



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 9, 2019 at 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 5:30 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.

1. COMMENTS FROM THE CHAIRMAN

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.

2. MINUTES

- a. Consider approval of Minutes for the August 26, 2019 meeting

3. **PLATS**

- a. P 19-21 Sears Industrial District No. 4 Replat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

4. **ZONING**

- a. Consideration of the application of **Platinum Storage c/o Masterplan**, requesting approval of a 1) Change in Zoning from Community Office (CO) District, and from Planned Development (PD) 80-32 for Community Office and Community Retail Uses to a Planned Development (PD) District with Community Retail (CR) District for Retail, Office, and Self-Storage Facility (mini-warehouse) Uses; 2) a Specific Use Provision for Self-Storage Facility (mini-warehouse); 3) a Detail Plan; 4) a Variance to Section 4.34 of the Garland Development Code (GDC) regarding site and perimeter landscaping; and 5) a Variance to Section 4.35 of the Garland Development Code (GDC) regarding parking area landscaping. This property is located on the south side of IH-30, west of Beltline Road, and at the future extension of Guthrie Road. (District 4) (File Z 17-46)
- b. Consideration of the application of **Baldwin Associates, LLC**, requesting approval of 1) an amendment to Planned Development (PD) District 07-57 for Multi-Family Uses; 2) an amended Detail Plan for Multi-Family Uses; 3) a Variance to Section 4.34 of the Garland Development Code (GDC) regarding site and perimeter landscaping; 4) a Variance to Section 4.35 of the Garland Development Code (GDC) regarding parking area landscaping; and 5) a Variance to Section 4.40 of the Garland Development Code (GDC) regarding screening between multi-family development and single-family residential district boundary lines. This property is located at 3232 North Garland Avenue and 1210 Apollo Road. (District 8) (File Z 19-17)
- c. Consideration of the application of **Maria Elena Farias**, requesting approval of a Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District. This property is located at 3160 Saturn Road. (District 5) (File Z 19-24)

- d. Consideration of the application of **Spiars Engineering**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 3414 Broadway Boulevard. (District 3) (File Z 19-25)

5. MISCELLANEOUS

- a. Election of Officers

6. ADJOURN

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

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



GARLAND

Plan Commission

2. a.

Meeting Date: 09/09/2019

Item Title: Plan Commission Minutes for August 26, 2019 meeting

Summary:

Consider approval of Minutes for the August 26, 2019 meeting

Attachments

Plan Commission Minutes for August 26, 2019 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, August 26, 2019, 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

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Steven Hallman
Commissioner	John O'Hara
Commissioner	Douglas Williams
Commissioner	Michael Rose
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Brian England
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chairman Roberts read those items into the record. **Motion** was made by Commissioner Williams to **approve** the Consent Agenda as presented, seconded by Commissioner Dalton. **Motion carried: 7 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Approval of Minutes for the regular meeting of August 12, 2019.

ITEMS FOR INDIVIDUAL CONSIDERATION

2a. APPROVED Consideration of the application of **BGE, Inc.**, requesting approval of a Concept Plan for Commercial and Retail Uses on a property zoned Planned Development (PD) District 03-53 for Community Retail Uses (Town Center styled Regional Shopping Mall and Complementary Peripheral Development). This property is located at 270 Town Center Boulevard and 3800 Lavon Drive. (District 1) (File Z 19-18)

The applicant, David Greer, 2604 Radcliffe, Arlington, TX 76012 was available for questions.

Also representing the applicant, David Greer, 2604 Radcliffe, Arlington, TX 76012 and Asher Reilly, 1100 NE Loop 410, Ste. 400, San Antonio, TX 70209 provided additional information regarding the no-build designated area and orientation of the proposed building.

Chairman Roberts questioned the orientation of the building.

Commissioner Dalton spoke in agreement with the concern raised by Chairman Roberts. Commissioner Dalton also spoke in agreement with the applicant's proposal to bring growth to the Firewheel Town Center.

Motion was made by Commissioner Dalton, to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 1 Nay** from Chairman Roberts.

2b. APPROVED

Consideration of the application of **Firewheel Master Partnership Ltd.**, requesting approval of 1) an amendment to Planned Development (PD) District 03-53, 2) a Specific Use Provision for a Limited Service Hotel, and 3) a Detail Plan. This property is located at 270 Town Center Boulevard. (District 1) (File Z 19-19)

Representing the applicant, Maxwell Fisher, 900 Jackson Street, Dallas, TX 75202, provided an overview of the request. Mr. Fisher further spoke on the building orientation and parking access.

Chairman Roberts questioned the building orientation, deviation of the parking access to the front of the building, and enhanced paving. Chairman Roberts also had questions regarding the landscape buffer.

Staff offered additional PD condition language regarding the entry drives.

Motion was made by Commissioner Dalton, to close the public hearing and **approve** the request as presented with the provision the 2nd elevation shown in the applicant's presentation be included as a condition of the PD, and a smaller landscape buffer be allowed and revised prior to presenting to City Council. Seconded by Commissioner Williams. **Motion carried: 7 Ayes, 0.**

2c. WITHDRAWN

Consideration of the application of **Hidden Oaks Lot Venture Ltd.**, requesting approval of 1) an amendment to Planned Development (PD) District 18-07 for Single-Family

Attached (Townhouse) Uses, and 2) an amended Detail Plan for Dwelling, Single-Family Attached (Townhouse). This property is located east of Lavon Drive, between Foster Road and Crist Road. (District 1) (File Z 19-23) **(This case has been withdrawn by the applicant.)**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:46 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

3. a.

Meeting Date: 09/09/2019

Item Title: P 19-21 Sears Industrial District No. 4 Replat

Summary:

P 19-21 Sears Industrial District No. 4 Replat

Attachments

P 19-21 Sears Industrial District No. 4 Replat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 19-21/District 6

Agenda Item:

Meeting: Plan Commission

Date: September 9, 2019

FINAL PLAT

Sears Industrial District No. 4 Replat

LOCATION

3150 Marquis Drive, 1450 Kings Road and 1602 Kings Road

ZONING

Industrial (IN) District

NUMBER OF LOTS

3

ACREAGE

35.981 acres

BACKGROUND

The proposed plat consists of three (3) lots and to dedicate Right-Of-Way. The subject property will be developed with two (2) distribution center buildings.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

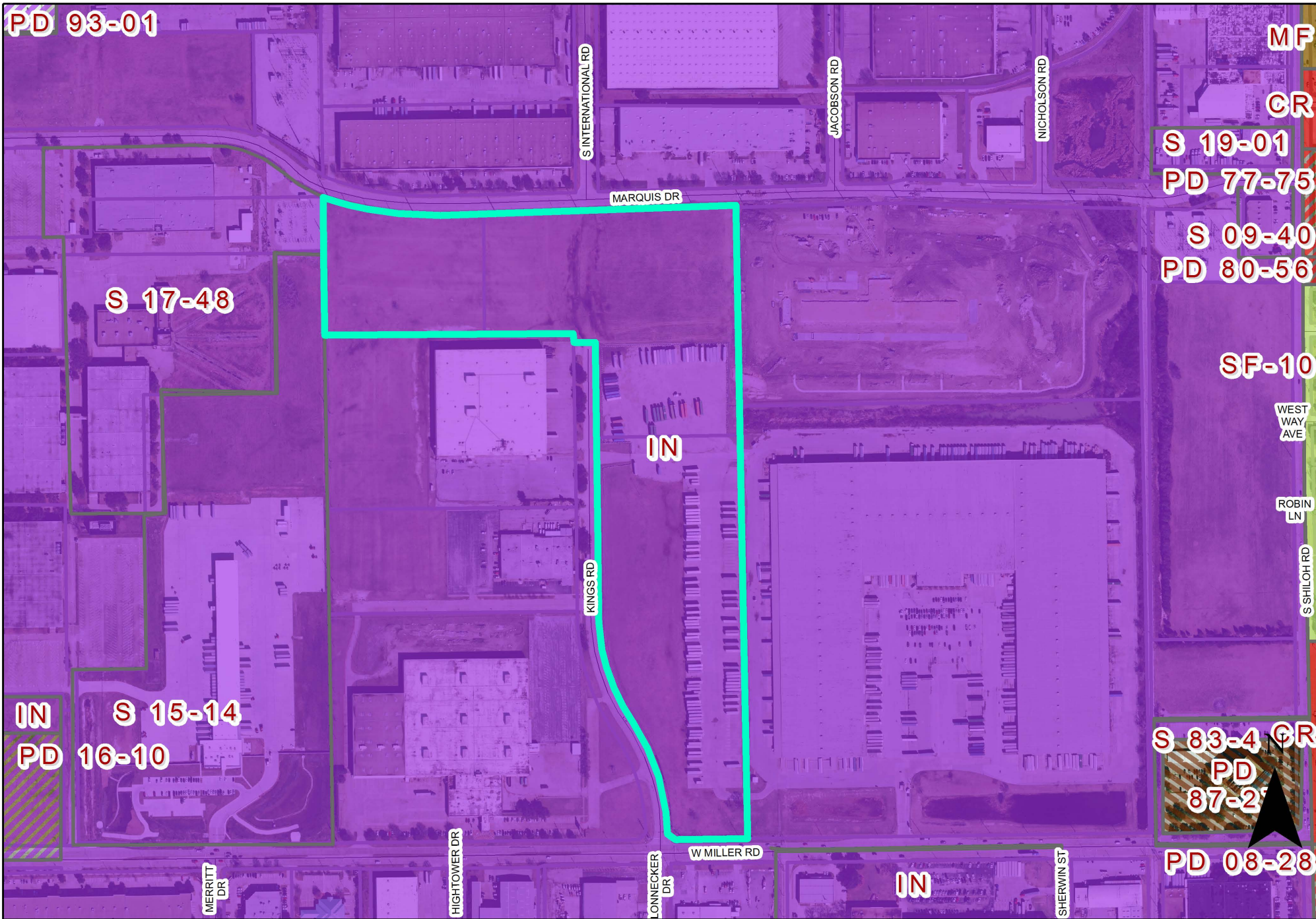
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 300 600 Feet
1 inch = 463 feet

Plat Map P 19-21



INDICATES AREA
OF REQUEST

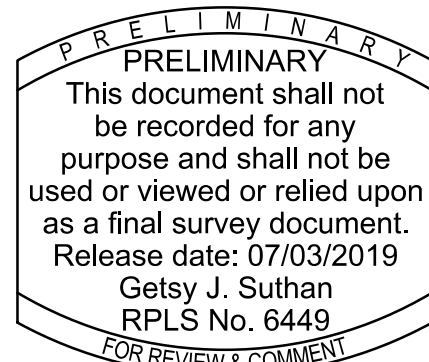
POINT OF BEGINNING



OWNER
GARLAND KINGS, LLC
4641 NALL ROAD
DALLAS, TX 75244
CONTACT: SIMON BEAKLEY
TEL: (214) 526-3626

LOT 1
SANTA FE-MILLER ROAD
INDUSTRIAL DISTRICT
ADDITION
VOL. 70179, PG. 1989
D.R.D.C.T.

1,781.69')

**LEGEND:**

(XX.XX')	RECORD DISTANCE
Z	SAME PROPERTY OWNERSHIP
FIR	FOUND IRON ROD
SIR	SET IRON ROD
W/CAP	WITH YELLOW PLASTIC CAP STAMPED "HALFF"
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
C.M.	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
SET MON.	5/8" INCH SET IRON ROD WITH 3/4" INCH ALUMINUM DISC STAMPED "CITY OF GARLAND SUBDIVISION MONUMENT SEARS INDUSTRIAL DISTRICT NO. 4 REPLAT - 2019 DO NOT DISTURB"

SURVEYOR
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
DALLAS, TX 75244
CONTACT: GETSY J. SUTHAN
TEL: (214) 346-6208

OWNER
HIP COLFIN MARQUIS DRIVE LLC
385 INVERNESS PARKWAY, SUITE 460
DALLAS, TX 75244
CONTACT: JIM RAMSEY
TEL: (210) 854-5636

OWNER
GARLAND KINGS, LLC
4641 NALL ROAD
DALLAS, TX 75244
CONTACT: SIMON BEAKLEY
TEL: (214) 526-3626

OWNER
GARLAND KINGS, LLC
TRACT 3
INST. NO. 201800306416
O.P.R.D.C.T.

**BENJAMIN DYE SURVEY,
ABSTRACT NO. 415**

**LOT 1, BLOCK 1
SEARS INDUSTRIAL DISTRICT NO. 2
VOL. 78041, PG. 409
D.R.D.C.T.**

**GARLAND KINGS, LLC
TRACT 1
INST. NO. 201800306416
O.P.R.D.C.T.**

DETAIL "B"
NOT TO SCALE

**LOT 3, BLOCK 1
SEARS-MILLER REPLAT
INST. NO. 201300020593
O.P.R.D.C.T.**

**LOT 3R, BLOCK 1
9.207 ACRES
(401,056 SQ. FT.)**

(CALLED 6.086 ACRES)
**HIP COLFIN MARQUIS DRIVE LLC
TRACT 5
INST. NO. 201900018961
O.P.R.D.C.T.
(UNPLATTED)**

**SEARS INDUSTRIAL DISTRICT
NO. 4 REPLAT**

**LOT 2R, BLOCK 1
10.746 ACRES
(468,108 SQ. FT.)**

(CALLED 14.209 ACRES)
**HIP COLFIN MARQUIS DRIVE LLC
TRACT 4
INST. NO. 201900018961
O.P.R.D.C.T.
(UNPLATTED)**

**LOT 1R, BLOCK 1
14.704 ACRES
(640,527 SQ. FT.)**

(CALLED 14.894 ACRES)
**GARLAND KINGS, LLC
TRACT 2
INST. NO. 201800306416
O.P.R.D.C.T.**

**LOT 1, BLOCK 1
SEARS INDUSTRIAL DISTRICT NO. 4
VOL. 97132, PG. 2923
D.R.D.C.T.**

MARQUIS DRIVE

KINGS ROAD

S. SHILOH ROAD
(VARIABLE WIDTH R.O.W.)

**FINAL PLAT
SEARS INDUSTRIAL
DISTRICT NO. 4 REPLAT**
LOTS 1R, 2R & 3R, BLOCK 1
BEING ALL OF
LOT 1, BLOCK 1 OF
SEARS INDUSTRIAL DISTRICT NO. 4,
6.086 ACRE TRACT, AND 14.209 ACRE TRACT
SITUATED IN THE
BENJAMIN DYE SURVEY, ABSTRACT NO. 415,
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.180920-3
FOR
HUNTINGTON MARQUIS
BY
HALFF

TBPLS FIRM NO. 10029600
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
SCALE: 1"=60' TELE:(214)346-6200 AVO. 34554 JULY, 2019

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS HIP Colfin Marquis Drive LLC, a Delaware limited liability, and Garland Kings, LLC, a Texas limited liability company, are the owner of a 35.981 acre (1,567,324 square foot) tract of land situated in the Benjamin Dye Survey, Abstract Number 415, City of Garland, Dallas County, Texas, and being all of Lot 1, Block 1 of Sears Industrial District No. 4, an addition to the City of Garland, Dallas County, Texas, as recorded in Volume 97132, Page 2823 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being all of a called 14.894 acre tract of land described as "Tract 2" in Special Warranty Deed to Garland Kings, LLC, as recorded in Instrument Number 201800306416 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being all of a called 14.209 acre, 6.086 acre, and 0.781 acre tracts of land described in Special Warranty Deed with Vendor's Lien to HIP Colfin Marquis Drive LLC, as recorded in Instrument Number 201900018961 and 201900051916, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod for the southerly southwest corner of said Lot 1, said corner being at the intersection of the north right-of-way line of Miller Road (a variable width public right-of-way) and the east right-of-way line of Kings Road (a variable width right-of-way);

THENCE North 45 degrees 42 minutes 49 seconds West, with the southwest line of said Lot 1 and the east right-of-way line of said Kings Road, a distance of 30.89 feet to a corner, from which a 1/2-inch found iron rod bears South 58 degrees 01 minute 29 seconds East, a distance of 0.56 of a foot, said corner being the point of curvature of a non-tangent circular curve to the left, having a radius of 746.96 feet, whose chord bears North 17 degrees 33 minutes 52 seconds West, a distance of 431.00 feet;

THENCE with the west line of said Lot 1 and the east right-of-way line of said Kings Road, the following bearings and distances:

Northwesterly, with said curve, through a central angle of 33 degrees 32 minutes 11 seconds, an arc distance of 437.21 feet to a 5/8-inch found iron rod with 3-1/4-inch aluminum disc stamped "CITY OF GARLAND SUBDIVISION MONUMENT SEARS INDUSTRIAL DISTRICT NO. 4 REPLAT-2019 DO NOT DISTURB" (hereinafter referred to as "set monument") for the point of reverse curvature of a tangent circular curve to the right, having a radius of 690.03 feet, whose chord bears North 17 degrees 28 minutes 23 seconds West, a distance of 400.25 feet;

Northwesterly, with said curve, through a central angle of 33 degrees 43 minutes 09 seconds, an arc distance of 406.09 feet to a set monument for an "ell" corner of said Lot 1;

North 89 degrees 17 minutes 11 seconds West, a distance of 10.00 feet to a 1/2-inch found iron rod for an "ell" corner of said Lot 1;

North 00 degrees 40 minutes 40 seconds West, a distance of 402.43 feet to a set monument for corner;

North 00 degrees 42 minutes 22 seconds West, passing at a distance of 254.73 feet to a 1/2-inch found iron rod for the northwest corner of said Lot 1 of Sears No. 4 addition and the southwest corner of said 14.209 acre tract and continuing with the west line of said 14.209 acre tract for a total distance of 601.00 feet to a 5/8-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE South 89 degrees 17 minutes 38 seconds West, with the southwest line of said 14.209 acre tract and over and across said Kings Road, a distance of 80.00 feet to a 5/8-inch set iron rod with cap for corner on the west right-of-way line of said Kings Road, the south line of said 14.209 acre tract and the east line of Lot 1, Block 1 of Sears Industrial District No. 2, an addition to the City of Garland, as recorded in Volume 78041, Page 409, D.R.D.C.T.;

THENCE North 00 degrees 23 minutes 02 seconds West, with the south line of said 14.209 acre tract and the east line of Lot 1 of said Sears No. 2 addition, a distance of 34.91 feet to a 1/2-inch found iron rod for the northeast corner of Lot 1 of said Sears No. 2 addition and an "ell" corner of said 14.209 acre tract;

THENCE South 89 degrees 17 minutes 38 seconds West, with the south line of said 14.209, the north line of Lot 1 of said Sears No. 2 addition, passing at a distance of 324.77 feet to the common southwest corner of said 14.209 acre tract and the southeast corner of said 6.086 acre tract, and continuing with the south line of said 6.086 acre tract and the north line of Lot 1 of said Sears Industrial District No. 2 for a total distance of 910.82 feet to a 5/8-inch found iron rod for the northwest corner of Lot 1 of said Sears No. 2 addition and on the east line of a remainder of a tract of land described in deed to Sears, Roebuck and Co., as recorded in Volume 68194, Page 1839, D.R.D.C.T.;

THENCE North 00 degrees 55 minutes 35 seconds West, with the west line of said 6.086 acre tract and the east line of said Sears, Roebuck and Co. tract, a distance of 503.90 feet to 5/8-inch set iron rod with cap for the northwest corner of said 6.086 acre tract and on the south right-of-way line of said Marquis Drive and the point of curvature of a non-tangent circular curve to the left, having a radius of 1,255.00 feet, whose chord bears South 81 degrees 18 minutes 33 seconds East, a distance of 408.27 feet;

THENCE with the south right-of-way line of said Marquis Drive, the following bearings and distances:

Easterly, with the north line of said 6.086 acre tract and with said curve, through a central angle of 18 degrees 43 minutes 21 seconds, an arc distance of 410.10 feet to a 5/8-inch set iron rod with cap for corner

North 89 degrees 19 minutes 47 seconds East, with the north line of said 6.086 acre tract, a distance of 183.77 to 5/8-inch set iron rod with cap for the common northeast corner of said 6.086 acre tract and the northwest corner of said 14.209 acre tract;

North 87 degrees 49 minutes 19 seconds East, with the north line of said 14.209 acre tract, a distance of 928.14 to a 5/8-inch set iron rod with cap for the northeast corner of said 14.209 acre tract;

South 00 degrees 53 minutes 12 seconds East, with the east line of said 14.209 acre tract, passing at a distance of 10.00 feet to a 1/2-inch found iron rod for the northwest corner of Lot 2R1, Block 1 of Sears Industrial District No. 3, Replat of Lot 2R, Block 1, an addition to the City of Garland, as recorded in Instrument Number 201600072804, O.P.R.D.C.T., and continuing departing the said south right-of-way line and with the east line of said 14.209 acre tract and the west line of said Lot 2R1 and of Lot 1R, Block 1 of Sears Industrial District No. 3 Replat, an addition to the City of Garland, as recorded in Instrument Number 200600272358, O.P.R.D.C.T., for a passing distance of 842.08 feet to a 5/8-inch found iron rod with cap stamped "SSES INC RPLS 4804" for the southeast corner of said 14.209 acre tract, the northeast corner of Lot 1 of Sears No. 4 addition, and continuing with the east line of said Lot 1 of Sears No. 4 addition and the west line of said Lot 1R of Sears No. 3 Replat, for a total distance of 2,316.83 feet to a 1/2-inch found iron rod for the southeast corner of said Lot 1 of Sears No. 4 addition and the southwest corner of said Lot 1R of Sears No. 3 Replat, said corner being on the north right-of-way line of said Miller Road;

THENCE South 89 degrees 17 minutes 11 seconds West, with the south line of said Lot 1 of Sears No. 4 addition and the north right-of-way line of said Miller Road, a distance of 277.03 feet to the **POINT OF BEGINNING AND CONTAINING** 35.981 acres (1,567,324 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT HIP COLFIN MARQUIS DRIVE LLC, a Delaware limited liability company, and GARLAND KINGS, LLC, a Texas limited liability company, 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 **SEARS INDUSTRIAL DISTRICT NO. 4 REPLAT**, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes 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.

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 provisions of Sec. 31.36 of the Code of Ordinances of the City of Garland, Texas.

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 _____, 2019.

HIP COLFIN MARQUIS DRIVE LLC
a Delaware Limited Liability Company
Its: Sole Member

By: _____
Printed Name Title

Signature

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 _____, 2019.

Notary Public for and in the State of Texas

GARLAND KINGS, LLC
a Texas Limited Liability Company
Its: Sole Member

By: _____
Printed Name Title

Signature

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 _____, 2019.

Notary Public for and in the State of Texas

SURVEY AFFIRMATION

I, Getsy J. Suthan, 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 Land Surveying, 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 _____, 2019

Getsy J. Suthan
Registered Professional Land Surveyor
Texas Registration Number 6449
TBPLS FIRM NO. 10029600

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Getsy J. Suthan, 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 _____, 2019.

Notary Public for and in the State of Texas

Approved and accepted for the City of Garland this _____ day of _____, 2019 by the 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.

NOTES:

- The Basis of bearing is NAD83 (CORS96, Epoch 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202), using the City of Garland Geodetic Control (2002 Datum) Monuments 203 and 205. Coordinates shown hereon are grid values. Surface Adjustment Scale Factor: 1.000136506.
- GPS203
N= 7,011,781.3275
E= 2,531,537.4960
Z= 567.30'
GPS205
N= 7,008,551.5045
E= 2,531,572.6304
Z= 576.18'
- Each lot corner is monumented by a 5/8-inch set iron rod with yellow plastic cap stamped "HALFF" unless denoted otherwise.
- 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.
- 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.
- The purpose of this plat is to create three lots and dedicate right-of-way from Lot 1, Block 1 of Sears Industrial District No. 4, Volume 97132, Page 2923 of the Deed Records of Dallas County, Texas and unplatted tracts.

Line Table		
Line	Bearing	Length
L1	N00°42'22"W	26.01'
L2	N89°17'38"E	15.00'
L3	S00°42'22"E	26.01'
L4	N00°42'22"W	26.01'
L5	N89°17'38"E	15.00'
L6	S00°42'22"E	26.01'
L7	N00°42'22"W	26.54'
L8	N89°17'38"E	15.00'
L9	S00°42'22"E	26.54'
L10	N00°42'22"W	20.00'
L11	N89°17'38"E	15.00'
L12	S00°42'22"E	20.00'
L13	N89°17'38"E	51.19'
L14	S68°12'22"E	60.75'
L15	N89°17'38"E	28.18'
L16	S00°42'22"E	15.00'
L17	S89°17'38"W	31.16'
L18	S00°42'22"E	10.21'
L19	S89°17'38"W	15.00'
L20	N00°42'22"W	10.21'

Line Table		
Line	Bearing	Length
L21	N00°42'22"W	11.00'
L22	N89°17'38"E	15.00'
L23	S00°42'22"E	11.00'
L24	N00°42'22"W	11.00'
L25	N89°17'38"E	15.00'
L26	S00°42'22"E	11.00'
L27	S00°42'22"E	15.00'
L28	S89°17'38"W	14.50'
L29	N00°42'22"W	15.00'
L30	N89°17'38"E	14.50'
L31	S00°42'22"E	15.00'
L32	N00°42'22"W	15.00'
L33	N89°17'38"E	11.91'
L34	S00°42'22"E	18.18'
L35	S45°42'22"E	21.18'
L36	S44°17'38"W	15.00'
L37	N45°42'22"W	21.18'
L38	N00°42'22"W	25.49'
L39	N89°17'38"E	7.10'
L40	N89°17'38"E	15.00'

Line Table		
Line	Bearing	Length
L41	N00°42'22"W	11.00'
L42	N89°17'38"E	15.00'
L43	S00°42'22"E	11.00'
L44	S89°17'38"W	11.00'
L45	N00°42'22"W	15.00'
L46	N89°17'38"E	11.00'
L47	S89°17'38"W	12.97'
L48	N00°42'22"W	15.00'
L49	N89°17'38"E	12.97'
L50	N00°42'22"W	12.83'
L51	N45°42'22"W	36.21'
L52	S00°42'22"E	29.00'
L53	S89°17'38"W	15.00'
L54	N00°42'22"W	29.00'
L55	N00°42'22"W	33.18'
L56	N89°17'38"E	31.96'
L57	S00°42'22"E	15.00'
L58	S89°17'38"W	31.96'
L59	N00°42'22"W	15.00'
L60	N89°17'38"E	32.50'

Line Table		
Line	Bearing	Length
L61	S00°42'22"E	15.00'
L62	S89°17'38"W	32.50'
L63	N00°42'22"W	15.00'
L64	S00°53'12"E	5.00'
L65	S87°49'19"W	4.95'
L66	N47°10'41"W	7.07'
L67	N87°49'19"E	10.07'
L68	S55°12'21"W	14.15'
L69	N28°48'52"W	14.13'
L70	N89°05°38"E	10.40'
L71	S00°42'22"E	10.53'

Curve Table				
Line	Delta	Radius	Length	Chord Bearing
C1	18°38'12"(LT)	1,260.50'	410.00'	408.20' S 81°21'08" E
C2	91°28'19"(RT)	57.00'	91.00'	81.64' S 46°26'32" E
C3	00°42'26"(LT)	1,260.50'	15.56'	15.56' S75°20'23"E
C4	06°25'00"(LT)	1,260.50'	141.17'	141.09' S76°50'48"E
C5	05°30'42"(RT)	1,270.50'	122.22'	122.17' N76°50'46"W

SPACE RESERVED FOR
COUNTY RECORDING LABEL

FINAL PLAT
**SEARS INDUSTRIAL
DISTRICT NO. 4 REPLAT**

LOTS 1R, 2R & 3R, BLOCK 1

BEING ALL OF

LOT 1, BLOCK 1 OF
SEARS INDUSTRIAL DISTRICT NO. 4,
6.086 ACRE TRACT, AND 14.209 ACRE TRACT

SITUATED IN THE

BENJAMIN DYE SURVEY, ABSTRACT NO. 415,
CITY OF GARLAND, DALLAS COUNTY, TEXAS

CITY CASE NUMBER: 180920-3

FOR

HUNTINGTON MARQUIS
BY



TBPLS FIRM NO. 10029600
HALFF ASSOCIATES, INC. - ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275
SCALE: 1"=60' TELE.(214)346-6200 AVO. 34554 JULY, 2019

SURVEYOR
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
CONTACT: GETSY J. SUTHAN
TEL: (214) 346-6208

OWNER
HIP COLFIN MARQUIS DRIVE LLC
385 INVERNESS PARKWAY, SUITE 460
ENGLEWOOD, CO 80112
CONTACT: JIM RAMSEY
TEL: (210) 854-5636

OWNER
GARLAND KINGS, LLC
4641 NALL ROAD
DALLAS, TX 75244
CONTACT: SIMON BEAKLEY
TEL: (214) 526-3626



GARLAND

Plan Commission

4. a.

Meeting Date: 09/09/2019

Item Title: Z 17-46 Platinum Storage c/o Masterplan (District 4)

Summary:

Consideration of the application of **Platinum Storage c/o Masterplan**, requesting approval of a 1) Change in Zoning from Community Office (CO) District, and from Planned Development (PD) 80-32 for Community Office and Community Retail Uses to a Planned Development (PD) District with Community Retail (CR) District for Retail, Office, and Self-Storage Facility (mini-warehouse) Uses; 2) a Specific Use Provision for Self-Storage Facility (mini-warehouse); 3) a Detail Plan; 4) a Variance to Section 4.34 of the Garland Development Code (GDC) regarding site and perimeter landscaping; and 5) a Variance to Section 4.35 of the Garland Development Code (GDC) regarding parking area landscaping. This property is located on the south side of IH-30, west of Beltline Road, and at the future extension of Guthrie Road. (District 4) (File Z 17-46)

Attachments

Z 17-46 Platinum Storage c/o Masterplan Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: Z 17-46/District 4

Agenda Item:

Meeting: Plan Commission

Date: September 9, 2019

REQUEST

Approval of 1) Change in Zoning from Community Office (CO) District, and from Planned Development (PD) 80-32 for Community Office and Community Retail Uses to a Planned Development (PD) District with Community Retail (CR) District for Retail, Office, and Self-Storage Facility (mini-warehouse) Uses; 2) a Specific Use Provision for Self-Storage Facility (mini-warehouse); 3) a Detail Plan; 4) a Variance to Section 4.34 of the Garland Development Code (GDC) regarding site and perimeter landscaping; and 5) a Variance to Section 4.35 of the Garland Development Code (GDC) regarding parking area landscaping.

LOCATION

648, 658, 702, and 720 West I-30. This property is located on the south side of IH-30, west of Beltline Road, and at the future extension of Guthrie Road.

APPLICANT

Platinum Storage c/o Masterplan

OWNER

Danny L. Faulkner

BACKGROUND

The subject property is zoned with Community Office (CO) District over the west one-third of the site and Planned Development (PD) 80-32 District for Community Retail Uses and Community Office Uses over the east two-thirds of the site. Two existing off-premise signs are located on the site--one at the east end and one at the west end of the site along West I-30; otherwise the site is undeveloped. The applicant makes the above request to develop the property with two buildings. One building would be two stories and used for retail, office, and self-storage (mini-warehouse) purposes; and the second building would be one story and used for self-storage (mini-warehouse) purposes.

SITE DATA

The subject property has an area of 9.379 acres with approximately 788 lineal feet of frontage along West I-30 and 630 feet of frontage along future Guthrie Road. Access to the site will be from Guthrie Road, approximately fifty (50) feet south of West I-30 Freeway.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned with Community Office (CO) District over the west one-third of the site, and Planned Development (PD) 80-32 District for Community Retail Uses and Community Office Uses over the east two-thirds of the site. Office use is allowed in the Community Office (CO) District while retail uses are allowed in the Community Retail (CR) District, and Self-Storage Facility (mini-warehouse) is only permitted with approval of a Specific Use Provision in the Community Retail (CR) District. The applicant makes the request to bring the subject property under one single Planned Development (PD) based on the Community Retail (CR) District for office and retail uses, as well as to secure approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse) use. Additionally, the request includes a Detail Plan for the aforementioned uses.

CONSIDERATIONS

1. The applicant proposes to develop the subject property with two buildings (shown in Exhibit C). Building A, a proposed 3-story, 149,404-square foot building, is positioned on the site with visibility from I-30, and would include space for commercial retail and office uses in addition to the Self-Storage Facility (mini-warehouse) Use. Building B, a proposed 1-story, 6,640 square foot building, is shown south of Building A with visibility from future Guthrie Road, and would contain only storage units. Overall, both buildings would contain a total of 700 storage units.
2. The Garland Development Code establishes a requirement of one-hundred (100) parking spaces for the combination of uses proposed (retail, office, and self storage facility). The proposed development would provide the required one-hundred and one (101) parking spaces. Three loading spaces are required for the proposed development and these are provided along the south side of Building A. Screening of the loading area is provided from Guthrie Road by Building B and with the placement of high level screening shrubs that would obstruct the line of sight from the public street and the loading areas.
3. Building B is placed on the site plan with a setback of nineteen (19) feet from Guthrie Road whereas a thirty (30) foot setback is required. The applicant asserts that the site geometry and fire lane requirements along with the building layout influence the need for a setback variance. Additionally, the remainder of the building will not encroach into the setback and Building B is a one-story, eighteen (18) foot high building.
4. While Building B would be consistent with the allowed maximum thirty (30) foot building height limit of the Community Retail (CR) District, Building A is proposed for a deviation from the height limit and would be fifty (50) feet in total height. The applicant justifies the additional height in order to minimize the traditional self-storage building appearance and create an appearance of an office building. Additionally, there are no residential uses nearby that would be sensitive to such height.
5. With the exception of requested variances, the landscape layout reflected on Exhibit D complies with the applicable regulations of the Garland Development Code. The area of the site south of the site improvements associated with Building A and B as shown on the site and landscape plans will remain undisturbed; therefore, the applicant is proposing no buffer plantings along the south side of Guthrie Road and along W I-30 south of Guthrie Road (Variance regarding site and perimeter landscaping). The GDC requires one large canopy tree at the end of each parking row; this is not provided at the northeast side of Building B where the drawing shows refuse enclosures (Variance regarding parking area landscaping).
6. The design of the buildings (Exhibit E) is required to comply with the following Garland Development Code requirements:
 - At least six (6) of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
 - Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).

The design of Building A complies with the aforementioned design requirements. Building B achieves the required articulation. However, Building B lacks architectural elements on its north, east, and west facades which all have limited public street exposure. The north façade consists of roll up doors that serve the function of the self-storage facility. The east and west ends of the building are storage unit walls rather

than service, office, or similar areas; although the south elevation is designed with false store fronts. However, the south façade facing towards Guthrie Road is shrouded from the street with two rows of trees as well as shrubs, minimizing the deviation from the GDC standards.

7. Section 2.52(A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates. The proposal includes security fencing with automatic gates to control access to Building B, and Building B serves as the screening to Guthrie Road. However, Building A would be secured by roll-up doors only. The Garland Development Code prescribes the following screening/security methods:
 - A masonry wall constructed of brick or stone. In addition to the screening wall, one large canopy tree for every twenty-five linear feet, or portion thereof, equally spaced for the entire length of the wall on the development's side of the wall.
 - An ornamental metal fence with masonry columns, spaced with a maximum of fifty-feet between the centers of each column. Additionally, a continuous row of evergreen high-level screening shrubs along all portions of the fence that are not opaque masonry. All landscaping must be located on the development's side of the fence.
8. This application the proposal does not include outdoor storage.
9. A Specific Use Provision for a Self-Storage Facility for fifty (50) years is requested by the applicant.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers and Neighborhood Centers and Parks/Open Space (Public and Private) (generally south of Guthrie Road) for the subject property. Neighborhood Centers provide a mix of retail, services and community gathering places appropriately scaled to adjacent residential areas. Parks/Open Space (Public and Private) consist of a variety of parks, plazas, natural areas for passive or active recreation, gathering places, landscape entry ways/medians and picnic areas.

Furthermore, the I-30 Corridor Catalyst Area Plan, adopted in 2017, recognizes this site as part of the Broadway Target Investment Area. The framework plan of the Target Investment Area recommends "flex office" where the subject site is located. "Flex-Office" described in the Broadway TIA market assessment is flexible office space that can accommodate a variety of office uses. The Broadway TIA discusses the revitalization of the existing retail development and proposes that uses in the area should remain consistent with existing businesses in the area. New Self-Storage Facilities are currently not permitted along the I-30 corridor except in certain zoning districts by Specific Use Provision only, or in previously approved Planned Developments. In the general vicinity of this site, recent development includes office and restaurant construction along Guthrie Road near Broadway Boulevard, which furthers support of the Catalyst Area Plan recommendations.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east along W I-30 Freeway are zoned for commercial and office uses; these properties are developed with office, retail, and restaurant uses. The properties to the east along Guthrie Road are zoned for Office Uses and are unimproved, although

construction of office use and restaurant use has taken place closer to Broadway Road on Guthrie Road.

STAFF RECOMMENDATION

Denial of the request. The I-30/Broadway TIA concept plan identifies office uses in this area and for new land uses to remain consistent with the existing business make up in the area. Furthermore, the planned Guthrie Road extension will create new access opportunities including a new street corner along the I-30 frontage road, possibly yielding further development opportunities for this site.

ADDITIONAL INFORMATION

Location Map
PD/SUP Conditions
Photos

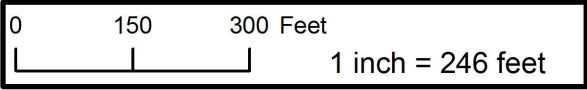
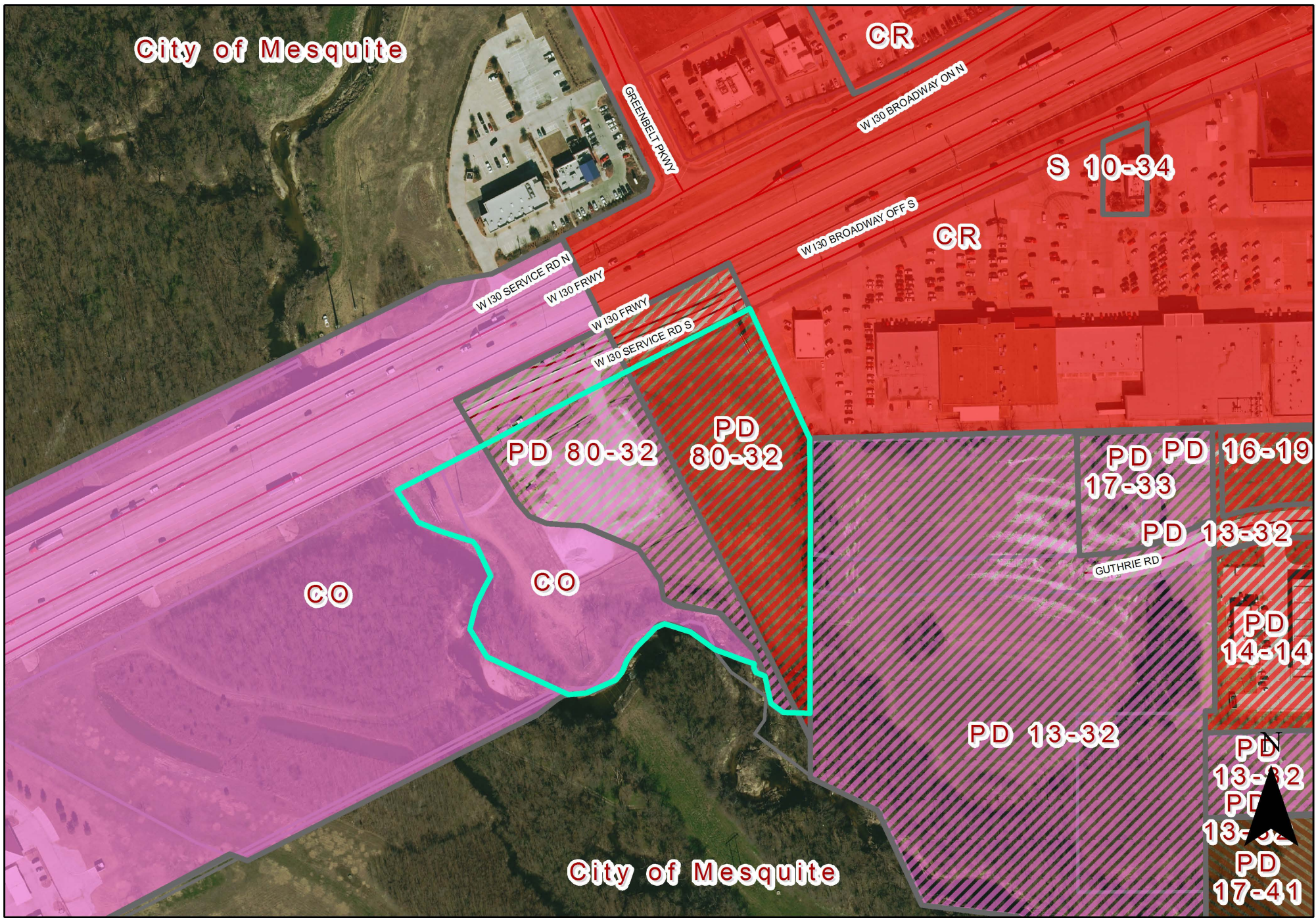
CITY COUNCIL DATE: October 8, 2019

PREPARED BY:

Kira Wauwie, AICP
Principal Development Planner
Planning & Community Development
(972) 205-2456
kwauwie@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 17-46

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-46

648, 658, 702, and 720 West I30 Freeway

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow a Retail, Office, and Self-Storage Facility (mini-warehouse) Uses.
- II. Statement of Effect:** This Planned Development (PD) should not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development shall conform to the Detail Plan set forth in Exhibits C, D, and E; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply.
- V. Detail Plan:**
- A. Site Plan: The site shall be in conformance with the approved Site Plan labeled as Exhibit C.
- B. Building Setback: Building B shall be allowed a nineteen (19) foot setback as shown on the Site Plan on Exhibit C.
- C. Perimeter Screening/Security Fencing: Perimeter screening/security fencing shall be as shown on the Site Plan in Exhibit C.
- D. Landscape Plan: Landscaping is to be in general conformance with the approved Landscape Plan labeled as Exhibit D.
- E. Maintenance Requirements: This condition is always included for PD applications.
- 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.

F. Landscape Buffers: Landscape buffers are only required as shown on the Landscape Plan in Exhibit D.

G. Parking Areas Landscaping: Parking areas landscaping shall be allowed as shown on the Landscape Plan in Exhibit D.

H. Building Elevations: Exterior building elevations are to be in general conformance with the approved elevations labeled as Exhibit E.

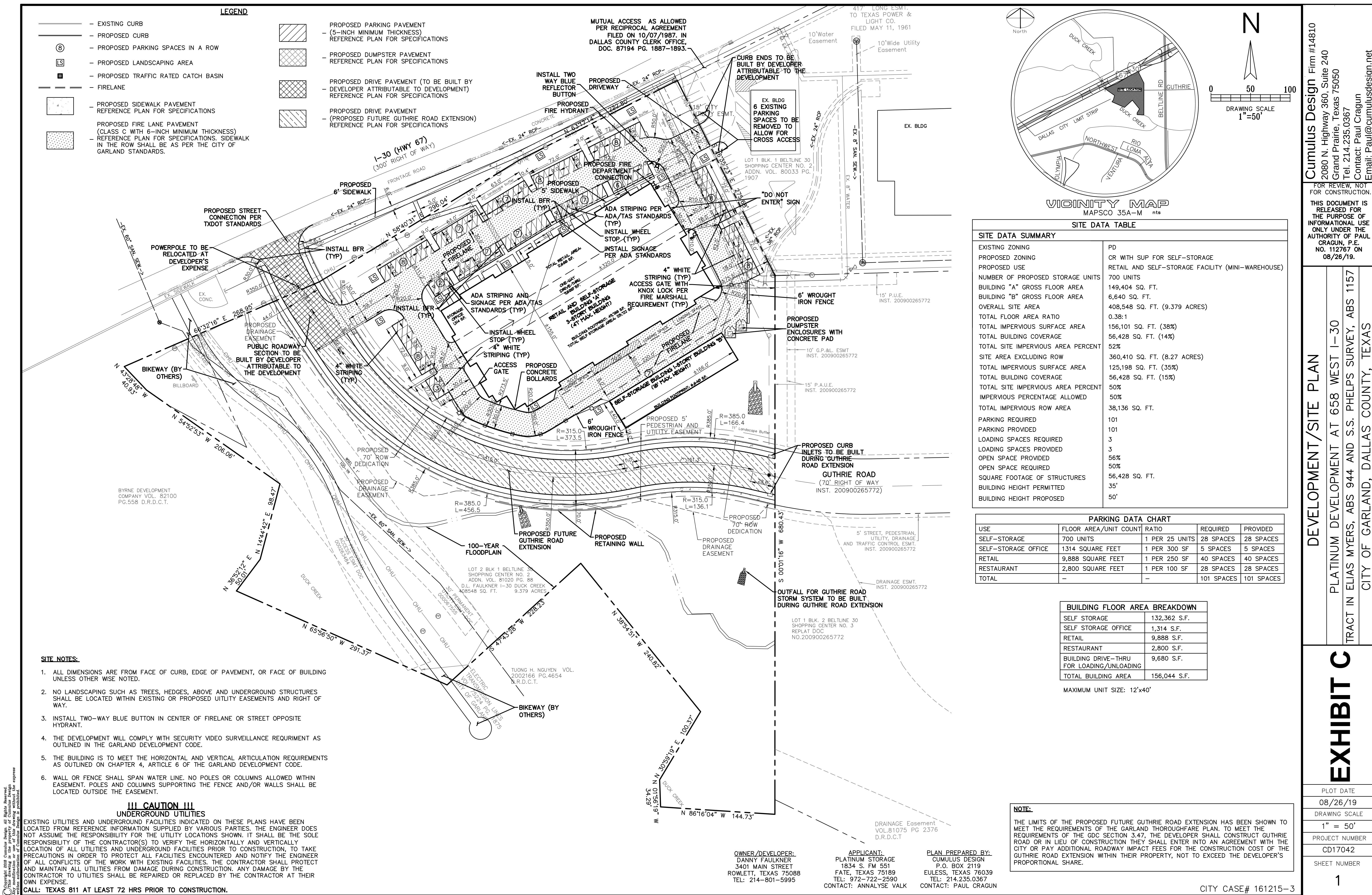
I. Maximum Building Height: The maximum building height
is fifty (50) feet.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 17-46

648, 658, 702, and 720 West I30 Freeway

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Self-Storage Facility (mini-warehouse).
- 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 Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. SUP Time Period: The Specific Use Provision for Self-Storage Facility (mini-warehouse) is limited to a period of fifty (50) years.



DEVELOPMENT/SITE PLAN

PLATINUM DEVELOPMENT AT 658 WEST I-30
TRACT IN ELIAS MYERS, ABS 944 AND S.S. PHELPS SURVEY, ABS 1157
CITY OF GARLAND, DALLAS COUNTY, TEXAS

EXHIBIT C

PLOT DATE

08/26/19

DRAWING SCALE

1" = 50'

PROJECT NUMBER

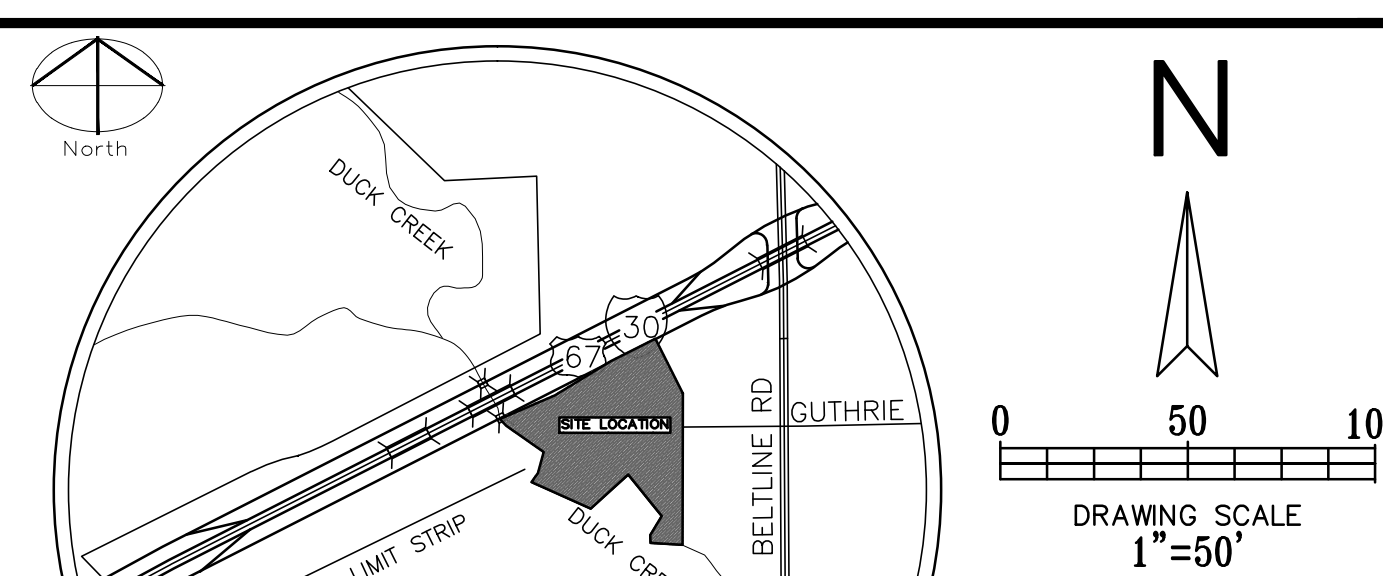
CD17042

SHEET NUMBER

1

Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367
Contact: Paul Cragun
Email: Paul@cumulusdesign.net

FOR REVIEW, NOT FOR CONSTRUCTION.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INFORMATIONAL USE ONLY UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 08/26/19.



SITE DATA SUMMARY	
EXISTING ZONING	PD
PROPOSED ZONING	CR WITH SUP FOR SELF-STORAGE
PROPOSED USE	RETAIL AND SELF-STORAGE FACILITY (MINI-WAREHOUSE)
NUMBER OF PROPOSED STORAGE UNITS	700 UNITS
BUILDING "A" GROSS FLOOR AREA	149,404 SQ. FT.
BUILDING "B" GROSS FLOOR AREA	6,640 SQ. FT.
OVERALL SITE AREA	408,548 SQ. FT. (9.379 ACRES)
TOTAL FLOOR AREA RATIO	0.38:1
TOTAL IMPERVIOUS SURFACE AREA	156,101 SQ. FT. (38%)
TOTAL BUILDING COVERAGE	56,428 SQ. FT. (14%)
TOTAL SITE IMPERVIOUS AREA PERCENT	52%
SITE AREA EXCLUDING ROW	360,410 SQ. FT. (8.27 ACRES)
TOTAL IMPERVIOUS SURFACE AREA	125,198 SQ. FT. (35%)
TOTAL BUILDING COVERAGE	56,428 SQ. FT. (15%)
TOTAL SITE IMPERVIOUS AREA PERCENT	50%
IMPERVIOUS PERCENTAGE ALLOWED	50%
TOTAL IMPERVIOUS ROW AREA	38,136 SQ. FT.
PARKING REQUIRED	101
PARKING PROVIDED	101
LOADING SPACES REQUIRED	3
LOADING SPACES PROVIDED	3
OPEN SPACE PROVIDED	56%
OPEN SPACE REQUIRED	50%
SQUARE FOOTAGE OF STRUCTURES	56,428 SQ. FT.
BUILDING HEIGHT PERMITTED	35'
BUILDING HEIGHT PROPOSED	50'

PARKING DATA CHART				
USE	FLOOR AREA/UNIT COUNT	RATIO	REQUIRED	PROVIDED
SELF-STORAGE	700 UNITS	1 PER 25 UNITS	28 SPACES	28 SPACES
SELF-STORAGE OFFICE	1314 SQUARE FEET	1 PER 300 SF	5 SPACES	5 SPACES
RETAIL	9,888 SQUARE FEET	1 PER 250 SF	40 SPACES	40 SPACES
RESTAURANT	2,800 SQUARE FEET	1 PER 100 SF	28 SPACES	28 SPACES
TOTAL	-	-	101 SPACES	101 SPACES

BUILDING FLOOR AREA BREAKDOWN	
SELF STORAGE	132,362 S.F.
SELF STORAGE OFFICE	1,314 S.F.
RETAIL	9,888 S.F.
RESTAURANT	2,800 S.F.
BUILDING DRIVE-THRU FOR LOADING/UNLOADING	9,680 S.F.
TOTAL BUILDING AREA	156,044 S.F.

MAXIMUM UNIT SIZE: 12'x40'

NOTE:
THE LIMITS OF THE PROPOSED FUTURE GUTHRIE ROAD EXTENSION HAS BEEN SHOWN TO MEET THE REQUIREMENTS OF THE GARLAND THOROUGHFARE PLAN. TO MEET THE REQUIREMENTS OF THE GDC SECTION 3.47, THE DEVELOPER SHALL CONSTRUCT GUTHRIE ROAD OR IN LIEU OF CONSTRUCTION THEY SHALL ENTER INTO AN AGREEMENT WITH THE CITY OR PAY ADDITIONAL ROADWAY IMPACT FEES FOR THE CONSTRUCTION COST OF THE GUTHRIE ROAD EXTENSION WITHIN THEIR PROPERTY, NOT TO EXCEED THE DEVELOPER'S PROPORTIONAL SHARE.

- LEGEND
- EXISTING CURB

PROPOSED CURB

PROPOSED PARKING SPACES IN A ROW

PROPOSED LANDSCAPING AREA

PROPOSED TRAFFIC RATED CATCH BASIN

FIRELANE

PROPOSED SIDEWALK PAVEMENT
REFERENCE PLAN FOR SPECIFICATIONS

PROPOSED FIRE LANE PAVEMENT
(CLASS C WITH 6-INCH MINIMUM THICKNESS)
REFERENCE PLAN FOR SPECIFICATIONS. SIDEWALK IN THE ROW SHALL BE AS PER THE CITY OF GARLAND STANDARDS.

PROPOSED PARKING PAVEMENT
(6-INCH MINIMUM THICKNESS)
REFERENCE PLAN FOR SPECIFICATIONS

PROPOSED DUMPSTER PAVEMENT
REFERENCE PLAN FOR SPECIFICATIONS

PROPOSED DRIVE PAVEMENT (TO BE BUILT BY DEVELOPER ATTRIBUTABLE TO DEVELOPMENT)
REFERENCE PLAN FOR SPECIFICATIONS

PROPOSED DRIVE PAVEMENT
(PROPOSED FUTURE GUTHRIE ROAD EXTENSION)
REFERENCE PLAN FOR SPECIFICATIONS

- SITE NOTES:
- ALL DIMENSIONS ARE FROM FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHER WISE NOTED.

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

INSTALL TWO-WAY BLUE BUTTON IN CENTER OF FIRELANE OR STREET OPPOSITE HYDRANT.

THE DEVELOPMENT WILL COMPLY WITH SECURITY VIDEO SURVEILLANCE REQUIREMENT AS OUTLINED IN THE GARLAND DEVELOPMENT CODE.

THE BUILDING IS TO MEET THE HORIZONTAL AND VERTICAL ARTICULATION REQUIREMENTS AS OUTLINED ON CHAPTER 4, ARTICLE 6 OF THE GARLAND DEVELOPMENT CODE.

WALL OR FENCE SHALL SPAN WATER LINE. NO POLES OR COLUMNS ALLOWED WITHIN EASEMENT. POLES AND COLUMNS SUPPORTING THE FENCE AND/OR WALLS SHALL BE LOCATED OUTSIDE THE EASEMENT.

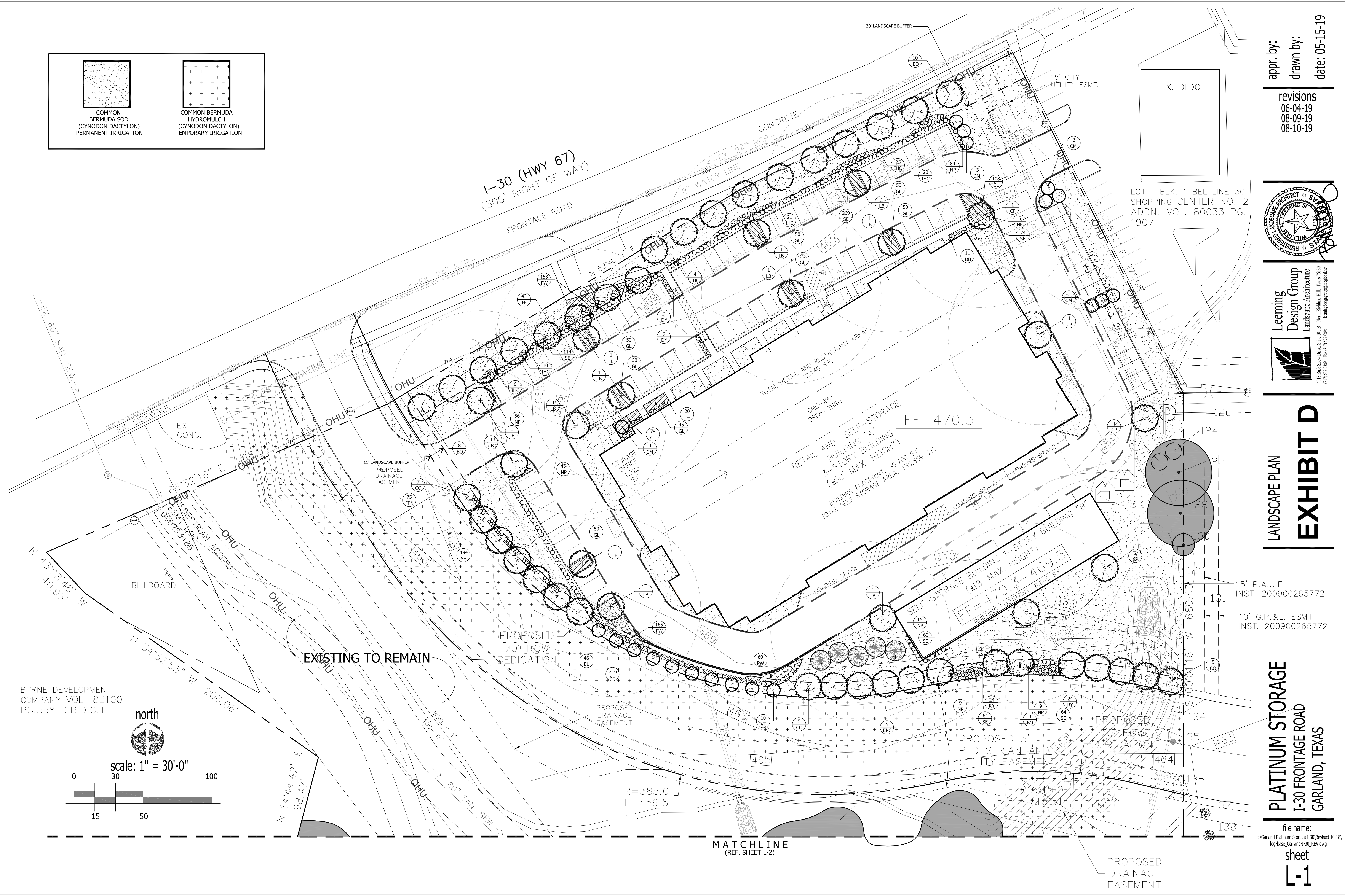
!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: TEXAS 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

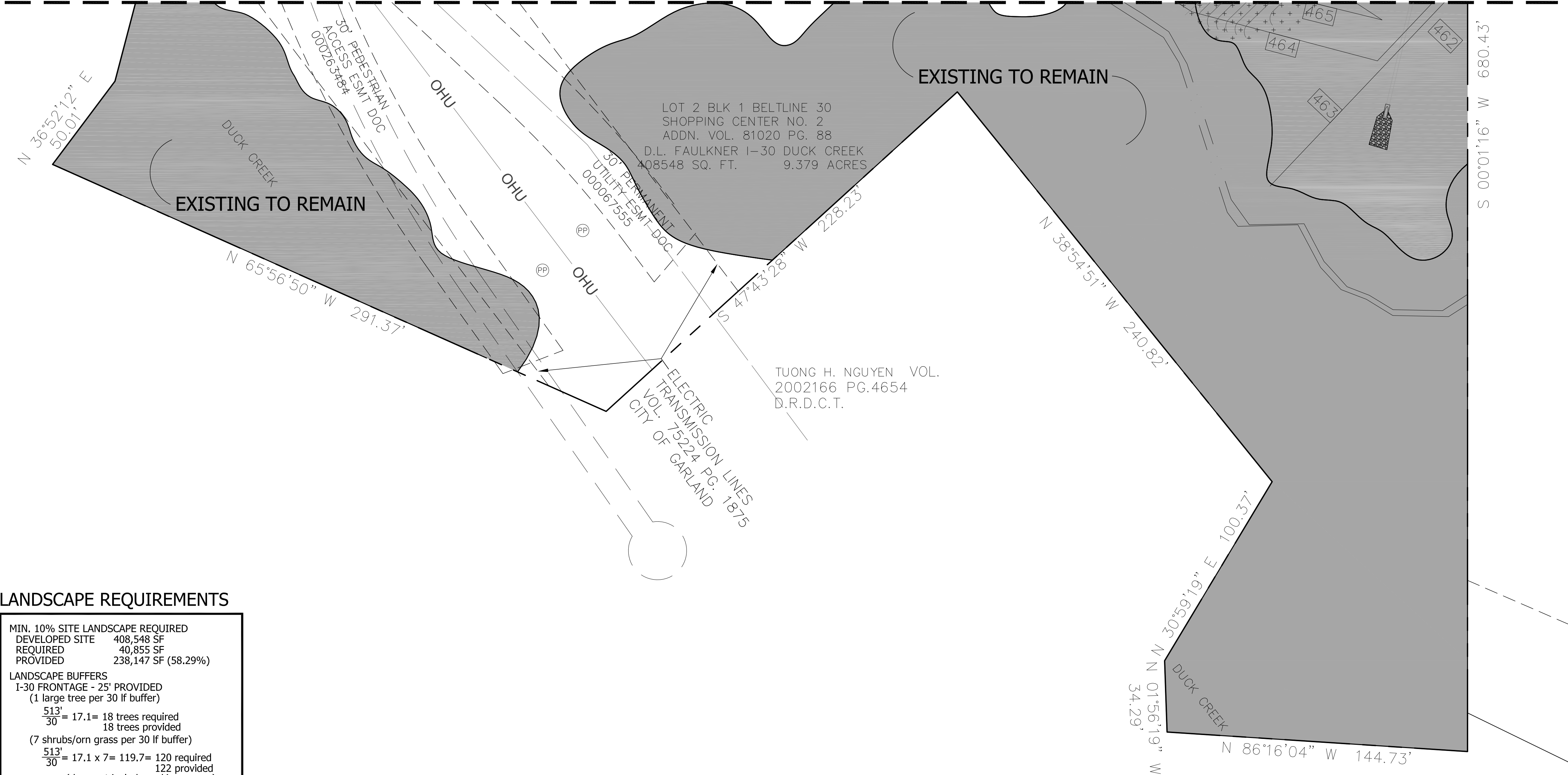
OWNER/DEVELOPER:
DANNY FAULKNER
3401 MAIN STREET
ROWLETT, TEXAS 75088
TEL: 214-801-5995

APPLICANT:
PLATINUM STORAGE
1834 S. FM 551
FATE, TEXAS 75189
TEL: 972-722-2590
CONTACT: ANNALYSE VALK

PLAN PREPARED BY:
CUMULUS DESIGN
P.O. BOX 2119
EULESS, TEXAS 76039
TEL: 214.235.0367
CONTACT: PAUL CRAGUN



sheet
L-1



LANDSCAPE REQUIREMENTS

MIN. 10% SITE LANDSCAPE REQUIRED	
DEVELOPED SITE	408,548 SF
REQUIRED	40,855 SF
PROVIDED	238,147 SF (58.29%)

LANDSCAPE BUFFERS

I-30 FRONTAGE - 25' PROVIDED
(1 large tree per 30 lf buffer)
 $\frac{513'}{30} = 17.1 = 18$ trees required
18 trees provided
(7 shrubs/orn grass per 30 lf buffer)
 $\frac{513'}{30} = 17.1 \times 7 = 119.7 = 120$ required
122 provided
(does not include parking screen)

(max 75% bufferyard to be turf)	
TOTAL BUFFERYARD	12,825 SF
LESS PAVING	-395 SF
BUFFERYARD LANDSC.	11,430 SF
MAX. TURF ALLOWED	9,323 SF
PROPOSED TURF	9,004 SF

PROPOSED GUTHRIE

(5' ped/ue esmt within landscape buffer)
 1 large tree per 30 lf buffer)
 630' - 35' (entry drive)= 595'
 $\frac{595'}{30} = 19.8 = 20$ trees required
 20 trees provided

(7 shrubs/orn grass per 30 lf buffer)
 $\frac{595'}{30} = 19.8 \times 7 = 138.6 = 139$ required
 141 provided
 (does not include parking screen)

(max 75% bufferyard to be turf)	
TOTAL BUFFERYARD	7,223 SF
LESS PAVING	-361 SF
BUFFERYARD LANDSC.	6,862 SF
MAX. TURF ALLOWED	5,147 SF
PROPOSED TURF	5,139 SF

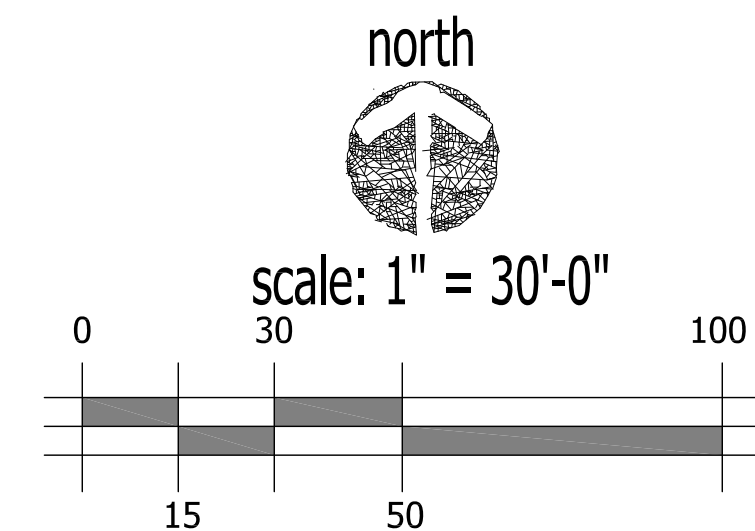
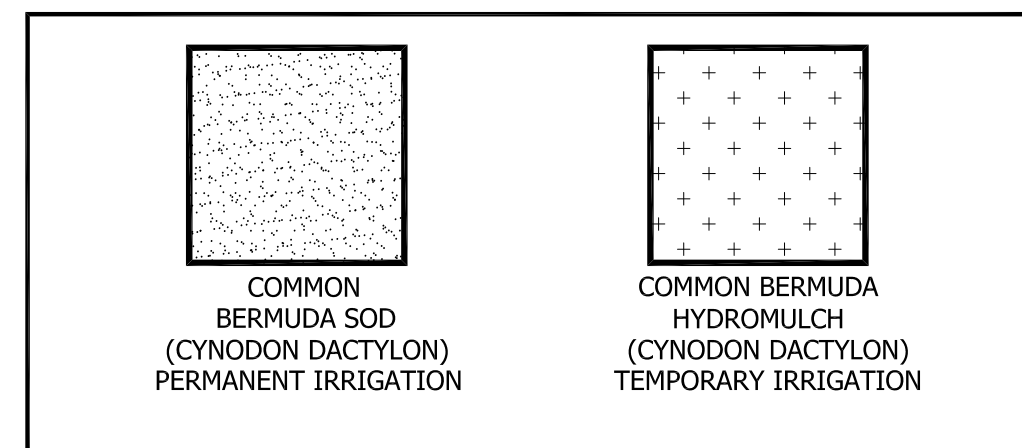
PARKING LANDSCAPE

(5% total parking to be landscape area)
52,184 sf parking x .05 = 2,609 sf
3,011 sf provided

(1 large tree per 10 spaces)
 $\frac{94}{10} = 10$ trees required
15 trees proposed

SYM	MATERIAL	QNTY	SIZE	HEIGHT	SPREAD	NOTES	SPACING
BO	BURR OAK QUERCUS MACROCARPA	21	3" CAL.	10-12"	5'-6"	NURSERY GROWN	
CO	CHINKAPIN OAK QUERCUS MUEHLBERGII	17	3" CAL.	10-12"	5'-6"	NURSERY GROWN	
LB	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	12	3" CAL.	10-12'	6-7'	NURSERY GROWN	
CP	CHINESE PISTACHE PISTACIA CHINENSIS	5	3" CAL.	10-12'	6-7'	NURSERY GROWN	
CM	CRAPE MYRTLE LAGERSTROEMIA INDICA 'BASHAM PINK'	10	30 GAL.	8-10'	4-5'	CONTAINER GROWN min. 2" cal., M.T.	
VT	VITEEX VITEEX AGNUS-CASTUS	10	30 GAL.	7-9'	4-5'	CONTAINER GROWN min. 2" cal., M.T.	
ERC	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	5	30 GAL.	7-9'	4-5'	CONTAINER GROWN	
EL	ELEAEAGNUS ELEAEAGNUS MACROPHYLLA 'EBBENJIT'	46	5 GAL.	30"	18"	FULL	42"oc
NP	NEEDELPOINT HOLLY ILEX CORNUTA 'NEEDELPOINT'	223	5 GAL.	26"	18"	FULL	36"oc
IHC	INDIAN HAWTHORN RAPHIOLEPIS INDICA 'CALISTO'	129	5 GAL.	15"	15"	FULL	30"oc
DB	DWF BURFORD HOLLY ILEX CORNUTA 'BURFORD' NANA	31	5 GAL.	15"	15"	FULL	30"oc
RY	RED YUCCA HESPERALOE PARVIFOLIA	48	5 GAL.	15"	15"	FULL	30"oc
FPN	FIRE POWER NANDINA NANDINA DOMESTICA 'FIREPOWER'	75	3 GAL.	12"	12"	FULL	24"oc
DY	DWF YAUPOIN HOLLY ILEX VOMITORIA 'NANA'	18	3 GAL.	12"	12"	FULL	24"oc
GL	GREEN LIRIOPE LIRIOPE MUSCARTI	577	1 GAL.	10"	10"	FULL	18"oc
PW	WINTERCREEPER EUONYMUS FORTUNEI 'COLORATUS'	378	1 GAL.	MIN. 3-12"	RUNNERS		20"oc
SE	STEEL EDGING	1045	LIN. FT.	REF. DETAIL			

LANDSCAPE LEGEND



PLATINUM STORAGE
I-30 FRONTAGE ROAD
GARLAND, TEXAS

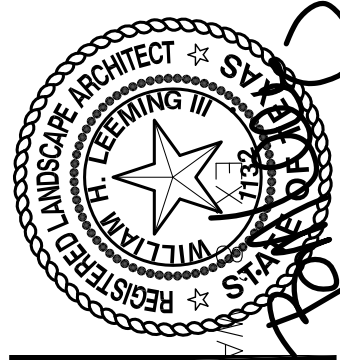
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ldq-base_Garland-I-30_REV.dwg

sheet
L-2

LANDSCAPE PLAN



**Leeming
Design Group**
Landscape Architecture, PLLC
14-B North Richland Hills, Texas 76180
100mmidesanero@sbcdlocal.net



revisions
06-04-19
08-09-19
08-10-19

appr. by:
drawn by:
date: 05-1



1 NW PERSPECTIVE VIEW - BLDG. A
NOT TO SCALE



2 NORTH ELEVATION (I-30) - BLDG. A
NOT TO SCALE

BUILDING MATERIALS				
NO.	MARK	MATERIAL	BRAND	COLOR/MOD.
1	(A)	3-STAGE STUCCO	OMEGA PRODUCTS	TOFFEE COLOR
2	(B)	3-STAGE STUCCO	OMEGA PRODUCTS	BEIGE
3	(C)	3-STAGE STUCCO	OMEGA PRODUCTS	HAZEL NUT
4	(D)	SOLDIER BRICK	ACHE (DENTON PLANT)	ROSEBUD
5	(E)	FACE BRICK	ACHE (DENTON PLANT)	ROSEBUD
6	(F)	STONE	TEXAS STONE DESIGNS, INC.	DALLAS LEDGESTONE
7	(G)	CANOPY	SHERWIN WILLIAMS	SADDLE UP
8	(H)	STOREFRONT DOOR/WINDOW ASSEMBLY	N/A	NATURAL ALUMINUM W/ TINTED LOWGLASS
9	(I)	STOREFRONT WINDOW ASSEMBLY	N/A	NATURAL ALUMINUM W/ TINTED LOWGLASS

ARCHITECTURAL ELEMENTS		
NO.	MARK	ITEM
1	(A)	CANOPY
2	(B)	DISPLAY WINDOWS
3	(C)	DIVIDED LIGHT WINDOWS
4	(D)	TRANSOMS
5	(E)	RECESSED ENTRY
6	(F)	ORNAMENTAL FACADE TRIM

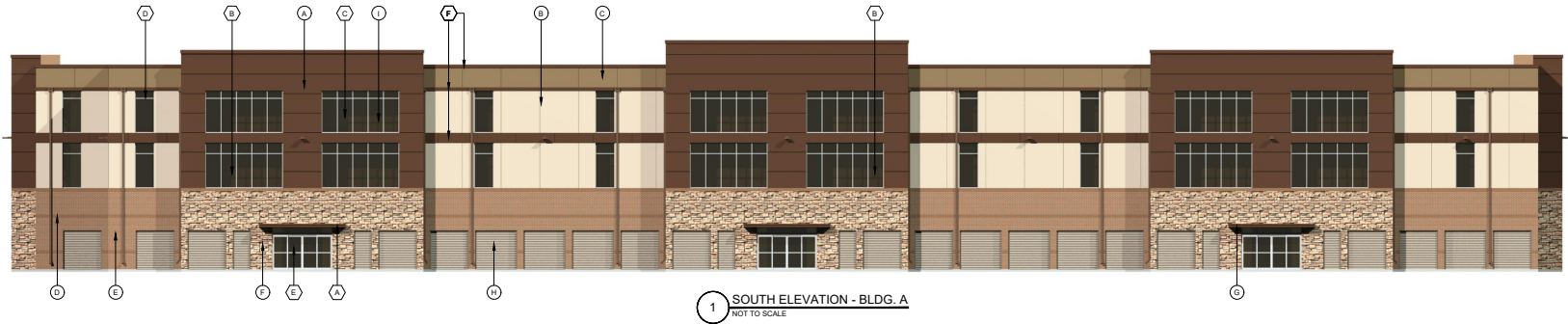
NO.	REVISION	NO.	REVISION



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PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

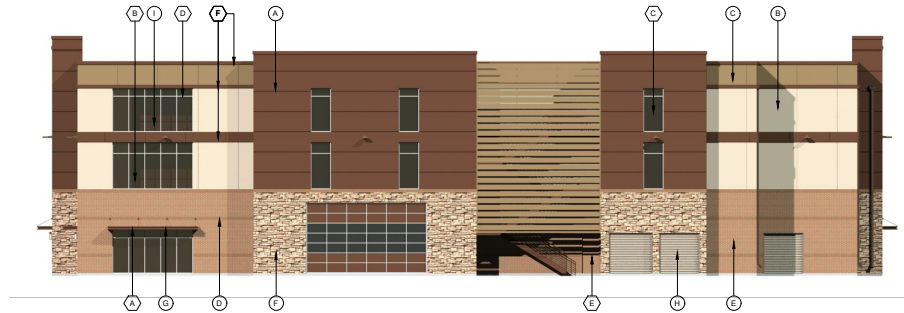
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Scale	As Noted	
Drawn	JLL	
Job	16042	



1 SOUTH ELEVATION - BLDG. A
NOT TO SCALE

BUILDING MATERIALS					
NO.	MARK	MATERIAL	BRAND	COLOR/MOD.	RE-MARKS
1	(A)	3-STAGE STUCCO	OMEGA PRODUCTS	TOFFEE COLOR	COLOR-INTRINSIC
2	(B)	3-STAGE STUCCO	OMEGA PRODUCTS	BEIGE	COLOR-INTRINSIC
3	(C)	3-STAGE STUCCO	OMEGA PRODUCTS	HAZEL NUT	COLOR-INTRINSIC
4	(D)	GOLDIER BRICK	ACHE (DENTON PLANT)	ROSEBUD	HARD-FIRED, INTEGRALLY-COLORED
5	(E)	FACE BRICK	ACHE (DENTON PLANT)	ROSEBUD	HARD-FIRED, INTEGRALLY-COLORED
6	(F)	STONE	TEXAS STONE DESIGNS, INC.	DALLAS LEDGESTONE	NATURAL
7	(G)	CANOPY	SHERWIN WILLIAMS	SADDLE UP	PRE-FINISHED METAL
8	(H)	ROLL-UP METAL DOOR	JANUS	BEIGE	PRE-FAB
9	(I)	STOREFRONT WINDOW ASSEMBLY	N/A	NATURAL ALUMINUM W/ TINTED LOWGLASS	WITH LOW-E GLASS

ARCHITECTURAL ELEMENTS		
NO.	MARK	ITEM
1	(A)	CANOPY
2	(B)	DISPLAY WINDOWS
3	(C)	DIVIDED LIGHT WINDOWS
4	(D)	TRANSOMS
5	(E)	RECESSED ENTRY
6	(F)	ORNAMENTAL FACADE TRIM



2 WEST ELEVATION - BLDG. A
NOT TO SCALE



3 EAST ELEVATION - BLDG. A
NOT TO SCALE

NO.	REVISION	NO.	REVISION



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PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

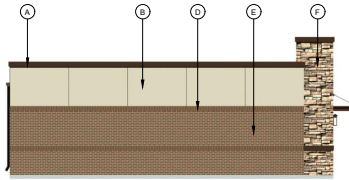
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Scale	As Noted	
Drawn	JLL	
Job	16042	

BUILDING MATERIALS					
NO.	MARK	MATERIAL	BRAND	COLOR/MOD.	REMARKS
1	(A)	3-STAGE STUCCO	OMEGA PRODUCTS	TOFFEE COLOR	COLOR-INTRINSIC
2	(B)	3-STAGE STUCCO	OMEGA PRODUCTS	BEIGE	COLOR-INTRINSIC
3	(C)	3-STAGE STUCCO	OMEGA PRODUCTS	HAZEL NUT	COLOR-INTRINSIC
4	(D)	SOLDIER BRICK	ACHE (DENTON PLANT)	ROSEBUD	HARD-FIRED, INTEGRALLY-COLORED
5	(E)	FACE BRICK	ACHE (DENTON PLANT)	ROSEBUD	HARD-FIRED, INTEGRALLY-COLORED
6	(F)	STONE	TEXAS STONE DESIGNS, INC.	DALLAS LEDGESTONE	NATURAL
7	(G)	CANOPY	SHERWIN WILLIAMS	SADDLE UP	PRE-FINISHED METAL
8	(H)	STOREFRONT WINDOW ASSEMBLY	N/A	NATURAL ALUMINUM W/ TINTED LOWGLASS	FACE W/ BLACK-OUT WALL INSIDE
9	(I)	METAL ROLL-UP DOOR	JANUS	BEIGE	W/ METAL HEADER

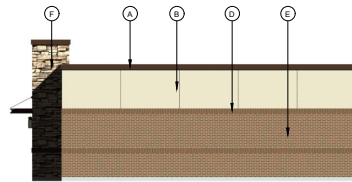


1 SW PERSPECTIVE VIEW - BLDG. B
NOT TO SCALE

ARCHITECTURAL ELEMENTS	
NO.	ITEM
1	CANOPY
2	DISPLAY WINDOWS (W/ BLACK-OUT WALL INSIDE)
3	DIVIDED LIGHT WINDOWS
4	TRANSOMS
5	DISTINCTIVE LIGHTING FIXTURE
6	ORNAMENTAL FACADE TRIM



4 WEST ELEVATION - BLDG. B
NOT TO SCALE



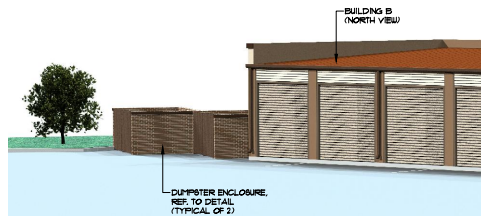
5 EAST ELEVATION - BLDG. B
NOT TO SCALE



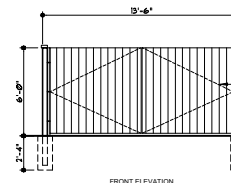
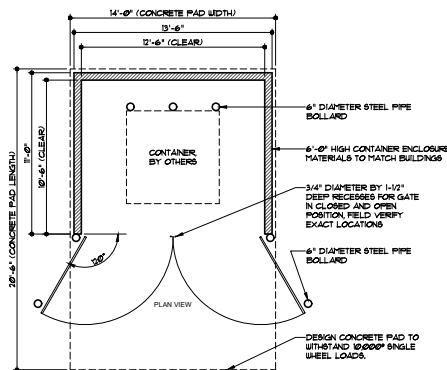
2 NORTH ELEVATION - BLDG. B
NOT TO SCALE



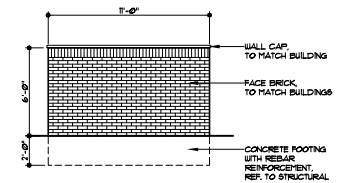
3 SOUTH ELEVATION - BLDG. B
NOT TO SCALE



7 DUMPSTER ENCLOSURES
NOT TO SCALE



6 DUMPSTER ENCLOSURE DETAIL
1/8" = 1'-0"



NO.	REVISION	NO.	REVISION



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Date	08-07-2019
Scale	As Noted
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Job	16042

BUILDING B
RENDERINGS
& DUMPSTER
ENCLOSURE
Sheet:
A0.3

EXHIBIT E

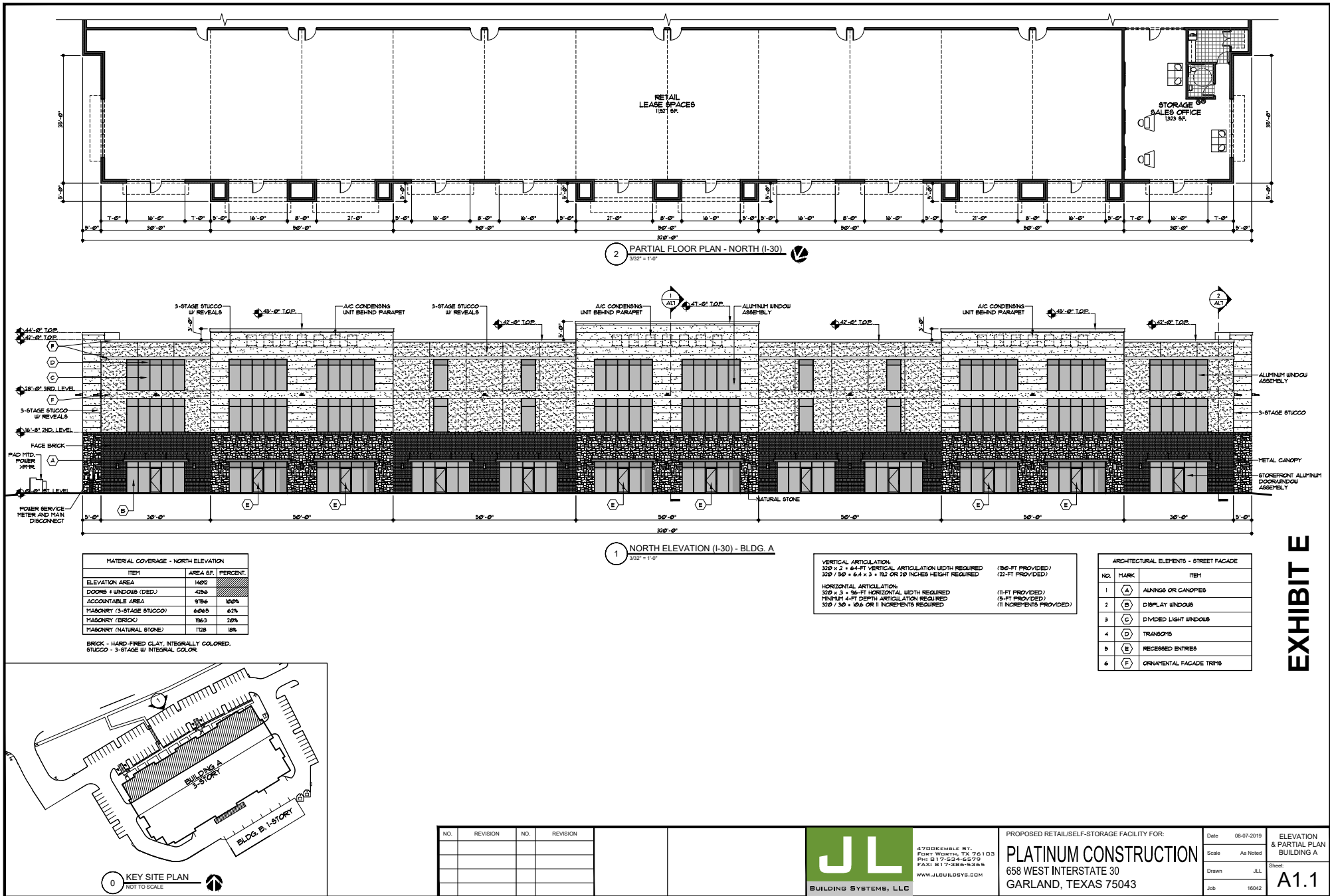
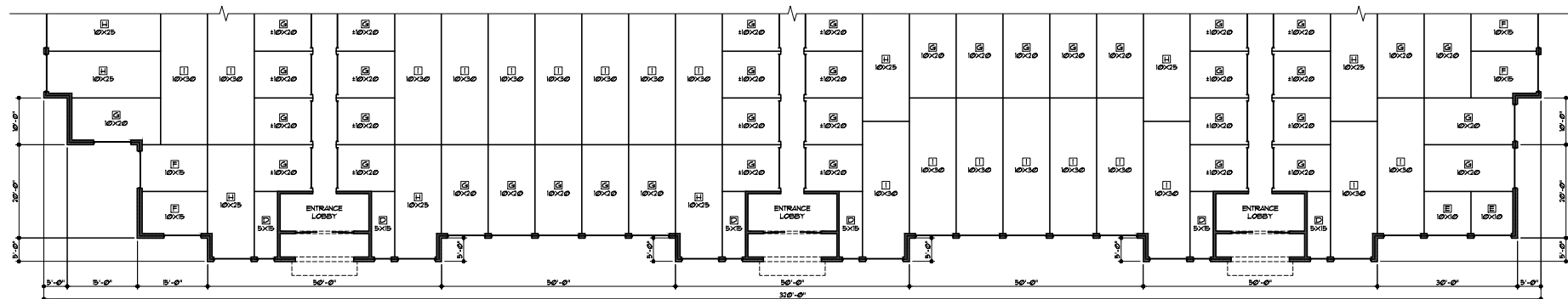
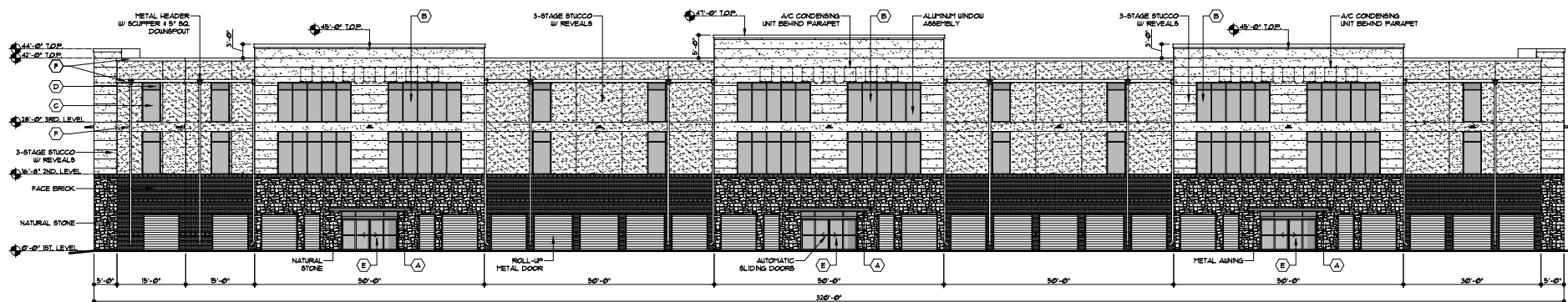


EXHIBIT E



2 PARTIAL FLOOR PLAN - SOUTH



1 SOUTH ELEVATION - BLDG. A

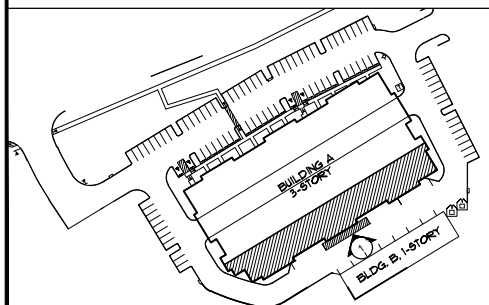
MATERIAL COVERAGE - SOUTH ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	1392	
DOORS & WINDOWS (DED.)	4075	
ACCOUNTABLE AREA	5637	100%
MASONRY (3-STAGE STUCCO)	6325	64%
MASONRY (BRICK)	1835	15%
MASONRY (NATURAL STONE)	1677	17%

BRICK - HARD-FIRED CLAY, INTEGRALLY COLORED.
STUCCO - 3-STAGE W/ INTEGRAL COLOR.

VERTICAL ARTICULATION:
 $320 \times 2 = 64$ -FT VERTICAL ARTICULATION WIDTH REQUIRED (70-FT PROVIDED)
 $520 / 50 = 6.4 \times 3 = 19.2$ OR 20 INCHES HEIGHT REQUIRED (22-FT PROVIDED)

HORIZONTAL ARTICULATION:
 $320 \times 3 = 96$ -FT HORIZONTAL WIDTH REQUIRED (11-FT PROVIDED)
 MINIMUM 4-FT DEPTH ARTICULATION REQUIRED (5-FT PROVIDED)
 $320 / 30 = 10.6$ OR 11 INCREMENTS REQUIRED (11 INCREMENTS PROVIDED)

ARCHITECTURAL ELEMENTS - STREET FACADE		
NO.	MARK	ITEM
1	(A)	AWNINGS OR CANOPIES
2	(B)	DISPLAY WINDOWS
3	(C)	DIVIDED LIGHT WINDOWS
4	(D)	TRANSOMS
5	(E)	RECESSED ENTRIES
6	(F)	ORNAMENTAL FACADE TRIMS



0 KEY SITE PLAN
NOT TO SCALE

NO.	REVISION	NO.	REVISION



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PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

Date	08-07-2019
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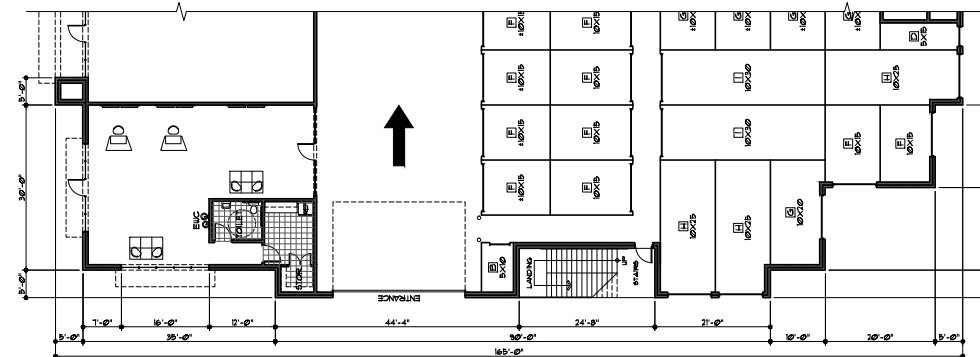
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Drawn	JLL
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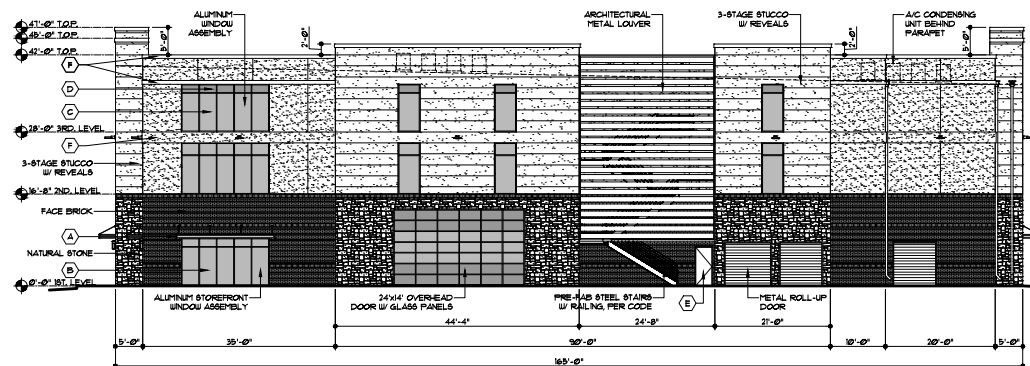
ELEVATION
& PARTIAL PLAN
BUILDING A

Sheet:
A1.2

EXHIBIT E



2 PARTIAL FLOOR PLAN - WEST
3/32" = 1'-0"



1 WEST ELEVATION - BLDG. A
3/32" = 1'-0"

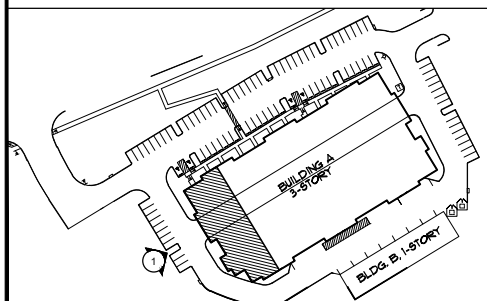
MATERIAL COVERAGE - WEST ELEVATION		
ITEM	AREA SF	PERCENT
ELEVATION AREA	1001	
DOORS & WINDOWS (DED.)	195	
ACCOUNTABLE AREA	806	100%
MASONRY (3-STAGE STUCCO)	328	55%
MASONRY (BRICK)	105	20%
MASONRY (NATURAL STONE)	168	15%
METAL LOUVER	640	1%

BRICK - HARD-FIRED CLAY, INTEGRALLY COLORED.
STUCCO - 3-STAGE W/ INTEGRAL COLOR.

VERTICAL ARTICULATION:
165' x 2' - 33'-FT VERTICAL ARTICULATION WIDTH REQUIRED (65'-FT PROVIDED)
165' x 50' x 33' x 53' OR 10' INCHES HEIGHT REQUIRED (14'-FT PROVIDED)

HORIZONTAL ARTICULATION:
165' x 3' x 50'-FT HORIZONTAL WIDTH REQUIRED (15'-FT PROVIDED)
MINIMUM 4'-FT DEPTH ARTICULATION REQUIRED (6' INCHES PROVIDED)

ARCHITECTURAL ELEMENTS - STREET FACADE		
NO.	MARK	ITEM
1	(A)	AWNINGS OR CANOPIES
2	(B)	DISPLAY WINDOWS
3	(C)	DIVIDED LIGHT WINDOWS
4	(D)	TRANSOMS
5	(E)	RECESSED ENTRIES
6	(F)	ORNAMENTAL FACADE TRIMS



0 KEY SITE PLAN
NOT TO SCALE

NO.	REVISION	NO.	REVISION

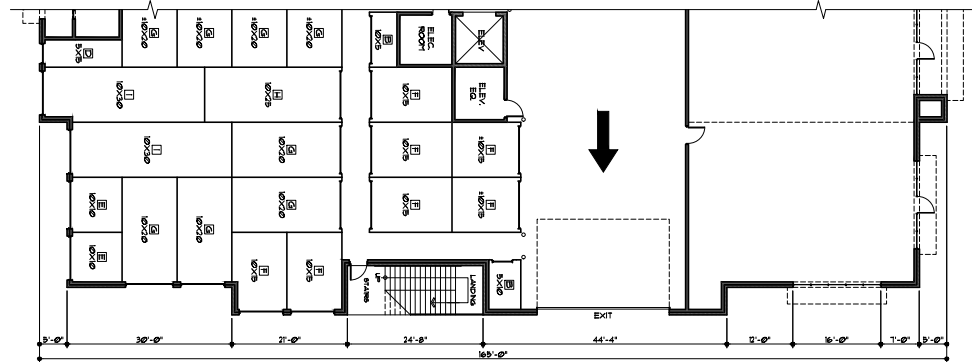


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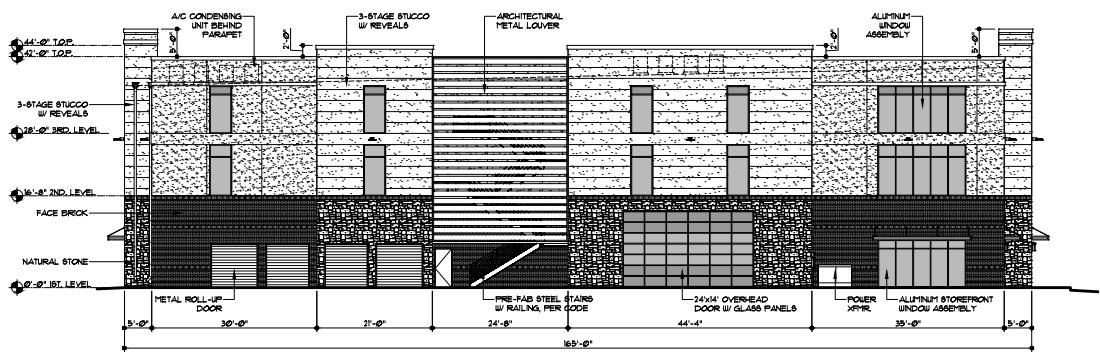
PROPOSED RETAIL/SELF-STORAGE FACILITY FOR:

PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

Date	08-07-2019	ELEVATION & PARTIAL PLAN BUILDING A
Scale	As Noted	Sheet: A1.3
Drawn	JLL	
Job	16042	



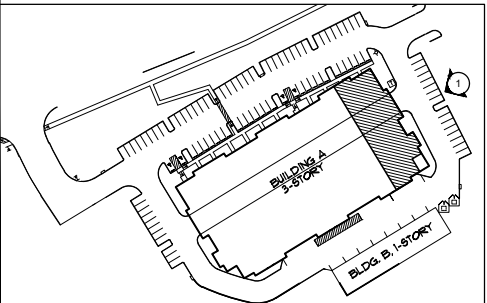
2 PARTIAL FLOOR PLAN - EAST
3/32" = 1'-0"



2 EAST ELEVATION - BLDG. A
3/32" = 1'-0"

MATERIAL COVERAGE - EAST ELEVATION		
ITEM	AREA SF.	PERCENT.
ELEVATION AREA	1101	
DOORS & WINDOWS (DEP.)	1275	
ACCOUNTABLE AREA	3632	100%
MASONRY (3-STAGE STUCCO)	3261	96%
MASONRY (BRICK)	123	1%
MASONRY (NATURAL STONE)	188	1%
METAL LOUVER	640	1%

BRICK - HARD-FIRED CLAY, INTEGRALLY COLORED.
STUCCO - 3-STAGE W/ INTEGRAL COLOR.



0 KEY SITE PLAN
NOT TO SCALE

NO.	REVISION	NO.	REVISION



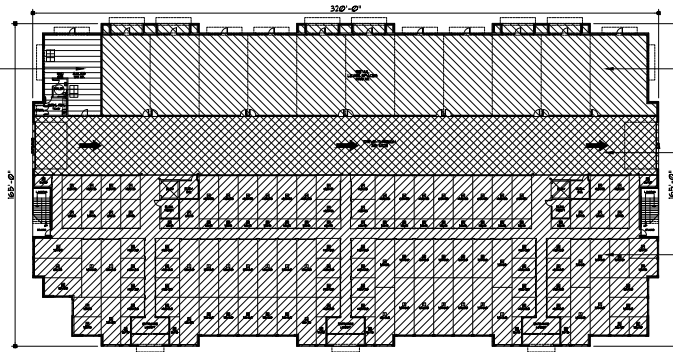
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PROPOSED RETAIL/SELF-STORAGE FACILITY FOR:

PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

Date	08-07-2019	ELEVATION & PARTIAL PLAN BUILDING A
Scale	As Noted	
Drawn	JLL	Sheet: A1.4
Job	16042	

USE: OFFICE
(FOR SELF-STORAGE CUSTOMERS ONLY)
AREA: 12,688 SF
FLOOR RATIO: 35%
GROUP: B
CONSTRUCTION TYPE: IB



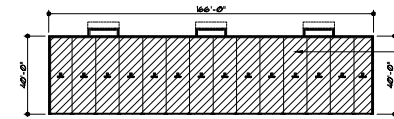
1 BLDG. A FLOOR PLAN - 1ST. LEVEL
1" = 32'-0"

USE: RETAIL
AREA: 12,688 SF
FLOOR RATIO: 35%
GROUP: B
CONSTRUCTION TYPE: IB

USE: DRIVE-THROUGH (STORAGE LOADING & RETAIL DELIVERIES)
AREA: 18,600 SF
FLOOR RATIO: 15%
GROUP: B-1
CONSTRUCTION TYPE: IB

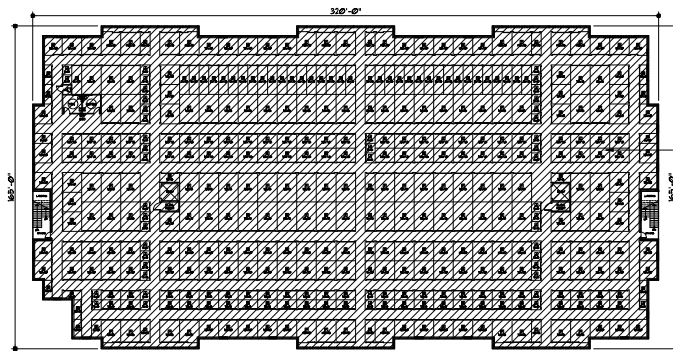
USE: SELF-STORAGE
AREA: 26,000 SF
FLOOR RATIO: 100%
GROUP: B-1
CONSTRUCTION TYPE: IB

AREA USAGE LEGEND	
MARK	USE
	OFFICE (SELF-STORAGE)
	RETAIL
	DRIVE-THROUGH & DELIVERIES
	SELF-STORAGE



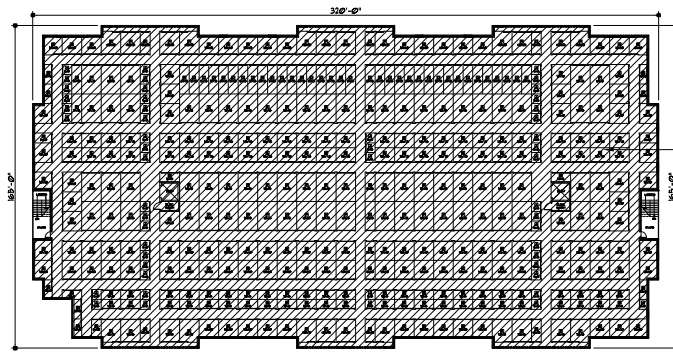
4 BLDG. B FLOOR PLAN
1" = 32'-0"

USE: SELF-STORAGE
AREA: 6,840 SF
FLOOR RATIO: 100%
GROUP: B-1
CONSTRUCTION TYPE: IB



2 BLDG. A FLOOR PLAN - 2ND. LEVEL
1" = 32'-0"

USE: SELF-STORAGE
AREA: 45,000 SF
FLOOR RATIO: 100%
GROUP: B-1
CONSTRUCTION TYPE: IB



3 BLDG. A FLOOR PLAN - 3RD. LEVEL
1" = 32'-0"

USE: SELF-STORAGE
AREA: 45,000 SF
FLOOR RATIO: 100%
GROUP: B-1
CONSTRUCTION TYPE: IB

NO.	REVISION	NO.	REVISION



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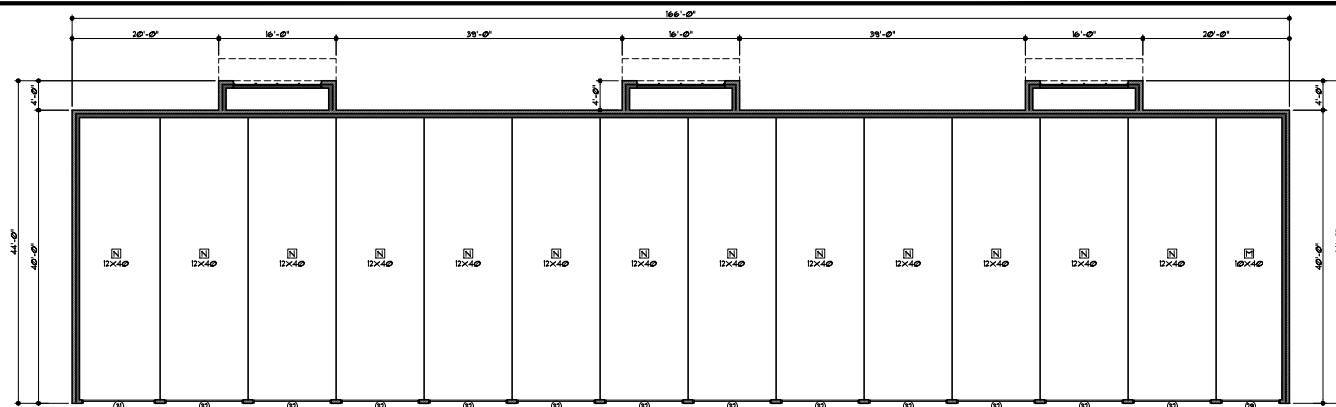
PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
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Date	08-07-2019
Scale	As Noted
Drawn	JLL
Job	16042

USE PER FLOOR
BUILDING A

Sheet:
A1.5

EXHIBIT E



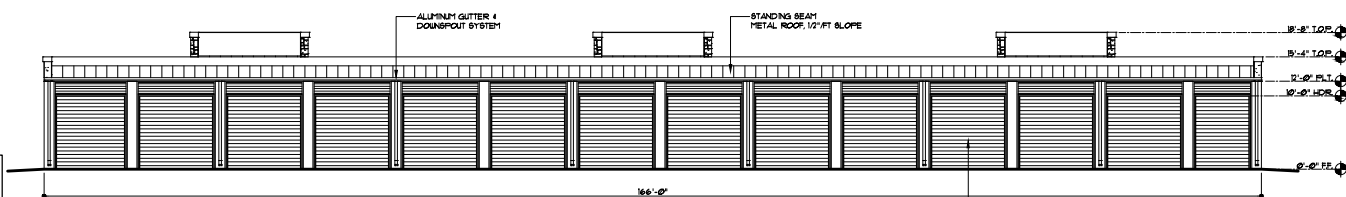
1 FLOOR PLAN - BLDG. B
1/8" = 1'-0"

VERTICAL ARTICULATION:
16'-0" x 2 = 34'-0" VERTICAL ARTICULATION WIDTH REQ'D. (48'-0" PROVIDED)
16'-0" / 5'-0" = 3.3 x 3 = 9.9 OR 10 INCHES HEIGHT REQ'D. (10'-0" PROVIDED)

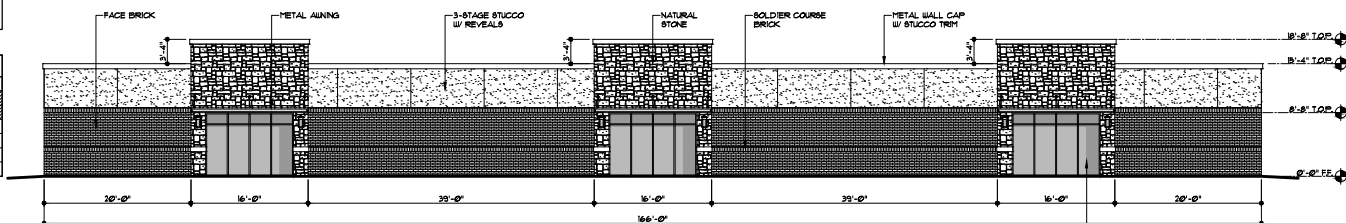
HORIZONTAL ARTICULATION:
16'-0" x 3 = 50'-0" HORIZONTAL WIDTH REQ'D. (11'-0" PROVIDED)
MINIMUM 4'-0" DEPTH ARTICULATION REQ'D. (4'-0" PROVIDED)
16'-0" / 3'-0" = 5.3 INCREMENTS REQ'D. (7 PROVIDED)

MATERIAL COVERAGE - SOUTH ELEVATION		
ITEM	AREA SF.	PERCENT.
ELEVATION AREA	2709	
DOORS & WINDOWS (DED.)	33	
ACCOUNTABLE AREA	2393	100%
MASONRY (3-STAGE STUCCO)	708	30%
MASONRY (BRICK)	133	4%
MASONRY (NATURAL STONE)	552	23%

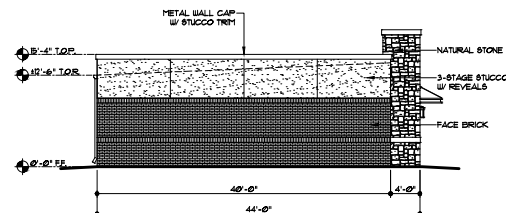
BRICK - HARD-FIRED CLAY, INTEGRALLY COLORED.
STUCCO - 3-STAGE W/ INTEGRAL COLOR.



2 NORTH ELEVATION - BLDG. B
1/8" = 1'-0"



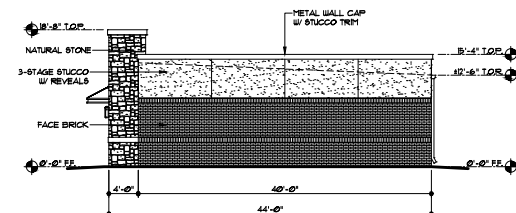
3 SOUTH ELEVATION - BLDG. B
1/8" = 1'-0"



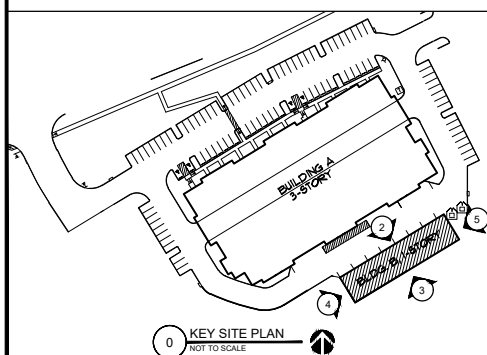
4 WEST ELEVATION - BLDG. B
1/8" = 1'-0"

MATERIAL COVERAGE - WEST & EAST ELEVATIONS		
ITEM	AREA SF.	PERCENT.
ELEVATION AREA	691	
DOORS & WINDOWS (DED.)	0	
ACCOUNTABLE AREA	691	100%
MASONRY (3-STAGE STUCCO)	373	54%
MASONRY (BRICK)	240	35%
MASONRY (NATURAL STONE)	78	11%

BRICK - HARD-FIRED CLAY, INTEGRALLY COLORED.
STUCCO - 3-STAGE W/ INTEGRAL COLOR.



5 EAST ELEVATION - BLDG. B
1/8" = 1'-0"



0 KEY SITE PLAN
NOT TO SCALE

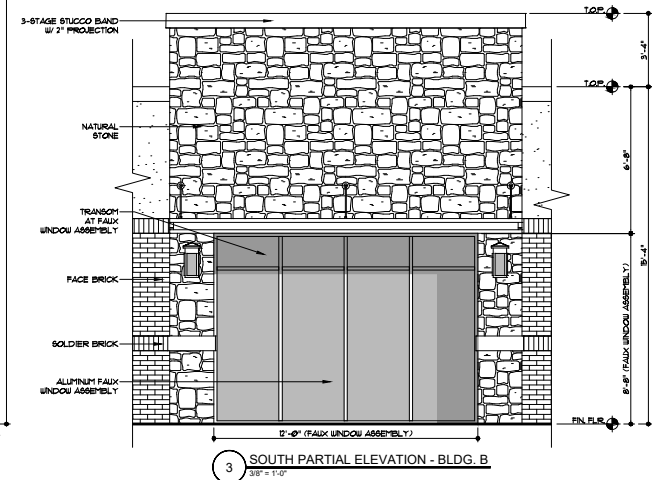
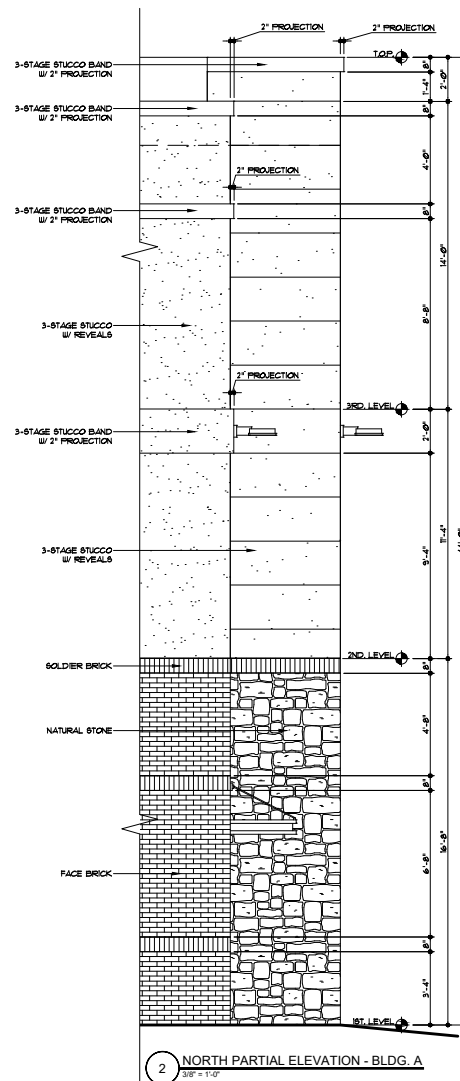
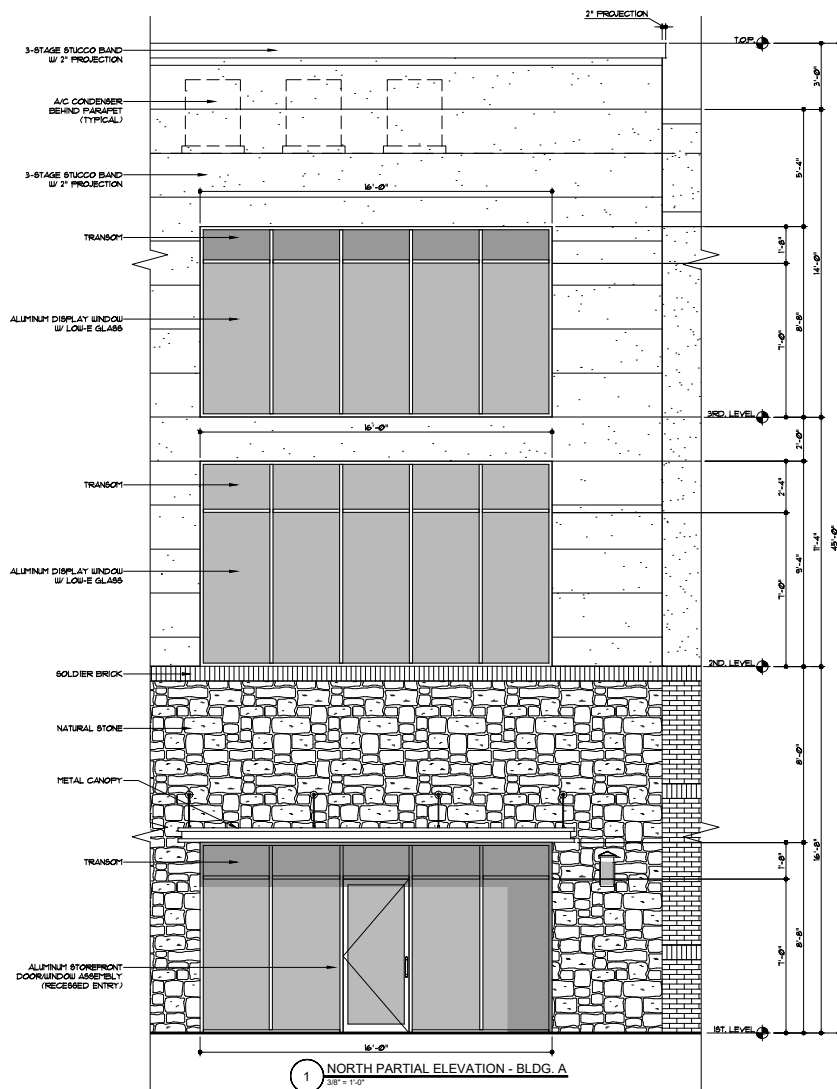
NO.	REVISION	NO.	REVISION



4700 KENNEL ST.,
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-534-6585
WWW.JLBUILDINGS.COM

PROPOSED RETAIL/SELF-STORAGE FACILITY FOR:
PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

Date	08-07-2019	FLOOR PLAN & ELEVATIONS
Scale	As Noted	BUILDING B
Drawn	JLL	Sheet:
Job	16042	A1.6



NO.	REVISION	NO.	REVISION



4700 KENNEL ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-534-6585
WWW.JLBUILDSYS.COM

PROPOSED RETAIL/SELF-STORAGE FACILITY FOR:
PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

Date	08-07-2019	ELEVATION DETAILS
Scale	As Noted	Sheet:
Drawn	JLL	A1.7
Job	16042	

Z 17-46



View from W I-30 Highway looking southeast at the subject site



View of the site from W I-30 Highway looking southwest at the subject site



View of the commercial development located east of the subject site



View of the subject site from the adjacent commercially developed site east of the subject property



GARLAND

Plan Commission

4. b.

Meeting Date: 09/09/2019

Item Title: Z 19-17 Baldwin Associates, LLC (District 8)

Summary:

Consideration of the application of **Baldwin Associates, LLC**, requesting approval of 1) an amendment to Planned Development (PD) District 07-57 for Multi-Family Uses; 2) an amended Detail Plan for Multi-Family Uses; 3) a Variance to Section 4.34 of the Garland Development Code (GDC) regarding site and perimeter landscaping; 4) a Variance to Section 4.35 of the Garland Development Code (GDC) regarding parking area landscaping; and 5) a Variance to Section 4.40 of the Garland Development Code (GDC) regarding screening between multi-family development and single-family residential district boundary lines. This property is located at 3232 North Garland Avenue and 1210 Apollo Road. (District 8) (File Z 19-17)

Attachments

Z 19-17 Baldwin Associates, LLC Report and Attachments

PD 07-57 Attachment

Planning Report

File No: Z 19-17/District 8

Agenda Item:

Meeting: Plan Commission

Date: September 9, 2019



GARLAND
TEXAS MADE HERE

REQUEST

Approval of 1) an amendment to Planned Development (PD) District 07-57 for Multi-Family Uses; 2) an amended Detail Plan for Multi-Family Uses; 3) a Variance to Section 4.34 of the Garland Development Code (GDC) regarding site and perimeter landscaping; 4) a Variance to Section 4.35 of the Garland Development Code (GDC) regarding parking area landscaping; and 5) a Variance to Section 4.40 of the Garland Development Code (GDC) regarding screening between multi-family development and single-family residential district boundary lines.

LOCATION

3232 North Garland Avenue and 1210 Apollo Road

APPLICANT

Baldwin Associates, LLC

OWNERS

BV Capital Multifamily Fund I LLC

BACKGROUND

In 2007 City Council approved Planned Development (PD) 07-57 District (attached for reference) to allow the development of a multi-family residential development in compliance with the approved Detail Plan. Development of Phase 1 of the property has been completed on the southwest and east sides of the site; Phase 2 is unimproved and located on the northwest portion of the site.

The applicant seeks to complete Phase 2 development and brings forward this application for that purpose. Furthermore, the application is to carry forward the regulations applicable to Phase 1 to Phase 2, except as proposed for amending. In summary, this proposal would increase the overall density of the project, and revise the layout of Phase 2.

SITE DATA

The subject property contains approximately 18.927 acres in area. Phase 2 of the site contains approximately 288 lineal feet of frontage along Apollo Road. The site will have primary access through Phase 1 to North Garland Avenue. Access to Apollo Road is noted on the site plan as "Emergency Access and Exit Only"; the purpose of the access drive to Apollo Road is only for emergency use and exiting from the property.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) 07-57 District for Multi-Family Residential Uses. A Detail Plan was approved with PD 07-57 which shows a clubhouse, multi-family residential buildings, parking, open space, and pedestrian areas.

CONSIDERATIONS

Land Use and Density

1. The proposal shows the site with two development phases. Phase 1 is already developed and includes fifteen (15) residential buildings with 147 dwelling units, and a leasing office/club house. The Phase 2 portion of the site is unimproved. The existing PD 07-57 allows a maximum of 280 dwelling units. A total of 133 dwelling units remain for development on the site. The applicant proposes to add fifty-one (51) dwelling units resulting in a total allowed 331 dwelling units with 184 of the total dwelling units proposed for Phase 2. The Multi-Family (MF) District allows a density of eighteen (18) units per acre. The GDC net density (excluding undevelopable right-of-way and flood areas) calculation of density for this proposal is sixteen (16) units per acre.
2. This proposal increases the number of one-bedroom units and decreases the number of two-bedroom units resulting in 221 one-bedroom units and 110 two-bedroom units. Efficiency units and three-bedroom units are not included in this development proposal, and are not included in the Phase 1 development. The following table shows the proposed bedroom mix:

Unit Type	Existing Phase 1	Proposed Phase 2	Total Project
1 Bedroom	75	146	221
2 Bedroom	72	38	110
TOTAL	147	184	331

Landscape Plans

3. The application proposes a Variance to Section 4.34 of the GDC regarding site and perimeter landscaping. A ten (10) foot wide buffer required along Apollo Road and with one large canopy tree for every thirty (30) feet of street frontage, resulting in a total of thirteen (13) required large canopy trees. The GDC allows substitution of one large canopy tree with three small ornamental trees, which in this case would be thirty-nine (39) small ornamental trees. However, the street curve and associated sight visibility requirements preclude the placement of trees along Apollo Road. Therefore, the applicant proposes sixteen (16) small ornamental trees within the landscape buffer east of the access drive.
4. Parking located along Apollo Road will be screened in part by a retaining wall where the parking sits at a lower elevation as compared to the street. However, a portion of the parking will be exposed and is not shown on the landscape plan with parking lot screening. Thus the applicant has requested a Variance to Section 4.35 of the GDC regarding parking area landscaping.
5. Additionally, a Variance is requested to Section 4.40 of the GDC regarding screening between multi-family development and single-family residential district boundary lines. Phase 2 is adjacent to a single-family residential boundary on the west side of the property along an existing creek and heavily wooded flood area. The adjacent property is a place of worship, and no residential development is existing in this area. Additionally, the subject site's flood plain will not include site improvements other than those necessary for drainage purposes.

Building Design

6. The proposed building design is intended to carry forward the approved architectural characteristics of Phase 1. Therefore, the project deviates from the required

architectural elements and articulation requirements of the GDC standards:

- At least six (6) architectural elements must be incorporated into the design of the building. The north and south facades of the buildings include four (4) of the required six (6) elements. However the east and west facades of the buildings incorporate eight (8) elements, exceeding the minimum six (6) required elements.
 - Street-facing elevations should be horizontally and vertically articulated on street-facing facades. Two proposed buildings face Apollo Road. One building meets the vertical articulation requirement. However, the other articulation requirements are not provided by either building.
7. The proposed building height is varied due to the topography of the site. Phase 1 located on the east was built at a higher elevation and the Phase 2 topography slopes from east to west. The overall maximum building height allowed by the proposal and as shown on the elevation plans is fifty-six (56) feet. While the GDC requires a building setback of one and one-half times the building height where a Multi-Family (MF) District is located adjacent to a Single-Family (SF) District, resulting in a required eighty-four (84) feet for this project, the site plan shows an eighty-two foot, seven inch (82 feet, 7 inches) setback.
8. The buildings are placed generally parallel to the Apollo Road right-of-way whereas the GDC requires a thirty (30) degree angled offset from the right-of-way. The existing Phase 1 building located along Apollo Road is placed in the same manner proposed by this application.

Amenities

9. A club house was constructed for the development with Phase 1; it is the applicant's intent for Phase 2 residents to utilize the existing club house. Phase 2 is proposed with a swimming pool having 1,500 square feet of surface water, dining tables, chairs, shade structure, and trash cans. Additionally a leisure area (park) is proposed with picnic tables, bar-b-que, and a shade structure.

Signage

10. No details or deviation requests were provided regarding signage. All signage will be in compliance with the GDC.

COMPREHENSIVE PLAN

This site is designated with three Envision Garland 2030 Land Use Plan recommendations.

Traditional Neighborhoods

Towards the northeast of the site the recommendation is for Traditional Neighborhoods (this area comprises the north portion of Phase 1 and all of Phase 2 of this development proposal). These are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

The Traditional Neighborhood development type is primarily characterized as low density,

single-family detached (between one and six dwelling units per acre). Non-residential sites within this category are typically up to three acres in size.

Compact Neighborhoods

The southern Phase 1 area of the site is located in an area recommended for Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre). Non-residential sites within this category are typically up to three acres in size.

Parks and Open Space (Public and Private)

The northwest portion of the overall site is recommended for Parks and Open Space (Public and Private), and a portion of the Phase 2 is within this Plan designation. Public Parks and Open Space areas include the vast array of park, recreation, and open space lands. This can range from small neighborhood playgrounds to community parks with outdoor picnic areas, hike and bike trails, and play fields and tennis courts to community recreation centers with swimming pools or indoor gymnasiums; as well as natural areas and floodplains. Provision for transportation options encourages residents to move throughout their neighborhood for mobility, recreational, social, and health purposes. This should include a network of interconnected roads, sidewalks, pathways, and transit connections to neighborhoods, schools, retail centers, and other area destinations.

Public Parks and Open Space areas offer a variety of publicly-owned parks, plazas, and natural areas for passive and active recreation as well as informal gathering places. These places incorporate high-quality design elements and construction materials appropriate for the area and development scale. Design elements include decorative paving, landscape plantings, lighting, benches, transit shelters, and other elements of the public realm.

Private Parks and Open Space areas also include a variety of parks and related amenities in residential subdivisions as well as retail and commercial areas. Facilities and amenities range from landscaped entryways and medians to small playgrounds; to play fields, swimming pools, and golf courses, and other amenities including cemeteries, lakes, creeks, and other natural areas. These private lands play an essential role by contributing to the overall community park and open space system. Although internal pathways and roads typically connect private facilities, connections to the community mobility network provide transportation options to residents, visitors, and employees, enabling travel outside the immediate area.

Private Parks and Open Space areas also offer a variety of parks, plazas, and natural areas for informal gathering places or a variety of recreational activities. Development includes high-quality design elements and construction materials appropriate for the area. Design elements include decorative paving, landscape plantings, lighting, benches, transit shelters, and other elements of the public realm.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north and east are improved with single-family residential dwellings. The property to the west is improved with a place of worship. South of this site is unimproved and also includes an assisted living facility. Multi-family is generally compatible with these existing developments. Phase 1 of the project is already developed along the entire east boundary of the site. Phase 2 will be visible from Apollo Road. Traffic circulation will be allowed onto Apollo Road only for emergency access and vehicle exiting. Additionally the narrow sides of the buildings will face towards the north, limiting the visual impacts that would otherwise be a long massive building façade. Multi-family development is intended for this site and is compatible with the nearby development.

STAFF RECOMMENDATION

Approval of 1) an amendment to Planned Development (PD) District 07-57 for Multi-Family Uses; 2) an amended Detail Plan for Multi-Family Uses; 3) a Variance to Section 4.34 of the Garland Development Code (GDC) regarding site and perimeter landscaping; 4) a Variance to Section 4.35 of the Garland Development Code (GDC) regarding parking area landscaping; and 5) a Variance to Section 4.40 of the Garland Development Code (GDC) regarding screening between multi-family development and single-family residential district boundary lines.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

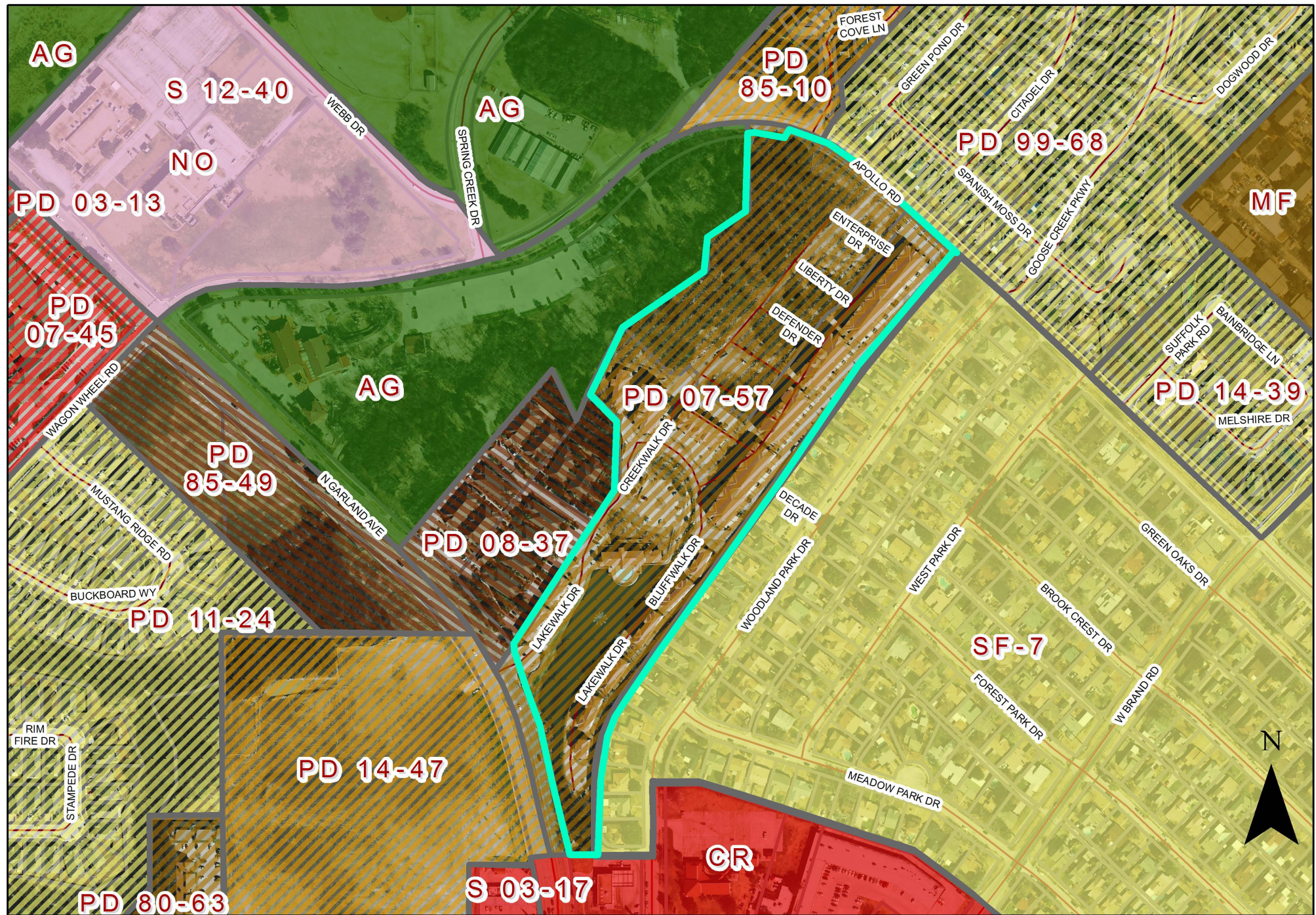
CITY COUNCIL DATE: October 8, 2019

PREPARED BY:

Kira Wauwie, AICP
Principal Development Planner
(972) 205-2456
kwauwie@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 240 480 Feet
1 inch = 343 feet

Zoning Map Z 19-17



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-17

3232 North Garland Avenue and 1210 Apollo Road

- I. Statement of Purpose:** The purpose of this Planned Development is for Phase 2 of a two-phase Multi-Family Residential property.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in Planned Development (PD) District 07-57 and the Garland Development Code, Ordinance No. 6773 as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Multi-Family (MF) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Phasing Plan:**
- 1) The Phasing Plan shown in Exhibit C shall apply to the entire site area.
- B. Detail Plan:**
- 1) Phase 1: Phase 1 shall comply with the requirements of Planned Development (PD) District 07-57, the Garland Development Code, Detail Plan Exhibit D, and amended conditions listed below; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply.
- 2) Phase 2: Phase 2 development shall comply with the conditions and Exhibits of this Planned Development (PD) District 19-17, the Garland Development Code, and the Conditions listed below, and shall conform to the Detail Plan set forth in Exhibits C, D, E, and F; however, in the event of conflict between

the Detail Plan and the written conditions, the written conditions shall apply.

V. Specific Regulations:

A. Conditions Specific to Phase 1 and Phase 2.

- 1) Permitted Uses: All uses are prohibited except Dwelling, Multi-Family Use.
- 2) Maximum Number of Dwelling Units: The maximum number of dwelling units shall be 331 distributed as follows:
 - i. Phase 1 = maximum of 147 dwelling units.
 - ii. Phase 2 = maximum of 184 dwelling units.
- 3) Maintenance Requirements:
 - i. 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.
 - ii. 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.

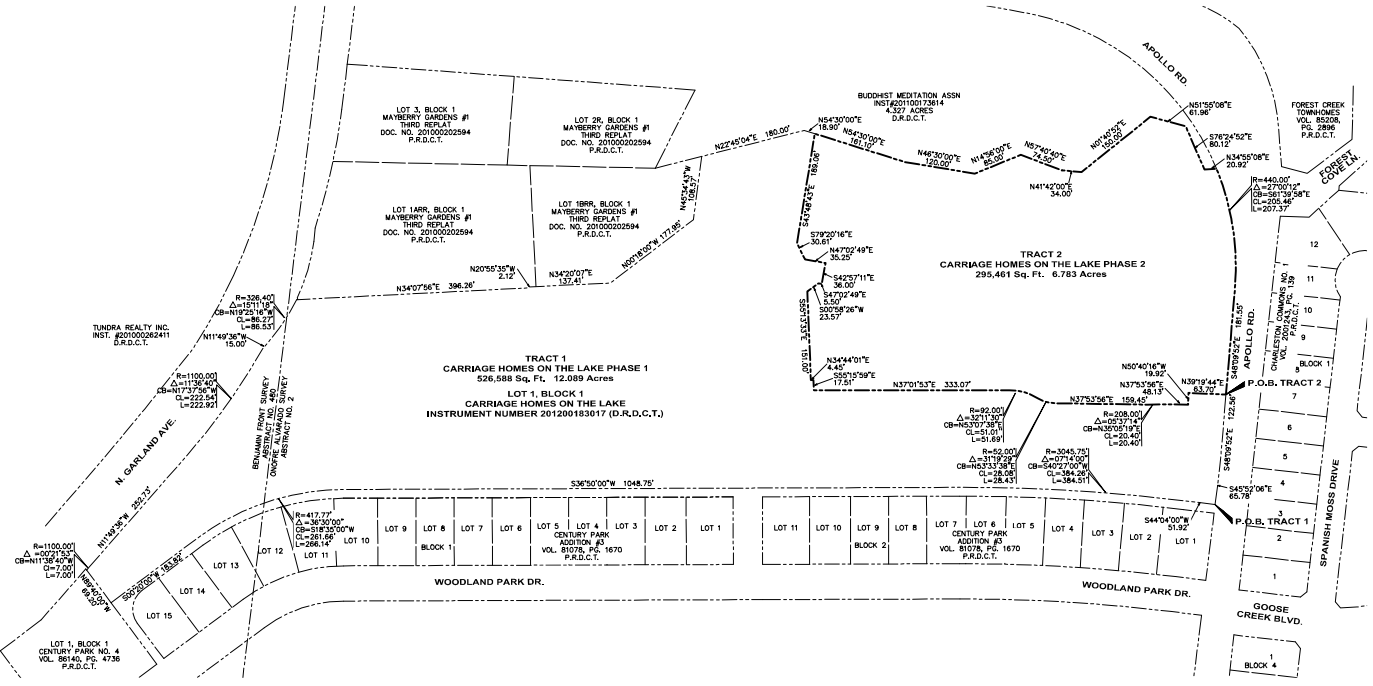
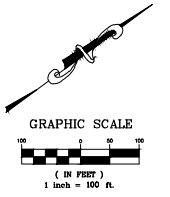
- iii. Screening and paving must be installed and regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In 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.

B. Conditions Specific to Phase 2.

- 1) Dwelling Unit Type Prohibited: Efficiency units are prohibited.
- 2) Minimum Dwelling Unit Area Phase 2: The minimum floor area of any dwelling unit shall be as follows:
 - i. Efficiency units are prohibited.
 - ii. One-bedroom Unit - 750 square feet; except that five (5) percent of the units shall be permitted a minimum of 650 square feet.
 - iii. Two-bedroom Unit - 1,145 square feet.
 - iv. Three-bedroom units are prohibited.
- 3) Site Layout: The site shall be in conformance to the layout reflected on Exhibit D.
- 4) Carport Setbacks: Carports along Apollo Road are allowed as shown on Exhibit D.
- 5) Apollo Road Access Drive (Emergency Access and Exit Only): An emergency access and exit-only point shall be provided from Apollo Road. Direct access into the site at the driveway onto Apollo Road is

restricted to emergency vehicles only. There shall be a locked gate across the access point to prohibit access for the general public.

- 6) Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit E.
- 7) Landscape Buffer: The fencing and pilasters (masonry columns) proposed along Apollo Road shall be placed south of the buffer landscaping, as shown on Sheet L.2.1 of Exhibit E.
- 8) Elevations: Elevations shall be in conformance to the elevations reflected on Exhibit F.
- 9) Building Height: Building height shall not be more than two (2) feet greater than the building height shown on the elevations in Exhibit F.
- 10) Color Coordination: Color coordination of roofing material and exterior surfaces including trim and paint will be approved with the submittal of building plans for review.
- 11) Washer/Dryer Connections: All dwelling units shall contain washer/dryer connections.
- 12) Recreational Vehicles: Recreational vehicles shall be prohibited.
- 13) Utilities: All utilities shall be underground.



CITY CASE NO: 190423-3

**LOT SURVEY
PHASE 1 AND 2
CARRIAGE HOMES ON THE LAKE**

18.927 Acre Tract of Land
Part of the
Onofre Alvarado Survey, Abstract No. 2
and the
Benjamin Front Survey, Abstract No. 480

in
**the City of Garland
Dallas County, Texas**

PREPARED JULY, 2019



OWNER / APPLICANT:
BridgView Real Estate
8390 LBJ Freeway, Ste 565
Dallas, Texas 75243
Tel. No. (214) 935-2898
Contact: Jack Roberts

PLANNER:
Baldwin Associates
3904 Elm Street, Ste B
Dallas, Texas 75226
Tel. No. (214) 824-7949
Contact: Robert B. Baldwin, AICP

ENGINEER:
Robert K. Manaois, P.E.
12225 Greenville Avenue, Ste 1000
Dallas, Texas 75243
Tel. No. (214) 886-1721
Contact: Robert K. Manaois
Texas Firm No. F-20639

ARCHITECT:
Remite Architects LLC
16660 Dallas Parkway, Ste 2900
Dallas, Texas 75246
Tel. No. (972) 248-2486
Contact: Cynthia Andersen
Fort, RA, LEED GA

LANDSCAPE ARCHITECT:
LandPatterns, Inc.
1804 W. Commerce, Ste 200
Dallas, Texas 75208
Tel. No. (214) 219-3993
Contact: Michael Piering

SURVEYOR:
Windrose Surveying and Platting
220 Elm Street, Ste 200
Lewisville, Texas 75057
Tel. No. (972) 370-5834
Contact: Eddie Rodriguez
Texas Firm No. 19184331

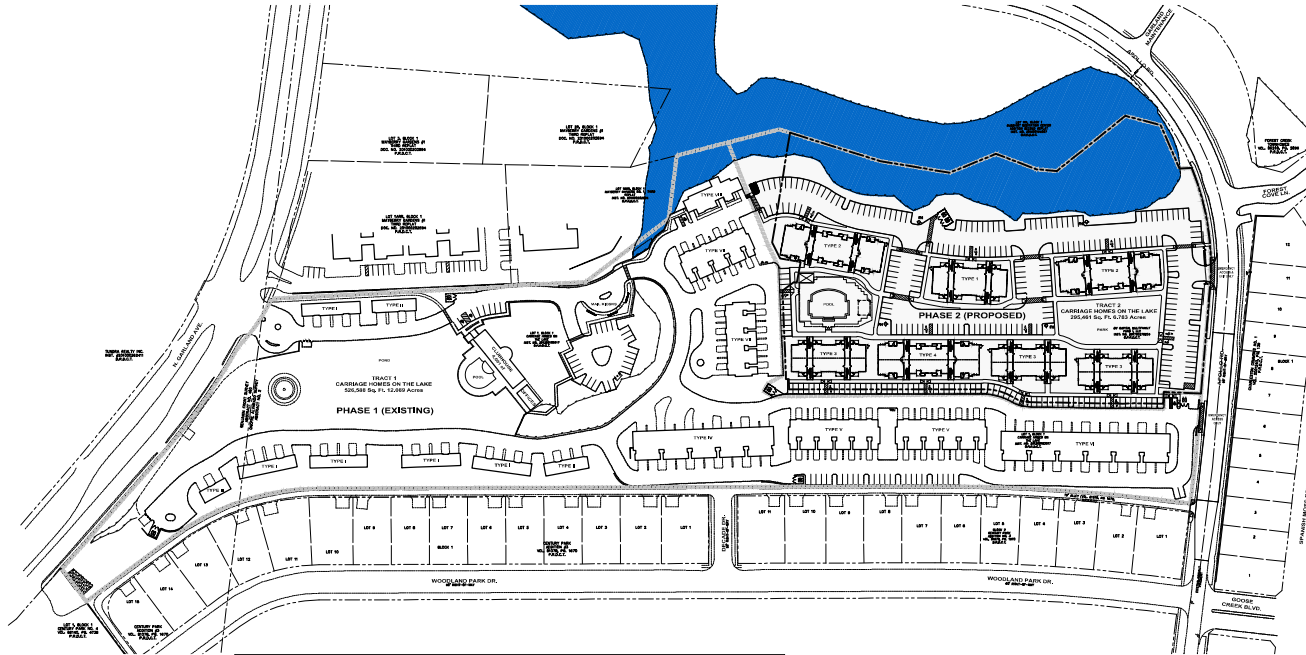


EXHIBIT D

Site Data Summary Carriage Homes on the Lake									
Efficiency Units	Bldg. Type	No. Units per Building	Number of Buildings	Total No. Units	Area per Unit (sf)		Total Area (sf)		Total
	None	0	0	0	Phase 1	Phase 2	Phase 1	Phase 2	0
1 Bedroom Units									
	Type V	20	2	40	892	0	35,680	0	35,680
	Type VII	16	2	32	914	0	29,248	0	29,248
	Type VIII	3	1	3	1,113	0	3,339	0	3,339
	Type 1	24	1	24	0	751	0	18,024	18,024
	Type 2	12	2	24	0	850	0	20,400	20,400
	Type 3	28	3	84	0	751	0	63,084	63,084
	Type 4	14	1	14	0	850	0	11,900	11,900
Subtotal - 1 BR				221			68,267	113,408	181,675
2 Bedroom Units									
		4	5	20	1,189	0	23,780	0	23,780
		2	1	2	1,362	0	2,724	0	2,724
		3	2	6	1,189	0	7,134	0	7,134
		20	1	20	1,203	0	24,062	0	24,062
		24	1	24	1,204	0	28,896	0	28,896
		12	2	24	0	1,253	0	30,072	30,072
		14	1	14	0	1,253	0	17,542	17,542
Subtotal - 2 BR's				110			86,596	47,614	134,210
3 Bedroom Units									
	None	0	0	0	0	0	0	0	0
Totals				331			154,863	161,022	315,885
Summary									
Total Number of Units:									
Total Apartment Area (sf):									
Average Apartment Area (sf):									
Total Number of 1 Bedroom Apartments:									
Percentage of 1 Bedroom Units:									
Total Number of 2 Bedroom Apartments:									
Percentage of 2 Bedroom Units:									
Parking Required (1 per 500 sf):									
Parking Provided:									
Covered Parking Required (At least 50% but no less than one per Unit):									
Covered Parking Provided:									



VICINITY MAP



CITY CASE NO: 190423-3

PHASING PLAN PHASE 1 AND 2 CARRIAGE HOMES ON THE LAKE

18.927 Acre Tract of Land
Part of the
Onofre Alvarado Survey, Abstract No. 2
and the
Benjamin Front Survey, Abstract No. 480

in
the City of Garland
Dallas County, Texas

PREPARED JULY, 2019

OWNER / APPLICANT:
Bridgeway Real Estate
8390 LBJ Freeway, Ste 565
Dallas, Texas 75243
Tel. No. (214) 935-2898
Contact: Jack Roberts

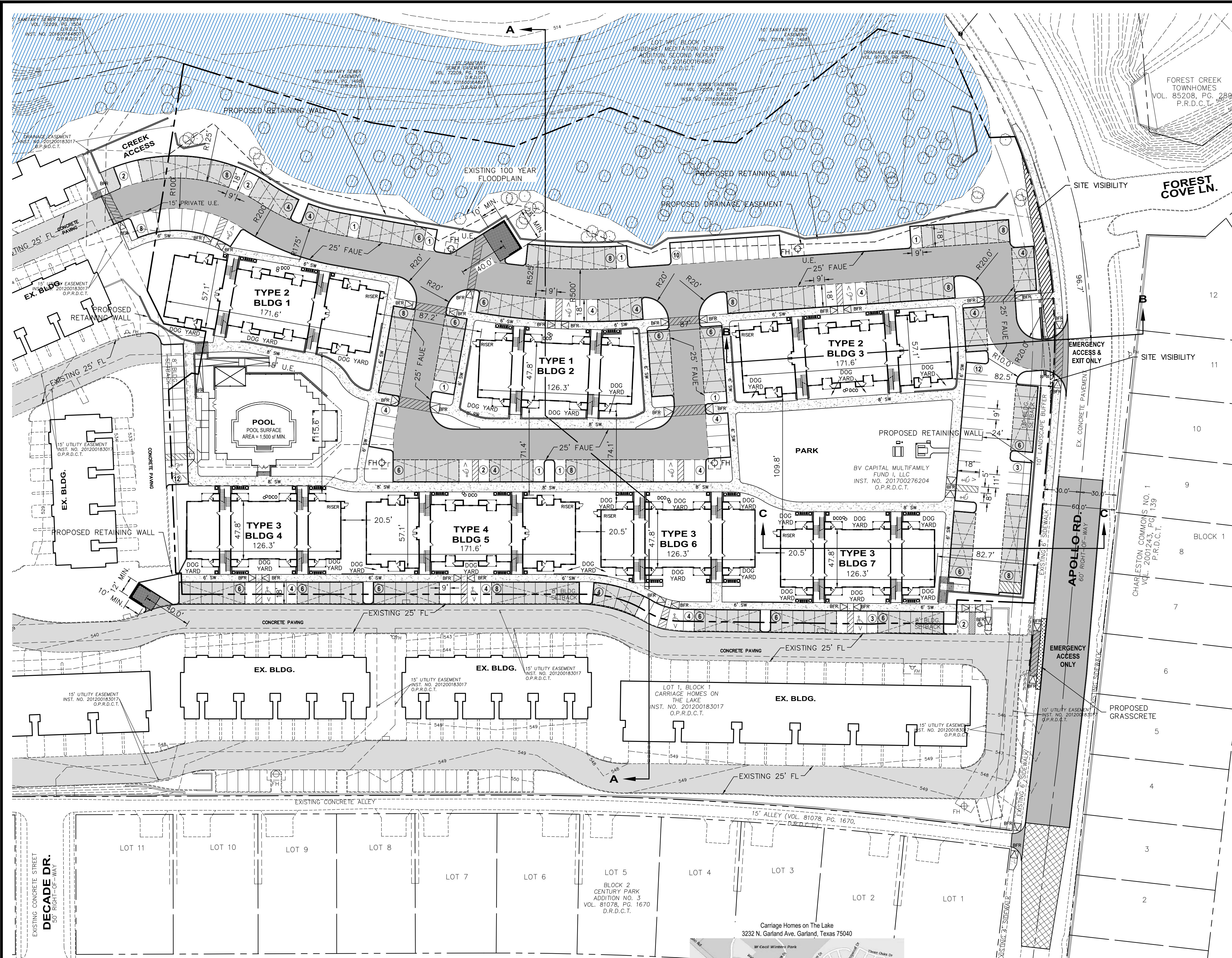
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16660 Dallas Parkway, Ste 2900
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Tel. No. (972) 248-2486
Contact: Cynthia Anderson
Fort, RA, LEED GA

PLANNER:
Baldwin Associates
3804 Elm Street, Ste B
Dallas, Texas 75226
Tel. No. (214) 824-7949
Contact: Robert B. Baldwin, AICP

LANDSCAPE ARCHITECT:
LandPatterns, Inc.
1804 W. Commerce, Ste 200
Dallas, Texas 75208
Tel. No. (214) 219-3993
Contact: Michael Pletting

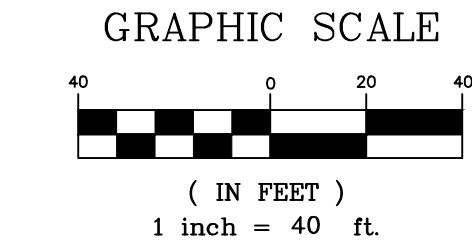
ENGINEER:
Robert K. Manolis, P.E.
12225 Greenville Avenue, Ste 1000
Dallas, Texas 75243
Tel. No. (214) 886-1721
Contact: Robert K. Manolis
Texas Firm No. F-20639

SURVEYOR:
Windrose Surveying and Planning
220 Elm Street, Ste 200
Lewisville, Texas 75057
Tel. No. (972) 370-5834
Contact: Eddie Rodriguez
Texas Firm No. 10184331



LEGEND

- REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (MEDIUM DUTY/FIRE LANE)
- 5" CLASS 'C' 3600 psi REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (LIGHT DUTY/PARKING)
- REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (HEAVY DUTY/DUMPSTER PAD)
- HOT MIX ASPHALTIC WEARING SURFACE ON TACK COAT PER GEOTECH, TYPE 'D' SURFACE COURSE AND TYPE 'B' BASE COURSE
- 4" CLASS 'A' 3000 psi REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (SIDEWALK)
- NUMBER OF PARKING SPACES
- COVERED PARKING STALLS
- TRANSFORMER
- FIRE HYDRANT
- WATER METER
- BACK FLOW DEVICE
- TREE TO REMAIN
- UTILITY EASEMENT
- RADIUS
- TYPICAL
- EXISTING
- BARRIER FREE RAMP
- BUILDING LINE
- LANDSCAPE BUFFER
- X' SW
- F.F.
- X' C.I.
- X' G.I.
- X' A.D.
- FHPM

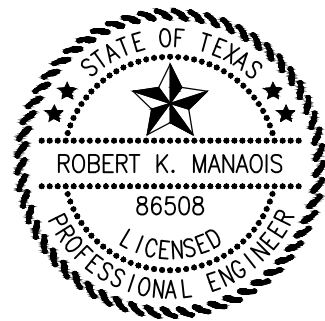


NOTE:

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

Site Summary								
Carriage Homes on the Lake - Phase 2								
ZONING: PD 07-57					PROPOSED USE: MULTIFAMILY			
BUILDING DATA								
Building Type	Unit Type	Number of BR's	No. Units per Bldg Type	Unit Area (sf)	Building Area (sf)	Number of Buildings	Total Units per Bldg Type	Total Bldg Area (sf)
1	A1	1	24	751	18,024	1	24	18,024
2	A2	1	12	850	25,236	2	48	50,472
	B1	2	12	1,253				
3	A1	1	28	751	21,028	3	84	63,084
4	A2	1	14	850	29,442	1	28	29,442
	B1	2	14	1,253				
Total						7	184	161,022
TOTAL NUMBER OF UNITS: 184								
TOTAL APARTMENT AREA (sf): 161,022								
SITE AREA DATA								
GROSS AREA:						295,461 Sq. Ft. 6.78 Acres		
NET DEVELOPABLE AREA:						224,179 Sq. Ft. 5.15 Acres		
FLOOR AREA RATIO:						0.63:1		
IMPERVIOUS AREA:						133,208 Sq. Ft. 59%		
PARKING DATA								
PARKING REQUIRED (1 per 500 sf):						323		
PARKING PROVIDED (See Note):						323		
COVERED PARKING REQUIRED (1 per Unit):						184		
COVERED PARKING PROVIDED:						184		
HANDICAP PARKING (6 Required):						12		
NOTE: 280 PARKING SPACES ON-SITE, 43 SPACES ARE LOCATED ON PHASE 1								

- NOTES:
1. PHASE 2 WILL BE PLATTED AS A SEPARATE LOT.
2. A PRIVATE UTILITY EASEMENT AND PRIVATE ACCESS EASEMENT ARE REQUIRED ON EXISTING LOT 1 AND WILL BE OBTAINED BY THE DEVELOPER.



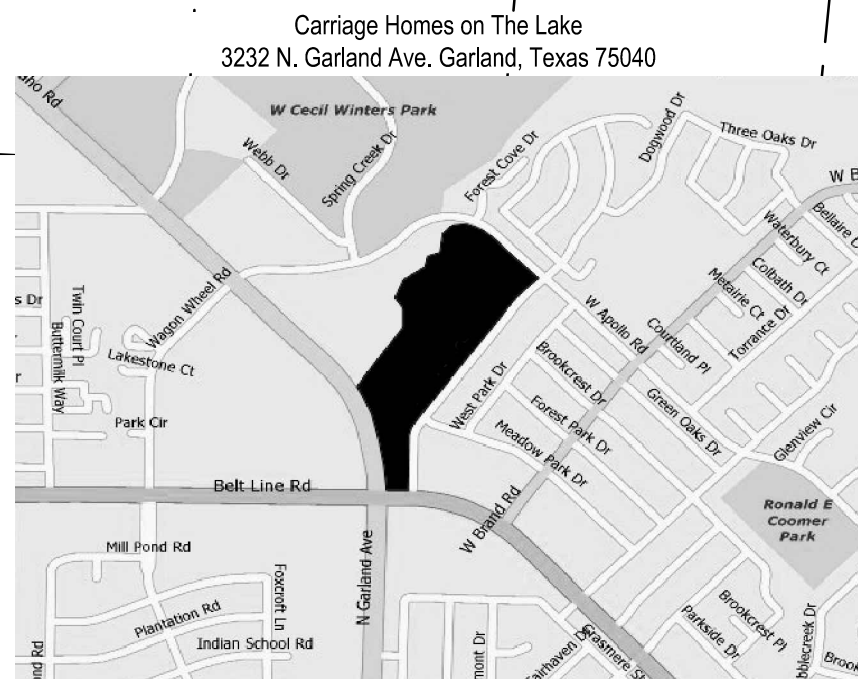
CITY CASE NO: 190423-3

SITE PLAN
PHASE 2
CARRIAGE HOMES ON THE LAKE

18.927 Acre Tract of Land
Part of the
Onofre Alvarado Survey, Abstract No. 2
and the
Benjamin Front Survey, Abstract No. 480

in
the City of Garland
Dallas County, Texas

PREPARED JULY, 2019



VICINITY MAP

OWNER / APPLICANT:
BridgView Real Estate
8390 LBJ Freeway, Ste 565
Dallas, Texas 75243
Tel. No. (214) 938-2698
Contact: Jack Roberts

PLANNER:
Baldwin Associates
3904 Elm Street, Ste B
Dallas, Texas 75226
Tel. No. (214) 824-7949
Contact: Robert B. Baldwin, AICP

ENGINEER:
Robert K. Manaois, P.E.
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Dallas, Texas 75243
Tel. No. (214) 886-1721
Contact: Robert K. Manaois
Texas Firm No. F-20639

ARCHITECT:
Ikemire Architects LLC
16660 Dallas Parkway, Ste 2900
Dallas, Texas 75248
Tel. No. (972) 248-2486
Contact: Cynthia Andersen
Ford, RA, LEED GA

LANDSCAPE ARCHITECT:
LandPatterns, Inc.
1804 W. Commerce, Ste 200
Dallas, Texas 75208
Tel. No. (972) 248-2486
Contact: Michael Piering

SURVEYOR:
Windrose Surveying and Platting
220 Elm Street, Ste 200
Lewisville, Texas 75057
Tel. No. (972) 370-5834
Contact: Eddie Rodriguez
Texas Firm No. 10194331

BENCHMARKS:

CITY OF GARLAND GPS MONUMENT #77. 2" BRASS DISK STAMPED 77, LOCATED ON TOP OF THE HEADWALL AT THE WEST CORNER OF BRAND ROAD, THREE OAKS DRIVE AND BELLAIR DRIVE INTERSECTION APPROXIMATELY 43' S.W. OF THREE OAKS DRIVE CIL AND APPROXIMATELY 40' N.W. OF BRAND ROAD CIL. COG MAP GRID D-7, MAPSCO 19-D.

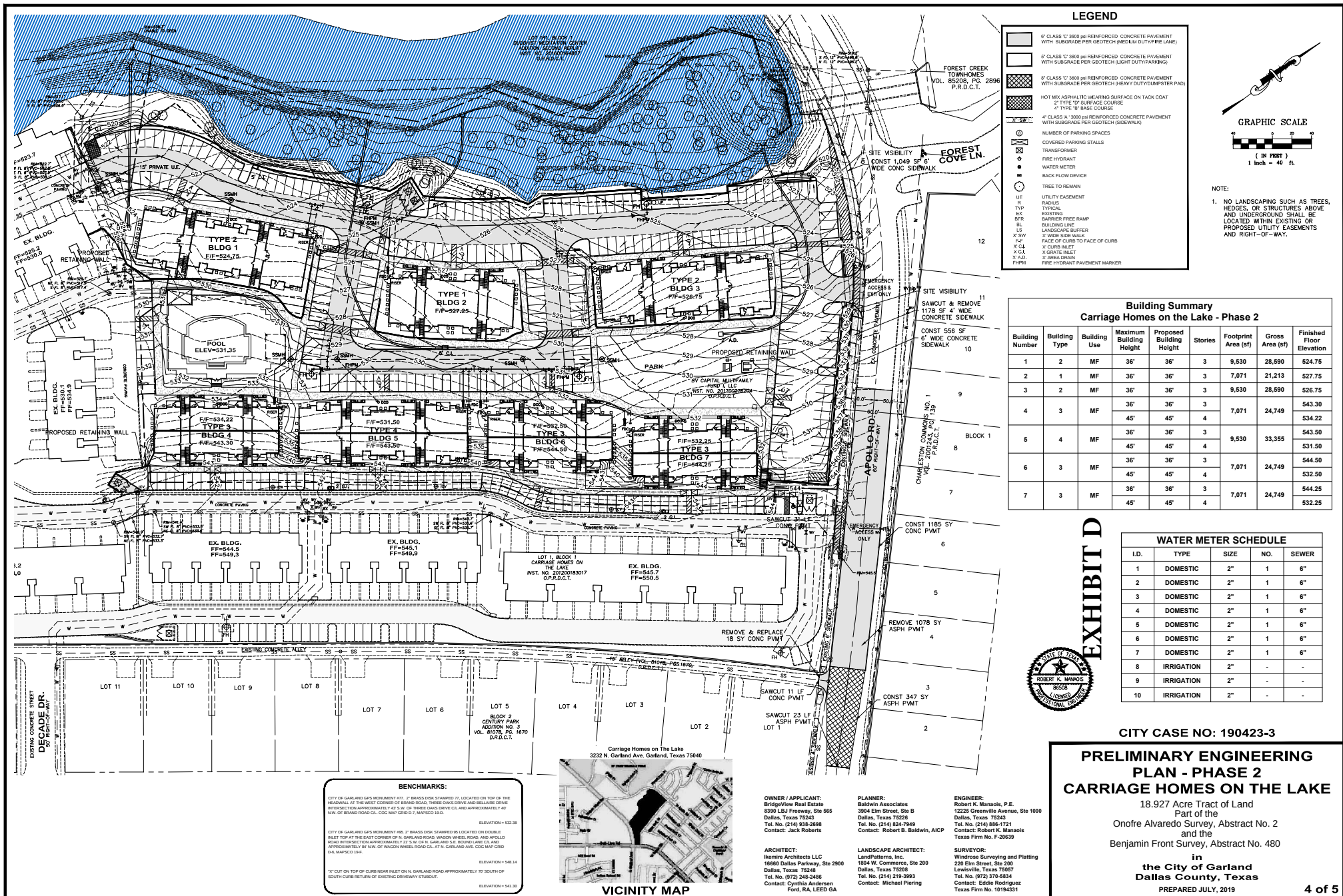
ELEVATION = 532.38

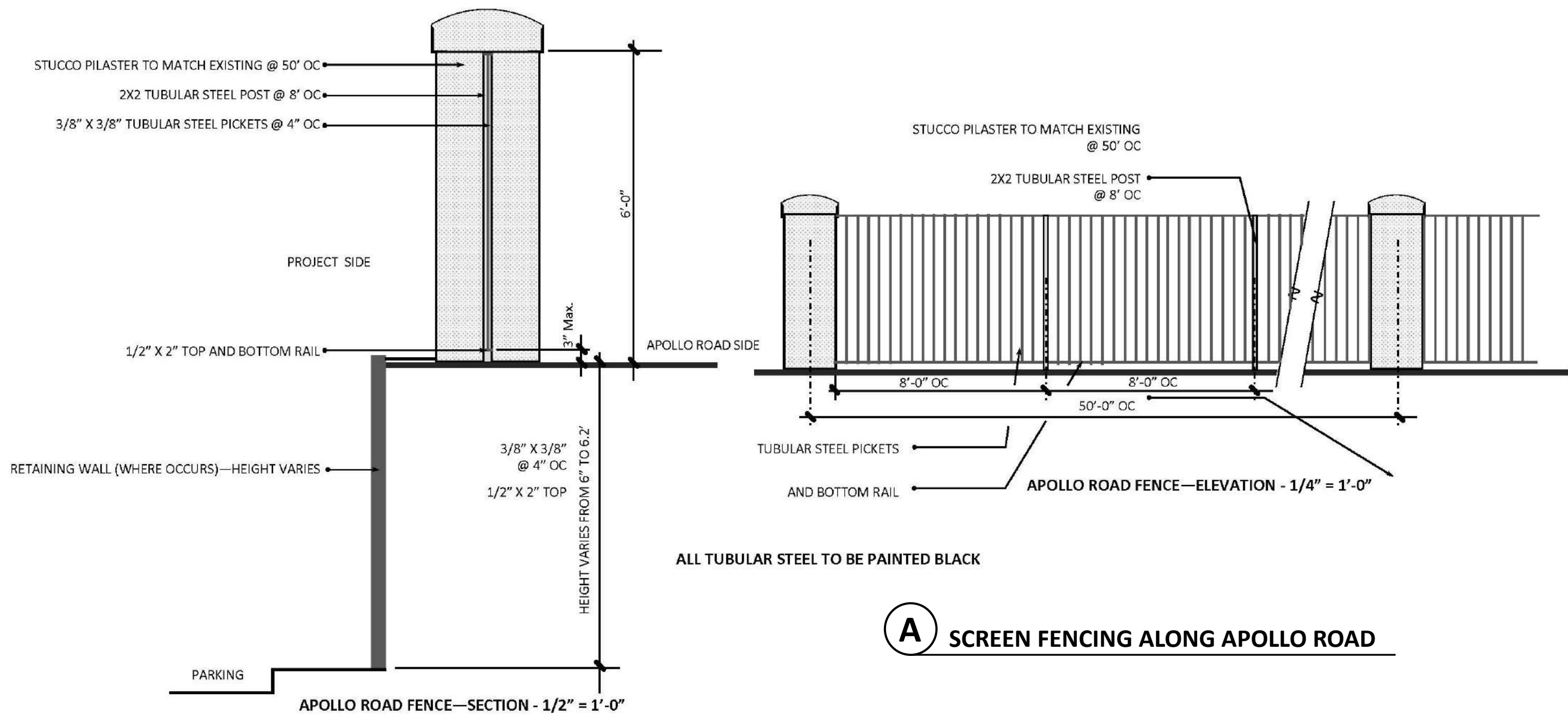
CITY OF GARLAND GPS MONUMENT #95. 2" BRASS DISK STAMPED 95 LOCATED ON DOUBLE INLET TOP AT THE EAST CORNER OF N. GARLAND ROAD, WAGON WHEEL ROAD, AND APOLLO ROAD INTERSECTION APPROXIMATELY 21' S.W. OF N. GARLAND S.E. BOUND LANE CIL AND APPROXIMATELY 84' N.W. OF WAGON WHEEL ROAD CIL. AT N. GARLAND AVE. COG MAP GRID D-8, MAPSCO 19-F.

ELEVATION = 548.14

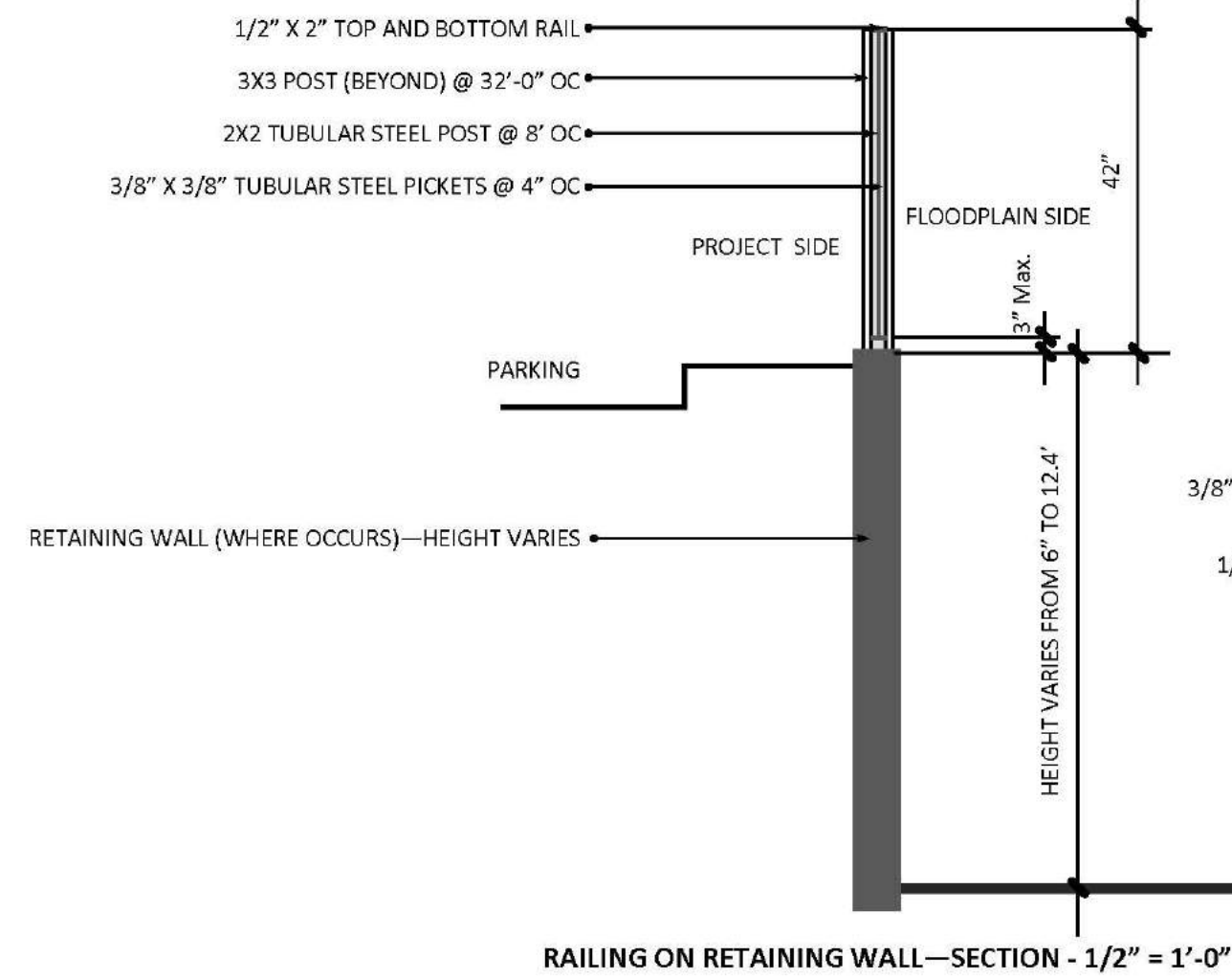
"X" CUT ON TOP OF CURB NEAR INLET ON N. GARLAND ROAD APPROXIMATELY 70' SOUTH OF SOUTH CURB RETURN OF EXISTING DRIVEWAY STUBOUT.

ELEVATION = 541.30

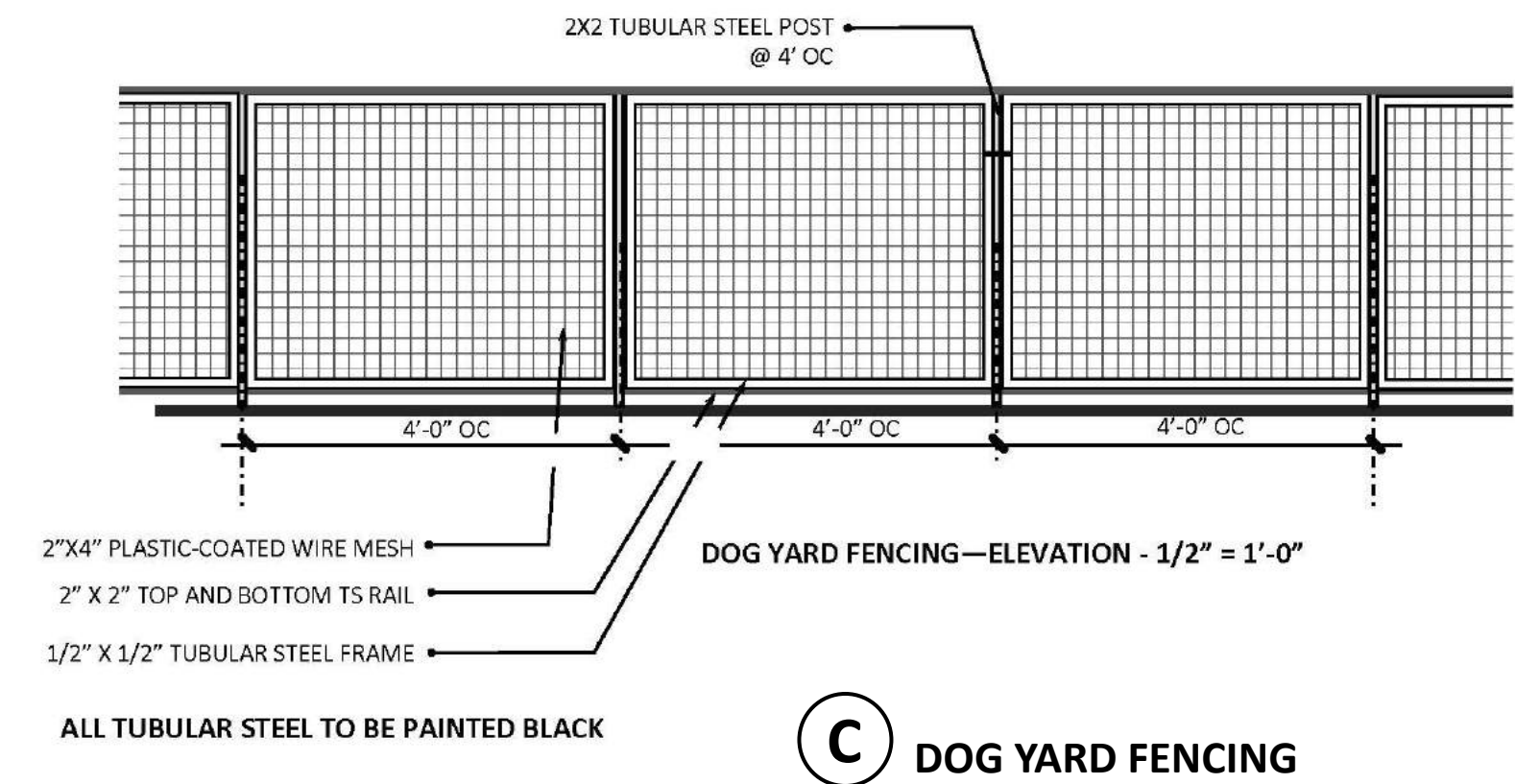




A SCREEN FENCING ALONG APOLLO ROAD

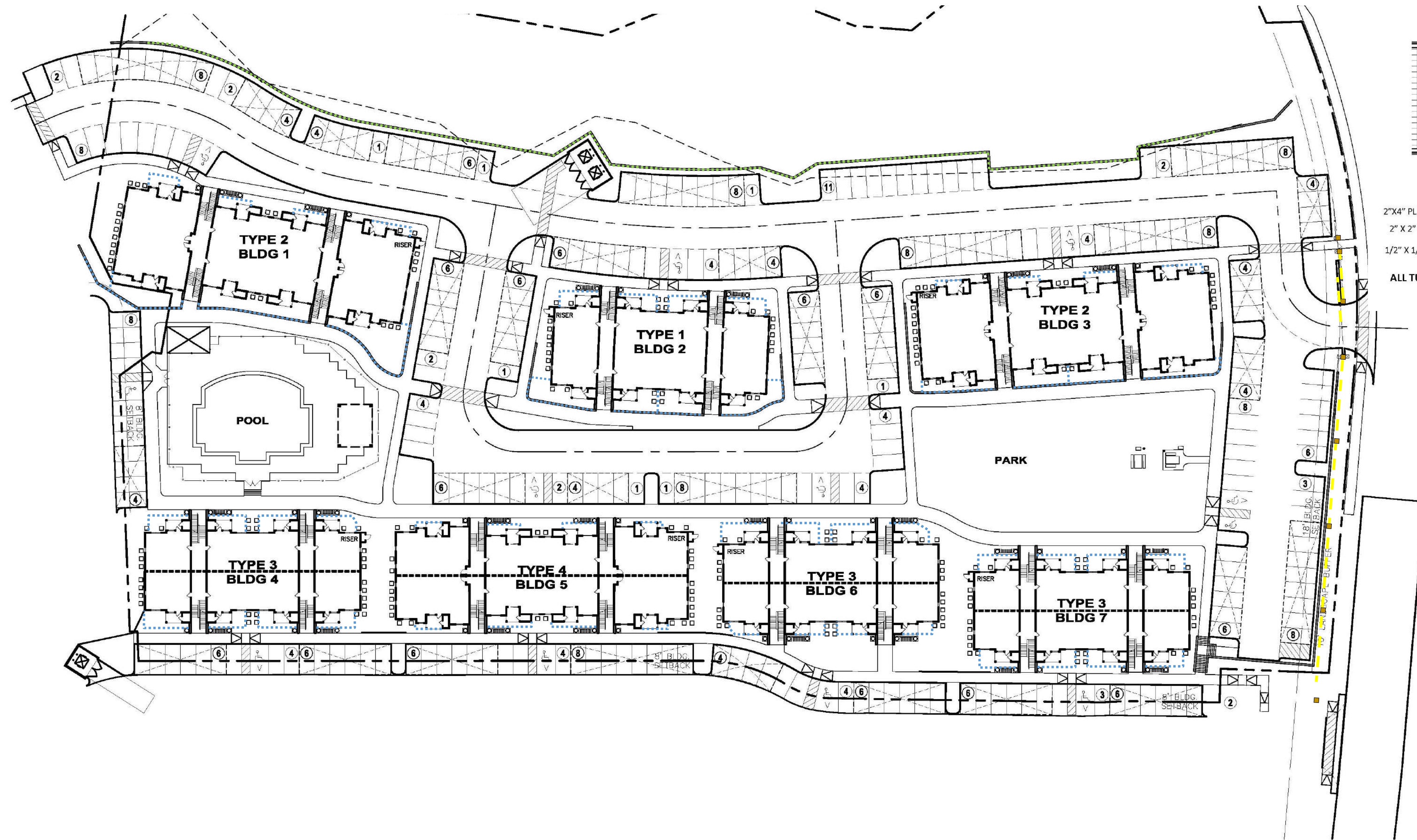


B RAILING ON TOP OF RETAINING WALLS



LEGEND

- 6' HEIGHT TUBULAR STEEL PERIMETER FENCE ALONG APOLLO ROAD WITH STUCCO PILASTERS @ 50' ON CENTER. SEE DETAIL A.
- 42" HEIGHT TUBULAR STEEL RAILING ON TOP OF RETAINING WALL SEE DETAIL B
- 42" HEIGHT PLASTIC-COATED WIRE MESH DOG YARD FENCE SEE DETAIL C

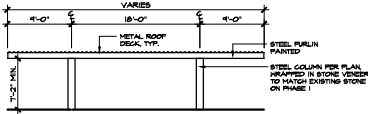


Issue Name:
PRELIMINARY
LANDSCAPE SUBMITTAL
REVISIONS

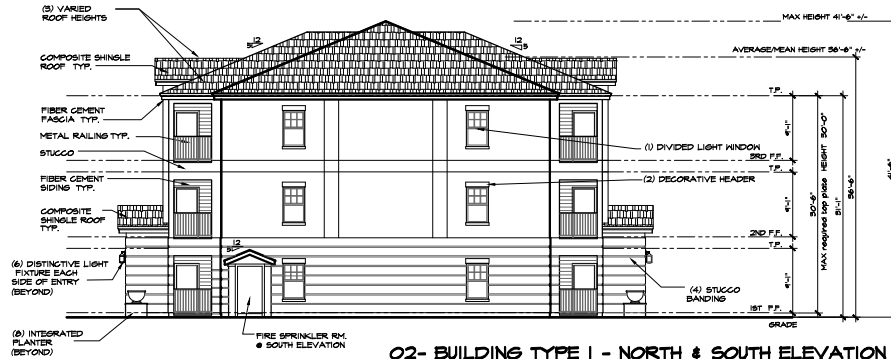
Delta	Date	Description

Sheet Name:

3B- TYPICAL CARPORT SIDE ELEVATION



3A- TYPICAL CARPORT FRONT ELEVATION



02- BUILDING TYPE I - NORTH & SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

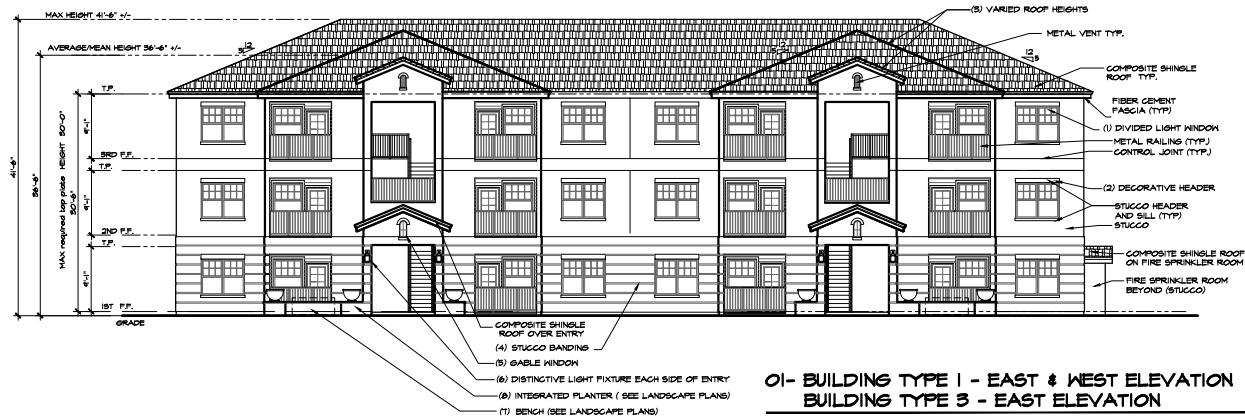
TOTAL AREA	2,200 S.F.
AREA OF STUCCO	2,054 S.F.
AREA OF FIBER CEMENT SIDING	66 S.F.
STUCCO (3-COAT)	47% -MASONRY MATERIAL PER 15% REQUIREMENT
FIBER CEMENT HORIZONTAL SIDING	6%

NOTE:
COLOR OF SIDING, COLOR OF STUCCO,
AND TRIM TO MATCH EXISTING PHASE I

ARCHITECTURAL ELEMENTS
1. DIVIDED LIGHT WINDOWS
2. ORNAMENTAL WINDOW HEADERS / LINTELS
3. VARIED ROOF HEIGHTS
4. ORNAMENTAL FACADE TRIMS
5. GABLE WINDOW
6. DISTINCTIVE LIGHTING FEATURE
7. BENCHES (REFER TO CIVIL DRAWINGS)
8. PLANTER

NOTE:
ALL STUCCO TO BE APPLIED IN A
3-STAGE PROCESS ACCORDING TO
INDUSTRY STANDARDS.
COLOR WILL BE INTRINSIC IN THE
PLASTER AND WILL MATCH EXISTING
BUILDINGS.
ROOF, 500# COMPOSITE SHINGLES

NOTE:
NO ROOFTOP EQUIPMENT
REFER TO CIVIL AND LANDSCAPE PLANS FOR
CONDENSER AND TRANSFORMER LOCATIONS



01- BUILDING TYPE I - EAST & WEST ELEVATION
BUILDING TYPE 3 - EAST ELEVATION

SCALE: 1/8" = 1'-0"

TOTAL AREA	5,116 S.F.
AREA OF STUCCO	2,648 S.F.
AREA OF FIBER CEMENT SIDING	466 S.F.
STUCCO (3-COAT)	85% -MASONRY MATERIAL PER 15% REQUIREMENT
FIBER CEMENT HORIZONTAL SIDING	15%

EXHIBIT F

DATE:
REVISIONS:

CARRIAGE HOMES ON THE LAKE PH.2
184 UNIT APARTMENT COMPLEX
NORTH GARLAND RD. & APOLLO RD.
GARLAND, TEXAS 75040

FOR REVIEW
IKEMIRE ARCHITECTS LLC
ARCHITECTURE PLANNING INTERIORS
10860 DALLAS PKWY., SUITE 2000 DALLAS, TX 75248-2486 FAX: 972-248-1557

A4.01
JOB # 218040

DATE:
REVISIONS:

CARRIAGE HOMES ON THE LAKE PH.2
124 UNIT APARTMENT COMPLEX
NORTH GARLAND RD & APOLLO RD.
GARLAND, TEXAS 75040

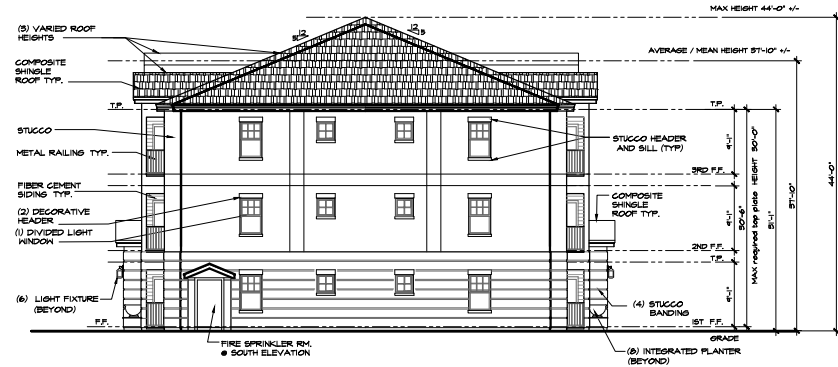
FOR
REVIEW
08-10-2019

IKEMIRE ARCHITECTS, LLC
ARCHITECTURE
16660 DALLAS PKWY., SUITE 2000 DALLAS, TX 75248-2488 FAX 972-248-1557

A4.03

JOB # 216090

EXHIBIT F



02- BUILDING TYPE 2 - NORTH & SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

TOTAL AREA	2,200 S.F.
AREA OF STUCCO	2,194 S.F.
AREA OF FIBER CEMENT SIDING	66 S.F.
STUCCO (3-COAT)	47% MASONRY MATERIAL PER 75% REQUIREMENT
FIBER CEMENT HORIZONTAL SIDING	6%

NOTE:
COLOR OF SIDING, COLOR OF STUCCO,
AND TRIM TO MATCH EXISTING PHASE I
ARCHITECTURAL ELEMENTS
1. DIVIDED LIGHT WINDOWS
2. ORNAMENTAL WINDOW HEADERS / LINTELS
3. VARIED ROOF HEIGHTS
4. ORNAMENTAL FACADE TRIMS
5. GABLE WINDOW
6. DISTINCTIVE LIGHTING FEATURE
7. BENCHES (REFER TO CIVIL DRAWINGS)
8. PLANTER

NOTE:
ALL STUCCO TO BE APPLIED IN A
3-STAGE PROCESS ACCORDING TO
INDUSTRY STANDARDS.
COLOR WILL BE INTRINSIC IN THE
PLASTER AND WILL MATCH EXISTING
BUILDINGS.
ROOF: 500# COMPOSITE SHINGLES

NOTE:
NO ROOFTOP EQUIPMENT
REFER TO CIVIL AND LANDSCAPE PLANS FOR
CONDENSER AND TRANSFORMER LOCATIONS



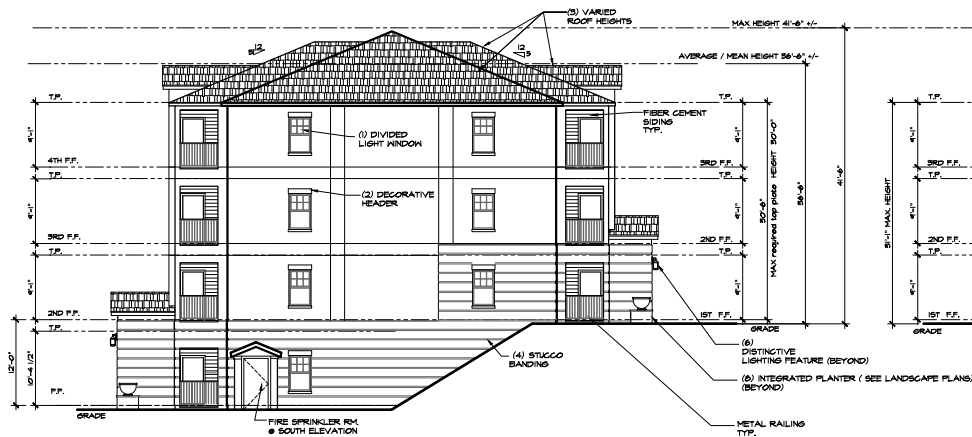
01- BUILDING TYPE 2 - EAST AND WEST ELEVATION
BUILDING TYPE 4 - EAST ELEVATION

SCALE: 1/8" = 1'-0"

TOTAL AREA	3,439 S.F.
AREA OF STUCCO	2,420 S.F.
AREA OF FIBER CEMENT SIDING	519 S.F.
STUCCO (3-COAT)	89% MASONRY MATERIAL PER 75% REQUIREMENT
FIBER CEMENT HORIZONTAL SIDING	15%

NOTE:
ALL STUCCO TO BE APPLIED IN A
3-STAGE PROCESS ACCORDING TO
INDUSTRY STANDARDS.
COLOR WILL BE INTRINSIC IN THE
PLASTER AND WILL MATCH EXISTING
BUILDINGS.
ROOF: 500# COMPOSITE SHINGLES

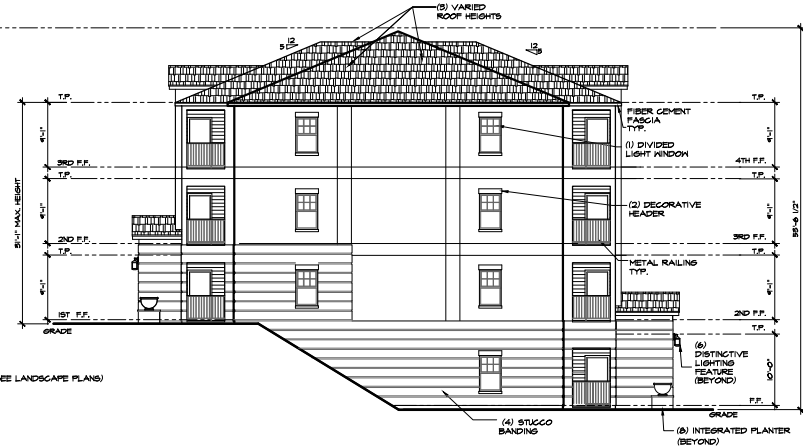
CITY CASE NO 190423-3



03- BUILDING TYPE 3 - SOUTH ELEVATION

TOTAL AREA 2590 S.F.
 AREA OF STUCCO 2520 S.F.
 AREA OF FIBER CEMENT SIDING 70 S.F.
 STUCCO (5-COAT) 47% -MASONRY MATERIAL PER 15% REQUIREMENT
 FIBER CEMENT HORIZONTAL SIDING 6%

SCALE: 1/8" = 1'-0"



02- BUILDING TYPE 3 - NORTH ELEVATION

TOTAL AREA 2590 S.F.
 AREA OF STUCCO 2520 S.F.
 AREA OF FIBER CEMENT SIDING 70 S.F.
 STUCCO (5-COAT) 47% -MASONRY MATERIAL PER 15% REQUIREMENT
 FIBER CEMENT HORIZONTAL SIDING 6%

SCALE: 1/8" = 1'-0"

NOTE:
 COLOR OF SIDING, COLOR OF STUCCO
 AND TRIM TO MATCH EXISTING PHASE I

ARCHITECTURAL ELEMENTS
 1. DIVIDED LIGHT WINDOWS
 2. ORNAMENTAL WINDOW HEADERS / LINTELS
 3. VARIED ROOF HEIGHTS
 4. ORNAMENTAL FACADE TRIMS
 5. SABLE WINDOW
 6. DISTINCTIVE LIGHTING FEATURE
 7. BENCHES (REFER TO CIVIL DRAWINGS)
 8. PLANTER

NOTE:
 ALL STUCCO TO BE APPLIED IN A
 5-STAGE PROCESS ACCORDING TO
 INDUSTRY STANDARDS.
 COLOR WILL BE INTRINSIC IN THE
 PLASTER AND WILL MATCH EXISTING
 BUILDINGS.
 ROOF: 500# COMPOSITE SHINGLES

NOTE:
 NO ROOFTOP EQUIPMENT
 REFER TO CIVIL AND LANDSCAPE PLANS FOR
 CONDENSER AND TRANSFORMER LOCATIONS



01- BUILDING TYPE 3 - WEST ELEVATION

TOTAL AREA 5374 S.F.
 AREA OF STUCCO 5050 S.F.
 AREA OF FIBER CEMENT SIDING 324 S.F.
 STUCCO (5-COAT) 88% -MASONRY MATERIAL PER 15% REQUIREMENT
 FIBER CEMENT HORIZONTAL SIDING 1%

SCALE: 1/8" = 1'-0"

CITY CASE NO 190423-3

EXHIBIT F

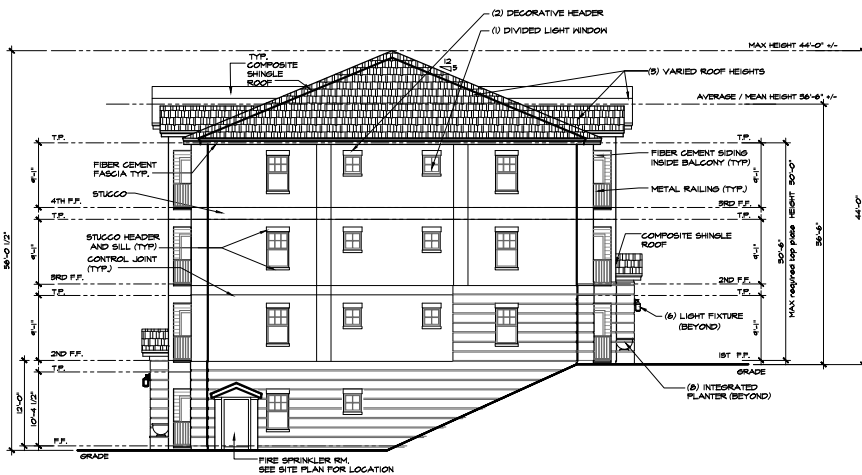
CARRIAGE HOMES ON THE LAKE PH.2

184 UNIT APARTMENT COMPLEX
 NORTH GARLAND RD. & APOLLO RD.
 GARLAND, TEXAS 75040

FOR REVIEW
 08-10-2019

IKEMIRE ARCHITECTS LLC
 PLANNING
 10860 DALLAS PKWY. SUITE 2000 DALLAS, TX 75248-2486 FAX 972-248-1557

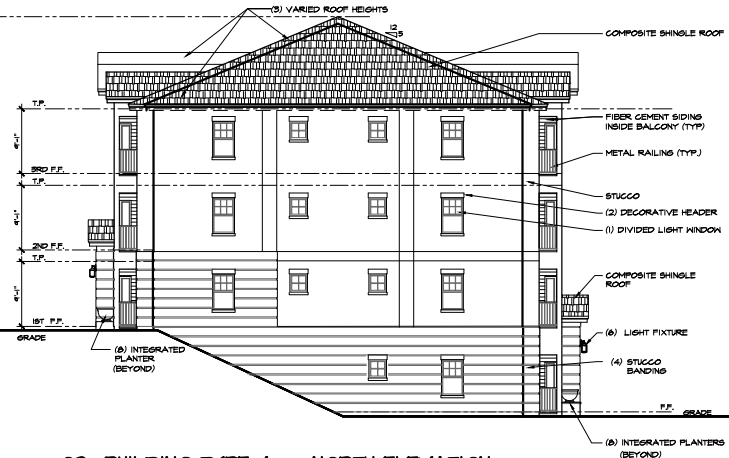
A4.02
 JOB # 218040



03- BUILDING TYPE 4 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

TOTAL AREA 2348 S.F.
 AREA OF STUCCO 2320 S.F.
 AREA OF FIBER CEMENT SIDING 10 S.F.
 STUCCO (3-COAT) 47% -MASONRY MATERIAL PER 75% REQUIREMENT
 FIBER CEMENT HORIZONTAL SIDING 6%



02- BUILDING TYPE 4 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

TOTAL AREA 2348 S.F.
 AREA OF STUCCO 2320 S.F.
 AREA OF FIBER CEMENT SIDING 10 S.F.
 STUCCO (3-COAT) 47% -MASONRY MATERIAL PER 75% REQUIREMENT
 FIBER CEMENT HORIZONTAL SIDING 6%



01- BUILDING TYPE 4 - WEST ELEVATION

SCALE: 1/8" = 1'-0"

TOTAL AREA 5474 S.F.
 AREA OF STUCCO 4487 S.F.
 AREA OF FIBER CEMENT SIDING 822 S.F.
 STUCCO (3-COAT) 85% -MASONRY MATERIAL PER 75% REQUIREMENT
 FIBER CEMENT HORIZONTAL SIDING 15%

NOTE:
 ALL STUCCO TO BE APPLIED IN A 3-STAGE PROCESS ACCORDING TO INDUSTRY STANDARDS.
 COLOR SHALL BE INTERMIXED IN THE PLASTER AND WILL MATCH EXISTING BUILDINGS.
 ROOF, 300# COMPOSITE SHINGLES

NOTE:
 NO ROOFTOP EQUIPMENT
 REFER TO CIVIL AND LANDSCAPE PLANS FOR CONDENSER AND TRANSFORMER LOCATIONS

NOTE:
 COLOR OF SIDING, COLOR OF STUCCO AND TRIM TO MATCH EXISTING PHASE I

- ARCHITECTURAL ELEMENTS
1. DIVIDED LIGHT WINDOW
 2. ORNAMENTAL WINDOW HEADERS / LINTELS
 3. VARIED ROOF HEIGHTS
 4. ORNAMENTAL FACADE TRIMS
 5. GABLE WINDOW
 6. DISTINCTIVE LIGHTING FEATURE
 7. BENCHES (REFER TO CIVIL DRAWINGS)
 8. PLANTER

EXHIBIT F

DATE: PH.2
 REVISIONS:
 CARRIAGE HOMES ON THE LAKE
 184 UNIT APARTMENT COMPLEX
 NORTH GARLAND RD. & APOLLO RD.
 GARLAND, TEXAS 75040

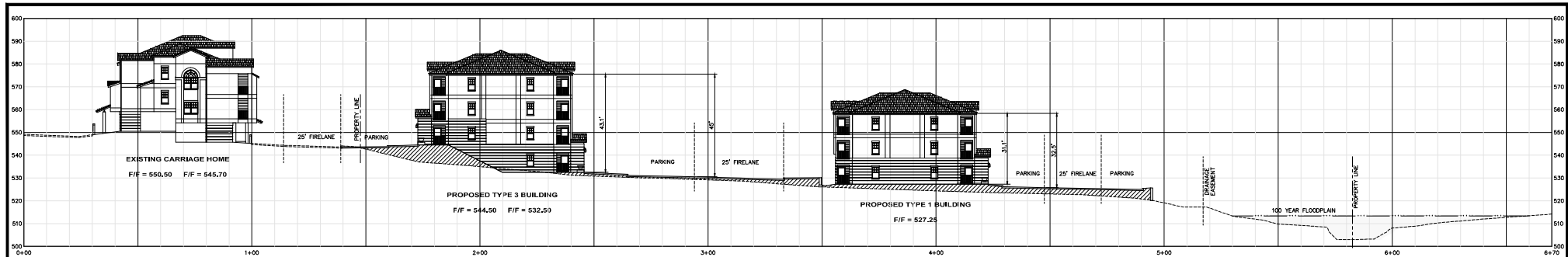
FOR REVIEW
 08-10-2019

IKEMIRE ARCHITECTS LLC
 PLANNING
 10860 DALLAS PKWY. SUITE 2000 DALLAS, TX 75248-2486 FAX 972-248-1557

A4.04

JOB # 218040

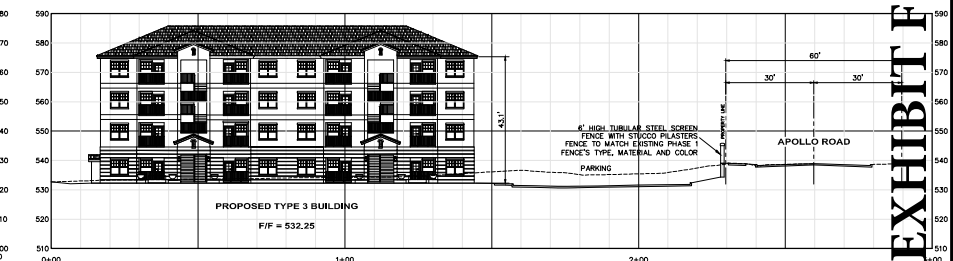
CITY CASE NO 190423-3



SECTION A-A
1" = 20'



SECTION B-B
1" = 20'



SECTION C-C
1" = 20'

EXHIBIT F

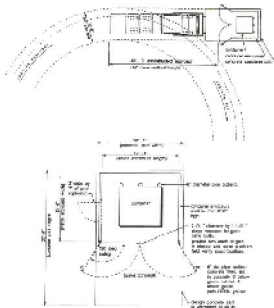
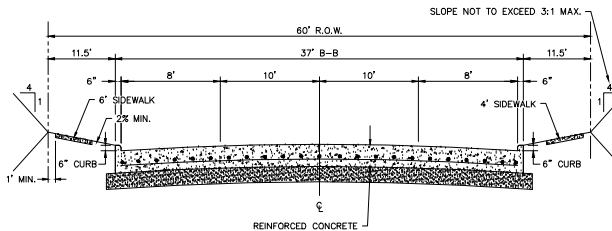


Illustration 4-2
Design & Screening of Refuse Containers

GARLAND DEVELOPMENT CODE Chapter 4, Article 3, Division 5, Section 4.45 Design & Screening of Refuse Containers

- The design and screening of refuse containers must comply with the following provisions:
- General. Refuse containers provided in conjunction with nonresidential and multifamily developments must be located behind the main building(s) or within an interior service court (alley) is highly recommended and encouraged) where possible, outside of required setbacks from street or residential boundaries, and outside of easements, and must be screened on three sides with a minimum six-foot tall masonry wall. Alternatives to placement and screening of refuse containers may be approved using the alternative compliance process as outlined in Article 1, Division 2 in this Chapter 4.
 - Compatibility. The exterior composition of screening walls must be architecturally compatible with the main building(s), composed of the same masonry materials as the main building(s), and be located to the rearward based on masonry construction within Subsection 4.45(C)(2) (Article 4, Division 1 of this Chapter 4), except that stucco is prohibited for refuse container screening.
 - Enclosure & Access. All refuse containers must be placed on a reinforced concrete pad and all masonry walls and enclosures must meet or exceed the criteria and dimensions shown in Illustration 4-2. A solid metal gate must be placed on the open side of the refuse screening wall to completely enclose the refuse container(s). The gate must remain closed when the placement or collection of refuse is not actively occurring. To allow for adequate access to the refuse container, there must be a minimum of twelve feet of horizontal clearance between each of the sides of the refuse screening wall.
 - Location. Refuse containers placed in a parking lot are prohibited in a required parking space, loading space, fire lane, or access drive aisle. Refuse containers must be placed in a location that facilitates collection by the solid waste disposal provider.
 - Shared Refuse Containers. Two or more nonresidential users may share a refuse container provided that the container and its enclosure is located on one of the properties within a jurisdictional mutual access and use easement, filed of record at the applicable County and a filed copy submitted to the City, to allow full access to the container by all persons authorized under the easement instrument, and provided that the shared container is emptied regularly enough to accommodate refuse disposal capacity for all users.
 - Maintenance. Each refuse facility must be maintained by the property owner or the user of the facility, as applicable, and comply with all public health and sanitary regulations.

(Ordinance 8773 adopted 05/05/05)



DETAIL - TYPICAL APOLLO ROAD SECTION
NOT TO SCALE



VICINITY MAP



CITY CASE NO: 190423-3

SECTIONS AND DETAILS PHASE 2 CARRIAGE HOMES ON THE LAKE

18.927 Acre Tract of Land
Part of the
Onofre Alvaredo Survey, Abstract No. 2
and the
Benjamin Front Survey, Abstract No. 480

in
the City of Garland
Dallas County, Texas

PREPARED JULY, 2019

OWNER / APPLICANT:
Bridgeway Real Estate
8390 LBJ Freeway, Ste 565
Dallas, Texas 75243
Tel. No. (214) 935-2888
Contact: Jack Roberts

LANDSCAPE ARCHITECT:
Remix Architects LLC
16660 Dallas Parkway, Ste 2900
Dallas, Texas 75248
Tel. No. (972) 248-2486
Contact: Cynthia Anderson
Fort, RA, LEED GA

PLANNER:
Baldwin Associates
3904 Elm Street, Ste B
Dallas, Texas 75226
Tel. No. (214) 824-7949
Contact: Robert B. Baldwin, AICP

LANDSCAPE ARCHITECT:
LandPatterns, Inc.
1804 W. Commerce, Ste 200
Dallas, Texas 75208
Tel. No. (972) 370-8834
Contact: Michael Piering

ENGINEER:
Robert K. Manolis, P.E.
12225 Greenville Avenue, Ste 1000
Dallas, Texas 75243
Tel. No. (214) 886-1721
Contact: Robert K. Manolis
Texas Firm No. F-20639

SURVEYOR:
Windrose Surveying and Planning
220 Elm Street, Ste 200
Lewisville, Texas 75057
Tel. No. (972) 370-8834
Contact: Eddie Rodriguez
Texas Firm No. 19184331



BUILDING TYPE 2, TYPE 4 similar



CARRIAGE HOMES ON THE LAKE – Phase 2 184 UNIT APARTMENT COMPLEX

08-8-2019

NORTH GARLAND RD. & APOLLO RD. GARLAND, TEXAS 75040

BridgeView Real Estate

Ikemire Architects, LLC



BUILDING TYPE 3, TYPE 1 similar



CARRIAGE HOMES ON THE LAKE – Phase 2 184 UNIT APARTMENT COMPLEX

08-8-2019

NORTH GARLAND RD. & APOLLO RD. GARLAND, TEXAS 75040

BridgeView Real Estate

Ikemire Architects, LLC

Z 19-17



View from Apollo Road looking at the existing Phase 1 development and adjacent alley



View of Apollo Road looking east. Single-family residential development to north of site and Phase 1 development to the right side of the photo



View of the subject site from Apollo Road. Phase 1 development is towards the top of the photo



View along Apollo Road looking west. The subject site is on the left and single-family residential development is on the right

ORDINANCE NO. 6279

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING AN AMENDMENT TO PLANNED DEVELOPMENT DISTRICT 99-35 FOR MULTI-FAMILY USES AND A DETAIL PLAN ON A 18.93-ACRE TRACT OF LAND, LOCATED EAST OF GARLAND AVENUE AND NORTH OF BELT LINE ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 22nd day of September, 2008, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **STB Architects** and

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

Now, therefore, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, that:

Section 1.

Ordinance No. 4647 is hereby amended by approving an amendment to Planned Development District 99-35 for Multi Family Uses and a Detail Plan on a 18.93-acre tract of land, located east of Garland Avenue and north of Belt Line Road, and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2.

Ordinance No. 4647, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

Section 3.

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

Section 4.

This Ordinance shall become and be effective on and after its adoption and publication as required by law.

FILE NO. 07-57

PASSED AND APPROVED this 3rd day of October, 2008.

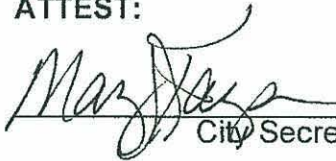
THE CITY OF GARLAND, TEXAS

By:



Mayor

ATTEST:



City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File 07-57

Being on 18.927 acre tract of land situated in the City of Garland, Dallas County, Texas, being a part of the Onofre Alvarado Survey, Abstract Number 2, and the Benjamin Front Survey, Abstract Number 480, and being a part of that certain tract of land described as 19.213 acres to Jerry W. Stewart, as recorded in Volume 85232, Page 401, of the Deed Records of Dallas County, Texas (D.R.D.C.T.) said 18.927 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch rod with yellow plastic cap marked RPLS 3989 set for the north corner of Century Park No. 3, an Addition to the City of Garland as recorded in Volume 81078, Page 1670, of the Plat Records of Dallas County, Texas, (P.R.D.C.T.) being on the southwest line of Apollo Road, (a variable width right-of-way,) and being the most easterly corner of the herein described tract;

THENCE South 44 degrees 04 minutes 00 seconds West, along the northwest line of said Addition, a distance of 51.96 feet to a 3/8 inch iron rod found for the beginning of a circular curve to the left having a central angle of 7 degrees, 14 minutes 00 seconds and whose radius point bears South 45 degrees 56 minutes 00 seconds East, a distance of 3,045.00 feet;

THENCE Southwesterly along said curve, and continuing along said northwest Addition line, an arc distance of 384.42 feet to a 3/8 inch iron rod found for corner;

THENCE South 36 degrees 50 minutes 00 seconds West, continuing along said Addition line, a distance of 1048.75 to a 3/8 inch iron rod found for the beginning of a circular curve to the left having a central angle of 36 degrees 30 minutes 00 seconds and with its radius point bearing South 53 degrees 10 minutes 00 seconds East a distance of 417.77 feet;

THENCE Southwesterly along said curve, and continuing along said Addition line, an arc distance of 266.14 feet to a 3/8 inch iron rod found for corner;

THENCE South 00 degrees 20 minutes 00 seconds West, continuing along said Addition line, a distance of 185.00 feet to a 1/2 inch iron rod with yellow plastic cap marked RPLS 3989 set for the east corner of Century Park No. 4, an Addition to the City of Garland as recorded in Volume 86140, Page 4736, P.R.D.C.T.;

EXHIBIT A

File 07-57
Legal Description
Page Two

THENCE, North 89 degrees 40 minutes 13 seconds West, departing said Century Park No. 3 addition line, and along the northeast line of said Century Park No. 4 a distance of 69.60 feet to ½ inch iron rod with yellow plastic cap marked RPLS 3989 set for corner in the east right-of-way line of North Garland Avenue (a 100 foot wide right-of-way) as dedicated by dedication deed

OWNER: Jerry W. Stewart * 8144 Walnut Hill Lane, Suite 460, LB107 * Dallas, Texas 75231

and recorded in Volume 88117, Page 3266, D.R.D.C.T., said right-of-way line being in a non-tangent curve to the left having a central angle of 00 degrees 25 minutes 20 seconds and with its radius point bearing South 78 degrees 38 minutes 20 seconds West a distance of 1100.00 feet;

THENCE northerly along said curve and said right-of-way line, an arc distance of 8.11 feet to a 1/2 inch iron rod with yellow plastic cap marked RPLS 3989 set for corner;

THENCE North 11 degrees 47 minutes 00 seconds West, continuing along said right-of-way line, a distance of 252.73 to a point for the beginning of a curve to the left having a central angle of 11 degrees 36 minutes 40 seconds and with its radius point bearing South 78 degrees 13 minutes 00 seconds West a distance of 1100.00 feet.

THENCE northerly along said curve and said right-of-way line, an arc distance of 222.92 feet to a 1/2 inch iron rod with yellow plastic cap marked RPLS 3989 set for corner;

THENCE North 11 degrees 47 minutes 00 seconds West, continuing along said right-of-way line (being a variable width right-of-way from this point), a distance of 14.99 feet to a 1/2 inch iron rod set for the beginning of a curve to the left having a central angle of 15 degrees 11 minutes 09 seconds and with its radius point bearing South 78 degrees 13 minutes 00 seconds West a distance of 326.40 feet;

THENCE northerly along said curve and said right-of-way line an arc distance of 86.51 feet to a 1/2 inch iron rod with yellow plastic cap marked RPLS 3989 set for the most southerly corner of that certain tract of land described to KM & LM, LC, as recorded in Volume 2001-016, Page 4117, D.R.D.C.T.

THENCE North 34 degrees 13 minutes 58 seconds East, departing said right-of-way line, and passing a 1/2 inch iron rod found at 2.78 feet and continuing along the southeast line of said KM & LM, LC, tract a distance of 397.50 feet to a 1/2 inch iron rod with yellow plastic cap marked RPLS 3989 set for the most easterly corner of said KM & LM, LC, tract;

EXHIBIT A

File 07-57
Legal Description
Page Three

THENCE North 55 degrees 37 minutes 00 seconds West, along the north line of said KM & LM, LC, tract, a distance of 2.12 feet to a 1/2 inch iron rod with yellow plastic cap marked RPLS 3989 set for corner in the southeast line of Mayberry Gardens No.1, an Addition to the City of Garland as recorded in Volume 96241, Page 3910, P.R.D.C.T.;

THENCE North 34 degrees 23 minutes 00 seconds East, along the southeast line of said Addition a distance of 137.26 feet to a point for corner in a creek from which a 3/8 inch iron rod found bears North 09 degrees 05 minutes 32 seconds West a distance of 0.38 feet, a 1/2 inch iron rod found bears North 69 degrees 39 minutes 46 seconds East a distance of 1.65 feet;

OWNER: Jerry W. Stewart * 8144 Walnut Hill Lane, Suite 460, LB107 * Dallas, Texas 75231

THENCE, generally along creek the following courses:

North 00 degrees 31 minutes 00 seconds West, along the easterly line of said Addition, a distance of 177.70 feet to a 1/2 inch iron with yellow plastic cap marked RPLS 3989 set for corner, from which a 1/2 inch found bears North 36 degrees 54 minutes 18 seconds East a distance of 0.87 feet;

North 45 degrees 08 minutes 00 seconds West, continuing along said easterly Addition line, a distance of 108.79 feet to the most northerly corner of said Addition from which a 1 inch iron rod found bears North 62 degrees 56 minutes 43 seconds East a distance of 0.20 feet;

North 22 degrees 58 minutes 00 seconds East, departing said Addition line, a distance of 186.13 feet to a PK nail set for corner;

North 53 degrees 49 minutes 00 seconds East a distance of 283.31 feet to a point for corner;

North 02 degrees 39 minutes 00 seconds West a distance of 85.17 feet to a point for corner from which a 3/8 inch iron rod found bears North 46 degrees 35 minutes 33 seconds West a distance of 0.39 feet;

North 59 degrees 02 minutes 00 seconds East a distance of 72.00 feet to a point for corner;

North 50 degrees 34 minutes 00 seconds East a distance of 66.80 feet to a point for corner;

EXHIBIT A

File 07-57
Legal Description
Page Four

North 01 degrees 39 minutes 00 seconds West a distance of 147.37 feet to a 5/8" iron rod capped "NELSON" found for corner;

North 51 degrees 57 minutes 00 seconds East a distance of 61.96 feet to a 1/2 inch iron rod with yellow plastic cap marked RPLS 3989 set for corner;

THENCE South 76 degrees 23 minutes 00 seconds East a distance of 80.12 feet to a 1/2 inch iron rod with yellow plastic cap marked RPLS 3989 set for corner;

THENCE North 34 degrees 57 minutes 00 seconds East a distance of 20.92 feet to a 1/2 inch iron rod set for corner on the southeast right-of-way line of Apollo Road (a variable width right-of-way) as recorded in Volume 97176, Page 5961, D.R.D.C.T., said right-of-way being in a non-tangent curve to the right having a central angle of 27 degrees 00 minutes 14 seconds and with its radius point bearing South 14 degrees 51 minutes 46 seconds West a distance of 440.00 feet;

THENCE southeasterly along said curve and said right-of-way, an arc distance of 207.38 feet to a 1/2 inch iron rod with yellow plastic cap marked RPLS 3989 set for corner;

OWNER: Jerry W. Stewart * 8144 Walnut Hill Lane, Suite 460, LB107 * Dallas, Texas 75231

THENCE South 48 degrees 07 minutes 53 seconds East, continuing along said right-of-way line, a distance of 304.11 feet to a 3/8" iron rod found for corner;

THENCE South 45 degrees 55 minutes 56 seconds East, continuing along said right-of-way line, a distance of 65.82 feet to the POINT OF BEGINNING and containing 824,476 square feet or 18.927 acres of land.

The basis for bearing of this description is the Plat of Century Park No. 3 as recorded in Volume 81078, Page 1670, of the Plat Records of Dallas County, Texas.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 07-57

North Garland Avenue, north of Belt Line Road

- I. **Statement of Purpose:** The purpose of this Planned Development is to permit the development of a 280-unit apartment complex subject to approval of a Detail Plan and conditions.
- II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the MF-18 (Multi Family 18) District set forth in Sections 19 and 32 of the Comprehensive Zoning Ordinance, Ordinance 4647 are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Development Plans:**

Detail Plan: Development shall be in general conformance with the detail plan set forth in Exhibit C; however, in the event of conflict between the detail plan and the written conditions of this ordinance, the written conditions shall prevail.
- IV. **Specific Regulations:**
 - A. Permitted Uses: The only use permitted shall be multi-family and its associated uses.
 - B. Maximum Density: The maximum number of units shall be 280.
 - C. Yards Adjacent to Private Streets: Minimum front, side and rear yards adjacent to private streets shall be required to have a minimum setback of eight (8) feet.
 - D. Yards not Adjacent to Streets: Ten units as a part of Buildings 2, 7 and 8 shall be setback no closer than 20 feet from the residential side or southeast property line as shown on the Detail Plan. The remaining buildings running adjacent to and parallel with the alley shall be setback a minimum of 35 feet. The eight units (Building One) near Garland Avenue and Mayberry Gardens shall be setback 12 feet from the northwest property line. The dumpster, dumpster screen and compactor shall be setback a minimum of 18 and 24 feet from the property line along Apollo Road as shown on Detail Plan.
 - E. Height: Buildings shall not exceed a maximum of 30 feet in height measured from each garage floor to the top plate of the area above the garage to be occupied as living space. A loft bedroom is allowed above the top plate. For those units adjacent to and within 100 feet of the single

EXHIBIT B

family district to the southeast, those loft bedrooms shall not have windows penetrating the building façade less than 90 degrees perpendicular to said property line.

- F. Tree Preservation: The preservation of trees shall be in compliance with the Tree Preservation Ordinance unless a variance is approved by City Council. City Council approved a partial variance to the due amount of \$61,500.00 based on the proposed tree survey and landscape plan. The applicant shall pay an amount of \$20,000.00 to the City of Garland Tree Fund prior to issuance of a site permit for any construction.
- G. Landscaping: Landscaping shall be provided as shown on the Landscape Plan as shown on Exhibit D. No landscaping buffer or buffer plantings is required along Garland Avenue where the pond currently exists.
- H. Perimeter Screening: A minimum six (6) foot in height black ornamental metal fence (wrought iron in appearance) with masonry columns shall be provided along the entire length of Garland Avenue and Apollo Road. The masonry columns shall be brick or stucco to match or compliment the exterior materials of the apartment buildings. A minimum six-foot in height black ornamental metal fence without masonry columns shall be provided in the flood plain area in the northwest quadrant of the site. (The Engineering Department shall verify the accurate location of the flood plain.) For the perimeter of property contiguous with the Mayberry Gardens senior living development to the north and west, a minimum 6-foot in height wood, ornamental iron or masonry fence shall be provided.

An 8-foot tall solid screen shall be provided along the entire southeast property line contiguous with Century Park Addition. The screen shall consist of an 8-foot tall solid masonry screen wall. Masonry shall be defined as brick, stone, rock, marble or stucco. The solid masonry screen wall shall be built to the City's engineering standards. The wall must be located a minimum of 0.5-foot from the southeast property line to allow for adequate area for vehicles maneuvering in the residential alley. This wall must be constructed during grading and construction of the paving and utility infrastructure, prior to construction of any buildings.

- I. Masonry Construction: All exterior walls of all buildings shall have a minimum masonry exterior of 75% (as shown on Exhibit E) on all outside wall surfaces, except for windows, doors, partitions between balconies or to walls of courtyards.
- J. Roofing Material: Roofing material shall consist of a minimum 300 pounds per square composition, ceramic tile or equivalent as determined by the Building Official.
- K. Exterior Lighting: Exterior lighting fixtures, whether attached to buildings or free-standing, shall be generally located as to be unobtrusive. All lighting shall comply with the Glare and Lighting Standards. If security lights are over 10 feet above grade, lights shall be placed along the rear property line and shall be of a down-lighted type.

EXHIBIT B

- L. Access: Drive approaches, stacking space and median openings shall be depicted on the Detail Plan.
- M. Utilities: All utilities shall be underground.
- N. Windows: Mill-finished aluminum windows shall not be permitted.
- O. Rooftop Mechanical Equipment: All rooftop mechanical equipment shall be screened on all sides such that no rooftop mechanical equipment is visible from any public street, private street, alley or perimeter boundary of the Planned Development area. Visual barriers to accomplish this shall be installed and maintained at a minimum height above finished grade equal to the height above grade of the highest point of any of the mechanical equipment in each grouping of mechanical equipment being screened, e.g. appropriate parapet or individual equipment screening. Architectural elements such as parapet walls, "Mansard" style screen enclosures or architectural design techniques are acceptable for screening rooftop equipment.
- P. Garages: One or two-car garages shall be provided as generally shown on the Detail Plan.
- Q. Off-Street Parking Requirement: Parking spaces required shall be one space for each 500 square feet of apartment floor area or fraction thereof. Each tandem space shall count as one-half of a required parking space with no more than one tandem space per unit.
- R. Refuse Containers, Satellite Dishes and Antennas: Refuse containers, satellite dishes and antennas shall not be visible from any property boundary.
- S. Signage: Signage shall be in compliance with the Sign Ordinance.
- T. Minimum Driveway Length: Minimum driveway length shall be 18 feet to the garage door.
- U. Recreational Vehicles: Recreational vehicles shall be prohibited.
- V. Minimum Dwelling Unit Volume: A minimum of one vaulted ceiling with a 10 foot peak shall be provided for each dwelling unit on the upper floor of any building.
- W. Minimum Dwelling Unit Area: The minimum floor area of a dwelling unit shall be as follows:
 - 1. Efficiency units are prohibited.
 - 2. One-bedroom Unit – 750 square feet; except that 5% of the units shall be permitted a minimum of 650 square feet.
 - 3. Two-bedroom Unit – 950 square feet.
 - 4. For each additional bedroom in excess of two bedrooms, 150 square feet shall be added to each dwelling unit area.
 - 5. The minimum average dwelling unit area shall be 850 square feet.

EXHIBIT B

- X. Dwelling Unit Mix: Not less than 35% of the total dwelling units shall be one-bedroom units. The maximum number of three bedroom units shall not exceed 10%.
- Y. Color Coordination: Color coordination of roofing material and exterior surfaces including trim and paint will be approved with the submittal of building plans for review.
- Z. Non-Masonry Exterior Building Materials: To the extent that a material other than masonry is used in the exterior wall finish, such material shall be natural wood products. Masonite and similar products may only be used when backed by one-half inch (1/2") gypsum or plywood.
- AA. Washer/Dryer Connections: All dwelling units shall contain washer/dryer connections.
- BB. Patent: Units shall be constructed in conformance with approved conditions as well as in conformance with United States Department of Commerce Patent and Trademark Office SC/Serial No. 06/525,103.
- CC. Alley Access: No access shall be permitted to development from the alley located behind single-family lots that front on Woodland Park Drive.
- DD. Emergency Access Point: An emergency access point shall be provided from Apollo Road. Direct access to the site from Apollo Road is restricted to emergency vehicles only. There shall be a locked gate across the access point to prohibit access for the general public.
- EE. Amenity Fountain: A fountain shall be provided as shown on the Detail Plan. The fountain shall facilitate the movement of water in the pond to minimize algae growth.

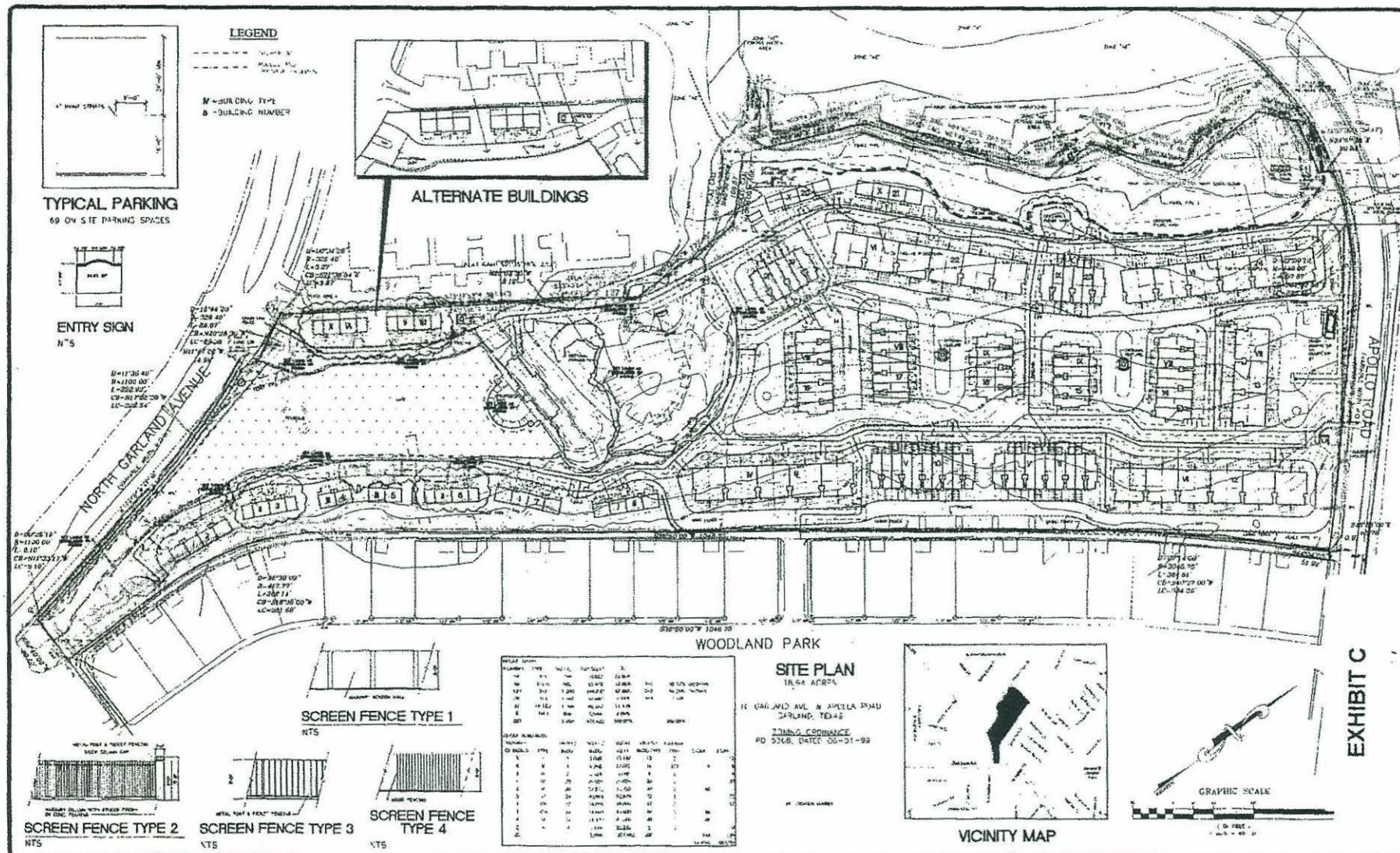


EXHIBIT C

3b-12

NOT FOR CONSTRUCTION

Property of STB Architects and Planners, Inc.
107 W. 8th Street, Suite 400, Dallas, TX 75201
(214) 730-6080

STB

architects & planners, inc.
8114 Walnut Hill Lane - Suite 400 D-107 - Dallas, TX 75231
(214) 730-6080

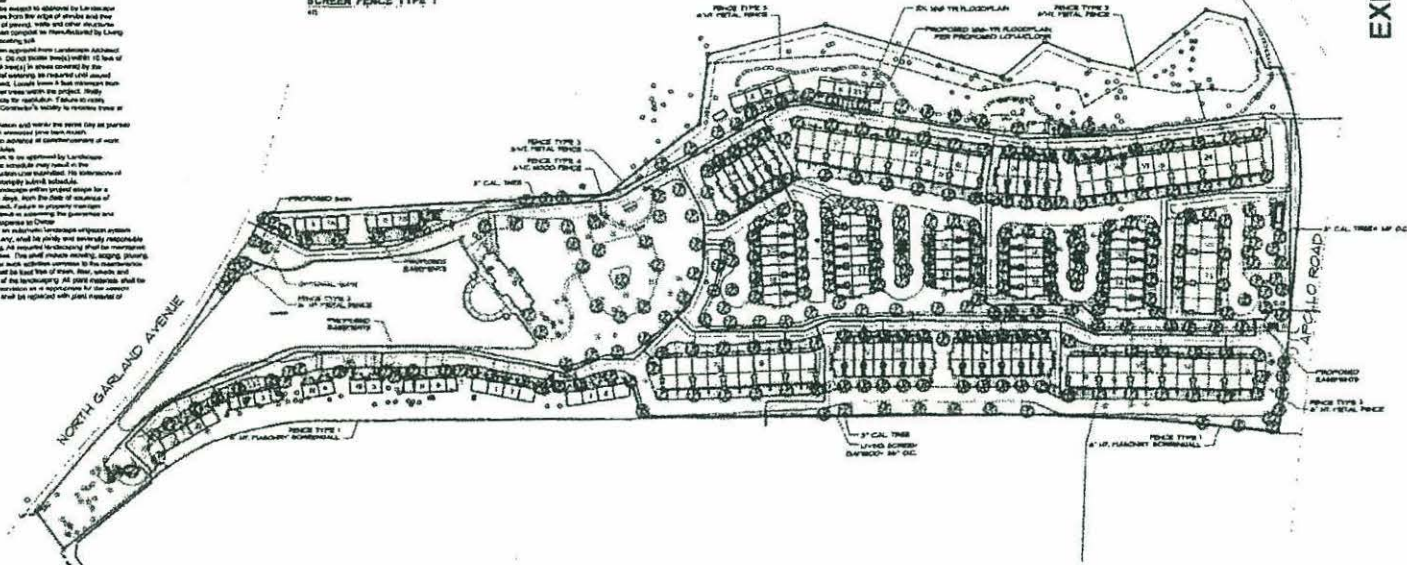
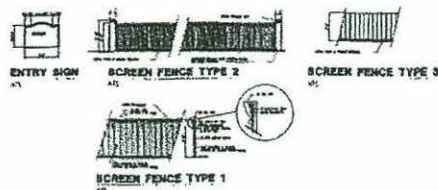
JWS GARLAND
CARRIAGE HOME
APARTMENTS

date
07/09/99
job no.
0903

sheet
number
A11

PLANTING NOTES:

1. Unless otherwise indicated, all plants and materials shall be of the highest quality and shall be delivered to the site in good condition.
2. Plants shall be delivered to the site in good condition and shall be planted in accordance with the specifications and standards of the City of Garland.
3. Plants shall be delivered to the site in good condition and shall be planted in accordance with the specifications and standards of the City of Garland.
4. Plants shall be delivered to the site in good condition and shall be planted in accordance with the specifications and standards of the City of Garland.
5. Plants shall be delivered to the site in good condition and shall be planted in accordance with the specifications and standards of the City of Garland.
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17. Plants shall be delivered to the site in good condition and shall be planted in accordance with the specifications and standards of the City of Garland.
18. Plants shall be delivered to the site in good condition and shall be planted in accordance with the specifications and standards of the City of Garland.
19. Plants shall be delivered to the site in good condition and shall be planted in accordance with the specifications and standards of the City of Garland.
20. Plants shall be delivered to the site in good condition and shall be planted in accordance with the specifications and standards of the City of Garland.



SCREENING

6'-0" METAL FENCE WITH COLUMNS ALONG PORTIONS OF GARLAND ROAD AND ALL OF APOLLO ROAD WITH 3' GAL. SHEDS PLANTED 3' O.C. AND LARGE TREES (3' CAL) SPACED 30'-0" O.C.

STREET TREES

50' O.C. - (40' APOLLO ROAD)

REQUIRED: 11 TREES

PROVIDED: 11 TREES

(VARIANCE WILL BE REQUESTED FOR ELIMINATING STREET TREES ALONG GARLAND ROAD)

PARKING TREES

10' SPACES (750 SPACES)

REQUIRED: 11 TREES

PROVIDED: 11 TREES

WATER TREES (REQUIRED FOR IRRIGATION)

REQUIRED: 300 INCHES

PROVIDED: 11 STREET TREES + 11 PARKING TREES + 20 TREES

PROVIDED: 300 INCHES

(A 10% VARIANCE ON REPLACEMENT INCHES WILL BE REQUESTED FOR TREE IRRIGATION)

LANDSCAPE PLANT LIST

PLANT SYMBOL	PLANT NAME	PLANT SIZE	PLANT SPACING
①	LIVE OAK	3' CALIPER	AS SHOWN
②	CEDAR ELM	3' CALIPER	AS SHOWN
③	RED OAK	3' CALIPER	AS SHOWN

EXISTING TREES (SEE TREE MITIGATION PLAN)

IRRIGATION REQUIREMENTS

THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM DESIGNED BY A LICENSED PROFESSIONAL A PLAN REFLECTING 100% COVERAGE SHALL BE PROVIDED FOR CONSTRUCTION

1 CITY SUBMITTAL

SCALE 1" = 30'

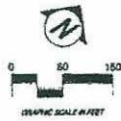


EXHIBIT D

DATE	10/10/2011
PROJECT	310 ARCHITECTS
CLIENT	310 ARCHITECTS
DESIGNER	310 ARCHITECTS
DATE	10/10/2011
CONTACT	CONTACT JERRY STEWART

CLIENT:
310 ARCHITECTS
214 W. HILL STREET
GARLAND, TEXAS 75042
CONTACT JERRY STEWART

GARLAND CARRIAGE HOMES
APARTMENTS
GARLAND, TEXAS

landscape
310 ARCHITECTS
214 W. HILL STREET
GARLAND, TEXAS 75042
CONTACT JERRY STEWART



FOR SUBMITTAL PURPOSES ONLY

GARLAND CARRIAGE HOMES

APARTMENTS

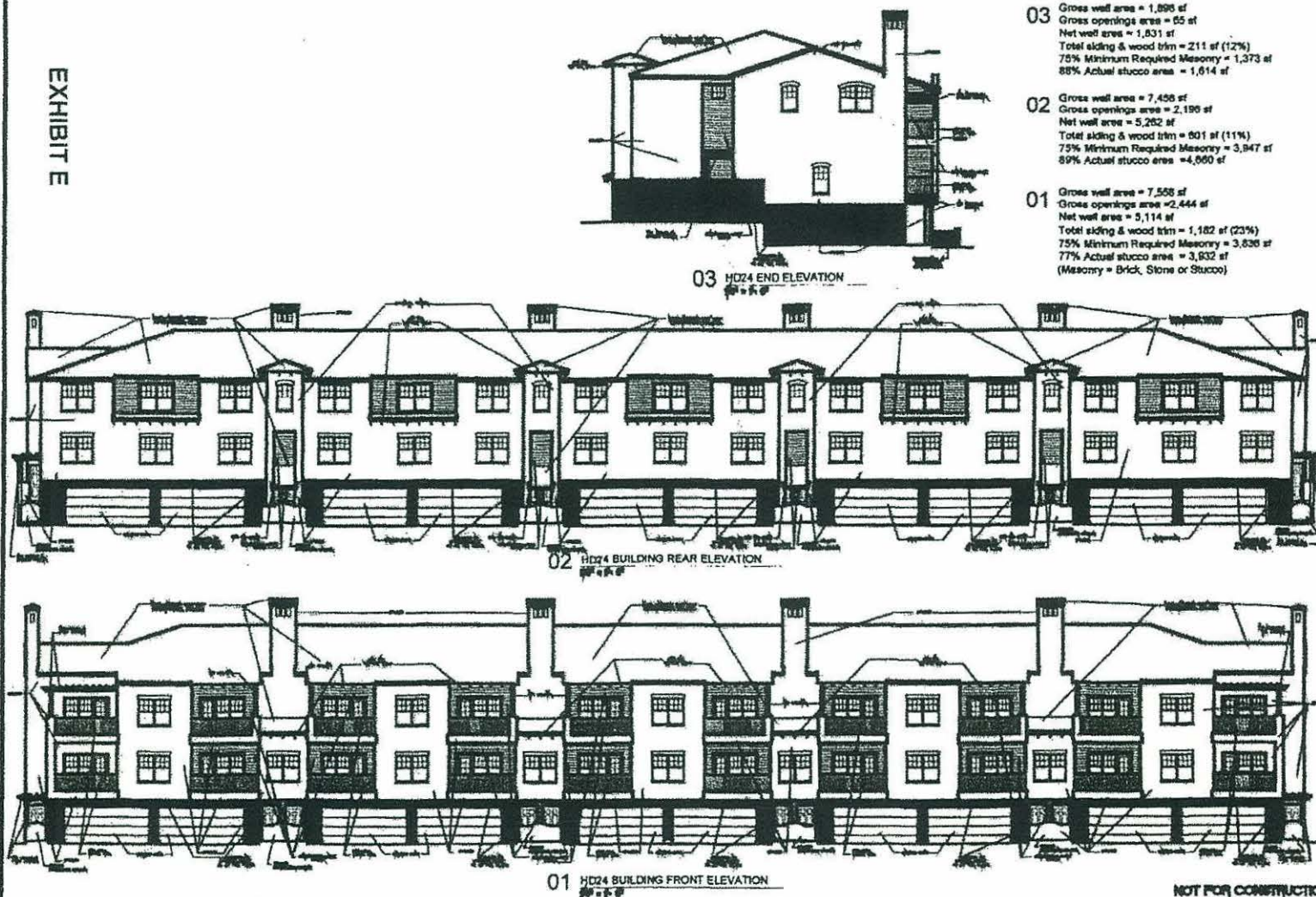
SHEET 3001

DATE

CITY SUBMITTAL

PL0.01

EXHIBIT E



JWS GARLAND & PLANNERS, INC.
architects
200 W. 10th St.
Wichita, KS 67202

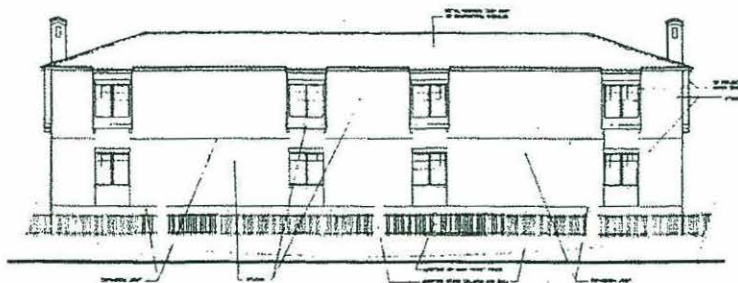
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CARRIAGE HOME
CAPACITIES

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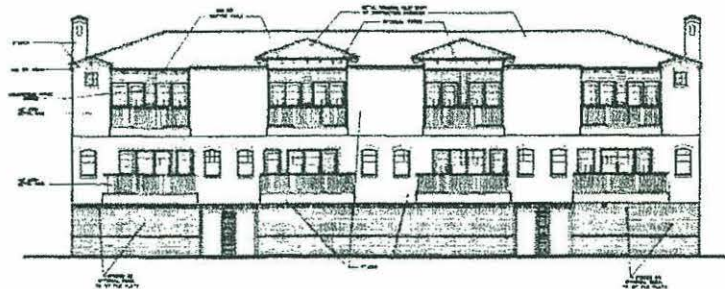
EXHIBIT E



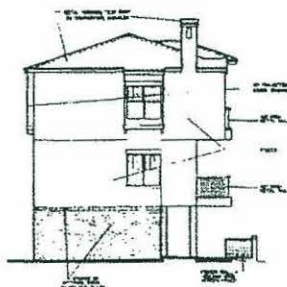
04 TH - LAKESIDE REAR ELEVATION
VP - 1-0'



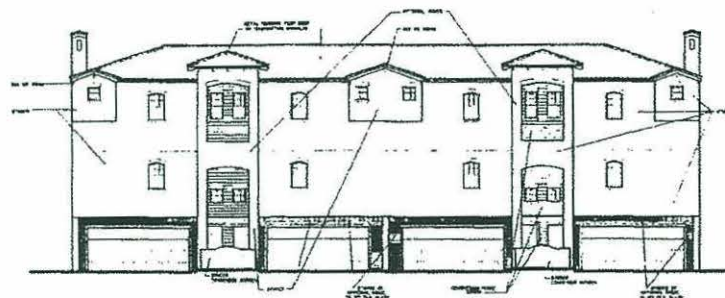
05 TH - LAKESIDE VIEW ENTRY ELEVATION
VP - 1-0'



02 TH - CREEKSIDE VIEW ELEVATION
VP - 1-0'



03 TH - END ELEVATION
VP - 1-0'



01 TH - CREEKSIDE ENTRY ELEVATION
VP - 1-0'

MATERIAL CALCULATIONS

- 03 Gross wall area = 766 sf
Gross openings area = 33 sf
Net wall area = 733 sf
Total siding & wood trim = 0 sf (0%)
75% Minimum Required Masonry = 550 sf
100% Actual stucco area = 733 sf
- 02 Gross wall area = 2,894 sf
Gross openings area = 836 sf
Net wall area = 2,058 sf
Total siding & wood trim = 88 sf (4%)
75% Minimum Required Masonry = 1,544 sf
96% Actual stucco area = 1,970 sf
- 01 Gross wall area = 2,973 sf
Gross openings area = 624 sf
Net wall area = 2,349 sf
Total siding & wood trim = 208 sf (9%)
75% Minimum Required Masonry = 1,762 sf
91% Actual stucco area = 2,141 sf
(Masonry = Brick, Stone or Stucco)

NOT FOR CONSTRUCTION

Primary Office at 115 Academy and Pleasant St.
107 St. in South City of St. Louis
St. Louis, MO 63104

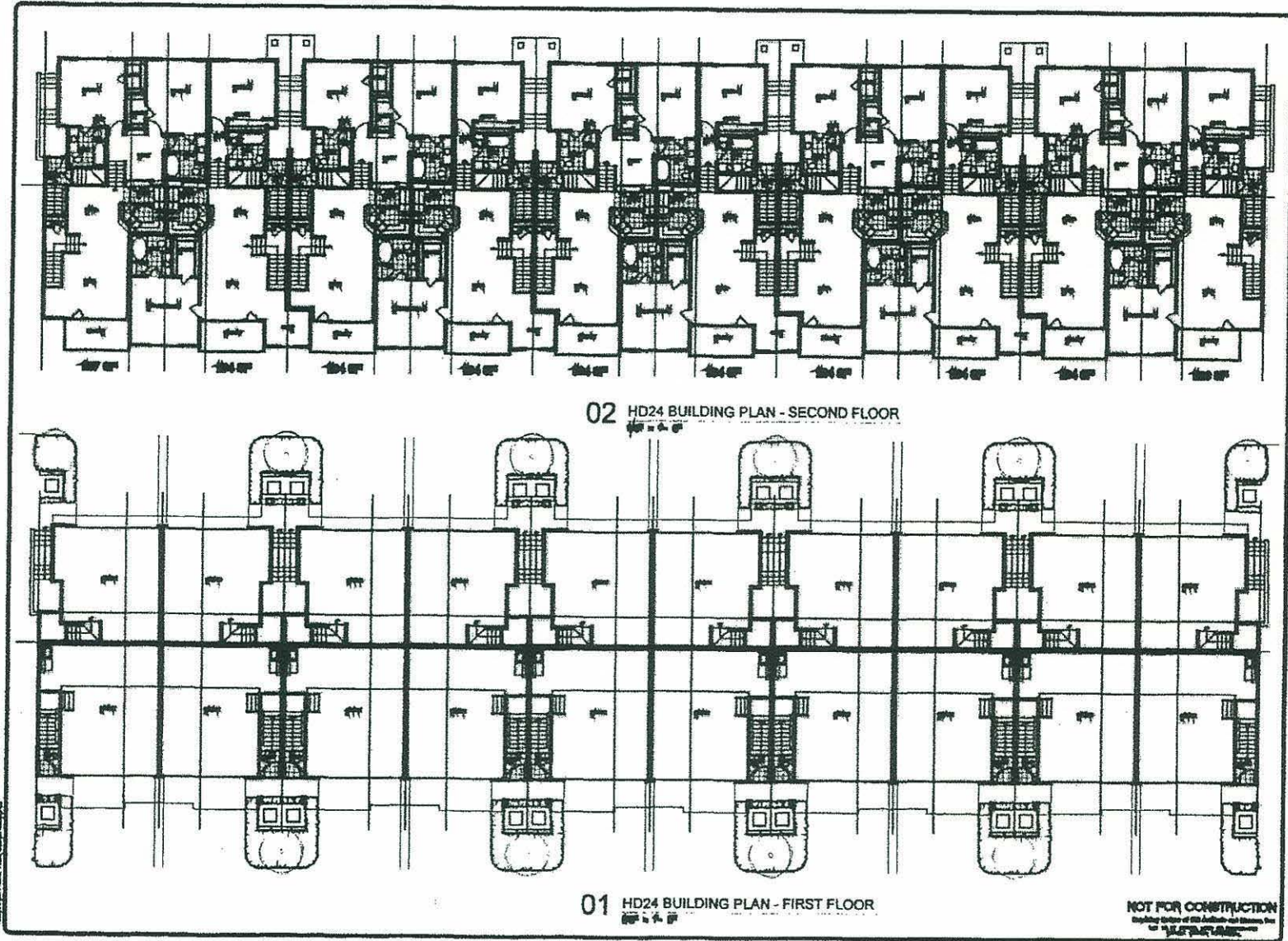
STB
architects & planners, inc.
115 Academy and Pleasant St.
St. Louis, MO 63104
Phone: 314-738-5000
Fax: 314-738-5001

JWS GARLAND
CARRIAGE HOME
ARCHITECTS

reviewed/
revised by:
07/05/04
08/04/08

date:
06/05/06
job no:
5603

sheet
number:
A4.3
of



architects A. Dierker, Inc.
224 W. 14th St. New York, N.Y. 10011-1001

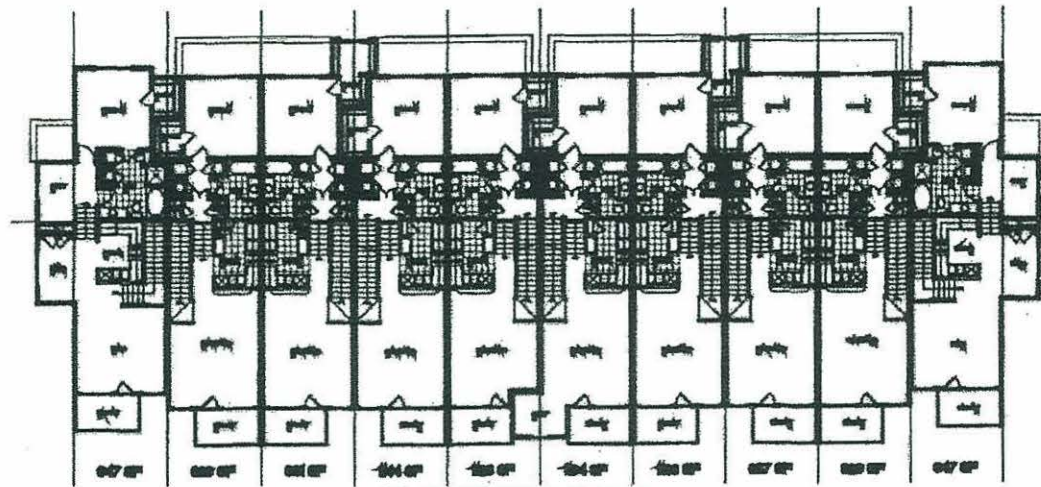
JWS GARLAND
CARRIAGE HOMES

Project
Title
Date

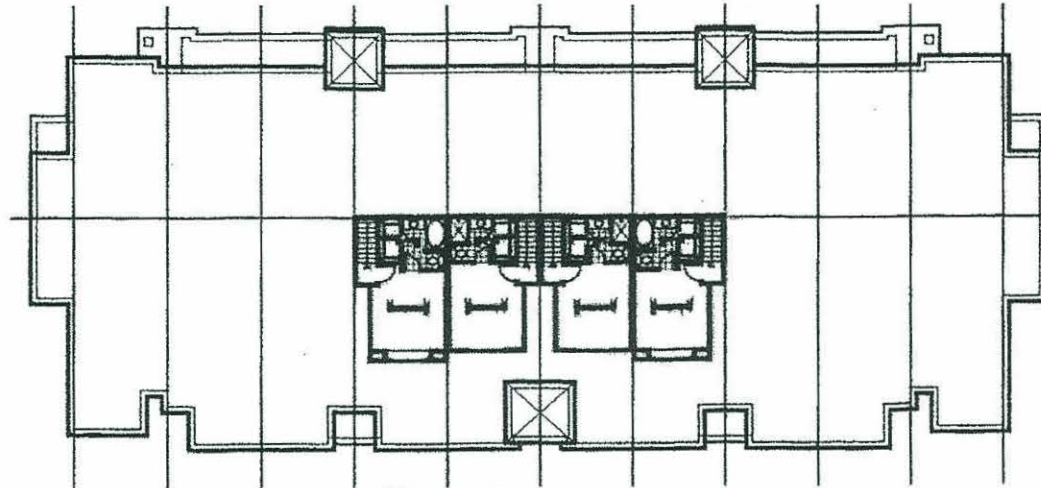
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by
Job No.
Date

Sheet
Number
A33
of

NOT FOR CONSTRUCTION
Nothing shown on this drawing is to be construed as a contract or warranty of any kind.



01 HD15 BUILDING PLAN - THIRD FLOOR



02 HD15 BUILDING PLAN - FOURTH FLOOR

NOT FOR CONSTRUCTION
 Building Division of the California Department of Transportation
 San Francisco, California

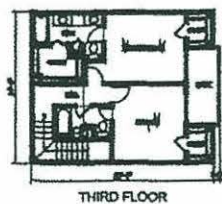
architects & planners, inc.
 2000 CALIFORNIA STREET
 SAN FRANCISCO, CA 94109

JWS GARLAND
CARRIAGE HOME
APARTMENTS

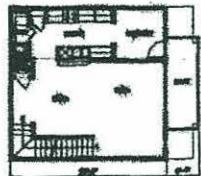
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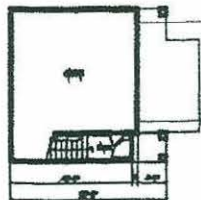
A32



THIRD FLOOR

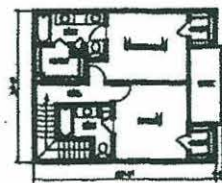


SECOND FLOOR

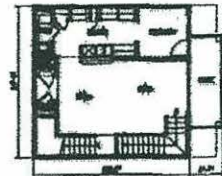


FIRST FLOOR

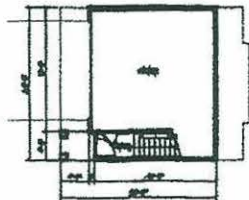
01 TH1 - UNIT PLANS
1,262 SF



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

02 TH2 - UNIT PLANS
1,279 SF

NOT FOR CONSTRUCTION
Revised 10/10/10
10/10/10

JH
architects & planners, inc.
222 WEST 10TH STREET, SUITE 200
DENVER, CO 80202
303.733.1300

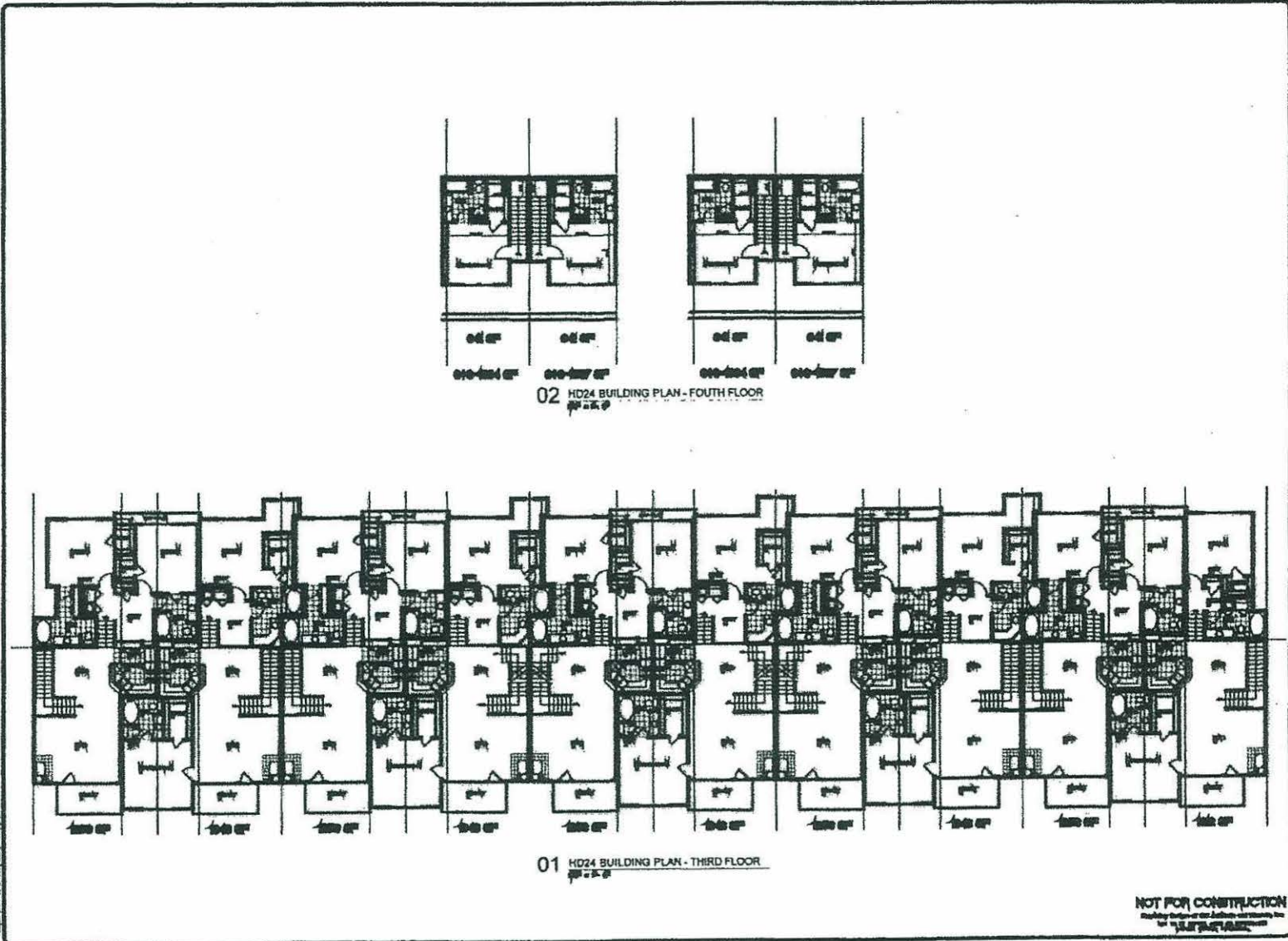
JWS GARLAND
CARRIAGE HOMES
APARTMENTS

Project
Name
Address
City/State/Zip

Client
Name
Address
City/State/Zip

Project
Number
A3.6

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

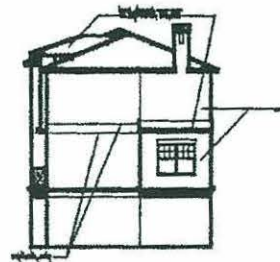
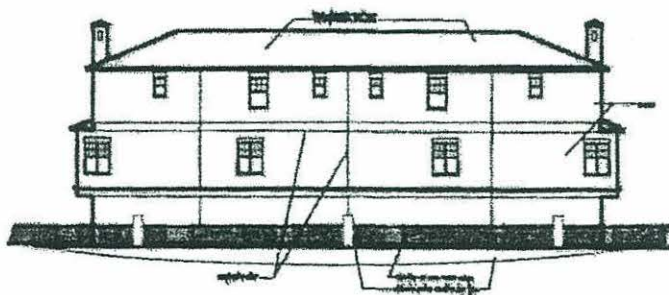
JMS GARLAND
architects & planners, inc.
1000 15th St. N.W.
Washington, D.C. 20004

JMS GARLAND
CARRIAGE HOME
APARTMENTS

DATE: 01/15/84
BY: JMS

DATE: 01/15/84
BY: JMS

DATE: 01/15/84
BY: JMS

01 TH - CREEKSIDE ENTRY ELEVATION
48' x 64'03 TH - END ELEVATION
48' x 64'02 TH - LAKESIDE REAR ELEVATION
96' x 64'

MATERIAL CALCULATIONS

- 03 Gross wall area = 822 sf
Gross openings area = 33 sf
Net wall area = 792 sf
Total siding & wood trim = 0 sf (0%)
75% Minimum Required Masonry = 594 sf
100% Actual stucco area = 792 sf
- 02 Gross wall area = 2,408 sf
Gross openings area = 134 sf
Net wall area = 2,274 sf
Total siding & wood trim = 0 sf (0%)
75% Minimum Required Masonry = 1,705 sf
100% Actual stucco area = 2,274 sf
- 01 Gross wall area = 2,479 sf
Gross openings area = 524 sf
Net wall area = 1,955 sf
Total siding & wood trim = 144 sf (9%)
75% Minimum Required Masonry = 1,241 sf
91% Actual stucco area = 1,505 sf
(Masonry = Brick, Stone or Stucco)

NOT FOR CONSTRUCTION
Building Division of the Building and Planning, Inc.
11/1/2011

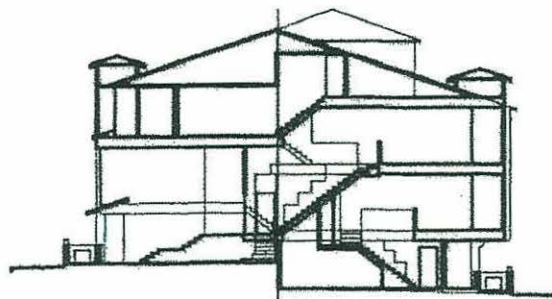
Building and Planning, Inc.
architects & planners, inc.
1111 1st Avenue, Suite 100
Seattle, WA 98101
206.461.1111

JWS GARLAND
CARRIAGE HOME
APARTMENT

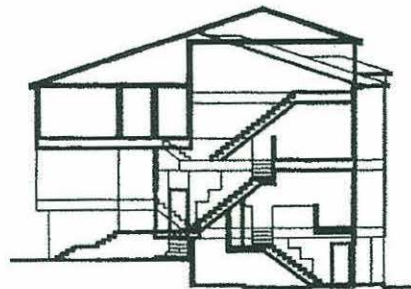
Permitted/
Foundation
excavation
excavation

Shower
Deck
Johanna
2011

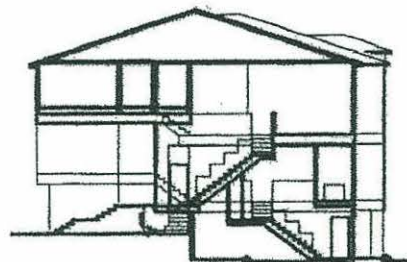
Wood
Platform
TH
11



01 HD15 BUILDING SECTION
1/4" = 1'-0"



03 HD24 BUILDING SECTION W/ LOFT
1/4" = 1'-0"



02 HD24 BUILDING SECTION
1/4" = 1'-0"

NOT FOR CONSTRUCTION
 Replying to the Architect and Owner for
 the City of New York

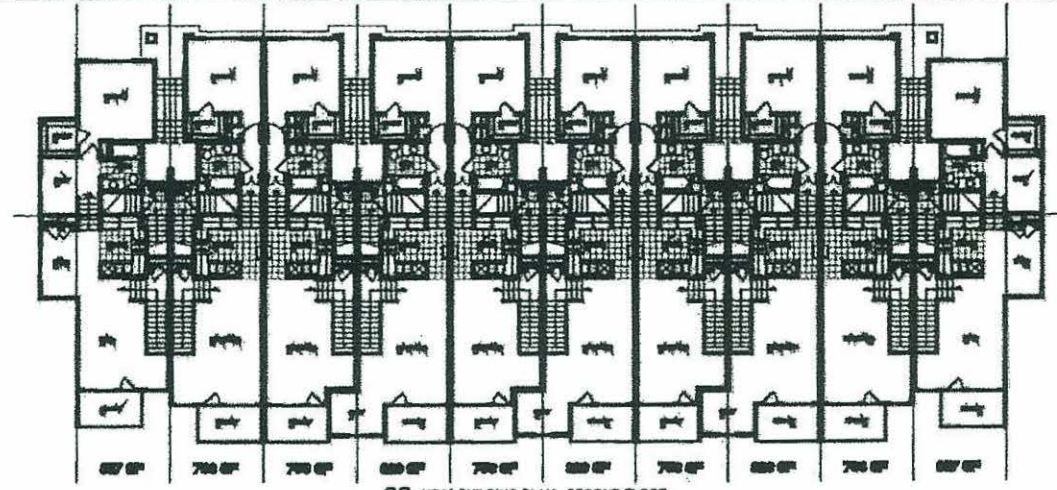
J&A
 architects & planners, inc.
 325 WEST 14th ST. NEW YORK, NY 10011
 TEL: 212-255-1234

JWS GARLAND
 CARRIAGE HOUSE
 APARTMENTS

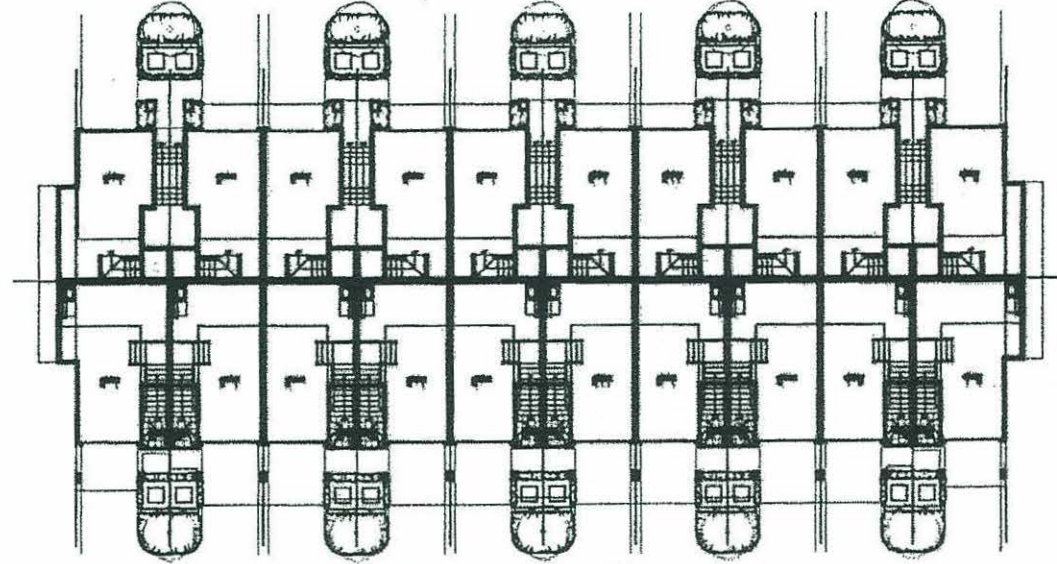
DATE: 10/1/88
 BY: JWS

DATE: 10/1/88
 BY: JWS

DATE: 10/1/88
 BY: JWS



02 HD15 BUILDING PLAN - SECOND FLOOR



01 HD15 BUILDING PLAN - FIRST FLOOR

NOT FOR CONSTRUCTION
 Implying design of the building and its contents, the
 W. J. G. & S. Co., Inc.

J. J. G. & S. Co., Inc.
 architects & planners, inc.
 222 West 11th St.
 New York, N.Y. 10011-1001

JWS GARLAND
CARRIAGE HOME
 APARTMENT

11/11/11
 11/11/11
 11/11/11

11/11/11
 11/11/11
 11/11/11

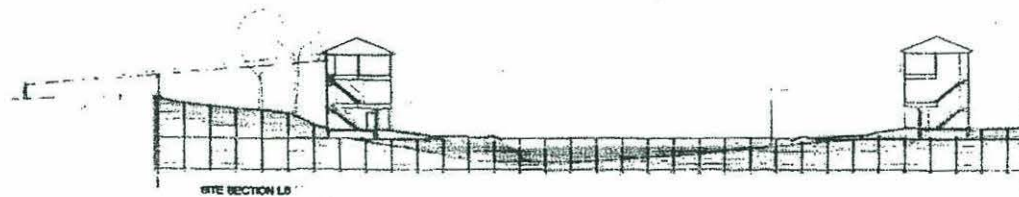
A3.1

GARLAND CARRIAGE HOME APARTMENTS
NEAR NORTH GARLAND ROAD AND BELTLINE ROAD

RECAP BUILDINGS												
NUMBER OF BLDG.S	TYPE	UNITS / BLDG.	SQ.FT./ BLDG	TOTAL SQ.FT.	UNITS / BLDG TYPE	GARAGE TYPE	1 CAR	2 CAR	Total Garage Parking	Tandem Parking	Off Street Parking	Total Parking
1	I	8	10,096	10,096	8	2		8	16	8		
3	II	4	5,048	15,144	12	2		12	24	12		
2	III	3	3,786	7,572	6	2		6	12	6		
2	IV	2	2,524	5,048	4	2		4	8	4		
1	V	20	26,026	26,026	20	2		20	40	20		
2	VI	20	17,875	35,750	40	1	40		40	20		
3	VII	24	30,993	92,979	72	2		72	144	72		
1	VIII	12	16,095	16,095	12	2		12	24	12		
3	IX	16	14,600	43,800	48	1	48		48	24		
4	X	12	11,379	45,516	48	1	48		48	24		
2	XI	4	5,116	10,232	8	2		8	16	8		
1	XII	2	2,558	2,558	2	2		2	4	2		
25			1,110	310,816	280		136	144	424	212	76	712
							48.57%	51.43%				

#0756 P. 002/002

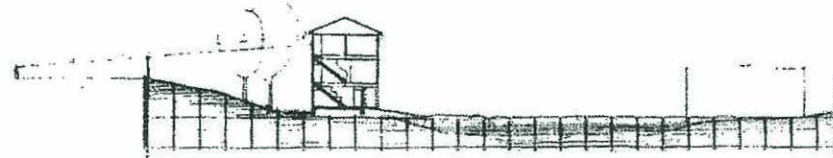
310 AMOUNTS



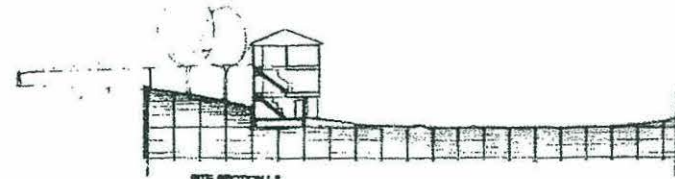
SITE SECTION L8



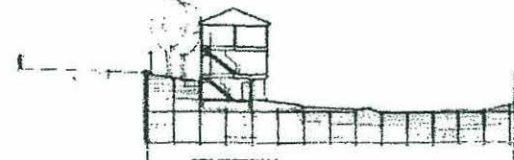
SITE SECTION L4



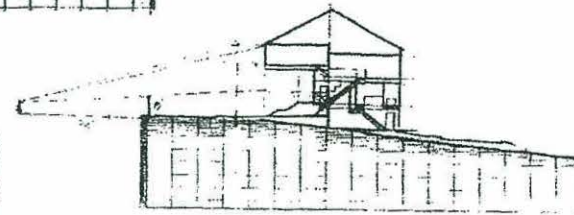
SITE SECTION L3



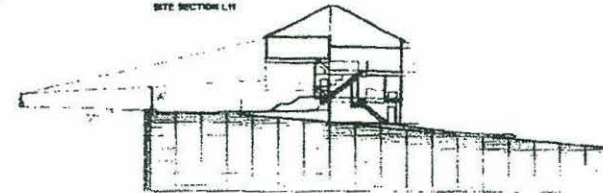
SITE SECTION L2



SITE SECTION L1



SITE SECTION L11



SITE SECTION L10

NOT FOR CONSTRUCTION

STB
architects & planners, inc.
8144 Walnut Road, Suite 400
Dallas, Texas 75241
(214) 738-6090

GARLAND
CARRIAGE HOME
CAPITOL ESTATE

review/ released
date
job no
sheet number
of



GARLAND

Plan Commission

4. c.

Meeting Date: 09/09/2019

Item Title: Z 19-24 Maria Elena Farias (District 5)

Summary:

Consideration of the application of **Maria Elena Farias**, requesting approval of a Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District. This property is located at 3160 Saturn Road. (District 5) (File Z 19-24)

Attachments

Z 19-24 Maria Elena Farias Report and Attachments

Planning Report

File No: Z 19-24/District 5

Agenda Item:

Meeting: Plan Commission

Date: September 9, 2019



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District.

LOCATION

3160 Saturn Road

APPLICANT

Maria Elena Farias

OWNER

Delta Investors LP

BACKGROUND

The applicant makes the above request to allow the operation of a Reception Facility within a 4,400 square foot tenant space located in a shopping center on a 12.93-acre site developed with a building and parking area. The Garland Development Code (GDC) defines Reception Facility as an establishment that is open to the general public or made available for private use, primarily for the provision of facilities for parties, dances, receptions, banquets, or similar social events. The term does not include restaurants, hotels, country clubs, theaters, or commercial amusements that provide for such activities as a secondary use.

SITE DATA

The site contains approximately 12.93 acres with approximately 325 lineal feet of frontage along Kingsley Road. The site is accessed from Kingsley Road and, through an internal commercial center access drive, to Saturn Road. Additional access to the site is available to Winifred Drive; that access is through a residential neighborhood.

USE OF PROPERTY UNDER CURRENT ZONING

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

CONSIDERATIONS

1. The site is developed with a 36,714 square foot retail building containing five (5) tenant lease spaces (Exhibits C and D). The lease spaces include a grocery store, laundromat, restaurant, and used goods retail store. The applicant desires to continue to use a 4,400 square foot tenant space for a Reception Facility. On July 11, 2019, prior to submittal of

the application for a Specific Use Provision (SUP), the site was issued a Notice to Comply by the City of Garland Code Inspections as being non-compliant due to Violation of Certificate of Occupancy (CO) Requirements. The Certificate of Occupancy (CO) for the site allowed a Zumba gym, but a Reception Facility was in operation. Subsequently, the applicant submitted this SUP application for the Reception Facility use.

2. Parking required for the uses located in the building where the Reception Facility is proposed, including the proposed Reception Facility, is 204 parking spaces whereas the site contains 201 parking spaces. Although the parking is deficient by three (3) parking spaces, no complaints or reports of off-site parking have been identified. The applicant would occupy the site as is with no proposals for building expansions or redevelopment.
3. The applicant proposes the following business operations:

Office (marketing, arranging receptions)	Monday to Friday	9 am to 12 pm
Reception social events	Saturday and Sunday	5 pm to 1 am

The floor plan layout (Exhibit E) indicates a maximum of 166 people in the proposed reception hall.

4. The GDC includes Special Standards for which the use must comply:

(a) Time Period. An SUP for a Reception Facility is valid for the time period specified in the SUP ordinance. The applicant requests the SUP to be in effect for a period of five (5) years.

(b) Security. The reception facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.

(c) Loitering, Outside Activities. Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.

(d) Noise Mitigation. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.

(e) Litter & Debris. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris. The City Code Compliance has stated that throughout the parking lot litter, including trash and beer bottles, has been observed.

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.

Development Intensity. The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre). Non-residential sites within this category are typically up to three acres in size.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the west and south are zoned Community Retail (CR) District and developed with buildings that are currently utilized for commercial/retail, restaurant, and post office uses. The properties to the north, across Kingsley Road, are zoned for and developed with single-family residential use. To the east of the retail building and tenant space in which the reception facility would locate is a multi-family residential development zoned Multi-Family (MF) District. Also to the east, along Winifred Drive, is a single-family residential neighborhood recognized as the Orchard Hills Estates No. 4 subdivision. There is no intervening street, buffer, or other separation between the reception facility site and the multi-family residential uses. Such proximity of residential and reception facility uses may raise concerns due to the above listed Special Standards. Particularly concerning are operational hours that extend into the night time, loitering, outside activities, event noise, and litter & debris.

STAFF RECOMMENDATION

Denial of a Specific Use Provision (SUP) for a Reception Facility.

ADDITIONAL INFORMATION

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

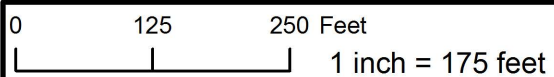
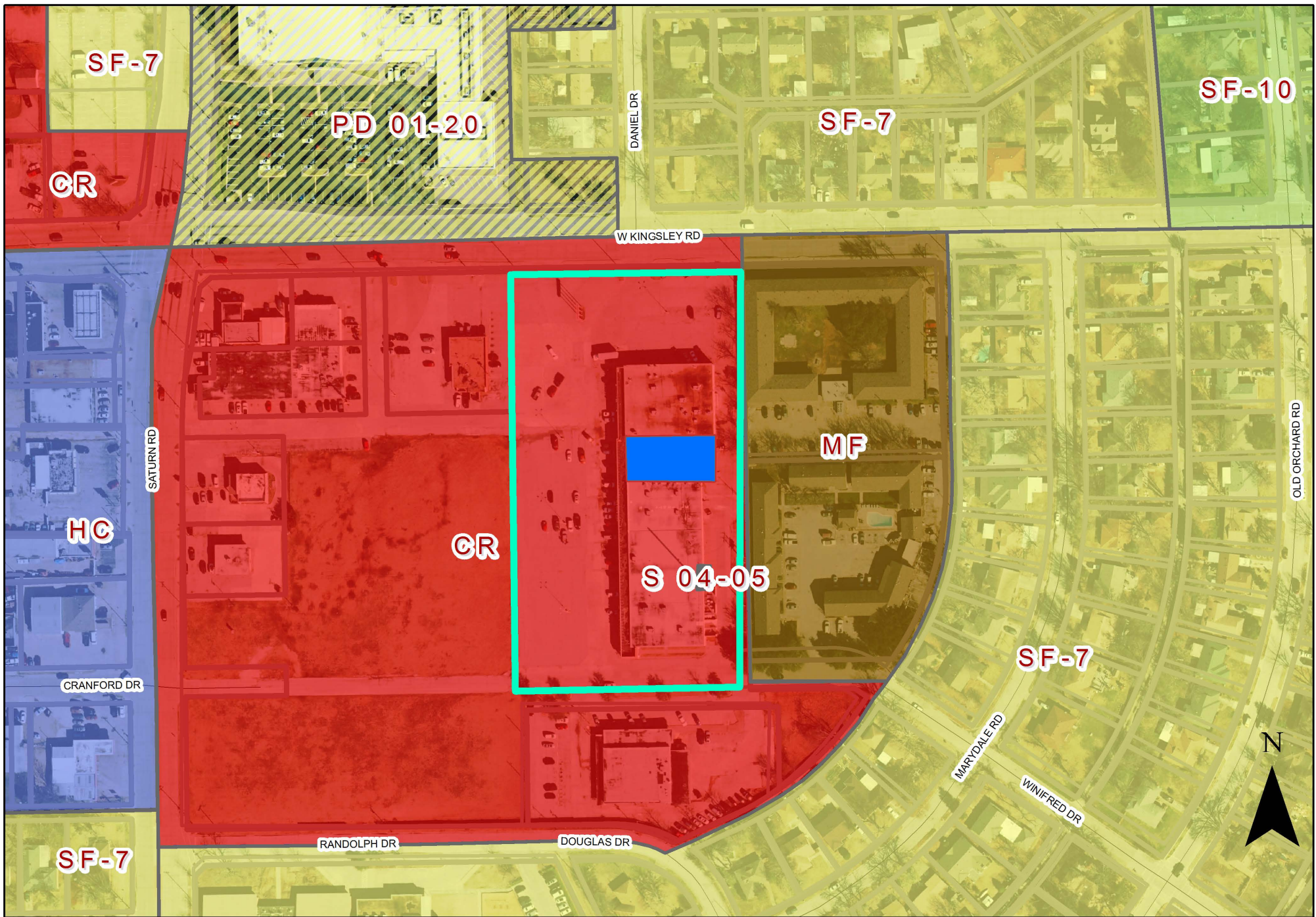
CITY COUNCIL DATE: October 8, 2019

PREPARED BY:

Kira Wauwie, AICP
Principal Development Planner
Planning & Community Development
972-205-2456
kwauwie@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 19-24



SUBJECT SITE
AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-24

3160 Saturn Road, Suite 206

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Reception Facility.
- 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 Community Retail (CR) District 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 shall be effective for a period of five (5) years.
 - B. Site Layout: Reception Facility operations shall be limited to Suite 206, in accordance with the site layout as shown on Exhibit C.
 - C. Parking: Reception Facility parking shall be as provided on Exhibit C.
 - D. Hours of Operation: The Reception Facility shall be open for events only as follows: Office (marketing, arranging receptions) Monday to Friday 9 am to 12 pm; and Reception social events Saturday and Sunday 5 pm to 1 am.
 - E. Security: The Reception Facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
 - F. Noise: The Reception Facility shall comply with the City of Garland Noise Control Ordinance.

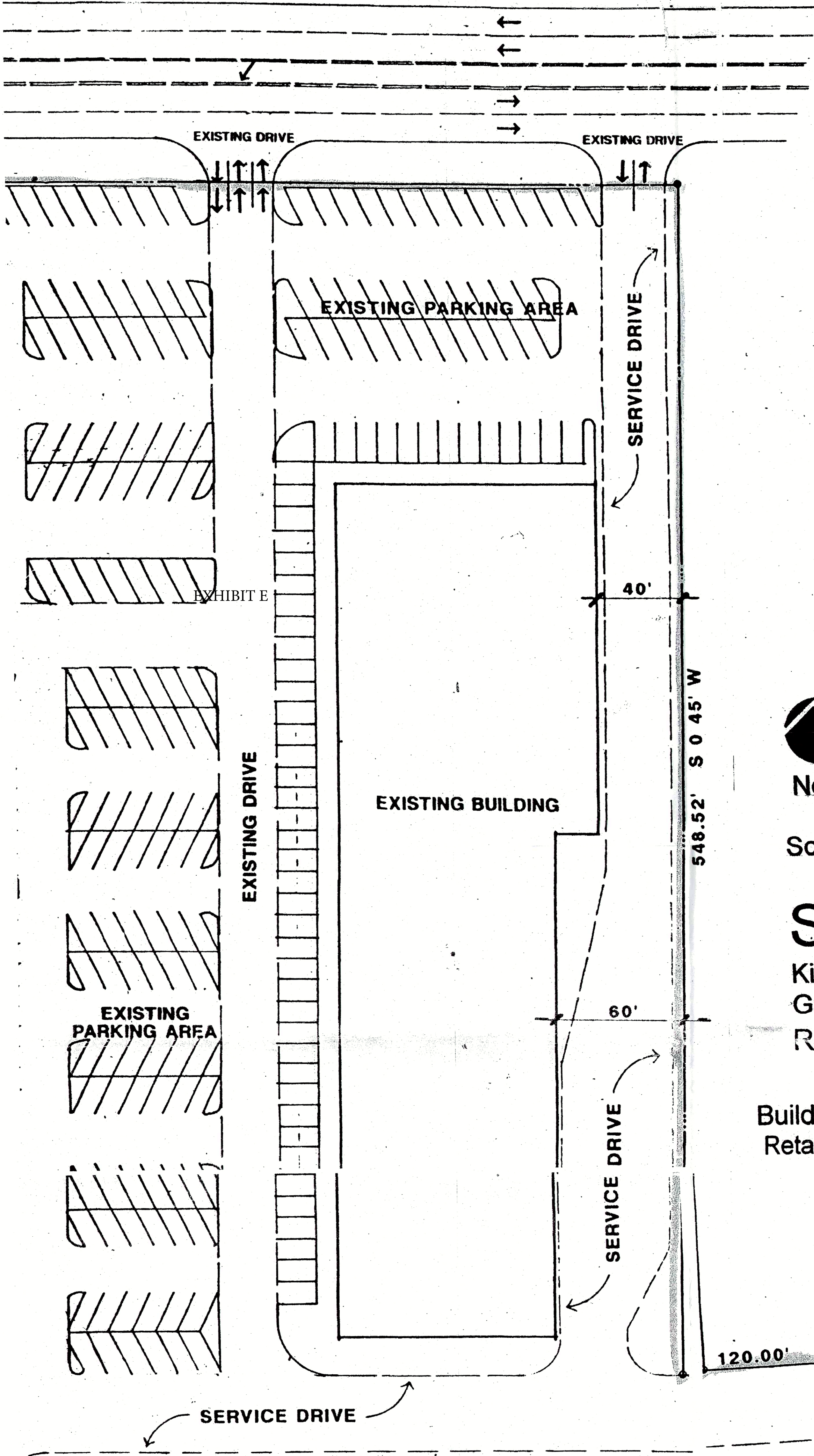


EXHIBIT A



North

Scale 1"=40'

Site Plan

Kingsley Rd. @ Saturn Rd.
Garland, Texas

Revised 4/11/02

Building Summary Parking
Retail Anchor-42,000 s.f. @ 1/200 = 210 Req'd.

EXISTING POST OFFICE

EXISTING C.M.U. SCREEN WALL

WINIFRED DR.

Beeson Properties, Inc.

REAL ESTATE ACQUISITION, CONSULTATION & DEVELOPMENT
6500 Cedar Springs, Dallas, Texas 75235-5819 • PHONE 214-357-9800 • FAX 214-358-2188

EXHIBIT C

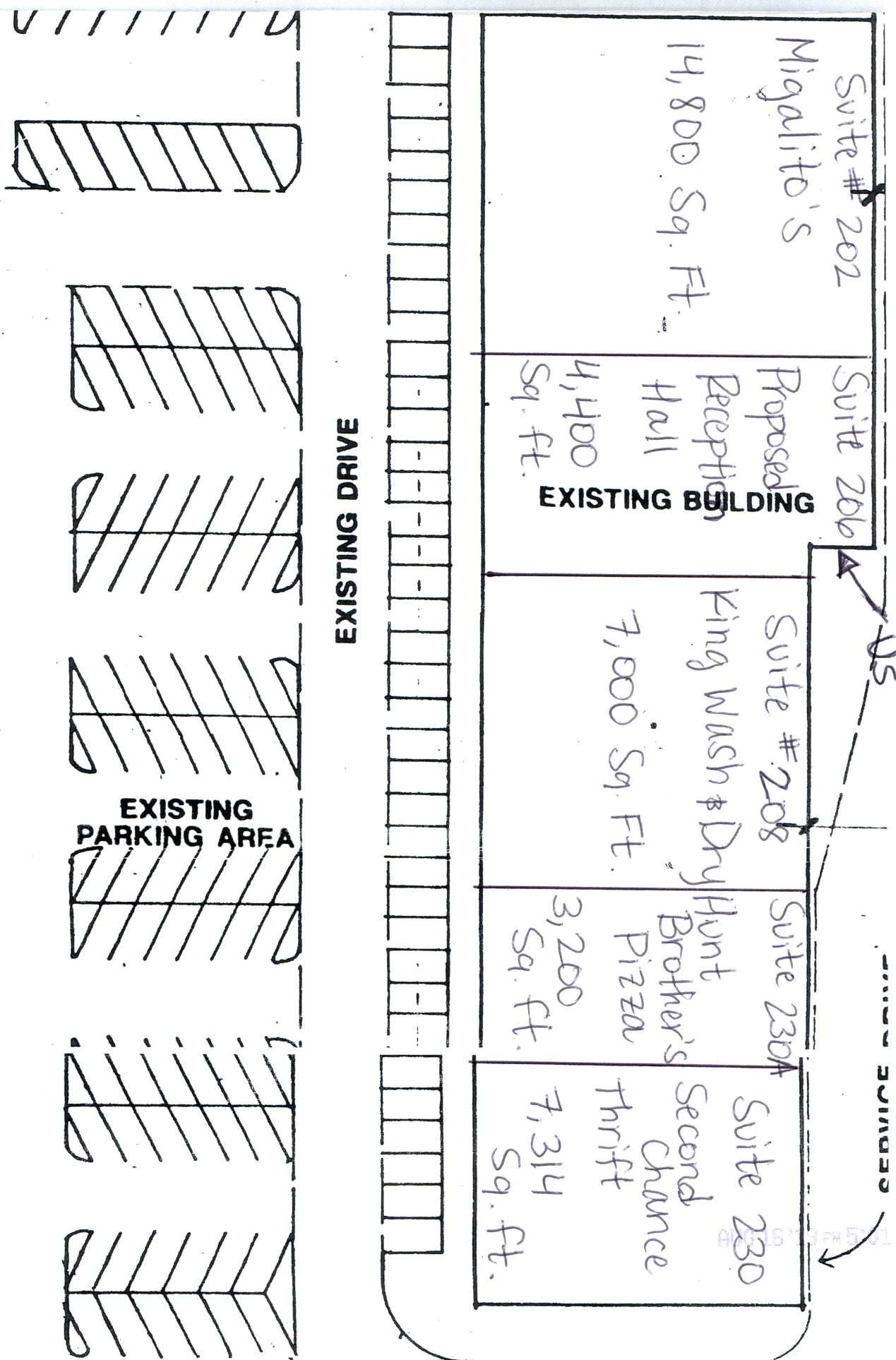


EXHIBIT D

3160 Saturn Rd. Suite 206 Garland 75041

Suite 206

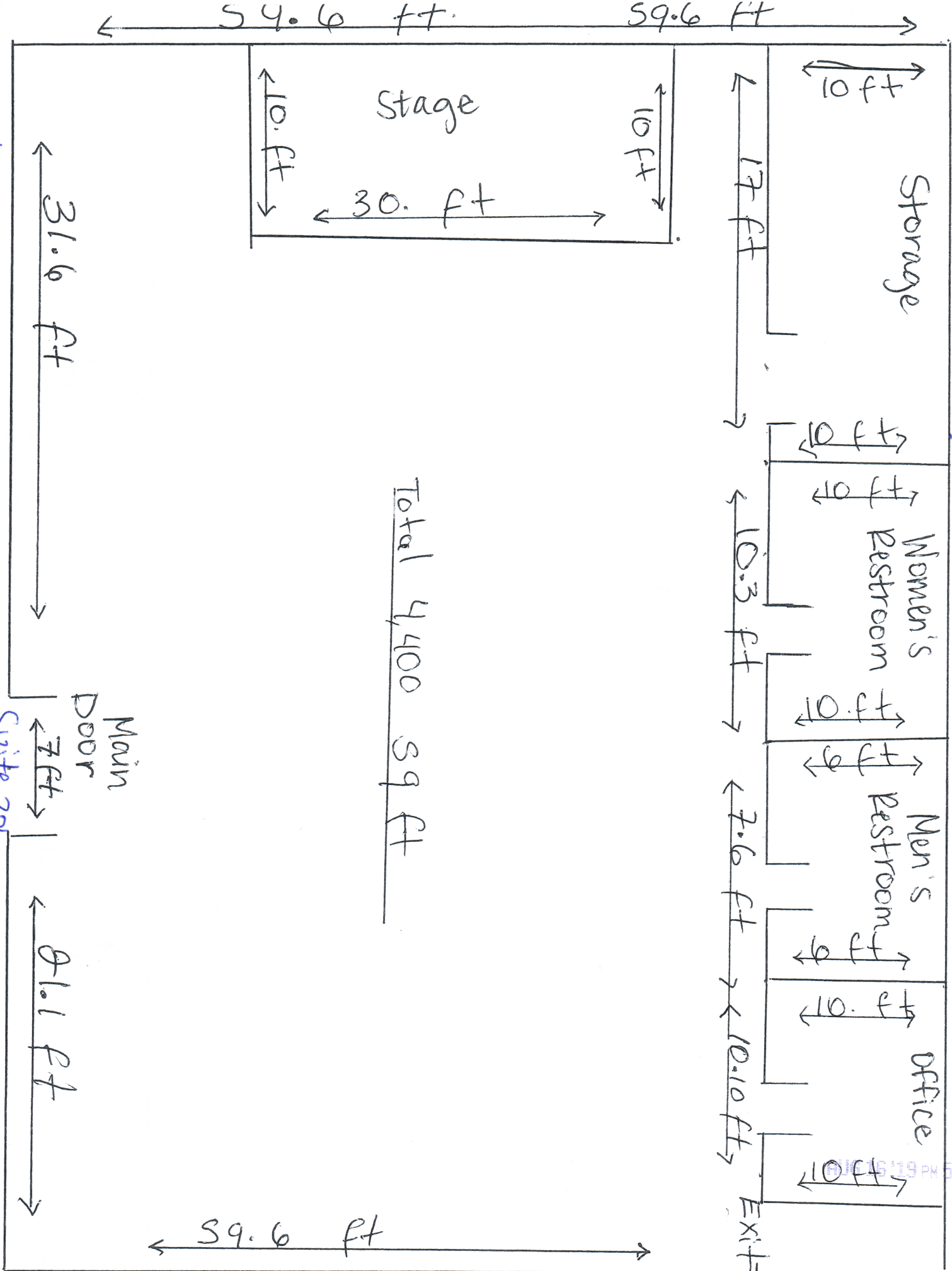
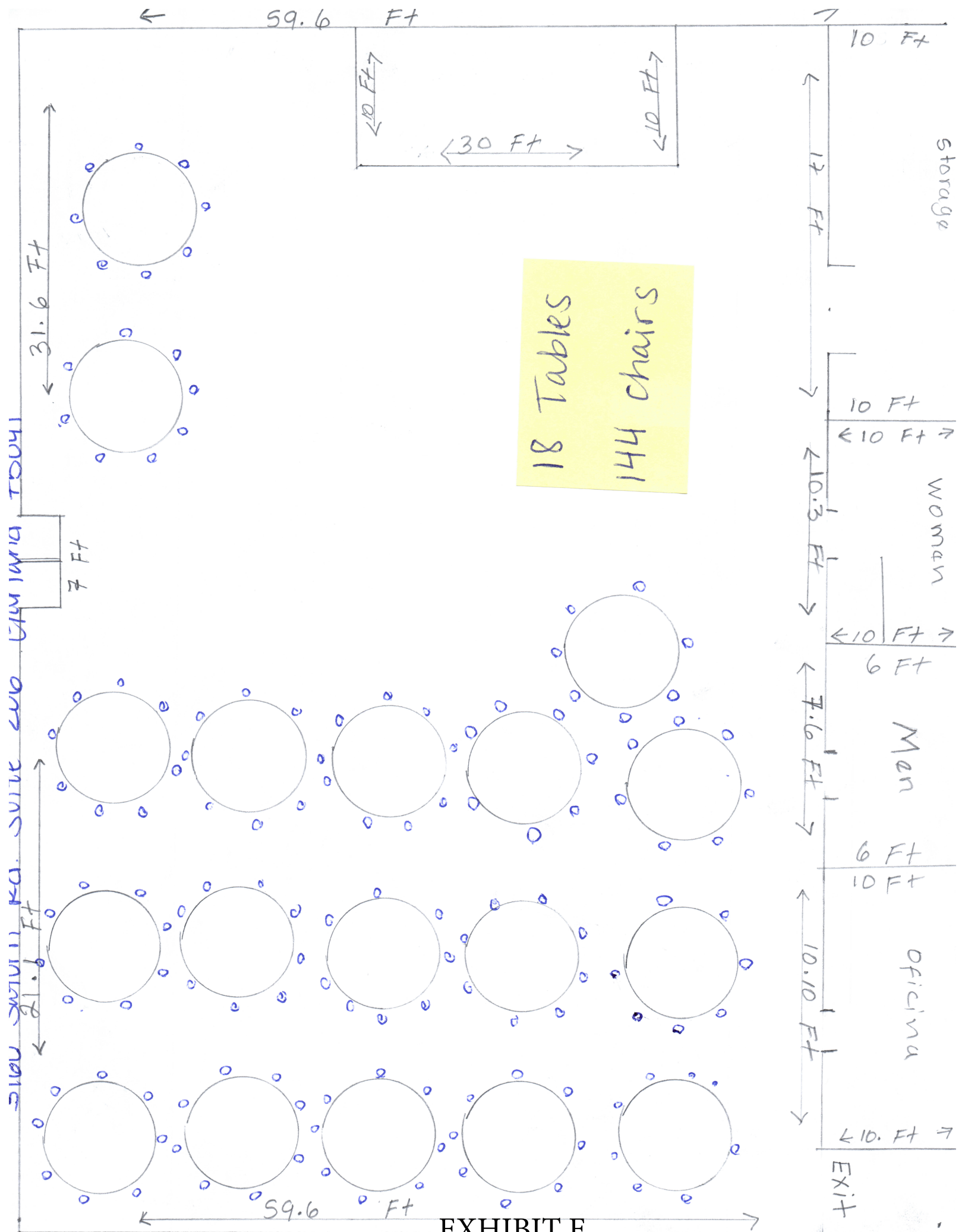


EXHIBIT E



18 Tables
144 chairs

EXHIBIT E

Z 19-24



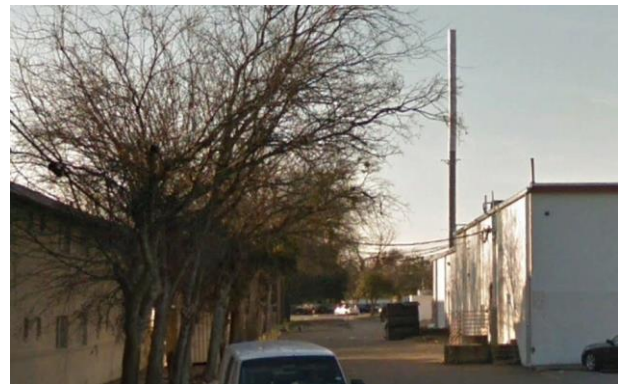
View from the north side of the commercial building looking across the parking lot and Kingsley Road



View from Kingsley Road looking west towards the commercial building



View of the commercial building from the west looking east towards Winifred Drive



View of the drive aisle on the east side of the commercial building; the drive aisle is between the commercial building and multi-family residential development



GARLAND

Plan Commission

4. d.

Meeting Date: 09/09/2019

Item Title: Z 19-25 Spiars Engineering (District 3)

Summary:

Consideration of the application of **Spiars Engineering**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 3414 Broadway Boulevard. (District 3) (File Z 19-25)

Attachments

Z 19-25 Spiars Engineering Report and Attachments

Planning Report

File No: Z 19-25/District 3

Agenda Item:

Meeting: Plan Commission

Date: September 9, 2019



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District.

LOCATION

3414 Broadway Boulevard

APPLICANT

Spiars Engineering, Inc.

OWNER

A&H Real Properties, LTD

BACKGROUND

The subject property (overall site), a 2.964-acre lot, is developed with a shopping center (Exhibit C). The applicant proposes to lease a 0.315-acre area of the subject property and develop it with a Restaurant, Drive-Through (coffee shop).

SITE DATA

The lease area is approximately 0.315 acres, with approximately 63.66 feet of linear street frontage along Broadway Boulevard. The lease area can be accessed from Colonel Drive and Broadway Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

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

The applicant intends to develop a restaurant with a drive-through (coffee shop) in the middle of the shopping center. The Restaurant, Drive-Through requires a Specific Use Provision.

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to lease a 0.315-acre area in the parking lot of the subject property shopping center and build a 570 square-foot, one-story coffee shop with a drive-through (Exhibit C). The improvements in the lease area would include a patio with a railing to define the patio area and buffer the seating area from on-site traffic. Additionally, the parking lot would be reconfigured to accommodate the drive-through lane and landscaping to define the boundary of the drive-through lane. The Restaurant,

Drive-Through would operate Monday through Sunday from approximately 6:00 a.m. through 8:00 p.m.

2. The Garland Development Code (GDC) establishes a parking ratio of one (1) space for every 100 square feet of gross floor area. Six (6) parking spaces are required although ten (10) parking spaces (including handicap parking) are located within the lease area would serve the proposed 570-square foot Restaurant, Drive-Through.
3. Given the extent and size of the proposed improvements on the lease area, the entire property is not required full compliance with the GDC screening and landscape standards under this Specific Use Provision request. However, the applicant is providing vegetation as shown in the landscape plan (Exhibit D).
4. The design of the building (Exhibit E) complies with the applicable building design regulations of Garland Development Code.
5. A Specific Use Provision for Restaurant, Drive-Through for thirty (30) years is requested by the applicant.

COMPREHENSIVE PLAN

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

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

STAFF RECOMMENDATION

Approval of a Specific Use Provision for Restaurant, Drive-Through as proposed by the applicant.

ADDITIONAL INFORMATION

Location Map
SUP Conditions
Photos

CITY COUNCIL DATE: October 8, 2019

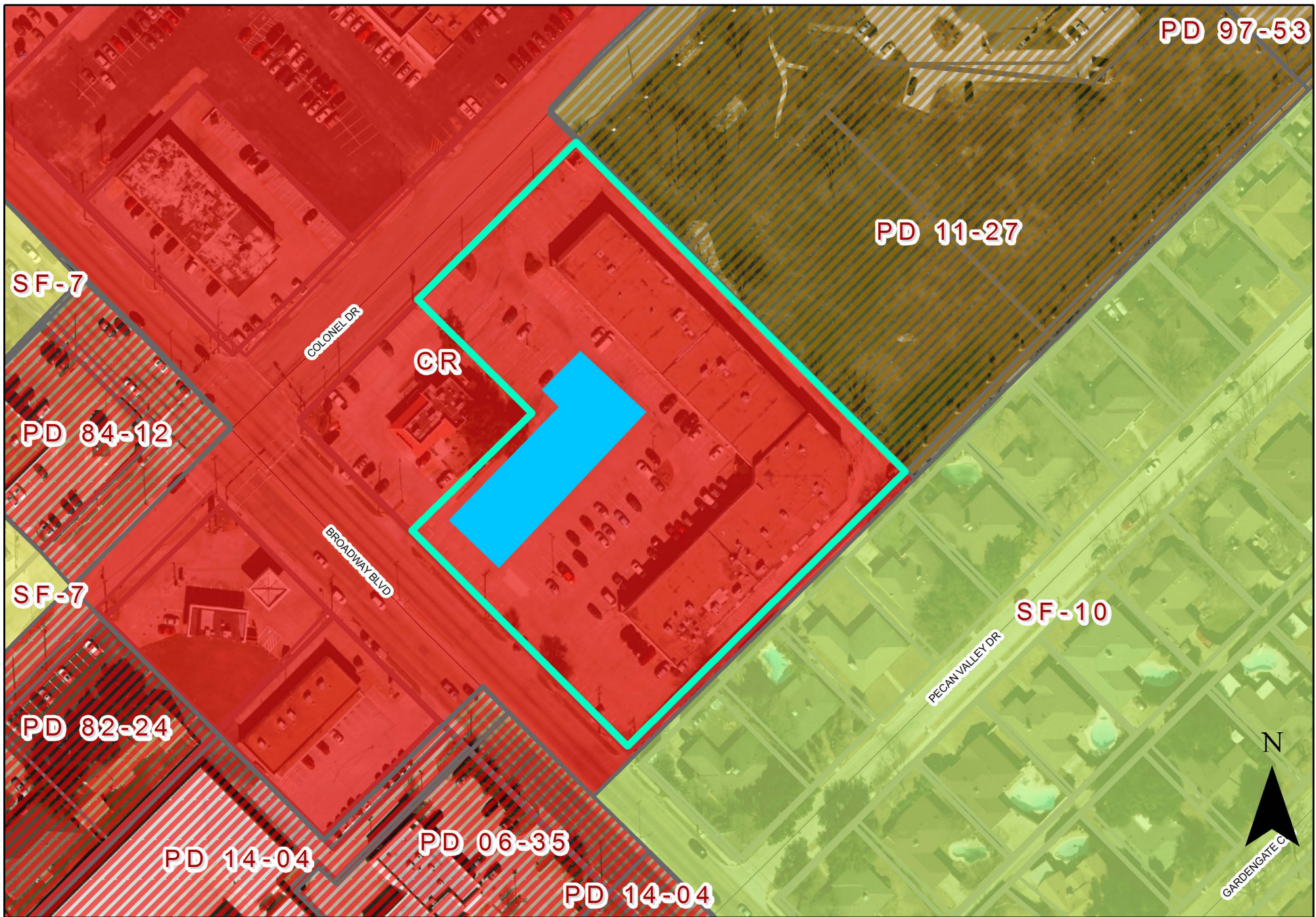
PREPARED BY:

Nabiha Ahmed
Development Planner

REVIEWED BY:

Will Guerin, AICP
Director of Planning

Planning & Community Development
(972) 205-2453
nahmed@garlandtx.gov



0 75 150 Feet
1 inch = 115 feet

Zoning Map Z 19-25



SUBJECT SITE
AREA OF REQUEST

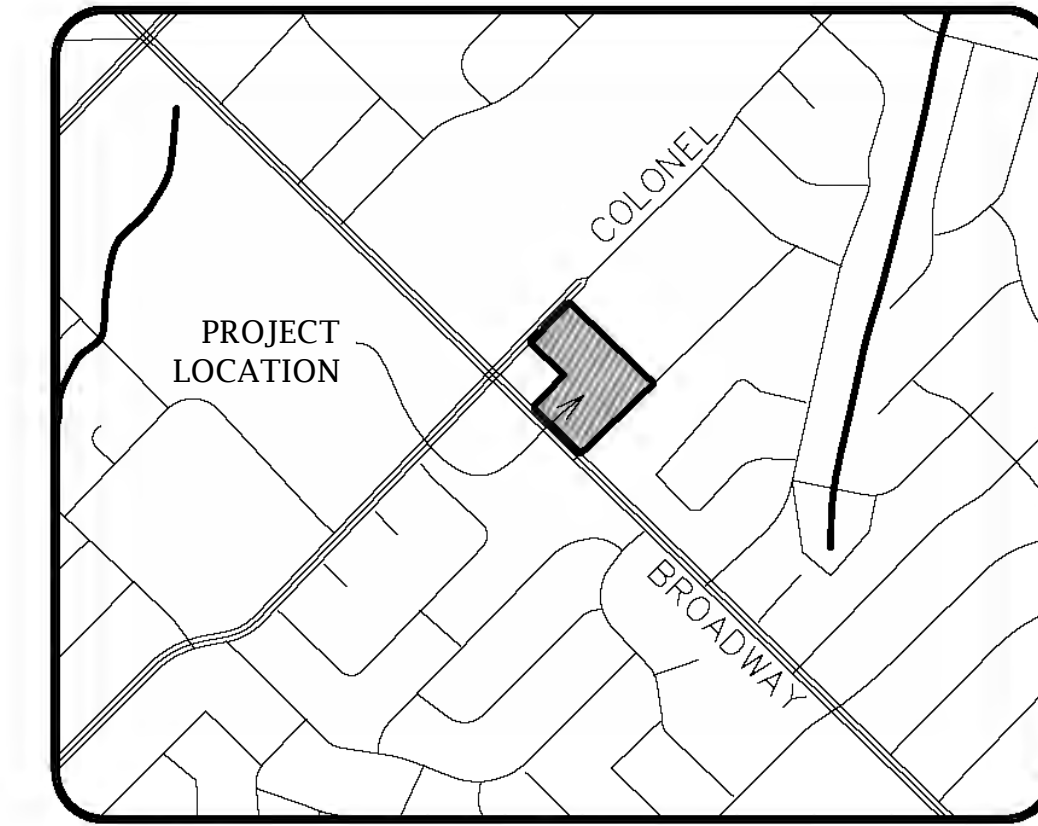
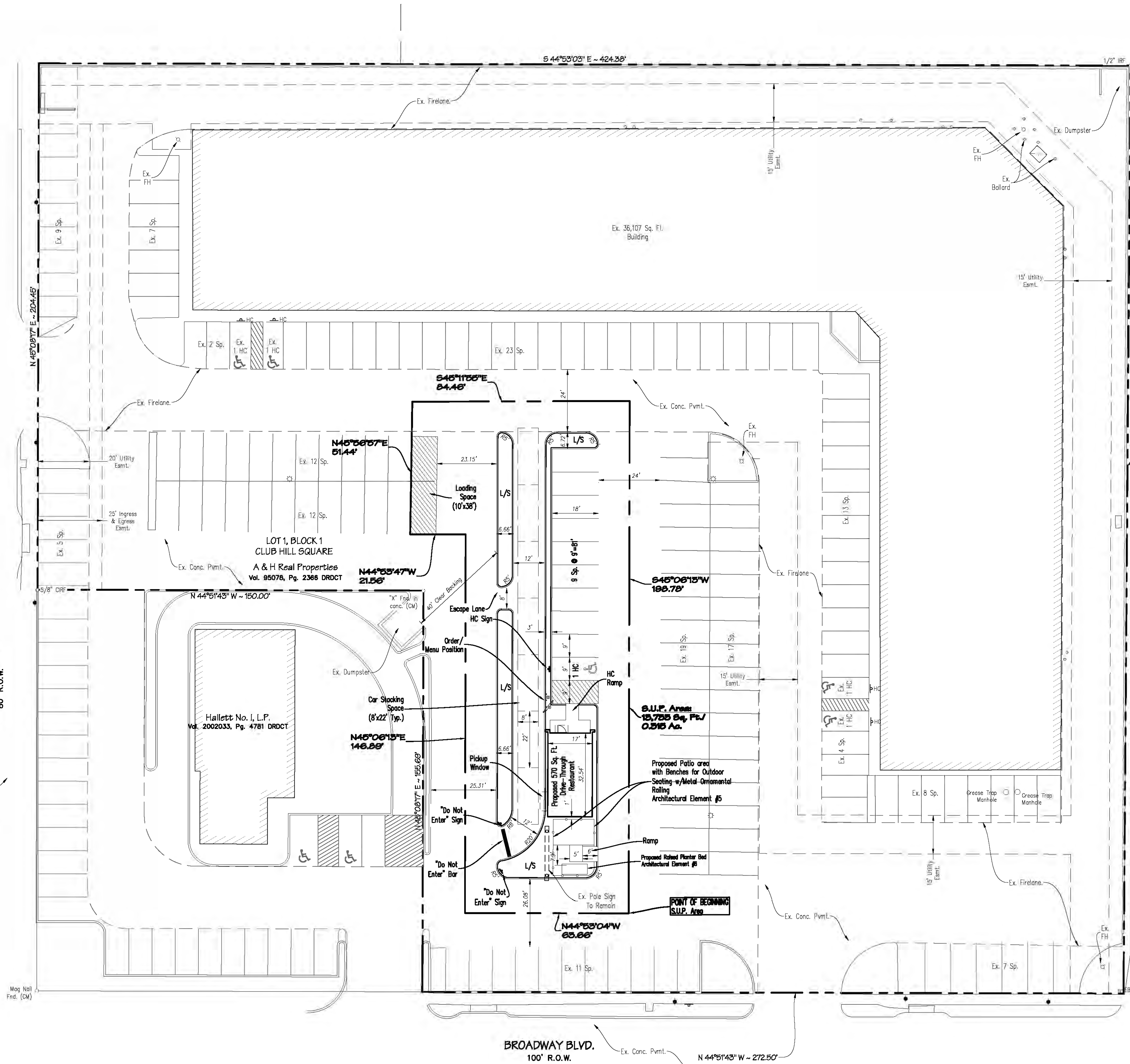
SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-25

3414 Broadway Boulevard

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Restaurant, Drive-Through.
- 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 Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Development:** Development is to be in general conformance with the approved site plan, landscape plan and building elevations labeled Exhibit C, Exhibit D and Exhibit E. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
 - A. SUP Time Period:** The Specific Use Provision for Restaurant, Drive-Through shall be in effect for a period of thirty (30) years.
 - B. Site Layout:** The Restaurant, Drive-Through operation shall be limited to the 0.315-acre lease area, in accordance with the site layout in Exhibit C.

EXHIBIT C



LOCATION MAP
1" = 1000'

LEGEND

	Prop. Curb & Gutter
	Ex. Striping
	Prop. Striping
	Ex. Firelane
	Ex. Fire Hydrant
	Ex. Light Pole
	L/S
	Prop. Landscape Area
	Metal Ornamental Railing

SYNOPSIS

Zoning	CR (Community Retail)
Total Lot Area	2.964 Ac./129,112 Sq. Ft.
Existing Building Area	36,107 Sq. Ft.
Proposed Building Area	570 Sq. Ft.
Total Building Area	36,677 Sq. Ft.
Floor Area Ratio	0.284:1
Building Height	1-Story
Impervious Area	125,198 Sq. Ft. => 96.97%
Overall Parking Required*	158 Spaces
Overall Parking Provided	163 Spaces (Incl. 5 HC)
SUP Area Parking Required	6 Spaces
SUP Area Parking Provided	10 Spaces (Incl. 1 HC)

Refer to Parking Analysis Letter included w/ SUP request



RAISED PLANTER SAMPLE

(Planter shall be similar in nature—exact product to be confirmed at time of permit.)



METAL RAILING SAMPLE

(Railing shall be similar in nature—exact product to be confirmed at time of permit.)



PATIO FURNISHING SAMPLE

(Furnishings shall be similar in nature—exact product to be confirmed at time of permit.)

CASE No. 190801-3

SITE PLAN

SCOOTER'S - COUNTRY CLUB

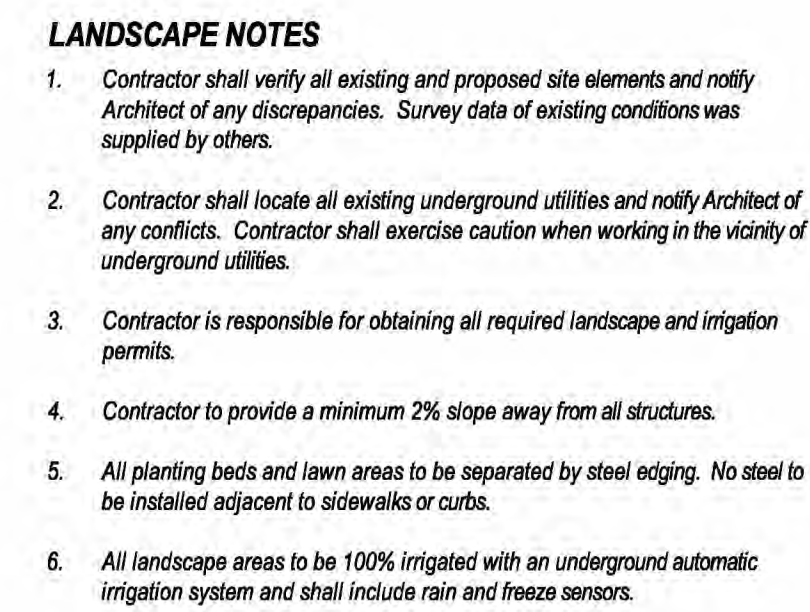
LOT 1, BLOCK 1
CLUB HILL SQUARE
JOHN LITTLE LEAGUE SURVEY, ABSTRACT No. 761
IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
2.964 Acres/129,112 Sq. Ft.
Current Zoning: CR (Community Retail)

OWNER
A & H Real Properties LTD
PO Box 851253
Richardson, TX 75085
Telephone: (972) 422-7866
Contact: Al Abusaud

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

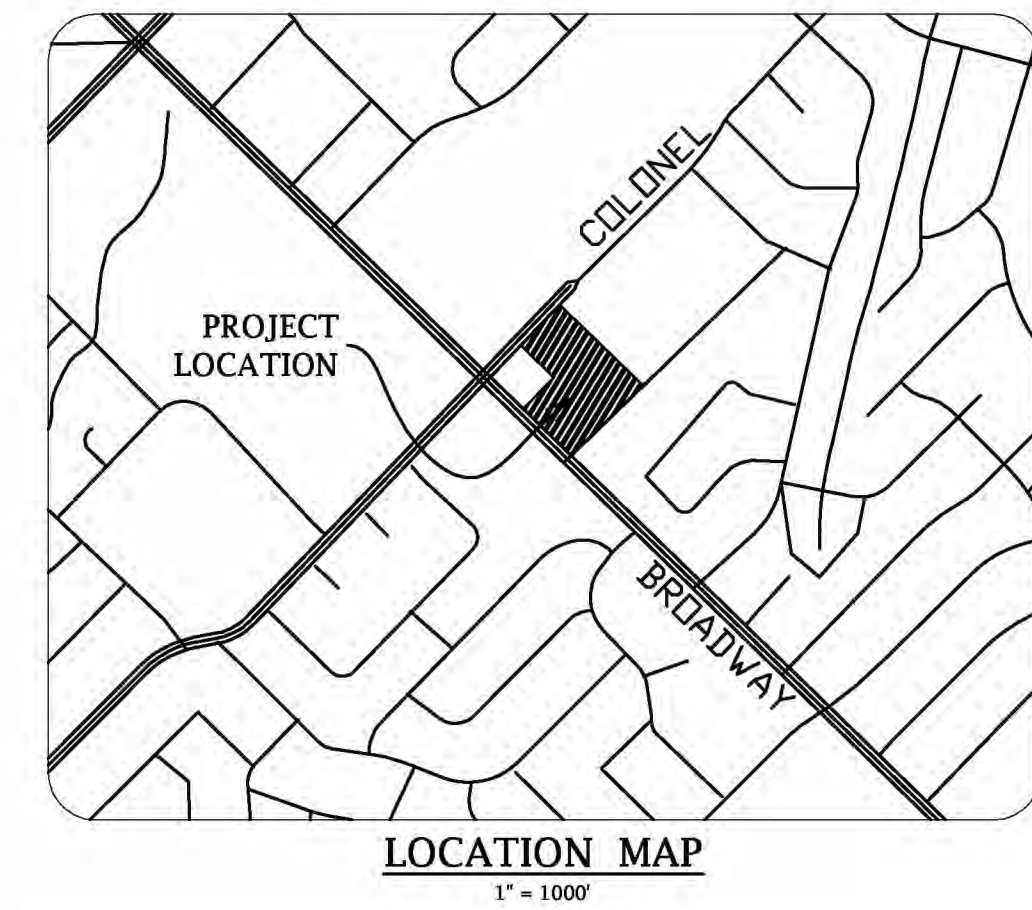
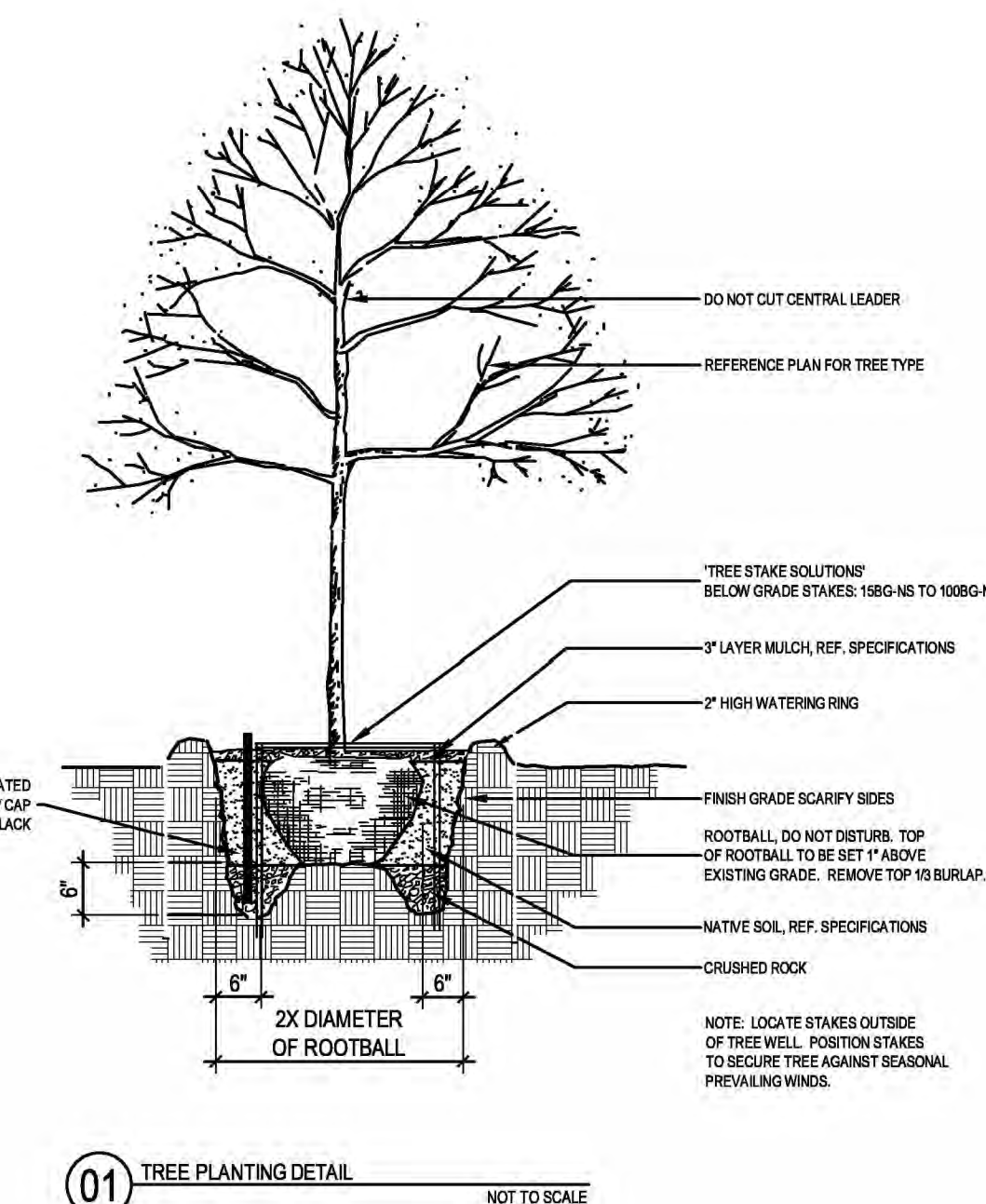
ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: David Bond

COLONEL DRIVE
80' R.O.W.



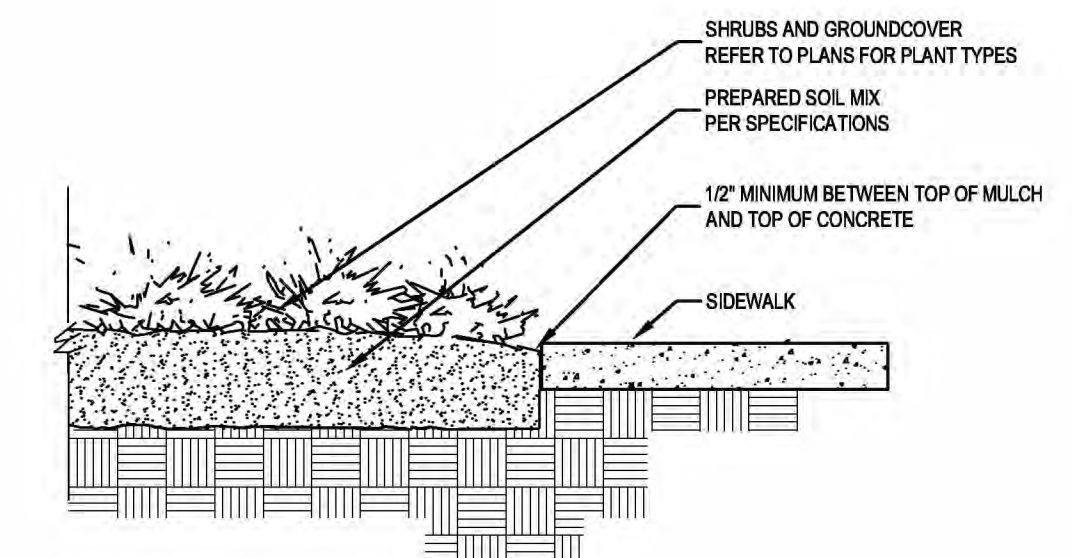
Clearing of existing planting shall consist of the satisfactory removal and disposal of existing plants occurring within all planting areas as noted below:

- A. All shrubs and existing groundcover shall be removed and discarded from the site within (24) hours of shrub removal.
- Backfill: All planting areas shall be backfilled with 25% Sandy Loam and 25% Prepared Silt Mix as needed. Sandy Loam shall not have admixture of subsoil or clay soil shall be free of stones, limbs, sticks, plants, or their roots, toxic substances, or other extraneous matter that may be harmful to plant growth or would interfere with future maintenance.
- Prepared Silt Mix: Organic compost material shall be a mixture of 80% vegetative matter and 20% animal waste. Ingredients shall be a mix of coarse and fine textured material, Vital Earth, Bark to Earth or approved equal.
- Mulch: Mulch shall be Double Shredded Hardwood Bark Mulch of relative uniform particle size with a median size of one (1") inch and shall be free of sticks, stones, leaves, and any other debris.
- Organic Fertilizer shall be Fertilid, Maestro-Gro, Manafix, Sustain, Agrispin, bat guano or earthworm castings as recommended for required applications. Fertilizer shall be delivered to the site in its original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- Prepare new planting beds by backfilling planting areas with 8" of prepared silt mix and tilling to depth of four (4") inches.
- Apply organic fertilizer as follows: Maestro-Gro, or Sustain @ 20 lbs / 1,000 sq. ft. at the rate of 1 lb. of nitrogen per 1,000 sq. ft.
- All planting areas shall receive two (2") inch layer minimum settled thickness of Double Shredded Hardwood Bark Mulch after plant material has been installed.

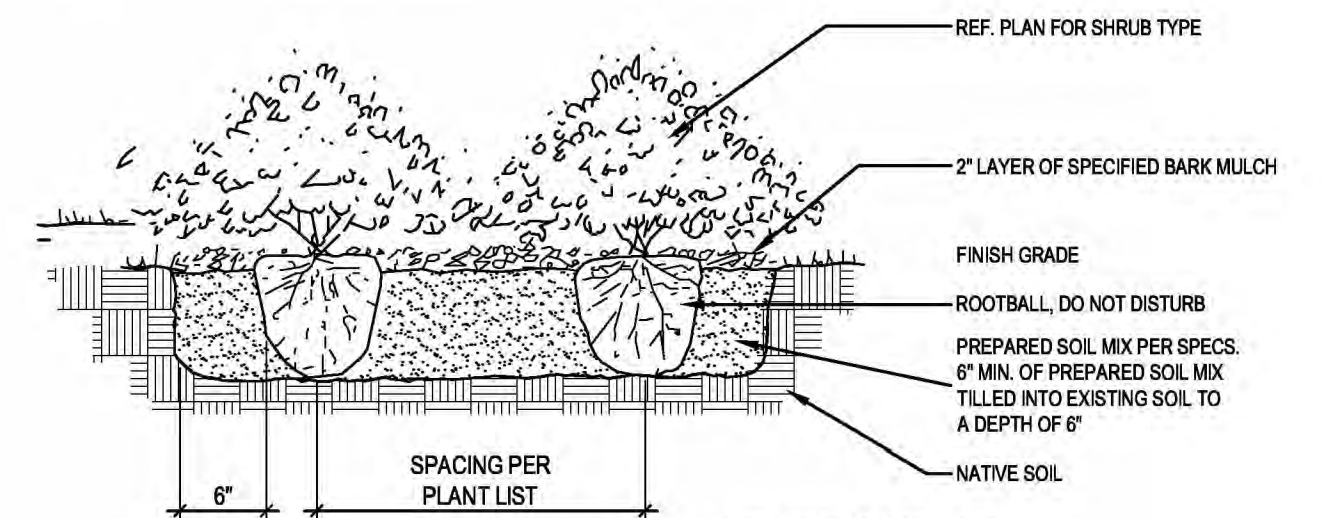


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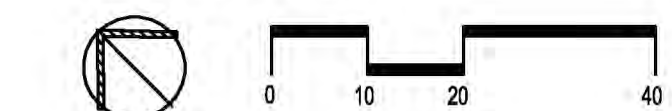


02 SIDEWALK / MULCH DETAIL
no steel along sidewalks NOT TO SCALE



03 SHRUB PLANTING DETAIL

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



CASE NUMBER: 190801-3

LOT 1, BLOCK 1
CLUB HILL SQUARE
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IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
2.964 Acres/129,112 Sq. Ft.
Current Zoning: CR (Community Retail)

<u>OWNER</u>	<u>APPLICANT</u>	<u>ENGINEER / SURVEYOR</u>
A & H Real Properties LTD PO Box 851253 Richardson, TX 75085 Telephone: Contact: Aladdin Abusaud	ARC Holdings, LLC 3615 Summit Plaza Dr., Ste. 109 Bellevue, NE 68123 Telephone: (402) 319-7848 Contact: Adam Cockerill	Spars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 / TBPLS No. F-10043100 Contact: David Bond



Scooter's Coffee Drive-Thru
Country Club Shopping Center
3414 Broadway Blvd
Garland, TX 75043

EXTERIOR ELEVATIONS

Adam Cockerill
ARC Holdings, LLC
3615 Summit Plaza Dr, #104
Bellevue, NE 68123

[illegible]

DATE:	07.29.11
DESIGNED BY:	KAV
DRAWN BY:	JDE
APPROVED BY:	KAV

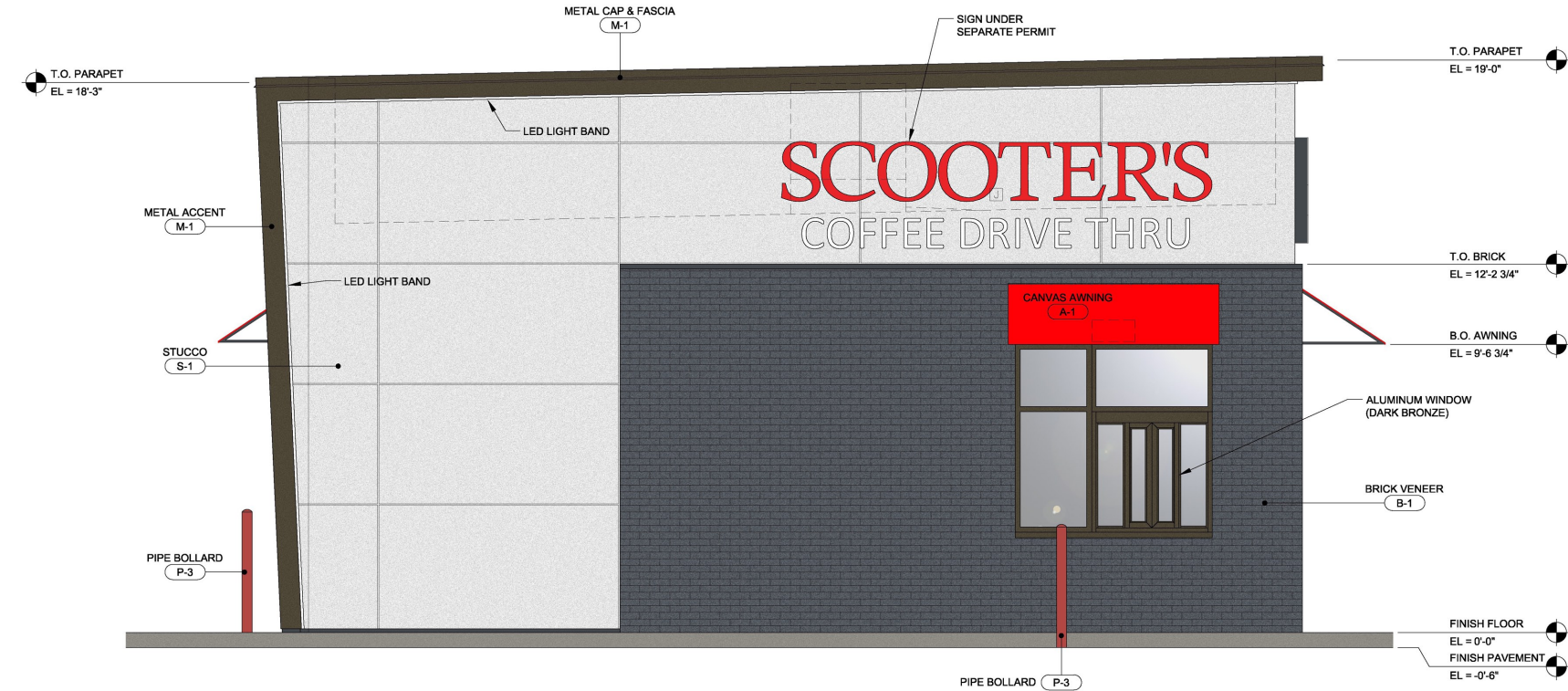
SHEET NUMBER

A2.1

JOB NUMBER

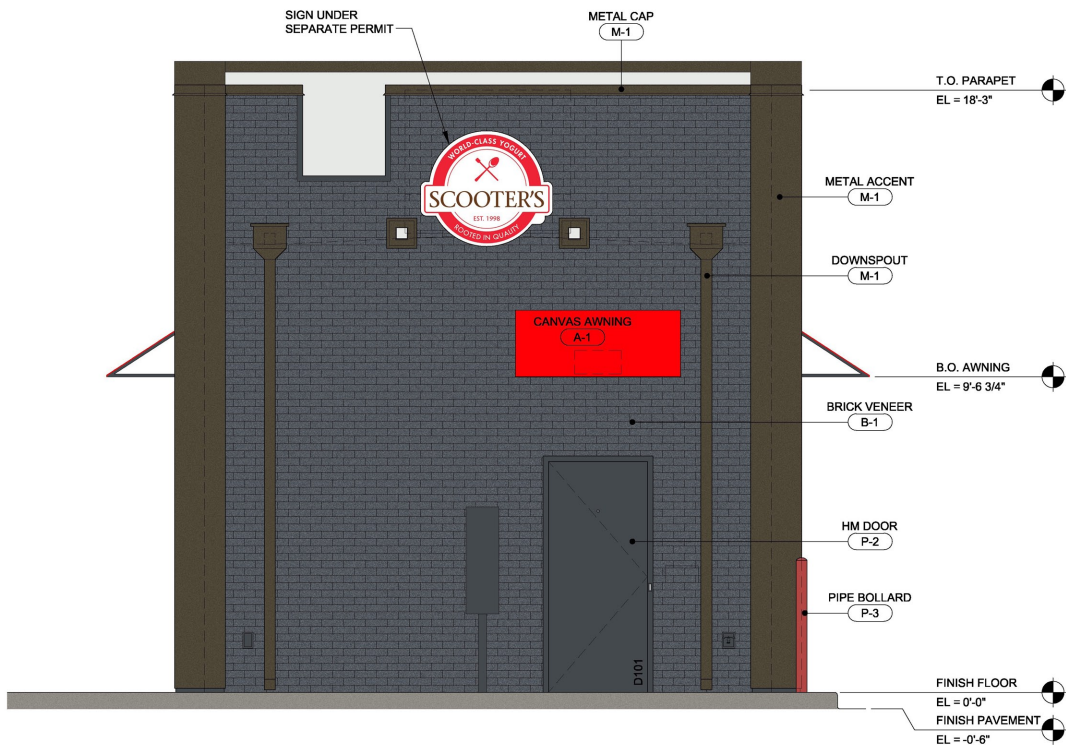
E426 10

5426-19



J1 WEST EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"

- 1/2" STUCCO CHANNEL REVEAL. PAINT TO MATCH STUCCO.
- 1/2" STUCCO "F" CHANNEL REVEAL. PAINT TO MATCH STUCCO.
- AWNING, COLOR: RED (BY OWNER).
- WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL.
- STUCCO, COLOR: SITE WHITE SW7070. SEE SPECS
- CONTRACTOR SHALL PROVIDE POWER FOR EXTERIOR SIGNAGE WIREWAY ON PARAPET WALL INTERIOR
- SIGNAGE UNDER SEPARATE PERMIT.
- STANDARD BRICK. SEE SPECS
- ROOF LINE BEYOND
- ROOF TOP UNIT BEYOND
- LED LIGHT BAND
- METAL FASCIA/SOFFIT AND REAR ELEVATION ACCENTS - DARK BRONZE
- SES PANEL, SEE ELECTRICAL
- MAILBOX, BY OWNER
- DOOR BELL
- ELECTRICAL OUTLETS, SEE ELECTRICAL.
- FREEZE PROOF WALL HYDRANT, SEE PLUMBING.
- METAL CAP FLASHING, DARK BRONZE
- METAL THRU-WALL SCUPPER, CONDUCTOR HEAD & DOWNSPOUT, DARK BRONZE. SEE ?/A6.0
- METAL THRU-WALL OVERFLOW SCUPPER. SEE ?/A6.0
- STUCCO CASING BEAD W/ WEEPS. PAINT TO MATCH STUCCO. DO NOT CLOG WEEPS.
- 4"Ø CONC-FILLED PIPE BOLLARD. SEE DETAIL A0.2.



A1 NORTH EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"

EXTERIOR FINISH MATERIALS

TAG	MATERIAL / DESCRIPTION	MFR	STYLE / CAT NO	COLOR	REMARKS	TAG	MATERIAL / DESCRIPTION	MFR	STYLE / CAT NO	COLOR	REMARKS
(B-1)	BRICK VENEER	ENDICOTT	SMOOTH FACE	MANGANESE IRONSPOT		(P-1)	PAINT	SHERWIN WILLIAMS	-----	SW 7070 SITE WHITE	SEMI-GLOSS
(S-1)	CEMENT STUCCO	SENERGY	SENTRY STUCCO ULTRA	SW7070 SITE WHITE	FINE FINISH	(P-2)	PAINT	SHERWIN WILLIAMS	-----	SW 6992 INKWELL	SEMI-GLOSS
(M-1)	METAL PANEL ACCENT	----	TBD	DARK BRONZE	PREFINISHED	(P-3)	PAINT	SHERWIN WILLIAMS	-----	SW 6607 TOMATO RED	SEMI-GLOSS
(A-1)	CANVAS AWNING	----	TBD	RED							

EXTERIOR FINISH MATERIALS CALCULATION TABLE

NORTH FACADE			EAST FACADE		
MATERIAL	AREA	PERCENTAGE	MATERIAL	AREA	PERCENTAGE
GROSS (MINUS DRS & WDWS)	602.55 SF	100%	GROSS (MINUS DRS & WDWS)	319 SF	100%
BRICK VENEER (B-1)	236.41 SF	39.24%	BRICK VENEER (B-1)	258.01 SF	80.88%
CEMENT STUCCO (S-1)	325.81 SF	54.07%	METAL PANEL (M-1)	60.95 SF	19.12%
METAL PANEL (M-1)	40.33 SF	6.69%			

ARCHITECTURAL DESIGN ELEMENTS

1. AWNINGS
2. TRANSOM ABOVE D/T WINDOW
3. DISTINCTIVE LIGHT FEATURE THAT ACCENTUATES BUILDING LINES
4. BENCH FOR OUTDOOR SEATING. RE: CIVIL
5. VARIED ROOF HEIGHT
6. RAISED PLANTER. RE: CIVIL

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EXTERIOR ELEVATIONS

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ARC Holdings, LLC
3815 Summit Plaza Dr, #104
Bellevue, NE 68123

REVISIONS

BY DATE

DATE: 07.29.19
DESIGNED BY: KAW
DRAWN BY: JDE
APPROVED BY: KAW

SHEET NUMBER

A2.0

JOB NUMBER

5426-19

WARMAN ARCHITECTURE + DESIGN
1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051



Z 19-25



View of the subject property from Broadway Boulevard



Southwest of the subject property from Broadway Boulevard



North of the subject property from Colonel Drive



East of the subject property from Colonel Drive



GARLAND

Plan Commission

5. a.

Meeting Date: 09/09/2019

Item Title: Election of Officers

Summary:

Election of Officers
