, as follows:

BEGINNING at a 1/2" iron rod found for the most southerly corner of said 2.741 acre tract, same being the southwesterly corner of a called 3.58 acre tract of land, described by deed to F & L, L.L.P., as recorded under Instrument Number 20130021265, O.P.R.D.C.T., said corner also being in the northeasterly monumented line of President George Bush Turnpike (State Highway No. 190) (a variable width public right-of-way);

THENCE along the southwesterly line of said 2.741 acre tract, same being the northeasterly monumented line of President George Bush Turnpike, the following (2) two courses and distances:

1. North 56°03'28" West, a distance of 257.87' to a 1/2" iron rod found for an angle point;
2. North 55°51'59" West, a distance of 222.35' to a 1/2" iron rod with a yellow plastic cap stamped "TXHS" found for the most westerly corner of said 2.741 acre tract, same being the most southerly corner of Lot 2, Block 1, of **CAMPBELL FERRIS ADDITION**, an addition to the City of Garland, as recorded in Volume 2001161, Page 1590, of the Map Records, Dallas County, Texas;

THENCE North 33°56'07" East, along the common line between said 2.741 acre tract and Lot 2, Block 1, a distance of 224.18' to a point for corner, from which a 1/2" iron rod with a yellow plastic cap stamped "TXHS" found bears, North 23°43'11" West, a distance of 0.20', said point for corner being the most easterly corner of said Lot 2, Block 1, same being the northwesterly corner of said 2.741 acre tract, said corner also being at an angle point of Lot 1, Block 1, of **MONTESSORI SCHOOL ADDITION**, an addition to the City of Garland, as recorded under Instrument No. 20090325963, O.P.R.D.C.T.;

THENCE North 89°08'06" East, along the common line between said 2.741 acre tract and said Lot 1, Block 1, a distance of 279.24' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the northeasterly corner of said 2.741 acre tract, same being the southeasterly corner of said Lot 1, Block 1, said corner also being in the westerly line of the aforementioned 3.58 acre tract;

THENCE in a southerly direction, along the common line between said 2.741 acre and 3.58 acre tracts, the following (2) two courses and distances:

1. South 01°56'14" East, a distance of 145.75' to a 1/2" iron rod found for an angle point;
2. South 02°04'06" West, a distance of 313.50' to the **POINT OF BEGINNING** and containing 119,850 square feet or 2.745 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That, City of Garland, a Texas home-rule municipality, the owner of the property described in this plat, acting by and through its duly authorized agents, does hereby adopt this plat, designating this property as **FIRE STATION NO. 6 ADDITION**, 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 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 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(s).

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.

The City of Garland, Texas shall not be responsible for the maintenance or operation of any detention area designated on this plat or for any damage or injury to property or persons that results from the flow of water along, into or out of those detention areas, or for the control of erosion. The construction, operation, and maintenance of any detention area designated on this plat is controlled by and subject to the applicable provisions of the Code of Ordinances of the City of Garland, as amended, or the Garland Development Code, as amended.

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 _____ 2022.

By: City of Garland, Texas

_____

Scott LeMay – Mayor

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned, a notary public in and for the State of Texas, on this day, personally appeared Scott LeMay, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me the he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given my hand and seal this the_____ day of _____, 2022.

_____

Notary Public in and for the State of Texas

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N33°56'32"E	4.50'
L2	S56°56'45"E	15.00'
L3	S33°56'32"W	4.50'
L4	N33°56'32"E	3.50'
L5	S56°03'28"E	15.00'
L6	S33°56'32"W	3.50'

SURVEYOR'S AFFIRMATION:

NOW THEREFORE KNOW ALL BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, a Registered Professional Land Surveyor, licensed by the State of Texas, certify 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 certify that monumentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Replat.

Dated this the_____ day of_____, 2022.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DODUCMENT.

_____
Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686

STATE OF TEXAS:
COUNTY OF COLLIN:

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. ARTHUR, 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 prupose and considerations therein expressed, and in the capacity therein stated.

GIVEN MY HAND AND SEAL THIS THE_____day of _____, 2022.

_____

Notary Public in and for the STATE OF TEXAS

Approved and accepted for the City of Garland this

the_____day of _____, 2022,
by the City Plan Commission of the City of Garland, Texas.

_____

Chairman of the City Plan Commission

_____

Director of Planning Department

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.

Coordinates shown hereon are NAD83 (CORS96, EPOCH 2002), tied to the Texas Coordinate System of 1983, North Central Zone (4202), using City of Garland Geodetic Control (2002 Datum) Monument No(s). 159 and 103.

GPS No. 159	GPS No. 103
N=7,044,505.82'	N=7,040,843.22'
E=2,534,819.10'	E=2,535,997.94'
ELEV.=578.63'	ELEV.=567.74'

The Convergence/Mapping Angle at the P.O.B. is 1°00'26", with a combined scale factor of 0.999845678.

Owner:
City of Garland, Texas
200N. Fifth Street
Garland, Texas 75040
Ph.: (972) 205-2000
Email: gbreyseac@garlandtx.gov
Contact: Glenn Breyseacher, RPLS

Engineer:
Hart Gaugler + Associates
12801 N. Central Expressway
Suite 1400,
Dallas, Texas 75243
Ph.: (972) 239-5111
c/o Ruth Rangel, P.E.

Surveyor:
North Texas Surveying, LLC
McKinney, Texas 75240
Ph.: (214) 504-0933
Fax: (214) 504-0938
www.northtexassurveying.com
FIRM REGISTRATION NO. 10074200
Contact: Chad Holcomb, S.I.T.

FINAL PLAT
FIRE STATION NO. 6 ADDITION
LOT 1, BLOCK 1

2.745 Acres
Paschal H. Rice Survey
Abstract No. 1241
City of Garland
Dallas County, Texas

City Case Number: 210511-1
Preparation Date: February, 2022

Space Reserved For County Recording Label

GARLAND

Plan Commission **2. d.**

Meeting Date: 09/12/2022

Item Title: P 22-28 Springcreek Community Church Addition Conveyance Plat

Summary:

P 22-28 Springcreek Community Church Addition Conveyance Plat

Attachments

P 22-28 Springcreek Community Church Addition Conveyance Plat Report and Attachments

Planning Report

File No: P 22-28 /District 7
Agenda Item:
Meeting: Plan Commission
Date: September 12, 2022

CONVEYANCE PLAT
SpringCreek Community Church Addition

LOCATION
2550 Belt Line Road

ZONING
Commercial Retail District (CR)

NUMBER OF LOTS
Two (2)

ACREAGE
7.981 Acres

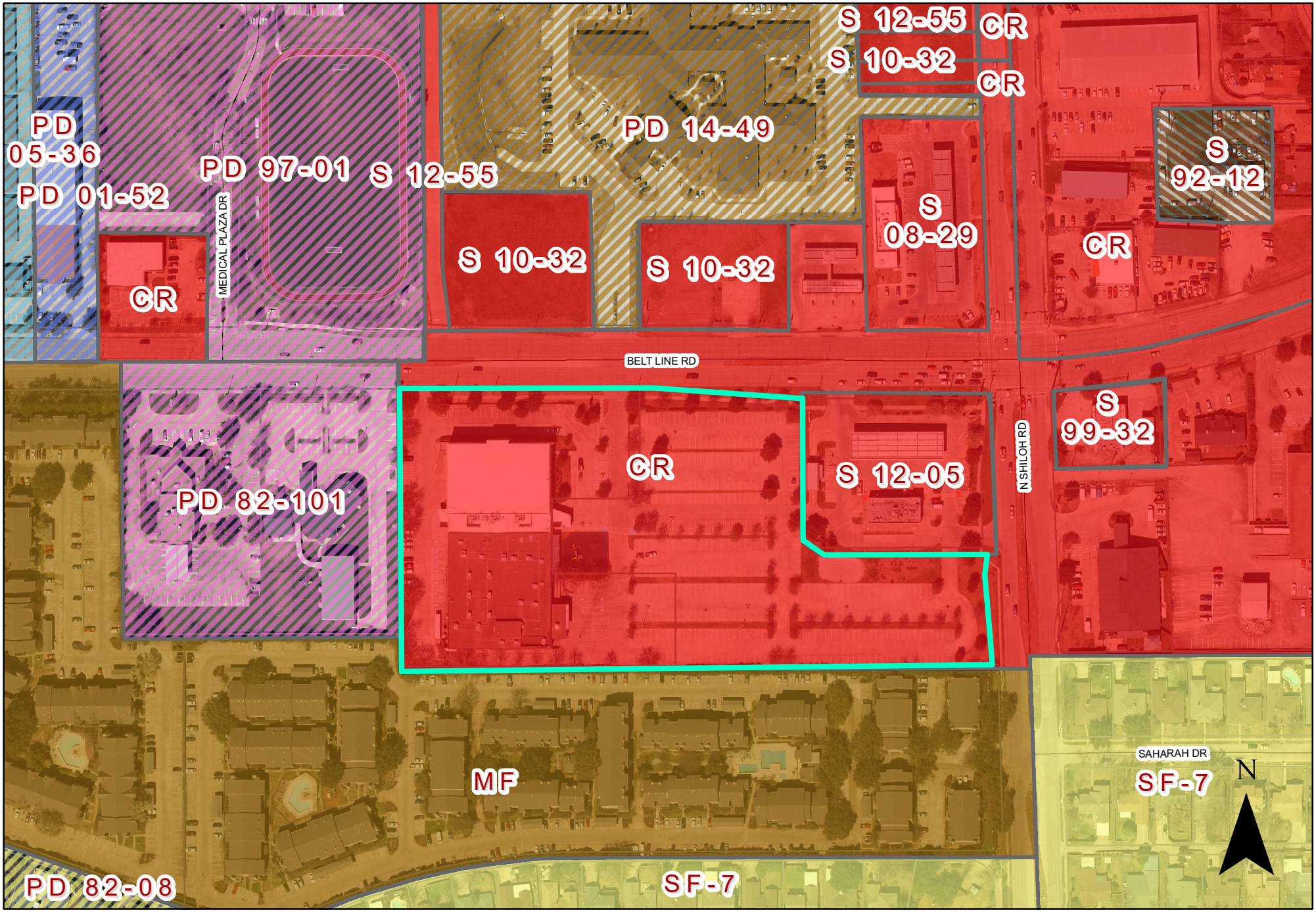
BACKGROUND
The applicant requests approval of the Conveyance Plat. The purpose of the Conveyance Plat is to subdivide into two (2) lots.

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

ADDITIONAL INFORMATION
i. Location Map
ii. 34x22 Plat

PREPARED BY:
Matthew Wolverton
Development Planner
Planning and Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



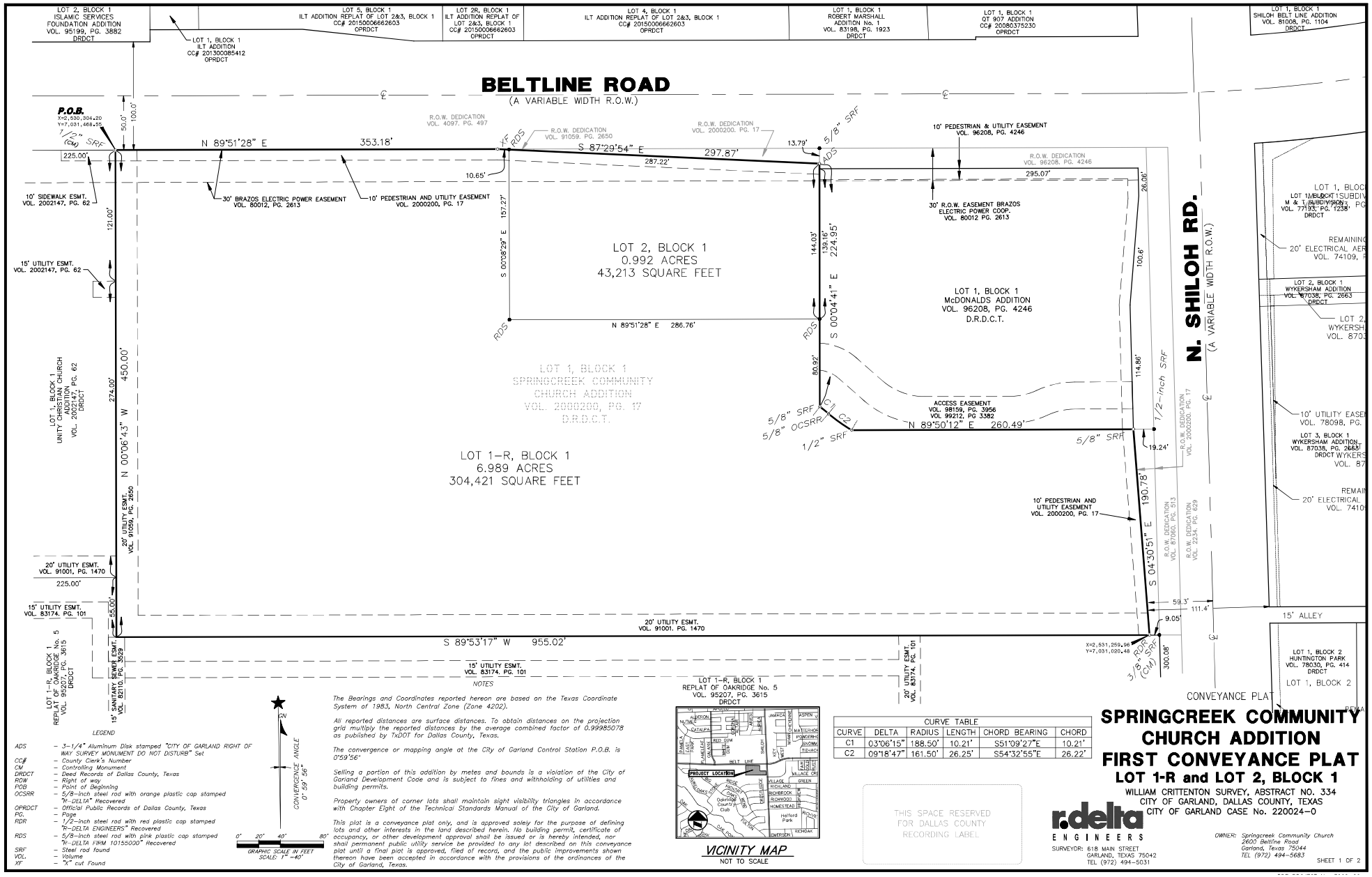
0 130 260 Feet

1 inch = 204 feet

PLAT MAP P 22-28

INDICATES AREA OF REQUEST

2550 and 2660 Belt Line Road



LEGEND

ADS	–	3-1/4" Aluminum Disk stamped "CITY OF GARLAND RIGHT OF WAY SURVEY MONUMENT DO NOT DISTURB" Set
CC#	–	County Clerk's Number
CM	–	Controlling Monument
DRDCT	–	Deed Records of Dallas County, Texas
ROW	–	Right of way
POB	–	Point of Beginning
OCSRR	–	5/8-inch steel rod with orange plastic cap stamped "R-DELTA" Recovered
OPRDCT	–	Official Public Records of Dallas County, Texas
PG.	–	Page
RDR	–	1/2-inch steel rod with red plastic cap stamped "R-DELTA ENGINEERS" Recovered
RDS	–	5/8-inch steel rod with pink plastic cap stamped "R-DELTA FIRM 10155000" Recovered
SRF	–	Steel rod found
VOL.	–	Volume
XF	–	"X" cut Found

CONVERGENCE ANGLE 0° 59' 56"

0' 20' 40' 80'
GRAPHIC SCALE IN FEET
SCALE: 1" =40'

NOTES

The Bearings and Coordinates reported hereon are based on the Texas Coordinate System of 1983, North Central Zone (Zone 4202).

All reported distances are surface distances. To obtain distances on the projection grid multiply the reported distances by the average combined factor of 0.99985078 as published by TxDOT for Dallas County, Texas.

The convergence or mapping angle at the City of Garland Control Station P.O.B. is 0°59'56"

Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to fines and withholding of utilities and building permits.

Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland.

This plat is a conveyance plat only, and is approved solely for the purpose of defining lots and other interests in the land described herein. No building permit, certificate of occupancy, or other development approval shall be issued or is hereby intended, nor shall permanent public utility service be provided to any lot described on this conveyance plat until a final plat is approved, filed of record, and the public improvements shown thereon have been accepted in accordance with the provisions of the ordinances of the City of Garland, Texas.

VICINITY MAP
NOT TO SCALE

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	03°06'15"	188.50'	10.21'	S51°09'27"E	10.21'
C2	09°18'47"	161.50'	26.25'	S54°32'55"E	26.22'

THIS SPACE RESERVED
FOR DALLAS COUNTY
RECORDING LABEL

SPRINGCREEK COMMUNITY CHURCH ADDITION
FIRST CONVEYANCE PLAT
LOT 1-R and LOT 2, BLOCK 1

WILLIAM CRITTENTON SURVEY, ABSTRACT NO. 334
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY OF GARLAND CASE No. 220024-0

r.delta
ENGINEERS
SURVEYOR: 618 MAIN STREET
GARLAND, TEXAS 75042
TEL (972) 494-5031

OWNER: *Springcreek Community Church*
2600 Beltline Road
Garland, Texas 75044
TEL (972) 494-5683

OWNER'S CERTIFICATE

STATE OF TEXAS §
§
COUNTY OF DALLAS §

WHEREAS, Springcreek Community Church is the sole owner of a 347,634–square–foot or an 7.981–acre tract of land situated in W. Crittenton Survey, Abstract No. 334, and being in the City of Garland, Dallas County, Texas, and being a portion of the tract described in the Warranty Deed dated the 26th day of January, 2000, from Flatiron Cambrial, L.P. to said Springcreek Community Church, filed on February 1, 2000, in Volume 2000021, at Page 5365 of the Deed Records of Dallas County, Texas (DRDCT), and further being all of Lot 1, Block 1, of SPRINGCREEK COMMUNITY CHURCH ADDITION, according to the plat thereof recorded Volume 2000200, at Page 17, DRDCT, and being more particularly described as follows:

BEGINNING at a 1/2–inch steel rod found at the northwest corner of said Lot 1, Block 1, and being on the southerly right–of–way line of Belt Line Road (a variable width public right–of–way), and having coordinates of:
X=2,530,304.20 feet,
Y=7,031,465.55 feet;

THENCE North 89 degrees 51 minutes 28 seconds East with the southerly right–of–way line of said Belt Line Road for a distance of 353.18 feet to a cut "X" found;

THENCE South 87 degrees 29 minutes 54 seconds East, continuing with the southerly right–of–way line of said Belt Line Road for a distance of 297.87 feet to a 5/8–inch steel rod with a 3–1/4 inch aluminum disk stamped "CITY OF GARLAND RIGHT OF WAY SURVEY MONUMENT DO NOT DISTURB" set in the east line of said Lot 1, Block 1, of SPRINGCREEK COMMUNITY CHURCH ADDITION and being in the westerly line of a 19.00–foot right–of–way dedication according to the plat of McDonalds Addition recorded in Volume 96208, at Page 4246 of the DRDCT;

THENCE with the common line between SPRINGCREEK COMMUNITY CHURCH ADDITION and the westerly and southerly lines of said McDonalds Addition the following four (4) calls:

1. South 00 degrees 04 minutes 41 seconds East at 4.87 feet pass the northwest corner of Lot 1, Block 1, McDonalds Addition, and continue on the same course for an additional distance of 220.08 feet for a total distance of 224.95 feet to a 5/8–inch steel rod found at the beginning a non–tangent curve concave to the south, having a radius of 188.50 feet, a central angle of 3 degrees 06 minutes 15 seconds, and a chord that bears South 51 degrees 09 minutes 27 seconds East, for a distance of 10.21 feet;

2. With the arc of said non–tangent curve for a distance of 10.21 feet to a 5/8–inch steel rod with an orange cap stamped "R–DELTA" recovered at the beginning of a non–tangent curve concave to the northeast, having a radius of 161.50 feet, a central angle of 9 degrees 18 minutes 47 seconds, and a chord that bears South 54 degrees 32 minutes 55 seconds East for a distance of 26.22 feet;

3. With the arc of said non–tangent curve for a distance of 26.25 feet to a 1/2–inch steel rod found;

4. North 89 degrees 50 minutes 12 seconds East for a distance of 260.49 feet to a 1/2–inch steel rod found in the westerly right–of–way line of N. Shiloh Road (a variable width right–of–way) for the southwest corner of a 19.00–foot right–of–way dedication according to said plat of McDonalds Addition, and the northwest corner of a variable width R.O.W. Dedication by the aforementioned plat of SPRINGCREEK COMMUNITY CHURCH ADDITION and being at the southeast corner of Lot 1, Block 1, McDonalds Addition;

THENCE S 04 degrees 30 minutes 51 seconds East with the current westerly right–of–way line of N. Shiloh Road for a distance of 190.78 feet to a 1/2–inch steel rod with red cap stamped "R–DELTA ENGINEERS" recovered for the southeast corner of Lot 1, Block 1 of said SPRINGCREEK COMMUNITY CHURCH ADDITION, and being in the northerly line of Lot 1–R, Block 1, of the Replat of Oakridge No. 5, an Addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 95207, at Page 3615 of the DRDCT;

THENCE South 89 degrees 53 minutes 17 seconds West with the common line between Lot 1, Block 1 of said SPRINGCREEK COMMUNITY CHURCH ADDITION, and the Lot 1–R, Block 1, of the Replat of Oakridge No. 5, for a distance of 955.02 feet to a point on the lid of a sanitary sewer manhole for the southwest corner of Lot 1, Block 1 SPRINGCREEK COMMUNITY CHURCH ADDITION and interior ell corner of said Lot 1–R, Block 1, of the Replat of Oakridge No. 5;

THENCE North 00 degrees 06 minutes 43 seconds West with the westerly line of the Lot 1, Block 1 and an easterly line of said Lot 1–R, Block 1, of the Replat of Oakridge No. 5, at a distance of 55.00 feet pass an exterior ell corner of said Lot 1–R, Block 1, the same being the southeast corner of Lot 1, Block 1, United Christian Church Addition, according to the plat thereof recorded on July 30, 2002, in Volume 2002147, at Page 62 of the DRDCT, and continue on the same course with the westerly line of Lot 1, Block 1 of said SPRINGCREEK COMMUNITY CHURCH ADDITION, and the easterly line of said Lot 1, Block 1, United Christian Church Addition, an additional distance of 395.00 feet for a total distance of 450.00 feet to the POINT OF BEGINNING and containing 347,634 square feet or 7.981 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That, SPRINGCREEK COMMUNITY CHURCH, the owner of the property described in this plat, acting by and through its duly authorized agent, do hereby adopt this plat, designating the property as a plat of SPRINGCREEK COMMUNITY CHURCH ADDITION, FIRST CONVEYANCE PLAT, and do hereby reserve, in fee simple and to the public use forever, the streets and alleys shown thereon and do further dedicate to the public use forever the reservations shown thereon for the purposes indicated. All reservations 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 reserved 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 the such reservations 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 reservations and fire lanes is the responsibility of the property owner. All utility reservations dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

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

EXECUTED this the _____ day of _____, 2022.
by: SPRINGCREEK COMMUNITY CHURCH

_____,

Printed Name: _____, Title _____

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 _____, 2022.

_____
Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR'S AFFIRMATION

STATE OF TEXAS §
§
COUNTY OF DALLAS §

I Wayne A. Lee, 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 the 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 _____, 2022.

FOR REVIEW
Wayne A. Lee, RPLS

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. May, 2022

_____
Wayne A. Lee
Registered Professional Land Surveyor
Registration No. 6881

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Wayne A. Lee, 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 _____, 2022.

_____
Notary Public for and in the State of Texas

My commission expires: _____

THIS SPACE RESERVED
FOR DALLAS COUNTY
RECORDING LABEL

CERTIFICATE OF APPROVAL

APPROVED and accepted for the City of Garland this _____ day of _____, 2022 by the Planning Department of the City of Garland, Texas.

_____
Director of Planning Department
City of Garland, Texas

_____
Chairman of City Plan Commission
City of Garland, Texas

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.

CONVEYANCE PLAT

SPRINGCREEK COMMUNITY CHURCH ADDITION FIRST CONVEYANCE PLAT

LOT 1-R and LOT 2, BLOCK 1

WILLIAM CRITTENTON SURVEY, ABSTRACT NO. 334
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY OF GARLAND CASE No. 220024–0

r.delta ENGINEERS
SURVEYOR: 618 MAIN STREET
GARLAND, TEXAS 75042
TEL (972) 494–5031
RDE PROJECT No. 3062–22

OWNER: Springcreek Community Church
2600 Beltline Road
Garland, Texas 75044
TEL (214) 477–9663

GARLAND

Plan Commission **2. e.**

Meeting Date: 09/12/2022

Item Title: P 22-29 Alta Firewheel Addition Final Plat

Summary:

P 22-29 Alta Firewheel Addition Final Plat

Attachments

P 22-29 Alta Firewheel Addition Final Plat Report and Attachments

Planning Report

File No: P 22-29 /District 1
Agenda Item:
Meeting: Plan Commission
Date: September 12, 2022

FINAL PLAT
Alta Firewheel Addition

LOCATION
3422 Firewheel Parkway

ZONING
Planned Development (PD) District 21-48 for Multi-Family Use

NUMBER OF LOTS
One (1)

ACREAGE
9.7958 Acres

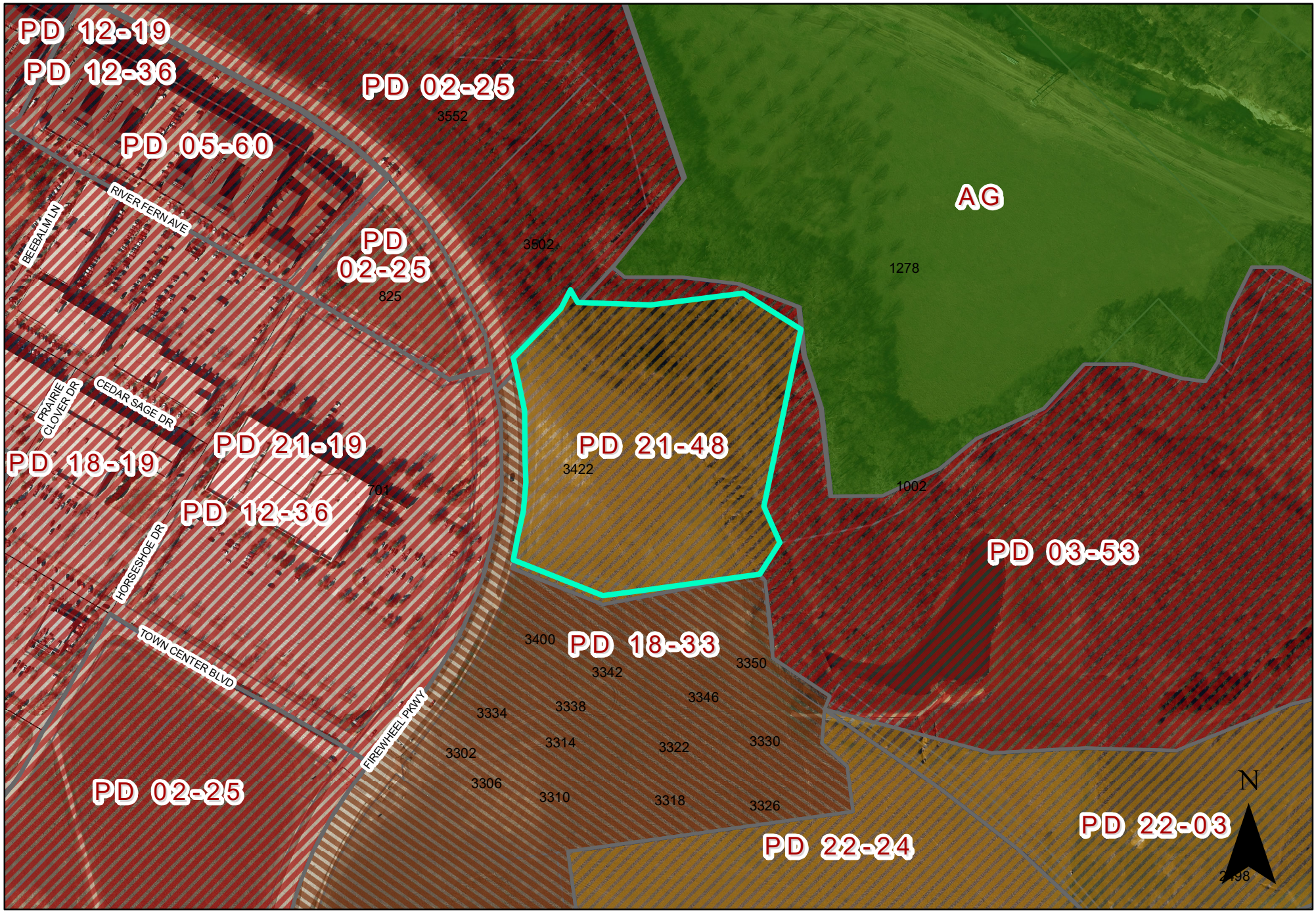
BACKGROUND
The applicant requests approval of a Final Plat. The purpose of the Final Plat is to construct a multi-family development.

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. 36x24 Plat

PREPARED BY:
Matthew Wolverton
Development Planner
Planning and Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning

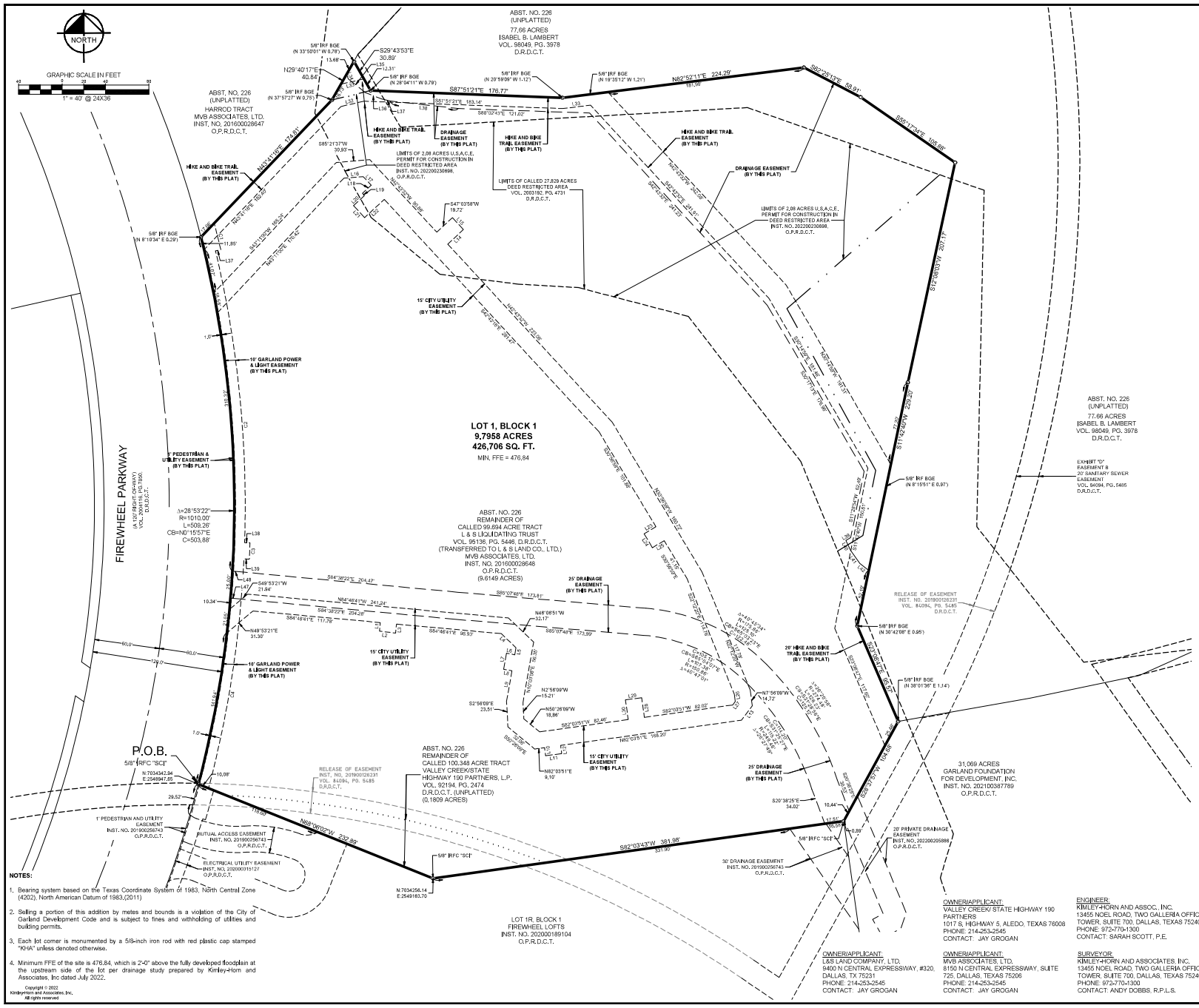


0 200 400 Feet
1 inch = 304 feet

PLAT MAP P 22-29

INDICATES AREA OF REQUEST

3422 Firewheel Parkway



LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S05°13'19"W	7.95'	L18	S47°19'27"W	10.99'	L33	N82°52'11"E	25.87'
L2	S83°24'01"E	15.00'	L19	S42°40'33"E	2.86'	L34	S19°38'57"E	4.37'
L3	N05°13'19"E	8.31'	L20	S47°19'27"W	13.71'	L35	S51°21'28"E	20.20'
L4	S46°06'51"E	18.91'	L21	S42°40'33"E	15.00'	L36	S88°37'12"E	16.42'
L5	S10°03'08"W	6.46'	L22	N47°19'27"E	24.73'	L37	S76°32'44"E	7.86'
L6	N79°56'27"W	7.79'	L23	S59°03'01"W	12.84'	L37	S76°41'32"W	5.00'
L7	S10°03'33"W	15.00'	L24	S30°56'59"E	15.00'	L38	S83°42'27"E	65.33'
L8	S79°56'27"E	7.79'	L25	N59°03'01"E	12.84'	L38	S87°04'39"E	5.00'
L9	S10°03'08"W	28.59'	L26	S07°56'09"E	6.83'	L39	S59°44'52"W	5.06'
L11	N82°03'51"E	15.00'	L27	S37°03'51"W	4.18'	L39	N87°04'39"W	5.00'
L12	N07°56'09"W	7.58'	L28	N07°56'09"W	18.26'	L40	S24°25'32"E	10.16'
L14	N47°03'58"E	19.77'	L29	S82°03'51"W	15.00'	L41	S35°49'06"E	14.71'
L15	N42°56'02"W	15.00'	L30	S07°56'09"E	18.26'	L42	S51°49'09"E	10.59'
L16	N85°21'37"E	17.85'	L32	N77°10'36"E	22.08'			
L17	S42°43'32"E	10.79'	L33	N77°10'36"E	21.69'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°23'47"	1025.00'	24.99'	S14°00'21"E	24.99'
C2	15°13'10"	1020.00'	270.94'	S05°41'53"E	270.15'
C3	0°50'19"	1025.00'	15.00'	S02°20'10"W	15.00'
C4	12°01'37"	1020.00'	214.11'	S08°46'05"W	213.71'

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
N.T.S. = NOT TO SCALE

NOTES:

1. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983,(2011)
2. Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to fines and withholding of utilities and building permits.
3. Each lot corner is monumented by a 5/8-inch iron rod with red plastic cap stamped "KHA" unless denoted otherwise.
4. Minimum FFE of the site is 476.84, which is 2'-0" above the fully developed floodplain at the upstream side of the lot per drainage study prepared by Kimley-Horn and Associates, Inc dated July 2022.

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OWNER/APPLICANT:
VALLEY CREEK/ STATE HIGHWAY 190 PARTNERS
1017 S. HIGHWAY 5, ALEDO, TEXAS 76008
PHONE: 214-253-2545
CONTACT: JAY GROGAN

OWNER/APPLICANT:
L&S LAND COMPANY, LTD.
9400 N CENTRAL EXPRESSWAY, #320, DALLAS, TX 75231
PHONE: 214-253-2545
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OWNER/APPLICANT:
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ENGINEER:
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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: SARAH SCOTT, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: ANDY DOBBS, R.P.L.S.

FINAL PLAT

ALTA FIREWHEEL ADDITION

LOT 1, BLOCK 1
DANIEL CRIST SURVEY, ABSTRACT NO. 226
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 210819-1

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	PCB	JAD	Aug. 2022	067780338	1 OF 2

DWG NAME: K:\DAL_CIVIL\067780338\CADD\PLANS\GARLAND\FIREWHEEL\DRAWINGS\FINAL\GARLAND_FIREWHEEL_FP.DWG PLOTTED BY BOOTH, PENNY RENNIGER 2:19 PM LAST SAVED: 8/30/2022 2:17 PM

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, VALLEY CREEK/STATE HIGHWAY 190 PARTNERS, L.P., MVB ASSOCIATES, LTD., and L&S LIQUIDATING TRUST are the owners of a tract of land situated in the Daniel Crist Survey, Abstract No. 226, City of Garland, Dallas County, Texas and being part of a called 99.694 acre tract of land described in Deed Without Warranty to MVB Associates, Ltd. recorded in Instrument No. 201600028648, Official Public Records, Dallas County, Texas and being a part of a tract of land described in Deed Without Warranty or Covenant to Valley Creek/State Highway 190 Partners, L.P. recorded in Volume 92194, Page 2474, Deed Records, Dallas County, Texas and being a part of a tract of land described in Deed Without Warranty to L & S Liquidating Trust recorded in Volume 95136, Page 5446, of said Deed Records and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "SCI" found in the east right-of-way line of Firewheel Parkway (a 120-foot right-of-way) recorded in Volume 2004116, Page 7850 of said Deed Records and being the northwest corner of Lot 1R, Block 1, Firewheel Lofts, an addition to the City of Garland according to the plat recorded in Instrument No. 202000189104, of said Official Public Records and being at the beginning of a curve to the left having a central angle of 28°53'22", a radius of 1010.00 feet, a chord bearing and distance of North 0°15'57" East, 503.88 feet;

THENCE with the west line of said 99.694 acre tract and east said right-of-way line of Firewheel Parkway, in a northerly direction, with said curve to the left, an arc distance of 509.26 feet to a point for corner, from which a 5/8-inch iron rod with yellow plastic cap stamped "BGE" bears North 8°10'34" East, a distance of 0.29 feet;

THENCE departing said east right-of-way line of Firewheel Parkway and with the north line of said 99.694 acre tract, the following courses and distances:

North 43°41'16" East, a distance of 174.81 feet to point for corner, from which a 5/8-inch iron rod with yellow plastic cap stamped "BGE" bears North 37°57'27" West, a distance of 0.75 feet;
North 29°40'17" East, a distance of 40.84 feet to a point for corner, from which a 5/8-inch iron rod with yellow plastic cap stamped "BGE" bears North 33°50'01" West, a distance of 0.78 feet;
South 29°43'53" East, a distance of 30.89 feet to a point for corner, from which a 5/8-inch iron rod with yellow plastic cap stamped "BGE" bears North 28°04'11" West, a distance of 0.79 feet;
South 87°51'21" East, a distance of 176.77 feet to a point for corner, from which a 5/8-inch iron rod with yellow plastic cap stamped "BGE" bears North 20°59'09" West, a distance of 1.12 feet;
North 82°52'11" East, a distance of 224.29 feet to a point for corner;
South 62°25'13" East, a distance of 58.91 feet to a point for corner;
South 55°17'34" East, a distance of 105.88 feet to a point for corner;
South 12°08'03" West, a distance of 207.17 feet to a point for corner;
South 11°42'40" West, a distance of 229.20 feet to a point for corner, from which a 5/8-inch iron rod with yellow plastic cap stamped "BGE" bears North 30°42'08" East, a distance of 0.95 feet;
South 23°08'47" East, a distance of 95.57 feet to a point for corner, from which a 5/8-inch iron rod with yellow plastic cap stamped "BGE" bears North 38°01'36" East, a distance of 1.14 feet;

THENCE departing the east line of said 99.694 acre tract, over and across, South 28°37'57" West, a distance of 104.68 feet to a 5/8-inch iron rod with red plastic cap stamped "SCI" found for the northeast corner of said Firewheel Lofts;

THENCE with the north line of said Firewheel Lofts, the following courses and distances:

South 82°03'43" West, a distance of 381.98 feet to a 5/8-inch iron rod with red plastic cap stamped "SCI" found for corner;
North 68°06'02" West, a distance of 232.89 feet to the **POINT OF BEGINNING** and containing 9.7958 acres or 426,706 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That **VALLEY CREEK/STATE HIGHWAY 190 PARTNERS, L.P., MVB ASSOCIATES, LTD., and L&S LIQUIDATING TRUST**, the owners of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as ALTA FIREWHEEL ADDITION 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 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 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 alleviate 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 Pedestrian and Bike Trail Easement is hereby dedicated for pedestrian, passive recreational trail purposes, such as walking, hiking, jogging, bicycling, and other similar recreational purposes. The City of Garland shall have the right to occupy, maintain, re-grade, modify, and expand trail improvements and use the surface of the Pedestrian and Bike Trail Easement Area. However, the property owner shall retain title to all improvements and is responsible for designing, constructing, and maintaining all improvements to the minimum standards set by applicable city, state, and federal laws and regulations. Notwithstanding any other language contained herein to the contrary, the City is not required to maintain the Pedestrian and Bike Trail Easement or any improvements therein. In the event the City elects to conduct maintenance, modification, or expansion activities to any improvements within the Pedestrian and Bike Trail Easement, the City shall obtain prior written authorization from the property owner, which shall not be unreasonably withheld, before making substantive modifications to, or conducting maintenance activities on, trail improvements.

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 ___________, 20_____.

VALLEY CREEK/STATE HIGHWAY 190 PARTNERS, L.P.

BY:___________________________________
AUTHORIZED SIGNATURE

____
PRINTED NAME, TITLE

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: _______________

WITNESS, my hand at Garland, Texas, this the __________ day of ___________, 20_____.

MVB ASSOCIATES, LTD.

BY:___________________________________
AUTHORIZED SIGNATURE

____
PRINTED NAME, TITLE

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: _______________

WITNESS, my hand at Garland, Texas, this the __________ day of ___________, 20_____.

L&S LIQUIDATING TRUST

BY:___________________________________
AUTHORIZED SIGNATURE

____
PRINTED NAME, TITLE

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: _______________

SURVEYOR'S STATEMENT

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

Dated this the __________ day of ___________________________, 20____.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

____
J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared J. Andy Dobbs, 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

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

____
Director of Planning

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

SPACE RESERVED FOR COUNTY RECORDING LABEL

OWNER/APPLICANT:
VALLEY CREEK/ STATE HIGHWAY 190 PARTNERS
1017 S. HIGHWAY 5, ALEDO, TEXAS 76008
PHONE: 214-253-2545
CONTACT: JAY GROGAN

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: SARAH SCOTT, P.E.

OWNER/APPLICANT:
L&S LAND COMPANY, LTD.
9400 N CENTRAL EXPRESSWAY, #320, DALLAS, TX 75231
PHONE: 214-253-2545
CONTACT: JAY GROGAN

OWNER/APPLICANT:
MVB ASSOCIATES, LTD.
8150 N CENTRAL EXPRESSWAY, SUITE 725, DALLAS, TEXAS 75206
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PHONE: 972-770-1300
CONTACT: ANDY DOBBS, R.P.L.S.

FINAL PLAT
ALTA FIREWHEEL ADDITION
LOT 1, BLOCK 1
DANIEL CRIST SURVEY, ABSTRACT NO. 226
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 210819-1

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	PCB	JAD	Aug. 2022	067780338	2 OF 2

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DWG NAME: K:\DAL_SURVEY\067780338-WOOD PTNRS GARLAND FIREWHEEL\DWG\067780338-WOOD PTNRS GARLAND FIREWHEEL_FP.DWG PLOTTED BY BOOTH, PENNY 8/30/2022 2:19 PM LAST SAVED 8/30/2022 2:17 PM

GARLAND

Plan Commission **3. a.**

Meeting Date: 09/12/2022

Item Title: Z 22-26 CCM Engineering - Zoning (District 2)

Summary:

Consideration of the application of **CCM Engineering,** requesting approval of a Change in Zoning from Planned Development (PD) District 85-52 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) an Alley Waiver. This property is located at 1350 East Miller Road. (District 2) (File Z 22-26 – Zoning) (This item was postponed from the August 22, 2022 Plan Commission Meeting per the applicant's request.)

Attachments

Z 22-26 CCM Engineering Report and Attachments (Zoning)

Z 22-26 CCM Engineering Responses

Planning Report

File No: Z 22-26/District 2
Agenda Item:
Meeting: Plan Commission
Date: September 12, 2022

REQUEST
Approval of a Change in Zoning from Planned Development (PD) District 85-52 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses.

Approval of a Detail Plan for Single-Family Attached (SFA) Uses.

LOCATION
1350 East Miller Road

APPLICANT
CCM Engineering

OWNER
Shalmar Property, LLC.

BACKGROUND
The applicant requests approval of a Change in Zoning from Planned Development (PD) District 85-52 for Mixed Uses to a Planned Development (PD) District and a Detail Plan for Single-Family Attached Townhome Units.

The applicant proposes to develop the vacant property into a townhouse community with thirty-seven (37) attached single-family units with an open space amenity area.

This case was postponed from the August 22, 2022 Plan Commission meeting per the applicant's request.

SITE DATA
The subject property contains approximately 3.183 acres. The site has approximately 215 lineal feet along South Country Club Road and 576 lineal feet along East Miller Road. The property has access from East Miller Road and South Country Club Road.

USE OF PROPERTY UNDER CURRENT ZONING
The subject property is zoned Planned Development (PD) District 85-52, which consists of two tracts. The subject property is in Tract 1; which allows specific uses within the Community Retail (CR) District. Tract 2 was approved for mixed residential development including cluster homes; the property is currently developed with single-family homes.

CONSIDERATIONS

Detail Plan
1. The applicant proposes a Detail Plan for a development of townhouses. The Detail Plan shows thirty-seven (37) single-family attached townhouse units and two (2) HOA lots. In addition, the applicant is proposing 11.62 units per acre, therefore meeting the SFA GDC requirement.

2. The applicant request to deviate from some of the required SFA District development standards per Section 2.34 (Table 2-3) of the Garland Development Code (GDC). The table below indicates the deviations proposed. It should be noted that the proposal will meet the minimum dwelling size requirement (1,400 sf) per the GDC.

Development Standards	**Required**	**Proposed**	**Justification**
Lot Area	Minimum 2,000 SF	Minimum 1,740 SF	The minimum building square footage is being decreased to allow for the product that the builder would like to put in, which will be a higher quality product for the end user per the applicant.
Lot Depth	Minimum 90 feet	Minimum 70 feet	The minimum lot depth has been reduced from 90 feet to 70 feet due to site constraints that would not allow for much of the site to be usable for townhomes at 90' depth.
Lot Width	Minimum 30 feet for end lots Minimum 20 feet for interior lots	25 feet 25 feet	The additional 5 feet have been used towards the HOA lots and this deviation allows the developer to maintain the consistency in the product.
Garage	The GDC requires an offset front entry with the garage door set back at least five feet behind the front building face.	The minimum twenty-feet driveway depth is provided; however, the minimum offset of five (5) feet is not provided.	The offset is not provided due to the desired architectural style of the proposed townhomes.
Alleys	Alleys are required	No alleys proposed	The size of the site makes it difficult to accommodate alley frontage. The garages and driveways will be in the front of the

			buildings and will be serviced by the street the applicant is constructing. The garage locations meets all city spacing and setback requirements.

Screening and Landscaping

3. The proposed landscape layout (Exhibit D) complies with the applicable screening and landscaping regulations of the GDC. Per the GDC, a screening wall is required along a thoroughfare Type "D" or greater. South Country Club Road and East Miller Road are greater than Type "D" per the Thoroughfare Plan. Therefore, screening is required for this development. The landscape plan (Exhibit D) reflects a six (6)-foot ornamental metal fence with masonry columns, canopy trees and high-level screening shrubs along East Miller Road and South Country Club Road. In addition, a six (6)-foot masonry wall is proposed along the eastern and southern perimeter line.

4. Amenities

   Common open space area is included with the proposed development in accordance with the GDC. The amenity requirements of the Single-Family Attached (SFA) District per the GDC are satisfied. Amenities include a barbeque grill, playground equipment, bike rack, picnic table, benches and a shaded structure.

5. Parking
   The site plan (Exhibit C) complies with the required enclosed garages spaces and guest parking per the GDC.

6. Building Design

   The design of the buildings otherwise comply with the applicable building design regulations of the GDC.

7. Garage:
   The GDC requires the face of a garage door to be at least twenty (20) feet from the street or alley right-of-way line that the garage door faces (twenty-four feet if facing an interior lot/property line), and must have at least one of the following designs, as depicted in Illustrations 4-9 through 4-13:

   - Rear entry;
   - "J" drives, for front entry properties;
   - "Swing" drives, for side entry properties; or
   - Offset front entry with the garage door set back at least five feet behind the front building face.

   The site plan (Exhibit C) reflects front-loaded lots and the minimum twenty (20) feet from the right-of-way line to the face of the garage door. A deviation is requested to not require the offset of five (5) feet behind the front building face.

Signage

8. The applicant has not requested any deviation on signage; it will comply with the standards in the GDC.

Alley Waiver

9. The residential lots within the residential development would front a fifty (50) foot right-of-way with access to each lot limited to the street front. The applicant seeks an Alley Waiver from the Plan Commission for this development. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or, if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. As reflected on the Detail Plan, alleys are not proposed for this development, as all lots would have front vehicular access only and utilities and drainage would be provided through easements. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

This proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across East Miller Road, are zoned Planned Development (PD) District 06-12 for Community Retail Use and Planned Development (PD) District 83-54 for Single-family Uses; these properties are developed with a retail store and single-family properties, respectively. The property to the east is zoned Planned Development (PD) District 85-52 for Mixed Uses; it is developed with a fire station. The properties to the south are zoned Planned Development (PD) District 04-09 for single-family use; these properties are constructed with single-family properties. The property to the west, across South Country Club Road, is zoned Community Retail (CR) District; an educational facility currently exists on site.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Planned Development (PD) District 85-52 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses.

Approval of a Detail Plan for Single-Family Attached (SFA) Uses.

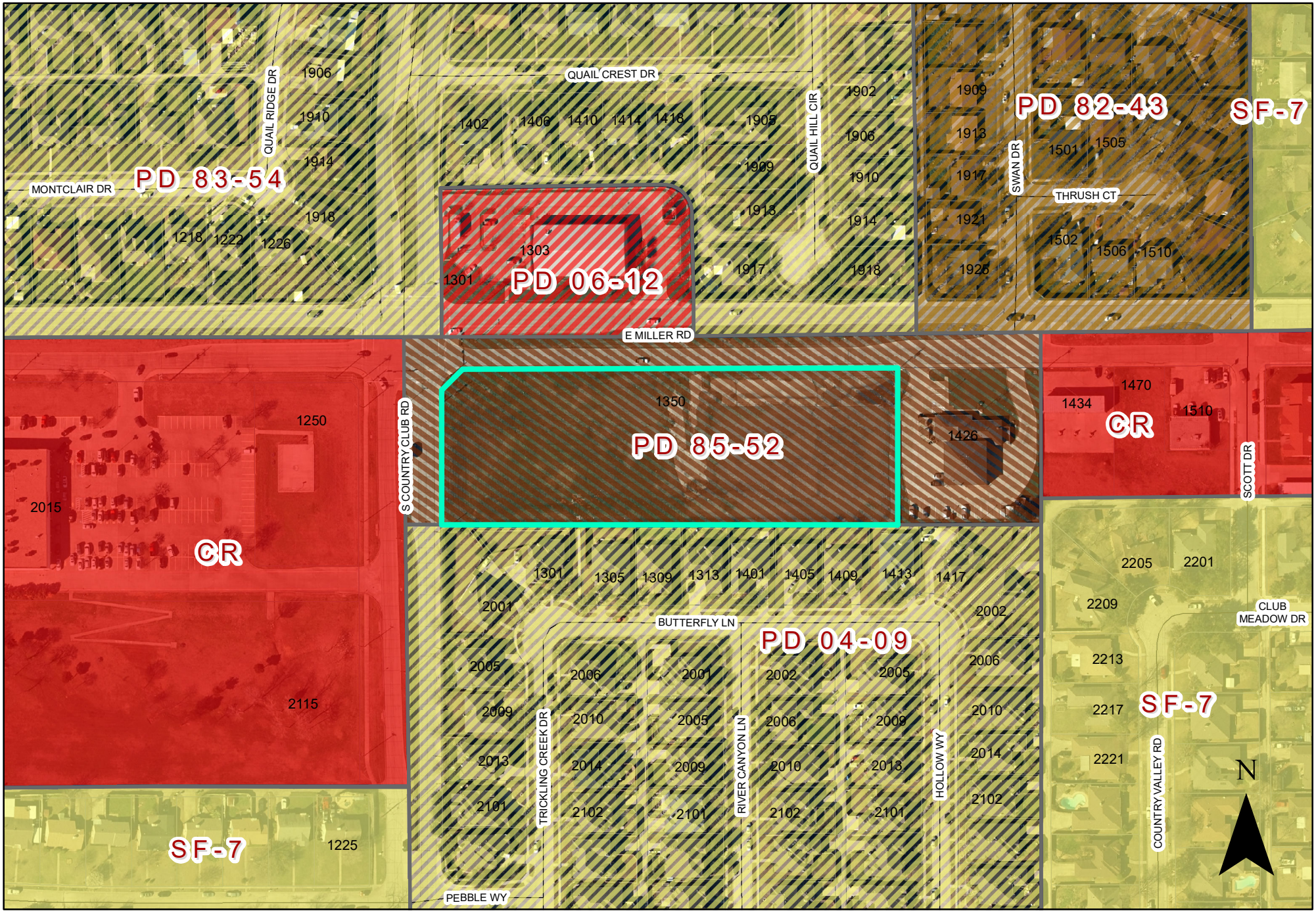
ADDITIONAL INFORMATION

i. Location Map
ii. PD Conditions
iii. Photos

CITY COUNCIL DATE: October 11, 2022

PREPARED BY:
Nabiha Ahmed
Lead Development Planner
Planning & Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



0 110 220 Feet

1 inch = 176 feet

ZONING MAP Z 22-26

INDICATES AREA OF REQUEST

1350 East Miller Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-26

1350 East Miller Road

I. **Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for thirty-seven (37) Single-Family Attached (Townhouse) and two (2) HOA lots.

II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Single-Family-Attached (SFA) District, as amended prior to adoption of this ordinance, except as specifically provided herein.

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

IV. **Development Plans:**

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

V. **Specific Conditions:**

A. Permitted Uses: Only Dwelling, Single-Family-Attached (SFA) units are permitted.

B. Maximum Number of Lots: A total of thirty-seven (37) single-family attached units are permitted.

C. Minimum Lot Area: The minimum lot area shall be 1,750 square feet and as reflected in Exhibit C.

D. Minimum Lot Depth: The minimum lot depth shall be seventy (70) feet and the lot depth is measured between the lot lines.

E. Garages:

- Front entry garages shall be allowed.

EXHIBIT B

- A street-facing garage door shall have a minimum of twenty (20) feet from the applicable street right of way line. However, the offset front entry with garage door setback at least five feet behind the building façade shall not be required.

- "J" and "Swing" drives shall not be required.

F. Alleys: Alleys will not be required with this development.

G. Roof Pitch: Each dwelling unit must be constructed with a minimum roof pitch of 6:12.

H. Screening and Landscaping: Screening and landscaping shall be in conformance with the Landscape Plan set forth in Exhibit D.

I. Open Space and Amenities: Open Space and Amenities shall be provided as shown in Exhibit D.

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

K. Homeowners Association: A Homeowners Association shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws and/or declaration of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; shall obligate the association, through assessment of homeowners, to maintain all open space areas; and other provisions as deemed appropriate to secure a sound and stable association.

L. Maintenance of Open/Common Space and Landscaped Areas, Entry Features, Access Easements, and Amenities in HOA Lots: Pursuant to the declaration for the Homeowner's Association, the Homeowners Association shall be obligated to repair and maintain all common areas of the community (including open/common space, landscaped areas, entry features, access easements, and amenities in HOA lots) and the bylaws and/or declaration for the association shall authorize the association to pay for the cost thereof through the assessment of homeowners within the community.

Z 22-26

View of the subject property from South Country Club Road

View of the subject property from Miller Road

Looking east of the subject property

Looking south of the subject property

0 110 220 Feet

1 inch = 176 feet

ZONING MAP Z 22-26

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

1350 East Miller Road

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-26	August 8, 2022	September 6, 2022	Nabiha Ahmed

Z 22-26 CCM Engineering. The applicant proposes thirty-seven (37) townhouses and open space. The site is located at 1350 East Miller Road. (District 2)

Joyce Bach | **Against** | **Outside the notification area**

9/7/2022
12:44:18 AM

2509 Ridgemeade Drive
Garland
Texas
United States
75040

jedbach@yahoo.com
2149237514

Elias Debrezion | **Against** | **Outside the notification area**

8/19/2022
12:52:15 PM

4702 Carlton Ct
Garland
Texas
United States
<null>

Please build a park and a satellite CCM Engineering office and trade workshop for local projects. Please have CCM Engineering employ and train Garland residents in skilled trades. Either that, or please keep the land open for agriculture and husbandry. Every zone case will be housing. With all due respect, let's renovate the dense housing we have already, and let's do something creative with the new plots of land. That's why you see myriad Against votes for multi-family units on every one of these zone cases.

Cody William Mcneel | **For** | **Outside the notification area**

8/8/2022
12:14:06 AM

5017 Wordsworth Dr
Garland
TX
United States
75043

codymcneel@hotmail.com
9039871767

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-26	August 8, 2022	September 6, 2022	Nabiha Ahmed

BOBU Thomas	**Against**	
8/4/2022 4:15:29 PM	2102 River Canyon Ln	bob_jessy@hotmail.com
	Garland	972-849-0704
	Texas	
	United States	
	75041	

GARLAND

Plan Commission **3. b.**

Meeting Date: 09/12/2022

Item Title: Z 22-26 CCM Engineering - Detail Plan (District 2)

Summary:

Consideration of the application of **CCM Engineering,** requesting approval of a Detail Plan for Single-Family Attached (SFA) Uses. This property is located at 1350 East Miller Road. (District 2) (File Z 22-26 – Detail Plan) (This item was postponed from the August 22, 2022 Plan Commission Meeting per the applicant's request.)

Attachments

Z 22-26 CCM Engineering Report and Attachments (Detail Plan)

Z 22-26 CCM Engineering Responses

Planning Report

File No: Z 22-26/District 2
Agenda Item:
Meeting: Plan Commission
Date: September 12, 2022

REQUEST
Approval of a Change in Zoning from Planned Development (PD) District 85-52 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses.

Approval of a Detail Plan for Single-Family Attached (SFA) Uses.

LOCATION
1350 East Miller Road

APPLICANT
CCM Engineering

OWNER
Shalmar Property, LLC.

BACKGROUND
The applicant requests approval of a Change in Zoning from Planned Development (PD) District 85-52 for Mixed Uses to a Planned Development (PD) District and a Detail Plan for Single-Family Attached Townhome Units.

The applicant proposes to develop the vacant property into a townhouse community with thirty-seven (37) attached single-family units with an open space amenity area.

This case was postponed from the August 22, 2022 Plan Commission meeting per the applicant's request.

SITE DATA
The subject property contains approximately 3.183 acres. The site has approximately 215 lineal feet along South Country Club Road and 576 lineal feet along East Miller Road. The property has access from East Miller Road and South Country Club Road.

USE OF PROPERTY UNDER CURRENT ZONING
The subject property is zoned Planned Development (PD) District 85-52, which consists of two tracts. The subject property is in Tract 1; which allows specific uses within the Community Retail (CR) District. Tract 2 was approved for mixed residential development including cluster homes; the property is currently developed with single-family homes.

CONSIDERATIONS

Detail Plan
1. The applicant proposes a Detail Plan for a development of townhouses. The Detail Plan shows thirty-seven (37) single-family attached townhouse units and two (2) HOA lots. In addition, the applicant is proposing 11.62 units per acre, therefore meeting the SFA GDC requirement.

2. The applicant request to deviate from some of the required SFA District development standards per Section 2.34 (Table 2-3) of the Garland Development Code (GDC). The table below indicates the deviations proposed. It should be noted that the proposal will meet the minimum dwelling size requirement (1,400 sf) per the GDC.

Development Standards	**Required**	**Proposed**	**Justification**
Lot Area	Minimum 2,000 SF	Minimum 1,740 SF	The minimum building square footage is being decreased to allow for the product that the builder would like to put in, which will be a higher quality product for the end user per the applicant.
Lot Depth	Minimum 90 feet	Minimum 70 feet	The minimum lot depth has been reduced from 90 feet to 70 feet due to site constraints that would not allow for much of the site to be usable for townhomes at 90' depth.
Lot Width	Minimum 30 feet for end lots Minimum 20 feet for interior lots	25 feet 25 feet	The additional 5 feet have been used towards the HOA lots and this deviation allows the developer to maintain the consistency in the product.
Garage	The GDC requires an offset front entry with the garage door set back at least five feet behind the front building face.	The minimum twenty-feet driveway depth is provided; however, the minimum offset of five (5) feet is not provided.	The offset is not provided due to the desired architectural style of the proposed townhomes.
Alleys	Alleys are required	No alleys proposed	The size of the site makes it difficult to accommodate alley frontage. The garages and driveways will be in the front of the

			buildings and will be serviced by the street the applicant is constructing. The garage locations meets all city spacing and setback requirements.

Screening and Landscaping

3. The proposed landscape layout (Exhibit D) complies with the applicable screening and landscaping regulations of the GDC. Per the GDC, a screening wall is required along a thoroughfare Type "D" or greater. South Country Club Road and East Miller Road are greater than Type "D" per the Thoroughfare Plan. Therefore, screening is required for this development. The landscape plan (Exhibit D) reflects a six (6)-foot ornamental metal fence with masonry columns, canopy trees and high-level screening shrubs along East Miller Road and South Country Club Road. In addition, a six (6)-foot masonry wall is proposed along the eastern and southern perimeter line.

4. Amenities

   Common open space area is included with the proposed development in accordance with the GDC. The amenity requirements of the Single-Family Attached (SFA) District per the GDC are satisfied. Amenities include a barbeque grill, playground equipment, bike rack, picnic table, benches and a shaded structure.

5. Parking
   The site plan (Exhibit C) complies with the required enclosed garages spaces and guest parking per the GDC.

6. Building Design

   The design of the buildings otherwise comply with the applicable building design regulations of the GDC.

7. Garage:
   The GDC requires the face of a garage door to be at least twenty (20) feet from the street or alley right-of-way line that the garage door faces (twenty-four feet if facing an interior lot/property line), and must have at least one of the following designs, as depicted in Illustrations 4-9 through 4-13:

   - Rear entry;
   - "J" drives, for front entry properties;
   - "Swing" drives, for side entry properties; or
   - Offset front entry with the garage door set back at least five feet behind the front building face.

   The site plan (Exhibit C) reflects front-loaded lots and the minimum twenty (20) feet from the right-of-way line to the face of the garage door. A deviation is requested to not require the offset of five (5) feet behind the front building face.

Signage

8. The applicant has not requested any deviation on signage; it will comply with the standards in the GDC.

Alley Waiver

9. The residential lots within the residential development would front a fifty (50) foot right-of-way with access to each lot limited to the street front. The applicant seeks an Alley Waiver from the Plan Commission for this development. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or, if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. As reflected on the Detail Plan, alleys are not proposed for this development, as all lots would have front vehicular access only and utilities and drainage would be provided through easements. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

This proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across East Miller Road, are zoned Planned Development (PD) District 06-12 for Community Retail Use and Planned Development (PD) District 83-54 for Single-family Uses; these properties are developed with a retail store and single-family properties, respectively. The property to the east is zoned Planned Development (PD) District 85-52 for Mixed Uses; it is developed with a fire station. The properties to the south are zoned Planned Development (PD) District 04-09 for single-family use; these properties are constructed with single-family properties. The property to the west, across South Country Club Road, is zoned Community Retail (CR) District; an educational facility currently exists on site.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Planned Development (PD) District 85-52 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses.

Approval of a Detail Plan for Single-Family Attached (SFA) Uses.

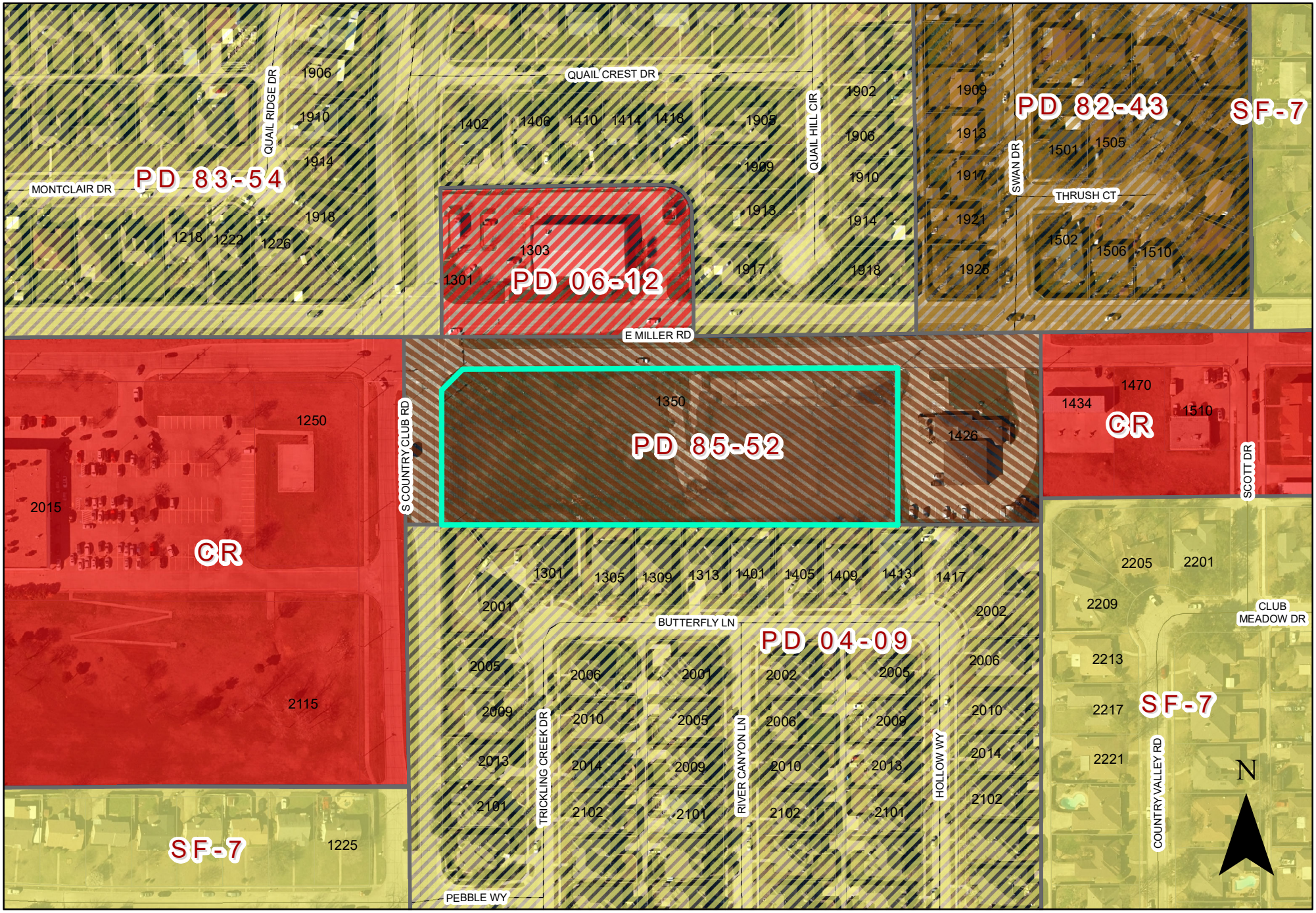
ADDITIONAL INFORMATION

i. Location Map
ii. PD Conditions
iii. Photos

CITY COUNCIL DATE: October 11, 2022

PREPARED BY:
Nabiha Ahmed
Lead Development Planner
Planning & Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



0 110 220 Feet

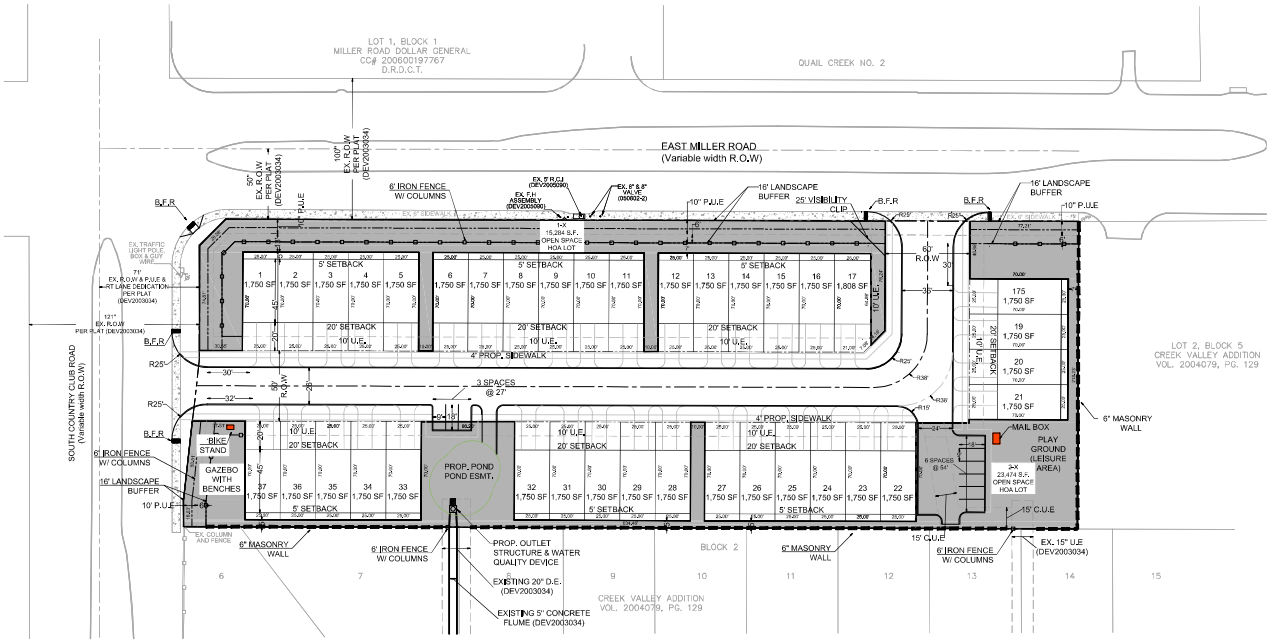
1 inch = 176 feet

ZONING MAP Z 22-26

INDICATES AREA OF REQUEST

1350 East Miller Road

EXHIBIT C



Escale 1" = 40'

VICINITY MAP
n.t.s

Legend

U.E.	UTILITY EASEMENT
P.U.E.	PEDESTRIAN & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
PROP.	PROPOSED
ESMT.	EASEMENT
B.F.R	BARRIER FREE RAMPS PER CITY DETAILS
	PROPOSED 6' IRON W/ COLUMNS
	PROPOSED 6' MASONRY WALL
	HOA LOT

1350 East Miller Road, Garland, Texas.
PRE-SUBMITTAL CASE #: 210629-2
EXISTING ZONING: PD 85-52
PROPOSED ZONING: PD 22-26 SFA

	PROVIDED	GDC REQUIREMENT
BUILDING TYPE	ATTACHED TOWNHOMES	
TOTAL AREA OF SITE:	3.183 ACRE (136,697 SF)	
FLOOR AREA RATIO:	0.84	
IMPERVIOUS SURFACE COVERAGE:	77,261 SF (56%)	
TOTAL BUILDING COVERAGE:	VARIES	
SITE IMPERVIOUS COVERAGE:	56%	75%
OFF-STREET PARKING SPACES (GUEST PARKING):	9	9.25
ENCLOSED PARKING SPACES PER UNIT:	2	
NET RESIDENTIAL DENSITIES:	11.62 LOTS/ACRE	
MIN LOT SIZE:	1,750 SF	2,000 SF
MAX LOT SIZE:	1,808 SF	
MIN LOT DEPTH:	70'	90'
MAX LOT DEPTH:	70'	
MIN LOT WIDTH:	25'	20' (30' END)
MAX LOT WIDTH:	35'	40'
MAX BUILDING LENGTH	150'	
OPEN SPACE PROVIDED:	38,683 SF	
BUILDING HEIGHT:	40' (MAX); 30' (TYP.)	
MINIMUM YARD SETBACKS		
FRONT:	10' & (20' GARAGE SETBACK)	10'
SIDE:	10' & 5'	10' & 5'
REAR:	5'	5'
NUMBER OF TOWNHOMES LOTS:	37	
NUMBER OF HOA LOTS:	2	
TREE REQUIREMENT:	1 TREE (MIN 50% >3" CALIPER) PER EVERY 250 SF	
FINISHED FLOOR ELEVATION TO BUILT 1 FT ABOVE TOP OF CURB		
PROPOSED ROADWAY TO BE CONSTRUCTED PER CITY REQUIREMENTS		
"PARKING PAVING WITHIN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA AND A LICENSE AGREEMENT WILL BE		
REQUIRED FROM ENGINEERING AT THE TIME OF CONSTRUCTION"		

Aplicant:
LONE STAR GREEN HOMES

Engineer:
CCM ENGINEERING
2570 F.M. 407, S. 209
Highland Village, Texas 75077
Contact: Jeff Crannell, P.E.
972.691.6633
TBPE Firm #605

Owner:
SHAHED ALTAF
4740 14TH STREET, S T320.
Plano, Texas. 75074
Contact: Shahed Altaf
214.918.2533

CCM Engineering
2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972. 691.6633
Fax: 972.691.6628
TBPE FIRM #605

SABERA STAR Townhomes

City of Garland, Tx

SITE PLAN
1350 East Miller Road, Garland, Texas.
CASE #: 210629-2

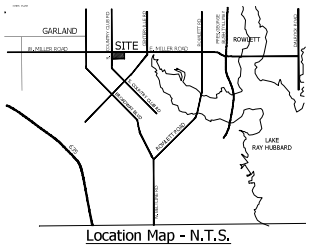
FOR PRELIMINARY REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JEFF D. CRANNELL, PE#50800 ON 06/21/22.
IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

REVISIONS

DESIGN: CCM
DRAWN: CCM
DATE: 06/21/22
SCALE:
NOTES:
FILE:

Sheet of

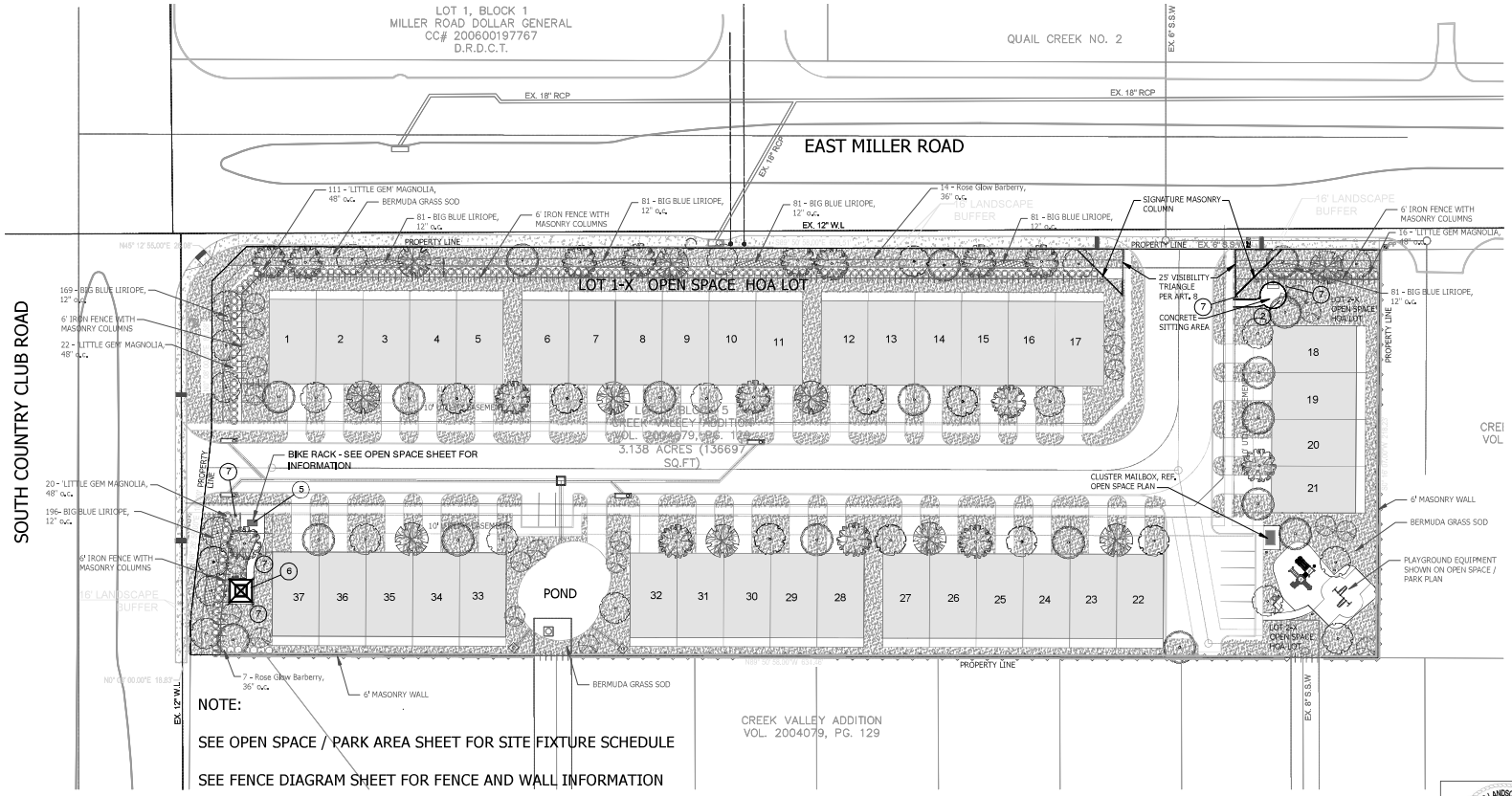


Location Map - N.T.S.

NOTE: LANDSCAPING IS PROVIDED PER GDC CHAPTER 4, SECTION 4.37

NOTES:
- All required trees to be selected from the approved tree list and be a minimum of 3 inches in diameter and 7 feet in height at time of planting.
- Iron fence location requires a continuous row of evergreen shrubs along portions that are not opaque masonry walls.
- No parking space is greater than 65 feet from a required tree.

EXHIBIT D



Owner:
Shahed Altaf
2608 Almanzor Avenue
Irving, TX 75062
Tel: 214-918-2533

Engineer:
CCM Engineering
2570 Justin Road, Suite 209
Highland Village, TX 75077
Tel: 972-691-6633
Contact: Cody Crannell

Applicant:
Lone Star Green Homes
4740 14th Avenue, Suite T320
Plano, Texas 75074
Tel: 214-631-9286

Planner:
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

LANDSCAPE REQUIREMENT

OPEN SPACE TREES - 1 TREE PER 2,500 S.F. OF TOWN HOME = 37 UNITS x 1,861 S.F. = 68,857 S.F./2,500 = 28 TREES
REQUIRED 28 TREES PROVIDED 28 TREES

INTERIOR STREET TREES - 1 TREE PER UNIT = 37 STREET TREES
REQUIRED 37 TREES PROVIDED 37 TREES

Bufferyards Summary Chart - 220124

Location		Length	Bufferyard Width - Type	Canopy Trees	Shrubs	Fence / Screening Height & Material
North (E Miller Rd)	Required	626'	16'	19	146	6' Masonry Wall
	Provided	**589'	16'	19	148	6' Masonry Wall
West	Required	208'	16'	7	42	6' Iron Fence
S. Country Club Road	Provided	**181'	16'	7	42	6' Iron Fence

Note any credits used in calculations:

** Driveways not included

REGISTERED LANDSCAPE ARCHITECT
KELLEE D. LEE
STATE OF TEXAS
2424
2 AUG 22

EXISTING ZONING: PD 85-52
PROPOSED ZONING: PD-SFA

Case No. 210629-2

02 AUG 22 1" =30'

NORTH

0 30' 60' 120'

Landscape Plan

Sabera Star Townhomes

Garland, Dallas County, Texas

Plant List and Schedule

CANOPY TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Live Oak *Quercus virginiana*	30	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)
	Red Oak *Quercus shumardii*	18	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)
	Cedar Elm *Ulmus crassifolia*	16	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)
	Texas Ash *Fraxinus texensis*	9	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.

ACCENT / UNDERSTORY TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Crape Myrtle *lagerstroemia indica*	20	30 Gal. / 8' HT. / 4' SPREAD	container grown; matching growth (MT = MULTITRUNK)

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES

SHRUBS

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	'Little Gem' Magnolia *Magnlia grandiflor 'Little Gem'*	127	15 GAL. / 5'-6' HT. / 10" SPREAD	container grown; full growth; 48" o.c.;
	Rose Glow Japanese Barberry *Berberis thunbergii 'Rose Glow'*	21	5 GAL. / 30" HT. / 36" SPREAD	container grown; full growth; 36" o.c.;

NOTE: ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED

GROUNDCOVER

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Big Blue Liriope *Liriope muscari 'Big Blue'*	825	1 GAL./6"-12" HT./ 12" SPREAD	full growth; 12" o.c.; triangular spacing

NOTE: ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED

TURF

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Bermudagrass *Cynodon dactilon*	41,351 S.F.	SOLID SOD	contractor to field verify quantity of sod / hydromulch required

SITE FIXTURES

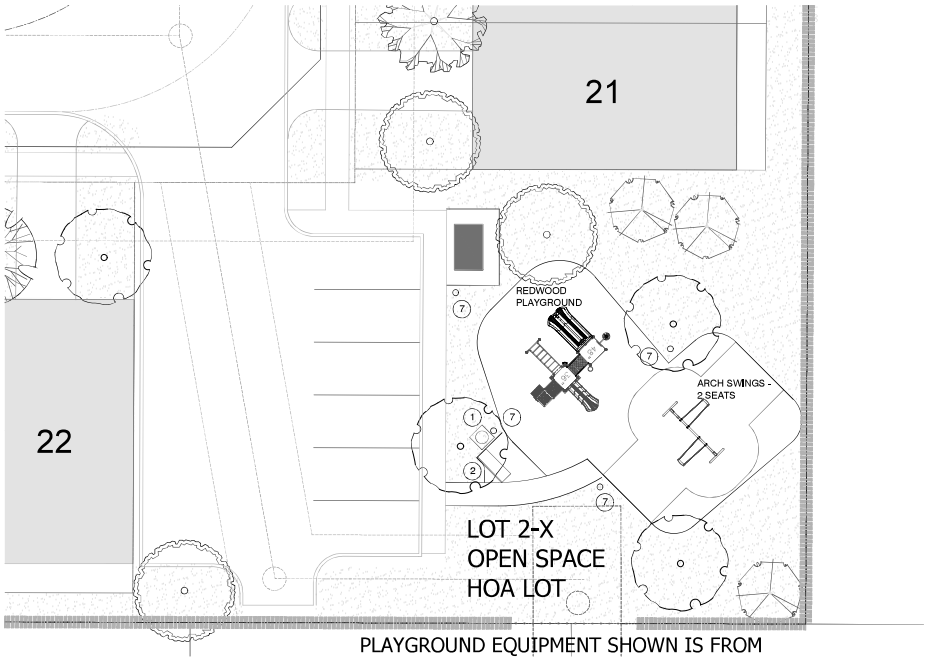
SYMBOL	QTY.	SPECIFICATIONS
1	3	TRASH RECEPTACLES: MANUF. - VICTOR STANLEY MODEL: RB-36 36 GAL. SURFACE MOUNT COLOR: BLACK
2	3	BACKED BENCHES: STEELSITE RB COLLECTION MANUF. - VICTOR STANLEY MODEL: RB-28 6' SURFACE MOUNT COLOR: BLACK
3	1	PICNIC TABLE: STEELSITE RB COLLECTION MANUF. - VICTOR STANLEY MODEL: FRST-6 6' TABLE COLOR: BLACK
4	1	GRILL: MANUF. - CSF COMMERCIAL SITE FURNISHINGS MODEL: STD IN GROUND GRILL COLOR: BLACK
5	1	BIKE RACK: VICTOR STANLEY MODEL: BRCS-103 - CYCLE SENTRY COLLECTION -5 BIKE - SURFACE MOUNT COLOR: BLACK
6	1	SHELTER: MANUF. - POLIGON MODEL: SQR-12 COLOR: TO BE OWNER SELECTED
7	10	BOLLARDS: ACCESS FIXTURES MODEL: BOLO SOLAR LED BOLLARD LIGHT - ROUND FLAT TOP COLOR: BLACK

VICTOR STANLEY ®
P.O. Drawer 330
DUNKIRK, MD 20754
P: 1-800-2368-2573

POLIGON
HOLLAND, MI
616-399-1963

ACCESS FIXTURES
40 JACKSON STREET
WORCESTER, MA 01608
800-468-9925

CSF COMMERCIAL SITE FURNISHINGS
3521 WETUMPKA HIGHWAY
MONTGOMERY, AL 36110-2717
P: 1-800-278-4480



PLAYGROUND EQUIPMENT SHOWN IS FROM WILLYGOAT TOYS & PLAYGROUNDS
www.willygoat.com

EXHIBIT D

NOTE:

1. ALL SITE FURNISHINGS CAN BE OBTAINED THROUGH (OR EQ):

   VICTOR STANLEY ®
   P.O. Drawer 330
   DUNKIRK, MD 20754
   P: 1-800-2368-2573

2. COLOR FOR ALL: BLACK

3. BACKED BENCHES ARE TO BE (OR EQ.):

   STEELSITES RB COLLECTION
   MODEL NO. RB-28
   SURFACE MOUNT 6' BENCHES

4. TRASH RECEPTACLES ARE TO BE (OR EQ.):

   STEELSITES RB COLLECTION
   MODEL NO. RB-36 36 GAL. SURFACE MOUNT

5. PICNIC TABLE:

   STEELSITE RB COLLECTION
   MODEL NO. FRST-6 - 6'

6. GRILL:

   CSF COMMERCIAL SITE FURNISHINGS
   3521 WETUMPKA HIGHWAY
   MONTGOMERY, AL 36110-2717
   P: 1-800-278-4480

   MODEL NO. STANDARD IN GROUND GRILL - IN GROUND
   SPEC SHEET: LC120-STD-IG

BIKE RACK: VICTOR STANLEY
MODEL: BRCS-103 - CYCLE SENTRY
COLLECTION -5 BIKE - SURFACE MOUNT
COLOR: BLACK

AccessFixtures
Commercial and Sports Lighting for Less

BOLO Solar LED Bollard Light, Round Flat Top

Product Description

Features:

All Aluminum Construction SALSBURY INDUSTRIES

All Aluminum Construction SALSBURY INDUSTRIES

NOTE:
3 CLUSTER BOX UNITS PER MAIL CENTER
(2- 16 A SIZE, TYPE III) = 2 X 16 = 32 A SIZE
(1-8 A SIZE, TYPE V) = 1 X 8 = 8 A SIZE

TOTAL MAILBOXES = 40 A SIZE PLUS 4 PARCEL LOCKERS

REGISTERED LANDSCAPE ARCHITECT
KELLEE D. LEE
2424
STATE OF TEXAS
2 AUG 22

EXISTING ZONING: PD 85-52
PROPOSED ZONING: PD-SFA

Case No. 210629-2

Owner:
Shahed Altaf
2608 Almanzor Avenue
Irving, TX 75062
Tel: 214-918-2533

Engineer:
CCM Engineering
2570 Justin Road, Suite 209
Highland Village, TX 75077
Tel: 972-691-6633
Contact: Cody Crannell

Applicant:
Lone Star Green Homes
4740 14th Avenue, Suite T320
Plano, Texas 75074
Tel: 214-631-9286

Planner:
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

02 AUG 22

1" =10'

NORTH

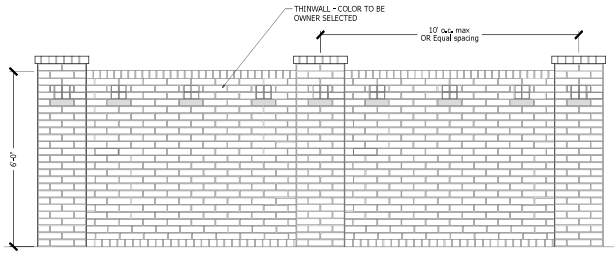
0 10' 20' 40'

Open Space / Park Area

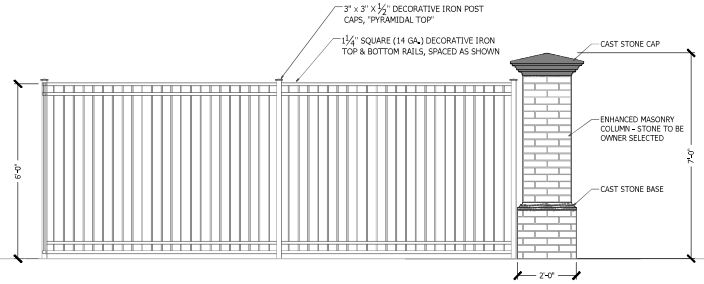
Sabera Star Townhomes

Garland, Dallas County, Texas

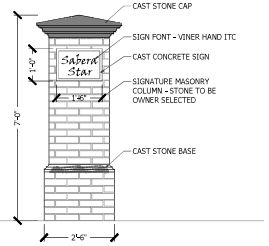
EXHIBIT D



1 Masonry Thinwall
Elevation 1/2"=1'-0"

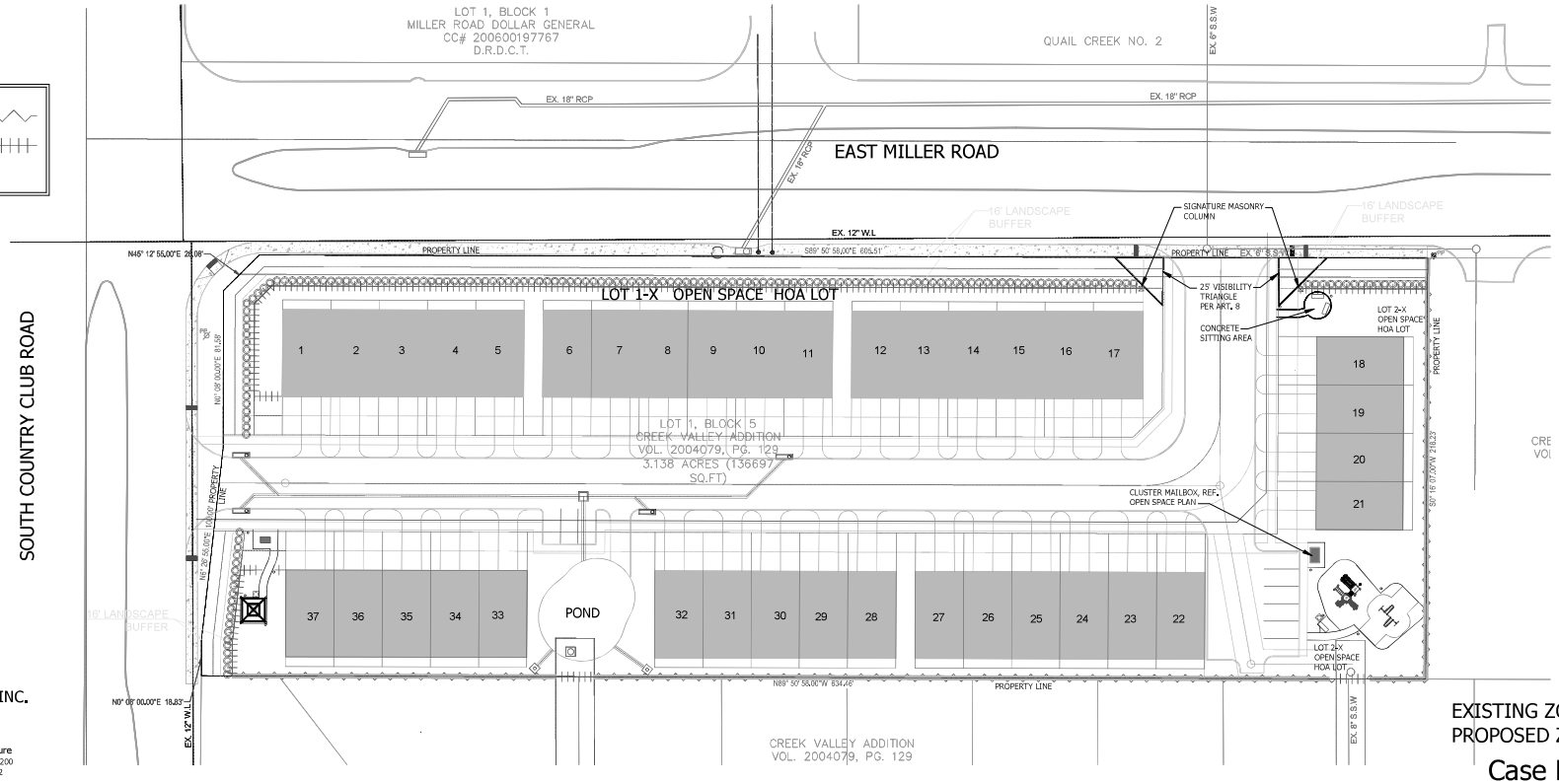


2 6' Iron Fence w Masonry Columns
Elevation 1/2"=1'-0"



3 Signature Masonry Column at Entry
Elevation 1/2"=1'-0"

Legend
6' Masonry Wall
6' Iron Fence w/Masonry Columns 40' o.c. max.



Owner:
Shahed Altaf
2608 Almanzor Avenue
Irving, TX 75062
Tel: 214-918-2533

Engineer:
CCM Engineering
2570 Justin Road, Suite 209
Highland Village, TX 75077
Tel: 972-691-6633
Contact: Cody Crannell

Applicant:
Lone Star Green Homes
4740 14th Avenue, Suite T320
Plano, Texas 75074
Tel: 214-631-9286

Planner:
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

REGISTERED LANDSCAPE ARCHITECT KELLEE D. LEE 2424 STATE OF TEXAS
2 AUG 22

EXISTING ZONING: PD 85-52
PROPOSED ZONING: PD-SFA

Case No. 210629-2

02 AUG 22

1" =30'

NORTH

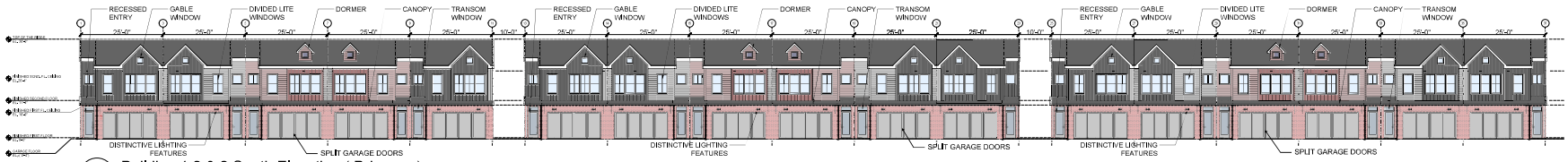
0 30' 60' 120'

Fence & Wall Diagram

Sabera Star Townhomes

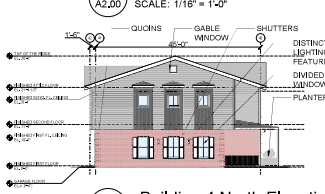
Garland, Dallas County, Texas

EXHIBIT E

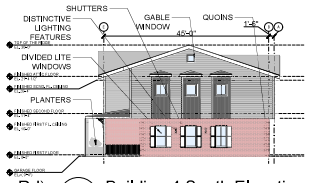


1 A2.00 Building 1,2 & 3 South Elevation (Driveway)
SCALE: 1/16" = 1'-0"

2A A2.00 Building 1,2 & 3 North Elevation (E Miller Rd)
SCALE: 1/16" = 1'-0"

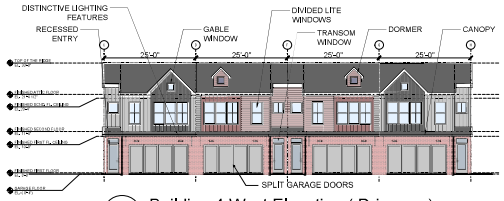


2B A2.00 Building 4 North Elevation (E Miller Rd)
SCALE: 1/16" = 1'-0"

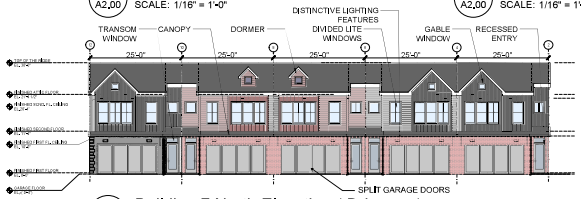


6C A2.00 Building 4 South Elevation
SCALE: 1/16" = 1'-0"

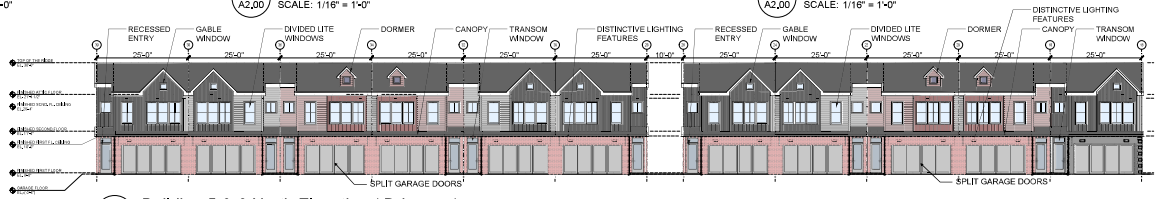
3 A2.00 Buildinng 4 East Elevation
SCALE: 1/16" = 1'-0"



4 A2.00 Building 4 West Elevation (Driveway)
SCALE: 1/16" = 1'-0"



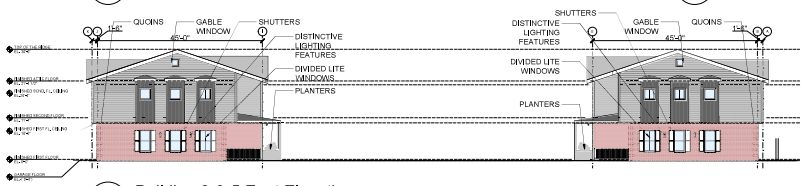
5A A2.00 Building 7 North Elevation (Driveway)
SCALE: 1/16" = 1'-0"



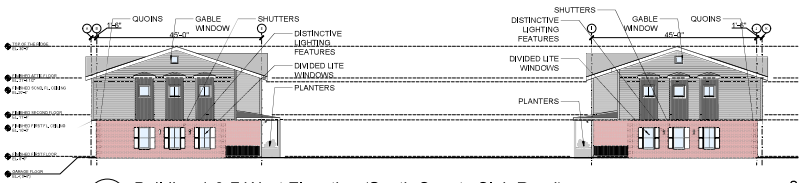
5B A2.00 Building 5 & 6 North Elevation (Driveway)
SCALE: 1/16" = 1'-0"

6A A2.00 Building 7 South Elevation
SCALE: 1/16" = 1'-0"

6B A2.00 Building 5 & 6 South Elevation
SCALE: 1/16" = 1'-0"



7 A2.00 Building 3 & 5 East Elevation
SCALE: 1/16" = 1'-0"



8 A2.00 Building 1 & 7 West Elevation (South County Club Road)
SCALE: 1/16" = 1'-0"

SK2 ARCHITECTS
7611 Boulevard E
North Bergen, NJ 07047
info@sk2architects.com
917.690.0273

KEY PLAN:

REVISION:

No.	Date:	Description:

PROJECT NAME:
SABERA STAR TOWNHOMES
1350 E Miller Rd.
Garland, TX 75041
Lot: 1 Block: 5
Case Number 210629-2
Existing Zoning: PD 85-52
Proposed Zoning: PD-SFA

PROJECT NUMBER:
22400

DRAWING TITLE:

Overall Elevations

DRAWN BY: SK
CHECKED BY:
DATE: 07.18.2022
SCALE: AS NOTED
SHEET:

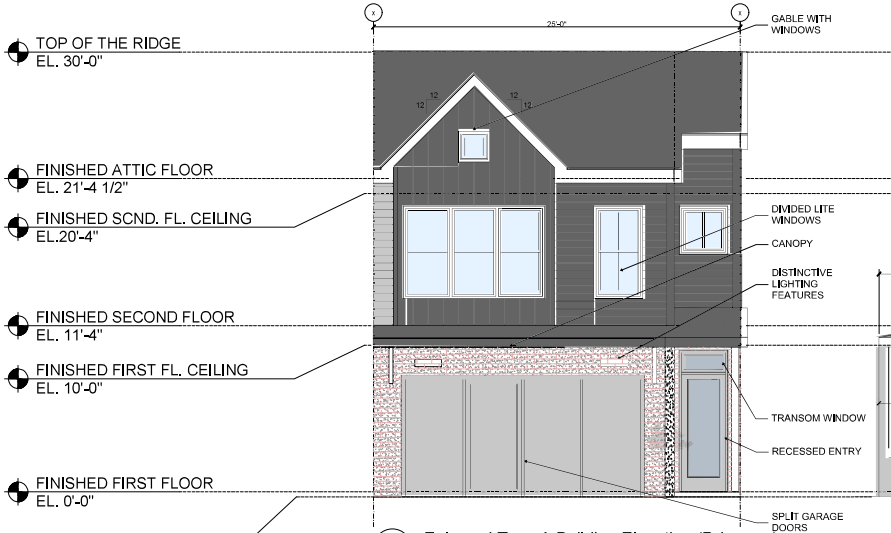
REGISTERED ARCHITECT SERDAR KAYMAN 26796 STATE OF TEXAS
07/18/2022

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT.

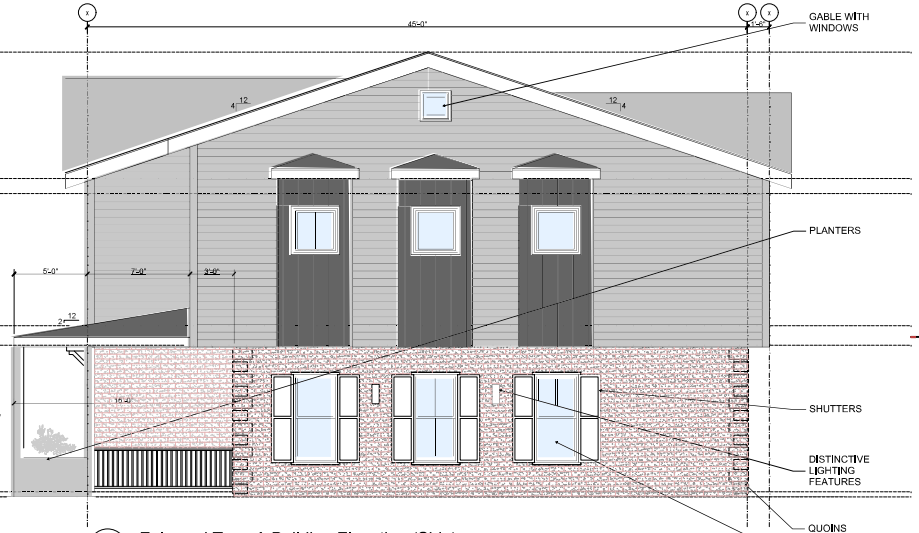
Serdar KAYMAN, AIA NCARB
TX License No. 26796
Registration No.BR 2820

A2.00

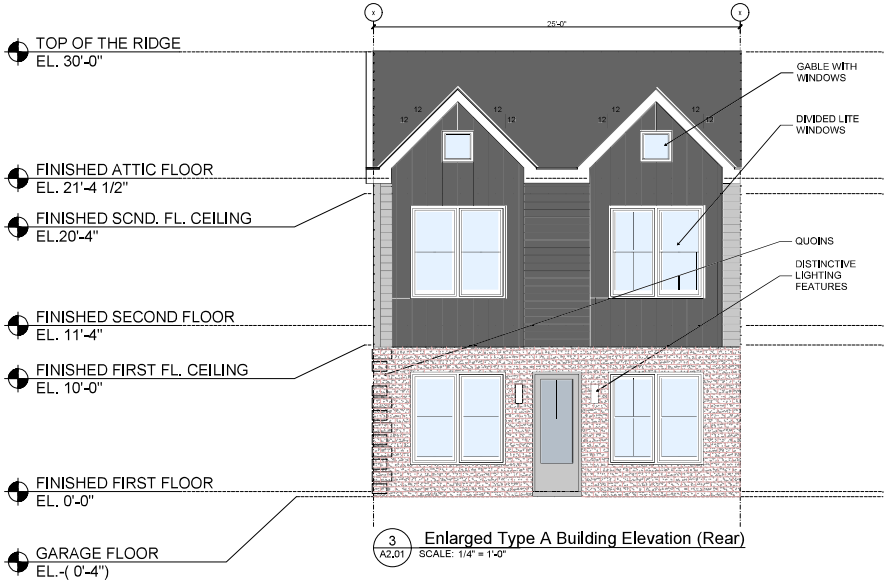
EXHIBIT E



1 A2.01 Enlarged Type A Building Elevation (Driveway)
SCALE: 1/4" = 1'-0"



2 A2.01 Enlarged Type A Building Elevation (Side)
SCALE: 1/4" = 1'-0"



3 A2.01 Enlarged Type A Building Elevation (Rear)
SCALE: 1/4" = 1'-0"

SK2 ARCHITECTS
7611 Boulevard E
North Bergen, NJ 07047
info@sk2architects.com
917.690.0273

KEY PLAN:

REVISION:

No.	Date:	Description:

PROJECT NAME:
SABERA STAR TOWNHOMES
1350 E Miller Rd.
Garland, TX 75041
Lot: 1 Block: 5
Case Number 210629-2
Existing Zoning: PD 85-52
Proposed Zoning: PD-SFA

PROJECT NUMBER:
22400

DRAWING TITLE:
Type A
Building Elevations

DRAWN BY: SK
CHECKED BY:
DATE: 07.18.2022
SCALE: AS NOTED
SHEET:

A2.01

REGISTERED ARCHITECT SERDAR KAYMAN 26796 STATE OF TEXAS
07/18/2022
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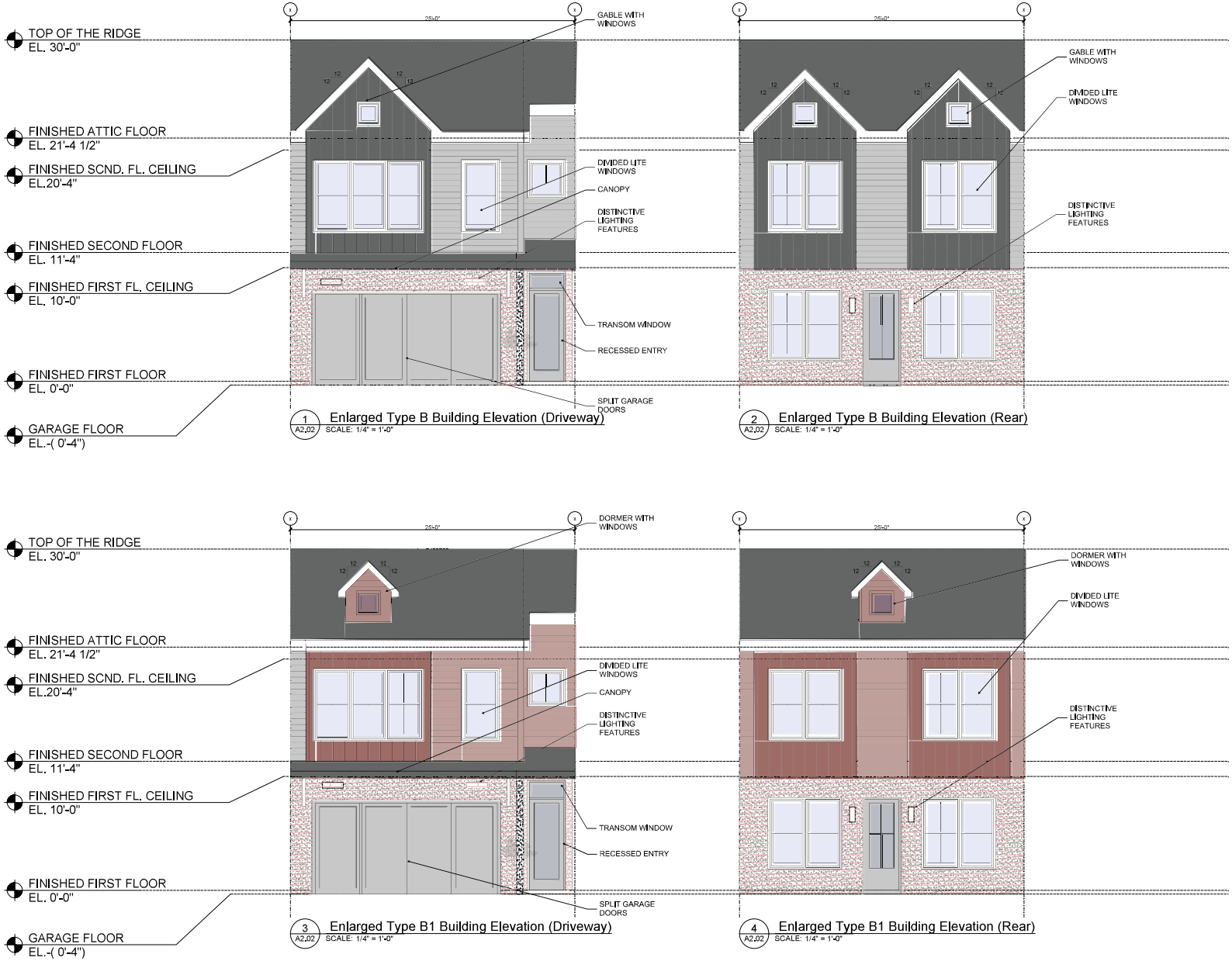
Serdar KAYMAN, AIA NCARB
TX License No. 26796
Registration No.BR 2820

EXHIBIT E



1 A2.02 Enlarged Type B Building Elevation (Driveway)
SCALE: 1/4" = 1'-0"

2 A2.02 Enlarged Type B Building Elevation (Rear)
SCALE: 1/4" = 1'-0"

3 A2.02 Enlarged Type B1 Building Elevation (Driveway)
SCALE: 1/4" = 1'-0"

4 A2.02 Enlarged Type B1 Building Elevation (Rear)
SCALE: 1/4" = 1'-0"

SK2 ARCHITECTS
7611 Boulevard E
North Bergen, NJ 07047
info@sk2architects.com
917.690.0273

KEY PLAN:

REVISION:

No.	Date:	Description:

PROJECT NAME:
SABERA STAR TOWNHOMES
1350 E Miller Rd.
Garland, TX 75041
Lot: 1 Block: 5
Case Number 210629-2
Existing Zoning: PD 85-52
Proposed Zoning: PD-SFA

PROJECT NUMBER:
22400

DRAWING TITLE:
Type B and B1
Building Elevations

DRAWN BY: SK
CHECKED BY:
DATE: 07.18.2022
SCALE: AS NOTED
SHEET:

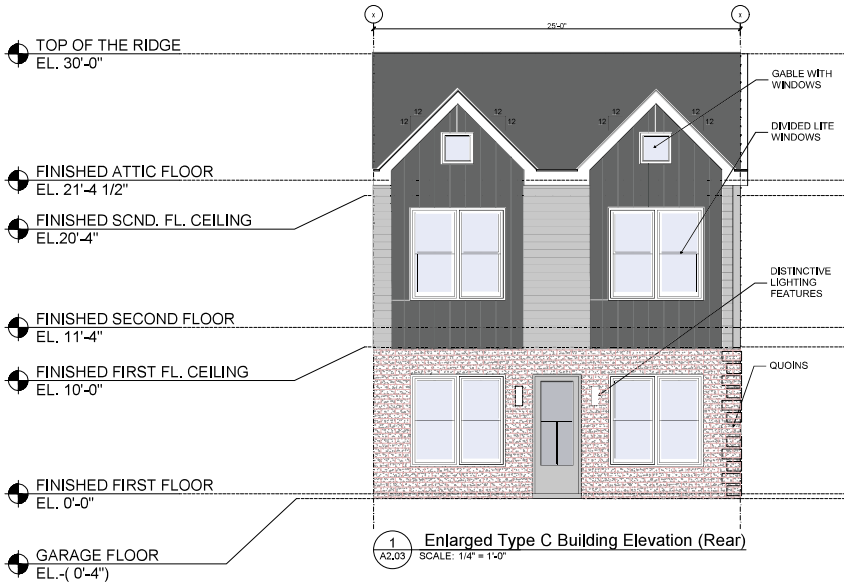
REGISTERED ARCHITECT SERDAR KAYMAN 26796 STATE OF TEXAS
07/18/2022

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT.

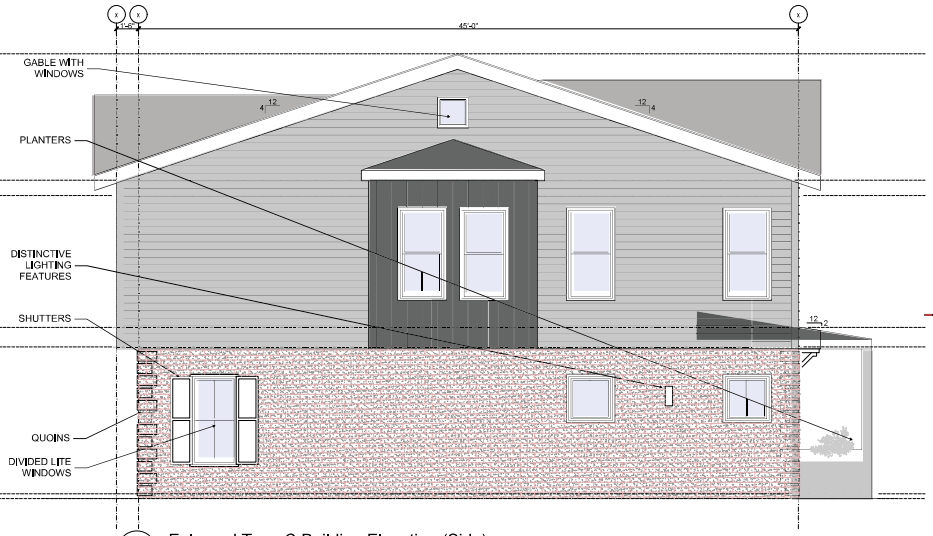
Serdar KAYMAN, AIA NCARB
TX License No. 26796
Registration No.BR 2820

A2.02

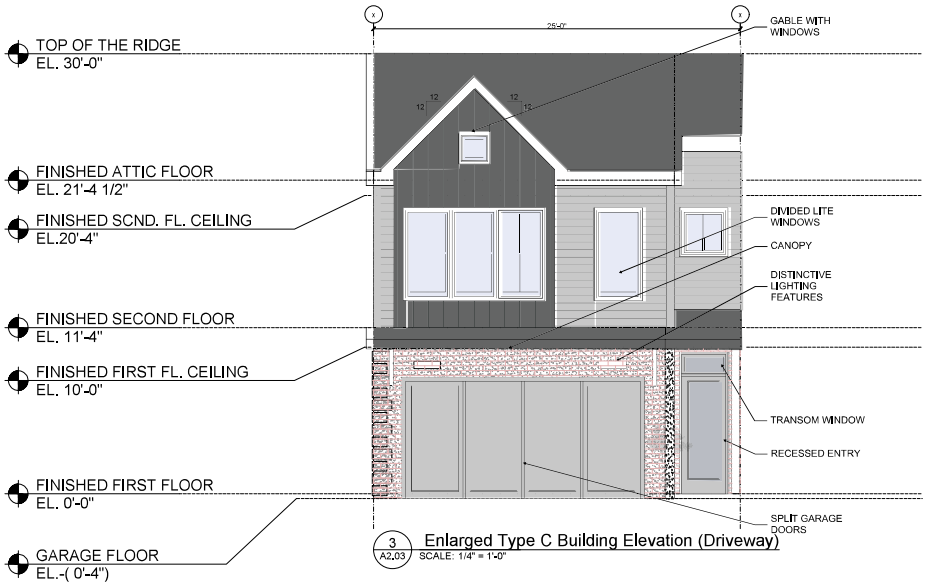
EXHIBIT E



1 A2.03 Enlarged Type C Building Elevation (Rear)
SCALE: 1/4" = 1'-0"



2 A2.03 Enlarged Type C Building Elevation (Side)
SCALE: 1/4" = 1'-0"



3 A2.03 Enlarged Type C Building Elevation (Driveway)
SCALE: 1/4" = 1'-0"

SK2 ARCHITECTS
7611 Boulevard E
North Bergen, NJ 07047
info@sk2architects.com
917.690.0273

KEY PLAN:

REVISION:

No.	Date:	Description:

PROJECT NAME:
SABERA STAR TOWNHOMES
1350 E Miller Rd.
Garland, TX 75041
Lot: 1 Block: 5
Case Number 210629-2
Existing Zoning: PD 85-52
Proposed Zoning: PD-SFA

PROJECT NUMBER:
22400

DRAWING TITLE:
Type C
Building Elevations

DRAWN BY: SK
CHECKED BY:
DATE: 07.18.2022
SCALE: AS NOTED
SHEET:

A2.03

REGISTERED ARCHITECT SERDAR KAYMAN 26796 STATE OF TEXAS
07/18/2022
THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT.

Serdar KAYMAN, AIA NCARB
TX License No. 26796
Registration No.BR 2820

Z 22-26

View of the subject property from South Country Club Road

View of the subject property from Miller Road

Looking east of the subject property

Looking south of the subject property

0 110 220 Feet

1 inch = 176 feet

ZONING MAP Z 22-26

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

1350 East Miller Road

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-26	August 8, 2022	September 6, 2022	Nabiha Ahmed

Z 22-26 CCM Engineering. The applicant proposes thirty-seven (37) townhouses and open space. The site is located at 1350 East Miller Road. (District 2)

Joyce Bach | **Against** | **Outside the notification area**

9/7/2022
12:44:18 AM

2509 Ridgemeade Drive
Garland
Texas
United States
75040

jedbach@yahoo.com
2149237514

Elias Debrezion | **Against** | **Outside the notification area**

8/19/2022
12:52:15 PM

4702 Carlton Ct
Garland
Texas
United States
<null>

Please build a park and a satellite CCM Engineering office and trade workshop for local projects. Please have CCM Engineering employ and train Garland residents in skilled trades. Either that, or please keep the land open for agriculture and husbandry. Every zone case will be housing. With all due respect, let's renovate the dense housing we have already, and let's do something creative with the new plots of land. That's why you see myriad Against votes for multi-family units on every one of these zone cases.

Cody William Mcneel | **For** | **Outside the notification area**

8/8/2022
12:14:06 AM

5017 Wordsworth Dr
Garland
TX
United States
75043

codymcneel@hotmail.com
9039871767

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-26	August 8, 2022	September 6, 2022	Nabiha Ahmed

BOBU Thomas	**Against**	
8/4/2022 4:15:29 PM	2102 River Canyon Ln	bob_jessy@hotmail.com
	Garland	972-849-0704
	Texas	
	United States	
	75041	

GARLAND

Plan Commission **3. c.**

Meeting Date: 09/12/2022

Item Title: Z 22-20 Grenadier Investments, Inc. - Zoning (District 7)

Summary:

Consideration of the application of **Grenadier Investments, Inc**, requesting approval of a Change in Zoning from Planned Development (PD) District 85-50 and Community Office (CO) District to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) an Alley Waiver. This property is located at 2200 and 2302 West Campbell Road. (District 7) (File Z 22-20 – Zoning)

Attachments

Z 22-20 Grenadier Investments, Inc. Report and Attachments (Zoning)

Z 22-20 Grenadier Investments, Inc. Responses

Planning Report

File No: Z 22-20/District 7
Agenda Item:
Meeting: Plan Commission
Date: September 12, 2022

REQUEST
Approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 and Community Office (CO) District to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family Attached (SFA) development.

LOCATION
2200 and 2302 West Campbell Road

APPLICANT
Grenadier Investments, Inc.

OWNER
George W. Baldwin

BACKGROUND
The applicant proposes to construct one-hundred fifty-six (156) townhouses and eighteen (18) HOA open space lots on the eastern and western tracts. Both tracts are unimproved.

SITE DATA
The overall subject property contains approximately 21 acres. Tract 1 (west of North Shiloh Road) is 8.2 acres and Tract 2 (east of North Shiloh Road) is 12.9 acres. Tract 1 has approximately 800 lineal feet of frontage along West Campbell Road and 715 lineal feet of frontage along North Shiloh Road. Tracy 2 has approximately 1,005 lineal feet of frontage along West Campbell Road and 524 lineal feet of frontage along North Shiloh Road.

Both tracts can be accessed from North Shiloh Road and West Campbell Road.

USE OF PROPERTY UNDER CURRENT ZONING
Tract 1 is currently zoned Community Office (CO) District. The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. However, the Community Office (CO) District is generally not appropriate in proximity to low-density residential districts. Examples of allowed uses in a Community Office (CO) district are: professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage. In addition, a Specific Use Provision (S 06-53) was approved in 2006 for a Retail Sales/Personal Service Use, but it was never constructed.

Tract 2 is zoned Planned Development Planned Development (PD) District 85-50 for Community Retail Uses. In 1985, the City Council approved a mixed use development. The subject property was designated as "Tract 1" and was approved for retail use. The southern portion was designated as "Tract 2" and was approved for a multi-family development, now zoned Planned Development (PD) District 98-01.

CONSIDERATIONS

Detail Plan

1. The applicant proposes a Detail Plan for a development of townhouses in two (2) tracts; however, they will be constructed at the same time. The Site Plan (Exhibit C) shows sixty-three (63) single-family attached townhouse units and five (5) HOA lots in Tract 1 and ninety-three (93) single-family attached units and thirteen (13) HOA lots in Tract 2. In addition, the applicant is proposing 10.8 units per acre, therefore meeting the SFA GDC requirement.

   The applicant has selected an urban design for this townhouse development. A combination of two-story and three-story townhouse units are proposed, and the three-story units are strategically placed to face the existing pond adjacent to the western tract, while the other three-story homes will face the greenbelt on the eastern tract.

2. The applicant requests to deviate from some of the required SFA District development standards per Section 2.34 (Table 2-3) of the Garland Development Code (GDC). The table below indicates the deviations proposed. It should be noted that the proposal will meet the minimum dwelling size requirement (1,400 sf) per the GDC.

Development Standards	**Required**	**Proposed (Minimum)**	**Justification**
Lot Area	Minimum 2,000 SF	Minimum 1,600 SF	The proposed lot size allows the desired number of townhomes and enhanced amenities.
Lot Depth	Minimum 90 feet	Minimum 75 feet	The proposed lot width is due to the unusual shape of the western tract and the floodplain on the eastern tract, which takes up 2.1 acres.
Lot Width	Minimum 30 feet for end lots Minimum 20 feet for interior lots	Minimum 27 feet for end lots Minimum 22 feet for interior lots.	The proposed lot width is due to the unusual shape of the western tract and the floodplain on the eastern tract, which takes up 2.1 acres.
Building Setbacks	Adjacent to Street: Front: 10 feet Side: 10 feet Not Adjacent to Street	 10 feet 10 feet	The site plan (Exhibit C) complies with the building setbacks.

	Side: 5 feet Rear: 5 feet	5 feet 5 feet	
Lot Orientation	All lots within the SFA district must front on a public street, a City-approved public way, or common area lot that is dedicated for mutual access to each lot.	The site plan (Exhibit C) shows eight-one (81) "Mews Type" lots where they don't front onto a Public Street or City-approved public way, but they do have, in every instance, a common area lot that is dedicated for mutual access to these townhomes.	The applicant contends they have built many Mews Type lots at other projects, which includes Riverset and Heritage Park in Garland, and they have found the unique living environment is something highly desired by their homeowners, to the point that they are willing to pay a premium price for such a townhome fronting onto a Mews condition.
Alleys	Alleys are required	35 front-loaded lots 121 rear-loaded lots	The applicant proposes a combination of front-loaded and rear-loaded lots.
Garage Setback	20 feet	The applicant proposes twenty (20) feet driveway depth for all street facing garages and five (5) feet depth for all alley facing garages except for lots facing Campbell Road, Shiloh Road, and the floodplain on the east as shown on the site plan (Exhibit C).	The applicant contends this requirement is unnecessary since there is no City sidewalk in this situation. Pedestrian circulation happens on the front side of the townhome, in a much more protected and pedestrian-friendly environment

<u>Screening and Landscaping</u>

3. The proposed landscape layout (Exhibit D) complies with the applicable screening standards. Per the GDC, a screening wall is required along a thoroughfare Type "D" or greater. North Shiloh Road and West Campbell Road are both considered to be greater than Type "D"; therefore, a six (6)-foot brick thin wall will be placed above a retaining wall on the northern perimeter along West Campbell Road on both tracts. The landscape plan (Exhibit D) reflects a six (6)-foot brick thin wall on the eastern perimeter line along North Shiloh Road and a five (5)-foot ornamental fence along the western perimeter line for Tract 1.

   In addition, a five (5)-foot ornamental fence is proposed along the eastern and western perimeter lines of Tract 2. The landscape plan (Exhibit D) shows large canopy trees and high-level screening shrubs on the street side of the ornamental fence along North

Shiloh Road. In addition, another row of high-level screening shrubs are proposed in the development side of the ornamental fence to fully screen the development from North Shiloh Road.

The landscape plan reflects the open space required per the GDC. However, the eastern tract requires along West Campbell Road requires eleven (11) canopy trees. Due to the overhead utility lines, the applicant proposes to substitute one (1) large canopy trees with three (3) small ornamental trees. Therefore, a total of thirty-three (33) small ornamental trees along the eastern tract of West Campbell Road.

4. Open Space
   The applicant has considered open space while designing the townhouses around the City Park near the western tract. The eastern tract has a floodplain and all the trees within the floodplain will be preserved. The site plan (Exhibit C) meets the open space requirement per the GDC.

5. Amenities
   Common open space area is included with the proposed development in accordance with the GDC. The amenity requirements of the Single-Family Attached (SFA) District per the GDC are satisfied. Amenities include a clubhouse, swimming pool, fitness center and a dog park. All residents on either side of the tracts will have access to the amenities.

6. Trail Connection
   The landscape plan (Exhibit D) shows an eight (8)-foot trail connection to the City's Spring Creek Harris Trail. The Engineering Department and the Parks Department will review the exact alignment at the time of construction plan review.

7. Parking
   The site plan (Exhibit C) complies with the required enclosed garages spaces and guest parking per the GDC.

8. Garage
   The GDC requires the face of a garage door to be at least twenty (20) feet from the street or alley right-of-way line that the garage door faces (twenty-four feet if facing an interior lot/property line), and must have at least one of the following designs, as depicted in Illustrations 4-9 through 4-13:

   - Rear entry;
   - "J" drives, for front entry properties;
   - "Swing" drives, for side entry properties; or
   - Offset front entry with the garage door set back at least five feet behind the front building face.

   The site plan (Exhibit C) shows a thirty-five (35) front-loaded lots and 121 rear-loaded lots. The applicant proposes twenty (20) feet driveway depth for all street-facing garages and a five (5) feet driveway depth for alley-facing garages where the front property line is no further than 150 feet from an interior street.

9. Building Design
   The building elevations complies with the articulation requirements per the GDC. The GDC also requires a minimum of three (3) architectural elements for each townhouse unit. The approved list from the GDC is below.

   - Multiple pane windows featuring either divided light or simulated divided light;
   - A front porch area enclosed by a railing at least thirty inches in height, and containing decorative columns at least six inches in diameter;
   - Gable(s) with window(s);
   - Dormer(s);
   - Bay windows with a minimum projection of twenty-four inches;
   - Minimum 8:12 roof pitch;
   - Split garage doors with a separate door for each vehicle bay; or
   - Front covered porch with at least forty square feet of usable space, and a minimum depth of five feet.

   The applicant proposes "Urban-styled contemporary townhouse products". Therefore, another set of architectural elements has been crafted to support this development.

   Each street elevation will incorporate three (3) of the following elements:

   - Dormer that breaks main roof line
   - Fenced Courtyard having a minimum depth of 10 feet and width of 10 feet (at least 100 square feet of useable space)
   - Accent roof projection of at least 3 feet.
   - Front door with glass inserts.
   - Garage door with glass inserts
   - Stained pine or cedar tongue and groove decorative soffit accent
   - Black or dark bronze colored window frames
   - Outdoor elevated terrace
   - Decorative arbor
   - 3 different exterior finish materials

   Signage
10. The applicant has not requested any deviation on signage; it will comply with the standards in the GDC.

Alley Waiver

11. The residential lots within the residential development would front a fifty (50) foot right-of-way with access to each lot limited to the street front. The applicant seeks an Alley Waiver from the Plan Commission for this development. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or, if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. As reflected on the Detail Plan, alleys are not proposed for this development, as all lots would have front vehicular access only and utilities and drainage would be provided through easements. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for Tract 1 and Urban Neighborhoods for Tract 2.

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character. Urban neighborhoods are characterized by moderate to high density single-family attached and multifamily residential units

This proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north of both tracts, across West Campbell Road, are zoned Planned Development (PD) District 97-04 for Multi-Family Use, Planned Development (PD) District 15-35 for Community Retail Uses, Planned Development (PD) District 03-49 for Community Retail Uses, Planned Development 16-46 for Neighborhood Office Use, Planned Development (PD) District 84-10 for Single-Family Uses and Planned Development (PD) District 83-50 for Mixed Uses. These properties are developed with an apartment complex, automobile repair, a bank and a medical facility. The property to the east of Tract 2 is zoned Planned Development (PD) District 05-44 for Single-Family Attached Use; these properties are developed with townhouses. The property to the south of Tract 2 is zoned Planned Development (PD) District 98-01 for Multi-Family Uses; this property is developed with an apartment complex. The property to the south and west of Tract 1 are zoned Neighborhood Office (NO) District and Agricultural (AG) District; there is an existing park.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 and Community Office (CO) District to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) an Alley Waiver

Approval of a Detail Plan for Single-Family Attached (SFA) development.

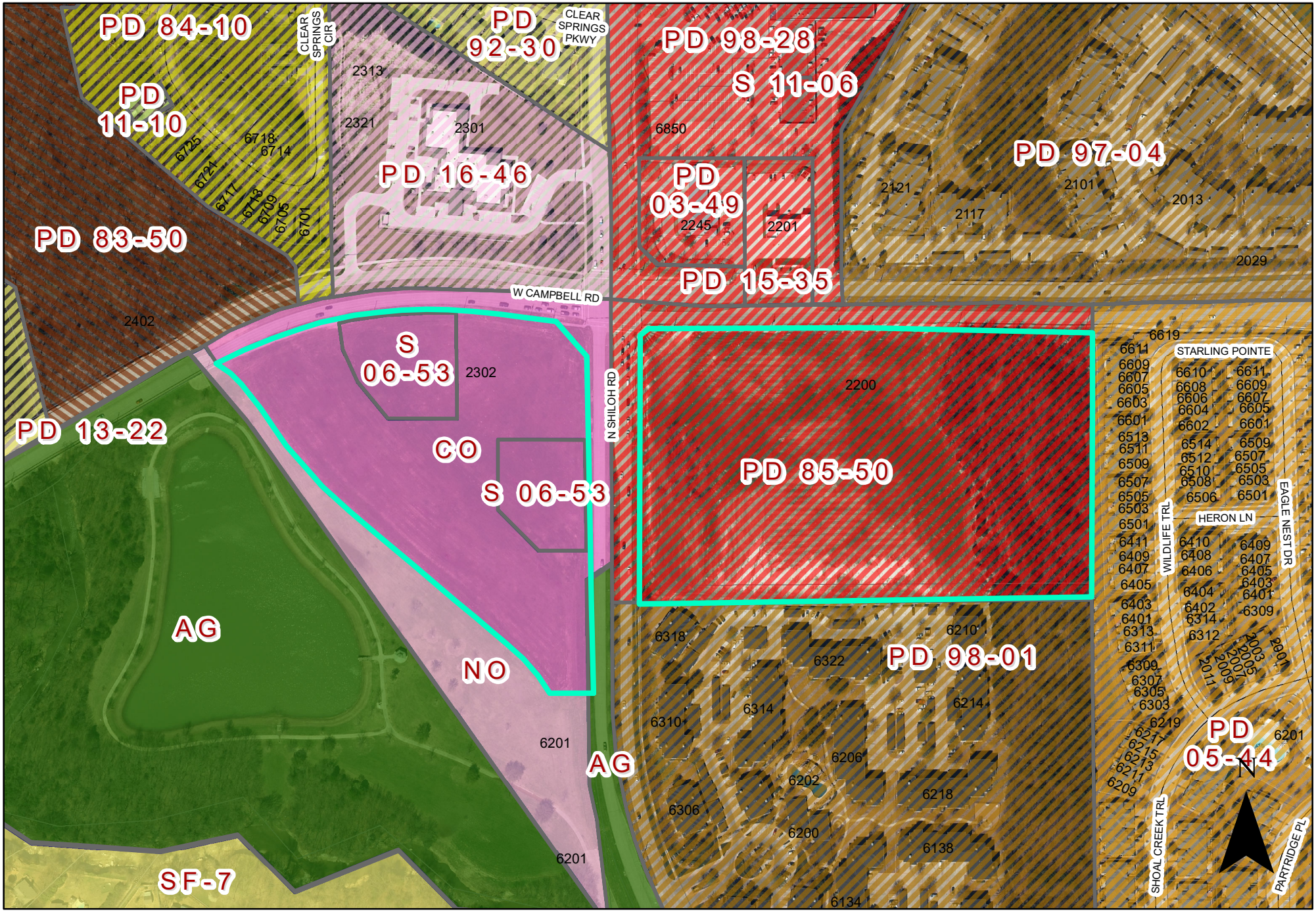
ADDITIONAL INFORMATION

i. Location Map
ii. PD Conditions
iii. Photos

CITY COUNCIL DATE: October 11, 2022

PREPARED BY:
Nabiha Ahmed
Lead Development Planner
Planning & Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



0 175 350 Feet

1 inch = 269 feet

ZONING MAP Z 22-20

INDICATES AREA OF REQUEST

2200 & 2302 West Campbell Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-20

2200 and 2302 West Campbell Road

I. **Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for one hundred and fifty-six (156) Single-Family Attached (Townhouse) and eighteen (18) HOA lots.

II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Single-Family-Attached (SFA) District, as amended prior to adoption of this ordinance, except as specifically provided herein.

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

IV. **Development Plans:**

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

V. **Specific Conditions:**

A. Permitted Uses: Only Dwelling, Single-Family-Attached (SFA) units are permitted.

B. Maximum Number of Lots: A total of one-hundred and fifty-six (156) single-family attached units shall be permitted. Ninety-three (93) single-family attached units shall be permitted on the eastern tract and sixty-three (63) shall be permitted on the western tract.

C. Minimum Lot Area: The minimum lot area shall be 1,600 square feet and as reflected in Exhibit C.

D. Minimum Lot Depth: The minimum lot depth shall be seventy-five (75) feet and the lot depth is measured between the lot lines.

E. Minimum Dwelling Size: The minimum dwelling size shall be 1400 square feet.

F. Lot Orientation: Mews type lots shall be permitted as reflected in Exhibit C.

G. Minimum Lot Width: The minimum lot width for interior lots shall be twenty-two (22) feet and the minimum lot width for end lots shall be twenty-two (22) feet.

H. Garages:

- Front entry garages shall be allowed.
- A street-facing garage door shall have a minimum of twenty (20) feet from the applicable street right of way line. However, the offset front entry with garage door setback at least five feet behind the building façade shall not be required.
- "J" and "Swing" drives shall not be required.
- Regardless of other setbacks, a street-facing garage door must have a minimum setback of twenty (20) feet from the applicable street right of way line.
- The driveway depth shall be twenty (20) feet for all street facing garages and five (5) feet depth for all alley facing garages except for lots facing West Campbell Road, North Shiloh Road, and the floodplain on the east as shown on the site plan (Exhibit C).

I. Alleys: Alleys shall not be required for thirty-five (35) single-family attached lots.

J. Roof Pitch: Each dwelling unit must be constructed with a minimum roof pitch of 4:12.

K. Screening and Landscaping: Screening and landscaping shall be in conformance with the Landscape Plan set forth in Exhibit D.

L. Open Space and Amenities: Open Space and Amenities shall be provided as shown in Exhibit D.

EXHIBIT B

M. Trail: A trail connection to the City's trail system shall be provided as shown in Exhibit D.

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

O. Architectural Elements: Each street elevation shall incorporate three (3) of the following elements: 1) Dormer that breaks main roof line 2) Fenced Courtyard having a minimum depth of 10 feet and width of 10 feet (at least 100 square feet of useable space) 3) Accent roof projection of at least 3 feet. 4) Front door with glass inserts. 5) Garage door with glass inserts 6) Stained pine or cedar T&G decorative soffit accent 7) Black or dark bronze colored window frames 8) Outdoor elevated terrace 9) Decorative arbor 10) 3 different exterior finish materials.

P. Fencing: A forty-two (42)-inch high horizontal cedar front or rear yard fencing as depicted in Exhibit E shall be permitted up to the property line.

Q. Arbors: Front or rear yards may have decorative arbors made of steel and/or cedar (as depicted in Exhibit E) that are not attached to the main structure and can extend past the front or rear building setback and be built up to the front or rear property line.

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

S. Trash Containers: Trash containers and recycling bins must be stored inside the garage for all non-pick-up days.

T. Homeowners Association: A Homeowners Association shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws and/or declaration of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; shall obligate the association, through assessment of homeowners, to maintain all open space areas; and other provisions as deemed appropriate to secure a sound and stable association.

EXHIBIT B

U. Maintenance of Open/Common Space and Landscaped Areas, Entry Features, Access Easements, and Amenities in HOA Lots: Pursuant to the declaration for the Homeowner's Association, the Homeowners Association shall be obligated to repair and maintain all common areas of the community (including open/common space, landscaped areas, entry features, access easements, and amenities in HOA lots) and the bylaws and/or declaration for the association shall authorize the association to pay for the cost thereof through the assessment of homeowners within the community.

V. Required Assessments and Reserves: The declaration for the Homeowner's Association shall provide that each homeowner owning a real property interest in a residential lot within the community land shall be obligated to pay assessments to the Homeowners Association to pay for the operation and common expenses of the association, including, without limitation, the repair and maintenance of association common areas, including repairing, maintaining or replacing the association screening walls and perimeter fences. If the Homeowners Association fails to perform the above-described maintenance due to lack of funds, the Homeowners Association shall assess members on a pro rata basis for the cost of performing such maintenance and shall thereafter promptly and diligently perform the maintenance required. To help ensure that funds will be available to perform such maintenance, the Homeowners Association shall establish and maintain a reserve fund for the periodic maintenance, repair and replacement of association improvements, which shall include adequate reserves for the expected future costs to repair, maintain and replace association screening walls and perimeter fences.

W. City's Right to Enforce: The declaration for the Homeowner's Association shall contain a provision stating that if the Homeowner's Association fails to maintain an association screening wall or perimeter fence in good repair, then the City may send written notice to the Homeowner's Association demanding the proper repair and maintenance of such screening wall or perimeter fence. If the Homeowner's Association has not repaired or replaced such screening wall or

perimeter fence within 120 days after the date of the City's written notice to the Homeowner's Association, the City shall have the right, but not the obligation, to exercise all access easements and other rights of the Homeowners Association to repair and/or replace, as necessary, such screening wall or perimeter fence and to charge all reasonable costs incurred therefor to the Homeowners Association. The Homeowner's Association shall promptly pay such costs to the City upon completion of the repairs and/or replacement upon written demand by the City. If the reserves required by these conditions and the declaration are not sufficient to fully reimburse the City, the Homeowner's Association shall assess its members for the funds necessary to fully reimburse the City and to re-establish its required reserves. Such provision in the declaration for the Homeowner's Association shall further state that such provision may not be amended or modified without the prior written consent of the City.

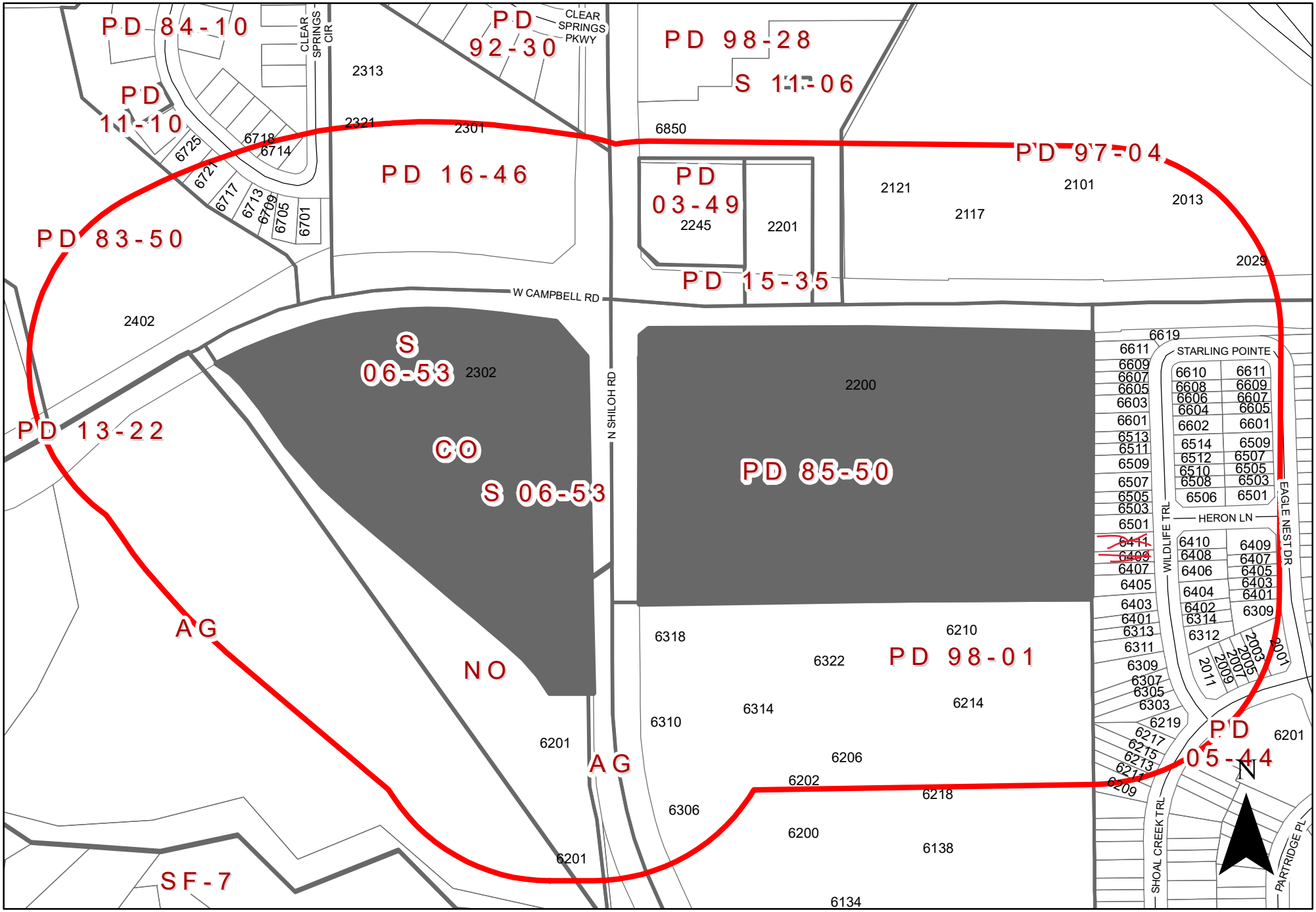
Z 22-20

View of the western tract from West Campbell Road

View of the eastern tract from West Campbell Road

Looking north of the western tract

Looking north of the eastern tract



0 175 350 Feet

1 inch = 269 feet

ZONING MAP Z 22-20

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

2200 & 2302 West Campbell Road

From: James R
To: Planning Group
Subject: [EXTERNAL]
Date: Wednesday, September 7, 2022 10:30:17 AM
Attachments: image.png

Comment Form
Case Z 22-20

Z 22-20 Grenadier Investments, Inc. The applicant requests to allow ninety-three (93) townhouses on the eastern tract, sixty-three (63) townhouses on the western tract, and open spaces. The site is located at 2200 and 2302 West Campbell Road. (District 7)

Z 22-20 Grenadier Investments, Inc. El solicitante solicita permitir noventa y tres (93) casas adosadas en el tramo este, sesenta y tres (63) casas adosadas en el tramo oeste y espacios abiertos. El sitio está ubicado en 2200 y 2302 West Campbell Road. (Distrito 7)

Z 22-20 Grenadier Investments, Inc. Người nộp đơn yêu cầu cho phép chín mươi ba (93) căn nhà phố ở đường phía đông, sáu mươi ba (63) căn nhà phố ở đường phía tây và không gian mở. Địa điểm tọa lạc tại 2200 và 2302 West Campbell Road. (Quận 7)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐ For / A Favor / Đúng

☒ Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Mr. James Reed

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

6411 Wildlife Trail

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form
Case Z 22-20

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

- [ ] For / A Favor / Đúng
- [x] Against / En Contra / Không

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Sandy Lu & Susan Lu, Property Owners

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

6409 Wildlife Trail

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Sandy Lu, Chang Rang Susan Lu 09/02/2022

Signature / Firma / Ch ữ ký — Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-20	September 12, 2022	October 11, 2022	Nabiha Ahmed

The applicant requests to allow ninety-three (93) townhouses on the eastern tract, sixty-three (63) townhouses on the western tract, and open spaces. The site is located at 2200 and 2302 West Campbell Road. (District 7)

Richard Vance | **Against** | **Outside the notification area**

9/8/2022
12:40:14 PM

3006 Mountain Ash Ct
Garland
TX
United States
75044

ravance2@yahoo.com
9727425979

This west side should continue as park land. Garland needs more bike trails this park should be connected to the spring creek trails at Holford...then Brand up to Breckinridge. Forward looking vision - Please.

Reba Ann Collins | **Against** | **Outside the notification area**

9/7/2022
10:04:41 PM

5010 Drawbridge Lane
Garland
TX
United States
75044

rcollins20@verizon.net
9727420312

I live in Camelot and think the section next to the pond is not a good location for human habitation. It should be amended into the city park property as a buffer area. Ditto on the Z22-20 section on the west side of Shiloh.

Jill | **Against** | **Outside the notification area**

9/7/2022
9:52:50 PM

2713 Carya Tr
Garland
Texas
United States
75044

Julia Maschmann
9/7/2022
9:52:45 PM

Against

Outside the notification area

5814 Townshire Rd
Garland
Texas
United States
75044

Jlmaschmann@gmail.com
9725673136

Absolutely not! The walking path is used and this would detract from the walking path and greenspace that make this area desirable.

Ngan

9/7/2022
7:47:57 PM

Against

Outside the notification area

Duong
Garland
Texas
United States
75044

Ocngan@yahoo.com
2146954790

Outside the notification area

Cynthia Jones

9/7/2022
6:50:49 PM

Against

Callejo
Garland
Texas
United States
<null>

Jeanne Thoes

9/7/2022
6:41:46 PM

Against

Outside the notification area

2605 Hazelwood Place
Garland
Texas
United States
75044

Tjthoes@hotmail.com
214 769 1062

This area is already densely populated with very heavy traffic and limited

visibilty at the intersection. Flooding and erosion are common around this area. Very concerned about the height of these home as that increases water run off velocity. The SW corner should not be rezoned to residential. That is too small an area for 63 homes and consumes too much of our limited green space.

Alice Hughes | **Against** | **Outside the notification area**

9/7/2022
5:54:06 PM

6733 Callejo Road
Garland
Texas
United States
75044

alicexwang@gmail.com
2143349829

Cynthia Jones | **Against** | **Outside the notification area**

9/7/2022
3:39:16 PM

Callejo
Garland
Texas
United States
75044

Vicki Gore | **Against** | **Outside the notification area**

9/7/2022
2:45:15 PM

6215 Shoal Creek Trl.
Garland
Texas
United States
75044

Mimi.gore54@gmail.com
2142363784

Catalin Ghervas | **Against** | **Outside the notification area**

9/7/2022
12:38:08 PM

2952 Canis Circle
Garland

Texas
United States
<null>

Lee Yeung | **Against** | **Outside the notification area**

9/7/2022
4:52:44 AM

3118 collins

Garland
Texas
United States
<null>

Stacy | **Against** | **Outside the notification area**

9/7/2022
4:07:58 AM

3102 Castle Rock

stacymorris87@gmail.com

Garland
Texas
United States
<null>

We do not need more multi-housing units in this area. The green space is being taken away by all of the apartments and town homes built in the area already. Develop the area especially around the pond to remain a park..

Brennan Harmon | **Against** | **Outside the notification area**

9/7/2022
4:03:05 AM

2813 Ripplewood dr

Garland

2147389164

Texas
United States
75044

Cherolyn McCammack | **Against**

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-20	September 12, 2022	October 11, 2022	Nabiha Ahmed

Outside the notification area

9/7/2022
3:12:29 AM

3406 SUGARBERRY LN
GARLAND
TX
United States
75044

cherf@hotmail.com
2144153927

Leslie Cooper **AGAINST** **Outside the notification area**

9/7/2022
2:20:52 AM

2424 S Glenbrook Dr.
Garland
Texas
United States
75041

leslie.myemail@gmail.com
9725298693

Sandy Knauf **Against** **Outside the notification area**

9/7/2022
1:45:25 AM

3504 Taurus Drive
Garland
TX
United States
75044

sandy.knauf@gmail.com

Rosemary Rouse **Against** **Outside the notification area**

9/7/2022
1:37:45 AM

6829 Callejo Rd
Garland
Texas
United States
75044

Robert Campbell
9/7/2022
1:33:32 AM

Against

Outside the notification area

2806 Laurel Oaks Dr.

Garland
Texas
United States
75044

Please do not build more townhomes. It is already too crowded and too much traffic as it is and we need more affordable single family homes, not more apartments and townhomes.

Sarah Southward
9/7/2022
1:21:56 AM

Against

Outside the notification area

3214 Christie cir

Garland
Texas
United States
75044

Joyce Bach

9/7/2022
12:42:19 AM

Against

Outside the notification area

2509 Ridgemeade Drive

jedbach@yahoo.com

Garland
Texas
United States
75040

2149237514

Again why are we destroying land for multi family housing. That will bring more traffic more people more need for police fire, water and electricity resources. I really need a decent grocery store. I hate taking my grocery money ro the neighboring cities

---

Joyce

9/7/2022
12:37:24 AM

Against

Outside the notification area

2509 Ridgemeade drive

jedbach@yahoo.com

Garland
Texas

2149237514

United States

75040

Do we really need more multi family housing. The traffic is horrible and it will destroy more green land.

Justin Lawrence

9/7/2022 12:29:23 AM

Against

Outside the notification area

3221 Friar Ln

Garland

Texas

United States

75044

jblgarland@aol.com

9727420220

No townhomes

Dianna Lawrence

9/7/2022 12:26:25 AM

Against

Outside the notification area

3221 Friar Ln

Garland

TX

United States

75044

dhenke7498@aol.com

9729890918

Against townhomes being built on either side of that intersection

---

Patricia

9/7/2022 12:16:17 AM

Against

Outside the notification area

3409 Altair Drive

Garland

Texas

United States

75044

pmb0417@sbcglobal.net

956-371-0373

I am not in support on any additional multi-family potential rental properties that eventually end up poorly maintained.

Meghan Vlach

9/6/2022 11:22:54 PM

Against

Outside the notification area

2501 Collins Boulevard

Garland

Texas
United States
75044

I moved to Camelot because of that park!!!! I back up to the green belt!! Please stop the building!!!

Elizabeth | **Against** | **Outside the notification area**

9/6/2022
11:18:51 PM

5030 Hearthcrest
Garland
Texas
United States
<null>

Elizabeth | **Against** | **Outside the notification area**

9/6/2022
11:18:49 PM

5030 Hearthcrest
Garland
Texas
United States
<null>

Joni Rubio | **Against** | **Outside the notification area**

9/6/2022
10:40:48 PM

2920, Canis Circle
Garland
TX
United States
75044

jonimndss@gmail.com
2146862019

Joni Rubio | **Against** | **Outside the notification area**

9/6/2022
10:40:43 PM

2920, Canis Circle

jonimndss@gmail.com

Garland
TX
United States
75044

2146862019

Anita Cheung

Against

Outside the notification area

9/6/2022
10:36:51 PM

6613 Callejo Road

Garland
Texas
United States
75044

Anita Cheung

Against

Outside the notification area

9/6/2022
10:36:05 PM

6613 Callejo Road

Garland
Texas
United States
75044

Nghia Do

Against

Outside the notification area

9/6/2022
10:29:52 PM

6622 Rutledge Ct

Garland
Texas
United States
75044

nghiad85@yahoo.com

Michelle

Against

9/6/2022
10:28:12 PM

6737 Callejo Road

Garland
Texas
United States
75044

Against

dmfowler2@gmail.com

Outside the notification area

---

james reed

Against

9/6/2022
10:09:16 PM

6411 WILDLIFE TRAIL

Garland
Texas
United States
<null>

jvrtx9@hotmail.com

972-740-1773

Kylee Bradford

Against

Outside the notification area

9/6/2022
10:06:28 PM

6721 Callejo Rd.

Garland
Texas
United States
<null>

Jen Dilworth

Against

Outside the notification area

9/6/2022
9:50:55 PM

6710 Rutledge Ct

Garland
Texas
United States
75044

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-20	September 12, 2022	October 11, 2022	Nabiha Ahmed

Cindy Moore **Against** **Outside the notification area**

9/6/2022
9:40:49 PM

506 Thunderbrook Rd
Garland
Texas
United States
75044

elijahsaunt@gmail.com
9727686455

This is a public park with walking paths that everyone enjoys. Townhomes there would destroy the grounds and the views

---

Jonny Ngo **Against** **Outside the notification area**

9/6/2022
9:36:22 PM

6611 Rutledge Ct
Garland
Texas
United States
<null>

Andrea Rodriguez **Against** **Outside the notification area**

9/6/2022
9:31:48 PM

3601 Bluesage
Garland
TX
United States
75040

andrear28@verizon.net
14692682828

That is a lovely park, why would it be ruined with townhomes? It will create traffic and congestion. Please STOP building and creating traffic, this is a lovely park, I lived at Equinox for three years. STOP these developers!

Rochelle Ran **Against** **Outside the notification area**

9/6/2022
5:56:09 PM

2918 Teakwood Drive
Garland
Texas
United States
75044

Rochelletrachier@gmail.com
9722078351

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-20	September 12, 2022	October 11, 2022	Nabiha Ahmed

I am adamantly against town homes being built adjacent to the park. There are already far too many apartments and the like saturating the area. The land should be kept natural and free.

GARLAND

Plan Commission **3. d.**

Meeting Date: 09/12/2022

Item Title: Z 22-20 Grenadier Investments, Inc. - Detail Plan (District 7)

Summary:

Consideration of the application of **Grenadier Investments, Inc**, requesting approval of a Detail Plan for Single-Family Attached (SFA) development. This property is located at 2200 and 2302 West Campbell Road. (District 7) (File Z 22-20 – Detail Plan)

Attachments

Z 22-20 Grenadier Investments, Inc. (Detail Plan)

Z 22-20 Grenadier Investments, Inc. Responses

Planning Report

File No: Z 22-20/District 7
Agenda Item:
Meeting: Plan Commission
Date: September 12, 2022

REQUEST
Approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 and Community Office (CO) District to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family Attached (SFA) development.

LOCATION
2200 and 2302 West Campbell Road

APPLICANT
Grenadier Investments, Inc.

OWNER
George W. Baldwin

BACKGROUND
The applicant proposes to construct one-hundred fifty-six (156) townhouses and eighteen (18) HOA open space lots on the eastern and western tracts. Both tracts are unimproved.

SITE DATA
The overall subject property contains approximately 21 acres. Tract 1 (west of North Shiloh Road) is 8.2 acres and Tract 2 (east of North Shiloh Road) is 12.9 acres. Tract 1 has approximately 800 lineal feet of frontage along West Campbell Road and 715 lineal feet of frontage along North Shiloh Road. Tracy 2 has approximately 1,005 lineal feet of frontage along West Campbell Road and 524 lineal feet of frontage along North Shiloh Road.

Both tracts can be accessed from North Shiloh Road and West Campbell Road.

USE OF PROPERTY UNDER CURRENT ZONING
Tract 1 is currently zoned Community Office (CO) District. The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. However, the Community Office (CO) District is generally not appropriate in proximity to low-density residential districts. Examples of allowed uses in a Community Office (CO) district are: professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage. In addition, a Specific Use Provision (S 06-53) was approved in 2006 for a Retail Sales/Personal Service Use, but it was never constructed.

Tract 2 is zoned Planned Development Planned Development (PD) District 85-50 for Community Retail Uses. In 1985, the City Council approved a mixed use development. The subject property was designated as "Tract 1" and was approved for retail use. The southern portion was designated as "Tract 2" and was approved for a multi-family development, now zoned Planned Development (PD) District 98-01.

CONSIDERATIONS

Detail Plan

1. The applicant proposes a Detail Plan for a development of townhouses in two (2) tracts; however, they will be constructed at the same time. The Site Plan (Exhibit C) shows sixty-three (63) single-family attached townhouse units and five (5) HOA lots in Tract 1 and ninety-three (93) single-family attached units and thirteen (13) HOA lots in Tract 2. In addition, the applicant is proposing 10.8 units per acre, therefore meeting the SFA GDC requirement.

   The applicant has selected an urban design for this townhouse development. A combination of two-story and three-story townhouse units are proposed, and the three-story units are strategically placed to face the existing pond adjacent to the western tract, while the other three-story homes will face the greenbelt on the eastern tract.

2. The applicant requests to deviate from some of the required SFA District development standards per Section 2.34 (Table 2-3) of the Garland Development Code (GDC). The table below indicates the deviations proposed. It should be noted that the proposal will meet the minimum dwelling size requirement (1,400 sf) per the GDC.

Development Standards	**Required**	**Proposed (Minimum)**	**Justification**
Lot Area	Minimum 2,000 SF	Minimum 1,600 SF	The proposed lot size allows the desired number of townhomes and enhanced amenities.
Lot Depth	Minimum 90 feet	Minimum 75 feet	The proposed lot width is due to the unusual shape of the western tract and the floodplain on the eastern tract, which takes up 2.1 acres.
Lot Width	Minimum 30 feet for end lots Minimum 20 feet for interior lots	Minimum 27 feet for end lots Minimum 22 feet for interior lots.	The proposed lot width is due to the unusual shape of the western tract and the floodplain on the eastern tract, which takes up 2.1 acres.
Building Setbacks	Adjacent to Street: Front: 10 feet Side: 10 feet Not Adjacent to Street	 10 feet 10 feet	The site plan (Exhibit C) complies with the building setbacks.

	Side: 5 feet Rear: 5 feet	5 feet 5 feet	
Lot Orientation	All lots within the SFA district must front on a public street, a City-approved public way, or common area lot that is dedicated for mutual access to each lot.	The site plan (Exhibit C) shows eight-one (81) "Mews Type" lots where they don't front onto a Public Street or City-approved public way, but they do have, in every instance, a common area lot that is dedicated for mutual access to these townhomes.	The applicant contends they have built many Mews Type lots at other projects, which includes Riverset and Heritage Park in Garland, and they have found the unique living environment is something highly desired by their homeowners, to the point that they are willing to pay a premium price for such a townhome fronting onto a Mews condition.
Alleys	Alleys are required	35 front-loaded lots 121 rear-loaded lots	The applicant proposes a combination of front-loaded and rear-loaded lots.
Garage Setback	20 feet	The applicant proposes twenty (20) feet driveway depth for all street facing garages and five (5) feet depth for all alley facing garages except for lots facing Campbell Road, Shiloh Road, and the floodplain on the east as shown on the site plan (Exhibit C).	The applicant contends this requirement is unnecessary since there is no City sidewalk in this situation. Pedestrian circulation happens on the front side of the townhome, in a much more protected and pedestrian-friendly environment

<u>Screening and Landscaping</u>

3. The proposed landscape layout (Exhibit D) complies with the applicable screening standards. Per the GDC, a screening wall is required along a thoroughfare Type "D" or greater. North Shiloh Road and West Campbell Road are both considered to be greater than Type "D"; therefore, a six (6)-foot brick thin wall will be placed above a retaining wall on the northern perimeter along West Campbell Road on both tracts. The landscape plan (Exhibit D) reflects a six (6)-foot brick thin wall on the eastern perimeter line along North Shiloh Road and a five (5)-foot ornamental fence along the western perimeter line for Tract 1.

   In addition, a five (5)-foot ornamental fence is proposed along the eastern and western perimeter lines of Tract 2. The landscape plan (Exhibit D) shows large canopy trees and high-level screening shrubs on the street side of the ornamental fence along North

Shiloh Road. In addition, another row of high-level screening shrubs are proposed in the development side of the ornamental fence to fully screen the development from North Shiloh Road.

The landscape plan reflects the open space required per the GDC. However, the eastern tract requires along West Campbell Road requires eleven (11) canopy trees. Due to the overhead utility lines, the applicant proposes to substitute one (1) large canopy trees with three (3) small ornamental trees. Therefore, a total of thirty-three (33) small ornamental trees along the eastern tract of West Campbell Road.

4. Open Space
   The applicant has considered open space while designing the townhouses around the City Park near the western tract. The eastern tract has a floodplain and all the trees within the floodplain will be preserved. The site plan (Exhibit C) meets the open space requirement per the GDC.

5. Amenities
   Common open space area is included with the proposed development in accordance with the GDC. The amenity requirements of the Single-Family Attached (SFA) District per the GDC are satisfied. Amenities include a clubhouse, swimming pool, fitness center and a dog park. All residents on either side of the tracts will have access to the amenities.

6. Trail Connection
   The landscape plan (Exhibit D) shows an eight (8)-foot trail connection to the City's Spring Creek Harris Trail. The Engineering Department and the Parks Department will review the exact alignment at the time of construction plan review.

7. Parking
   The site plan (Exhibit C) complies with the required enclosed garages spaces and guest parking per the GDC.

8. Garage
   The GDC requires the face of a garage door to be at least twenty (20) feet from the street or alley right-of-way line that the garage door faces (twenty-four feet if facing an interior lot/property line), and must have at least one of the following designs, as depicted in Illustrations 4-9 through 4-13:

   - Rear entry;
   - "J" drives, for front entry properties;
   - "Swing" drives, for side entry properties; or
   - Offset front entry with the garage door set back at least five feet behind the front building face.

   The site plan (Exhibit C) shows a thirty-five (35) front-loaded lots and 121 rear-loaded lots. The applicant proposes twenty (20) feet driveway depth for all street-facing garages and a five (5) feet driveway depth for alley-facing garages where the front property line is no further than 150 feet from an interior street.

9. Building Design
   The building elevations complies with the articulation requirements per the GDC. The GDC also requires a minimum of three (3) architectural elements for each townhouse unit. The approved list from the GDC is below.

   - Multiple pane windows featuring either divided light or simulated divided light;
   - A front porch area enclosed by a railing at least thirty inches in height, and containing decorative columns at least six inches in diameter;
   - Gable(s) with window(s);
   - Dormer(s);
   - Bay windows with a minimum projection of twenty-four inches;
   - Minimum 8:12 roof pitch;
   - Split garage doors with a separate door for each vehicle bay; or
   - Front covered porch with at least forty square feet of usable space, and a minimum depth of five feet.

   The applicant proposes "Urban-styled contemporary townhouse products". Therefore, another set of architectural elements has been crafted to support this development.

   Each street elevation will incorporate three (3) of the following elements:

   - Dormer that breaks main roof line
   - Fenced Courtyard having a minimum depth of 10 feet and width of 10 feet (at least 100 square feet of useable space)
   - Accent roof projection of at least 3 feet.
   - Front door with glass inserts.
   - Garage door with glass inserts
   - Stained pine or cedar tongue and groove decorative soffit accent
   - Black or dark bronze colored window frames
   - Outdoor elevated terrace
   - Decorative arbor
   - 3 different exterior finish materials

   Signage
10. The applicant has not requested any deviation on signage; it will comply with the standards in the GDC.

Alley Waiver

11. The residential lots within the residential development would front a fifty (50) foot right-of-way with access to each lot limited to the street front. The applicant seeks an Alley Waiver from the Plan Commission for this development. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or, if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. As reflected on the Detail Plan, alleys are not proposed for this development, as all lots would have front vehicular access only and utilities and drainage would be provided through easements. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for Tract 1 and Urban Neighborhoods for Tract 2.

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character. Urban neighborhoods are characterized by moderate to high density single-family attached and multifamily residential units

This proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north of both tracts, across West Campbell Road, are zoned Planned Development (PD) District 97-04 for Multi-Family Use, Planned Development (PD) District 15-35 for Community Retail Uses, Planned Development (PD) District 03-49 for Community Retail Uses, Planned Development 16-46 for Neighborhood Office Use, Planned Development (PD) District 84-10 for Single-Family Uses and Planned Development (PD) District 83-50 for Mixed Uses. These properties are developed with an apartment complex, automobile repair, a bank and a medical facility. The property to the east of Tract 2 is zoned Planned Development (PD) District 05-44 for Single-Family Attached Use; these properties are developed with townhouses. The property to the south of Tract 2 is zoned Planned Development (PD) District 98-01 for Multi-Family Uses; this property is developed with an apartment complex. The property to the south and west of Tract 1 are zoned Neighborhood Office (NO) District and Agricultural (AG) District; there is an existing park.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 and Community Office (CO) District to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) an Alley Waiver

Approval of a Detail Plan for Single-Family Attached (SFA) development.

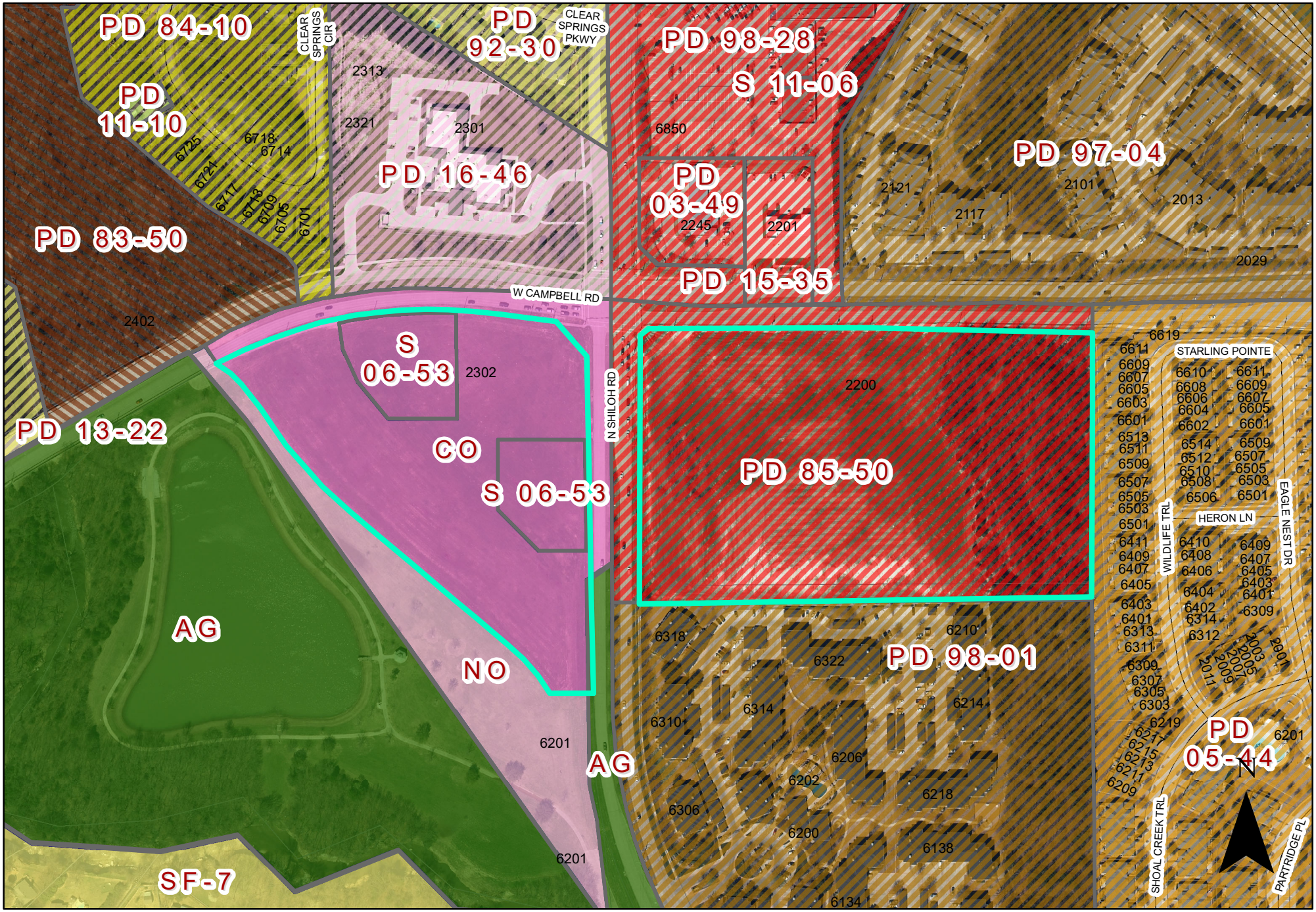
ADDITIONAL INFORMATION

i. Location Map
ii. PD Conditions
iii. Photos

CITY COUNCIL DATE: October 11, 2022

PREPARED BY:
Nabiha Ahmed
Lead Development Planner
Planning & Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



0 175 350 Feet

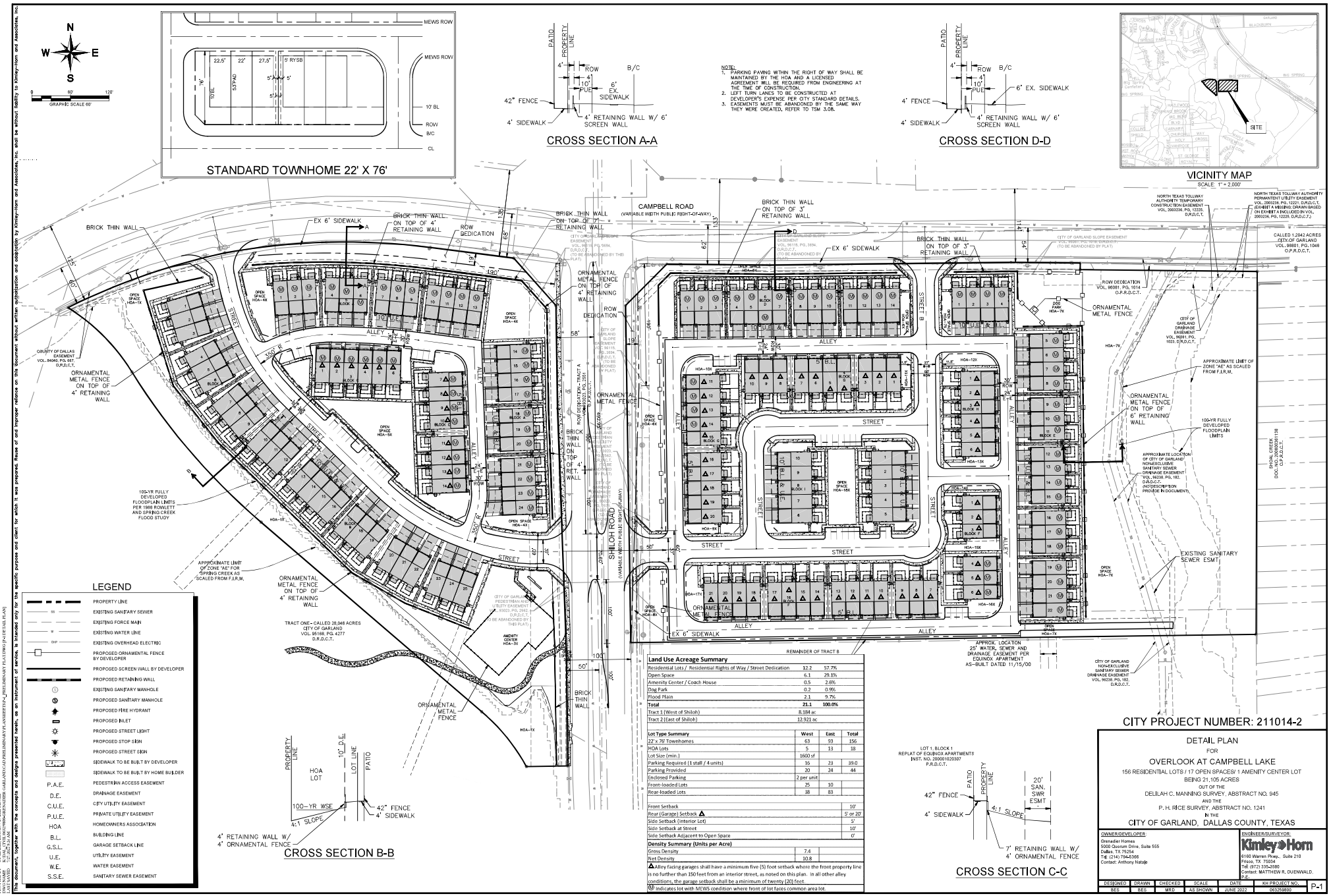
1 inch = 269 feet

ZONING MAP Z 22-20

INDICATES AREA OF REQUEST

2200 & 2302 West Campbell Road

EXHIBIT C



Land Use Acreage Summary

Residential Lots / Residential Rights of Way / Street Dedication	12.2	57.7%
Open Space	6.1	29.3%
Amenity Center / Coach House	0.5	2.6%
Dog Park	0.2	0.9%
Flood Plain	2.1	9.7%
Total	**21.1**	**100.0%**
Tract 1 (West of Shiloh)	8.194 ac	
Tract 2 (East of Shiloh)	12.921 ac	

Lot Type Summary	West	East	Total
22' x 76' Townhomes	63	93	156
HOA Lots	5	13	18
Lot Size (min.)	1600 sf		
Parking Required (1 stall / 4 units)	16	23	39.0
Parking Provided	20	24	44
Enclosed Parking	2 per unit		
Front-loaded Lots	25	10	
Rear-loaded Lots	38	83	
Front Setback			10'
Rear (Garage) Setback △			5' or 20'
Side Setback (Interior Lot)			5'
Side Setback at Street			10'
Side Setback Adjacent to Open Space			0'
Density Summary (Units per Acre)			
Gross Density	7.4		
Net Density	10.8		

△ Alley facing garages shall have a minimum five (5) foot setback where the front property line is no further than 150 feet from an interior street, as noted on this plan. In all other alley conditions, the garage setback shall be a minimum of twenty (20) feet.

Ⓜ Indicates lot with MEWS condition where front of lot faces common area lot.

DETAIL PLAN

FOR

OVERLOOK AT CAMPBELL LAKE

156 RESIDENTIAL LOTS / 17 OPEN SPACES/ 1 AMENITY CENTER LOT

BEING 21.105 ACRES

OUT OF THE

DELILAH C. MANNING SURVEY, ABSTRACT NO. 945

AND THE

P. H. RICE SURVEY, ABSTRACT NO. 1241

IN THE

CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER:
Grenadier Homes
5000 Quorum Drive, Suite 555
Dallas, TX 75254
Tel: (214) 704-5366
Contact: Anthony Natale

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: MATTHEW R. DUENWALD, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT No.	
BES	BES	MRD	AS SHOWN	JUNE 2022	063258600	P-1

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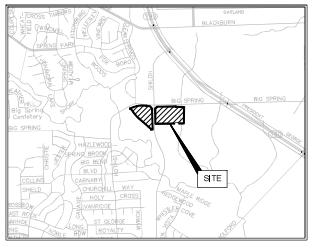
PLOTTED BY: ST. MARIE, BRYAN 7/27/2023 8:23 AM
DWG NAME: K:\TXD_CIVIL\063258600-GRENADIER-GARLAND\CAD\PRELIMINARY PLATTING\P-2_PRELIMINARY PLATTING (PLAT DETAIL PLAN).DWG
LAYOUT TAB: P-1

EXHIBIT C



VICINITY MAP

SCALE: 1" = 2,000'

LEGEND

	PROPERTY LINE
SS	EXISTING SANITARY SEWER
	EXISTING FORCE MAIN
W	EXISTING WATER LINE
OHP	EXISTING OVERHEAD ELECTRIC
	PROPOSED ORNAMENTAL FENCE BY DEVELOPER
	PROPOSED SCREEN WALL BY DEVELOPER
	PROPOSED RETAINING WALL
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED INLET
	PROPOSED STREET LIGHT
	PROPOSED STOP SIGN
	PROPOSED STREET SIGN
	SIDEWALK TO BE BUILT BY DEVELOPER
	SIDEWALK TO BE BUILT BY HOME BUILDER
P.A.E.	PEDESTRIAN ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
C.U.E.	CITY UTILITY EASEMENT
P.U.E.	PRIVATE UTILITY EASEMENT
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
G.S.L.	GARAGE SETBACK LINE
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT

CITY PROJECT NUMBER: 211014-2

DETAIL PLAN
FOR
OVERLOOK AT CAMPBELL LAKE
156 RESIDENTIAL LOTS / 17 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 21.105 ACRES
OUT OF THE
DELILAH C. MANNING SURVEY, ABSTRACT NO. 945
AND THE
P. H. RICE SURVEY, ABSTRACT NO. 1241
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER:
Grenadier Homes
5000 Quorum Drive, Suite 555
Dallas, TX 75254
Tel: (214) 784-5366
Contact: Anthony Natale

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: MATTHEW R. DUENWALD, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT No.	
BES	BES	MRD	AS SHOWN	JUNE 2022	063259800	P-2

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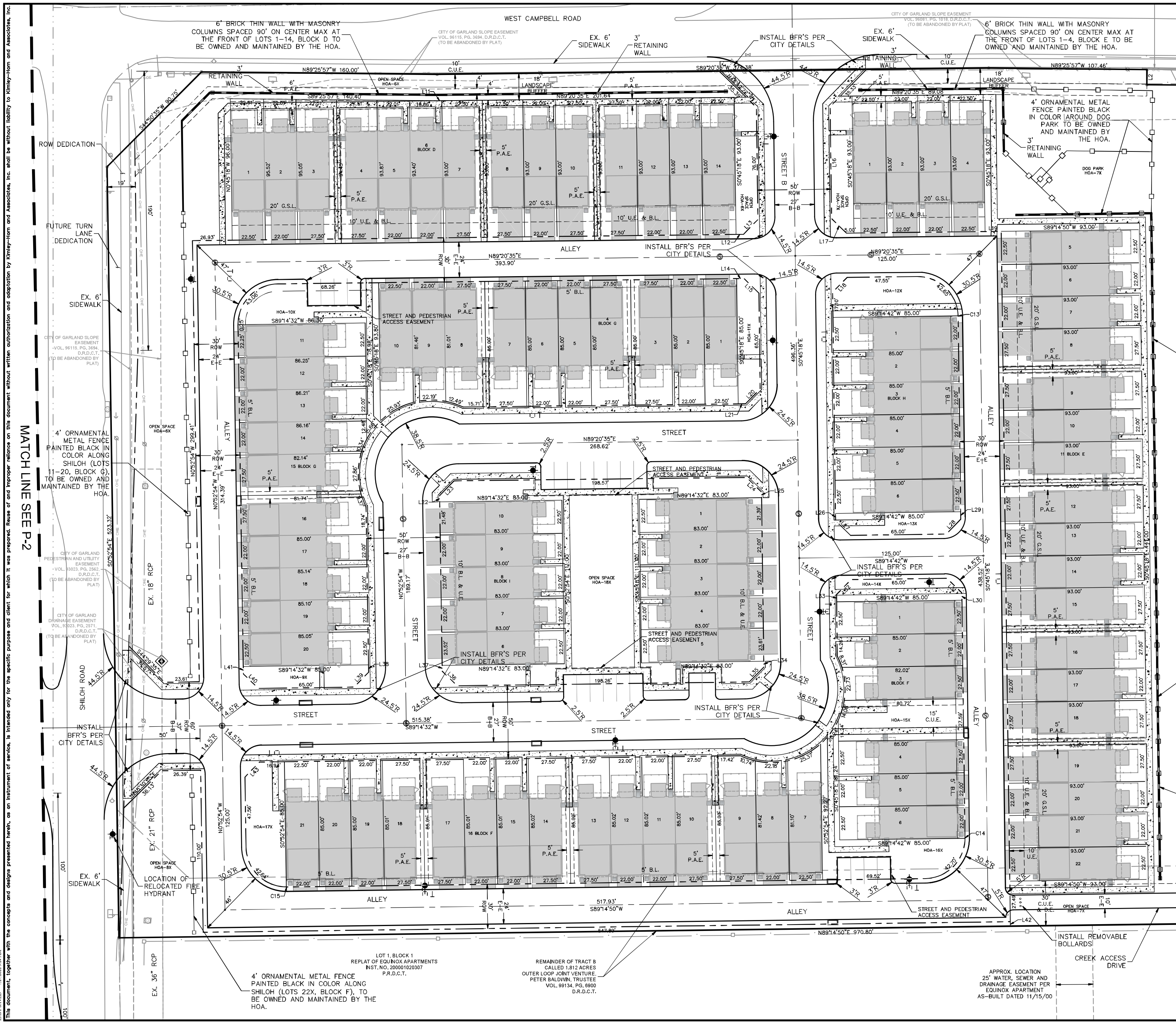
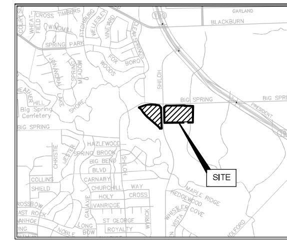
PLOTTED BY: ST. MARIE, BRYAN 7/27/2023 8:23 AM
DWG NAME: K:\TXD_LOCAL\063259800\GRENADIER\GARLAND\CAD\PRELIMINARY\PLATTING\P-2 PRELIMINARY PLAT (DETAIL PLAN).DWG
LAYOUT: P-2 (DETAIL PLAN)

EXHIBIT C





VICINITY MAP

SCALE: 1" = 2,000'

LEGEND

	PROPERTY LINE
	EXISTING SANITARY SEWER
	EXISTING FORCE MAIN
	EXISTING WATER LINE
	EXISTING OVERHEAD ELECTRIC
	PROPOSED ORNAMENTAL FENCE BY DEVELOPER
	PROPOSED SCREEN WALL BY DEVELOPER
	PROPOSED RETAINING WALL
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED INLET
	PROPOSED STREET LIGHT
	PROPOSED STOP SIGN
	PROPOSED STREET SIGN
	SIDEWALK TO BE BUILT BY DEVELOPER
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P.A.E.	PEDESTRIAN ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
C.U.E.	CITY UTILITY EASEMENT
P.U.E.	PRIVATE UTILITY EASEMENT
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
G.S.L.	GARAGE SETBACK LINE
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT

N / E / S / W

GRAPHIC SCALE 30'

CITY PROJECT NUMBER: 211014-2

DETAIL PLAN
FOR
OVERLOOK AT CAMPBELL LAKE
156 RESIDENTIAL LOTS / 17 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 21.105 ACRES
OUT OF THE
DELILAH C. MANNING SURVEY, ABSTRACT NO. 945
AND THE
P. H. RICE SURVEY, ABSTRACT NO. 1241
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

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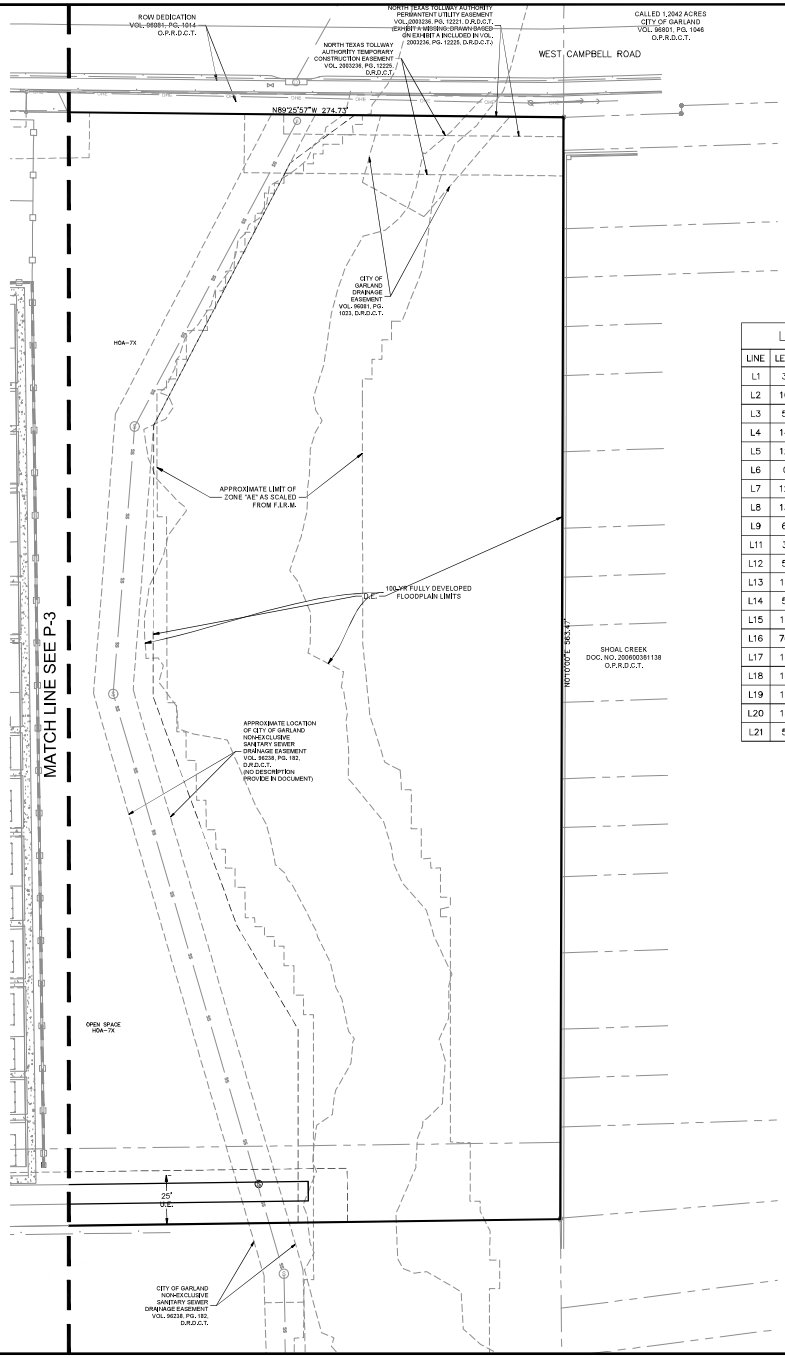
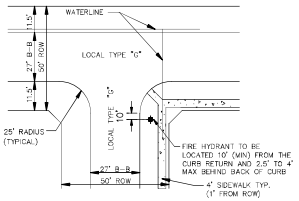
Tel: (214) 794-5366
Contact: Anthony Natale

ENGINEER/SURVEYOR:
Kimley-Horn
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
Tel. (972) 335-3580
Contact: MATTHEW R. DUENWALD, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
BES	BES	MRD	AS SHOWN	JUNE 2022	063259800	P-3

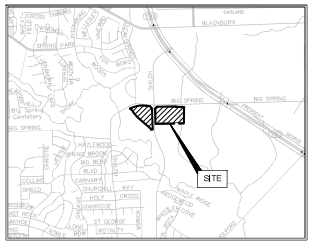
EXHIBIT C





RESIDENTIAL STREET INTERSECTING RESIDENTIAL STREET

NTS



VICINITY MAP

SCALE: 1" = 2,000'

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.38	S58°39'53.66"W
L2	10.30	N0°34'02.94"E
L3	5.67	S12°25'21.81"E
L4	14.53	S71°22'34.51"E
L5	12.68	N15°34'45.47"E
L6	0.81	S2°06'14.06"E
L7	12.74	S32°06'04.08"E
L8	13.70	S65°06'36.23"W
L9	6.33	S38°14'28.92"E
L11	3.14	N89°20'34.94"E
L12	5.00	N89°20'34.94"E
L13	14.13	N44°17'38.30"E
L14	5.00	N89°20'34.94"E
L15	14.15	S45°42'21.70"E
L16	76.00	N0°45'18.33"W
L17	14.15	N45°42'21.70"W
L18	14.13	N44°17'38.30"E
L19	11.00	S89°20'34.94"W
L20	14.13	S44°17'38.30"W
L21	5.00	S89°20'34.94"W

LINE TABLE		
LINE	LENGTH	BEARING
L22	4.14	N0°52'54.06"W
L23	14.11	N44°13'50.44"E
L24	14.15	S45°42'21.70"E
L25	3.85	S0°45'18.33"E
L26	5.00	N0°45'18.33"W
L27	14.14	N45°45'18.33"W
L28	14.14	S44°14'41.67"W
L29	5.00	S0°45'18.33"E
L30	5.00	S0°45'18.33"E
L31	14.14	S45°45'18.33"E
L32	14.14	N44°14'41.67"E
L33	5.00	N0°45'18.33"W
L34	3.89	S0°45'15.66"E
L35	14.14	S44°14'36.98"W
L36	14.16	N45°49'10.88"W
L37	3.98	N0°52'54.06"W
L38	5.00	S0°52'54.06"E
L39	14.13	S44°10'49.12"W
L40	14.16	N45°49'10.88"W
L41	5.00	N0°52'54.06"W

LINE TABLE		
LINE	LENGTH	BEARING
L42	3.00	S0°45'09.57"E
L43	14.13	N44°10'49.12"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	350.00'	203.79'	S29°06'12"E	200.93'	33°21'41"	104.88'
C2	350.00'	274.73'	S68°16'15"E	267.73'	44°58'25"	144.88'
C3	220.00'	120.96'	S74°24'57"W	119.44'	31°30'07"	62.05'
C4	1074.00'	134.51'	N86°14'43"W	134.42'	7°10'33"	67.34'
C5	100.00'	35.69'	N8°07'17"E	35.50'	20°27'02"	18.04'
C6	1182.00'	242.17'	S88°31'37"E	241.75'	11°44'20"	121.51'
C7	205.00'	2.29'	N89°50'47"E	2.29'	0°38'26"	1.15'
C8	1182.00'	3.10'	S82°43'58"E	3.10'	0°09'02"	1.55'
C9	65.25'	1.41'	S82°59'52"E	1.41'	1°14'16"	0.70'
C10	85.00'	1.45'	S1°36'57"E	1.45'	0°58'34"	0.72'
C11	1050.83'	3.97'	S18°17'33"W	3.97'	0°12'59"	1.98'
C12	375.00'	5.08'	S45°23'47"E	5.08'	0°46'32"	2.54'
C13	26.86'	0.50'	S0°45'18"E	0.50'	1°03'54"	0.25'
C14	27.50'	0.50'	S0°14'03"E	0.50'	1°02'31"	0.25'
C15	69.89'	0.50'	S89°14'50"W	0.50'	0°24'32"	0.25'

LEGEND

	PROPERTY LINE
SS	EXISTING SANITARY SEWER
	EXISTING FORCE MAIN
W	EXISTING WATER LINE
OHP	EXISTING OVERHEAD ELECTRIC
	PROPOSED ORNAMENTAL FENCE BY DEVELOPER
	PROPOSED SCREEN WALL BY DEVELOPER
	PROPOSED RETAINING WALL
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT
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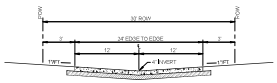
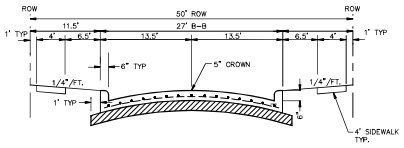


TYPICAL MEWS ALLEY SECTION

NTS



50' RESIDENTIAL STREET

PER CITY OF GARLAND STANDARD DETAIL

NTS

CITY PROJECT NUMBER: 211014-2

DETAIL PLAN

FOR

OVERLOOK AT CAMPBELL LAKE

156 RESIDENTIAL LOTS / 17 OPEN SPACES/ 1 AMENITY CENTER LOT

BEING 21.105 ACRES

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AND THE

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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
BES	BES	MRD	AS SHOWN	JUNE 2022	063259800	P-4

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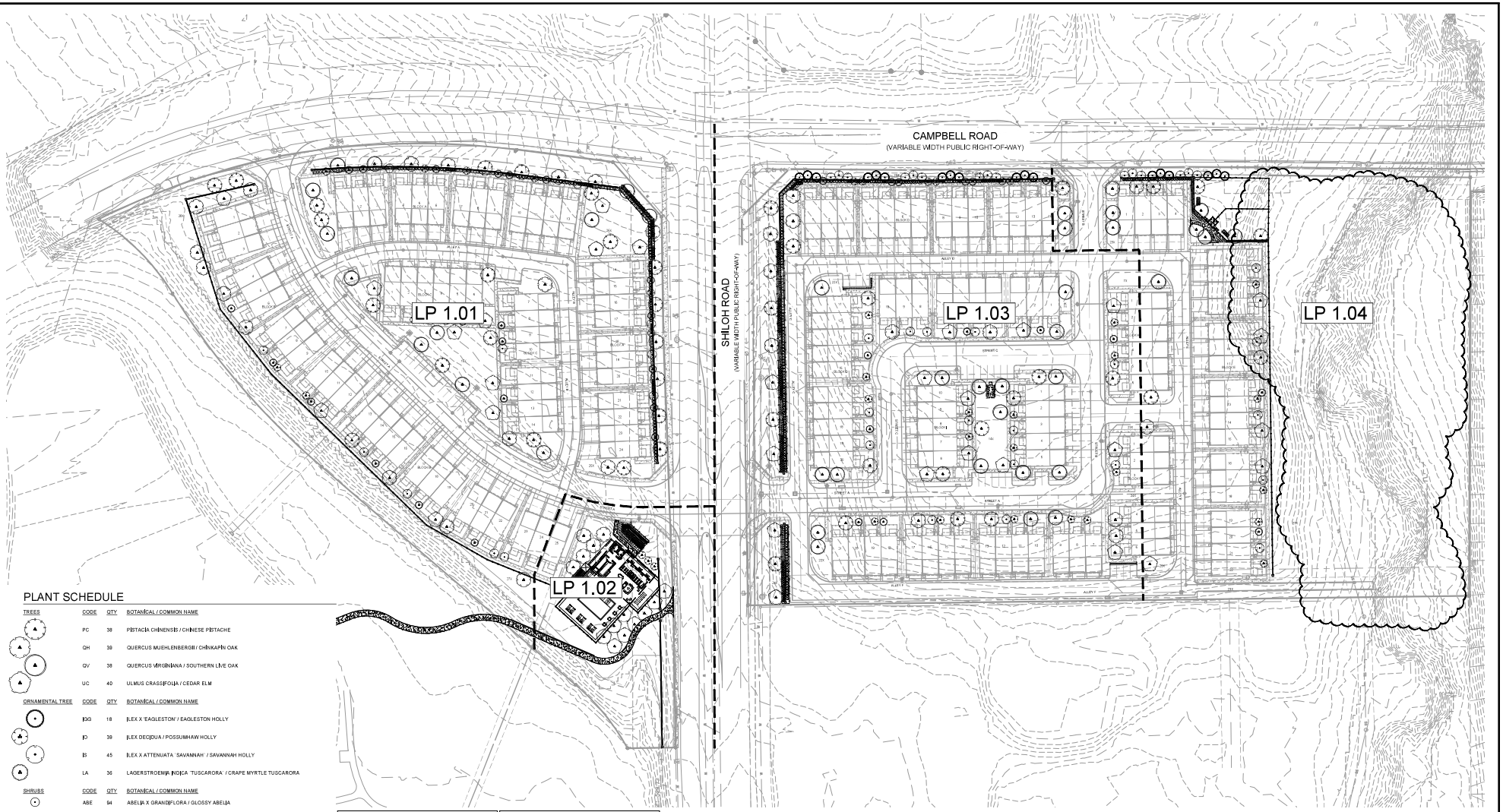
PLOTTED BY: ST. MARIE, BRYLANT 7/7/2023 8:57 AM
DWG NAME: K:\TX_DAL\063259800-GRENADIER-GARLAND\CAD\PRELIMINARY PLATTING\P-4_PRELIMINARY PLATTING (P-4 DETAIL PLAN)
LAYOUT: P-4

EXHIBIT D



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	PC	38	PISTACIA CHINENSIS / CHINESE PISTACHE
	QH	39	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	QV	38	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	UC	40	ULMUS CRASSIFOLIA / CEDAR ELM

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	ID	39	ILEX DECIDUA / POSSUMHAW HOLLY
	IS	45	ILEX X ATTENUATA 'SAVANNAH' / SAVANNAH HOLLY
	LA	36	LAGERSTROEMIA INDICA 'TUSCARORA' / CRAPE MYRTLE TUSCARORA

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	ILB	116	ILEX CORNUTA 'BURFORDII' / BURFORD HOLLY
	INY	68	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY
	IGH	117	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY
	LEG	145	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANGER
	MCW	152	MYRICA CERIFERA / WAX MYRTLE
	MDT	128	MALVAVISCUS DRUMMONDII / TURK'S CAP
	SGA	112	SALVIA GREGGII / AUTUMN SAGE

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	NAS	43	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	LO	179	LIRIOPE MUSCARI 'EMERALD GOODESS' / EMERALD GOODESS LILYTURF
	RH	56	RUDBECKIA HIRTA / BLACK-EYED SUSAN

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

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NOTE: AT LEAST 50% OF TREES ON SITE TO BE CANOPY TREES.

291 TOTAL TREES ON SITE X 50% = AT LEAST 146 TREES TO BE CANOPY TREES.
156 CANOPY TREES PROVIDED ON SITE.
135 ORNAMENTAL TREES PROVIDED ON SITE.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

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MISC	CODE	QTY	BOTANICAL / COMMON NAME
	SOD	TBD	CYNODON DACTLYON / COMMON BERMUDA
	MULCH	TBD	SHREDDED HARDWOOD MULCH

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LP 1.00

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. JONATHAN R. CAMPBELL
L.A. No. 3123 Date 7/27/2022

CITY PROJECT NUMBER: 211014-2

OVERALL SITE PLAN

FOR

OVERLOOK AT CAMPBELL LAKE

156 RESIDENTIAL LOTS / 17 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 21.105 ACRES
OUT OF THE
DELILAH C. MANNING SURVEY, ABSTRACT NO. 945
AND THE
P. H. RICE SURVEY, ABSTRACT NO. 1241
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

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Tel: (469) 867-6970
Contact: Robert Swegler

LANDSCAPE ARCHITECT:
Kimley»Horn
6160 Warren Parkway
Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: JONATHAN R. CAMPBELL, PLA

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway
Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: MATTHEW R. DUENWALD, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT No.
JRC	SNE	JRC	AS SHOWN	JUNE 2022	063258600

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PLOTTED BY: BATON SAMARTHA 7/27/2022 8:24 AM
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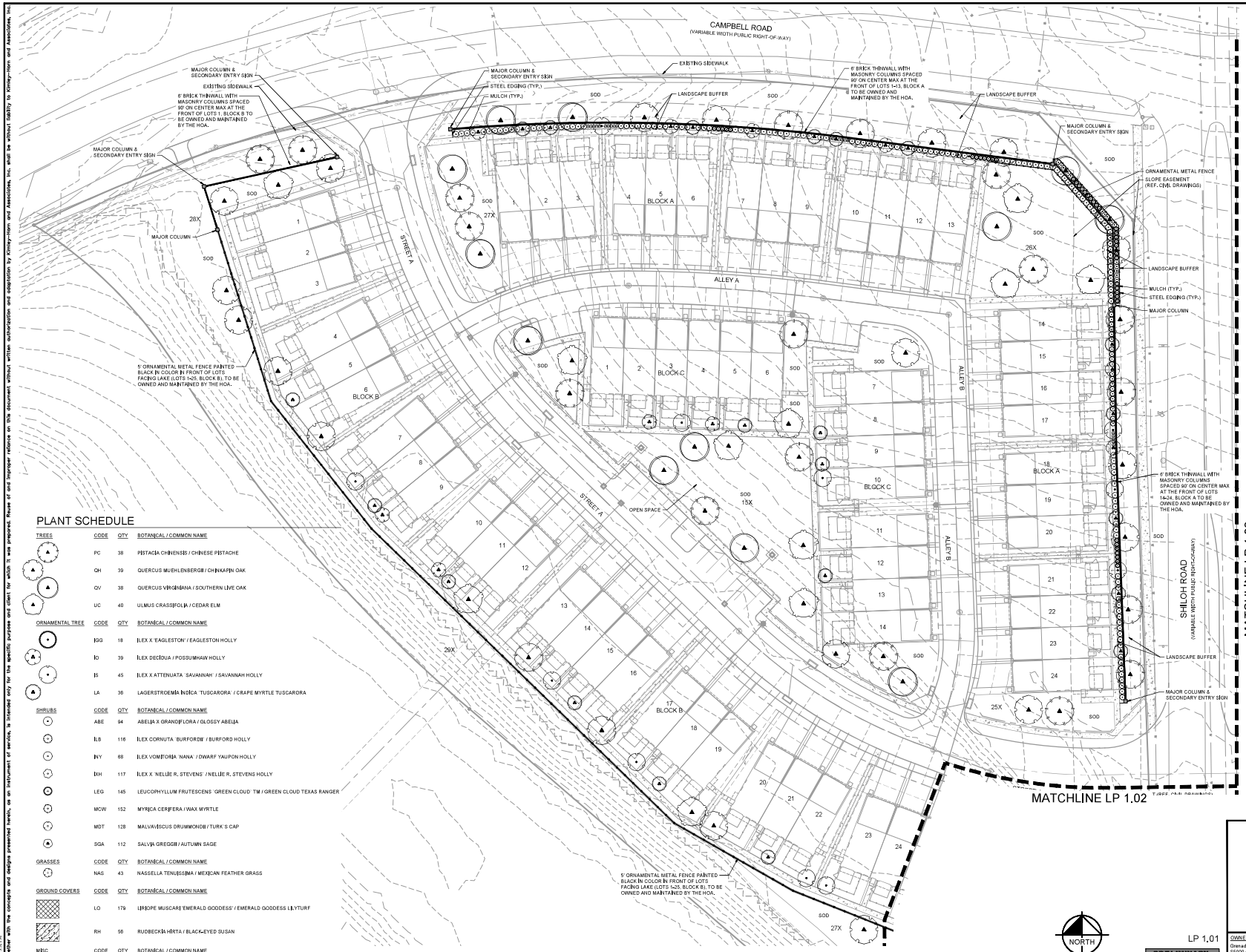
DWG NAME: L:\PRA\063258600 -BRENADIER GARLAND DESIGN\ZONING\PLANSHEET.LP LIN.DWG

EXHIBIT D



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	STEEL EDGE	TBD	STEEL EDGING

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LP 1.01

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LANDSCAPE PLAN

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PLOTTED BY: EATON, SAMANTHA "SE" 2022 8:24 AM
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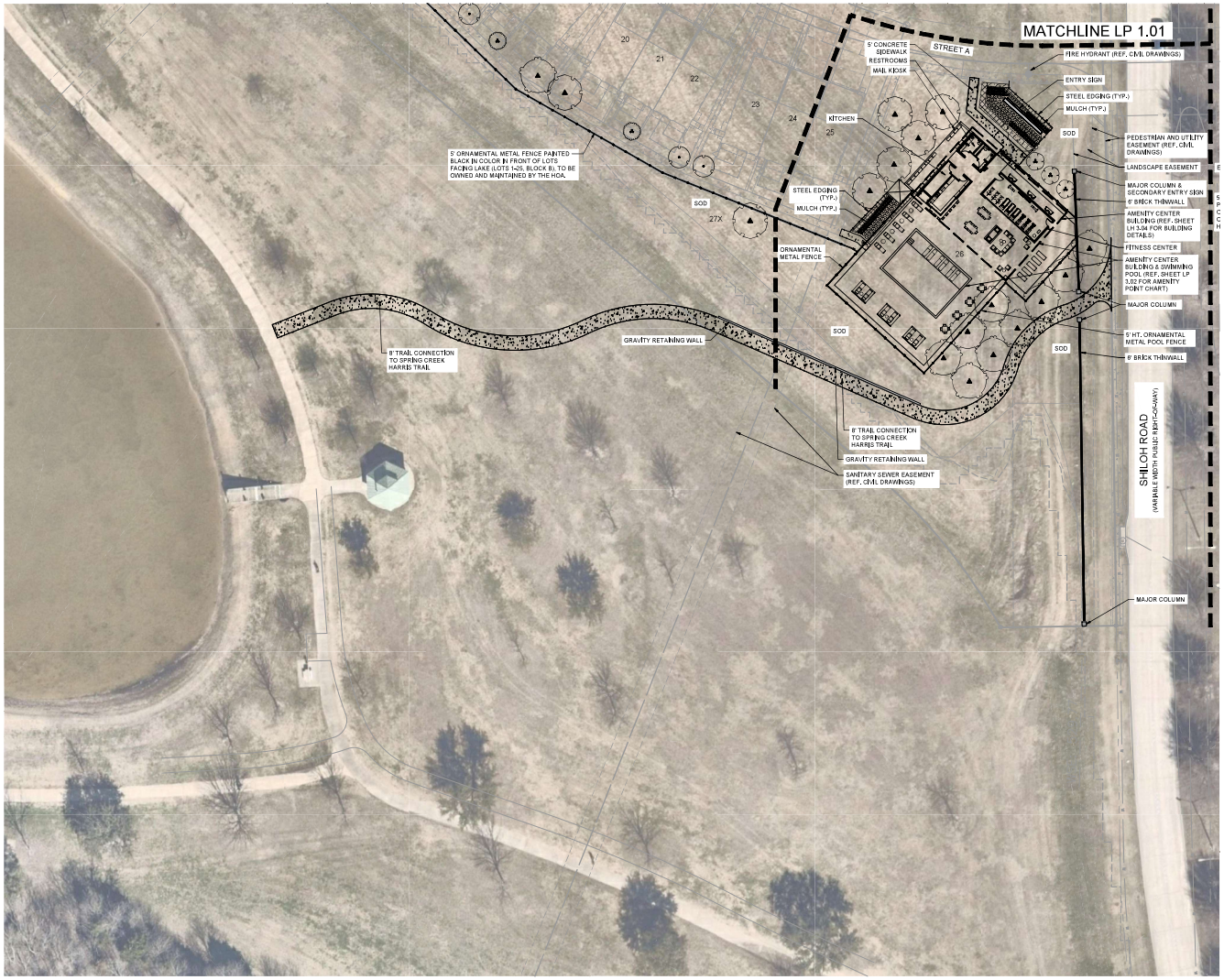
EXHIBIT D



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GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	LO	179	LIRIOPE MUSCARI 'EMERALD GODDESS' / EMERALD GODDESS LILYTURF
	RH	56	RUDBECKIA HIRTA / BLACK-EYED SUSAN

MISC	CODE	QTY	BOTANICAL / COMMON NAME
	SOD	TBD	CYNODON DACTLYON / COMMON BERMUDA
	MULCH	TBD	SHREDDED HARDWOOD MULCH
	STEEL EDGE	TBD	STEEL EDGING

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NOTE: AT LEAST 50% OF TREES ON SITE TO BE CANOPY TREES.

291 TOTAL TREES ON SITE X 50% = AT LEAST 146 TREES TO BE CANOPY TREES.
156 CANOPY TREES PROVIDED ON SITE.
135 ORNAMENTAL TREES PROVIDED ON SITE.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LP 1.02

PRELIMINARY
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Kimley»Horn
P.L.A. JONATHAN R. CAMPBELL
L.A. No. 3123 Date 7/27/2022

CITY PROJECT NUMBER: 211014-2

LANDSCAPE PLAN

FOR

OVERLOOK AT CAMPBELL LAKE

156 RESIDENTIAL LOTS / 17 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 21.105 ACRES
OUT OF THE
DELILAH C. MANNING SURVEY, ABSTRACT NO. 945
AND THE
P. H. RICE SURVEY, ABSTRACT NO. 1241
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER:
Grenadier Homes
55000 Quorum Drive,
Suite 555
Dallas, TX 75254
Tel: (469) 867-6970
Contact: Robert Swegler

LANDSCAPE ARCHITECT:
Kimley»Horn
6160 Warren Parkway
Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: JONATHAN R. CAMPBELL, PLA

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway
Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: MATTHEW R. DUENWALD, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
JRC	SNE	JRC	AS SHOWN	JUNE 2022	063259800

PLOTTED BY: BATON, SAMANTHA 7/27/2022 8:24 AM
DWG NAME: K:\FRI_LA\063259800--GRENADIER\LANDDESIGN\ZONING\PLANSHEET\LP 1.01.DWG [LP 1.01]
LAYOUT NAME: LP 1.02 - PLAN
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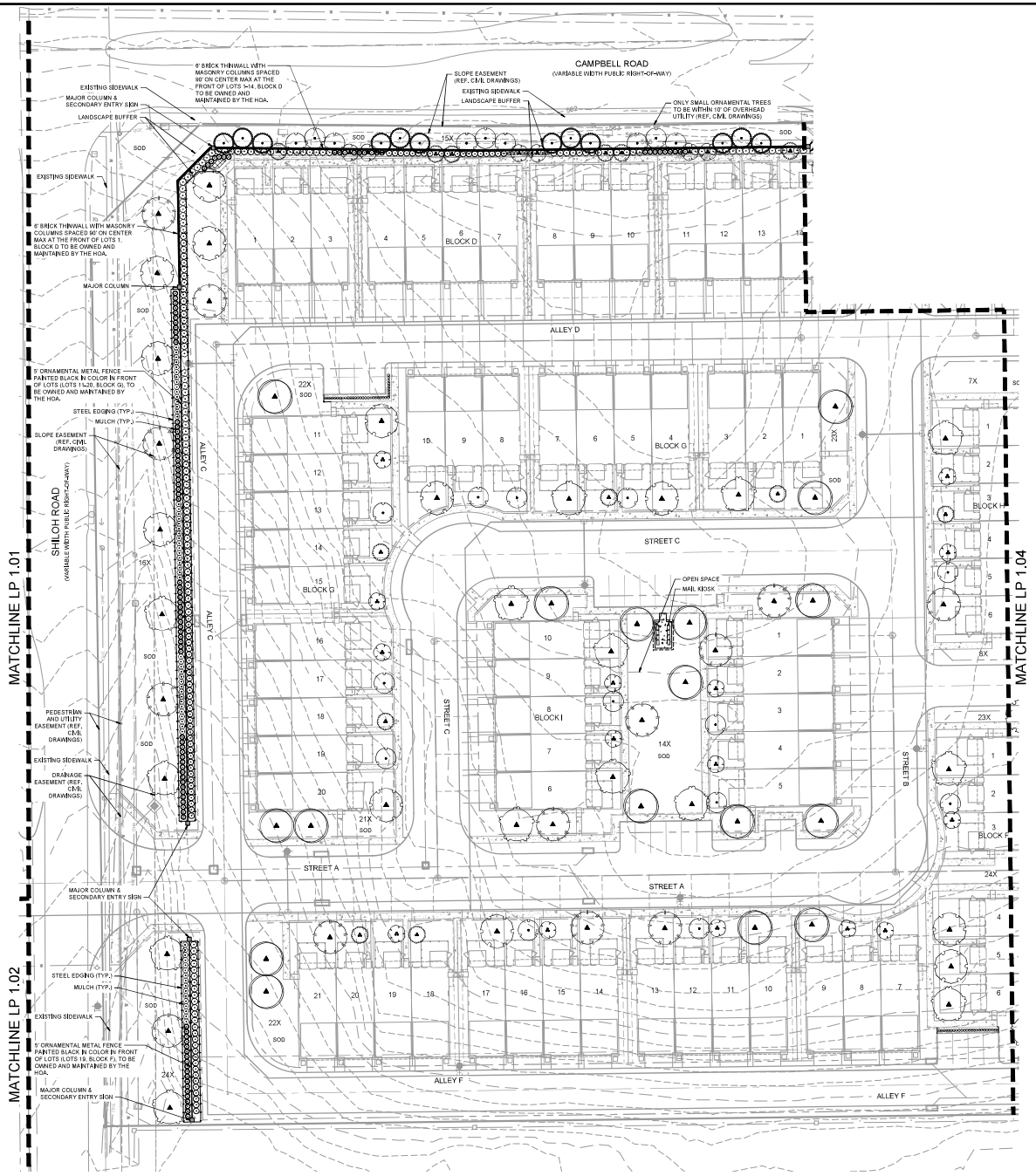

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	PC	38	PISTACIA CHINENSIS / CHINESE PISTACHE
	QH	39	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	QV	38	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	UC	40	ULMUS CRASSIFOLIA / CEDAR ELM

ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME
	IXG	18	ILEX X 'EAGLESTON' / EAGLESTON HOLLY
	ID	39	ILEX DECIDUA / POSSUMHAW HOLLY
	IS	45	ILEX X ATTENUATA 'SAVANNAH' / SAVANNAH HOLLY
	LA	36	LAGERSTROEMIA INDICA 'TUSCARORA' / CRAPE MYRTLE TUSCARORA

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	ABE	94	ABELIA X GRANDIFLORA / GLOSSY ABELIA
	ILB	116	ILEX CORNUTA 'BURFORDII' / BURFORD HOLLY
	INY	68	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY
	IKH	117	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY
	LEG	145	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANGER
	MCW	152	MYRICA CERIFERA / WAX MYRTLE
	MDT	128	MALVAVISCUS DRUMMONDII / TURK'S CAP
	SGA	112	SALVIA GREGGII / AUTUMN SAGE

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	NAS	43	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
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MISC	CODE	QTY	BOTANICAL / COMMON NAME
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	MULCH	TBD	SHREDDED HARDWOOD MULCH
	STEEL EDGE	TBD	STEEL EDGING

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0 15 30 60

LP 1.03

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CITY PROJECT NUMBER: 211014-2

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FOR

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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
JRC	SNE	JRC	AS SHOWN	JUNE 2022	063259800

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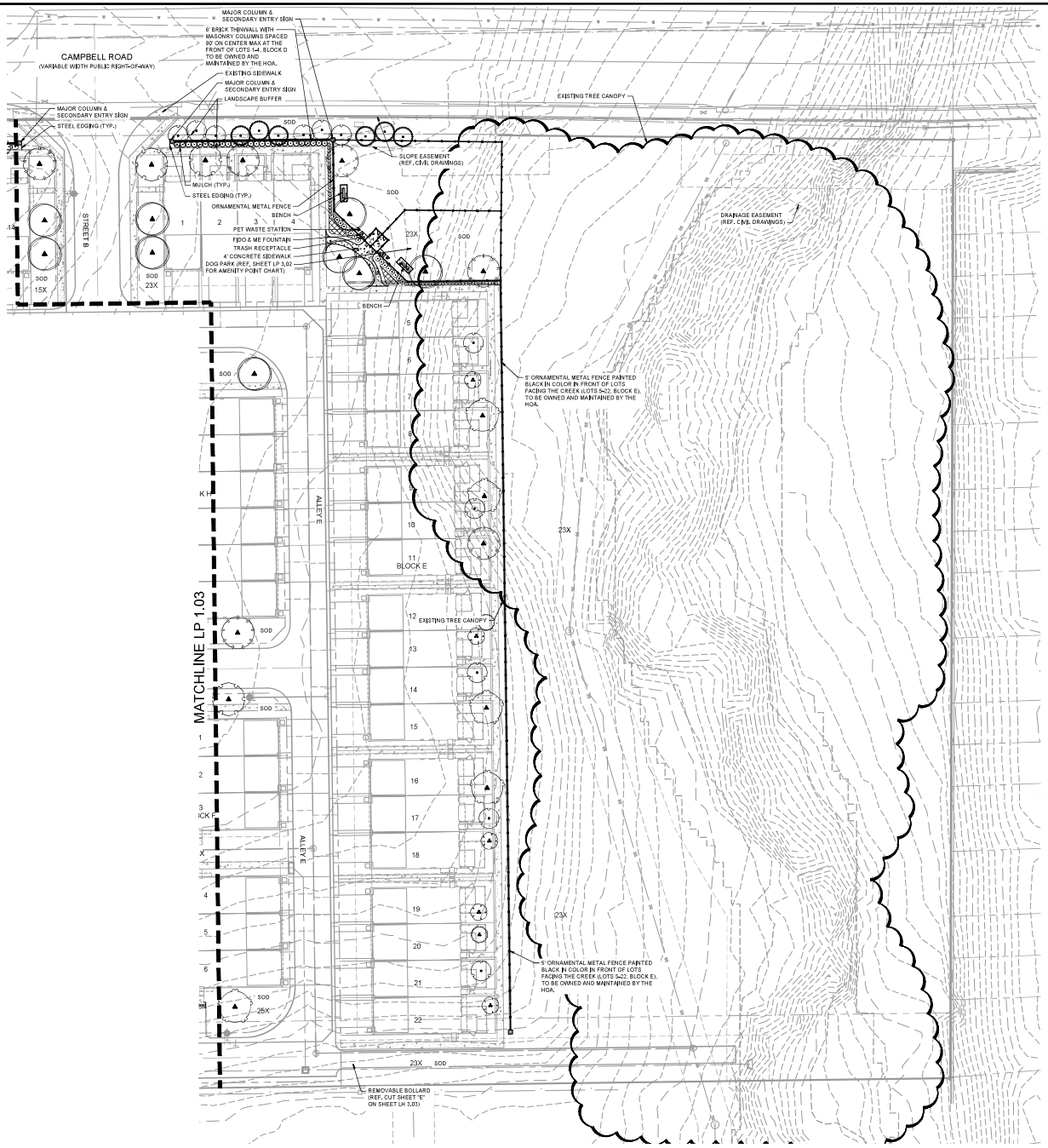
LOGIN NAME: K:\PLA_LA\063259800 - GRENADIER GARLAND\DESIGN\ZONING\PLANSHEET\LP 1.03.DWG [LP 1.03]
LAYOUT NAME: LP 1.03

EXHIBIT D



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	IO	39	ILEX DECIDUA / POSSUMHAW HOLLY
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	IVY	68	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY
	IKH	117	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY
	LEG	145	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANGER
	MCW	152	MYRICA CERIFERA / WAX MYRTLE
	MDT	128	MALVAVISCUS DRUMMONDII / TURK'S CAP
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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LP 1.04

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P.L.A. JONATHAN R. CAMPBELL
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CITY PROJECT NUMBER: 211014-2

LANDSCAPE PLAN

FOR

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OUT OF THE
DELILAH C. MANNING SURVEY, ABSTRACT NO. 945
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
JRC	SNE	JRC	AS SHOWN	JUNE 2022	063259800

PLOTTED BY: BATON SAMARTHA 7/27/2022 8:24 AM
DWG NAME: K:\FRI_LA\063259800 - GRENADIER GARLAND\DESIGN\ZONING\PLANSHEET\LP 1.01.DWG [LP 1.04]
LAYOUT: LP 1.04
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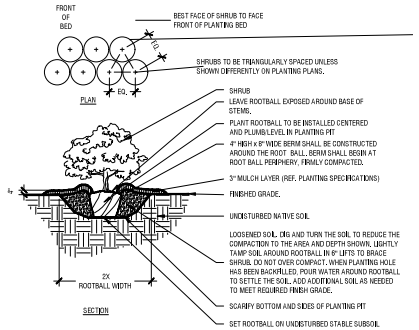
DWG NAME: K:\PLA_LA\063259800-GREENADER-GARLAND\DESIGN\CONSTRUCTION\LANDSCAPE\LP 3.01.DWG [LP 3.01]
LAYOUT: LP 3.01 PLOT SCALE: 1:1

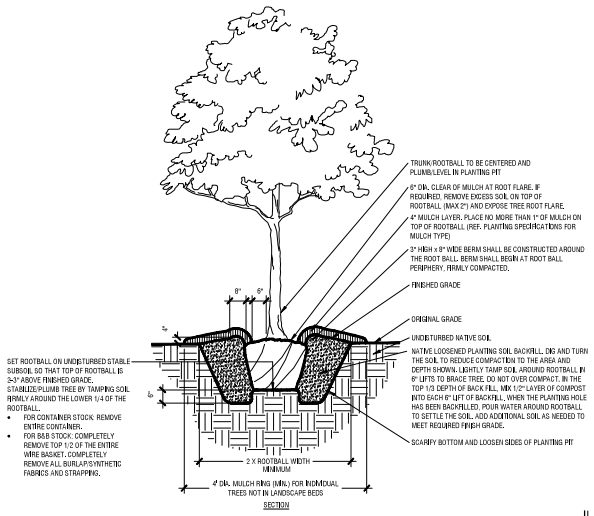
NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. TREE STAKING DETAIL THIS SHEET.



Typical Shrub Planting

Scale: NTS

B



Typical Tree Planting (Up to 3" Caliper)

Scale: NTS

A

LP 3.01

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LANDSCAPE DETAILS

FOR

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LAST SAVED 7/25/2022 3:27 PM

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	PC	38	PISTACIA CHINENSIS / CHINESE PISTACHE	3" CAL, 12` HT, 4`-5` SPR	FULL, STRAIGHT, SINGLE LEADER
	QH	39	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	3" CAL, 14` HT, 5`-6` SPR	FULL, STRAIGHT, SINGLE LEADER
	QV	38	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	3" CAL, 16` HT, 6` SPR	FULL, STRAIGHT, SINGLE LEADER
	UC	40	ULMUS CRASSIFOLIA / CEDAR ELM	3" CAL, 14` HT, 6` SPR	FULL, STRAIGHT, SINGLE LEADER
ORNAMENTAL TREE	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SPECIFICATIONS**	**REMARKS**
	IGG	18	ILEX X 'EAGLESTON' / EAGLESTON HOLLY	2" CAL, 10`HT, 6` SPR.	
	IO	39	ILEX DECIDUA / POSSUMHAW HOLLY	8`-10` HT, 3`-4` SPR	FULL, MULTI-TRUNK
	IS	45	ILEX X ATTENUATA `SAVANNAH` / SAVANNAH HOLLY	12` HT, 4`-5` SPR	FULL
	LA	36	LAGERSTROEMIA INDICA `TUSCARORA` / CRAPE MYRTLE TUSCARORA	8` HT, 5` SPR	FULL, MULTI-TRUNK
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SPECIFICATIONS**	**REMARKS**
	ABE	94	ABELIA X GRANDIFLORA / GLOSSY ABELIA	24" HT, 18" SPR, 36" OC	FULL
	ILB	116	ILEX CORNUTA `BURFORDII` / BURFORD HOLLY	36" HT, 30" SPR, 42" OC	FULL
	INY	68	ILEX VOMITORIA `NANA` / DWARF YAUPON HOLLY	12" HT, 12" SPR, 18" OC	FULL
	IXH	117	ILEX X `NELLIE R. STEVENS` / NELLIE R. STEVENS HOLLY	36" HT, 24" SPR, 48" OC	FULL
	LEG	145	LEUCOPHYLLUM FRUTESCENS `GREEN CLOUD` TM / GREEN CLOUD TEXAS RANGER	24" HT, 24" SPR, 36" OC	FULL
	MCW	152	MYRICA CERIFERA / WAX MYRTLE	36" HT, 24" SPR, 48" OC	FULL
	MDT	128	MALVAVISCUS DRUMMONDII / TURK`S CAP	24" HT, 18" SPR, 24" OC	FULL
	SGA	112	SALVIA GREGGII / AUTUMN SAGE	18" HT, 12" SPR, 18" OC	FULL
GRASSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SPECIFICATIONS**	**REMARKS**
	NAS	43	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS	18" HT, 24" OC	FULL
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SPECIFICATIONS**	**REMARKS**
	LO	179	LIRIOPE MUSCARI 'EMERALD GODDESS' / EMERALD GODDESS LILYTURF	12"HT,12"SPR,18"O.C.	FULL, 1 GALLON MIN.
	RH	56	RUDBECKIA HIRTA / BLACK-EYED SUSAN	12"HT,12"SPR,18"O.C.	FULL, 1 GALLON MIN.
MISC	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SPECIFICATIONS**	
	SOD	TBD	CYNODON DACTLYON / COMMON BERMUDA	SOLID SOD, ROLLED TIGHT WITH SAND FILLED JOINTS,100% WEED, DISEASE, AND PEST FREE	
	MULCH	TBD	SHREDDED HARDWOOD MULCH	3" DEPTH, TREES IN SOD TO RECEIVE 4' DIA. RING	
	STEEL EDGE	TBD	STEEL EDGING	3/16" X 6; BLACK	

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City of Garland Zoning

Townhouse Developments:	Required	Provided
At least 1 tree per townhouse unit 156 townhomes = 156 trees	156 Trees	156 Trees
At least 1 tree per every 2,500 sf of townhouse common areas not covered by building or other impervious activity 6.4 AC / 278,784 sf / 2,500 sf = 112 Trees	112 Trees	112 Trees
At least 50% of the required trees must be large canopy trees		
Perimeter Screening between Residential Development & Thoroughfares		
Residential development adjacent to Type D or larger thorougfares		
Shiloh Road and Campbell Road - Type B Thoroughfare		
Campbell Road 1,158 LF / 50 = 23 Trees	23 Trees	12 Canopy Trees 33 Ornamental Trees*
Shiloh Road 759 LF / 50 = 15 Trees	15 Trees	17 Trees
33 Ornamental Trees placed in lieu of 11 Canopy trees. Canopy trees not placed due to proximity to overhead electric utility lines.		
Amenities:	Required	Provided
At least 1 amenity to be provided for a townhouse development of 25 - 100 dwelling units. For townhouse developments having over 100, at least 1 additional amenity is required for every 50 residential units over 100. 164 townhouse units = 3 amenity points	3 points	3 points 1 point - Clubhouse (Approx. 3,500 sf) 1 point - Swimming Pool (1,260 sf) 1 point - Dog Park (Alternative)

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD AND IRRIGATED.
13. ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
15. ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
16. ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

LP 3.02

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Kimley»Horn
P.L.A. JONATHAN R. CAMPBELL
L.A. No. 3123 Date 7/27/2022

CITY PROJECT NUMBER: 211014-2

PLANT SCHEDULE, NOTES & CODE CHART

FOR

OVERLOOK AT CAMPBELL LAKE

156 RESIDENTIAL LOTS / 17 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 21.105 ACRES
OUT OF THE
DELILAH C. MANNING SURVEY, ABSTRACT NO. 945
AND THE
P. H. RICE SURVEY, ABSTRACT NO. 1241
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER:
Grenadier Homes
S5000 Quorum Drive,
Suite 555
Dallas, TX 75254
Tel: (469) 867-6970
Contact: Robert Swegler

LANDSCAPE ARCHITECT:
Kimley»Horn
6160 Warren Parkway
Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: JONATHAN R. CAMPBELL, PLA

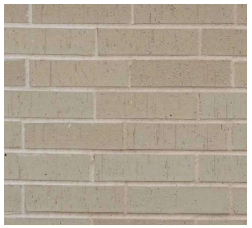
ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway
Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: MATTHEW R. DUENWALD, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
JRC	SNE	JRC	AS SHOWN	JUNE 2022	063259800

EXHIBIT D

GREY LUEDER D

Scale: UPDATE



BRICK C

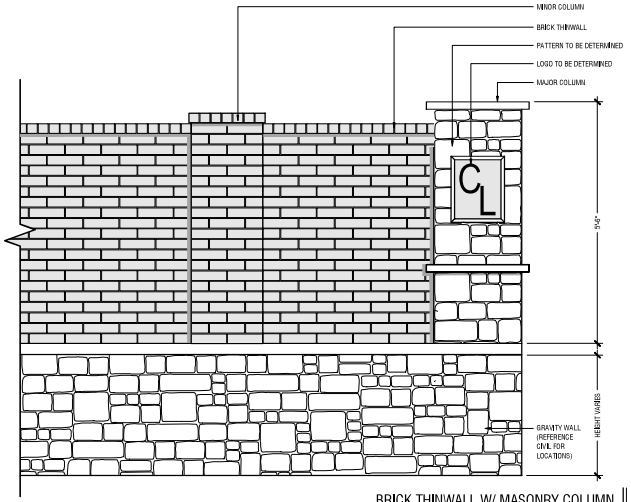
Scale: UPDATE

GREY MILLSAP B

Scale: UPDATE

PIN MOUNTED LETTERS A

Scale: UPDATE



BRICK THINWALL W/ MASONRY COLUMN F

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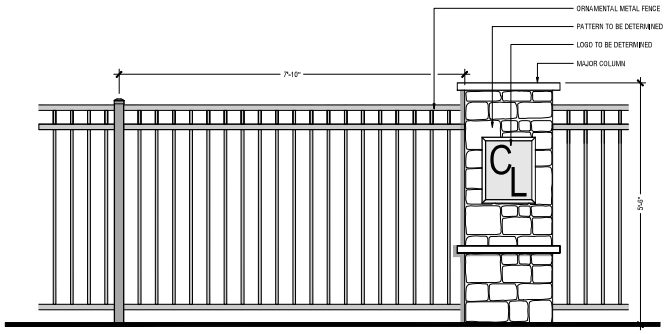

ORNAMENTAL METAL FENCE W/ MASONRY COLUMN E

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

LH 3.01

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Kimley»Horn
P.L.A. JONATHAN R. CAMPBELL
L.A. No. 2123 Date 7/27/2022

CITY PROJECT NUMBER: 211014-2

FENCE DETAILS

FOR

OVERLOOK AT CAMPBELL LAKE

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Contact: Robert Swegler

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Tel: (972) 335-3580
Contact: MATTHEW R. DUENWALD, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
JRC	SNE	JRC	AS SHOWN	JUNE 2022	063259800

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PLOTTED BY: JUSTIN SAMARTEA "JS" 2022 8:24 AM
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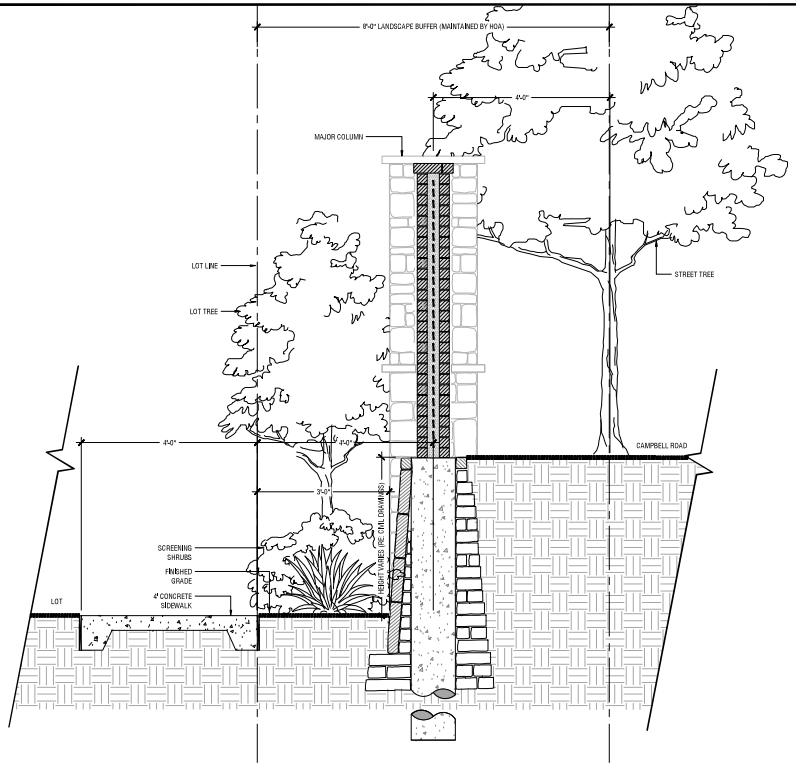
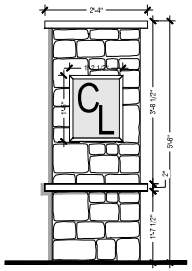
LAYOUT NAME: LH 3.01 - FENCE DETAILS

EXHIBIT D



TYPICAL LANDSCAPE SCREENING & RETAINING WALL SECTION | C

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



SECONDARY ENTRY AT MASONRY COLUMN | B

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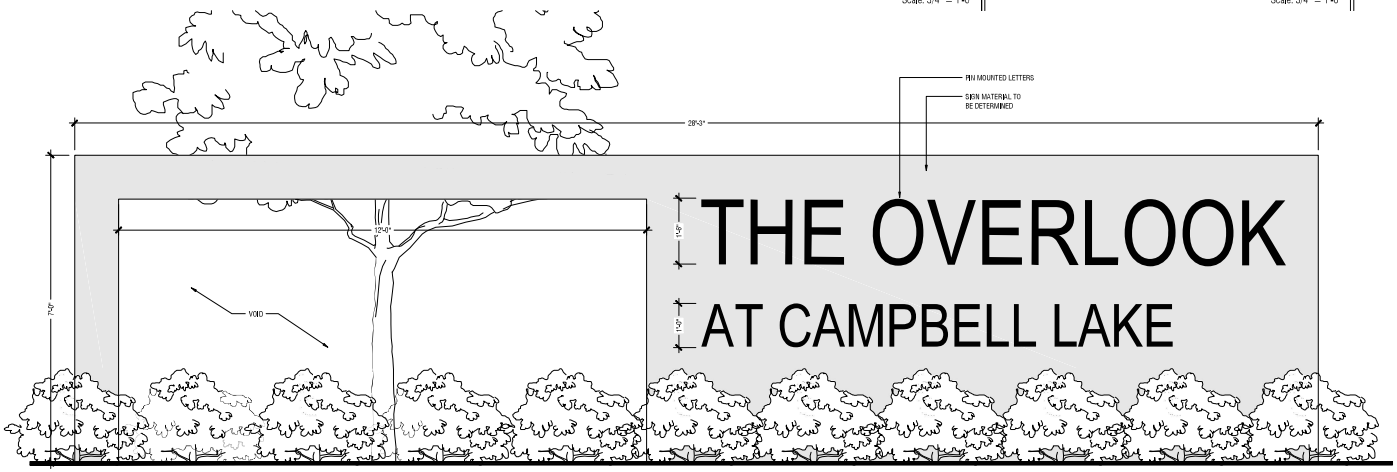

PRIMARY ENTRY SIGN | A

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

LH 3.02

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P.L.A. JONATHAN R. CAMPBELL
L.A. No. 3123 Date 7/27/2022

CITY PROJECT NUMBER: 211014-2

PRIMARY & SECONDARY ENTRY SIGN
FOR
OVERLOOK AT CAMPBELL LAKE
156 RESIDENTIAL LOTS / 17 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 21.105 ACRES
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LAYOUT: LH 3.02 XREFS:

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PLOTTED BY EATON, SAMANTHA 7/27/2022 8:25 AM
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LAST SAVED 6/27/2022 4:04 PM

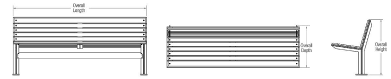
FIRE HYDRANT | F

FIDO & ME FOUNTAIN | D

KNIGHT™ BENCH

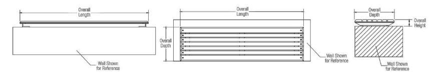
PRODUCT DATA

NOMINAL DIMENSIONS, CONTINUED



MODEL	OVERALL LENGTH	OVERALL DEPTH	SEAT DEPTH	OVERALL HEIGHT	SEAT HEIGHT	ARMREST HEIGHT	WEIGHT*
SBKNI-072B	72" (1829 mm)	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.9" (455 mm)	20.8" (527 mm)	109.2 lbs (49.5 kg)
SBKNI-072BT	72" (1829 mm)	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.9" (455 mm)	20.8" (527 mm)	109.2 lbs (49.5 kg)
SBKNI-072BA	72" (1829 mm)	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.9" (455 mm)	20.8" (527 mm)	148.3 (67.3 kg)
SBKNI-096B	96" (2438 mm)	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.9" (455 mm)	20.8" (527 mm)	144.5 lbs (65.5 kg)
SBKNI-096BA	96" (2438 mm)	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.9" (455 mm)	20.8" (527 mm)	194.8 lbs (88.4 kg)

*Add 1.8 lbs (0.82 kg) for each additional optional end or intermediate armrest.



MODEL	OVERALL LENGTH	OVERALL DEPTH	SEAT DEPTH	OVERALL HEIGHT	SEAT HEIGHT	ARMREST HEIGHT	WEIGHT*
SBKNI-072N-W	72" (1829 mm)	19.8" (503 mm)	19.8" (503 mm)	3.3" (790 mm)	3.3" (790 mm)	20.8" (527 mm)	77.2 lbs (35 kg)
SBKNI-072NT-W	72" (1829 mm)	19.8" (503 mm)	19.8" (503 mm)	3.3" (790 mm)	3.3" (790 mm)	20.8" (527 mm)	77.2 lbs (35 kg)
SBKNI-072NA-W	72" (1829 mm)	19.8" (503 mm)	19.8" (503 mm)	3.3" (790 mm)	3.3" (790 mm)	20.8" (527 mm)	90.7 lbs (41.1 kg)
SBKNI-096N-W	96" (2438 mm)	19.8" (503 mm)	19.8" (503 mm)	3.3" (790 mm)	3.3" (790 mm)	20.8" (527 mm)	115.7 lbs (52.5 kg)
SBKNI-096NA-W	96" (2438 mm)	19.8" (503 mm)	19.8" (503 mm)	3.3" (790 mm)	3.3" (790 mm)	20.8" (527 mm)	130.9 lbs (59.4 kg)

*Add 1.8 lbs (0.82 kg) for each additional optional end or intermediate armrest.

See Page 4 for complete model number descriptions.

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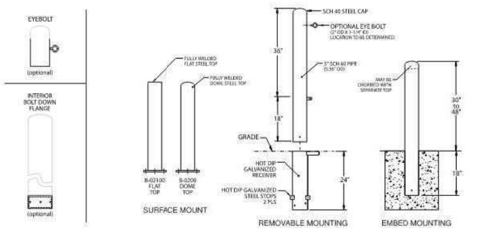
page 2 of 4 | Rev. 11-24-21

BENCH | B

Bollard Options

Part. No.	Description	Size (W x H)	Weight	Mounting
	Bollard Options			
B-REC4	4" Receiver for removable bollard		22	
B-RCC4	4" Receiver Cover for removable bollard		4	
B-REC6	6" Receiver for removable bollard		27	
B-RCC6	6" Receiver Cover for removable bollard		5	
B-REC8	8" Receiver for removable bollard		30	
B-RCC8	8" Receiver Cover for removable bollard		6	
B-LWC	Lockwell Cover		1	
B-EB	Eyebolt (each)		1	
B-PD	Brass Padlock		1	
B-TOP	Separate Top (for concrete-,lled bollard)		0	
B-RLWC	Retro,t Lockwell Cover		1	
B-IF	Interior Flange		0	



B-2 Bollards shown above in 5" pipe, also available in 8" dia. and in 30", 36", 42" and 48" heights. Removable bollard receivers sold separately.

Choose from several standard powder coat colors.
Bollards will have a zinc rich undercoat applied and a polyester based powder coat on top.

Bollard Options: Schedule 10, 40 or 80 pipe, eyebolts.
On removable bollards: Receiver cover, lockwell cover and padlock.
Mounting: Surface, removable or embed.

NOTE:
1. Depth and diameter of installation hole may vary with soil conditions. Consult project engineer for correct dimensions.
2. REMOVABLE BOLLARDS ONLY: Receiver must be installed in drainage rock. Improper installation will void the warranty.

For more information on our Tra,c & Pedestrian Control products (including Planter Barriers, GFRC and Lit Bollards), see the website.

Tournesol SITEWORKS
Successful sites start here™
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7

REMOVEABLE BOLLARD | E

PET WASTE STATION | C

BEVEL™ LITTER RECEPTACLE

PRODUCT DATA

The **Bevel Litter Receptacle** is an elegant side-opening design that complements the Bevel Bench. Receptacle bodies are cast of TENSL Ultra High Performance Concrete (UHPC), a material known for its exceptional strength and durability. Doors and backs are available in powdercoated stainless steel or FSC 100% Cumaru hardwood slats—both options that can align with other materials and finishes used on a project. For visual variation, powdercoated stainless steel doors/backs can be specified with or without perforations; they can also be customized with site-specific branding and graphics. Pairing flexible design options and durable, low-maintenance materials, Bevel is a hardworking match for public spaces of all kinds.

MATERIAL & CONSTRUCTION DETAILS

CONFIGURATION & LINER
- Bevel receptacles are available in a 22-gallon, single-stream configuration.
- Bevel uses replaceable internal liners designed to be used with or without plastic litter bags. Hand holes and slots to hold bags in place are included on all liners.
- Liners are molded from durable black polyethylene with a UL94HB fire rating.

SIDE ACCESS DOOR & LATCH
- Bevel receptacle liner is accessed via side-opening door.
- Lift latches are mounted to the interior of the door frame.
- Latches and hinges are stainless steel.

BODY
- Receptacle body is made of TENSL UHPC with an intrinsic UHPC finish in Natural color.
- TENSL surfaces have a protective surface treatment.
- Slight variations in color and surface texture can occur due to the nature of the TENSL manufacturing process.

DOOR & BACK
- Receptacle door and back are available in powdercoated stainless steel or FSC 100% Cumaru hardwood slats. (FSC License Code: FSC-C004453)
- Powdercoated stainless steel doors are available with or without perforation.
- See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge.

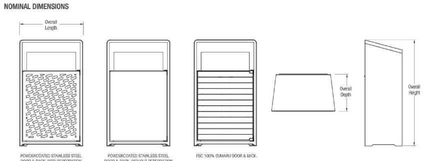
GRAPHICS
- Instructional graphics are optional and are available with a variety of standard messages that clearly indicate the use for each opening.
- Graphics have white letters and symbols with black, blue, or green backgrounds.
- Graphics are printed on the back of clear, lightly textured polycarbonate, protecting them from wear over time.
- Reference page 2 for graphic options and placement.

INSTALLATION & MAINTENANCE

INSTALLATION
- Bevel Litter Receptacle can be freestanding or surface mounted.
- Stainless steel mounting hardware is sold separately.

MAINTENANCE
- TENSL and metal surfaces can be cleaned as needed using a soft cloth or brush with water and a mild detergent. Surfaces should be thoroughly rinsed and allowed to dry. Avoid abrasive cleaners.
- Cumaru hardwood can be maintained by re-oiling as needed with Penofin® hardwood finish or similar products.

NOMINAL DIMENSIONS



MODEL	OVERALL LENGTH	OVERALL DEPTH	OVERALL HEIGHT	CAPACITY	WEIGHT (STAINLESS)	WEIGHT (CUMARU)
SLBVL-122	25" (635 mm)	14" (356 mm)	40" (1016 mm)	22 gallons 83 liters)	160 lbs (72.6 kg)	162 lbs (73.5 kg)

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page 1 of 3 | Rev. 11-09-21

TRASH RECEPTACLE | A

LH 3.03

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Kimley»Horn
P.L.A. JONATHAN R. CAMPBELL
L.A. No. 3123 Date 7/27/2022

CITY PROJECT NUMBER: 211014-2

SITE FURNISHING

FOR

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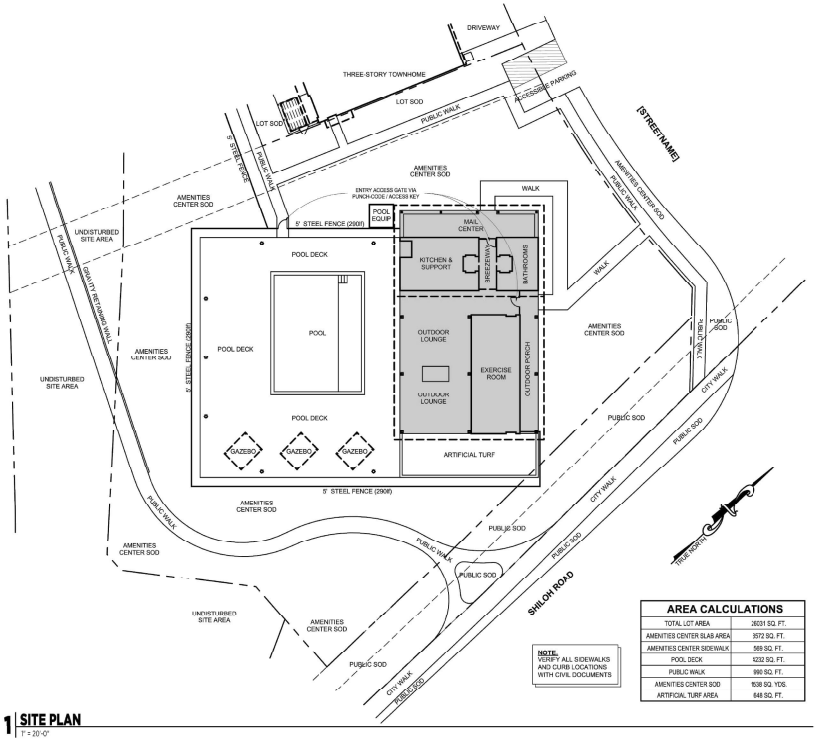
EXHIBIT D



1 **SITE PLAN**
1" = 20'-0"

NOTE.
VERIFY ALL SIDEWALKS AND CURB LOCATIONS WITH CIVIL DOCUMENTS

AREA CALCULATIONS

TOTAL LOT AREA	26031 SQ. FT.
AMENITIES CENTER SLAB AREA	3572 SQ. FT.
AMENITIES CENTER SIDEWALK	569 SQ. FT.
POOL DECK	4232 SQ. FT.
PUBLIC WALK	996 SQ. FT.
AMENITIES CENTER SOD	928 SQ. YDS.
ARTIFICIAL TURF AREA	648 SQ. FT.

DOOR SCHEDULE

TYPE	H	W	T	LOCATION
2-2068	6'-8"	4'-0"	1 3/4"	HVAC
2-2068	6'-8"	4'-0"	1 3/4"	MECH
3080	8'-0"	3'-0"	1 3/4"	MEN
3080	8'-0"	3'-0"	1 3/4"	WOMEN
3080	8'-0"	3'-0"	1 3/4"	SUPPORT
3080	8'-0"	3'-0"	1 3/4"	KITCHEN
3080	8'-0"	3'-0"	1 3/4"	FITNESS CENTER
3080	8'-0"	3'-0"	1 3/4"	FITNESS CENTER

WINDOW SCHEDULE

Type	Height	Width	Operation	U-Factor	Solar Gain Heat Coefficient
4070 FG	7'-0"	4'-0"	FIXED GLASS	0.31	0.25
4070 FG	7'-0"	4'-0"	FIXED GLASS	0.31	0.25
4070 FG	7'-0"	4'-0"	FIXED GLASS	0.31	0.25
4070 FG	7'-0"	4'-0"	FIXED GLASS	0.31	0.25
4070 FG	7'-0"	4'-0"	FIXED GLASS	0.31	0.25
4070 FG	7'-0"	4'-0"	FIXED GLASS	0.31	0.25
4070 FG	7'-0"	4'-0"	FIXED GLASS	0.31	0.25
4070 FG	7'-0"	4'-0"	FIXED GLASS	0.31	0.25

EXTERIOR MATERIALS - TOTAL

Cedar Tok	224 SF	4%
Masonry - Brick	922 SF	18%
Masonry - Brick Accent 1	1752 SF	35%
Masonry - Brick Accent 2	874 SF	17%
Masonry - Brick Rowlock	184 SF	4%
Masonry - Brick Rowlock Accent 1	193 SF	4%
Masonry - Brick Rowlock Accent 2	299 SF	6%
Stucco	549 SF	11%
	4997 SF	100%

MARKET SQ FT

BATHROOMS	234 SF
BREEZEWAY	162 SF
FITNESS CENTER	673 SF
KITCHEN & SUPPORT	466 SF
MAIL CENTER	423 SF
OUTDOOR LOUNGE	1313 SF
OUTDOOR PORCH	302 SF
MARKET TOTAL	3572 SF

SLAB SQ FT

POOL DECK	4232 SF
SLAB	3572 SF
WIDTH & DEPTH	**47' x 76'**

REVISIONS

No	Date	Description	By

DESIGNED BY CDG
DRAWN BY CDG
RELEASE DATE 06/20/2022

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5000 QUORUM DR SUITE #555
DALLAS, TX 75254
(214) 224-0095

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GRENADIER HOMES

SUBDIVISION
CAMPBELL LAKE
AMENITY CENTER

DESCRIPTION
SITE PLAN

SHEET NO.
A0.1

SHEET DATE - 06/21/2022

LH 3.04

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. JONATHAN R. CAMPBELL
L.A. No. 3123 Date 7/27/2022

CITY PROJECT NUMBER: 211014-2

AMENITY CENTER LAYOUT
FOR
OVERLOOK AT CAMPBELL LAKE
156 RESIDENTIAL LOTS / 17 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 21.105 ACRES
OUT OF THE
DELILAH C. MANNING SURVEY, ABSTRACT NO. 945
AND THE
P. H. RICE SURVEY, ABSTRACT NO. 1241
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER:
Grenadier Homes
55000 Quorum Drive, Suite 555
Dallas, TX 75254
Tel: (469) 957-6970
Contact: Robert Sweigler

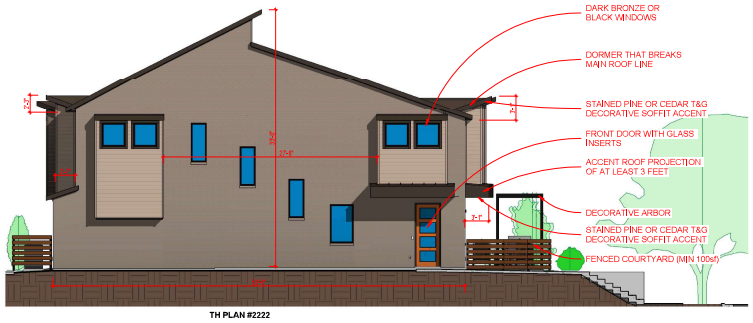
LANDSCAPE ARCHITECT:
Kimley»Horn
6160 Warren Parkway
Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: JONATHAN R. CAMPBELL, PLA

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway
Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: MATTHEW R. DUENWALD, P.E.

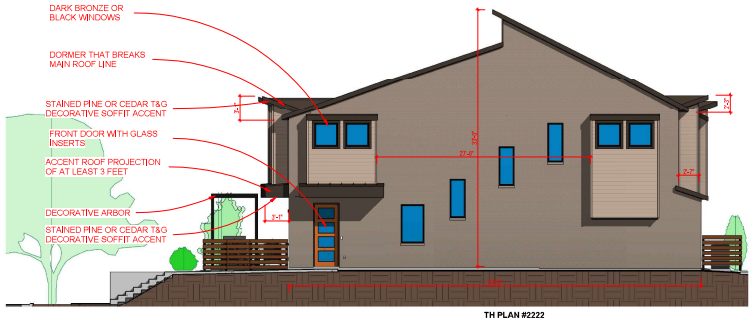
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
JRC	SNE	JRC	AS SHOWN	JUNE 2022	063259800

PLOTTED BY: JUSTIN SAMARTEA "JS" 2022 8:24 AM
DWG NAME: K:\TEX_LA\063259800-GRENADIER-GARLAND\TEMP\ZONING\PLANSHEET\A1.SITLDWG [LH 3.04]
LAYOUT NAME: A0.1 SITE PLAN
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

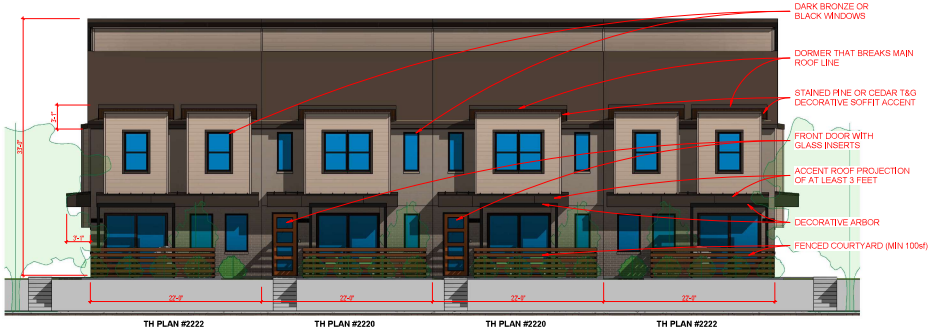
EXHIBIT E



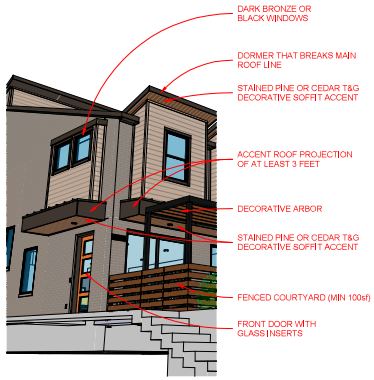
BUILDING SIDE ELEVATION & CROSS-SECTION
1/8" = 1'-0"



BUILDING SIDE ELEVATION & CROSS-SECTION
1/8" = 1'-0"



STREET FRONT BUILDING ELEVATION
1/8" = 1'-0"



GARAGE ELEVATION
1/8" = 1'-0"

PROPOSED PD ARCHITECTURAL ELEMENTS

No	Date	Description	By

REVISIONS

DESIGNED BY MJW
DRAWN BY CDG
RELEASE DATE 08/10/2022

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(214) 224-0095

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GRENADIER HOMES

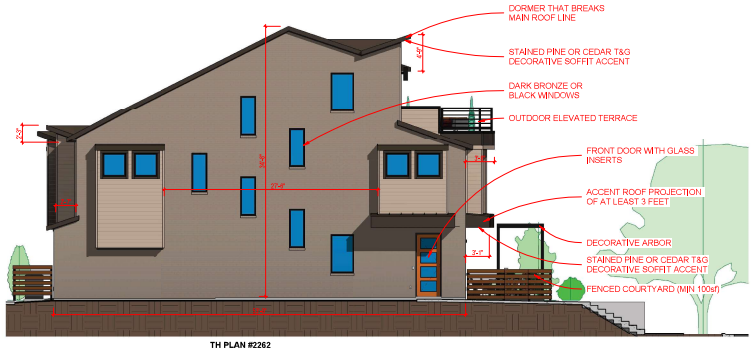
SUBDIVISION
CAMPBELL LAKE
4-PLEX 3BR 2FLR

DESCRIPTION
BUILDING ELEVATIONS

SHEET NO.
A1

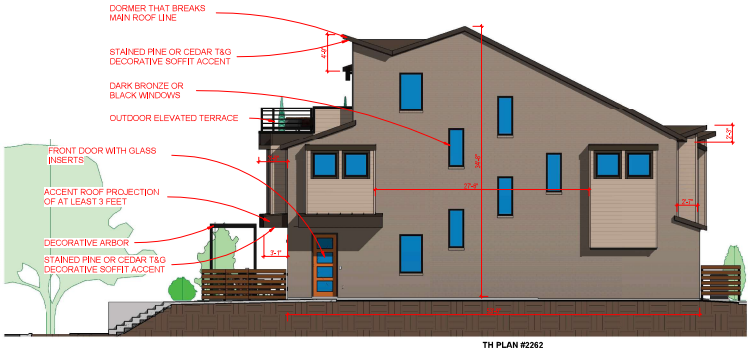
SET DATE - 08/10/2022

EXHIBIT E



BUILDING SIDE ELEVATION & CROSS-SECTION

1/8" = 1'-0"

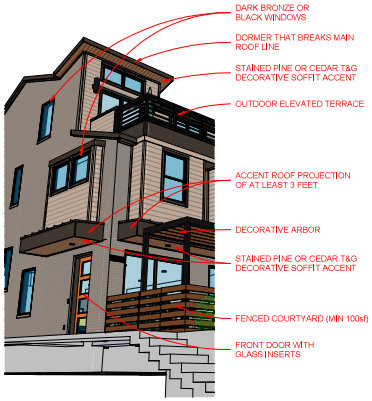


BUILDING SIDE ELEVATION & CROSS-SECTION

1/8" = 1'-0"

STREET FRONT BUILDING ELEVATION

1/8" = 1'-0"



GARAGE ELEVATION

1/8" = 1'-0"

PROPOSED PD ARCHITECTURAL ELEMENTS

No	Date	Description	By

REVISIONS

DESIGNED BY MJW

DRAWN BY CDG

RELEASE DATE 08/10/2022

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(214) 224-0095

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GRENADIER HOMES

SUBDIVISION
CAMPBELL LAKE
4-PLEX 3BR 3FLR

DESCRIPTION
BUILDING ELEVATIONS

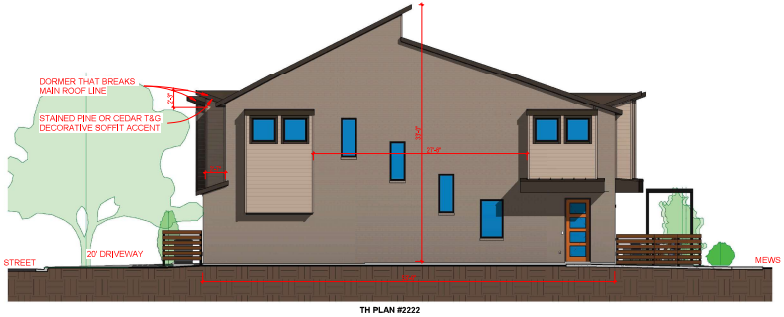
SHEET NO.
A2

SET DATE - 08/10/2022

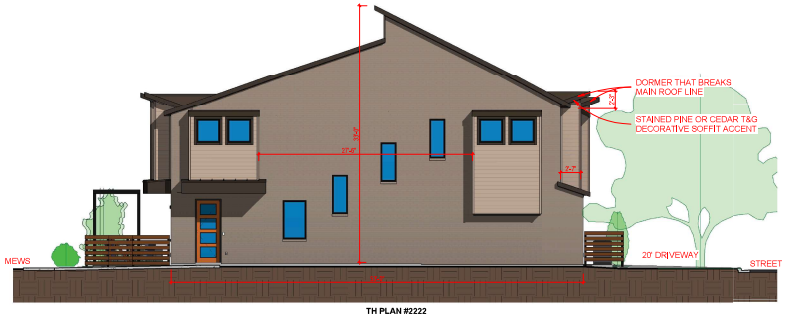
8/10/2022 1:56:03 PM

C:\Users\Craig Gorsuch\Desktop\Designs by Neighborhood\Garland 22 (Revit 23)\TwinMotion & Presentation Models_Garland - 4Plex 3BR 2FLR Garage.rvt

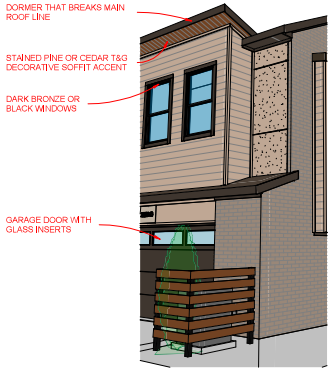
EXHIBIT E



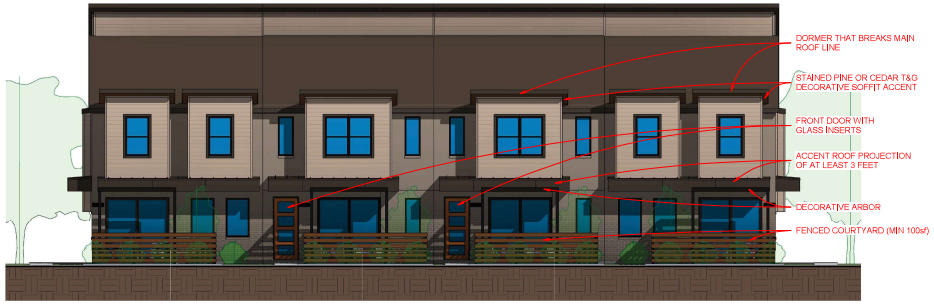
BUILDING SIDE ELEVATION & CROSS-SECTION
1/8" = 1'-0"



BUILDING SIDE ELEVATION & CROSS-SECTION
1/8" = 1'-0"



BUILDING STREET FRONT ELEVATION
1/8" = 1'-0"



BUILDING MEWS ELEVATION
1/8" = 1'-0"

PROPOSED PD ARCHITECTURAL ELEMENTS

No	Date	Description	By

REVISIONS

DESIGNED BY MJW
DRAWN BY CDG
RELEASE DATE 08/10/2022

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GRENADIER HOMES

SET DATE - 08/10/2022

SUBDIVISION
CAMPBELL LAKE
4-PLEX 3BR 2FLR

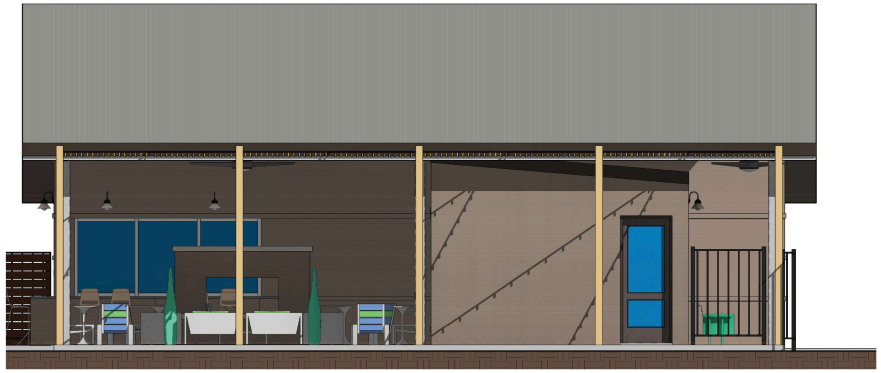
DESCRIPTION
BUILDING ELEVATIONS

SHEET NO.
A3

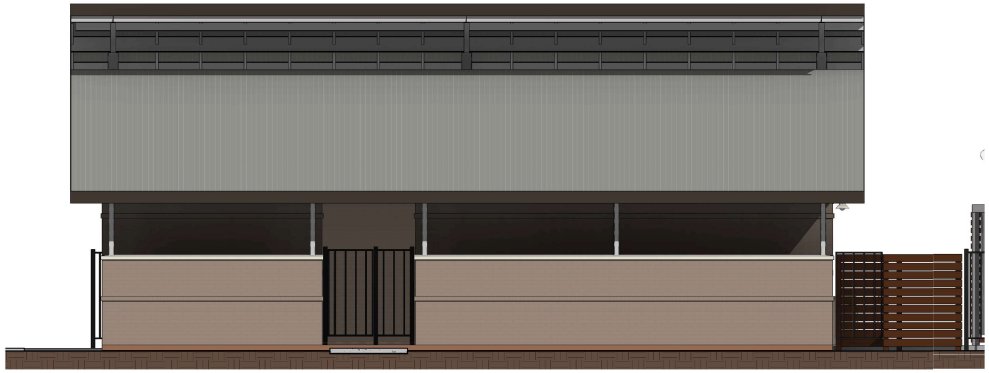
8/10/2022 1:53:17 PM

C:\Users\Craig Gorsuch\Desktop\Designs by Neighborhood\Garland 22 (Revit 23)\TwinMotion & Presentation Models_Garland Amenities Center.rvt

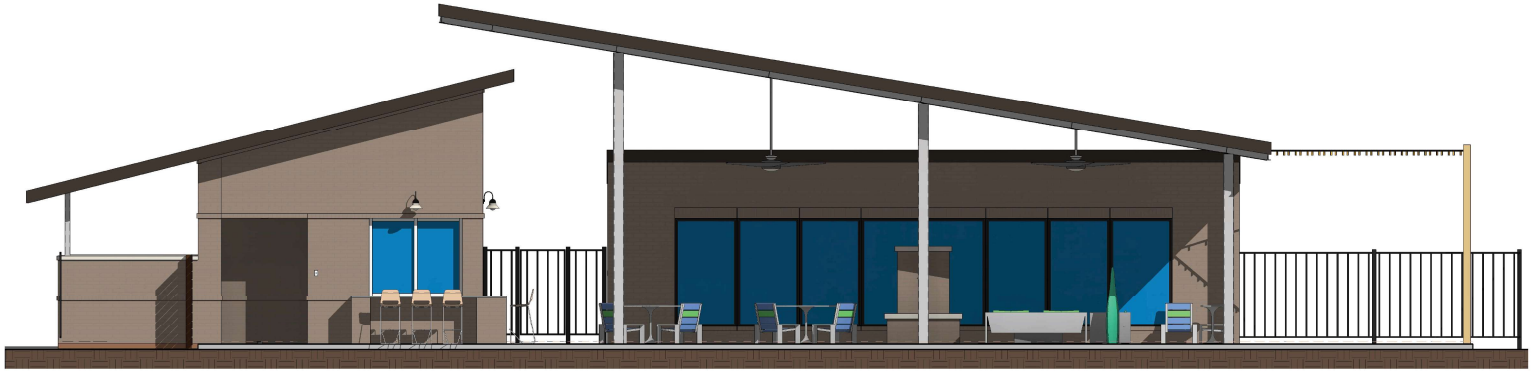
EXHIBIT E



EXERCISE YARD ELEVATION
1/4" = 1'-0"



MAIL CENTER ELEVATION
1/4" = 1'-0"



POOL SIDE ELEVATION
1/4" = 1'-0"

STREET SIDE ELEVATION
1/4" = 1'-0"

PROPOSED PD ARCHITECTURAL ELEMENTS

No	Date	REVISIONS Description	By

DESIGNED BY CDG
DRAWN BY CDG
RELEASE DATE 08/10/2022

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GRENADIER HOMES

SHEET DATE - 08/10/2022

SUBDIVISION
CAMPBELL LAKE
AMENITY CENTER

DESCRIPTION
AMENITIES CENTER ELEVATIONS

SHEET NO.
A4

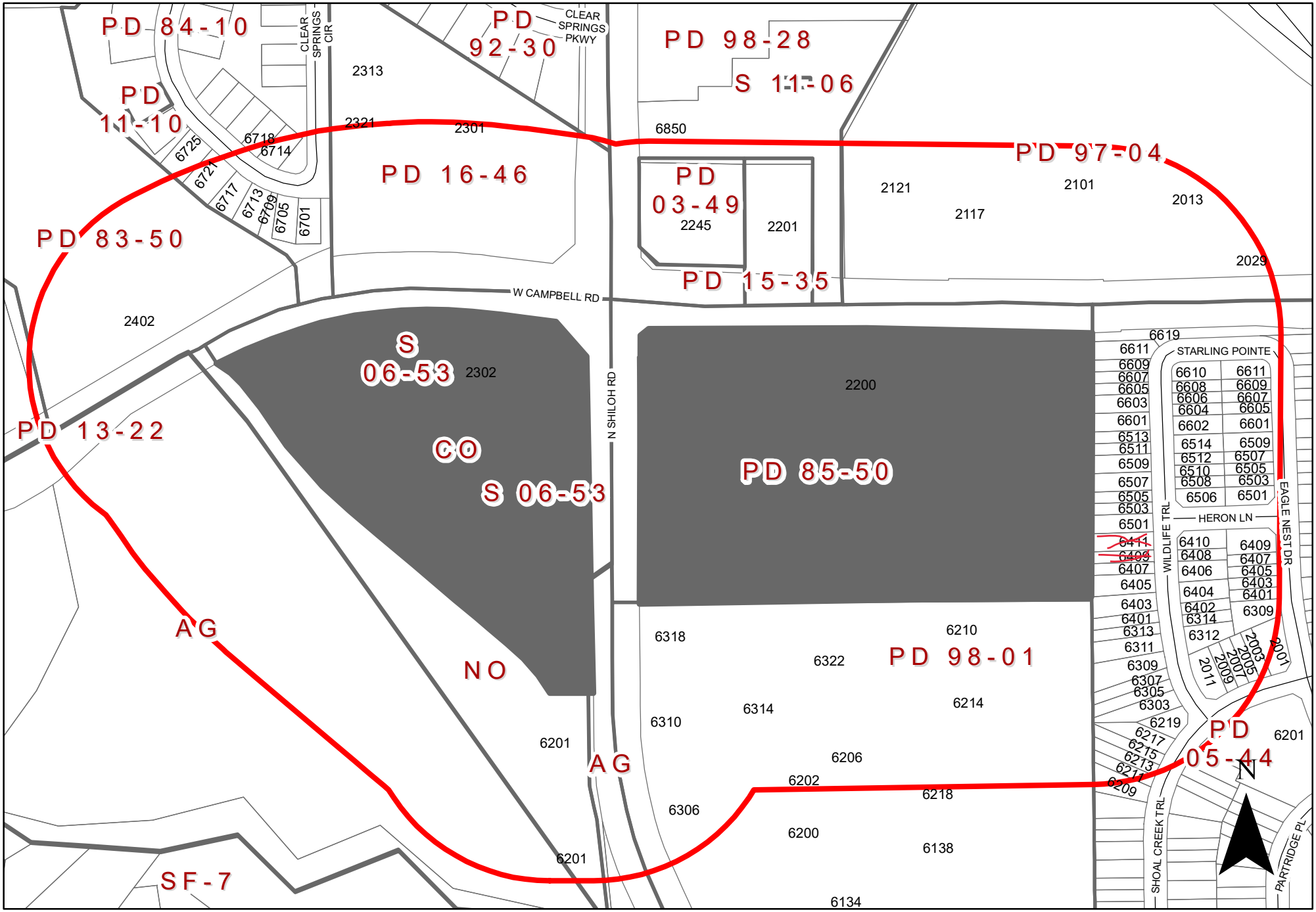
Z 22-20

View of the western tract from West Campbell Road

View of the eastern tract from West Campbell Road

Looking north of the western tract

Looking north of the eastern tract



0 175 350 Feet

1 inch = 269 feet

ZONING MAP Z 22-20

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

2200 & 2302 West Campbell Road

From: James R
To: Planning Group
Subject: [EXTERNAL]
Date: Wednesday, September 7, 2022 10:30:17 AM
Attachments: image.png

Comment Form
Case Z 22-20

Z 22-20 Grenadier Investments, Inc. The applicant requests to allow ninety-three (93) townhouses on the eastern tract, sixty-three (63) townhouses on the western tract, and open spaces. The site is located at 2200 and 2302 West Campbell Road. (District 7)

Z 22-20 Grenadier Investments, Inc. El solicitante solicita permitir noventa y tres (93) casas adosadas en el tramo este, sesenta y tres (63) casas adosadas en el tramo oeste y espacios abiertos. El sitio está ubicado en 2200 y 2302 West Campbell Road. (Distrito 7)

Z 22-20 Grenadier Investments, Inc. Người nộp đơn yêu cầu cho phép chín mươi ba (93) căn nhà phố ở đường phía đông, sáu mươi ba (63) căn nhà phố ở đường phía tây và không gian mở. Địa điểm tọa lạc tại 2200 và 2302 West Campbell Road. (Quận 7)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐ For / A Favor / Đúng

☒ Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Mr. James Reed

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

6411 Wildlife Trail

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form
Case Z 22-20

Z 22-20 Grenadier Investments, Inc. The applicant requests to allow ninety-three (93) townhouses on the eastern tract, sixty-three (63) townhouses on the western tract, and open spaces. The site is located at 2200 and 2302 West Campbell Road. (District 7)

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

- [ ] For / A Favor / Đúng
- [x] Against / En Contra / Không

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Sandy Lu & Susan Lu, Property Owners

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

6409 Wildlife Trail

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Sandy Lu, Chang Rang Susan Lu 09/02/2022

Signature / Firma / Ch ữ ký — Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-20	September 12, 2022	October 11, 2022	Nabiha Ahmed

The applicant requests to allow ninety-three (93) townhouses on the eastern tract, sixty-three (63) townhouses on the western tract, and open spaces. The site is located at 2200 and 2302 West Campbell Road. (District 7)

Richard Vance | **Against** | **Outside the notification area**

9/8/2022
12:40:14 PM

3006 Mountain Ash Ct
Garland
TX
United States
75044

ravance2@yahoo.com
9727425979

This west side should continue as park land. Garland needs more bike trails this park should be connected to the spring creek trails at Holford...then Brand up to Breckinridge. Forward looking vision - Please.

Reba Ann Collins | **Against** | **Outside the notification area**

9/7/2022
10:04:41 PM

5010 Drawbridge Lane
Garland
TX
United States
75044

rcollins20@verizon.net
9727420312

I live in Camelot and think the section next to the pond is not a good location for human habitation. It should be amended into the city park property as a buffer area. Ditto on the Z22-20 section on the west side of Shiloh.

Jill | **Against** | **Outside the notification area**

9/7/2022
9:52:50 PM

2713 Carya Tr
Garland
Texas
United States
75044

Julia Maschmann
9/7/2022
9:52:45 PM

Against

Outside the notification area

5814 Townshire Rd
Garland
Texas
United States
75044

Jlmaschmann@gmail.com
9725673136

Absolutely not! The walking path is used and this would detract from the walking path and greenspace that make this area desirable.

Ngan

9/7/2022
7:47:57 PM

Against

Outside the notification area

Duong
Garland
Texas
United States
75044

Ocngan@yahoo.com
2146954790

Outside the notification area

Cynthia Jones

9/7/2022
6:50:49 PM

Against

Callejo
Garland
Texas
United States
<null>

Jeanne Thoes

9/7/2022
6:41:46 PM

Against

Outside the notification area

2605 Hazelwood Place
Garland
Texas
United States
75044

Tjthoes@hotmail.com
214 769 1062

This area is already densely populated with very heavy traffic and limited

visibilty at the intersection. Flooding and erosion are common around this area. Very concerned about the height of these home as that increases water run off velocity. The SW corner should not be rezoned to residential. That is too small an area for 63 homes and consumes too much of our limited green space.

Alice Hughes | **Against** | **Outside the notification area**

9/7/2022
5:54:06 PM

6733 Callejo Road
Garland
Texas
United States
75044

alicexwang@gmail.com
2143349829

Cynthia Jones | **Against** | **Outside the notification area**

9/7/2022
3:39:16 PM

Callejo
Garland
Texas
United States
75044

Vicki Gore | **Against** | **Outside the notification area**

9/7/2022
2:45:15 PM

6215 Shoal Creek Trl.
Garland
Texas
United States
75044

Mimi.gore54@gmail.com
2142363784

Catalin Ghervas | **Against** | **Outside the notification area**

9/7/2022
12:38:08 PM

2952 Canis Circle
Garland

Texas
United States
<null>

Lee Yeung | **Against** | **Outside the notification area**

9/7/2022
4:52:44 AM

3118 collins

Garland
Texas
United States
<null>

Stacy | **Against** | **Outside the notification area**

9/7/2022
4:07:58 AM

3102 Castle Rock

stacymorris87@gmail.com

Garland
Texas
United States
<null>

We do not need more multi-housing units in this area. The green space is being taken away by all of the apartments and town homes built in the area already. Develop the area especially around the pond to remain a park..

Brennan Harmon | **Against** | **Outside the notification area**

9/7/2022
4:03:05 AM

2813 Ripplewood dr

Garland

2147389164

Texas
United States
75044

Cherolyn McCammack | **Against**

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-20	September 12, 2022	October 11, 2022	Nabiha Ahmed

Outside the notification area

9/7/2022
3:12:29 AM

3406 SUGARBERRY LN
GARLAND
TX
United States
75044

cherf@hotmail.com
2144153927

Leslie Cooper **AGAINST** **Outside the notification area**

9/7/2022
2:20:52 AM

2424 S Glenbrook Dr.
Garland
Texas
United States
75041

leslie.myemail@gmail.com
9725298693

Sandy Knauf **Against** **Outside the notification area**

9/7/2022
1:45:25 AM

3504 Taurus Drive
Garland
TX
United States
75044

sandy.knauf@gmail.com

Rosemary Rouse **Against** **Outside the notification area**

9/7/2022
1:37:45 AM

6829 Callejo Rd
Garland
Texas
United States
75044

Robert Campbell
9/7/2022
1:33:32 AM

Against

Outside the notification area

2806 Laurel Oaks Dr.

Garland
Texas
United States
75044

Please do not build more townhomes. It is already too crowded and too much traffic as it is and we need more affordable single family homes, not more apartments and townhomes.

Sarah Southward
9/7/2022
1:21:56 AM

Against

Outside the notification area

3214 Christie cir

Garland
Texas
United States
75044

Joyce Bach

9/7/2022
12:42:19 AM

Against

Outside the notification area

2509 Ridgemeade Drive

jedbach@yahoo.com

Garland
Texas
United States
75040

2149237514

Again why are we destroying land for multi family housing. That will bring more traffic more people more need for police fire, water and electricity resources. I really need a decent grocery store. I hate taking my grocery money ro the neighboring cities

---

Joyce

9/7/2022
12:37:24 AM

Against

Outside the notification area

2509 Ridgemeade drive

jedbach@yahoo.com

Garland
Texas

2149237514

United States

75040

Do we really need more multi family housing. The traffic is horrible and it will destroy more green land.

Justin Lawrence

9/7/2022 12:29:23 AM

Against

Outside the notification area

3221 Friar Ln

Garland

Texas

United States

75044

jblgarland@aol.com

9727420220

No townhomes

Dianna Lawrence

9/7/2022 12:26:25 AM

Against

Outside the notification area

3221 Friar Ln

Garland

TX

United States

75044

dhenke7498@aol.com

9729890918

Against townhomes being built on either side of that intersection

---

Patricia

9/7/2022 12:16:17 AM

Against

Outside the notification area

3409 Altair Drive

Garland

Texas

United States

75044

pmb0417@sbcglobal.net

956-371-0373

I am not in support on any additional multi-family potential rental properties that eventually end up poorly maintained.

Meghan Vlach

9/6/2022 11:22:54 PM

Against

Outside the notification area

2501 Collins Boulevard

Garland

Texas
United States
75044

I moved to Camelot because of that park!!!! I back up to the green belt!! Please stop the building!!!

Elizabeth | **Against** | **Outside the notification area**

9/6/2022
11:18:51 PM

5030 Hearthcrest
Garland
Texas
United States
<null>

Elizabeth | **Against** | **Outside the notification area**

9/6/2022
11:18:49 PM

5030 Hearthcrest
Garland
Texas
United States
<null>

Joni Rubio | **Against** | **Outside the notification area**

9/6/2022
10:40:48 PM

2920, Canis Circle
Garland
TX
United States
75044

jonimndss@gmail.com
2146862019

Joni Rubio | **Against** | **Outside the notification area**

9/6/2022
10:40:43 PM

2920, Canis Circle

jonimndss@gmail.com

Garland
TX
United States
75044

2146862019

Anita Cheung

Against

Outside the notification area

9/6/2022
10:36:51 PM

6613 Callejo Road

Garland
Texas
United States
75044

Anita Cheung

Against

Outside the notification area

9/6/2022
10:36:05 PM

6613 Callejo Road

Garland
Texas
United States
75044

Nghia Do

Against

Outside the notification area

9/6/2022
10:29:52 PM

6622 Rutledge Ct

Garland
Texas
United States
75044

nghiad85@yahoo.com

Michelle

Against

9/6/2022
10:28:12 PM

6737 Callejo Road

Garland
Texas
United States
75044

Against

dmfowler2@gmail.com

Outside the notification area

---

james reed

Against

9/6/2022
10:09:16 PM

6411 WILDLIFE TRAIL

Garland
Texas
United States
<null>

jvrtx9@hotmail.com

972-740-1773

Kylee Bradford

Against

Outside the notification area

9/6/2022
10:06:28 PM

6721 Callejo Rd.

Garland
Texas
United States
<null>

Jen Dilworth

Against

Outside the notification area

9/6/2022
9:50:55 PM

6710 Rutledge Ct

Garland
Texas
United States
75044

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-20	September 12, 2022	October 11, 2022	Nabiha Ahmed

Cindy Moore **Against** **Outside the notification area**

9/6/2022
9:40:49 PM

506 Thunderbrook Rd
Garland
Texas
United States
75044

elijahsaunt@gmail.com
9727686455

This is a public park with walking paths that everyone enjoys. Townhomes there would destroy the grounds and the views

---

Jonny Ngo **Against** **Outside the notification area**

9/6/2022
9:36:22 PM

6611 Rutledge Ct
Garland
Texas
United States
<null>

Andrea Rodriguez **Against** **Outside the notification area**

9/6/2022
9:31:48 PM

3601 Bluesage
Garland
TX
United States
75040

andrear28@verizon.net
14692682828

That is a lovely park, why would it be ruined with townhomes? It will create traffic and congestion. Please STOP building and creating traffic, this is a lovely park, I lived at Equinox for three years. STOP these developers!

Rochelle Ran **Against** **Outside the notification area**

9/6/2022
5:56:09 PM

2918 Teakwood Drive
Garland
Texas
United States
75044

Rochelletrachier@gmail.com
9722078351

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-20	September 12, 2022	October 11, 2022	Nabiha Ahmed

I am adamantly against town homes being built adjacent to the park. There are already far too many apartments and the like saturating the area. The land should be kept natural and free.

GARLAND

Plan Commission **3. e.**

Meeting Date: 09/12/2022

Item Title: Z 22-43 Geomet Recycling - Zoning (District 6)

Summary:

Consideration of the application of **Geomet Recycling,** requesting approval of an amendment to Planned Development (PD) District 19-32 for Industrial Uses. This property is located at 312 South International Road. (District 6) (File Z 22-43 – Zoning)

Attachments

Z 22-43 Geomet Recycling Report and Attachments (Zoning)

Z 22-43 Geomet Recycling Responses

Planning Report

File No: Z 22-43/District 6
Agenda Item:
Meeting: Plan Commission
Date: September 12, 2022

REQUEST
Approval of an amendment to Planned Development (PD) District 19-32 for Industrial Uses

Approval of a Specific Use Provision amendment for a Recycling Salvage Yard (Unlimited Outside Storage)

Approval of a Detail Plan amendment on a property zoned Planned Development (PD) District 19-32 for Industrial Uses

LOCATION
312 South International Road

APPLICANT
Geomet Recycling

OWNER
Garland Steel, Inc.

BACKGROUND
The site is improved with a metal recycling salvage yard that processes materials including weighting, sorting, flattening, crushing, shredding, bundling, and palletizing materials for shipment, by hand and by machine, to send processing material back to a raw material state for client usage.

In December 2019, the City Council approved site improvements which included vehicle circulation, parking, six (6) outside storage areas and ten (10) buildings.

The applicant requests to amend the approved layout from 2019 to support the existing recycling salvage yard.

SITE DATA
The overall site consists of approximately 19.8 acres with approximately 658.5 lineal feet of frontage along South International Road. The site plan (Exhibit C) shows two (2) access points from South International Road.

USE OF PROPERTY UNDER CURRENT ZONING
Planned Development (PD) District 19-32 was approved for a recycling salvage yard with unlimited outside storage.

The GDC defines a Recycling Salvage Yard as a facility which provides for the collection, sorting, storage, bundling and shipping of recoverable and recyclable non-automotive, non-consumable and non-compostable materials such as aluminum cans, glass, papers including magazines and newspapers, cardboard, wood pallets, metals, plastics, tires, computers and electronics, oil, paints, solvents, and textiles.

Given the additional improvements proposed, amendments to the PD, SUP, and Detail Plan are required.

CONSIDERATIONS

1. Planned Development and Detail Plan
   The applicant requests to make the following improvements in two (2) phases.
   Phase 1:

   - Three (3) prefabricated buildings which will be 2,632 square feet, 130 square feet and 456 square feet.
   - Three (3) shaded canopies - 4,950 square feet, 4,900 square feet and 4,965 square feet. These shade canopies will be used to protect salvaged materials from outdoor elements.
   - Improve vehicle traffic flow and organization on site, to allow for increased product flow
   - Eighty (80) additional parking spaces

   Phase 2:

   - Ten (10) shade structures (maximum)
   - Forty (40) additional parking spaces

   The applicant is unsure whether all of the shade structures will be installed in Phase 2. The intent is to include the maximum number of shade structures in the entitlement application. The "future phase shade canopies" are reflected as such on the site plan (Exhibit C).

   The hours of operation are from 7:00 a.m. to 7:00 p.m.

2. Planned Development (PD) District 19-32 reflects eighty-nine (89) parking spaces and the facility has operated continuously for several years with no complaints regarding parking deficiencies. The intent is to construct 120 additional parking spaces in two (2) phases.

3. The Garland Development Code (GDC) establishes a series of Special Standards to Recycling Salvage Yard regarding processing of materials, storage of materials and on-site traffic circulation. With the exception of the outdoor storage screening method prescribed under Special Standards (see Consideration No. 3), the proposed Recycling Salvage Yard shall comply with all the applicable Special Standards. Smelting and refining activity is prohibited on the subject site per the PD Conditions.

4. The scope of work does not trigger any landscaping standards. However, the landscape plan (Exhibit D) reflects enhance landscaping along South International Road. The site plan (Exhibit C) reflects the existing eight (8)-foot metal fence along the northern property line, a nine (9)-foot metal fence along the eastern and southern property lines, chain-link fence along the northwestern property line.

5. Building Design

The proposed buildings will comply with the applicable building design standards per the GDC.

6. Signage

   No deviations were requested regarding signage.

7. Specific Use Provision

   The applicant requests the SUP to be valid for a time period of twenty (20) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates this site for Business Center uses in the Employment Center Building Block. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business Centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

Business Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses, that support the business employment sector.

The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Most of the properties to the east, south and west are zoned for Industrial Uses and are developed with a variety of industrial and heavy commercial land uses including recycling salvage yards. The properties to the north are zoned for Industrial and Community Office Uses and are mostly developed with medical related land uses, and industrial uses.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 19-32 for Industrial Uses

Approval of a Specific Use Provision amendment for a Recycling Salvage Yard (Unlimited Outside Storage)

Approval of a Detail Plan amendment on a property zoned Planned Development (PD) District 19-32 for Industrial Uses

ADDITIONAL INFORMATION

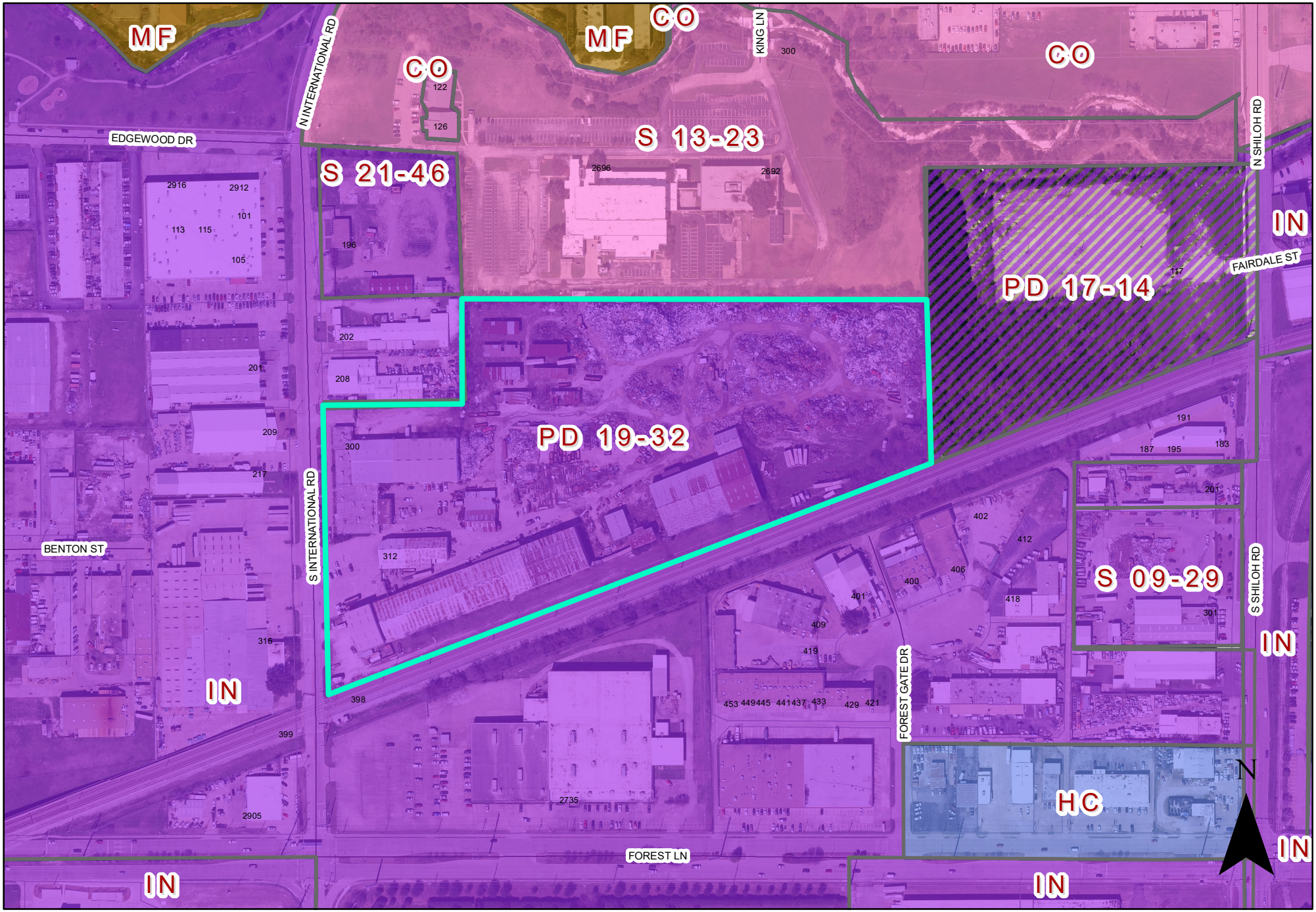
i. Location Map

ii. PD and SUP Conditions
iii. Detail Plan
iv. Photos

CITY COUNCIL DATE: October 11, 2022

PREPARED BY:
Nabiha Ahmed
Lead Development Planner
Planning & Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



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1 inch = 300 feet

ZONING MAP Z 22-43

INDICATES AREA OF REQUEST

312 S International Rd

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-43

312 INTERNATIONAL ROAD

I. **Statement of Purpose:** The purpose of this Planned Development is to permit a Recycling Salvage Yard (unlimited outside storage).

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 Planned Development (PD) District 19-32 and the Industrial (IN) District and all Special Standards for Recycling Salvage Yard (unlimited outside storage) 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. **Detail Plan:** Development shall be in general conformance with the Site Plan, Landscape Plan, and Elevations set forth in Exhibit C, Exhibit D, and 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 Regulations:**

A. Permitted Uses: Only those uses as permitted in the Industrial (IN) District.

B. Prohibited Uses: Smelting and refining of products are not allowed on this site.

C. Screening and Landscaping: Screening and landscaping shall be in general conformance with the site plan and landscape plan labeled Exhibit C and Exhibit D.

D. Maintenance Requirements:

1) Landscaping must be regularly maintained in a healthy growing condition and in compliance with

this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.

2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan within sixty (60) days after receipt of notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold or revoke city permits, approvals, consents, licenses and/or certificates for the property.

3) Screening and paving must be installed and regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and certificates for the property.

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

EXHIBIT B

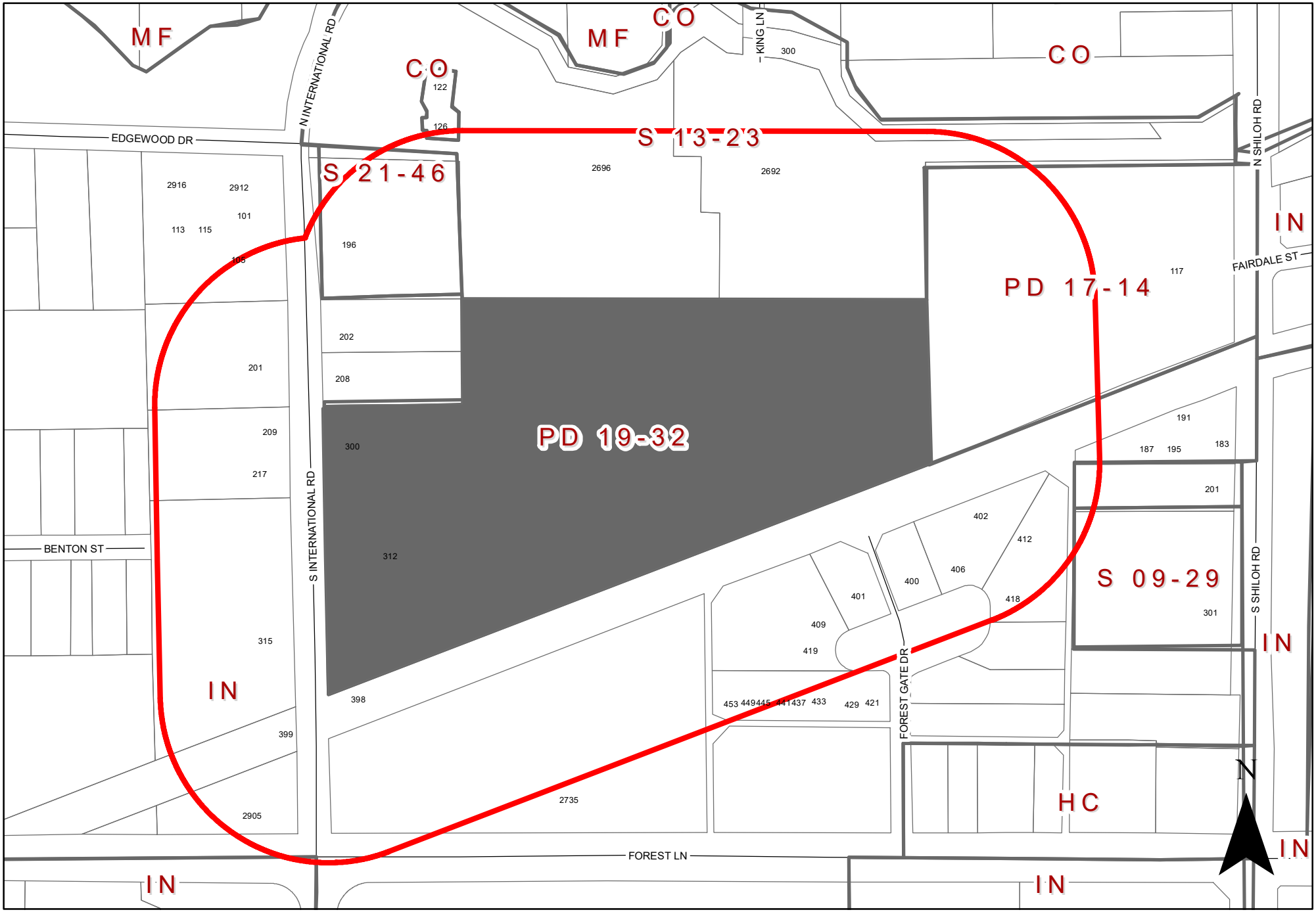
Z 22-43

View from South International Road

Looking north of the subject property

View from north entrance of the subject property

Northwest corner of the subject property



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1 inch = 300 feet

ZONING MAP Z 22-43

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

312 S International Rd

To date we have not received any responses for this case.

GARLAND

Plan Commission **3. f.**

Meeting Date: 09/12/2022

Item Title: Z 22-43 Geomet Recycling - Specific Use Provision (District 6)

Summary:

Consideration of the application of **Geomet Recycling**, requesting approval of a Specific Use Provision amendment for a Recycling Salvage Yard. This property is located at 312 South International Road. (District 6) (File Z 22-43 – Specific Use Provision)

Attachments

Z 22-43 Geomet Recycling Report and Attachments (Specific Use Provision)

Z 22-43 Geomet Recycling Responses

Planning Report

File No: Z 22-43/District 6
Agenda Item:
Meeting: Plan Commission
Date: September 12, 2022

REQUEST
Approval of an amendment to Planned Development (PD) District 19-32 for Industrial Uses

Approval of a Specific Use Provision amendment for a Recycling Salvage Yard (Unlimited Outside Storage)

Approval of a Detail Plan amendment on a property zoned Planned Development (PD) District 19-32 for Industrial Uses

LOCATION
312 South International Road

APPLICANT
Geomet Recycling

OWNER
Garland Steel, Inc.

BACKGROUND
The site is improved with a metal recycling salvage yard that processes materials including weighting, sorting, flattening, crushing, shredding, bundling, and palletizing materials for shipment, by hand and by machine, to send processing material back to a raw material state for client usage.

In December 2019, the City Council approved site improvements which included vehicle circulation, parking, six (6) outside storage areas and ten (10) buildings.

The applicant requests to amend the approved layout from 2019 to support the existing recycling salvage yard.

SITE DATA
The overall site consists of approximately 19.8 acres with approximately 658.5 lineal feet of frontage along South International Road. The site plan (Exhibit C) shows two (2) access points from South International Road.

USE OF PROPERTY UNDER CURRENT ZONING
Planned Development (PD) District 19-32 was approved for a recycling salvage yard with unlimited outside storage.

The GDC defines a Recycling Salvage Yard as a facility which provides for the collection, sorting, storage, bundling and shipping of recoverable and recyclable non-automotive, non-consumable and non-compostable materials such as aluminum cans, glass, papers including magazines and newspapers, cardboard, wood pallets, metals, plastics, tires, computers and electronics, oil, paints, solvents, and textiles.

Given the additional improvements proposed, amendments to the PD, SUP, and Detail Plan are required.

CONSIDERATIONS

1. Planned Development and Detail Plan
   The applicant requests to make the following improvements in two (2) phases.
   Phase 1:

   - Three (3) prefabricated buildings which will be 2,632 square feet, 130 square feet and 456 square feet.
   - Three (3) shaded canopies - 4,950 square feet, 4,900 square feet and 4,965 square feet. These shade canopies will be used to protect salvaged materials from outdoor elements.
   - Improve vehicle traffic flow and organization on site, to allow for increased product flow
   - Eighty (80) additional parking spaces

   Phase 2:

   - Ten (10) shade structures (maximum)
   - Forty (40) additional parking spaces

   The applicant is unsure whether all of the shade structures will be installed in Phase 2. The intent is to include the maximum number of shade structures in the entitlement application. The "future phase shade canopies" are reflected as such on the site plan (Exhibit C).

   The hours of operation are from 7:00 a.m. to 7:00 p.m.

2. Planned Development (PD) District 19-32 reflects eighty-nine (89) parking spaces and the facility has operated continuously for several years with no complaints regarding parking deficiencies. The intent is to construct 120 additional parking spaces in two (2) phases.

3. The Garland Development Code (GDC) establishes a series of Special Standards to Recycling Salvage Yard regarding processing of materials, storage of materials and on-site traffic circulation. With the exception of the outdoor storage screening method prescribed under Special Standards (see Consideration No. 3), the proposed Recycling Salvage Yard shall comply with all the applicable Special Standards. Smelting and refining activity is prohibited on the subject site per the PD Conditions.

4. The scope of work does not trigger any landscaping standards. However, the landscape plan (Exhibit D) reflects enhance landscaping along South International Road. The site plan (Exhibit C) reflects the existing eight (8)-foot metal fence along the northern property line, a nine (9)-foot metal fence along the eastern and southern property lines, chain-link fence along the northwestern property line.

5. Building Design

The proposed buildings will comply with the applicable building design standards per the GDC.

6. Signage

   No deviations were requested regarding signage.

7. Specific Use Provision

   The applicant requests the SUP to be valid for a time period of twenty (20) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates this site for Business Center uses in the Employment Center Building Block. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business Centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

Business Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses, that support the business employment sector.

The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Most of the properties to the east, south and west are zoned for Industrial Uses and are developed with a variety of industrial and heavy commercial land uses including recycling salvage yards. The properties to the north are zoned for Industrial and Community Office Uses and are mostly developed with medical related land uses, and industrial uses.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 19-32 for Industrial Uses

Approval of a Specific Use Provision amendment for a Recycling Salvage Yard (Unlimited Outside Storage)

Approval of a Detail Plan amendment on a property zoned Planned Development (PD) District 19-32 for Industrial Uses

ADDITIONAL INFORMATION

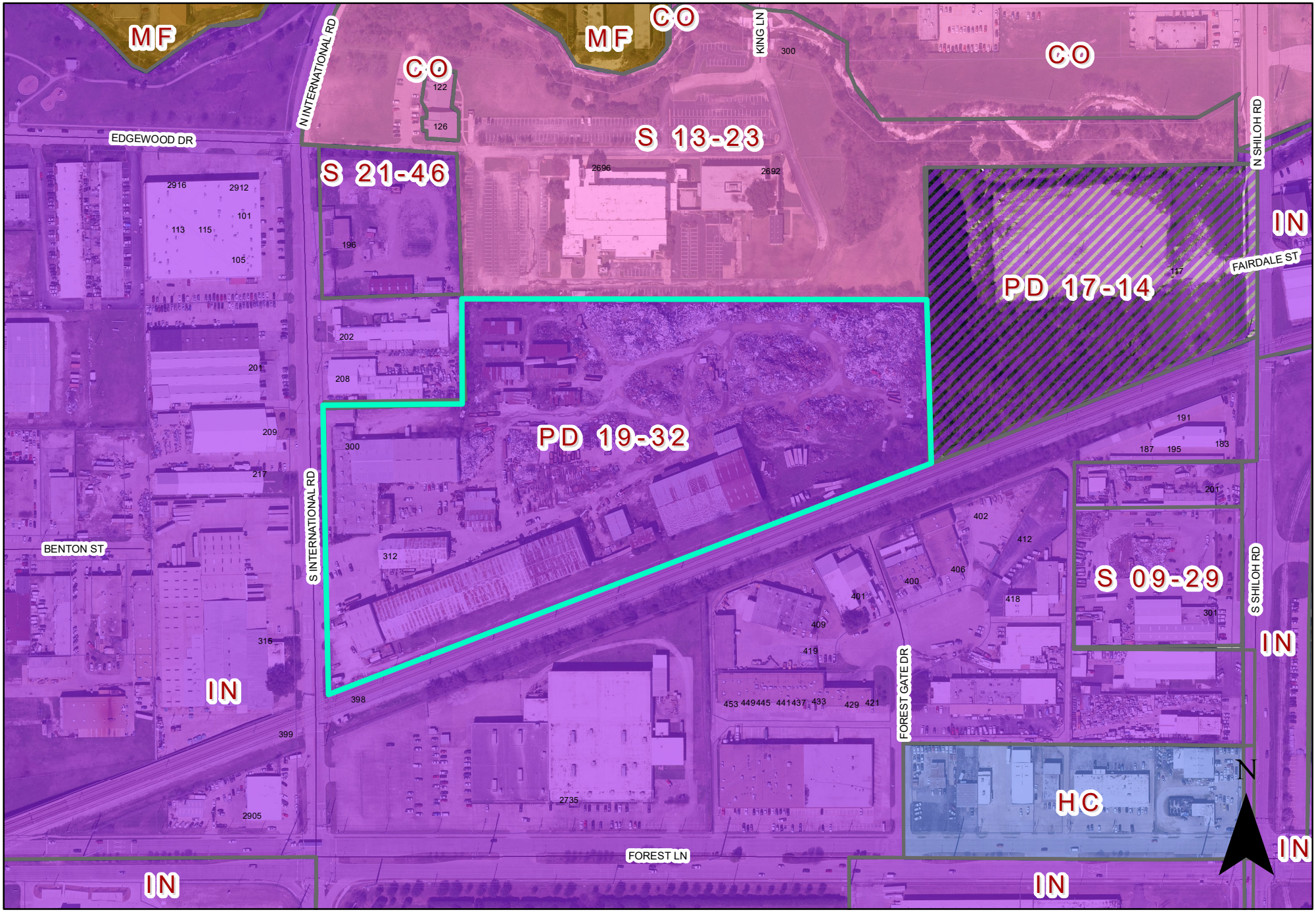
i. Location Map

ii. PD and SUP Conditions
iii. Detail Plan
iv. Photos

CITY COUNCIL DATE: October 11, 2022

PREPARED BY:
Nabiha Ahmed
Lead Development Planner
Planning & Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



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1 inch = 300 feet

ZONING MAP Z 22-43

INDICATES AREA OF REQUEST

312 S International Rd

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-43

312 INTERNATIONAL ROAD

I. Statement of Purpose: The purpose of this Specific Use Provision is to allow a Recycling Salvage Yard.

II. Statement of Effect: This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of Planned Development (PD) District 19-32 the Industrial (IN) District and all Special Standards for Recycling Salvage Yard 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. Specific Regulations:

A. Specific Use Provision: The Specific Use Provision for Recycling Salvage Yard shall be in effect for a period of twenty (20) years.

B. Truck Circulation Plan: Truck traffic shall comply with the vehicle paths as shown on Exhibit C.

C. Hours of Operation: The Recycling Salvage Yard shall be limited to the following days and times of operation: Sunday through Saturday from 7:00 am to 7:00 pm.

EXHIBIT B

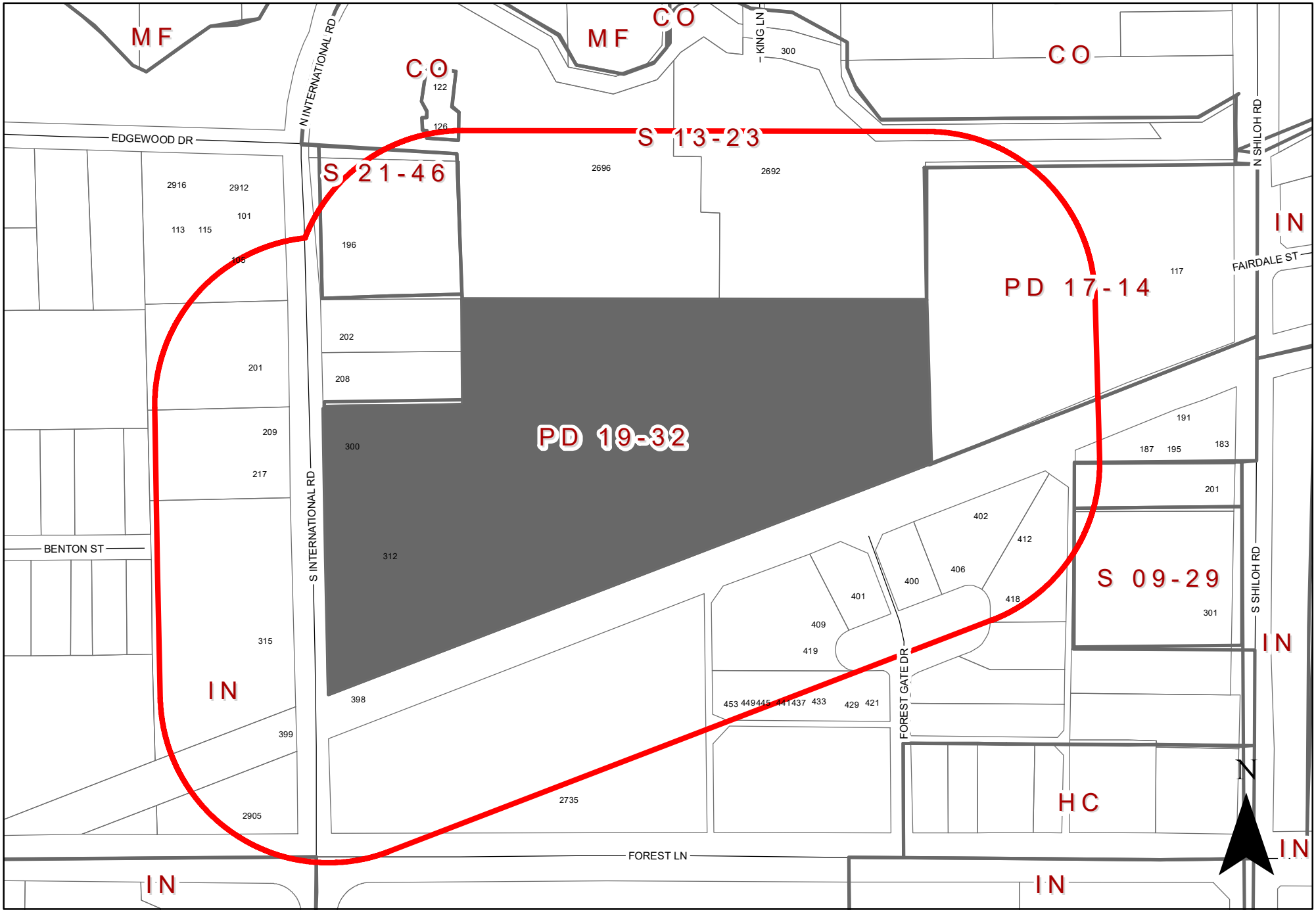
Z 22-43

View from South International Road

Looking north of the subject property

View from north entrance of the subject property

Northwest corner of the subject property



0 200 400 Feet
1 inch = 300 feet

ZONING MAP Z 22-43

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

312 S International Rd

To date we have not received any responses for this case.

GARLAND

Plan Commission **3. g.**

Meeting Date: 09/12/2022

Item Title: Z 22-43 Geomet Recycling - Detail Plan (District 6)

Summary:

Consideration of the application of **Geomet Recycling,** requesting approval of a Detail Plan amendment for a Recycling Salvage Yard on a property zoned Planned Development (PD) District 19-32 for Industrial Uses. This property is located at 312 South International Road. (District 6) (File Z 22-43 – Detail Plan.)

Attachments

Z 22-43 Geomet Recycling Report and Attachments (Detail Plan)

Z 22-43 Geomet Recycling Responses

Planning Report

File No: Z 22-43/District 6
Agenda Item:
Meeting: Plan Commission
Date: September 12, 2022

REQUEST
Approval of an amendment to Planned Development (PD) District 19-32 for Industrial Uses

Approval of a Specific Use Provision amendment for a Recycling Salvage Yard (Unlimited Outside Storage)

Approval of a Detail Plan amendment on a property zoned Planned Development (PD) District 19-32 for Industrial Uses

LOCATION
312 South International Road

APPLICANT
Geomet Recycling

OWNER
Garland Steel, Inc.

BACKGROUND
The site is improved with a metal recycling salvage yard that processes materials including weighting, sorting, flattening, crushing, shredding, bundling, and palletizing materials for shipment, by hand and by machine, to send processing material back to a raw material state for client usage.

In December 2019, the City Council approved site improvements which included vehicle circulation, parking, six (6) outside storage areas and ten (10) buildings.

The applicant requests to amend the approved layout from 2019 to support the existing recycling salvage yard.

SITE DATA
The overall site consists of approximately 19.8 acres with approximately 658.5 lineal feet of frontage along South International Road. The site plan (Exhibit C) shows two (2) access points from South International Road.

USE OF PROPERTY UNDER CURRENT ZONING
Planned Development (PD) District 19-32 was approved for a recycling salvage yard with unlimited outside storage.

The GDC defines a Recycling Salvage Yard as a facility which provides for the collection, sorting, storage, bundling and shipping of recoverable and recyclable non-automotive, non-consumable and non-compostable materials such as aluminum cans, glass, papers including magazines and newspapers, cardboard, wood pallets, metals, plastics, tires, computers and electronics, oil, paints, solvents, and textiles.

Given the additional improvements proposed, amendments to the PD, SUP, and Detail Plan are required.

CONSIDERATIONS

1. Planned Development and Detail Plan
   The applicant requests to make the following improvements in two (2) phases.
   Phase 1:

   - Three (3) prefabricated buildings which will be 2,632 square feet, 130 square feet and 456 square feet.
   - Three (3) shaded canopies - 4,950 square feet, 4,900 square feet and 4,965 square feet. These shade canopies will be used to protect salvaged materials from outdoor elements.
   - Improve vehicle traffic flow and organization on site, to allow for increased product flow
   - Eighty (80) additional parking spaces

   Phase 2:

   - Ten (10) shade structures (maximum)
   - Forty (40) additional parking spaces

   The applicant is unsure whether all of the shade structures will be installed in Phase 2. The intent is to include the maximum number of shade structures in the entitlement application. The "future phase shade canopies" are reflected as such on the site plan (Exhibit C).

   The hours of operation are from 7:00 a.m. to 7:00 p.m.

2. Planned Development (PD) District 19-32 reflects eighty-nine (89) parking spaces and the facility has operated continuously for several years with no complaints regarding parking deficiencies. The intent is to construct 120 additional parking spaces in two (2) phases.

3. The Garland Development Code (GDC) establishes a series of Special Standards to Recycling Salvage Yard regarding processing of materials, storage of materials and on-site traffic circulation. With the exception of the outdoor storage screening method prescribed under Special Standards (see Consideration No. 3), the proposed Recycling Salvage Yard shall comply with all the applicable Special Standards. Smelting and refining activity is prohibited on the subject site per the PD Conditions.

4. The scope of work does not trigger any landscaping standards. However, the landscape plan (Exhibit D) reflects enhance landscaping along South International Road. The site plan (Exhibit C) reflects the existing eight (8)-foot metal fence along the northern property line, a nine (9)-foot metal fence along the eastern and southern property lines, chain-link fence along the northwestern property line.

5. Building Design

The proposed buildings will comply with the applicable building design standards per the GDC.

6. Signage

   No deviations were requested regarding signage.

7. Specific Use Provision

   The applicant requests the SUP to be valid for a time period of twenty (20) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates this site for Business Center uses in the Employment Center Building Block. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business Centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

Business Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses, that support the business employment sector.

The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Most of the properties to the east, south and west are zoned for Industrial Uses and are developed with a variety of industrial and heavy commercial land uses including recycling salvage yards. The properties to the north are zoned for Industrial and Community Office Uses and are mostly developed with medical related land uses, and industrial uses.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 19-32 for Industrial Uses

Approval of a Specific Use Provision amendment for a Recycling Salvage Yard (Unlimited Outside Storage)

Approval of a Detail Plan amendment on a property zoned Planned Development (PD) District 19-32 for Industrial Uses

ADDITIONAL INFORMATION

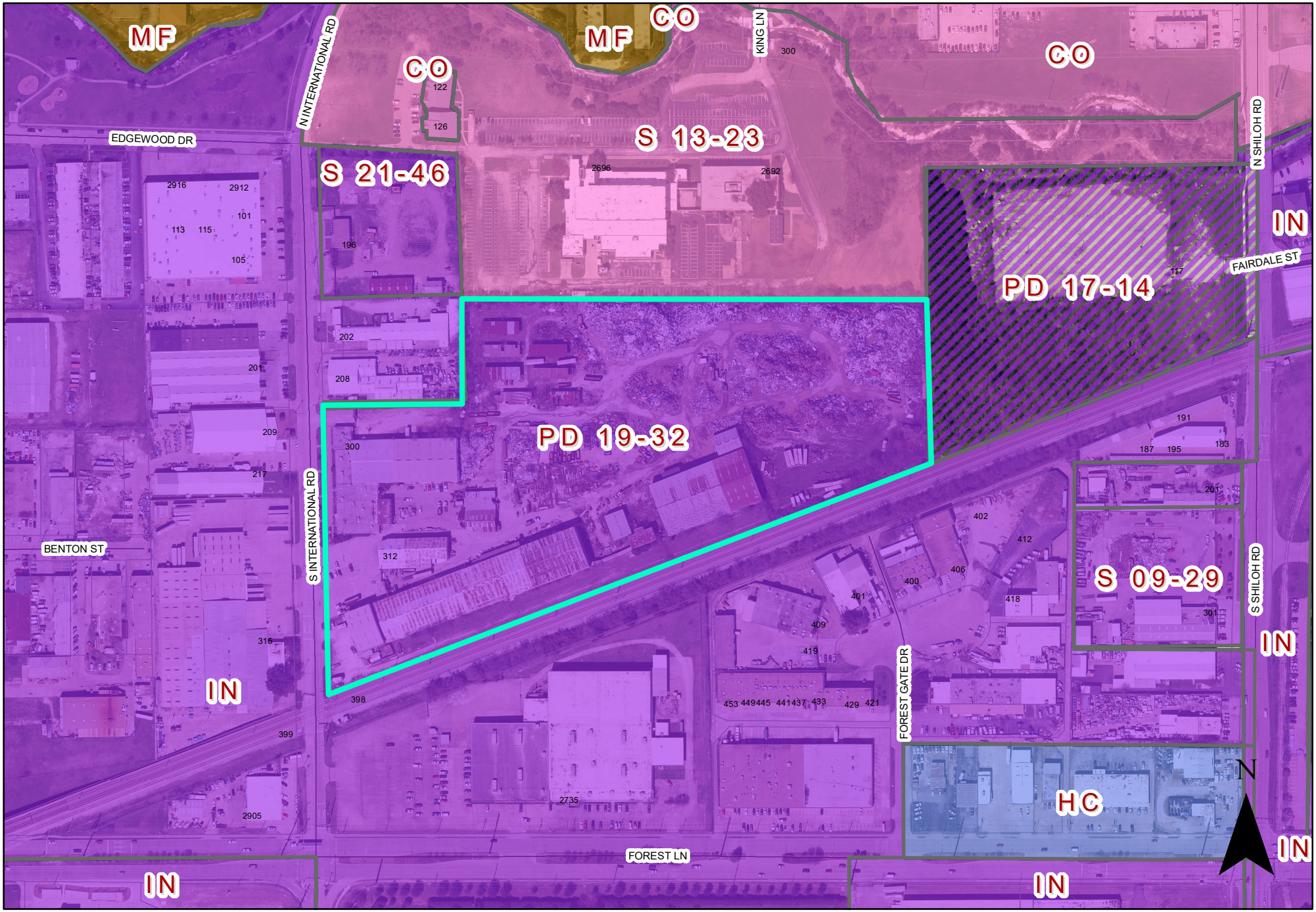
i. Location Map

ii. PD and SUP Conditions
iii. Detail Plan
iv. Photos

CITY COUNCIL DATE: October 11, 2022

PREPARED BY:
Nabiha Ahmed
Lead Development Planner
Planning & Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



0 200 400 Feet
1 inch = 300 feet

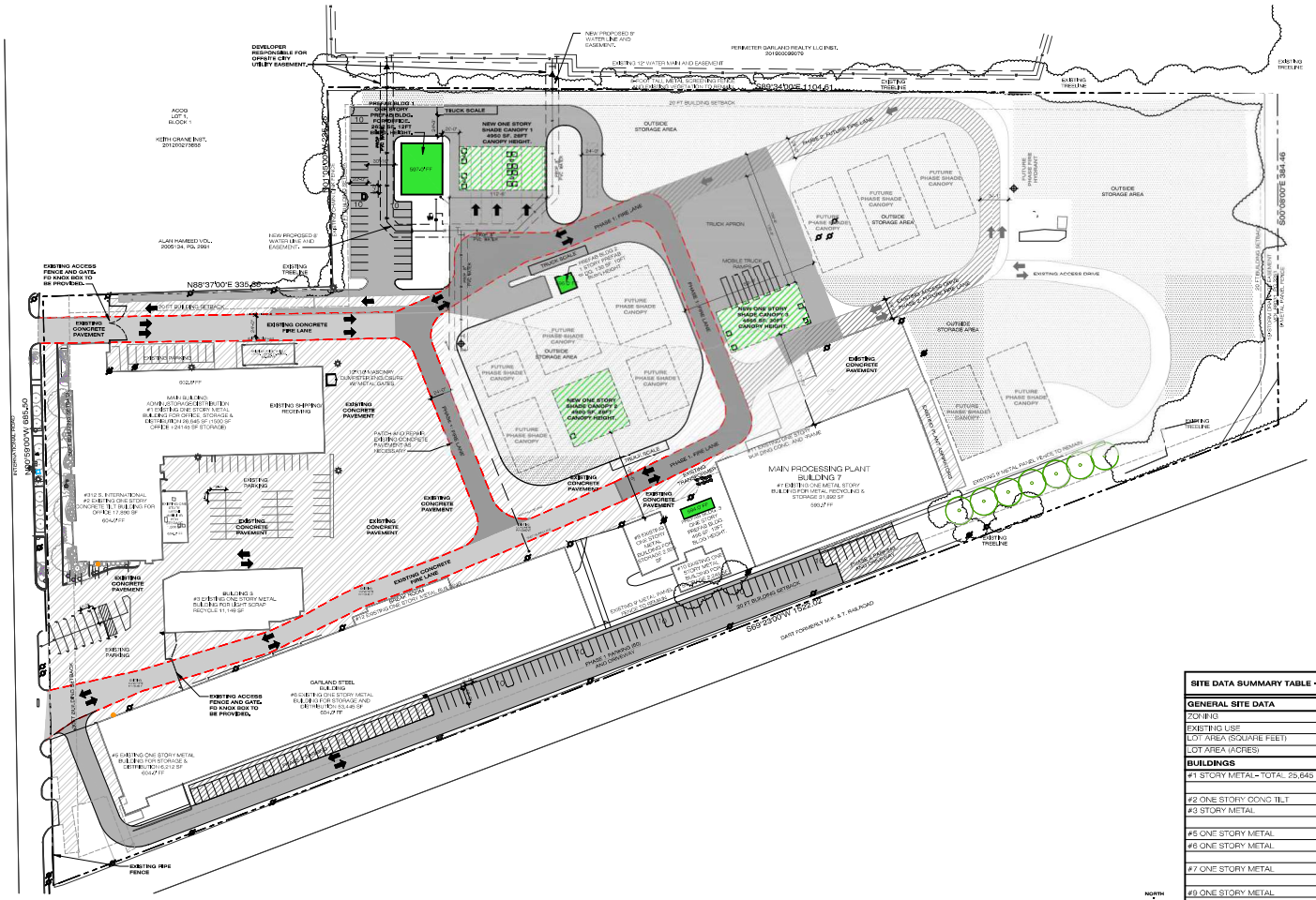
ZONING MAP Z 22-43

INDICATES AREA OF REQUEST

312 S International Rd

EXHIBIT C

NOT FOR CONSTRUCTION



1G GEOMET - GARLAND FACILITY - OVERALL SITE PLAN
SCALE : 1/64" = 1'- 0"

0' 25' 50' 75' 100'

NORTH

NOTES:

AT THE TIME OF PERMITTING, IF IT IS DETERMINED THAT THE DOWNSTREAM DRAINAGE SYSTEM DOES NOT HAVE CAPACITY FOR THE INCREASED RUNOFF DUE TO THE ADDITIONAL IMPERVIOUS AREA REFLECTED IN THE PERMIT, IT SHALL BE THE DEVELOPERS RESPONSIBILITY TO OBTAIN AN OFFSITE DRAINAGE EASEMENT TO EXTEND A STORM SEWER PIPE TO STREAM 2C5, OR ON-SITE DETENTION MAY BE REQUIRED.

LEGEND

- EXISTING CONCRETE PAVEMENT
- EXISTINGT CONCRETE PAVEMENT - FIRE LANE
- EXISTING OUTSIDE STORAGE (UNLIMITED)
- NEW PAVEMENT - PHASE 1 FIRE LANE
- PHASE 1 - CONCRETE PARKING AND DRIVEWAY
- PHASE 2 - CONCRETE PARKING AND DRIVEWAY
- PROPOSED PREMANUFACTURED BUILDING
- PROPOSED PREMANUFACTURED SHADE CANOPY

VICINITY MAP

PRE-SUBMITTAL CASE NUMBER: 220510-2	PRE-SUBMITTAL CASE NUMBER: 220510-2	GEOMET RECYCLING : HOURS OF OPERATION
RE-SUBMITTAL FOR AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 19-32 FOR INDUSTRIAL USES AND SPECIAL USE PROVISION (SUP FOR A RECYCLING SALVAGE YARD (UNLIMITED OUTSIDE STORAGE), AND A DETAILED PLAN FOR A RECYCLING SALVAGE YARD (UNLIMITED OUTSIDE STORAGE) THE DETAILED PLAN AMENDMENT FOR THE EXISTING SUP RECYCLING SALVAGE YARD INCLUDES A PHASED PLAN IMPLEMENTING 3 INITIAL SHADE CANOPIES TO PROTECT OUTSIDE SALVAGE MATERIAL STORAGE AND EXISTING OPERATIONS; AND 3 PRE-FABRICATED STRUCTURES TO SUPPORT EXISTING OPERATIONS. FUTURE SHADE CANOPIES ARE SHOWN AS PART OF THE MASTER PLAN FOR THE EXISTING RECYCLING SALVAGE YARD AND WILL BE PERMITTED INDIVIDUALLY AS PART OF FUTURE PHASES.	CONTACT INFORMATION: OWNER: GARLAND STEEL INC. 312 S. INTERNATIONAL ROAD GARLAND, TX 75042 972.494.6000 APPLICANT: MIKEL SHECHT GEOMET RECYCLING 300 S. INTERNATIONAL ROAD, GARLAND, TX 75042 972.303.8849 PLAN PREPARER: JACK A. ROMIGH, AIA MJDII ARCHITECTS, INC. 16775 ADDISON ROAD, SUITE 310 ADDISON, TX 75001 972.630.8079	SUNDAY - SATURDAY: 7:00AM – 7:00PM *RECYCLING SALVAGE YARD IS ATTENDED ON-SITE DURING ALL HOURS OF BUSINESS OPERATION OR COLLECTION. **PROCESSING OF MATERIALS INCLUDES WEIGHTING, SORTING FLATTENING, CRUSHING, SHREDDING, BUNDLING, AND PALLETIZING MATERIALS FOR SHIPMENT BY HAND OR BY MACHINE FOR PROCESSING OR PRELIMINARY CONVERSION BACK TO A RAW MATERIAL STATE.

PARKING TABULATION		
PARKING REQUIRED	365	
OFFICE- 1/ 300 SF	81	
RECYCLING- 1/ EMPLOYEE	4	
STORAGE- INSIDE- 1/ 1000 SF	71	
STORAGE- OUTSIDE- 1/ 1000 SF	204	
GUEST PARKING	5	
PHASE 1 PROPOSED PARKING	80	
PHASE 2 PROPOSED PARKING	40	
EXISTING PARKING PROVIDED	**89 (APPROVED PER EXISTING PD)**	
HANDICAPPED PARKING REQUIRED	4	
HANDICAPPED PARKING PROVIDED	4 INCLUDED IN TOTAL	

SITE DATA SUMMARY TABLE - CASE NO. 220512-2

GENERAL SITE DATA				
ZONING	IN (INDUSTRIAL)			
EXISTING USE	RECYCLING AND SALVAGE YARD WITH OUTSIDE STORAGE			
LOT AREA (SQUARE FEET)	863,626			
LOT AREA (ACRES)	19.828			
BUILDINGS	**AREA (SF)**	**USE**	**#EMPLOYEES**	**HEIGHT FT+/-**
#1 STORY METAL- TOTAL 25,645 SF	1,500	OFFICE	4	27
	24,145	STORAGE	4	27
#2 ONE STORY CONC TILT	17,890	OFFICE	10	15
#3 STORY METAL	11,149	RECYCLING	4	20
#5 ONE STORY METAL	6,212	MANUFACTURING	2	30
#6 ONE STORY METAL	26,723	STORAGE	6	30
	26,723	DISTRIBUTION	2	30
#7 ONE STORY METAL	20,957	RECYCLING	3	38
	10,935	STORAGE	1	38
#9 ONE STORY METAL	2,920	STORAGE	1	12
#10 ONE STORY METAL	2,245	STORAGE	1	18
#11 ONE STORY FRAME MISC BUILDING	392	STORAGE	0	12 TO 18
#12 ONE STORY METAL MISC BUILDING	1,644	STORAGE	0	12 TO 18
ONE STORY METAL BUILDING	1,800	STORAGE	0	12 TO 18
OFFICE TRAILER	1,432	OFFICE	4	12 TO 18
PREFAB BUILDING 1	2,632	OFFICE	4	12 TO 18
PREFAB BUILDING 2	400	OFFICE	1	10 TO 12
PREFAB BUILDING 3	456	OFFICE	1	10 TO 12
SHADE CANOPY 1	4,950	STORAGE	1	30
SHADE CANOPY 2	4,900	STORAGE	1	30
SHADE CANOPY 3	4,965	STORAGE	1	30
TOTAL BUILDING AREAS	179,870		60	
OUTSIDE STORAGE	203,866			
		FUTURE EMPLOYEES	100 (TOTAL)	
LOT COVERAGE-BUILDING (%)	20%			
FLOOR AREA RATIO (2:1)	0.2			

PER GARLAND DEVELOPMENT CODE: TABLE 2-5 - NON RESIDENTIAL DISTRICT STANDARDS:

1-2 STORIES MAX. HEIGHT FOR NOT ADJ.STREET (SIDE AND REAR): 30'-0" IN HEIGHT OR LESS.

MAX. BUILDING COVERAGE: 60%

MAX. FAR: 2:1

MAX. HEIGHT: ANY LEGAL HEIGHT SUBJECT TO YARD PROVISIONS.

MJDII Architects, Inc.
Architecture • Planning • Consulting
16775 Addison Road, Suite 310
Addison, Texas 75001
Tel: (972) 630-8079
Fax: (972) 905-9601

SUTHERLAND KING CONSULTING LLC
GRAYSON K. HUGHES
4417 BELCLAIRE AVE.
DALLAS, TX 75205
214.208.0519

Seal:

ARCHITECT: JACK A. ROMIGH, AIA
TEXAS REGISTRATION: #11699
DATE: 27 JULY 2022

THESE DOCUMENTS ARE PRELIMINARY AND NOT INTENDED FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES.

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS HAS JURISDICTION OVER COMPLAINTS REGARDING THE PROFESSIONAL PRACTICE OF ARCHITECTURE. QUESTIONS REGARDING ARCHITECTS IN TEXAS, THE BOARD'S CURRENT ADDRESS, TELEPHONE NUMBER AND WEBSITE ARE: 333 GUADALUPE STREET, SUITE 2-232 AUSTIN, TX 78701-3942 (512) 305-9040 WWW.TBAE.STATE.TX.US

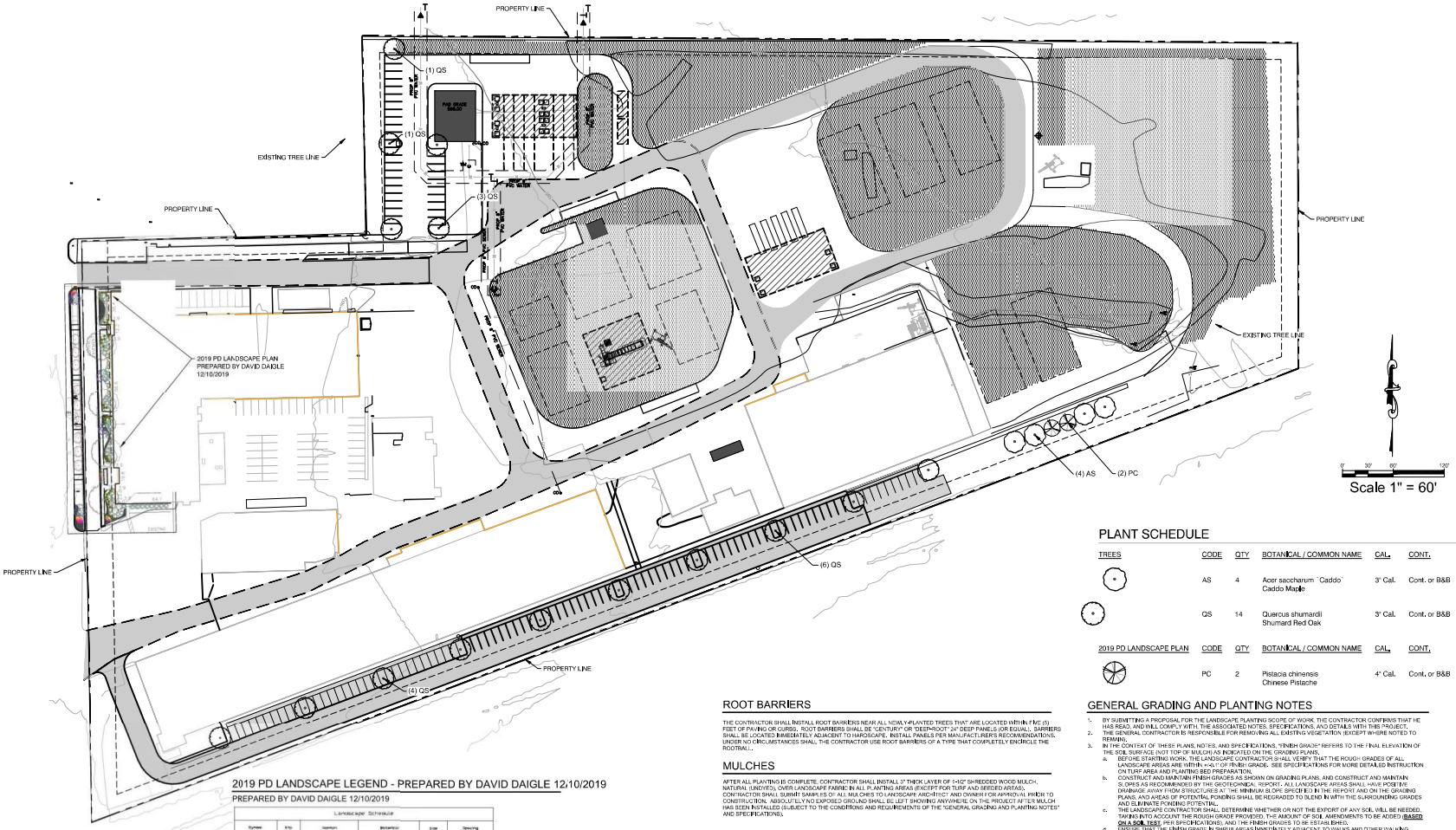
GEOMET RECYCLING
300 S International Rd
Garland, TX 75042
GEOMET RECYCLE MASTER PLAN

Drawn by:	SRW
Case Number:	220512-2
Date:	27 JULY 2022
Issue:	SITE PLAN SUBMITTAL
Approved By:	
Sheet Number:	

SP1.A
GEOMET RECYCLE
OVERALL SITE PLAN
PD - AMMENDMENT

CASE NO. 220512-2

EXHIBIT D



2019 PD LANDSCAPE LEGEND - PREPARED BY DAVID DAIGLE 12/10/2019

PREPARED BY DAVID DAIGLE 12/10/2019

Landscape Schedule

Symbol	Key	Common	Botanical	Size	Spacing
		Live Oak	Quercus virginiana	4 Cal.	As Shown
		Chinese Pistache	Pistacia chinensis	4" Cal.	As Shown
		[illegible]	[illegible]	30 Gal.	As Shown
		Chaste Tree	Lagerstroemia	30 Gal.	As Shown
		Colorful Pineapple Guava	Ilex vomitoria	45 Gal.	As Shown
		Indian Hawthorn	Rhaphiolepis x fraseri	30 Gal.	As Shown
		Needle Palm Yucca	Yucca rostrata	7 Gal.	As Shown
		Dwarf Yaupon Holly	Ilex vomitoria	3 Gal.	As Shown
		Red Southern Shield	Aspidistra elatior 'Variegata'	5 Gal.	As Shown
		Dwarf Wax Myrtle	Myrica cerifera 'Pumila'	3 Gal.	As Shown
		Anthony Waterer Spirea	Spiraea japonica 'Anthony Waterer'	3 Gal.	As Shown
		Giant Liriope	Liriope muscari	1 Gal.	As Shown

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
	AS	4	Acer saccharum `Caddo` Caddo Maple	3" Cal.	Cont. or B&B	12`-14` HT
	QS	14	Quercus shumardii Shumard Red Oak	3" Cal.	Cont. or B&B	12`-14` HT

2019 PD LANDSCAPE PLAN	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
	PC	2	Pistacia chinensis Chinese Pistache	4" Cal.	Cont. or B&B	12`-14` HT

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURERS RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST** PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 2" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (IE., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE, PRIOR TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT
ERIC M. SHEFFER
3937
STATE OF TEXAS
08-23-2022

Owner

Project Name
Geomet
300 S. Industrial Road
Garland, TX

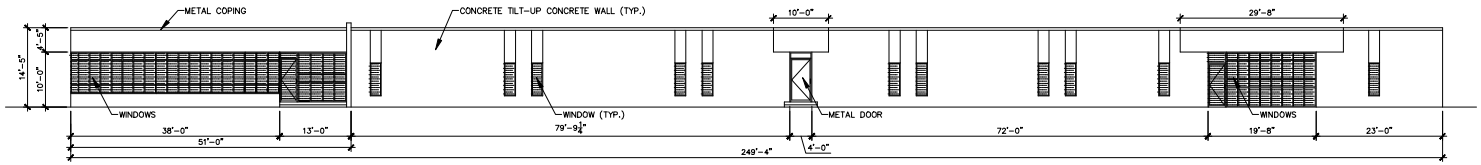
CONCEPT LANDSCAPE PLANTING

Date	Comment

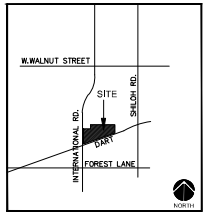
Project Number	
Date	07/26/2022
Drawn By	EMS
Checked By	EMS/RM

LP-1

EXHIBIT E



1 **WEST ELEVATION** **(EXISTING BUILDING)**
SCALE: 3/32"=1'-0"



VICINITY MAP
N.T.S.

MJDII Architects, Inc.
Architecture • Planning • Consulting
14175 Addison Road, Suite 310
Addison, Texas 75001
Tel: (972) 934-0000
Fax: (972) 934-0001

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DALLAS, TX 75205
214.208.0519

Seal:

ARCHITECT: JACK A. ROMISH, AIA
TEXAS REGISTRATION: #11025
DATE: 27 JULY 2022

THESE DOCUMENTS ARE PRELIMINARY AND NOT INTENDED FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES.

THE CLIENT BOARD OF ARCHITECTURAL EXAMINERS HAS JURISDICTION OVER CERTAIN ARCHITECTURAL DESIGNS. THE ARCHITECT MAY BE REQUIRED TO SEAL THE DESIGN AND OBTAIN A CERTIFICATE OF REGISTRATION. FOR MORE INFORMATION REGARDING THE ARCHITECTURAL EXAMINERS, PLEASE CONTACT THE BOARD AT 1504 SAN JACINTO, AUSTIN, TEXAS 78701, WWW.TBAE.STATE.TX.US

GEOMET RECYCLING

300 S International Rd
Garland, TX 75042
GEOMET RECYCLE
MASTER PLAN

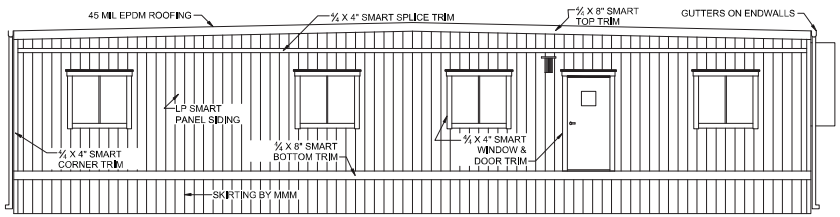
Drawn By:	SRW
Project Number:	2022-0002-01
Date:	27 JULY 2022
Issue:	SITE PLAN SUBMITTAL
Approved By:	

Sheet Number:

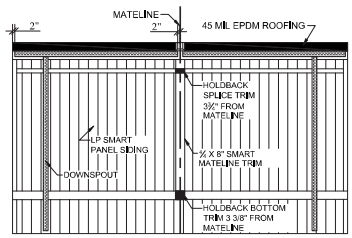
A3.00

CASE NO. 220512-2
EXISTING BUILDING
ELEVATION

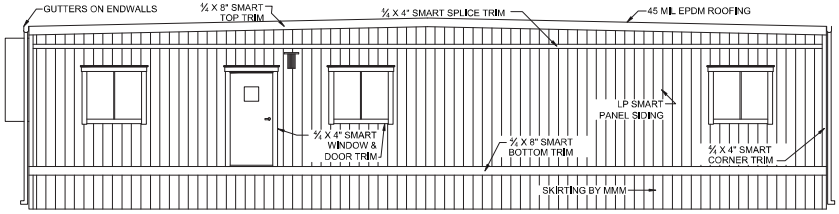
EXHIBIT E



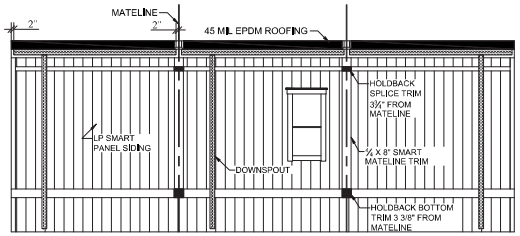
1 ELEVATION - LEFT SIDE UNIT
3/16" = 1'-0"



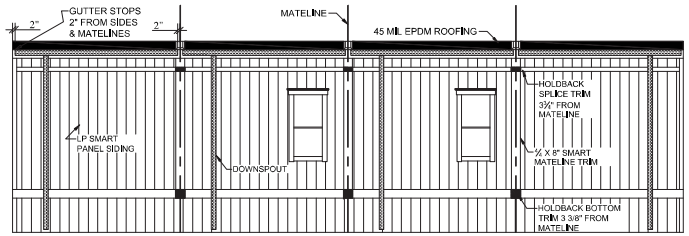
2 ENDWALL ELEVATION - 2 UNITS
3/16" = 1'-0"



3 ELEVATION - RIGHT SIDE UNIT
3/16" = 1'-0"



4 ENDWALL ELEVATION - 3 UNITS
3/16" = 1'-0"



5 ENDWALL ELEVATION - 4 UNITS
3/16" = 1'-0"

Texas Industrialized Building Code Council

IBC ☑ IRC ☐

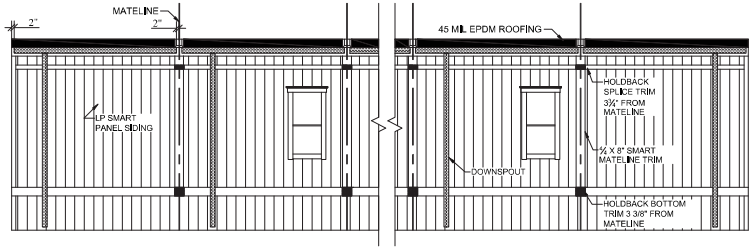
Approval Date: 2/15/13

APPROVED

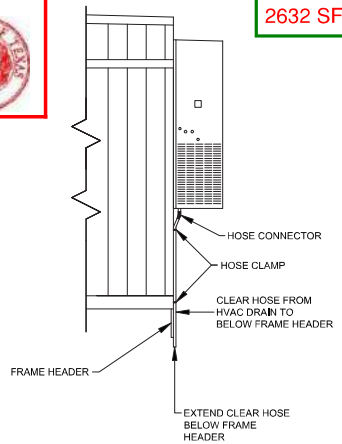
PFS CORPORATION

IHDRA- 7

PREFABRICATED BUILDING
1 (NORTH) PREFAB BUILDING FOR OFFICE.
2632 SF.



6 ENDWALL ELEVATION - MORE THAN 4 UNITS
3/16" = 1'-0"



7 HVAC DRAIN HOSE DETAIL
3/16" = 1'-0"

TEXAS
STATE OF TEXAS
R. MARK STEELE
80951
LICENSED
PROFESSIONAL ENGINEER

INDICOM BUILDINGS, INC.
INDUSTRIALIZED COMMERCIAL BUILDINGS
721 N. BURLESON BLVD - BURLESON, TX 76028
817-447-1213 FAX 817-447-2751

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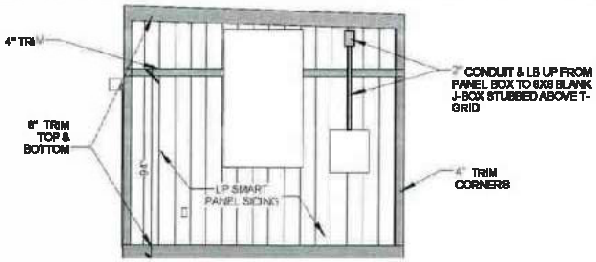
DEALER: MOBILE MODULAR MANAGEMENT
HOUSTON, TX
PROJECT: VARIABLE UNIT COMPLEX
M-PLEX
PROJECT NUMBER: ----

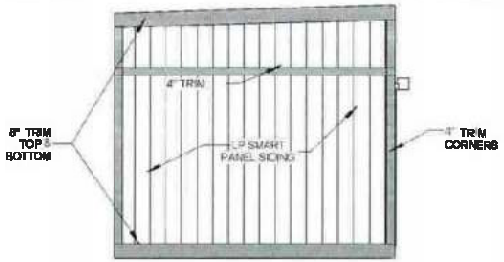
SCALE: AS NOTED
PLOT DATE: 2/8/2013
SALESMAN: RL
DRAWN BY: ----
STATES: TXLAOKARMS
SERIAL NUMBERS: ----
REVISIONS:

EXHIBIT E

BRITCO STRUCTURES USA LLC
1101 FOUNDATION DRIVE WACO,TX 76708



Texas Industrialized Building Code Council
IBC ☑ IRC ☐
Approval Date: 11/3/15
APPROVED
PFS CORPORATION
IHDRA- 7

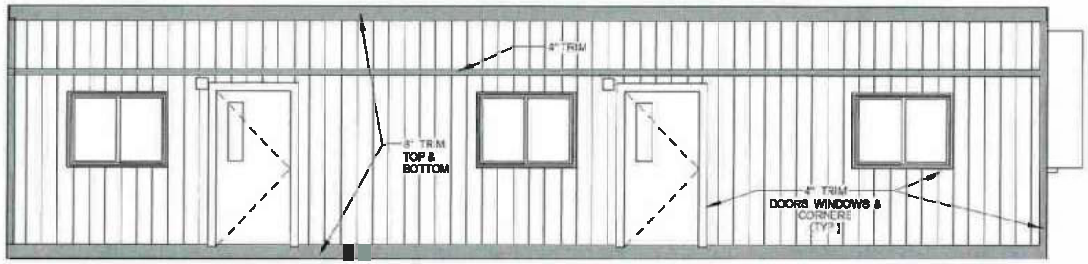


1 WEST ELEVATION
3/16" = 1'-0"

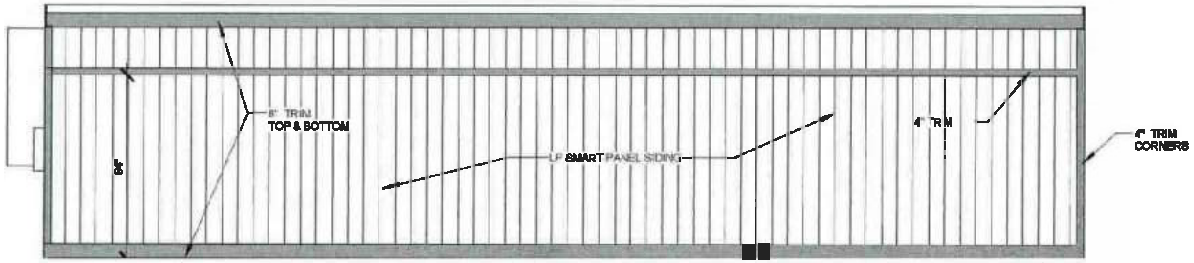
2 EAST ELEVATION
3/16" = 1'-0"

PREFABRICATED BUILDING 3 (SOUTH) PREFAB BUILDING FOR OFFICE. 456 SF.

PREFABRICATED BUILDING 2 (SIMILAR, EXISTING INSIDE MAIN BUILDING 1) PREFAB BUILDING FOR OFFICE. 130 SF.



3 NORTH ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION
3/16" = 1'-0"

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1101 Foundation Dr., Waco, TX 76708
Tel (800) 944-6084

DATE:	13OCT2015
SCALE:	3/16" = 1'-0"
DRAWN BY:	TNJ
CHECKER:	
Bid #:	71594?

#	DESCRIPTION	BY	DATE
0	ISSUE FOR STATE REVIEW	TNJ	13OCT2015

PROJECT TITLE:
11'-9" X 44' WET SINGLE OFFICE - MOBILE MODULAR

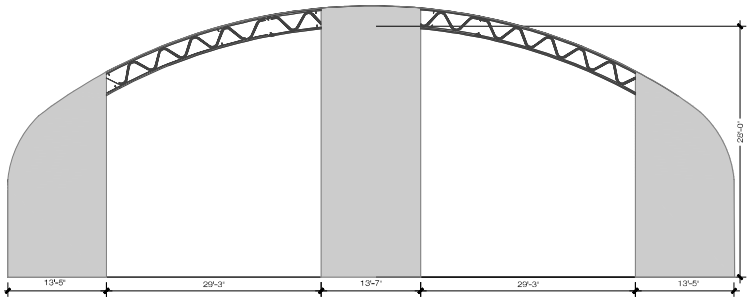
DRAWING TITLE:
ELEVATIONS

PROJECT NO: -02

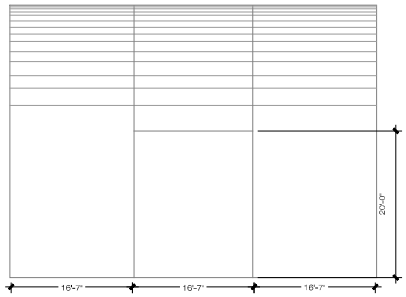
SHEET NO: D02

britco
BUILDING INNOVATION

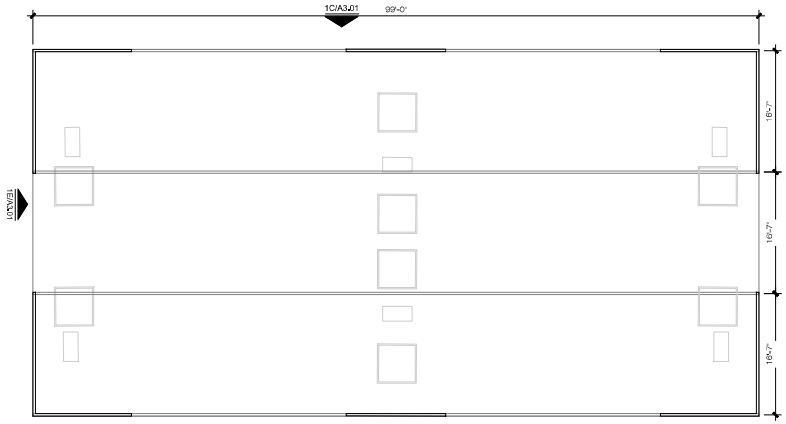
EXHIBIT E



1C NORTH ELEVATION- SHADE CANOPY - 99' X 50' - SMALL SCALE SALVAGE - SHADE CANOPY NO.1
SCALE : 1/8" = 1'- 0"



1E WEST ELEVATION- SHAPE CANOPY - 99' X 50' - SMALL SCALE SALVAGE - SHADE CANOPY NO.1
SCALE : 1/8" = 1'- 0"



1J PLAN- SHADE CANOPY - 99' X 50' - SMALL SCALE SALVAGE - SHADE CANOPY NO.1
SCALE : 1/8" = 1'- 0"

NORTH

FORKLIFT DIMENSIONS

FORKLIFT MODEL NO. FG30N
- 8.93'X 4.19' X 7.11'
- MAX FORK HEIGHT: 10.88'
- TURNING RADIUS: 7.81'

MJDII Architects, Inc.
Architecture • Planning • Consulting
14775 Address Rd., Suite 310 Tel: (972) 960-6900
Addison, Texas 75001 Fax: (972) 960-6901

SUTHERLAND KING CONSULTING LLC
GRAYSON K. HUGHES
4417 BELCLAIRE AVE.
DALLAS, TX 75205
214.208.0519

Seal:

ARCHITECT: JACK A. ROMIGH, AIA
TEXAS REGISTRATION: #11692
DATE: 27 JULY 2022

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GEOMET RECYCLING

300 S International Rd
Garland, TX 75042
GEOMET RECYCLE MASTER PLAN

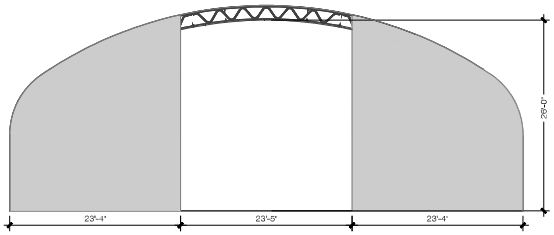
Drawn By:	ACS
Case Number:	220512-2
Date:	27 JULY 2022
Issue:	SITE PLAN SUBMITTAL
Approved By:	

Sheet Number:

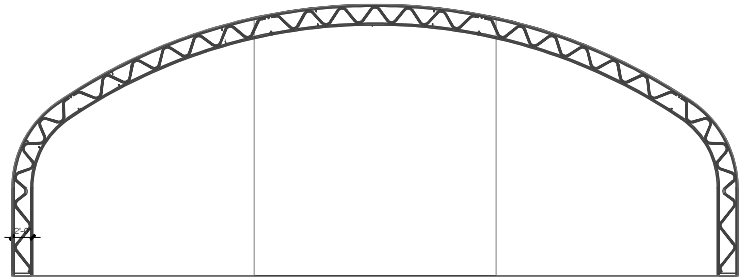
A3.01A
GEOMET RECYCLE
SHADE CANOPY
PLANS AND ELEVATIONS

CASE NO. 220512-2

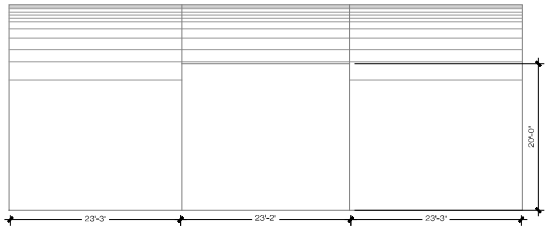
EXHIBIT E



1C WEST ELEVATION- SHADE CANOPY - 70' X 70' - BALER - SHADE CANOPY NO.2
SCALE : 1/8" = 1'-0"



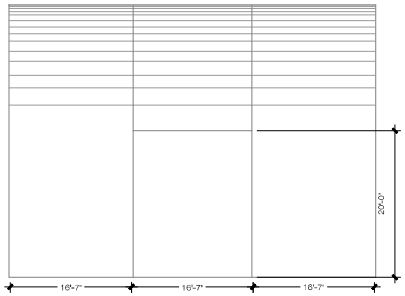
6C NORTH ELEVATION- SHADE CANOPY - 99' X 50' - SHADE CANOPY NO.3
SCALE : 1/8" = 1'-0"



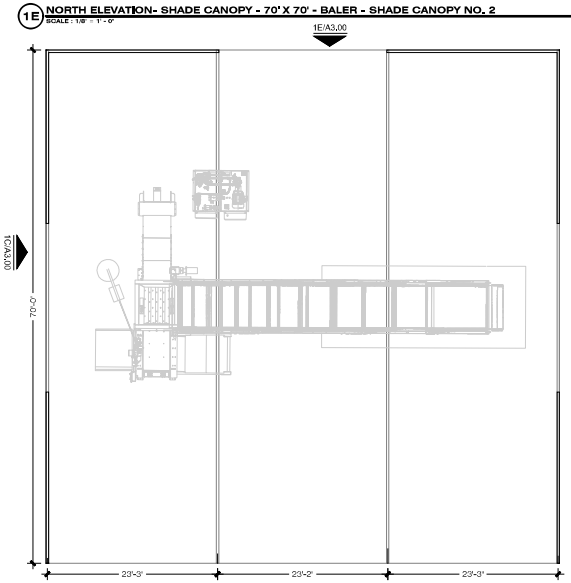
1E NORTH ELEVATION- SHADE CANOPY - 70' X 70' - BALER - SHADE CANOPY NO. 2
SCALE : 1/8" = 1'-0"

FORKLIFT DIMENSIONS

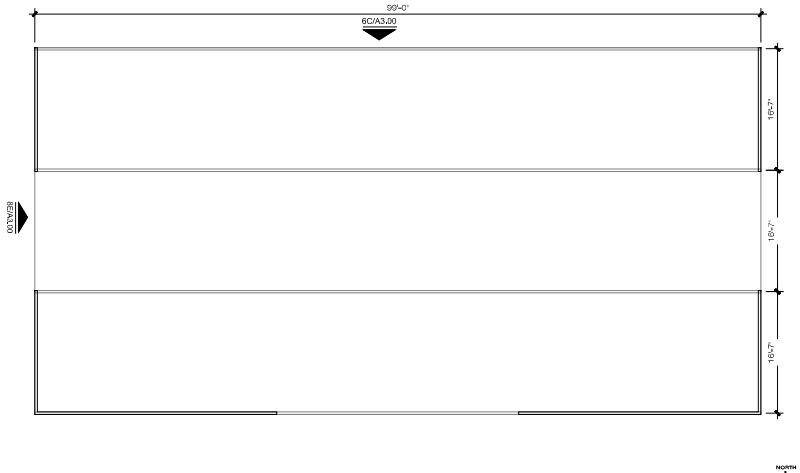
FORKLIFT MODEL NO. FG30N
- 8.99' X 4.19' X 7.11'
- MAX FORK HEIGHT: 10.88'
- TURNING RADIUS: 7.81'



8E WEST ELEVATION- SHAPE CANOPY - 99' X 50' - SHADE CANOPY NO.3
SCALE : 1/8" = 1'-0"



1J PLAN- SHADE CANOPY - 70' X 70' - BALER - SHADE CANOPY NO.2
SCALE : 1/8" = 1'-0"



6J PLAN- SHADE CANOPY - 99' X 50' - SHIPPING/RECEIVING - SHADE CANOPY NO.3
SCALE : 1/8" = 1'-0"

MJDII Architects, Inc.
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DALLAS, TX 75205
214.208.0519

Seal:

ARCHITECT: JACK A. ROMIGH, AIA
TEXAS REGISTRATION: #11695
DATE: 27 JULY 2022

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GEOMET RECYCLING

300 S International Rd
Garland, TX 75042
GEOMET RECYCLE MASTER PLAN

Drawn By:	ACS
Case Number:	220512-2
Date:	27 JULY 2022
Issue:	SITE PLAN SUBMITTAL
Approved By:	

Sheet Number:

A3.01B
GEOMET RECYCLE
SHADE CANOPY
PLANS AND ELEVATIONS

CASE NO. 220512-2

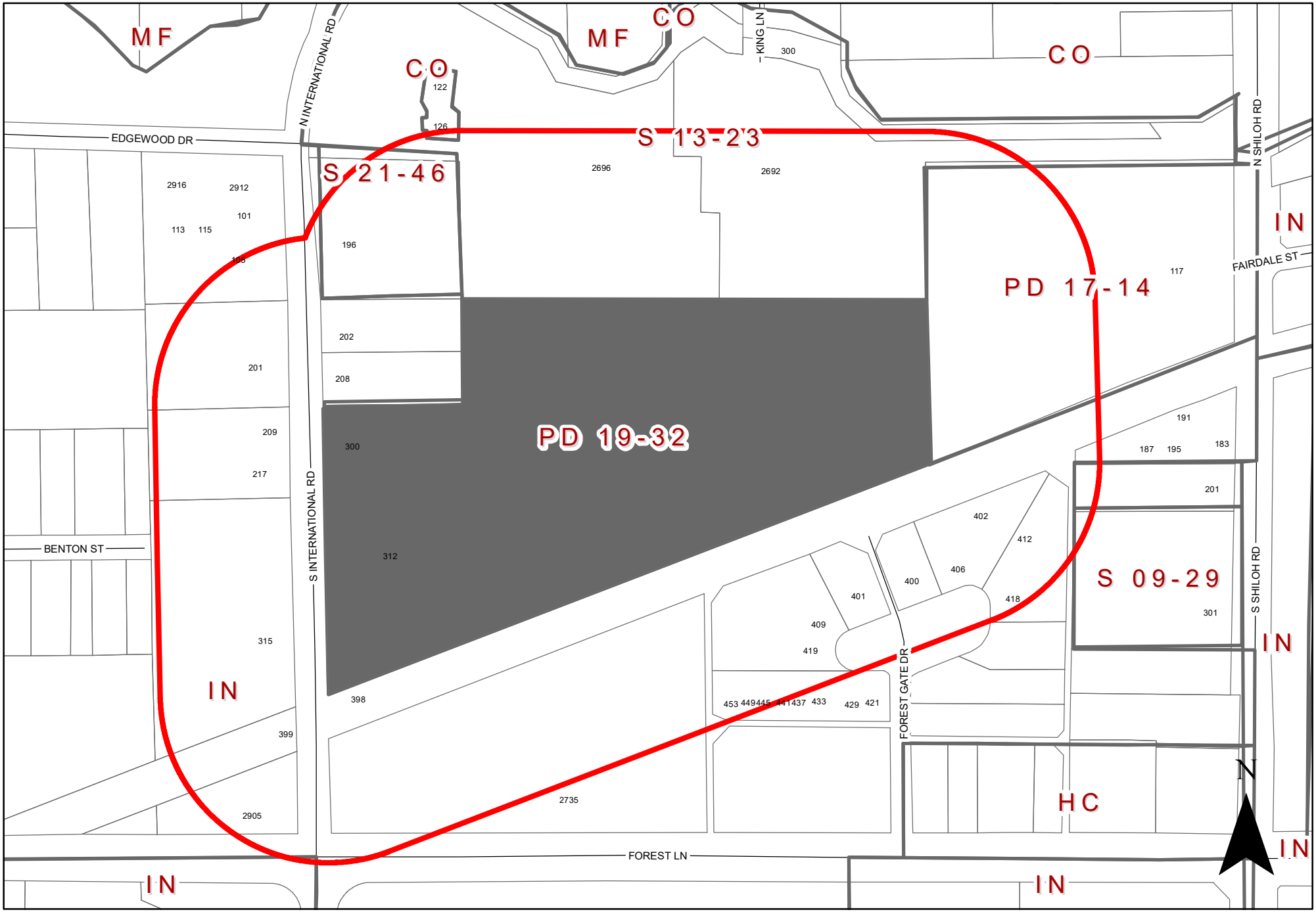
Z 22-43

View from South International Road

Looking north of the subject property

View from north entrance of the subject property

Northwest corner of the subject property



0 200 400 Feet
1 inch = 300 feet

ZONING MAP Z 22-43

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

312 S International Rd

To date we have not received any responses for this case.

GARLAND

Plan Commission **3. h.**

Meeting Date: 09/12/2022

Item Title: Z 22-45 Kehinde Omo-Iyamu - Zoning (District 5)

Summary:

Consideration of the application of **Kehinde Omo-Iyamu,** requesting approval of a Change in Zoning from Neighborhood Office (NO) District to Community Retail (CR) District. This property is located at 2940 Broadway Boulevard and 2955 Dairy Road. (District 5) (File Z 22-45 – Zoning)

Attachments

Z 22-45 Kehinde Omo-Iyamu Report and Attachments

Z 22-45 Kehinde Omo-Iyamu Responses

Planning Report

File No: Z 22-45/District 5
Agenda Item:
Meeting: Plan Commission
Date: September 12, 2022

REQUEST
Approval of a Change in Zoning from Neighborhood Office (NO) District to Community Retail (CR) District.

LOCATION
2940 Broadway Boulevard
2955 Dairy Road

APPLICANT
Kehinde Omo-Iyamu

OWNER
Felicia Omo-Iyamu

BACKGROUND
The subject property is currently zoned Neighborhood Office (NO) District and is improved with an existing multi-tenant office building and parking spaces. The applicant requests to rezone the property to Community Retail (CR) District to open a beauty salon from the existing building.

SITE DATA
The subject property contains approximately 0.482 acres, with approximately 165 lineal feet of frontage along Dairy Road and approximately 123 lineal feet along Broadway Boulevard. The property can be accessed from both Dairy Road and Broadway Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING
The subject property is currently zoned Neighborhood Office (NO) District. The Neighborhood Office (NO) District is intended to create an appropriate setting for low intensity office and professional uses. The district may be used as a transition district between residential uses and more intense uses. With appropriate buffers and landscaping, this district may be located contiguous to residential districts. Allowed uses should be compatible with adjacent residential areas by limiting heights to one story, and may not include uses that create excessive amounts of traffic, noise, trash, or late-night business operations.

CONSIDERATIONS
1. The applicant requests to open a beauty salon use in the existing building. Beauty salons are classified as Personal Services, which is not a permitted use in the Neighborhood Office (NO) District. The Community Retail (CR) District allowed Personal Services by right.

2. The applicant does not propose any new construction or physical expansions. The proposed beauty salon will occupy a portion of the existing building.

3. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Concept Plan or Detail Plan approval to commence or direct development. Development is dependent on the standards set forth

by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. This Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.

4. In the event the Zoning Change request is approved, the applicant will proceed to the Building Inspections Department for a Certificate of Occupancy for the beauty salon use.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The immediate property to the north is zoned Neighborhood Office (NO) District and is currently vacant. Further to the north is a medical office use, and an office / social service use, zoned NO District. To the east, across Dairy Road, are retail and gas pump uses, zoned Community Retail (CR) District. To the south and west, across Broadway Boulevard, is a multi-tenant retail building, a church, and a used goods retail store, zoned Community Retail (CR) District.

The proposed zoning change is compatible with the surrounding area and is appropriate as a corner lot on a primarily commercial/retail intersection.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Neighborhood Office (NO) District to Community Retail (CR) District.

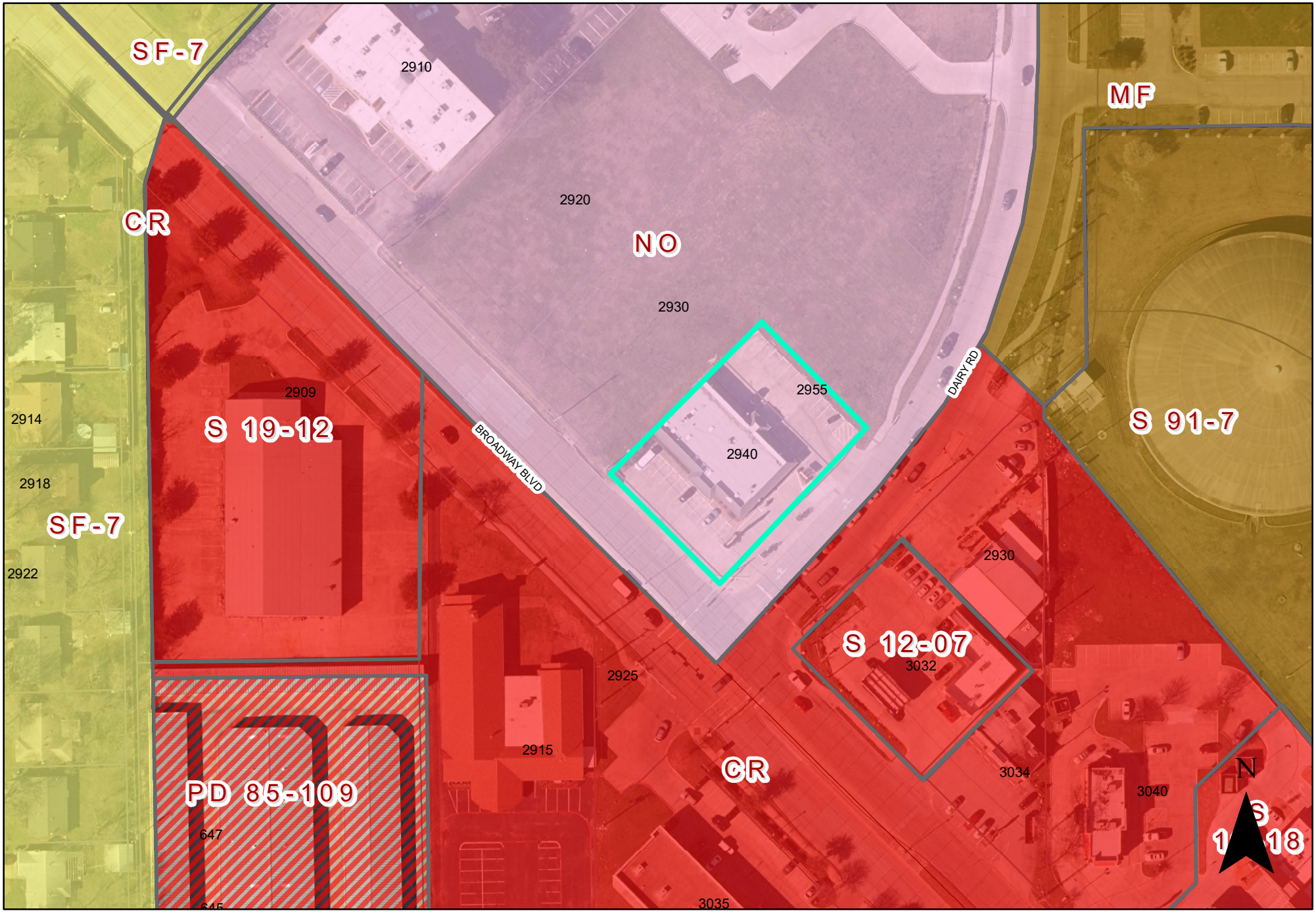
ADDITIONAL INFORMATION

Location Map
Photos

CITY COUNCIL DATE: October 11, 2022

PREPARED BY:

Will Guerin, AICP
Director of Planning
Planning & Development
(972) 205-2449
wguerin@garlandtx.gov



0 60 120 Feet

1 inch = 102 feet

ZONING MAP Z 22-45

INDICATES AREA OF REQUEST

2940 Broadway Boulevard and 2955 Dairy Road

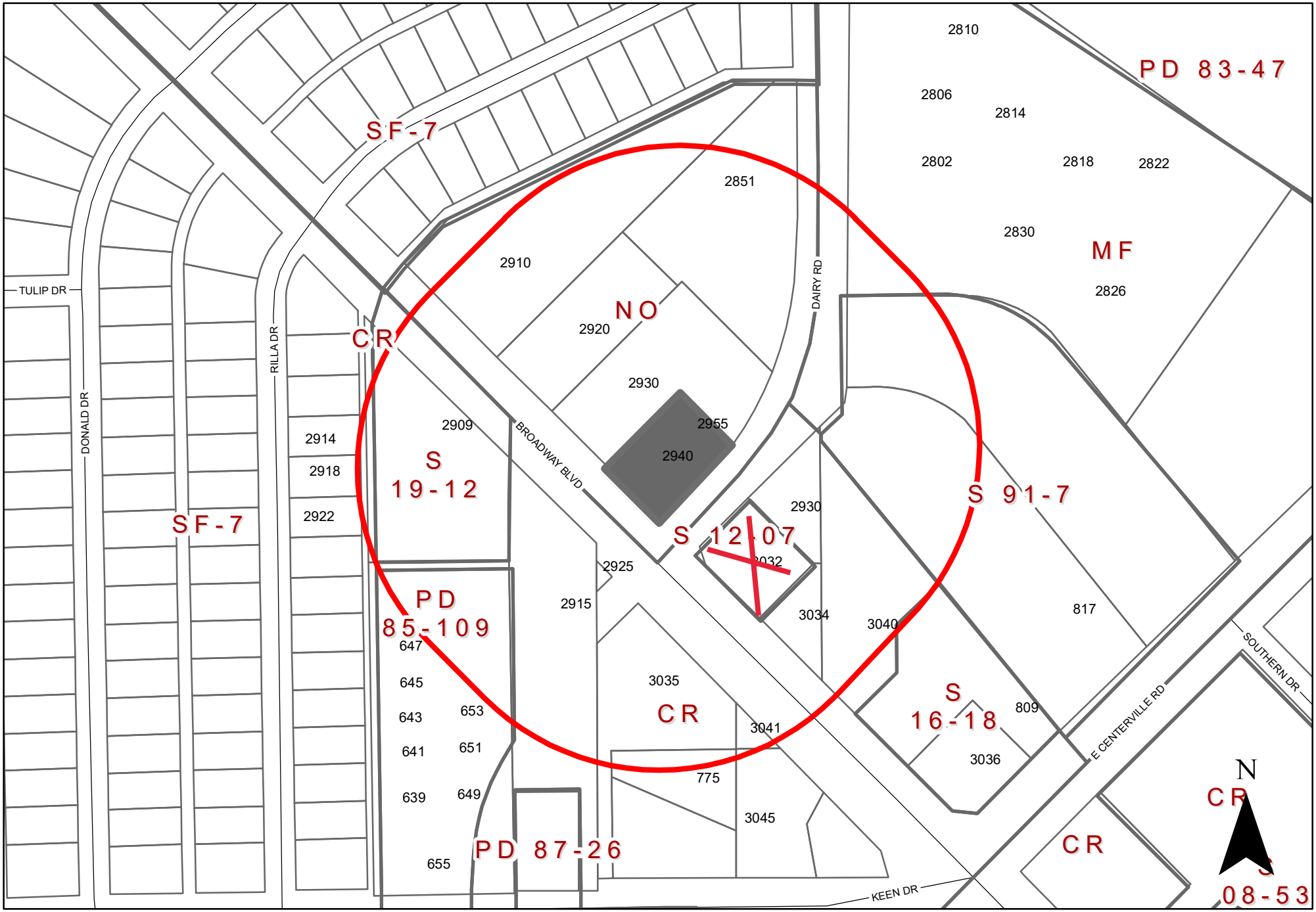
Z 22-45

Looking at the subject property from Broadway Blvd.

Looking north of the subject property

Looking south of the subject property

Looking west of the subject property



0 130 260 Feet

1 inch = 204 feet

ZONING MAP Z 22-45

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

2940 Broadway Boulevard and 2955 Dairy Road

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-45	September 12, 2022	October 11, 2022	Will Guerin

Z 22-45 Kehinde Omo-Iyamu. The applicant requests to re-zone the property from Neighborhood Office (NO) District to Community Retail (CR) District, to allow a beauty salon in the existing building. The site is located at 2940 Broadway Boulevard and 2955 Dairy Road. (District 5)

2AMA Inc

Against

9/7/2022
4:33:09 PM

3032 Broadway

Garland
Texas
United States
75041

naserahmed@ymail.com

9093484795

GARLAND

Plan Commission **3. i.**

Meeting Date: 09/12/2022

Item Title: Z 22-49 Scout Cold Logistics, LLC - Specific Use Provision (District 5)

Summary:

Consideration of the application of **Scout Cold Logistics, LLC,** requesting approval of a Specific Use Provision for Food Processing & Storage. This property is located at 2610 McCree Road. (District 5) (File Z 22-49 – Specific Use Provision.)

Attachments

Z 22-49 Scout Cold Logistics, LLC Report and Attachments (Specific Use Provision)

Z 22-49 Scout Cold Logistics, LLC Responses

Planning Report

File No: Z 22-49/District 5
Agenda Item:
Meeting: Plan Commission
Date: September 12, 2022

REQUEST
Approval of 1) a Specific Use Provision for Food Processing & Storage; and 2) a Plan for Food Processing & Storage on a property zoned Industrial (IN) District.

LOCATION
2610 McCree Road

APPLICANT
Scout Cold Logistics, LLC

OWNER
Scout Cold Storage Dallas, LLC

BACKGROUND
The applicant requests to allow a Food Processing & Storage business within an existing 151,776 square-foot building. The Garland Development Code (GDC) requires a Specific Use Provision (SUP) for Food Processing & Storage use in the Industrial (IN) District.

SITE DATA
The subject property is a 9.789-acre tract of land and part of the overall Dallas Food Center development. The property is accessed from McCree Road.

USE OF PROPERTY UNDER CURRENT ZONING
The subject property is zoned Industrial (IN) District. The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial (IN) District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

In addition, there was a previous Specific Use Provision approval [S 07-14] for a Recycling Center, which is no longer there. The Garland Development Code (GDC) requires a Specific Use Provision (SUP) for Food Processing & Storage use in the Industrial (IN) District.

CONSIDERATIONS
1. The proposal includes interior renovations of an existing building for a refrigerated food processing and distribution facility. The proposed tenant is Salad and Go. The use will include the intake of foods such as lettuce, cleaning/washing food items, and packaging

the products for shipping. Salad and Go will lease approximately 114,000 square feet of the 151,776 square-foot building, including some second floor space; the remainder of the building will continue to be leased by an existing tenant.

2. The proposal complies with the parking requirements per the Garland Development Code.

3. No building expansion is proposed; therefore, screening and landscaping requirements are not triggered by this request.

4. The applicant requests a Specific Use Provision time period of twenty (20) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Industry Center, which provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers are generally located along major arterial streets, and highways and at significant transit areas (bus/ rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

This proposal contributes to the industry employment sector and is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area surrounding the subject property includes industrial and commercial uses. The remainder of the property to the east is zoned Industrial (IN) District and includes a large-scale light-industrial/distribution facility. East of that property is an automobile sales dealership. To the north are additional industrial uses, zoned Industrial (IN) District. To the south/southeast, across McCree Road, is a future U-Haul automotive repair facility and a future self-storage facility, zoned PD 19-27. To the west are additional automobile sales dealerships, zoned PD 03-54 and PD 01-26.

STAFF RECOMMENDATION

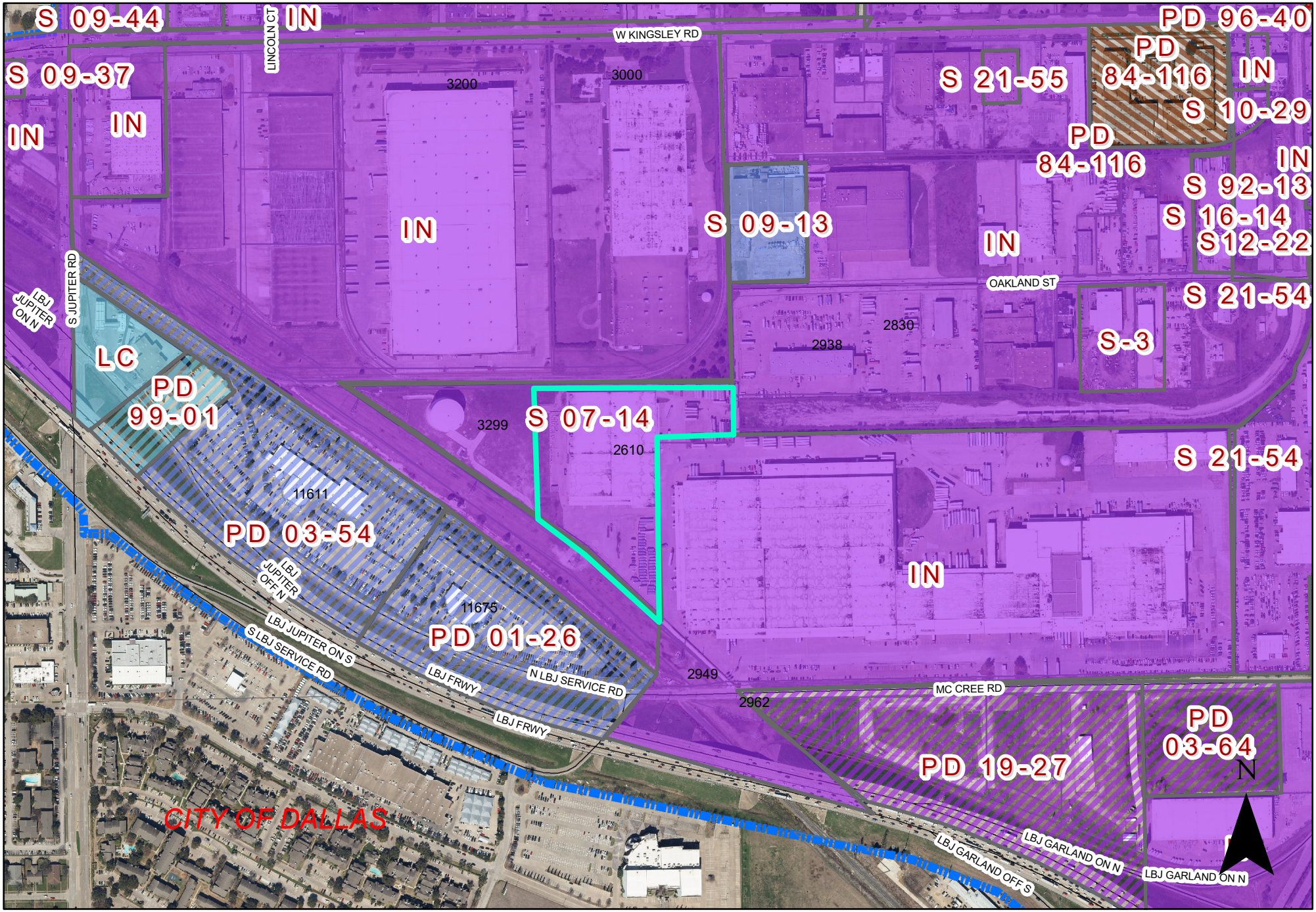
Approval of 1) a Specific Use Provision for Food Processing & Storage; and 2) a Plan for Food Processing & Storage on a property zoned Industrial (IN) District.

ADDITIONAL INFORMATION

i. Location Map
ii. SUP Conditions
iii. Photos

CITY COUNCIL DATE: October 11, 2022

PREPARED BY:
Will Guerin, AICP
Director of Planning
972-205-2449
wguerin@garlandtx.gov



0 340 680 Feet
1 inch = 509 feet

ZONING MAP Z 22-49

INDICATES AREA OF REQUEST

2610 McCree Road

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-49

2610 McCree Road

I. **Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Food Processing & Storage Use.

II. **Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. **General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. **Specific Regulations:**

A. Time Period: The Specific Use Provision shall be valid for twenty (20) years.

B. Food Processing & Storage: The Food Processing & Storage Use shall generally conform to the site plan shown in Exhibit C.

EXHIBIT B

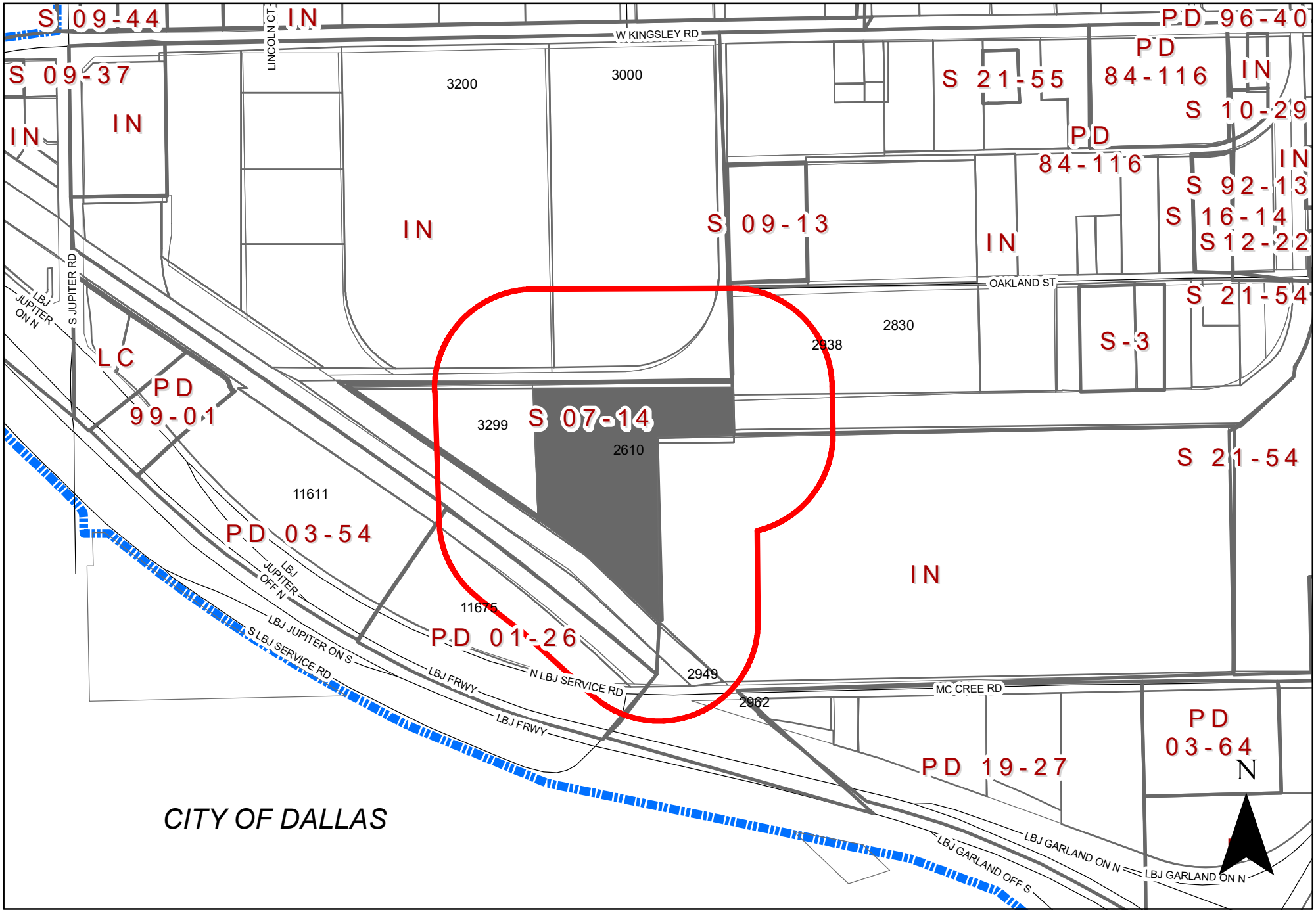
Z 22-49

Looking at the front of the building, internal to the property

Looking at the side of the building, internal to the property

Looking at the main entrance of the Dallas Food Center

Looking south of the subject property.



0 340 680 Feet
1 inch = 509 feet

ZONING MAP Z 22-49

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

2610 McCree Road

To date we have not received any responses for this case.

GARLAND

Plan Commission **3. j.**

Meeting Date: 09/12/2022

Item Title: Z 22-49 Scout Cold Logistics, LLC - Plan (District 5)

Summary:

Consideration of the application of **Scout Cold Logistics, LLC,** requesting approval of a Plan for Food Processing & Storage on a property zoned Industrial (IN) District. This property is located at 2610 McCree Road. (District 5) (File Z 22-49 – Plan)

Attachments

Z 22-49 Scout Cold Logistics, LLC Report and Attachments (Plan)

Z 22-49 Scout Cold Logistics, LLC Responses

Planning Report

File No: Z 22-49/District 5
Agenda Item:
Meeting: Plan Commission
Date: September 12, 2022

REQUEST
Approval of 1) a Specific Use Provision for Food Processing & Storage; and 2) a Plan for Food Processing & Storage on a property zoned Industrial (IN) District.

LOCATION
2610 McCree Road

APPLICANT
Scout Cold Logistics, LLC

OWNER
Scout Cold Storage Dallas, LLC

BACKGROUND
The applicant requests to allow a Food Processing & Storage business within an existing 151,776 square-foot building. The Garland Development Code (GDC) requires a Specific Use Provision (SUP) for Food Processing & Storage use in the Industrial (IN) District.

SITE DATA
The subject property is a 9.789-acre tract of land and part of the overall Dallas Food Center development. The property is accessed from McCree Road.

USE OF PROPERTY UNDER CURRENT ZONING
The subject property is zoned Industrial (IN) District. The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial (IN) District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

In addition, there was a previous Specific Use Provision approval [S 07-14] for a Recycling Center, which is no longer there. The Garland Development Code (GDC) requires a Specific Use Provision (SUP) for Food Processing & Storage use in the Industrial (IN) District.

CONSIDERATIONS
1. The proposal includes interior renovations of an existing building for a refrigerated food processing and distribution facility. The proposed tenant is Salad and Go. The use will include the intake of foods such as lettuce, cleaning/washing food items, and packaging

the products for shipping. Salad and Go will lease approximately 114,000 square feet of the 151,776 square-foot building, including some second floor space; the remainder of the building will continue to be leased by an existing tenant.

2. The proposal complies with the parking requirements per the Garland Development Code.

3. No building expansion is proposed; therefore, screening and landscaping requirements are not triggered by this request.

4. The applicant requests a Specific Use Provision time period of twenty (20) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Industry Center, which provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers are generally located along major arterial streets, and highways and at significant transit areas (bus/ rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

This proposal contributes to the industry employment sector and is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area surrounding the subject property includes industrial and commercial uses. The remainder of the property to the east is zoned Industrial (IN) District and includes a large-scale light-industrial/distribution facility. East of that property is an automobile sales dealership. To the north are additional industrial uses, zoned Industrial (IN) District. To the south/southeast, across McCree Road, is a future U-Haul automotive repair facility and a future self-storage facility, zoned PD 19-27. To the west are additional automobile sales dealerships, zoned PD 03-54 and PD 01-26.

STAFF RECOMMENDATION

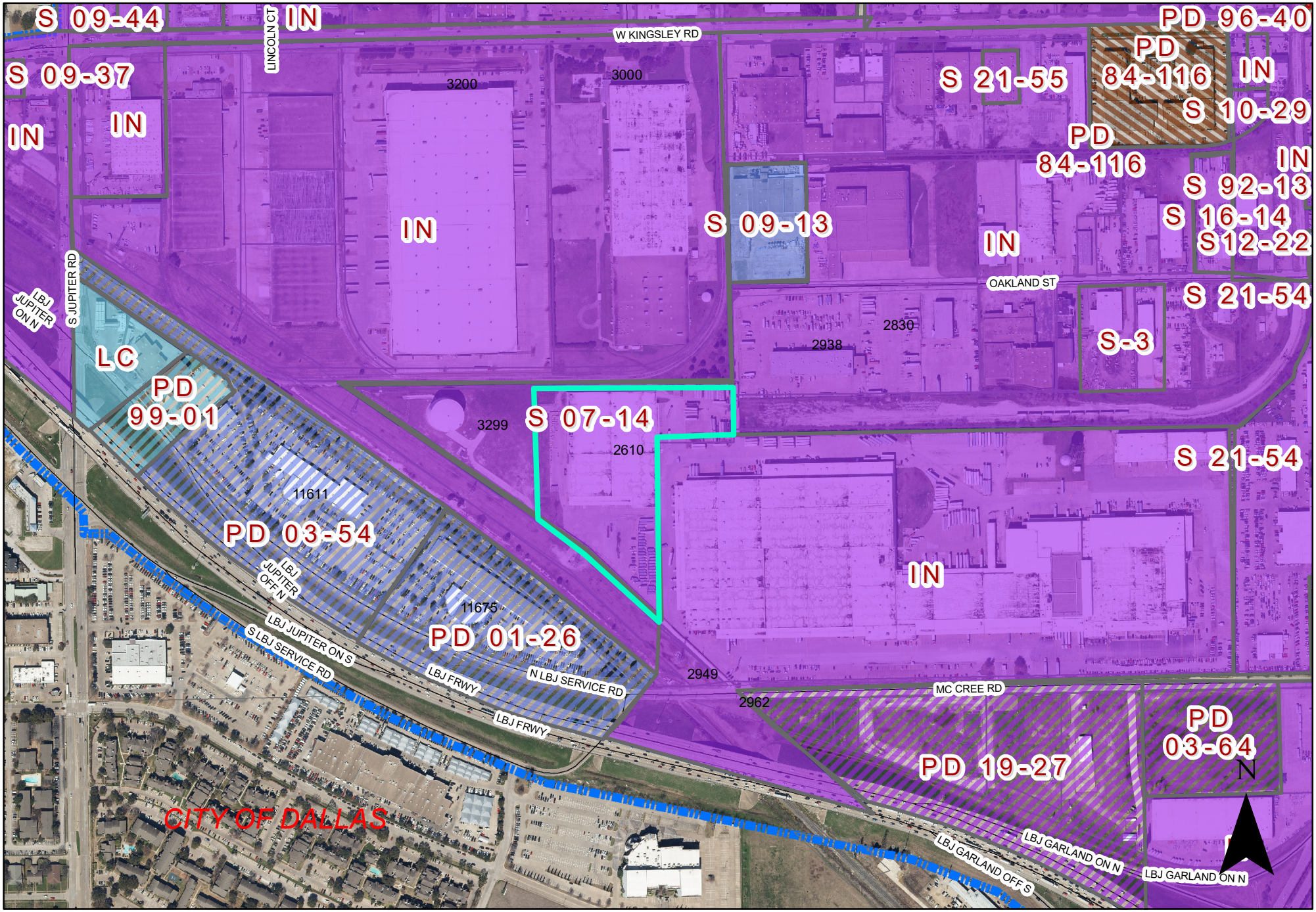
Approval of 1) a Specific Use Provision for Food Processing & Storage; and 2) a Plan for Food Processing & Storage on a property zoned Industrial (IN) District.

ADDITIONAL INFORMATION

i. Location Map
ii. SUP Conditions
iii. Photos

CITY COUNCIL DATE: October 11, 2022

PREPARED BY:
Will Guerin, AICP
Director of Planning
972-205-2449
wguerin@garlandtx.gov



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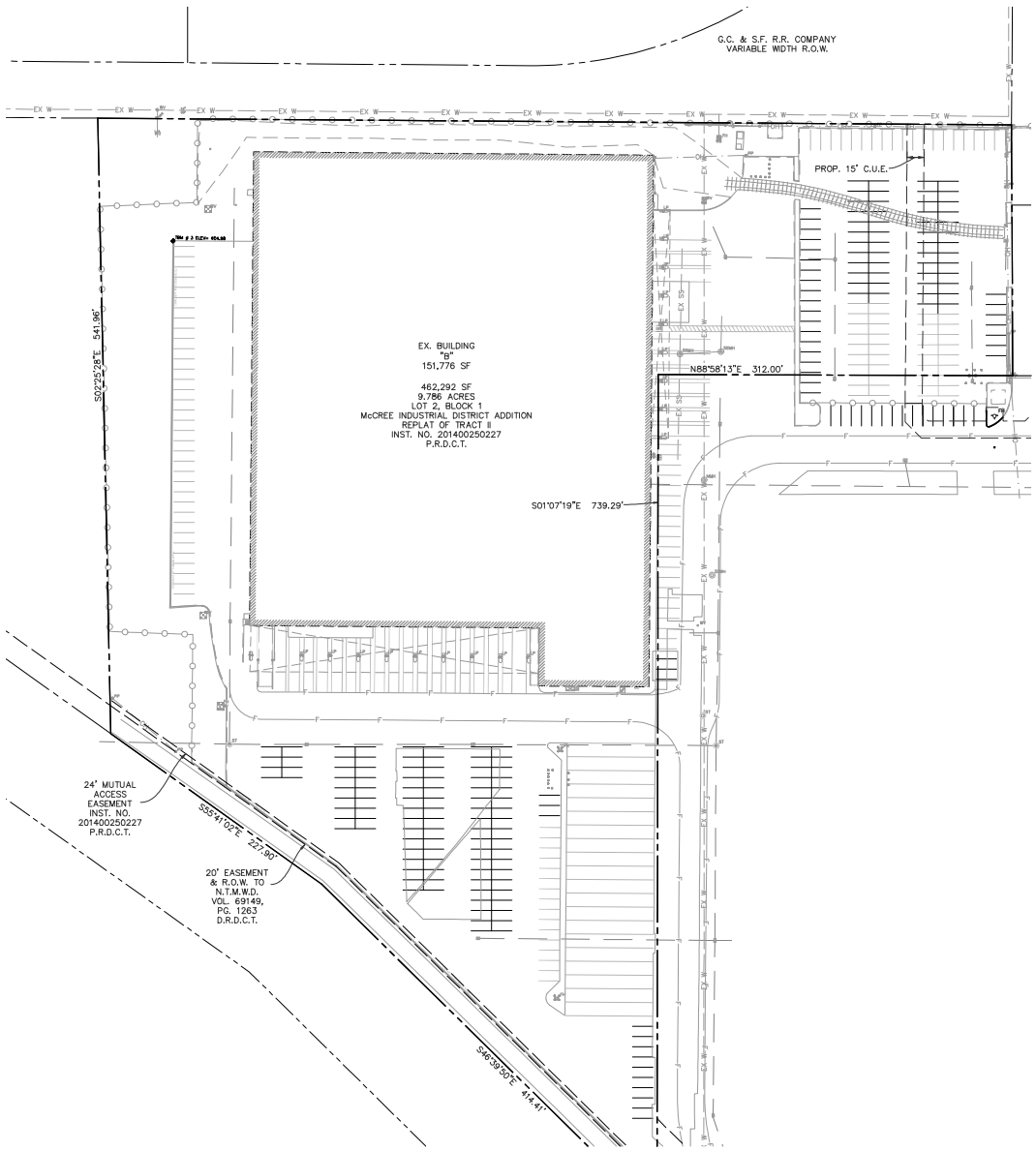
1 inch = 509 feet

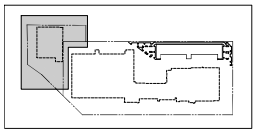
ZONING MAP Z 22-49

INDICATES AREA OF REQUEST

2610 McCree Road

EXHIBIT C





KEY MAP
N.T.S.

CITY OF GARLAND BENCHMARKS

BM-1: CITY OF GARLAND GEODETIC MONUMENT NO. 452: 2 INCH BRASS DISK STAMPED "#452" SET IN A CONCRETE DRAINAGE STRUCTURE LOCATED AT THE SOUTHEAST CORNER OF S. GARLAND ROAD & S. SHILOH ROAD; BEING NORTHEAST OF THE END OF MCCREE ROAD.

ELEVATION = 582.72'

BM-2: CITY OF GARLAND GEODETIC MONUMENT NO. 453: 2 INCH BRASS DISK STAMPED "#453" SET IN A CONCRETE CURB INLET LOCATED AT THE SOUTHWEST CORNER OF KINGSLEY ROAD AND S. SHILOH ROAD.

ELEVATION = 580.72'

SURVEY CONTROL BENCHMARKS

TBM-1: SQUARE CUT W/"X" SET ON THE NORTH CENTER OF A CURB INLET LOCATED ±4,620 FEET SOUTHEAST OF THE CENTER OF THE INTERSECTION OF JUPITER ROAD AND KINGSLEY ROAD, ±2,250 FEET SOUTHWEST FROM THE CENTER OF THE INTERSECTION OF S. SHILOH ROAD AND OAKLAND STREET AND ±1,580 FEET WEST FROM THE CENTER OF THE INTERSECTION OF S. GARLAND AVENUE AND MCCREE ROAD.

ELEVATION = 597.12'

TBM-2: SQUARE CUT W/"X" SET ON THE SOUTHEAST CORNER OF A CONCRETE VAULT, LOCATED ±1,095 FEET SOUTHWEST FROM THE CENTER OF THE INTERSECTION OF S. SHILOH ROAD AND OAKLAND STREET AND ±215 FEET NORTHEAST OF THE NORTHEAST BUILDING CORNER OF 2600 MCCREE ROAD.

ELEVATION = 597.70'

TBM-3: SQUARE CUT W/"X" SET ON TOP OF CURB LOCATED ±2,445 FEET SOUTHEAST OF THE CENTER OF THE INTERSECTION OF KINGSLEY ROAD AND JUPITER ROAD, ±3,630 FEET NORTHWEST OF THE CENTER OF THE INTERSECTION OF S. GARLAND AVENUE AND MCCREE ROAD, AND ±110 FEET SOUTHWEST OF NORTHWEST BUILDING CORNER OF 2610 MCCREE ROAD.

ELEVATION = 604.98'

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING
12225 Greenville Avenue, Suite 1000, Dallas TX 75243 ph 972.870.4350 manhard.com
Civil Engineers | Water Resource Engineers | Water & Wastewater Planners
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers and Land Surveyors Registration No. F-2172

DALLAS FOOD CENTER

2550 MCCREE ROAD, LOT 1-R & LOT 2-R, BLOCK 1, GARLAND, TEXAS

PARKING EXHIBIT - BUILDING B

PROJ.MGR.: BJB
PROJ.ASSOC.: TRB
DRAWN BY: ANV
DATE: 08/24/2022

SHEET
EX

611.065001.00

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CASE NUMBER: Z102202-3

08/29/22 Dwg Name: P:\611.065 Bire Millman\001 Dallas Food Center\dwg\Exhibits\PARKING PLAN - BUILDING B.dwg Updated By: ANVarnell

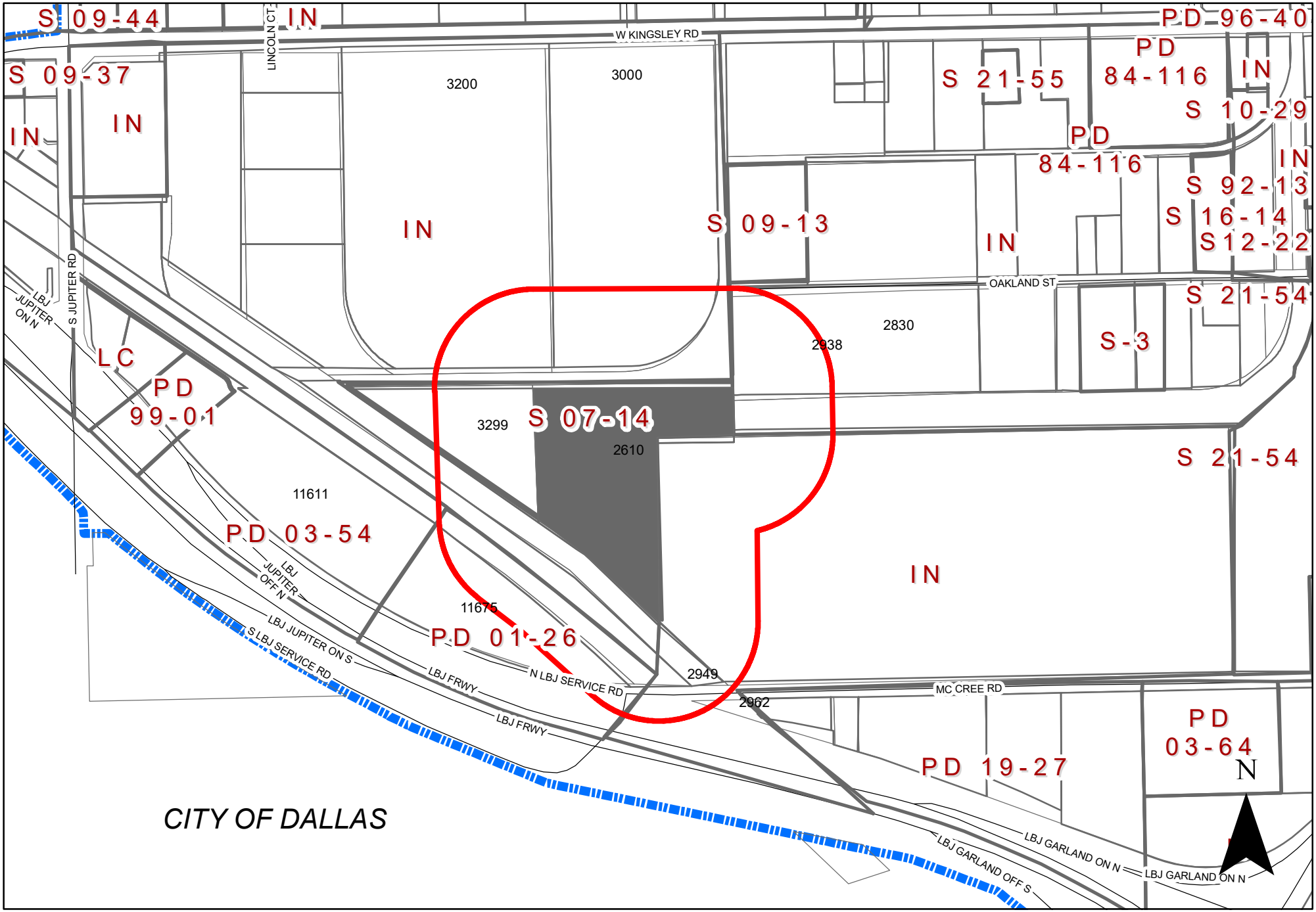
Z 22-49

Looking at the front of the building, internal to the property

Looking at the side of the building, internal to the property

Looking at the main entrance of the Dallas Food Center

Looking south of the subject property.



0 340 680 Feet
1 inch = 509 feet

ZONING MAP Z 22-49

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

2610 McCree Road

To date we have not received any responses for this case.

GARLAND

Plan Commission **4. a.**

Meeting Date: 09/12/2022

Item Title: Garland Development Code Amendments

Summary:

Consider amending Section 4.24, “Multifamily Developments,” of Chapter 4, “Site Development,” the Land Use Matrix, and Table 7-1, “Downtown District Land use Matrix” of chapter 7 of the Garland Development Code; and amending Table 2-4 of Section 2.34 and Section 2.39 of Chapter 2, “Zoning Regulations,” and the Chapter 2 Land Use Matrix, of the Garland Development Code, removing general covered parking requirements for multi-family developments and creating a Multi-Family-0 [MF-0] District allowing “horizontal multi-family” developments.

Attachments

Garland Development Code Amendments and Attachments

Planning Report

Agenda Item: GDC amendments
Meeting: Plan Commission
Date: September 12, 2022

ISSUE

Consider amending Section 4.24, "Multifamily Developments," of Chapter 4, "Site Development," the Land Use Matrix, and Table 7-1, "Downtown District Land use Matrix" of chapter 7 of the Garland Development Code of the City of Garland, Texas; and amending Table 2-4 of Section 2.34 and Section 2.39 of Chapter 2, "Zoning Regulations," and the Chapter 2 Land Use Matrix, of the Garland Development Code of the City of Garland, Texas.

BACKGROUND

The Development Services Committee of the City Council has made additional recommendations to amend the Garland Development Code (GDC) regarding multi-family development requirements. The Committee proposes to add an "MF-0" District, which would allow and regulate a "horizontal multi-family", or oftentimes called "single-family style rentals", development.

An additional recommendation from the Committee is to remove covered parking requirements for all multi-family development. Covered parking requirements often trigger deviations from developers, whether to reduce the amount of required covered parking, or to reduce setback requirements as a result of providing the required amount of covered parking.

The City Council was briefed by a Development Services Committee report during the August 15, 2022 City Council Work Session. The proposed GDC amendments are further described in the Considerations below.

CONSIDERATIONS

MF-0 District

1. Similar to a recent GDC amendment approved by City Council creating an "MF-2" District which allows a higher density and building heights for multi-family development, the proposal is to create a Multi-Family-0 ["MF-0"] District which would allow the trending single-family rental, or "horizontal multi-family", style of development by right should a zoning request to MF-0 be approved. The MF-0 District is intended for multiple dwelling units, developed in a single-family style, but not on individually platted lots.

   An example of an approved project in Garland is the ParcHaus development [Z 21-62] recently approved near Firewheel Parkway and Castle Drive.

2. As drafted the MF-0 District would allow a maximum density of twelve (12) units per acre. Development under MF-0 would follow multi-family standards for amenities, parking, and screening from single-family residences. However, it would follow single-family standards for building design and perimeter roadway screening.

   The Committee further recommended eliminating a roof pitch requirement for this style of development; that buildings shall be placed a minimum of ten (10) feet

apart, versus the multi-family standard of twenty (20) feet; and there shall be one (1) attached enclosed garage parking space per unit.

Covered Parking

3. With the exception of the abovementioned requirement proposal for MF-0 developments, the Committee has also recommended the elimination of a general covered parking requirement for multi-family developments. Covered parking includes carports and garages. As a result of this elimination, developers would propose the desired amount of covered parking for their residents rather than responding to a City requirement.

4. The draft ordinances are attached for the Plan Commission's review and recommendation.

STAFF RECOMMENDATION

Approval of amendments to Section 4.24, "Multifamily Developments," of Chapter 4, "Site Development," the Land Use Matrix, and Table 7-1, "Downtown District Land use Matrix" of chapter 7 of the Garland Development Code of the City of Garland, Texas; and amendments to Table 2-4 of Section 2.34 and Section 2.39 of Chapter 2, "Zoning Regulations," and the Chapter 2 Land Use Matrix, of the Garland Development Code of the City of Garland, Texas.

PREPARED BY:

Will Guerin, AICP
Director of Planning
972-205-2449
wguerin@garlandtx.gov

ORDINANCE NO.

AN ORDINANCE AMENDING TABLE 2-4 OF SECTION 2.34 AND SECTION 2.39 OF CHAPTER 2, "ZONING REGULATIONS," AND THE CHAPTER 2 LAND MATRIX, OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

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

Section 1

That Table 2-4, "Other Residential District Standards," of Section 2.34(B), "Lot Area Percentage Reductions in SF-E, SF-10, SF-7, SF-5, 2F, and SFA Districts," of Chapter 2, Article 4, "Zoning Districts," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to read as follows:

"**Table 2-4 Other Residential District Standards**

...	...	...	...	...	...	...	...	...	...	...	...
MF	None Max 12/acre in MF-0 Max. 18/acre in MF-1 Max. 32/acre in MF-2	20'	20'	20'	12'	12'	Efficiency: 500sf 1-BR 650sf 2-BR 800sf Add'l BR: 150sf Avg: 725sf	75'	100'	60%	35' in MF-0 40' in MF-1 50' in MF-2

Section 2

That Section 2.39,"MF, Multifamily District," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to read as follows:

"**Section 2.39 MF, Multifamily District**

(A) Purpose. The multifamily 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. The MF-0 district is intended for multiple dwelling units, developed in a single-family style, but not on individually platted lots. The MF-1 district, as mentioned in certain sections of the Garland Development Code, is intended to accommodate standard multifamily development. The MF-2 District is intended to accommodate moderately higher densities and building height in order to reflect a more urban style of multi-family development. All MF standards are applicable to both MF-1 and MF-2, except otherwise noted in Table 2-4.

. . .

(G) Building Placement. All portions of a multifamily dwelling structure must be a minimum of twenty feet from other multifamily dwelling structures, or any portions thereof; except that the minimum building separation between dwelling structures is ten (10) feet in the MF-0 District.

. . .

(K) Special Standards for MF-0 District.

(1) Screening. The screening requirements of Sections 4.39 and 4.40 apply for the MF-0 District.

(2) Design. The Residential Building Design standards of Section 4.84 apply to the MF-0 District, except that the standards apply per building rather than per unit, and there is no minimum roof pitch requirement.

(3) Amenities. The provisions of Section 2.39(I), "Other Requirements," apply to the MF-0 District.

(4) Parking. The parking requirements of the "Dwelling, Multi-family," as enumerated within the Land Use Matrix, apply to the MF-0 District.

(5) Attached Enclosed Garages. There must be one (1) attached enclosed garage, a minimum of 10 feet wide by twenty feet long, for each unit within the MF-0 District."

Section 3

That the Land Use Matrix of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to include "MF-0" in the MF Column of the Matrix and to read as follows:

"LAND USE MATRIX

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	UR	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
RESIDENTIAL USES																				
Dwelling, Multi-family								P								P	P		Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces	Sec. 2.39
Dwelling, Apartment																P	P		Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces	

Section 4

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

Section 5

That Chapters 2 and 4 of the Garland Development Code of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

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

Section 7

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

PASSED AND APPROVED this the ___ day of October, 2022.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

PUBLISHED:

ORDINANCE NO.

AN ORDINANCE AMENDING SECTIONS 4.24, "MULTIFAMILY DEVELOPMENTS," OF CHAPTER 4, "SITE DEVELOPMENT," THE LAND USE MATRIX, AND TABLE 7-1, "DOWNTOWN DISTRICT LAND USE MATRIX" OF CHAPTER 7 OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

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

Section 1

That Sec. 4.24 of Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in its entirety* to read as follows:

"**Section 4.24 Multifamily Developments**

(A) Attached Enclosed Garages. Attached enclosed garages, if used, must be a minimum of ten feet wide by twenty feet long (for one-car garages).

(B) Detached Covered Parking Structures. Detached covered parking structures, if used, must meet the building materials and design requirements set forth in Section 2.60 in Chapter 2 of this GDC.

(C) Location Adjacent to Thoroughfares.

(1) Parking spaces and detached parking structures are prohibited in a street yard adjacent to State Highway 190, Interstate Highway 30 or Interstate Highway 635.

(2) All parking spaces located adjacent to the right-of-way of any other public thoroughfare or single-family district must be screened from view in accordance with Article 3 of this Chapter 4."

Section 2

That the Land Use Matrix of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to remove the 50% covered parking requirement from "Dwelling, Multi-Family" and "Dwelling, Apartment" rows and to read as follows:

LAND USE MATRIX

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	UR	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
RESIDENTIAL USES																				
Dwelling, Multi-family								P								P	P		Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces	Sec. 2.39
Dwelling, Apartment																P	P		Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces	

Section 3

That Table 7-1 Downtown District Land Use Matrix of Chapter 7, "Downtown (DT) District," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to remove the 50% covered parking requirement from "Dwelling, Multi-Family" and "Dwelling, Apartment" and to read as follows:

Table 7-1: Downtown District Land Use Matrix

	Downtown Historic	Downtown Square	Uptown	InTown Residential	Suburban Corridor	Parking Requirement (Does not apply to Downtown Historic (DH) and Downtown Square (DS) sub-districts)	Cross-Reference Special Standards
Residential Uses							
Dwelling, Multi-Family	P	S or P (if on upper floors only)	P			Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces	Sec. 2.39
Dwelling, Apartment	P	P (on upper floors only)	P	P	P	Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces	

Section 4

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

Section 5

That Chapter 33, "Transportation," of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

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

Section 7

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

PASSED AND APPROVED this the ___ day of October, 2022.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

PUBLISHED:

GARLAND

Plan Commission **4. b.**

Meeting Date: 09/12/2022

Item Title: Election of Officers

Summary:

Election of Officers