



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION -REMOTE MEETING- AUGUST 30, 2021 at 7:00 P.M.

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the Plan Commission will hold this meeting by internet/telephonic remote means on Monday, August 30, 2021 at 7:00 p.m.

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

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

Alternatively, the meeting will be broadcast by webinar at the following URL:

https://garlandtx.zoom.us/webinar/register/WN_I1Y_KsbgTqOi8_cw4sbcLw

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

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

877-853-5247
888-788-0099

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

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

The Meeting ID is:

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

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

Public Comments

You are invited to offer a comment or make a statement on any item on the agenda as that item is called. Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Chairman as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes.

REGISTRATION: Registration for the webinar will be required for any citizen wishing to speak. If you choose to speak via the webinar, you must use the "raise hand" feature in order to be recognized.

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for August 16, 2021

2. PLATS

- a.** P 21-22 Town & Country Addition Replat
- b.** P 21-23 W.J. Keller Addition Replat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. MISCELLANEOUS

- a.** Consider amendments to Chapter 7 “Downtown (DT) District” of the Garland Development Code to 1) create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square, and 2) to eliminate off-street parking requirements in the Downtown Historic (DH) sub-district and proposed Downtown Square (DS) sub-district.
- b.** Consider rescheduling the September 13, October 11, November 8, and December 13, 2021 Plan Commission meeting dates and/or times, to avoid future conflicts with City Council Work Sessions.

4. ZONING

- a.** Consideration of the application of **MMCG DBR DFW, LLC**, requesting approval of a Specific Use Provision to allow a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 5801 Broadway Boulevard. (District 4) (File Z 21-18 - Specific Use Provision)
- b.** Consideration of the application of **MMCG DBR DFW, LLC**, requesting approval of a Plan for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 5801 Broadway Boulevard. (District 4) (File Z 21-18 - Plan)

- c. Consideration of the application of **WGI, Inc.**, requesting approval of an amendment to Planned Development (PD) District 15-40 for Multi-Family Use. This property is located at 4401 Bunker Hill Road. (District 1) (File Z 21-23 - Zoning)
- d. Consideration of the application of **WGI, Inc.**, requesting approval of a Detail Plan for Multi-Family development on a property zoned Planned Development (PD) 15-40 for Multi-Family Use. This property is located at 4401 Bunker Hill Road. (District 1) (File Z 21-23 - Detail Plan)

5. ADJOURN

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 08/30/2021

Item Title: Plan Commission Minutes for August 16, 2021

Summary:

Consider approval of the Plan Commission Minutes for August 16, 2021

Attachments

Consider approval of the Plan Commission Minutes for August 16, 2021

Minutes of the Garland Plan Commission Meeting

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

The Plan Commission of the City of Garland met in regular session on Monday, August 16, 2021 at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

Chair	Scott Roberts
1 st Vice Chair	Christopher Ott
2 nd Vice Chair	Douglas Williams
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Stephanie Paris
Commissioner	John O'Hara
Commissioner	Margaret Lucht
Commissioner	Mike Rose

STAFF PRESENT

First Assistant City Attorney	Brian England
Sr. Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Assistant Recording Secretary	Denise Phillips
Planning Director	Will Guerin
Development Planner	Nabiha Ahmed
Development Planner	Kimberly Hopkins
Transportation Director	Paul Luedtke

CONSENT AGENDA

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

Commissioner Paris was sworn in by the City Attorney's Office.

MINUTES

1a. APPROVED** Consider approval of Minutes for the July 12, 2021 meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

- 2a. POSTPONED** Consideration of the application of **Ion Design Group**, requesting approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver. This property is located at 4698 and 4701 Bunker Hill Road. (District 1) (File Z 20-22 - Zoning)

This item has been postponed to the first Plan Commission meeting in September at the request of the applicant.

- 2b. POSTPONED** Consideration of the application of **Ion Design Group**, requesting approval of a Detail Plan for Single-Family Detached Homes. This property is located at 4698 and 4701 Bunker Hill Road. (District 1) (File Z 20-22 - Detail Plan)

This item has been postponed to the first Plan Commission meeting in September at the request of the applicant.

- 2c. APPROVED** Consideration of the application of **CCM Engineering**, requesting approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District to allow Single-Family Attached (SFA) (Townhouses) Uses. This property is located at 2126 Rowlett Road. (District 3) (File Z 20-44 - Zoning)

Kimberly Hopkins, Development Planner, presented the staff report.

There was discussion between the Plan Commission and staff regarding the responsibility of fencing maintenance, lot size, proposed aesthetics, amenity area, requirement of sidewalks, traffic study reviewed by the Transportation Department, lot width requirement, landscaping along the wrought iron fencing, and garage door styles.

Representing the applicant, Yigal Lelah, 1900 McKinney Avenue, Dallas, TX, provided a brief overview of the request.

Citizens speaking in opposition raised concerns regarding the proposed use, property devaluation, traffic, and ownership and maintenance of the screening wall.

Angela Alcorn Representing Nadine Kennedy, 3802 Roan Circle, Garland, TX

Jason Brooks, 3805 Cedar Creek Drive, Garland, TX

Mike Wessling, 3804 Whiterock Trail, Garland, TX

Kimberli Scott, 4014 Whiterock Trail, Garland, TX

Staci Main, 3802 Bachman Boulevard, Garland, TX

Erik Blakeslee, 3920 Cedar Creek Drive, Garland, TX

Mr. Lelah provided additional comments regarding development of the proposed townhouses, screening wall, and the installation of turn lanes to assist with the flow of traffic.

There was additional discussion between the Plan Commission and the applicant regarding proposed turn lanes and garage door styles.

Motion was made by Commissioner Rose to close the public hearing and open for discussion. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

There was discussion among the Plan Commissioners and the applicant regarding the development timeframe, expanding the open area behind lots 20-23, and improvement of sightlines.

Motion was made by Commissioner Jenkins to approve the request with the additional Planned Development (PD) condition of a 25-foot minimum lot width. Seconded by Commissioner Ott. **Motion carried: 9 Ayes, 0 Nays.**

2d. APPROVED

Consideration of the application of **CCM Engineering**, requesting approval of a Detail Plan for Single-Family Attached Homes (Townhouses). This property is located at 2126 Rowlett Road. (District 3) (File Z 20-44 - Detail Plan)

Motion was made by Commissioner Jenkins to **approve** the request with the additional Planned Development (PD) condition of a 25 foot minimum lot width. Seconded by Commissioner Ott. **Motion carried: 9 Ayes, 0 Nays.**

2e. APPROVED

Consideration of the application of **Cody Dixon**, requesting approval of a Specific Use Provision to allow a Guest House on a property zoned Agricultural (AG) District. This property is located at 1176 Talley Road. (District 1) (File Z 21-13 - Specific Use Provision)

Nabiha Ahmed, Development Planner, presented the staff report.

There was a discussion between the Plan Commission and staff regarding the requested Specific Use Provision (SUP) time length.

The applicant Cody Dixon, 1176 Talley Road, Garland, TX, was available for questions.

There was a discussion between the Plan Commission and Mr. Dixon regarding the Specific Use Provision (SUP) time length.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the Specific Use Provision (SUP) for a period of 25 years. Seconded by Commissioner Rose. **Motion carried: 9 Ayes, 0 Nays.**

2f. APPROVED

Consideration of the application of **Cody Dixon**, requesting approval of a Plan for a Guest House. This property is located at 1176 Talley Road. (District 1) (File Z 21-13 - Plan)

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

The Plan Commission took a brief recess at 8:44 p.m. and resumed at 8:58 p.m.

MISCELLANEOUS

3a. POSTPONED

Consider amendments to Chapter 7 “Downtown (DT) District” of the Garland Development Code to create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square.

Will Guerin, Planning Director, presented the staff report.

There was a discussion between the Plan Commission and staff regarding the exclusion of General Office Uses, definitions of various zoning uses, designation of land use credits, and Downtown walkability.

Citizens speaking in opposition raised concerns regarding conforming and non-conforming uses, removal of Office Use from Downtown, and parking issues.

Thomas Bailey, 614 Main, Suite 210, Garland, TX
Allan and Sara Stafford, 505 West State Street, Garland, TX
Judson Stafford, 505 West State Street, Garland, TX
Darryl Hall, 115 N. 6th Street, Garland, TX

Spoke in support of City of Garland resident Darryl Hall, Craig Wilson, 9102 Royal Burgess Drive, Rowlett, TX

Chair of the Garland Downtown Business Association Cary Hodson, 1219 Saturn Springs, Garland, TX, spoke in concern of restrictions on Assembly Hall Uses and Office Uses and spoke in support of the Specific Use Provision (SUP) process. Mr. Hodson also spoke in favor of extending the boundaries to include the entire Downtown Area Improvement District of the proposal. Mr. Hodson also questioned the restrictions on Flea Markets, upstairs dwellings and indoor only antique stores.

There was a discussion between the Plan Commission and staff on the effect the special events held by the City of Garland.

There were discussions between the Plan Commission and staff.

After various concerns were raised, the Plan Commission requested postponement stating additional discussions need to be held before moving forward.

Motion was made by Commissioner Jenkins to close the public hearing and open for discussion. Seconded by Commissioner Paris. **Motion carried: 9 Ayes, 0 Nays.**

There were additional discussions and consensus among the Commissioners to postpone this request, the need for staff to meet with the downtown business owners, the need for General Office uses to be included, no need to create legal non-conforming uses, need for consistency, identification, and criteria of the Assembly Hall Use, and resolution of the current parking issue.

The Plan Commission agreed by consensus for to staff to meet with the Downtown Business Association, the need for consistency, identification, and criteria of Assembly Hall Use, and allow by right General Office and Financial Institutions.

Motion was made by Commissioner Rose to **postpone** this request until the August 30, 2021 meeting. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**

3a. POSTPONED Consider rescheduling the September 13, October 11, November 8, and December 13, 2021 Plan Commission

meeting dates, to avoid conflicts with City Council Work Sessions.

Will Guerin, Planning Director discussed the logistical issues of the Plan Commission meetings being held the same time as City Council work sessions and the need to reschedule specific meetings.

There was discussion between the Plan Commission and staff regarding Commission availability.

The Plan Commission agreed to postpone this item until the August 30, 2021 Plan Commission meeting for staff to explore alternatives.

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 10:41 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 08/30/2021

Item Title: P 21-22 Town & Country Addition Replat

Summary:

P 21-22 Town & Country Addition Replat

Attachments

P 21-22 Town & Country Addition Replat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 21-22/District 8

Agenda Item:

Meeting: Plan Commission

Date: August 30, 2021

REPLAT

Town & Country Addition Replat

LOCATION

1850 South Shiloh Road

ZONING

Community Retail (CR) District

NUMBER OF LOTS

One (1)

ACREAGE

1.502 acres

BACKGROUND

The applicant is platting the property for the purpose of adding additional easements. The property is currently unimproved and intended for a Retail Use (O'Reilly Auto Parts).

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

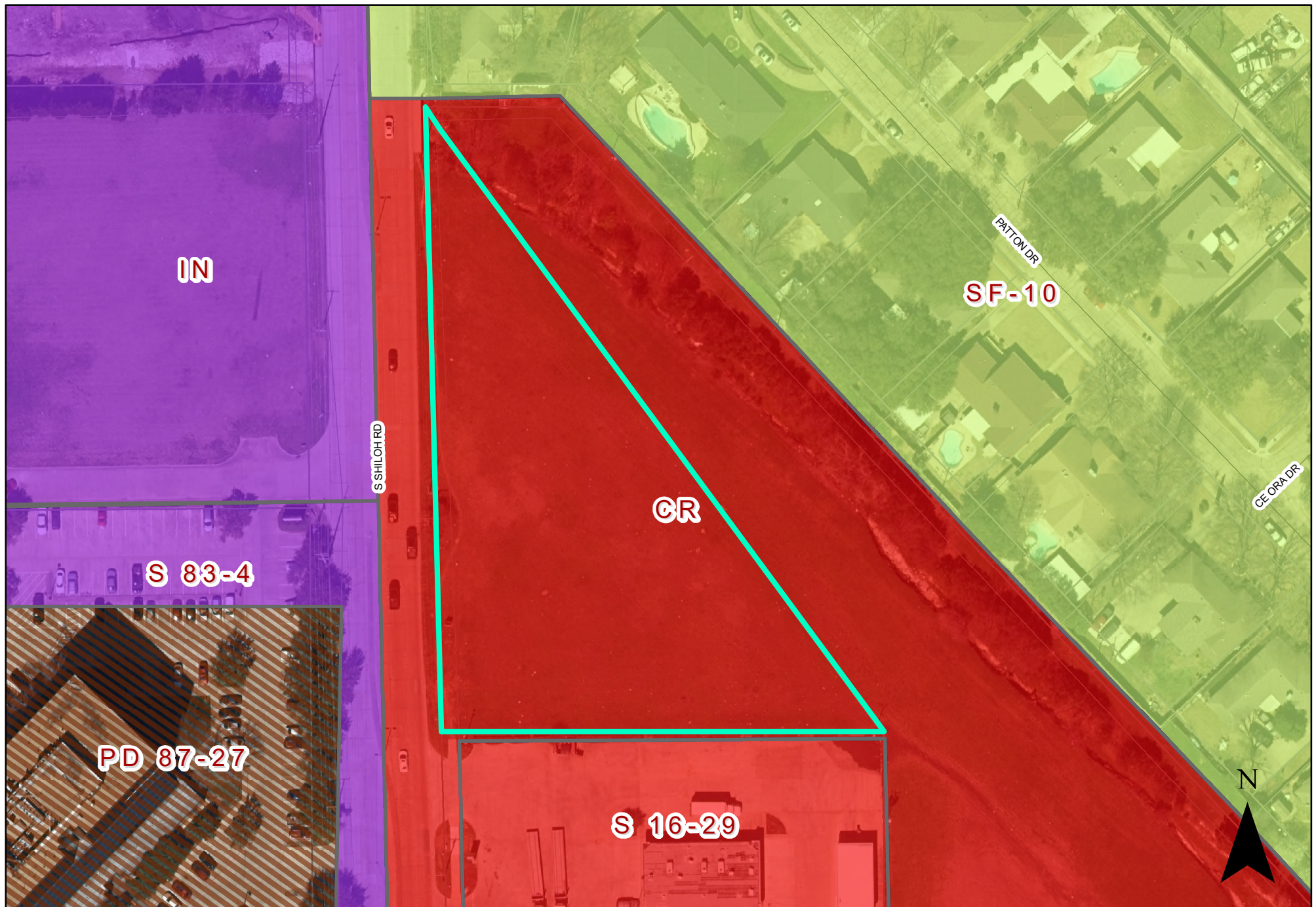
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 50 100 Feet
1 inch = 89 feet

Plat Map P 21-22



INDICATES AREA
OF REQUEST

Draft: ML - H3886
Revision: 2021-07-29 ML
Revision:
Revision:
Revision:

MONUMENTS / BEARING BASIS
Monuments are found if not marked CRS.
1/2" rebar with orange plastic cap stamped "JPH Land Surveying" set
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US SPT/TC/CS/33/NCZ.
Elevations, if shown, are NAVD83.
Bearings are based on grid north (TC/CS/33/NCZ).

LEGEND OF ABBREVIATIONS
US SPT: United States Survey Foot
TC/CS/33/NCZ: Texas Coordinate System of 1983, North Central Zone
NAVD83: North American Vertical Datum of 1983
M.R.D.C.T.: Map Records of Dallas County, Texas
O.P.R.D.C.T.: Official Public Records of Dallas County, Texas
D.R.D.C.T.: Deed Records of Dallas County, Texas
VOL./PG./INST#: Volume/Page/Instrument Number
POB/POC: Point of Beginning/Point of Commencing
ESMT/BL: Easement/Building Line
C.M.: Controlling Monument

SURVEYOR'S NOTES:

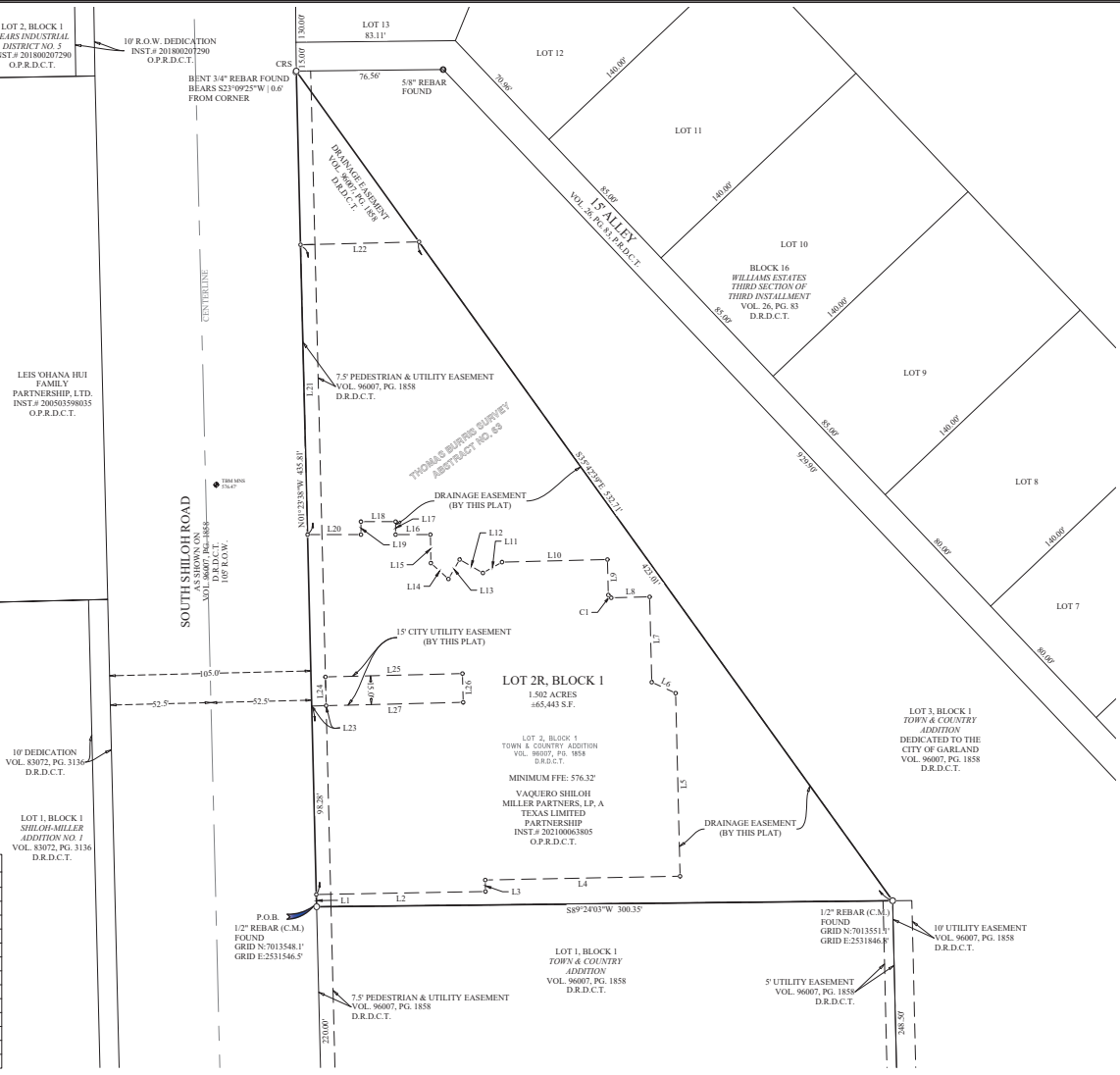
- This survey was performed with the benefit of a title commitment provided by Old Republic National Title Insurance Company, G/F 20006-14, effective December 30, 2015, and issued January 9, 2020.
- Subject property's record description's error of closure, 1.56'.
- The purpose of this replat is the addition of easements.
- 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.
- Bearings and coordinates are based on Grid north per the Texas Coordinate System of 1983, North Central Zone, by GPS observation utilizing the VRS/RTK Network.
- Monuments marked CRS are 1/2 inch rebar with an orange plastic cap stamped "JPH Land Surveying" were set during a previous survey dated August 20, 2020.
- For dimensioned easements, refer to the original document for confirmation of distances, location and uses.
- Vertical Relief: Elevations are based on NAVD 1988 per GPS observations using the Texas RTK Network.
The benchmark is a mag nail with a washer stamped "JPH BENCHMARK" set in the concrete median of South Shiloh Rd. approximately 510' north of the intersection of South Shiloh Rd. and West Miller Rd. Benchmark Elevation = 576.47' (NAVD83). See Vicinity map for general location.
- Based on the current flood study, the minimum finish floor elevation recommended by KCE Engineering is 576.32'. For more information, refer to flood study report for 07/04/21 at 1850 S. Shiloh Rd., Garland, TX, prepared by KCE Engineering LLC, TBPE Firm # 16940, Dated 04/23/2021. Contact: Dr. Cuncy/ Erbarth, PE, CFM (cuncy@kce-eng.com)

Curve Data Table					
Curve #	Asc	Radius	Delta	Chord Bearing	Chord
C1	2.36'	1.50'	090°00'00"	S46°23'34"E	2.12'

Line Data Table				
Line #	Station	Bearing	Distance	
L1	800°23'45"E	4.39'	L15	800°00'00"E 16.40'
L2	S89°30'22"W	86.30'	L16	N00°00'00"E 38.13'
L3	S01°06'13"E	6.00'	L17	S00°00'00"E 6.70'
L4	S89°33'42"W	101.60'	L18	N00°00'00"E 18.40'
L5	S00°23'45"E	95.40'	L19	N00°00'00"E 6.70'
L6	S00°24'44"E	13.70'	L20	N00°00'00"E 27.87'
L7	S01°23'45"E	44.50'	L21	S01°23'38"E 153.13'
L8	N00°36'20"E	20.82'	L22	S88°36'22"W 61.84'
L9	S00°23'45"E	18.50'	L23	S00°36'22"E 7.50'
L10	N00°36'20"E	55.60'	L24	S00°23'38"E 15.40'
L11	S00°23'38"E	11.47'	L25	S00°36'22"E 70.40'
L12	S00°00'00"E	14.00'	L26	S01°23'38"E 15.40'
L13	N00°00'00"E	11.70'	L27	S88°36'22"W 71.40'
L14	S47°51'01"E	12.34'		



2020.02.03.03 O'Reilly's S. Shiloh Rd., Garland, Dallas Co., Tx - Replat dwg
© 2021 JPH Land Surveying, Inc. All Rights Reserved
785 Lonsesome Dove Trail, Hunt, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DW (Central Texas) West Texas



LOT 1, BLOCK 1
SHILOH MILLER
ADDITION NO. 1
VOL. K3072, PG. 3136
D.R.D.C.T.

OWNER / DEVELOPER:
Vaquero Shiloh Miller Partners, LP
2900 Wingate Street, Suite 200
Fort Worth, Texas 76107
Phone: (512) 983-1793

SURVEYOR:
JPH Land Surveying, Inc.
785 Lonsesome Dove Trail
Hunt, Texas 76054
jose@jphla.com

The lien holder or mortgagee consents with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Declaration.

Lien holder: Texas Bank Financial

By: _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of _____, 2021, by _____, on behalf of the bank.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared **W. A. Landreth**, Manager of general partner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 2021.

Notary Public for and in the State of Texas
My commission expires: _____

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, VAQUERO SHILOH MILLER PARTNERS, LP, a Texas limited partnership, is the owner of that certain tract being all of Lot 2, Block 1, Town & Country Addition, an addition in the City of Garland, Dallas County, Texas, according to the plat recorded in Volume 96007, Page 1858 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract being the same tract described in the Special Warranty Deed with Vendor's Lien to VAQUERO SHILOH MILLER PARTNERS, LP, a Texas limited partnership, recorded under Instrument Number 202100003805, Official Public Records of Dallas County, Texas; the subject tract is more particularly described as follows:

Beginning at a 1/2 inch rebar found at the southwest lot corner of said Lot 2, being the northwest lot corner of Lot 1, Block 1 of said Town & Country Addition, same being a point on the east right-of-way line of South Shiloh Road, called to be a 105-foot right of way (as shown on Volume 96007, Page 1858, D.R.D.C.T.);

THENCE NORTH 01° 23' 38" WEST, with the west lot line of Lot 2, a distance of 435.81 feet to a 1/2 inch rebar with an orange plastic cap stamped "JPH Land Surveying" set at the north lot corner of Lot 2, same being the northwest lot corner of Lot 3, Block 1 of said Town & Country Addition;

THENCE SOUTH 35° 42' 39" EAST, with the east lot line of Lot 2 and with the west lot line of said Lot 3, a distance of 532.71 feet to a 1/2 inch rebar found at the southeast lot corner of Lot 2, being the northeast lot corner of aforementioned Lot 1;

THENCE SOUTH 89° 24' 03" WEST, with the south lot line of Lot 2 and with north lot line of Lot 1, a distance of 300.35 feet returning to the POINT OF BEGINNING and enclosing 1.502 acres (±65.443 square feet).

OWNER'S DECLARATION:

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That VAQUERO SHILOH MILLER PARTNERS, LP, a Texas limited partnership, acting by and through its duly authorized agent, the owner of the property described in this plat does hereby adopt this plat, designating the property as TOWN & COUNTRY ADDITION REPLAT OF LOT 2, BLOCK 1, an addition to the City of Garland, Dallas County, Texas, and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All utility easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, or other structure shall be constructed, reconstructed or placed upon, over or across any utility easement dedicated by this plat, unless approved by the City of Garland; provided, however, that landscaping, irrigation systems, a water line, and a fire hydrant may be placed within and upon such utility easements. Any public or private utility shall have: (1) the right to remove and keep removal of all or any part of any building, fence, or other structure within such utility easement, 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 utility easements for the purpose of constructing, reconstructing, inspecting, maintaining and adding to, 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.

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwater or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, fire pickup, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or drainage easements, unless approved by the City of Garland; provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

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, cisterns, fire hydrants, water services and wastewater services from the main to the curb or pavement line. To the extent pavement, signage, underground utilities, dumpster facilities, landscaping and irrigation facilities do not interfere with the construction, repair, or maintenance of drainage improvements within the lot intended use of a drainage easement dedicated by this plat, such facilities may be placed within or upon the drainage easements dedicated by this plat. Provided however, that in the event any such facility is placed within or upon a drainage easement and it becomes necessary to maintain, repair, enlarge, or replace drainage improvements within the easement, the City shall have the right to remove any such facility or improvement, at no cost to the City, to the extent it is interfering with, or causes substantial inconvenience to, work related to the maintenance, repair, enlargement, or replacement of any drainage improvements.

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

Witness, my hand at _____, Texas, on this _____ day of _____, 2021.

By: VAQUERO SHILOH MILLER PARTNERS, LP, a Texas limited partnership
By: Vaquero Ventures Management, LLC, a Texas limited liability company, as general partner of VAQUERO SHILOH MILLER PARTNERS, LP, a Texas limited partnership

By: _____ Date: _____
W. A. Landreth
Manager of general partner

SURVEYOR'S AFFIRMATION:

I, Jewel Chadd, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.
Dated this _____ day of _____, 2021.

PRELIMINARY - RELEASED FOR REVIEW

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphla.com

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared Jewel Chadd, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and considerations expressed therein.

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public, State of Texas

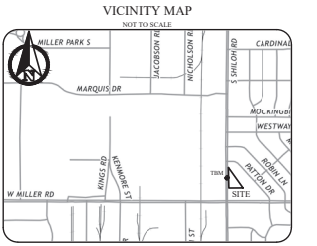
My commission expires: _____

Approved and accepted for the City of Garland this _____ day of _____, 2021 by the City Plan Commission of the City of Garland, Texas.

Chairman of the City Plan Commission

Director of Planning Department

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



SPACE RESERVED FOR COUNTY RECORDING LABEL.

REPLAT
TOWN & COUNTRY ADDITION
REPLAT OF LOT 2, BLOCK 1
LOT 2R, BLOCK 1
THOMAS BURRIS SURVEY, ABSTRACT NUMBER 63
CITY OF GARLAND, DALLAS COUNTY, TEXAS

CASE No. 191219-1



GARLAND

Plan Commission

2. b.

Meeting Date: 08/30/2021

Item Title: P 21-23 W.J. Keller Addition Replat

Summary:

P 21-23 W.J. Keller Addition Replat

Attachments

P 21-23 W.J. Keller Addition Replat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 21-23/District 2

Agenda Item:

Meeting: Plan Commission

Date: August 30, 2021

REPLAT

W.J. Keller Addition Replat

LOCATION

1017 W Avenue E

ZONING

Single-Family-7 (SF-7) District

NUMBER OF LOTS

2

ACREAGE

0.372

BACKGROUND

The applicant requests approval of a Replat. The purpose of the Replat is to create two (2) lots for single-family homes.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

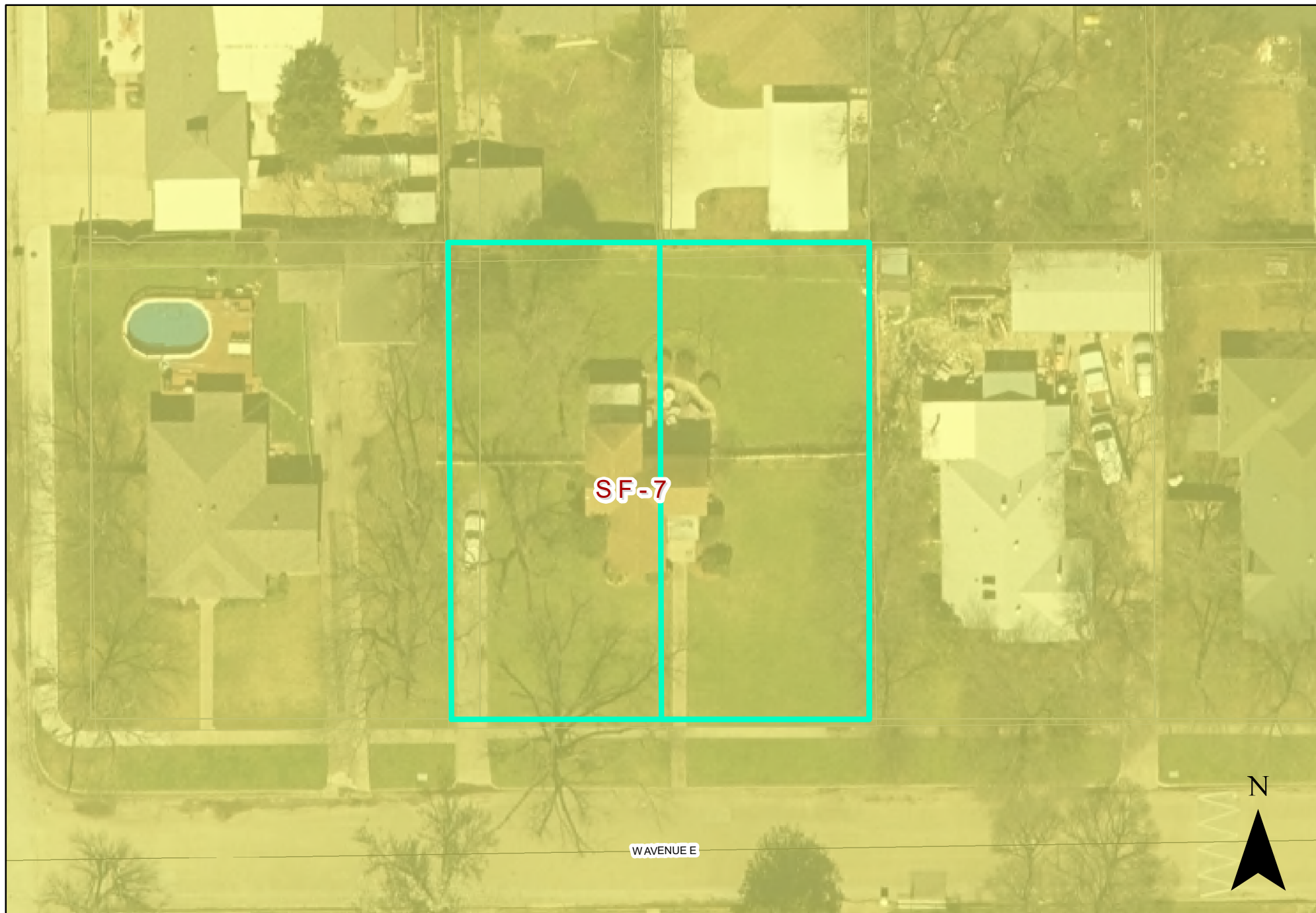
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 20 40 Feet

1 inch = 36 feet

Plat Map P 21-23



INDICATES AREA
OF REQUEST

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Juan Luis Ruiz is the sole owner of that certain 0.372 acre tract of land situated in the Abner Keene Survey, Abstract Number 735, City of Garland, Dallas County, Texas, and being all that certain tract of land conveyed to Juan Luis Ruiz, by deed recorded in Instrument Number 202100019299, Official Public Records, Dallas County, Texas, and being a portion of Lot 3 and a portion of Lot 4, Block 1, W.J. Keller Addition, an addition to the Town of Embree (now Garland), Dallas County, Texas, according to the plat thereof recorded in Volume 77, Page 341, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southeast corner of said Lot 3, same being the southwest corner of Lot 2, said Block 1, same being in the north right-of-way line of West Avenue E. (70 foot right-of-way);

THENCE South 89 deg. 41 min. 24 sec. West, along the common line of said Lot 3 and said West Avenue E, passing the southwest corner of said Lot 3, at a distance of 110.00 feet, same being the southeast corner of aforesaid Lot 4, and continuing along the common line of said Lot 4 and said West Avenue E, a total distance of 120.00 feet to a 1/2 inch iron rod found for the southwest corner of the herein described tract;

THENCE North 00 deg. 28 min. 22 sec. East, through the interior of said Lot 4, a distance of 135.00 feet to a 1/2 inch iron rod with Peiser & Mankin SURV red plastic cap set for the northwest corner of the herein described tract, from which a 1/2 inch iron rod found bears South 70 deg. 10 min. West, 2.50 feet;

THENCE North 89 deg. 41 min. 24 sec. East, continuing through the interior of said Lot 4, passing the east line of said Lot 4, at a distance of 10.00 feet, same being the westerly line of aforesaid Lot 3, and continuing through the interior of said Lot 3, a total distance of 120.00 feet to a 1/2 inch iron pipe found for the northeast corner of the herein described tract, same being in the east line of said Lot 3, same being in the west line of aforesaid Lot 2;

THENCE South 00 deg. 28 min. 22 sec. West, along the common line of said Lots 3 and 2, a distance of 135.00 feet to the POINT OF BEGINNING and containing 16,198 square feet or 0.372 acre of computed land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOWN ALL BY THESE PRESENTS:

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

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

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

WITNESS, my hand at _____, Texas, this the _____ day of _____, 2021

By _____

Juan Luis Ruiz, Owner

STATE OF TEXAS

COUNTY OF _____

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Juan Luis Ruiz, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this _____, 2021.

Notary Public, State of Texas

My Commission Expires, _____

SURVEYOR'S CERTIFICATE

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

Dated this the _____ day of _____, 2021

PRELIMINARY ONLY 08/16/2021

Timothy R. Mankin _____ Date _____
Registered Professional Land Surveyor, No. 6122

STATE OF TEXAS
COUNTY OF TARRANT

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared TIMOTHY R. MANKIN, known 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 considerations therein expressed.

Given under my hand and seal of office this _____, 2021.

Notary Public, State of Texas

My Commission Expires, _____

CERTIFICATE OF APPROVAL

APPROVED AND ACCEPTED for the City of Garland, this the _____ day of _____, 20____ by the City Plan Commission of the City of Garland,

Director of Planning

Chairman of Planning 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.

RESERVED FOR COUNTY RECORDING LABEL

REPLAT

W.J. KELLER ADDITION
LOTS 3A & 3B, BLOCK 1

BEING A REPLAT TO LOTS 3 & 4, BLOCK 1, W.J. KELLER ADDITION, RECORDED UNDER VOLUME 77, PAGE 341, MAP RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN THE 'ABNER KEENE SURVEY, ABSTRACT NUMBER 735, CITY OF GARLAND, DALLAS COUNTY TEXAS

CITY CASE NO. 210223-3

MAY 2021

ENGINEER:

VASQUEZ ENGINEER
JUAN VASQUEZ
1919 S. SHILOH ROAD
SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-278-2948
EMAIL: JVASQUEZ@VASQUEZENGINEERING.COM

OWNER:

JUAN LUIS RUIZ
1000 CHISHOLM TRAIL
MURPHY, TEXAS 75094

JOB NO.: 21-0420	PEISER & MANKIN SURVEYING, LLC		
DATE: 5/22/2021	www.peisersurveying.com		
FIELD DATE: 5/18/2021	 1604 HART STREET SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	2
SCALE: 1" = 20'			OF
FIELD: N.T.S.			2
DRAWN: J.M.N.			
CHECKED: T.R.M.	tmankin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977



GARLAND

Plan Commission

3. a.

Meeting Date: 08/30/2021

Item Title: Garland Development Code Amendments

Summary:

Consider amendments to Chapter 7 “Downtown (DT) District” of the Garland Development Code to 1) create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square, and 2) to eliminate off-street parking requirements in the Downtown Historic (DH) sub-district and proposed Downtown Square (DS) sub-district.

Attachments

Downtown Square Zoning and Parking GDC Report

Downtown Framework Map August 2021

Downtown Square Zoning and Parking GDC Ordinance

Land Use Matrix Revised August 25, 2021

Garland Development Code Amendments Responses

Garland Development Code Amendments Staff Presentation

Planning Report



GARLAND
TEXAS MADE HERE

Agenda Item: GDC Chapter 7 Amendments

Meeting: Plan Commission

Date: August 30, 2021

REQUEST

Consider amendments to Chapter 7 "Downtown (DT) District" of the Garland Development Code to 1) create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square, and 2) eliminate off-street parking requirements in the Downtown Historic (DH) sub-district and the proposed Downtown Square (DS) sub-district.

BACKGROUND

The Development Services Committee of the City Council reviewed the current Garland Development Code (GDC) use allowances in the core Downtown Garland area during their July 19, 2021 meeting. The Committee has recommended amendments that would create a new sub-district and limit the allowable uses on properties that immediately front the streets surrounding the Downtown Square. It is intended that the proposed uses align with fostering a vibrant, pedestrian-oriented downtown core environment.

The complete list of existing allowed uses and proposed uses is included in the presentation attachment, in addition to the other supporting attachments and exhibits.

In addition, during their August 16, 2021 meeting, the Development Services Committee has passed along to the Plan Commission the recommendation to eliminate off-street parking requirements within the existing Downtown Historic (DH) sub-district and the proposed Downtown Square (DS) sub-district. This is not uncommon for downtowns and will alleviate the challenge for new businesses and developments who rely on on-street parking for their patrons and employees.

The Plan Commission postponed the zoning-related item to the August 30 meeting for further discussion. Staff has met with the downtown property/business owners per the Commission's request.

CONSIDERATIONS

1. An amendment to the GDC is proposed that would create a Downtown Square (DS) sub-district and limit future uses to those that contribute to a vibrant pedestrian-oriented downtown environment. The proposed uses primarily include retail, restaurant, and entertainment types.

Assembly Halls

2. As drafted by the City Attorney's Office, included in the amendments are a creation of an "Assembly Hall" use classification, which includes Church or Place of Worship; Theatre, Small Scale; Reception Facility; Civic Club/Fraternal Lodge; and Social Service Agency/Facility. The definition reads, "A tract of land or structure designed or primarily used for a group of persons to gather together, usually at designated meeting times for a particular purpose or mission, whether political, cultural, educational, or religious. The term includes, but is not limited to, social services, civic clubs, reception facilities, meeting halls, religious services, fraternal lodges, etc."

Due to limited public parking on and around the historic Downtown Square, Assembly Halls, which generally create a demand for intensive parking, would only be allowed within the Downtown Square (DS) Sub-district with transferable land use credits. Assembly Hall uses currently existing within the sub-district will be allocated a transferable land use credit for each square foot of property occupied or used as an Assembly Hall, exclusive of administrative offices, lobbies, bathrooms, storage areas, closets, or smaller meeting spaces. A new Assembly Hall may not operate, and an existing Assembly Hall use may not expand, unless the proposed or existing Assembly Hall use obtains transferable land use credits from another Assembly Hall use within the Downtown Square sub-district for each square foot of area to be used in the operation or expansion. An Assembly Hall use that makes the transfer may not transfer less than all of its transferable land use credits and may only transfer those credits to a single transferee. The transferee may use less than all of the credits transferred, but any unused credits are thereafter void and may not be further transferred. Credits may be transferred and aggregated to create a new site for an Assembly Hall use, or may be added to an existing site of an Assembly Hall use for expansion. The transferable land use credits may only be transferred within the Downtown Square sub-district. No transferable land use credit from any other zoning district may be transferred into the Downtown Square sub-district.

An Assembly Hall use that discontinues operating may transfer its land use credits during the period ending sixty (60) calendar days after the cessation of business of the Assembly Hall use, but the credits expire sixty (60) calendar days after the Assembly Hall use ceases doing business. Transferable land use credits may be transferred only by the owner of the land to which the credits apply.

3. Included are additional amendments to Chapter 7 to create and reference the proposed Downtown Square sub-district. New building and design standards are not proposed and will remain consistent with the existing Downtown Historic (DH) sub-district, other than aligning the building and design standards with the proposed allowable uses. For example, "Townhouse" would be eliminated as a permitted building type within the Downtown Square sub-district, as townhouses would not be a permitted use.
4. As mentioned in the Background section, the Development Services Committee has recommended eliminating off-street parking requirements within the existing Downtown Historic (DH) sub-district and the proposed Downtown Square (DS) sub-district. This is not uncommon for downtowns and will alleviate the challenge for new businesses and developments who rely on on-street parking and other public parking for their patrons and employees.
5. The draft ordinance and attachments, including the additional parking requirement elimination in the DH and DS sub-districts, are attached for the Plan Commission's review.

STAFF RECOMMENDATION

Approval of amendments to Chapter 7 "Downtown (DT) District" of the Garland Development Code to create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square and 2) eliminate off-street parking requirements in the Downtown Historic (DH) sub-district and the proposed Downtown Square (DS) sub-district.

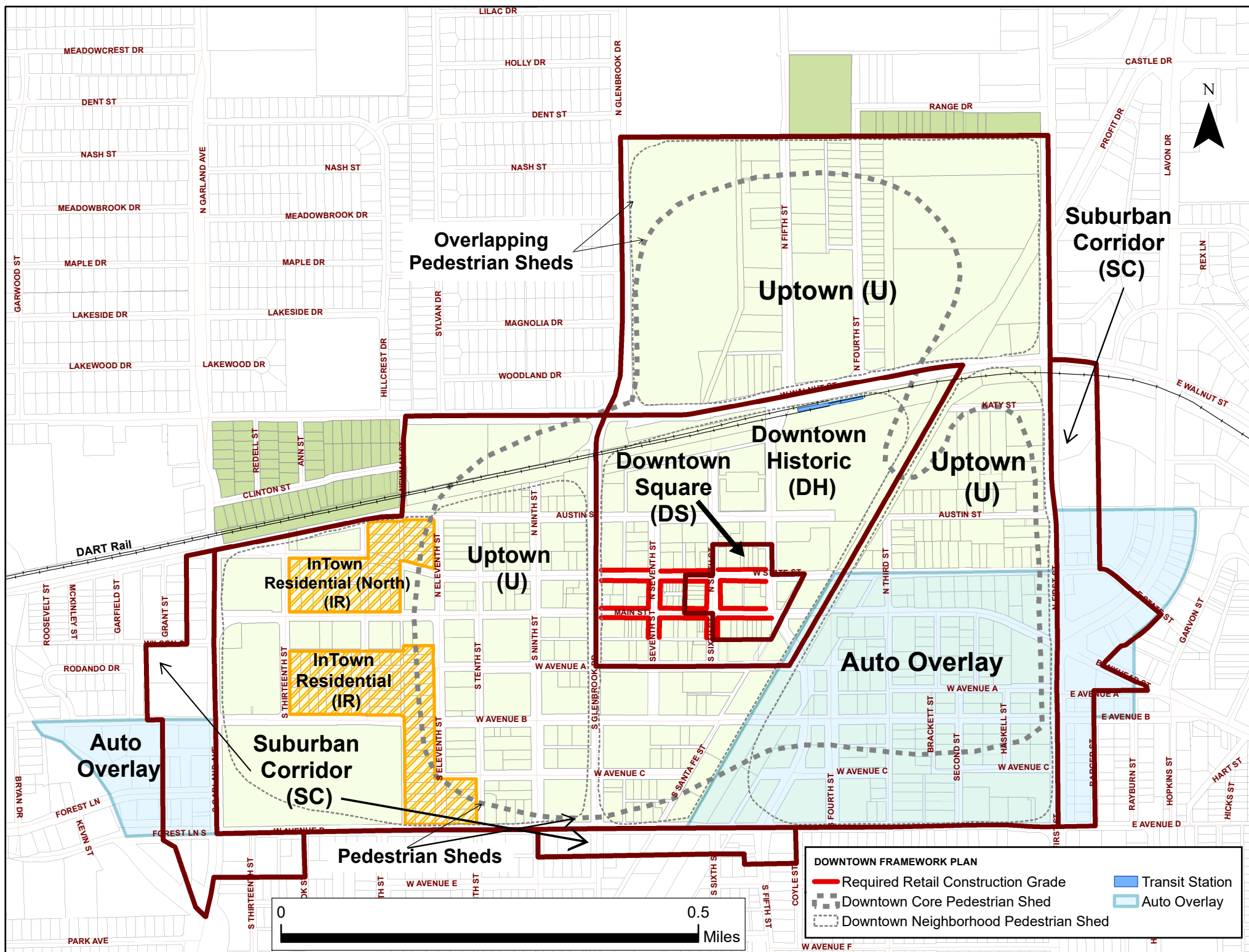
PREPARED BY:

Will Guerin, AICP

Director of Planning

972-205-2449

wguerin@garlandtx.gov



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That Article 2, Section 7.05, "General", of Chapter 7, "Downtown (DT) District," of the Garland Development Code of the City of Garland, Texas, is hereby amended in part by addition to read as follows:

"Section 7.05 Limitation on Authority

. . . .

(B) Sub-Districts Created. The following sub-districts are created in the Downtown district:

. . . .

(5) The Downtown Square (DS) Sub-district, the boundaries of which being more particularly depicted on the Downtown Framework Plan in Appendix A of this Chapter 7, consists primarily of retail and other pedestrian-generating uses surrounding the Downtown Square. It may have a wide range of building types and has a tight network of streets, with wide sidewalks, dense street tree plantings, and buildings set close to the sidewalks."

Section 2

That Article 2, Section 7.06, "Land and Building Use," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* by adding a new subsection (I) to read as follows:

"Section 7.06 Land and Building Use

. . .

(I) Assembly Halls Located within the Downtown Square (DS) Sub-district. Due to limited public parking on and around the historic downtown square, Assembly halls, which generally create a demand for intensive parking, are only allowed within the Downtown Square (DS) Sub-district with transferable land use credits. For the purposes of the Downtown Square (DS) Sub-district, the following provisions and definitions shall apply:

(1) "Assembly hall" is a tract of land or structure designed or primarily used for a group of persons to gather together, usually at designated meeting times for a particular purpose or mission, whether political, cultural, educational, or religious. The term includes, but is not limited to, social services, civic clubs, reception facilities, meeting halls, religious services, fraternal lodges, etc.

(2) The real property owner of a tract of land on which an Assembly hall exists in the Downtown Square Sub-district on _____ ("Land Use Credit Effective Date") shall be allocated a transferable land use credit for each square foot of property used as an Assembly hall, exclusive of administrative offices, lobbies, bathrooms, storage areas, closets, or smaller meeting spaces.

(3) An Assembly hall established after the Land Use Credit Effective Date may not operate, and an existing Assembly hall use may not expand, unless the proposed Assembly hall use obtains transferable land use credits from another Assembly hall use within the Downtown Square Sub-district for each square foot of area to be used in the operation or expansion.

(4) An Assembly hall that makes a transfer of land use credits may not transfer less than all of its credits, and may only transfer those credits to a single transferee. The transferee may use less than all of the credits transferred, but any unused credits are thereafter void and may not be further transferred. Credits may be transferred and aggregated to create a new site for an Assembly hall use, or may be added to an existing site of an Assembly hall use for expansion.

(5) The transferable land use credits created by this Section (I) may only be transferred within the Downtown Square Sub-district. No transferable land use credit from any other zoning district may be transferred into the Downtown Square Sub-district.

(6) An Assembly hall that discontinues operating may transfer its land use credits during the period ending sixty calendar days after the cessation of business of the Assembly hall use, but the credits expire sixty calendar days after the Assembly hall use ceases doing business. The termination of utility services to the Assembly use is prima facie evidence of the cessation of business. Transferable land use credits may be transferred only by the owner of the land to which the credits apply.

(7) Upon the Land Use Credit Effective Date, the following locations within the Downtown Square Sub-district were operating as Assembly halls and are hereby issued transferable land use credits in accordance with this Subsection (I):

- (a) 521 W. State Street;
- (b) 115 N. Sixth Street; and
- (c) The City of Garland downtown square."

Section 3

That the Downtown District Land Use Matrix located within Article 2, Section 7.06, "Land and Building Use," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended *in its entirety* (including the legend) to include a new column for the "Downtown Square" sub-district, and to remove parking requirements for the "Downtown Historic" and proposed "Downtown Square" sub-districts, being more particularly described and depicted in Exhibit "A," which is attached hereto and incorporated herein by reference for all purposes.

Section 4

That Article 7, Section 7.07, "Block Face," of Chapter 7, "Downtown (DT) District," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to

read as follows:

"Section 7.07 Block Face

(A) Intent. In the Downtown Historic (DH), Downtown Square (DS), and Uptown (U) sub-districts, it is intended that building walls should be continuous along block faces to create a strong edge to the street and contribute to an attractive and active pedestrian environment, with allowance for some variation and opportunities for outside dining, plazas, pocket parks, and special building entry features. Buildings should also be constructed close to the street to provide a sense of enclosure.

. . . ."

Section 5

That Table 7-2, "Street and Build-To Zone Standards," of Article 7, Section 7.08, "Streets," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended in its entirety to read as follows:

Table 7-2: Street and Build-To Zone Standards

Sub-District Building Type	Clear Sidewalk	Build-To Zone ^{1, 2, 4}	Streets
Downtown Historic (DH)			
Townhouse, Mixed Residential	9 ft.	9 - 15 ft. ³	All
Live/Work, Mixed- Use, Commercial	9	9 - 15 ³	All
Downtown Square (DS)			
Mixed Residential	9	9 - 15 ³	All
Live/Work, Mixed- Use, Commercial	9	9 - 15 ³	All
Uptown (U)			
Townhouse, Mixed Residential	8	26 - 36	Ave B & D
	6	26 - 36	All Others
Live/Work, Mixed-	10	26 - 36	Ave B & D

Use, Commercial	8	26 - 36	All Others
InTown Residential (IR)			
Single-Family	Per GDC		
Suburban Corridor (SC)			
All Building Types	6	26 - 36	Parking on Side
	6	80 - 88	Parking Bay in Front

Section 6

That Table 7-3, "Sub-District Building Height Standards," of Article 7, Section 7.11(A), "Building Standards," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended in its entirety to read as follows:

Table 7-3: Sub-District Building Height Standards

Sub-District Standard	Downtown Historic and Downtown Square	Uptown	InTown Residential	Suburban Corridor
Building Height ¹	Min. 1 story, constructed to accommodate a second story, Max. 4 stories ²	Min. 1 story, constructed to accommodate a second story, Max. 8 stories ²	Min. 1 story, constructed to accommodate a second story, Max. 4 stories ²	Min. 1 story Max. 2 - 5 stories ¹

Section 7

That Table 7-4, "Sub-District Building Types," of Article 7, Section 7.11(B), "Building Standards," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended in its entirety to read as follows:

Table 7-4: Sub-District Building Types

Building Types	Downtown Historic	Sub-District			
		Downtown Square	Uptown	InTown Residential	Suburban Corridor
Single-Family			X	X	
Townhouse	X		X		X
Mixed Residential	X	X	X		
Loft	X	X	X		X
Live/Work	X	X	X		X
Liner Building	X	X	X		
Mixed-Use	X	X	X		X
Commercial	X	X	X		X

Section 8

That Section 7.17(B), "Street Tree Wells in the Public Sidewalk," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to read as follows:

"Section 7.17 Streetscaping

. . .

(B) Street Tree Wells in the Public Sidewalk.

(1) Trees shall generally be planted within six-foot by eight-foot tree wells, constructed in accordance with City specifications. The tree well opening shall be covered with grasses, groundcover or low plant material, or with a tree grate. However:

(a) In the DH and DS sub-districts trees may be planted in minimum six-foot by ten-foot tree wells with tree grates; however, where a structural sidewalk system is used, the tree well area may be reduced; and

. . ."

Section 9

That the Downtown Framework Plan located within Appendix A, of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended *in its entirety* to include the boundaries of the "Downtown Square" sub-district, being more particularly described and depicted in Exhibit "B," which is attached hereto and incorporated herein by reference for all purposes.

Section 10

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

Section 11

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

Section 12

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

Section 13

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

PASSED AND APPROVED this the _____ day of _____,
2021.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Table 7-1: Downtown District Land Use Matrix

Legend:

P = Permitted by right
S = May be permitted by SUP
N/A – Not applicable (i.e., no parking requirement)
* = See Chapter 2, Section 2.52 for special standards
** = Permitted by right in InTown Residential (North)
*** = See Chapter 7, Section 7.06 for special standards
gfa – Gross floor area
NOTE: Land uses not listed in this matrix but included in Section 2.51 have been purposefully omitted and are not permitted by the Downtown Form-Based Code.

	Downtown Historic	Downtown Square	Uptown	InTown Residential	Suburban Corridor	Parking Requirement (Does not apply to Downtown Historic (DH) and Downtown Square (DS) sub-districts)	Cross- Reference Special Standards
Residential Uses							
Accessory Dwellings:							
Dwelling, Accessory – Guest House	P		P	P	P	1 / dwelling unit	Sec. 2.58
Dwelling, Accessory – Rental Unit	P		P	P	P	Efficiency and 1 bedroom: 1 space 2+ bedrooms: 2 spaces	Sec. 2.58
Dwelling, Accessory – Guard/Manager/Caretaker	P		P	P	P	2 / dwelling unit	Sec. 2.58
Elder Care Facilities:							
Elder Care – Independent Living	P		P			1 / dwelling unit	Sec. 2.52(A)12
Elder Care – Assisted Living			P			1 / 3 dwelling units	Sec. 2.52(A)12
Elder Care – Nursing/Convalescent Care			P			.5 / bed	Sec. 2.52(A)12
Elder Care – Continuing Care (combination)			P			as determined by components, and best/current practices	Sec. 2.52(A)12
Household Living Units:							
Dwelling, Two-Family (duplex)			P		P	2 enclosed / dwelling unit	Sec. 2.38
Dwelling, Multi-Family	P	S	P			Efficiency: 1 space 1 bedrooms: 1.5 spaces 2+ bedrooms: 2 spaces (at least 50% to be covered)	Sec. 2.39
Dwelling, Live-Work unit (in a live-work building)	P	P	P	P	P	2 spaces, plus nonresidential requirement	-
Dwelling, Single-Family Detached			P	P	P	2 enclosed / dwelling unit	Sec. 2.36
Dwelling, Single-Family Attached (Townhouse)	P		P		P	2.25 enclosed / dwelling unit	Sec. 2.37
Dwelling, Apartment	P	P	P	P	P	Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces (at least 50% to be covered)	
Accessory & Temporary Uses							
Accessory Structure, Residential	P		P	P	P	N/A	Sec. 2.58
Convenience Facilities:							
Drive-In Service					S	1 / order station + 1 space per employee at maximum shift	
Drive-Through Service			S		S	N/A	Sec. 4.20

Table 7-1: Downtown District Land Use Matrix

Legend:

P = Permitted by right
S = May be permitted by SUP
N/A – Not applicable (i.e., no parking requirement)
* = See Chapter 2, Section 2.52 for special standards
** = Permitted by right in InTown Residential (North)
*** = See Chapter 7, Section 7.06 for special standards
gfa – Gross floor area
NOTE: Land uses not listed in this matrix but included in Section 2.51 have been purposefully omitted and are not permitted by the Downtown Form-Based Code.

Walk-Up Service	P	P	P		P	1 / walk-up window or order station + 1 space per employee at maximum shift	-
Fuel Pumps, Retail					S	N/A	Sec. 2.52(A)3
Kiosks, Self-Service:							
Automated Teller Machine (ATM) – Drive-Up			S		S	1 / ATM station (at the ATM)	Sec. 2.52(A)7, Sec. 4.20
Automated Teller Machine (ATM) – Walk-Up	P	P	P		P	1 / walk-up ATM	Sec. 2.52(A)7
Outside Display, New Materials	P	P	P		P	N/A	Sec. 2.52(A)14
Outside Display, Used Materials	S	S	S		S	N/A	Sec. 2.52(A)14
Outside Storage, New Materials			P		P	N/A	Sec. 2.52(A)14
Outside Storage, Used Materials			S		S	N/A	Sec. 2.52(A)14
Seasonal Sales					S	N/A	Art.VIII, Ch. 30, City Code
Temporary Building/Office (field office, construction office, subdivision sales office, etc.)	*		*	*	*	1 / 1,000sf site area	Sec. 2.52(A)19
Institutional and Educational							
College or University,	P		P		P	.5 / student (site-specific study required)	-
Convention Facility	P		P			1 / 100 gfa	-
Day Care Facilities:						-	-
Day Care Center, Adult	P		P	S	P	1 / 3 clients + 1 per employee at maximum shift	Sec. 2.52(A)13
Day Care, Youth – Licensed Child-Care Center	P		P	S	P	1 / 10 children + 1 per employee at maximum shift	Sec. 2.52(A)2
Day Care, Youth – Registered Child-Care Home	P		P	S	P	NA	Sec. 2.61
Church or Place of Worship	P	***	P	P	P	1 / 4 seats	-
Learning Center, Specialized	P		P		P	1 / 10 students	-
School, Business	P		P		P	1 / 3 students	-
School, Retail/Personal Services Training	P		P		P	1 / 3 students	-
School, Trade			S			1 / 3 students	-
School, Public	P		P	P	P	Elementary: 1 / 17 students Middle: 1 / 17 students High: 1 / 3 students –	-
School, Private, Religious or Charter	S		S	S	S	Elementary: 1 / 17 students Middle: 1 / 17 students High: 1 / 3 students	-
Government & Human Services							
Charitable Boarding	S		S	S	S	.5 / bed	-
Garden, Charitable	S		S	S	S	2 spaces	-

Table 7-1: Downtown District Land Use Matrix

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** = Permitted by right in InTown Residential (North)
*** = See Chapter 7, Section 7.06 for special standards
gfa – Gross floor area
NOTE: Land uses not listed in this matrix but included in Section 2.51 have been purposefully omitted and are not permitted by the Downtown Form-Based Code.

Garden, Civic	P		P	P	P	2 spaces	-
Post Office			P		P	1 / 300 gfa	-
Social Service Facility/Agency	P	***	P		P	1 / 300 gfa	-
Medical & Health Services							
Hospital			P			1.5 / bed	-
Medical and Dental Office/Clinic	P		P		P	1 / 250 gfa	-
Mortuary/Funeral Home	P		P		P	1 / 200 gfa, or 1 / 4 seats in sanctuary and chapel(s) (whichever is greater)	-
Recreational, Social, & Entertainment Uses							
Athletic Events Facility, Indoor			S			1 / 125 gfa or 1 / 3 bleacher and spectator seats (whichever is greater)	-
Civic Club/Fraternal Lodge	P	***	P		P	1 / 200 gfa	-
Commercial Amusement, Indoor	P	P	P		P	1 / 150 gfa	-
Commercial Amusement, Outdoor			S		S	1 / 1,000 sf of amusement area and accessory uses	-
Public Amusement, Temporary	S		S		S	N/A	Art. VIII, Ch. 30, City Code
Cultural Facility	P	P	P		P	1 / 300 gfa	-
Health & Fitness Gym (indoor)	P	P	P		P	1 / 150 gfa	-
Reception Facility	S	***	S		S	1 / 100 gfa or 1 space for each 3 occupants (whichever is greater)	Sec. 2.52(A)20
Theater, Small Scale	P	***	P		P	1 / 3 seats	-
Theater, Large Scale			P			1 / 3 seats	-
Office, Retail, & Service							
Antique Shop (indoors only)	P	P	P		P	1 / 250 gfa	-
Bakery, Retail	P	P	P		P	1 / 250 gfa	-
Bed and Breakfast	S	S	P	S		1 / guest room + residential use requirement (according to that use)	Sec. 2.52(A)11
Business & Media Service	P		P		P	1 / 300 gfa	-
Call Center			S		P	1 / 150 gfa	-
Convenience Store (1,000-5,000sf)	P	P	P		P	1 / 250 gfa	Sec. 2.52(A)1
Financial Institution	P		P		P	1 / 300 gfa	Sec. 4.20
Flea Market, Indoor	S		S		S	1 / 200 gfa	-
Flea Market, Outdoor	S		S		S	1 / 500 sf site area	-
Furniture, Household Furnishings and Appliance Sales/Rental	P	S	P		P	1 / 400 gfa	-
Grocery/Supermarket (>5,000sf)	P		P		P	1 / 250 gfa	-
Home Improvement Center (>50,000sf)			S		P	1 / 250 gfa	-

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Hotel/Motel, Extended Stay	P		P		P	1.25 / room + 1 / 200sf restaurant, retail, conference and office area	Sec. 2.52(A)11
Hotel/Motel, Full Service	P	S	P		P	1 / room + 1 / 200sf restaurant, retail, conference and office area	Sec. 2.52(A)11
Hotel/Motel, Limited Service	P	S	P		P	1/ room + 1 / 200sf restaurant, retail, conference and office area	Sec. 2.52(A)11
Indoor Shopping Mall	S		S		S	0-400,000 gfa: 1 / 250 gfa 401,000+ gfa: 1 / 300 gfa	-
Kiosk, Trailer or Mini-Structure (attended):	-		-	-	-	-	-
Retail/Service	S		P		P	1 / employee	Sec. 2.52(A)7, Sec. 4.20
Landscape Nursery (retail)					P	1 / 250 gfa + 1 / 2,000sf outdoor area	-
Laundry, Self-Serve (Laundromat)	P		P		P	1 / 250 gfa	-
Laundry, Drop-Off (with drive-through or window)	S		S		P	1 / 250 gfa	Sec. 4.20
Laundry, Drop-Off (without drive-through or window)	P		P		P	1 / 250 gfa	-
Office, General	P		P		P	1 / 300 gfa	-
Personal Services	P	P	P		P	1 / 250 gfa	-
Pet Store (indoors only)	S	S	P		P	1 / 250 gfa	-
Pharmacy (with drive-through or window)	S		S		P	1 / 250 gfa	Sec. 4.20
Pharmacy (without drive-through or window)	P	P	P		P	1 / 250 gfa	-
Produce Stand/Outdoor Farmers Market	S	S	S		S	4 + 1 / 600sf of site area	-
Restaurant	P	P	P		P	1 / 100 gfa	*
Restaurant, Drive-Through					S	1 / 100 gfa	Sec. 4.20
Retail Store	P	P	P		P	1 / 333 gfa	-
Studio, Arts/Crafts	P	P	P		P	1 / 250 gfa	-
Studio, Fitness or Performing Arts	P	P	P		P	1 / 150 gfa	-
Used Goods, Retail Sales (Indoors)	P	P	P		P	1 / 250 gfa	-
Tattooing/Body Piercing Establishment	S	S	S		S	1 / 250 gfa	Sec. 2.52(A)6
Commercial							
Bakery, Commercial			P		P	1 / 1,000 gfa	-

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Building/Garden Materials Sales & Storage (wholesale)			S			1 / 400 gfa + 1 / 1,000 gfa storage area	Sec. 2.52(A)23
Bulk Material Sales & Storage (retail or wholesale)			S			1 / 1,000 gfa or 1 / 1,000 outdoor area (whichever is greater)	Sec. 2.52(A)18
Contractor’s Office/Warehouse (indoors only)			S			1 / 500 gfa for office + 1 / 1,000sf for warehouse	-
Equipment Leasing/Rental, Indoor			P			1 / 250 gfa	-
Furniture and Appliance Cleaning/Repair			S			1 / 1,000 gfa	-
Pet Care/Play Facility (indoor)			S		S	1 / 300 gfa	Sec. 2.52(A)9
Printing/Publishing House			S		P	1 / 300 office gfa + 1 / 1,000 remainder gfa	-
Recording Studio/Media Production			P		P	1 / 300 gfa	-
Small Engine/Lawn Equipment Rental & Repair (indoors)			P		P	1 / 300 gfa	-
Veterinary Clinic, Small Animal (indoors only)			P		P	1 / 300 gfa	*
Motor Vehicles & Related Uses							
Parking Lot or Garage, Commercial	P	P	P		P	1 / 300 office gfa	-
Transportation							
Bus Stop	P	P	P	P	P	NA	-
Helipad			S			5 / helipad	-
Transit Station, Public (multi-modal, public agency only)	P	P	P		P	Determined by operating agency	-
Transportation Depot, Passenger (commercial)			S		S	Determined by SUP	Sec. 2.52(A)10
Industrial							
Batching Plant, Temporary	P		P	P	P	1 / 1,000 gfa + 1 / employee at maximum shift	-
Breweries/Wineries/Distilleries	S	S	S		S	1/1,000 gfa + 1/employee at maximum shift 1/100 gfa for dining/tasting areas	Sec. 2.52(A)(35)
Laboratory, Analytical or Research (indoor)			S			1 / 1,000 gfa + 1 / employee at maximum shift	-
Warehouse, Office/Showroom (indoors only)			S			1 / 300 office gfa + 1 / 1,000 remainder gfa	-
Utility & Service							
Antenna, Commercial	*		*	*	*	N/A	Div. 5, Art. 5, Ch. 2
Antenna, Private	P		P	P	P	N/A	Div. 5, Div. 6, Art. 5, Ch.2
Electric Substation			S		S	1 / employee at maximum shift	-
Gas Regulating Station	S		S	S	S	1 / employee at maximum shift	-
Telecommunication Switching Station	S		S	S	S	1 / employee at maximum shift	-

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0 160 320 Feet
1 inch = 254 feet

Downtown Square Zone



INDICATES AREA
OF REQUEST



INDICATES
NOTIFICATION AREA

Comment Form

An amendment to the Garland Development Code is proposed by the Development Services Committee of the City Council that would create a Downtown Square sub-district and limit future uses allowed on the properties surrounding the Downtown Square. A map and the proposed list of uses is included. (District 2)

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



For / A Favor / Đúng



Against / En Contra / Không

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RICK CLOPTON - PARTNER - CLOPTON + CO, LLC

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

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

610 MAIN ST

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

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u Chính

Rick Clifton

Signature / Firma / Chữ ký

8.11.21

Date / Fecha / Ngày

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

---Comment Form Continued---

I am all for the need to further define permitted\allowable uses within the Downtown Area. My wish is that the City would have exercised a bit more thinking by increasing the size of the area covered. To me, this would have shown a bit more confidence that the need for this amendment to the Garland Development Code would cover a larger section because of the interest in the area.

Comments on the Proposed Allowed Uses

- Live\Work Unit – Please define or give an example.
- Outside Display, New Materials – Please define or give an example.
- Outside Display, Used Materials – Please define or give an example.
- Walk-up Service – Please define or give an example.
- Parking Lot or Garage, Commercial – DEFINITELY NOT!!!! WHY???
- Multi-Family – Not one of my first choices but we have set a precedent with those already in existence.
- Bed & Breakfast – Does this also cover VRBO and AirBNB?
- Dwelling, Accessory-Rental Unit – How does this differ from Multi-Family?
- Elder Care-Independent Living – If you are allowing Multi-Family (SUP Only), is this not age discrimination unless you allow with SUP restriction.
- Office, General – I feel you are missing the boat on this one. As a partner in a general office use situation, I think it would be nice to see an accounting office, law office, engineering firm, etc. on the square.

- Medical & Dental Office/Clinic – See comments on Office, General above
- Business & Media Service – Please define or give an example.
- Financial Institution – I think this is a mistake. Banks, financial services offices, etc. would give a touch of class to any downtown square.

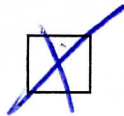
Comment Form

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



For / A Favor / Đúng



Against / En Contra / Không

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Richard Hargrove

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

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

212 N. Seventh St

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

Garland, Tx 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

8-13-21

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

AUG 17 '21 AM 11:53

From: chad.jones@tx.rr.com
To: [Planning Group](#)
Subject: [EXTERNAL] Comment Form Related to Downtown Square sub-district
Date: Monday, August 16, 2021 12:12:03 PM
Attachments: [Comment Form.pdf](#)

I have attached the comment form.

Thank you,

Chad Jones

Comment Form

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☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Jones State Street Real Estate Holding Co., Inc.

Chad Jones
President

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

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

519 West State Street, ~~Garland, TX~~ ~~75040~~

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u 0hính

Chad Jones, President

8/12/21

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued --

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

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

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

We are opposed to the changes that are being proposed.

GDC amendment
received

Comment Form

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Pastor Darryl Hall

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

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

115 N. 6th Street

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

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

[Signature]

Signature / Firma / Chữ ký

08.07.21

Date / Fecha / Ngày

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

Comment Form Continued –

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

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

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

We have been in downtown
Portland since 2004, and on
the corner since 2007. It
appears you seek to keep church
meetings from the exact
area we and our friends at
Christa grade are well
established. This is wrong.
We will strongly oppose
such a zoning change.
We have always been support-
ive of downtown businesses
& participants in city activ-
ities. We are good people who
do not force us out by hint is
not respectful of our commit-
ment to our city.

Comment Form

An amendment to the Garland Development Code is proposed by the Development Services Committee of the City Council that would create a Downtown Square sub-district and limit future uses allowed on the properties surrounding the Downtown Square. A map and the proposed list of uses is included. (District 2)

El Comité de Servicios de Desarrollo del Concejo Municipal propone una enmienda al Código de Desarrollo Garland que crearía un subdistrito de Downtown Square y limitaría los usos futuros permitidos en las propiedades que rodean el Downtown Square. Se incluye un mapa y la lista de usos propuesta. (Distrito 2)

Một sửa đổi đối với Bộ luật Phát triển Garland do Ủy ban Dịch vụ Phát triển của Hội đồng Thành phố đề xuất sẽ tạo ra một tiểu khu Quảng trường Trung tâm và hạn chế việc sử dụng trong tương lai được phép đối với các khu đất xung quanh Quảng trường Trung tâm. Một bản đồ và danh sách đề xuất sử dụng được bao gồm. (Quận 2)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Shana Carter, owner Roach Feed & Seed, Inc.

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

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

409 Main Street

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

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Shana Carter

8/9/21

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued –

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

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

I believe Assembly Halls should be allowed
as they have been always allowed

Comment Form

An amendment to the Garland Development Code is proposed by the Development Services Committee of the City Council that would create a Downtown Square sub-district and limit future uses allowed on the properties surrounding the Downtown Square. A map and the proposed list of uses is included. (District 2)

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For / A Favor / Đúng

☒

Against / En Contra / Không

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Jolene Smith Owner

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

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

Mrs. J's Heavenly Delights 612 W. State St. Garland, TX 75040

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

Garland

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

From: [Allan Stafford](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Downtown zoning comment
Date: Monday, August 16, 2021 10:14:25 AM
Attachments: [Stafford 505 COG Zoning Comment Zone.pdf](#)

Allan M. Stafford
Attorney
505 W State St
Garland, TX 75040
972 276-8321
Fax 972 494-1019
txlaw@verizon.net

Comment Form

An amendment to the Garland Development Code is proposed by the Development Services Committee of the City Council that would create a Downtown Square sub-district and limit future uses allowed on the properties surrounding the Downtown Square. A map and the proposed list of uses is included. (District 2)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

UNLESS GENERAL OFFICE IS INCLUDED IN USE

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ALLAN STAFFORD

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

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

505 W STATE

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

GARLAND, TX 75040

City, State / Estado de la Ciudad / Thành bang

7504

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

8/13/21

Date / Fecha / Ngày

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

AUG 16 '21 AM 10:50

Comment Form Continued –

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

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

SHOULD INCLUDE OFFICE USE

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Downtown Square	August 16, 2021	September 14, 2021	Will Guerin

An amendment to the Garland Development Code is proposed by the Development Services Committee of the City Council that would create a Downtown Square sub-district and limit future uses allowed on the properties surrounding the Downtown Square.

**Thomas Bailey |
A&S Properties,
Inc.**

8/17/2021
2:39:59 AM

Against

614 W. Main

tombaileyjr@gmail.com

Garland

2148933400

Texas

United States

75040

This is too far reaching in its current state especially in regard to office, assembly, and financial institution.

**Trayc
Claybrook**

8/16/2021
10:16:18 PM

For

311 S 11th St

traycclaybrook@gmail.com

Garland

2143340658

TX

United States

750404

Outside the Notification Area

Tony Godina

8/16/2021
9:04:32 PM

For

1118 Pyramid Drive

tonygodina1@gmail.com

Garland

2142357079

Texas

United States

75040

Outside the Notification Area

Karin Wiseman

For

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Downtown Square	August 16, 2021	September 14, 2021	Will Guerin

8/16/2021
6:56:27 PM

510 Main Street
Garland
Texas
United States
75040
FOR

Karin@karinwiseman.com
4803816933

jason bissell

AGAINST

8/6/2021
7:15:22 PM

315 Main St, Ste 101
garland
TX
United States
75040

jasonbissell@hotmail.com
9722729041

i would like to see anyone be able to open a business downtown. As long as its a legal business selling legal products or services. A supermarket would be great or laundry for all the new apartments

Consider amendments to Chapter 7 “Downtown (DT) District” of the Garland Development Code to 1) create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square, and 2) eliminate off-street parking requirements in the Downtown Historic (DH) sub-district and the proposed Downtown Square (DS) sub-district.



Plan Commission Meeting
August 30, 2021

DOWNTOWN SQUARE ZONE



Current Allowed Uses [Downtown Historic sub-district]	Proposed Allowed Uses [Downtown Square sub-district]
Retail Store	Retail Store
Restaurant	Restaurant
Studio, Fitness or Performing Arts	Studio, Fitness or Performing Arts
Personal Services	Personal Services
Convenience Store	Convenience Store
Pharmacy (without drive-through)	Pharmacy (without drive-through)
Antique Shop (indoors only)	Antique Shop (indoors only)
Studio, Arts/Crafts	Studio, Arts/Crafts
Bakery, Retail	Bakery, Retail
Commercial Amusement (indoor)	Commercial Amusement (indoor)
Cultural Facility	Cultural Facility
Live/Work Unit	Live/Work Unit
Outside Display, New Materials	Outside Display, New Materials
Used Goods, Retail Sales (Indoors)	Used Goods, Retail Sales (Indoors)
Walk-Up Service	Walk-Up Service
Automated Teller Machine (ATM) Walk-Up	Automated Teller Machine (ATM) Walk-Up

Current Allowed Uses [Downtown Historic sub-district]	Proposed Allowed Uses [Downtown Square sub-district]
Parking Lot or Garage, Commercial	Parking Lot or Garage, Commercial
Bus Stop	Bus Stop
Transit Station, Public (multi-modal, public agency only)	Transit Station, Public (multi-modal, public agency only)
Health & Fitness Gym (indoors)	Health & Fitness Gym (indoors)
Theatre, Small Scale	Theatre, Small Scale – “Assembly Halls” not allowed except by land use credit
Multi-Family	Multi-Family – SUP only
Furniture, Household Furnishings & Appliance Sales/Rental	Furniture, Household Furnishings & Appliance Sales/Rental – SUP only
Bed & Breakfast – SUP only	Bed & Breakfast - SUP only
Outside Display, Used Materials – SUP only	Outside Display, Used Materials – SUP only
Tattooing/Body Piercing Establishment – SUP only	Tattooing/Body Piercing Establishment – SUP only
Breweries/Wineries/Distilleries – SUP only	Breweries/Wineries/Distilleries – SUP only
Produce Stand / Outdoors Farmers’ Market – SUP only	Produce Stand / Outdoors Farmers’ Market – SUP only
Hotel/Motel (Full Service, Limited Service, and Extended Stay)	Hotel/Motel (Full Service, Limited Service) – SUP only
Pet Store – SUP only	Pet Store – SUP only

Current Allowed Uses [Downtown Historic sub-district]	Proposed Allowed Uses [Downtown Square sub-district]
Dwelling, Apartment	Dwelling, Apartment (upstairs only?)
Dwelling, Accessory – Guest House	
Dwelling, Accessory – Rental Unit	
Dwelling, Accessory – Guard/Manager/Caretaker	
Elder Care – Independent Living	
Dwelling, Single-Family Attached (townhouse)	
Office, General	*
Medical & Dental Office/Clinic	
College or University	
Convention Facility	
Day Care Center, Adult	
Day Care Center, Licensed Child Care Center	

Current Allowed Uses [Downtown Historic sub-district]	Proposed Allowed Uses [Downtown Square sub-district]
Day Care Center, Registered Child Care Home	
Church or Place of Worship	“Assembly Halls” not allowed except by land use credit
Learning Center, Specialized	
School, Business	
School, Retail/Personal Services Training	
School, Public	
School, Private, Religious or Charter – SUP only	
Charitable Boarding – SUP only	
Garden, Charitable – SUP only	
Garden, Civic	
Social Service Facility/Agency	“Assembly Halls” not allowed except by land use credit
Mortuary/Funeral Home	
Civic Club/Fraternal Lodge	“Assembly Halls” not allowed except by land use credit
Public Amusement, Temporary – SUP only	
Reception Facility – SUP only	“Assembly Halls” not allowed except by land use credit

Current Allowed Uses [Downtown Historic sub-district]	Proposed Allowed Uses [Downtown Square sub-district]
Business & Media Service	
Financial Institution	*
Flea Market, Indoor – SUP only	
Flea Market, Outdoor – SUP only	
Grocery/Supermarket (over 5,000 sf)	
Indoor Shopping Mall - SUP only	
Kiosk, Trailer or Mini-structure – SUP only	
Laundry, Self-Serve (Laundromat)	
Laundry, Drop-Off (with drive-through or window) (SUP)	
Laundry, Drop-Off (without drive-through or window)	
Pharmacy (with drive-through) – SUP only	

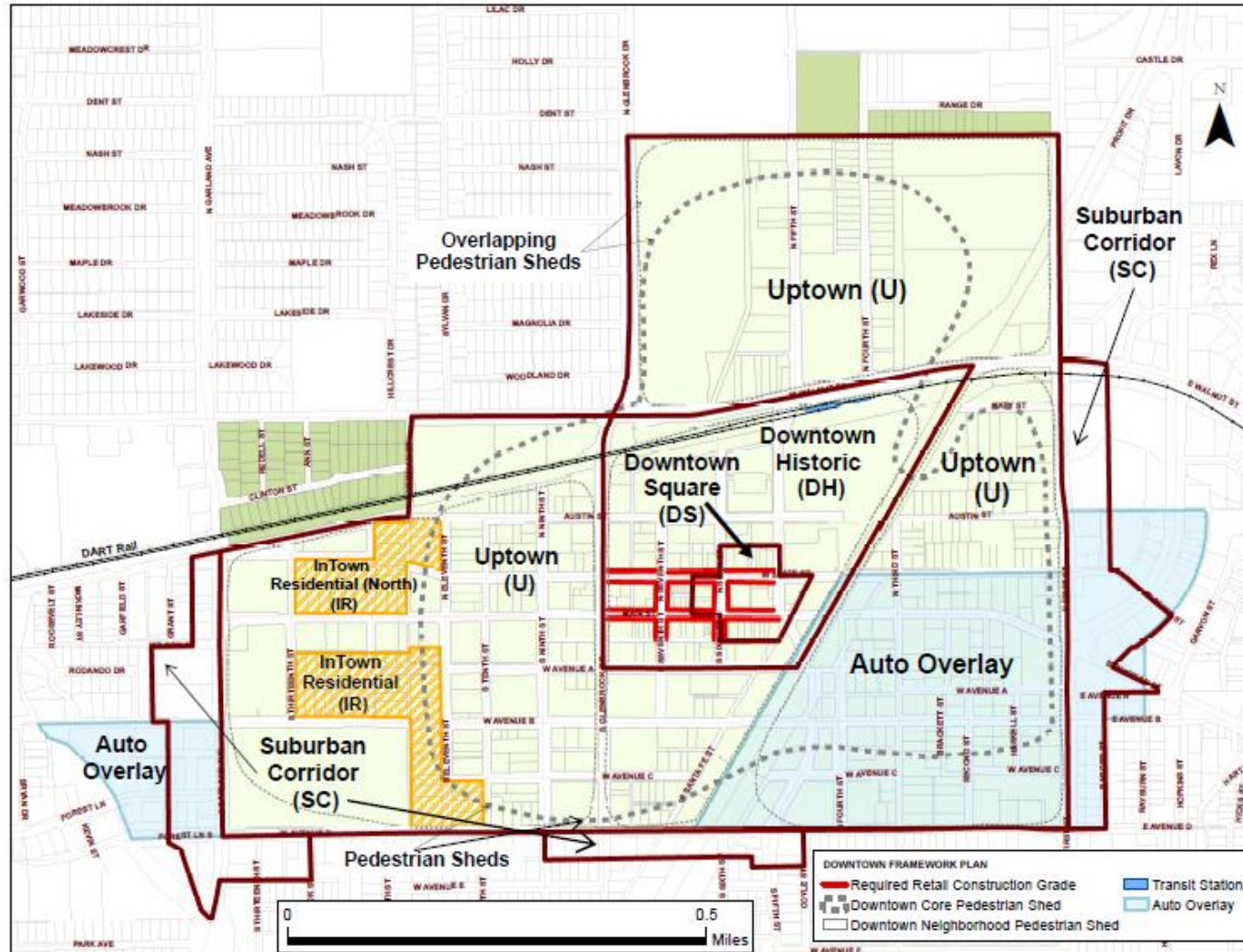
Development Standards are not being changed with this proposal, other than referencing the new Downtown Square sub-district with the applicable standards.

Assembly Halls

A tract of land or structure designed or primarily used for a group of persons to gather together, usually at designated meeting times for a particular purpose or mission, whether political, cultural, educational, or religious. The term includes, but is not limited to, social services, civic clubs, reception facilities, meeting halls, religious services, fraternal lodges, etc.

Land use credit

Downtown Parking



Questions/Discussion



GARLAND

Plan Commission

3. b.

Meeting Date: 08/30/2021

Item Title: Rescheduling of Plan Commission Dates

Summary:

Consider rescheduling the September 13, October 11, November 8, and December 13, 2021 Plan Commission meeting dates and/or times, to avoid future conflicts with City Council Work Sessions.

Background/Additional Information:

Staff received feedback from the Plan Commissioners. While there is no unanimous alternative date/time by the Plan Commissioners, Wednesday and Thursday presented issues for some Plan Commissioners. The majority of the Plan Commissioners were able to be flexible with adjusting the meeting start time. It is suggested these particular meetings be kept on Monday, but the time be moved to earlier in the day. A 2:00 p.m. meeting start time is suggested.



GARLAND

Plan Commission

4. a.

Meeting Date: 08/30/2021

Item Title: Z 21-18 MMCG DBR DFW, LLC - Specific Use Provision (District 4)

Summary:

Consideration of the application of **MMCG DBR DFW, LLC**, requesting approval of a Specific Use Provision to allow a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 5801 Broadway Boulevard. (District 4) (File Z 21-18 - Specific Use Provision)

Attachments

Z 21-18 MMCG DBR DFW, LLC Report and Attachments (Specific Use Provision)

Z 21-18 MMCG DBR DFW, LLC Responses

Planning Report

File No: Z 21-18/District 4

Agenda Item:

Meeting: Plan Commission

Date: August 30, 2021



GARLAND

TEXAS MADE HERE

REQUEST

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

Approval of a Plan for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District.

LOCATION

5801 Broadway Boulevard

APPLICANT

MMCG DBR DFW, LLC

OWNER

MMCG DBR DFW, LLC

BACKGROUND

The subject site is part of an overall shopping center. The applicant proposes to construct a 950 square-foot restaurant (coffee shop) with a drive-through on a portion of the existing parking area.

SITE DATA

The subject property consists of approximately 0.535 acres. The site contains approximately 61 lineal feet of frontage along Broadway Boulevard and 72 lineal feet of frontage along Duck Creek Drive. The site can be accessed from Broadway Boulevard and Duck Creek through mutual access easements.

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 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. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. The applicant brings forward a proposed drive-through restaurant/coffee shop [Dutch Bros Coffee]. Restaurant, Drive-Through uses are allowed in the Community Retail (CR) District by Specific Use Provision (SUP) only.
2. The proposal meets the parking requirements of the GDC.
3. The landscaping and screening layout on the proposed landscape plan (Exhibit D in the Plan item) complies with the applicable screening and landscape regulations found in Chapter 4 of the Garland Development Code (GDC).
4. The design of the building complies with the applicable building design regulations of GDC.
5. The proposal meets the signage requirements of the GDC.
6. The proposed hours of operation are Monday through Sunday 5:00am to 11:00pm.
7. The applicant is requesting approval of the Specific Use Provision for a period of twenty-five (25) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

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

This use is compatible with the surrounding area and the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned Community Retail (CR) District. The property to the north is zoned Community Retail (CR) District and is developed with a Drive-Through Restaurant and a tobacco shop. Further north is zoned Planned Development (PD) District 80-42 and is developed with a shopping center. The property to the west is zoned Community Retail (CR) District and is developed with a furniture store. Further west is zoned Planned Development (PD) District 83-154 and is developed with an apartment complex. The property to the east is zoned Community Retail (CR) with a Specific Use Provision 19-28 and is developed with a Drive-Through, Restaurant. The property to the south is zoned Community Retail (CR) District with a Specific Use Provision 06-03 and is developed with a gas station with fuel sales.

STAFF RECOMMENDATION

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

Approval of a Plan for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District.

ADDITIONAL INFORMATION

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

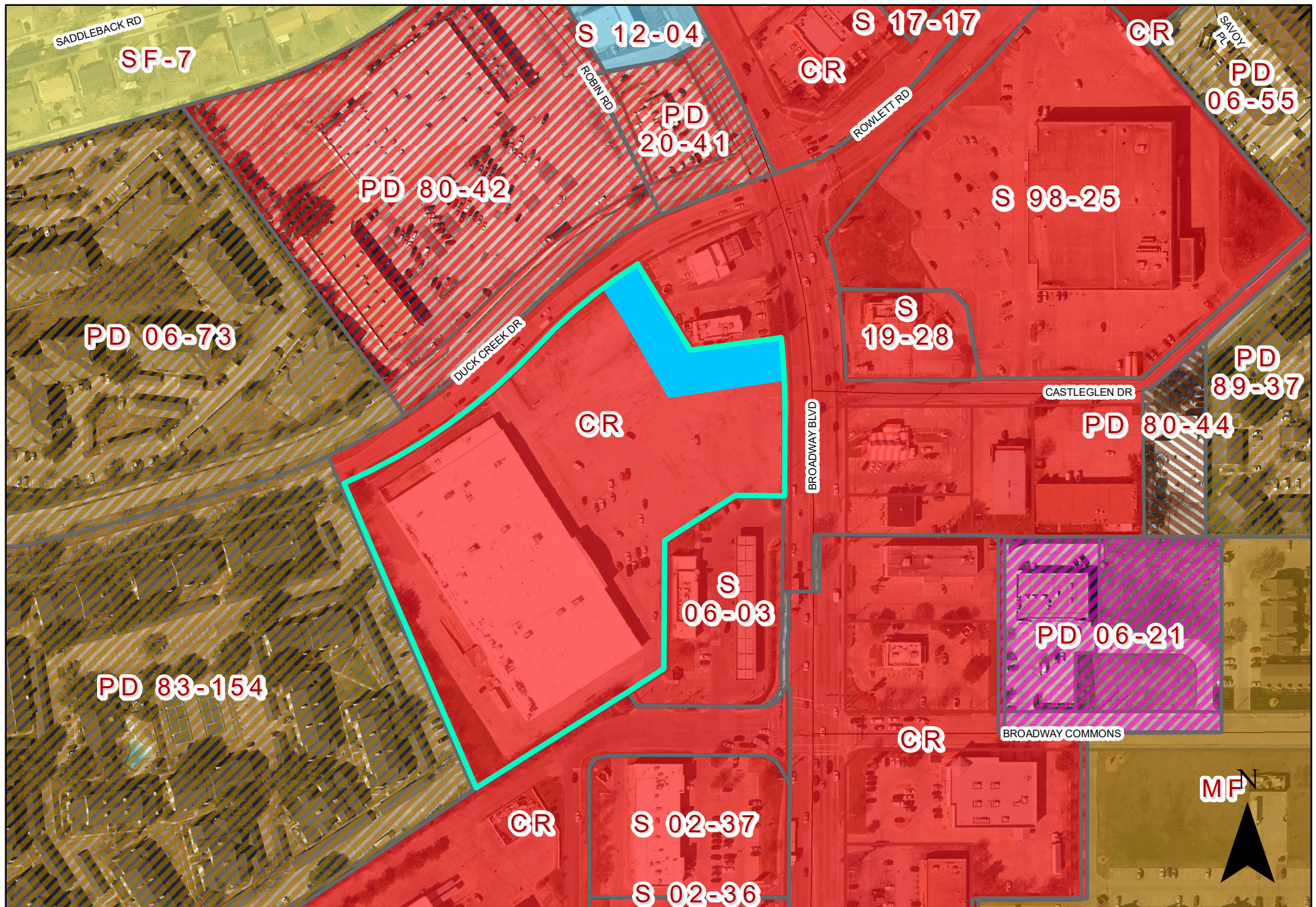
CITY COUNCIL DATE: September 21, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map 21-18

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-18

5801 Broadway Boulevard

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a 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:**
- Site Layout: The site shall be in general conformance with the approved Site Plan, Landscape Plan, and Elevations labeled Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and the site plan, the written 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 twenty-five (25) years.
- B. Signage: Freestanding menu boards and wall displays may be provided as shown on Exhibit C and Exhibit E.

Z 21-18



View of the subject property from Broadway Boulevard. View of the property to the north.



View of the property to the south.



View of the property to the east.

To date we have not received any responses for this case.



GARLAND

Plan Commission

4. b.

Meeting Date: 08/30/2021

Item Title: Z 21-18 MMCG DBR DFW, LLC - Plan (District 4)

Summary:

Consideration of the application of **MMCG DBR DFW, LLC**, requesting approval of a Plan for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 5801 Broadway Boulevard. (District 4) (File Z 21-18 - Plan)

Attachments

Z 21-18 MMCG DBR DFW, LLC Report and Attachments (Plan)

Z 21-18 MMCG DBR DFW, LLC Responses

Planning Report

File No: Z 21-18/District 4

Agenda Item:

Meeting: Plan Commission

Date: August 30, 2021



GARLAND

TEXAS MADE HERE

REQUEST

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

Approval of a Plan for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District.

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MMCG DBR DFW, LLC

OWNER

MMCG DBR DFW, LLC

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The subject property consists of approximately 0.535 acres. The site contains approximately 61 lineal feet of frontage along Broadway Boulevard and 72 lineal feet of frontage along Duck Creek Drive. The site can be accessed from Broadway Boulevard and Duck Creek through mutual access easements.

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 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. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. The applicant brings forward a proposed drive-through restaurant/coffee shop [Dutch Bros Coffee]. Restaurant, Drive-Through uses are allowed in the Community Retail (CR) District by Specific Use Provision (SUP) only.
2. The proposal meets the parking requirements of the GDC.
3. The landscaping and screening layout on the proposed landscape plan (Exhibit D in the Plan item) complies with the applicable screening and landscape regulations found in Chapter 4 of the Garland Development Code (GDC).
4. The design of the building complies with the applicable building design regulations of GDC.
5. The proposal meets the signage requirements of the GDC.
6. The proposed hours of operation are Monday through Sunday 5:00am to 11:00pm.
7. The applicant is requesting approval of the Specific Use Provision for a period of twenty-five (25) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

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

This use is compatible with the surrounding area and the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned Community Retail (CR) District. The property to the north is zoned Community Retail (CR) District and is developed with a Drive-Through Restaurant and a tobacco shop. Further north is zoned Planned Development (PD) District 80-42 and is developed with a shopping center. The property to the west is zoned Community Retail (CR) District and is developed with a furniture store. Further west is zoned Planned Development (PD) District 83-154 and is developed with an apartment complex. The property to the east is zoned Community Retail (CR) with a Specific Use Provision 19-28 and is developed with a Drive-Through, Restaurant. The property to the south is zoned Community Retail (CR) District with a Specific Use Provision 06-03 and is developed with a gas station with fuel sales.

STAFF RECOMMENDATION

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

Approval of a Plan for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District.

ADDITIONAL INFORMATION

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

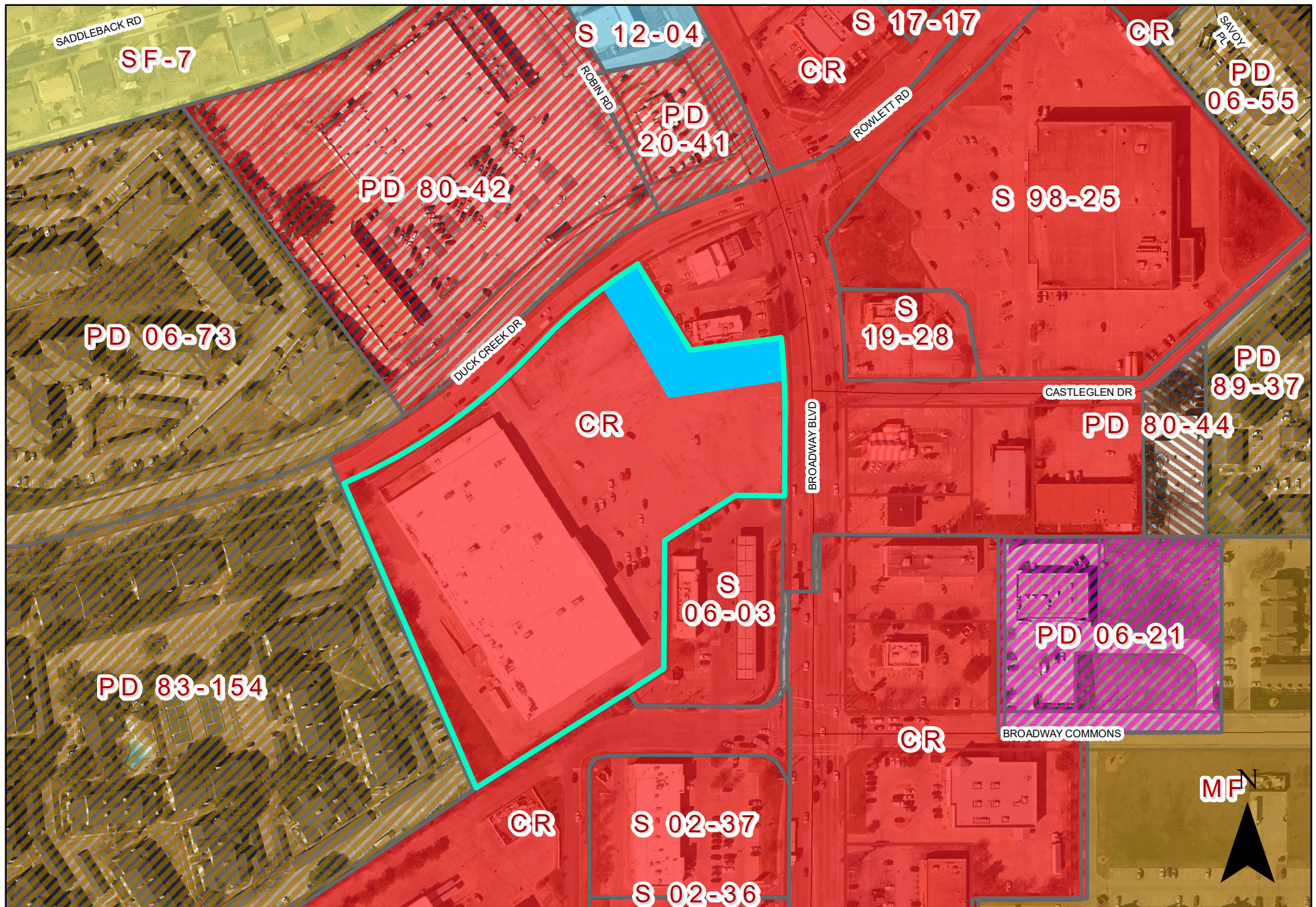
CITY COUNCIL DATE: September 21, 2021

PREPARED BY:

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

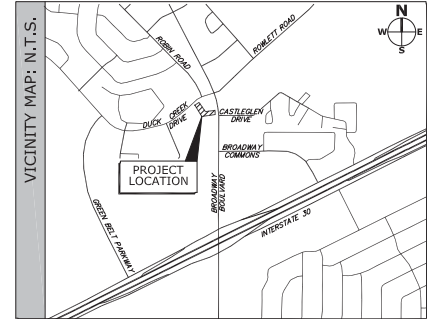
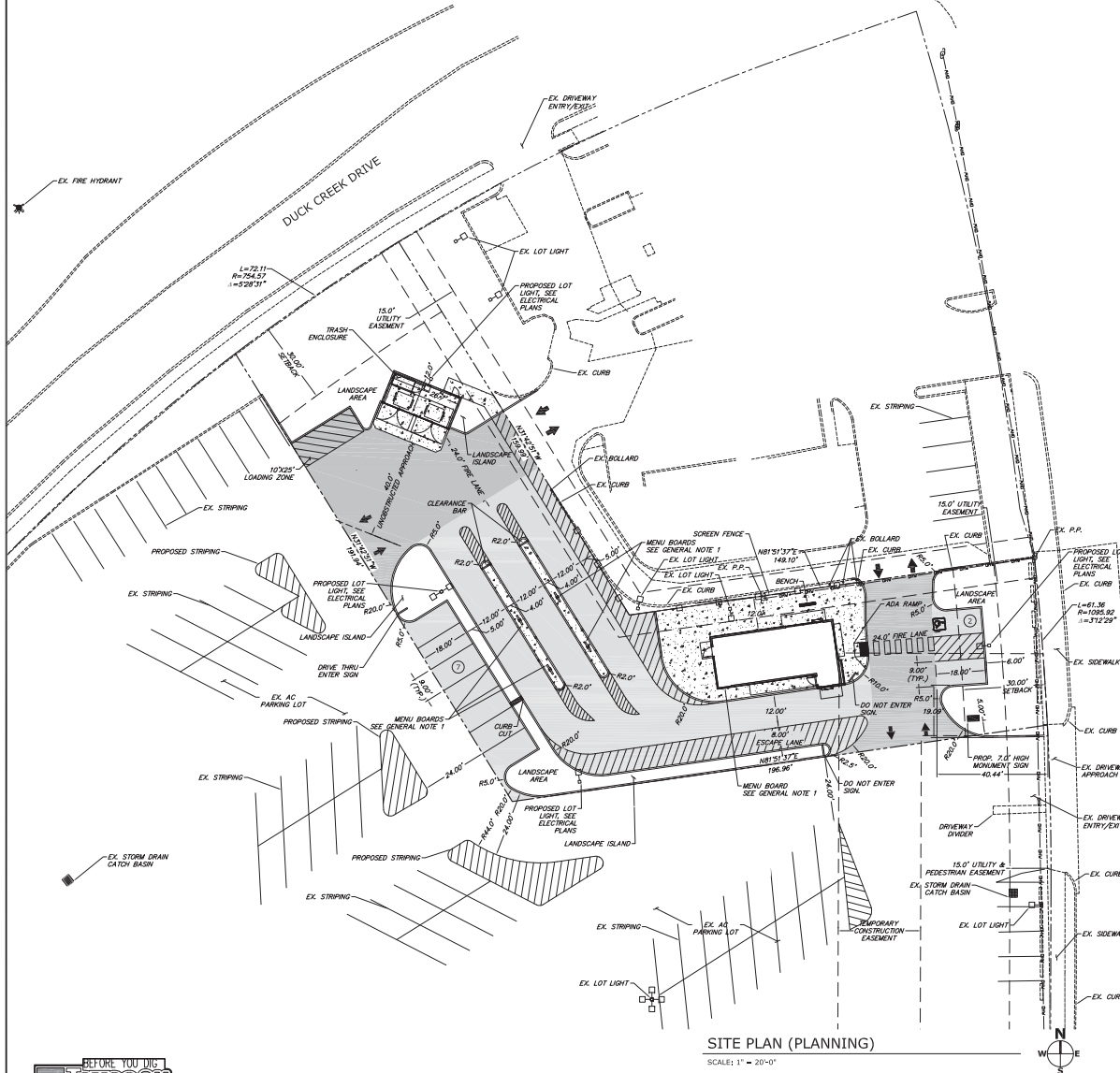
REVIEWED BY:

Will Guerin, AICP
Director of Planning



DUTCH BROS COFFEE

KMART SQUARE ADDITION, LOT 1, BLOCK 1, GARLAND, TEXAS



—	PROPOSED MEDIAN CURB
---	EXISTING MEDIAN CURB
⊙	EXISTING FIRE HYDRANT
▬	5' CONCRETE
▬	7' CONCRETE
▬	SIDEWALK
---	PROPERTY LINE
⊙	EXISTING UTILITY POLE
⊙	EXISTING LOT LIGHT
⊙	EXISTING SD CATCH BASIN
—	EXISTING OVERHEAD WIRES

GENERAL NOTE:
1. MENU BOARD IS FOR INFORMATION ONLY (NO SPEAKER). ORDER WILL BE TAKEN IN PERSON.

STANDARD NOTES

SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIME AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND ROAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.

MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF GARLAND CODE OF ORDINANCES.

PROJECT LEGEND	
ADDRESS:	5801 BROADWAY BOULEVARD GARLAND, TEXAS
PRE-SUBMITTAL	200924-2
PARCEL ZONING:	CR - COMMUNITY RETAIL DISTRICT
ADDITIONAL ZONING:	PD 21-18 S 21-18
SITE AREA:	23,323 S.F.
BUILDING:	9,500 S.F.
PERVIOUS:	15,163 S.F.
PERVIOUS:	7,210 S.F.
EXISTING SITE AREA:	23,323 S.F.
BUILDING:	9,500 S.F.
PERVIOUS:	15,163 S.F.
PERVIOUS:	7,210 S.F.
LOADING ZONE:	10' X 25'
BUILDING HEIGHT:	24'-0"

PARKING SUMMARY*	
PARKING STALLS (EXISTING LOT):	= 267 STALLS
DUTCH BROS:	
PARKING STALLS (REQUIRED)	950 SF/100 = 9 STALLS
BT FURNISHINGS (REMAINDER LOT):	
PARKING STALLS (REQUIRED)	88,000/400 = 220 STALLS
PARKING STALLS (PROVIDED)	= 221 STALLS
ENTRANCES TO SITE:	6
REQUIRED DRIVEWAY OPENING:	276/46 = 46 < 50
DRIVEWAY OPENING SIZE:	28 FT

OWNER:	
SLINK HOLDINGS, LLC SERIES GA	
4350 Gannon Lane	
Dallas, Texas 75237	
(469) 563-7446	
Attn: Sunny Shree	
DEVELOPER:	
MAIN & MAIN Capital Group, LLC	
5750 Genesis Court, Suite 103	
Frisco, Texas 75034	
(214) 308-0008	
Attn: John Ju	
Civil Engineer:	
TECTONICS DESIGN GROUP	
730 Sandhill Road, Suite 250	
Reno, Nevada 89521	
(775) 824-9988	
Attn: Matt Rasmussen, P.E.	

CASE NO. 200924-2

EX-5

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DRAWN: W.T.G.
DESIGNED: J.P.B.
CHECKED/STAMPED:

PRELIMINARY
NOT FOR
CONSTRUCTION

STAMP:

**TECTONICS
DESIGN GROUP**

730 Sandhill Road, Suite 250, Reno, NV 89521
tel: 775-824-9988
fax: 775-824-9986
www.tectonicsdesigngroup.com

DESIGNER: J.P.B.
FORM # 42239

Dutch Bros
KMART SQUARE ADDITION, LOT 1, BLK 1
5801 Broadway Blvd, Garland, TX

**MAIN & MAIN
CAPITAL GROUP, LLC**
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel: 214-308-0008

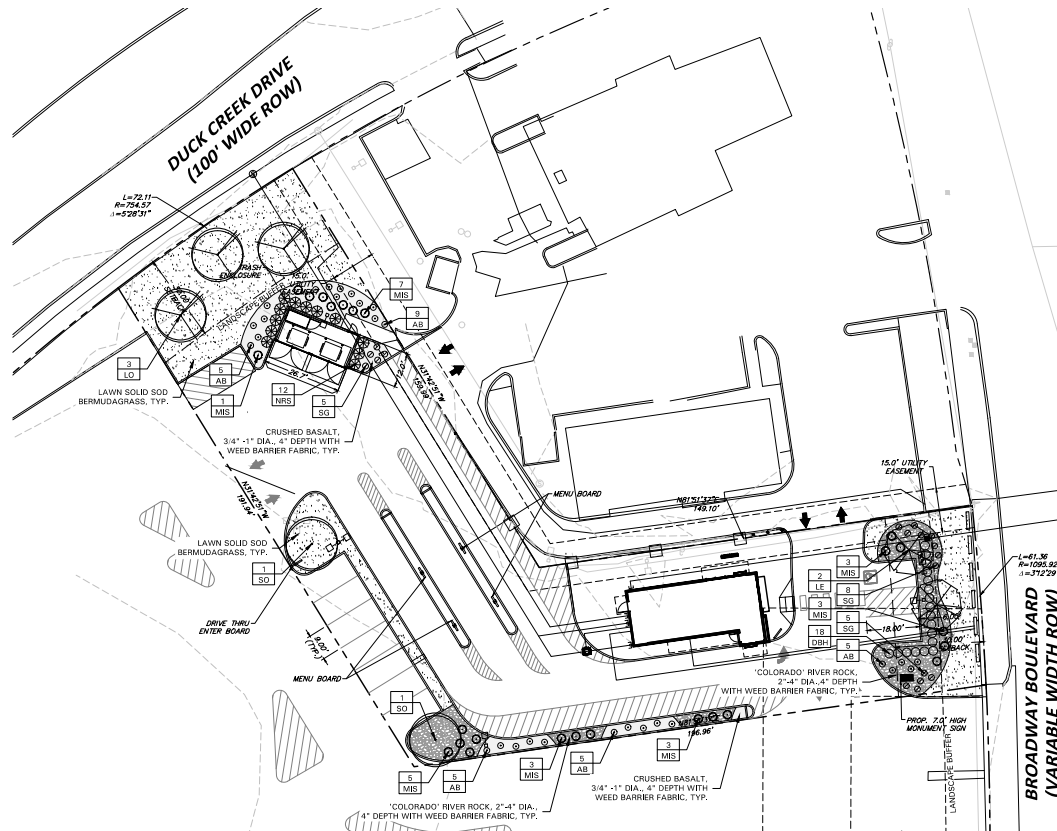
PROJECT/CLIENT:
MAIN & MAIN CAPITAL GROUP, LLC
5750 GENESIS COURT, SUITE 103
FRISCO, TEXAS 75034
TEL: 214-308-0008

DATE:
4/29/21
6/2/21
6/28/21
8/3/21

SUBMITTAL RECORD:
SUBMITTAL RECORD:
SUBMITTAL RECORD:
SUBMITTAL RECORD:

PRELIMINARY SITE PLAN

EX-5



SITE DATA

ADDRESS	5701 BROADWAY BOULEVARD GARLAND, TEXAS
PARCEL ZONING	PD 21-18
SITE AREA	21,323 S.F.
BUILDING	200 S.F.
IMPERVIOUS	13,183 S.F.
PERVIOUS	7,210 S.F.
PAVING	8 SPACES
REGULAR PARKING STALLS	1 SPACE
ACCESSIBLE PARKING STALLS	3 SPACES
TOTAL STALLS	9 SPACES
LOADING ZONE	10' x 25'
BUILDING HEIGHT	24'-0"

GENERAL TREE SURVEY NOTE:
NO EXISTING TREES LOCATED ON SITE

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
LE	<i>Ulmus caroliniana</i> 'Sempervirens'	Labank Elm	2	3" cal.	container grown, 12" ht., 4" spread, 4 branching ft., matting
LO	<i>Chenopodium virginianum</i>	Live Oak	3	3" cal.	container grown, 12" ht., 4" spread, 4 branching ft., matting
SO	<i>Chenopodium virginianum</i>	Shumard Red Oak	2	3" cal.	container grown, 12" ht., 4" spread, 4 branching ft., matting
SHRUBS/SHRUBS/COVER					
AB	<i>Abies grandis</i> 'Blue Queen'	Dwarf Abies 'Blue Queen'	20	5 gal.	container full, 20" spread
DBH	<i>Ilex cornuta</i> 'Semi-Erecta'	Dwarf Eurola Holly	18	5 gal.	container full, 24" spread, 36" o.c.
MIS	<i>Muscadivina alba</i> 'Alba'	Muscadivina	25	5 gal.	container full
MIS	<i>Ilex opaca</i> 'Nella's Blue'	Nella's Blue Holly	12	7 gal.	container full, 24" spread, 36" ht., 48" o.c.
SO	<i>Salix glauca</i> 'Shiraz'	Salix 'Shiraz'	18	5 gal.	container full, 20" spread
SCD	<i>Cyperus tenuifolius</i>	Common Bermuda grass			solid sod, refer to notes

NOTE: ALL TREES SHALL HAVE 8" THICK TRUNKS AND BE MATCHED WITH VARIETIES.
PLANT LIST IS AS AID TO BIDDER ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS
THE CITY OF GARLAND, TEXAS

TOTAL LANDSCAPE AREA	
1. 10% of site to be landscaped.	
Total Site: 23,323 s.f.	
Required: 2,332 s.f. (10%)	Provided: 5,979 s.f. (26%)

LANDSCAPE BUFFERS

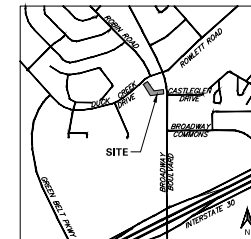
- 15' landscape buffer with one (1) tree and seven (7) shrubs per 30 ft., adjacent to Type A through D thoroughfares.
- 75% max. turf in landscape buffer area.

Duck Creek Drive: 72 ft.	
Required: 15' landscape buffer	Provided: 30' landscape buffer
18 trees, 3" cal.	19 trees, 3" cal.
(17) shrubs	(12) shrubs
Broadway Boulevard: 62 ft.	
Required: 15' landscape buffer	Provided: 15' landscape buffer
(2) trees, 3" cal.	(2) trees, 3" cal.

PARKING AREA LANDSCAPING

- 5% of parking area covered in living landscape.
- One (1) large canopy tree within 65 feet of all parking spaces.
- One (1) large canopy tree per 10 spaces.
- Screen parking with a continuous row of shrubs.

Parking spaces: 9 (3,185 s.f.)	
Required: 1,334 s.f. (42%)	Provided: 1,334 s.f. (42%)
(1) tree, 3" cal.	(2) trees, 3" cal.

VICINITY MAP
NOT TO SCALE

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDED AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINE GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE BRICKS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

OWNER:

SLINK HOLDINGS, LLC SERIES GA
4350 Gannon Lane
Dallas, Texas 75237
(469) 569-1446
Attn: Sunny Sheu

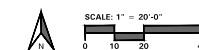
DEVELOPER:

MAIN & MAIN Capital Group, LLC
5750 Genesis Court, Suite 103
Frisco, Texas 75034
(214) 308-0009
Attn: John Jo

Landscape Architect:

BELLE FIRMA
4245 North Central Exp., Suite 501
Dallas, Texas 75205
(214) 866-7192
Attn: Kori Haug

CASE # 200924-2



4245 North Central Exp.
Suite 501
Dallas, Texas 75205
214.866.7192

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 DESIGNED: RMT
 CHECKED/STAMPED: RMT
 DATE: 08/11/21
 STAMP: [Professional Engineer Seal for Tectonics Design Group, State of Texas, No. 12345]
 DESIGNER: RMT
 PROJECT/CLIENT: #2009
 DATE: 4/29/21
 SUBMITTAL: 6/02/21
 DATE: 6/24/21
 SUBMITTAL: 7/20/21
 DATE: 8/11/21
 SUBMITTAL: 8/11/21
 SHEET: L1.01
 LANDSCAPE PLAN

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting trees, shrubs and grasses
- Bed preparation and fertilization
- Notification of sources
- Water and maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition by American National Standards Institute, Inc. (200.31) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names
- C. Texas Association of Nurserymen, Grades and Standards
- D. Horris Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive add soil shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
- The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, draining up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

- a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacement, shall be completed within twelve (12) month guarantee. Any damage, including roots in lawn or areas, incurred as a result of making replacements shall be immediately repaired.
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.

- c. When plant replacements are made, plants, soil mix, mulch and rocks are to be ordered as originally specified and re-specified for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or traffic.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, without permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to the Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

- C. Selection of Plant Material:
- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and buy plants. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and/or exceed project specifications.
 - Substitutions: Do not make plant material substitutions. If the specified Landscape Architect is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is responsible to maintain the materials necessary to complete the job as specified.
- D. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
- E. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain unusual sizes. Take or measure measurements on trees above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure the body of all plant material of height and spread dimensions.

do not measure from branch or root tip-to-tip.

5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be replaced.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or decimation of leaves. Keep plants moist at all times.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to dump, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of stems. Plant spread refers to normal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if both were called for on both. The plant is provided in an end to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified.

- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2" INCH SETTLED THICKNESS WITH 2" HT. WATERING RING. ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

- J. TREE STAKES: TREE STAKE SOLUTIONS "SAFETY STAKE" BELOW GROUND MODEL IS AVAILABLE FROM Tree Stake Solutions ATTR: Jeff Tuley (803) 676-6143 jtt@treestakesolutions.com www.treestakesolutions.com

- OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY. ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.

specified at no additional cost to the Owner.

- E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10) inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. Nomenclature conforms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallegrosso or Nutgrass shall be rejected.
2. Physical properties as follows:
- Clay - between 7-27 percent
 - Silt - between 15-25 percent
 - Sand - less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.

4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.

- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Glenview, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Sol Building Systems, Dallas, Texas or approved equal.

- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown, unless noted otherwise. Living Earth Technologies or approved equal.

- F. Organic Fertilizer: Fertilized, Sulfate or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's name and analysis.

- G. Commercial Fertilizer: 10-50-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic. Nitrogen (SCU or UPI) with a minimum 8% sulfur and 4% iron, plus micronutrients.
- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded peat bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: Refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inches.

- D. Filter Fabric: "Mirafi Miraspace" by Mirafi Contractor Products available at Lone Star Products, Inc., (469) 629-0444 or approved equal.

- E. River Rock: "Colorado" or native river rock, 2" - 4" dia.

- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregates not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed granite base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

- B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sulfate or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.

2. All planting areas shall receive a two (2") inch layer of specified mulch.

3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoil, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently graded open, then watered thoroughly.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and balls of earth of 8 & 8 plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

- C. Position the trees and shrubs in their intended location as per plan.

- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

- F. Shrubs and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.

- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the grass and sides of the hole should be rough and jagged, never slick or smooth.
- H. Percolation Test: Fill the hole with water. If the water level does

not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/2 of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, so if follow standard nursery practice of "root scoring".

- J. Do not wrap trees.
- K. Do not over prune.

- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than 13 feet below grade and no less than six (6") inches below the bottom of the ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practices following Fine Pruning, Class 1 pruning standards provided by the National Arborist Association.

1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tying of the branches is not permitted. Do not cut terminal branches.

2. Pruning shall be done with clean, sharp tools.

3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

- Q. Steel Curbing Installation:
- Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.

2. All steel curbing shall be free of kinks and abrupt bends.

3. Top of curbing shall be 2" maximum height above final finished grade.

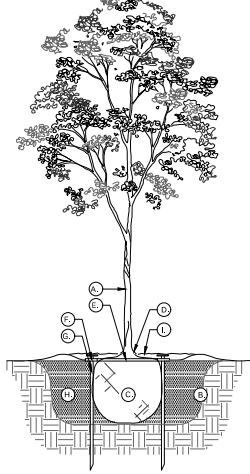
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.

5. Do not install steel edging along sidewalks or curbs.

6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION

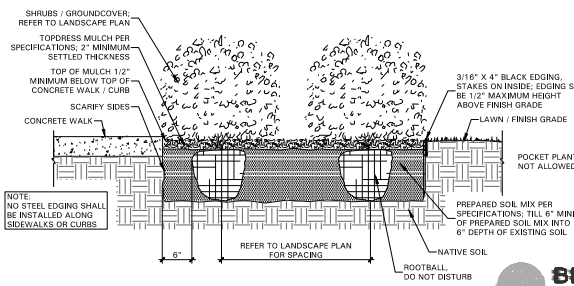


01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.arla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL. CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL REMOVE TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GROUNDING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GROUNDING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKE ABOVE HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. DRIVE STAKES FLUSH WITH 1" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

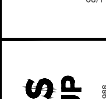
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2" INCH SETTLED THICKNESS WITH 2" HT. WATERING RING. ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. TREE STAKES: TREE STAKE SOLUTIONS "SAFETY STAKE" BELOW GROUND MODEL IS AVAILABLE FROM Tree Stake Solutions ATTR: Jeff Tuley (803) 676-6143 jtt@treestakesolutions.com www.treestakesolutions.com
- OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY. ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.

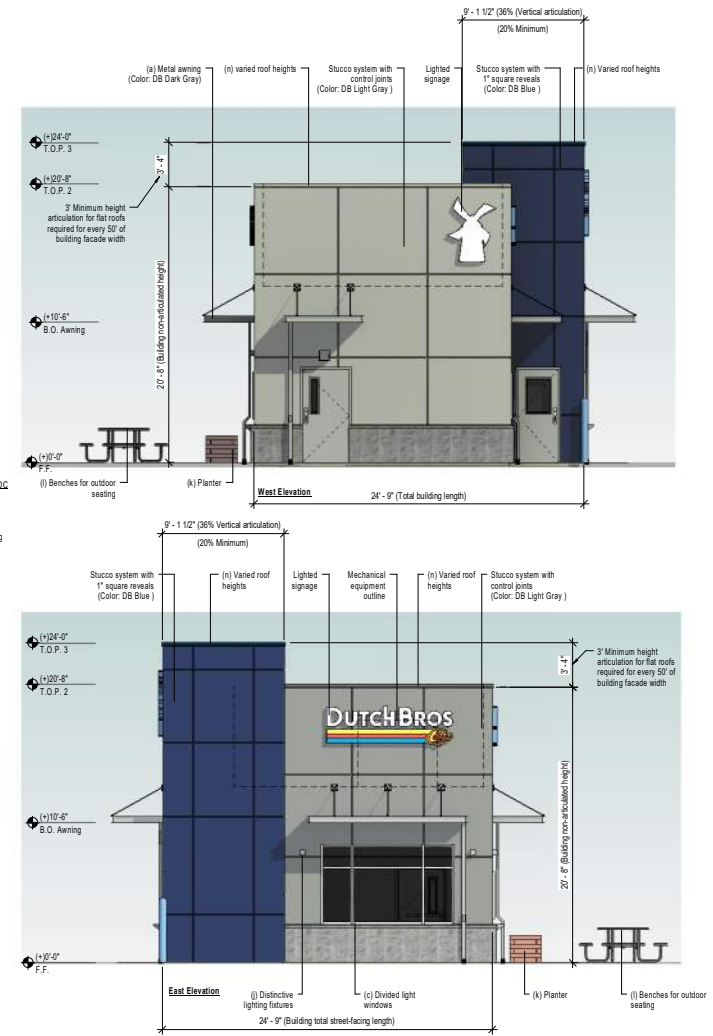
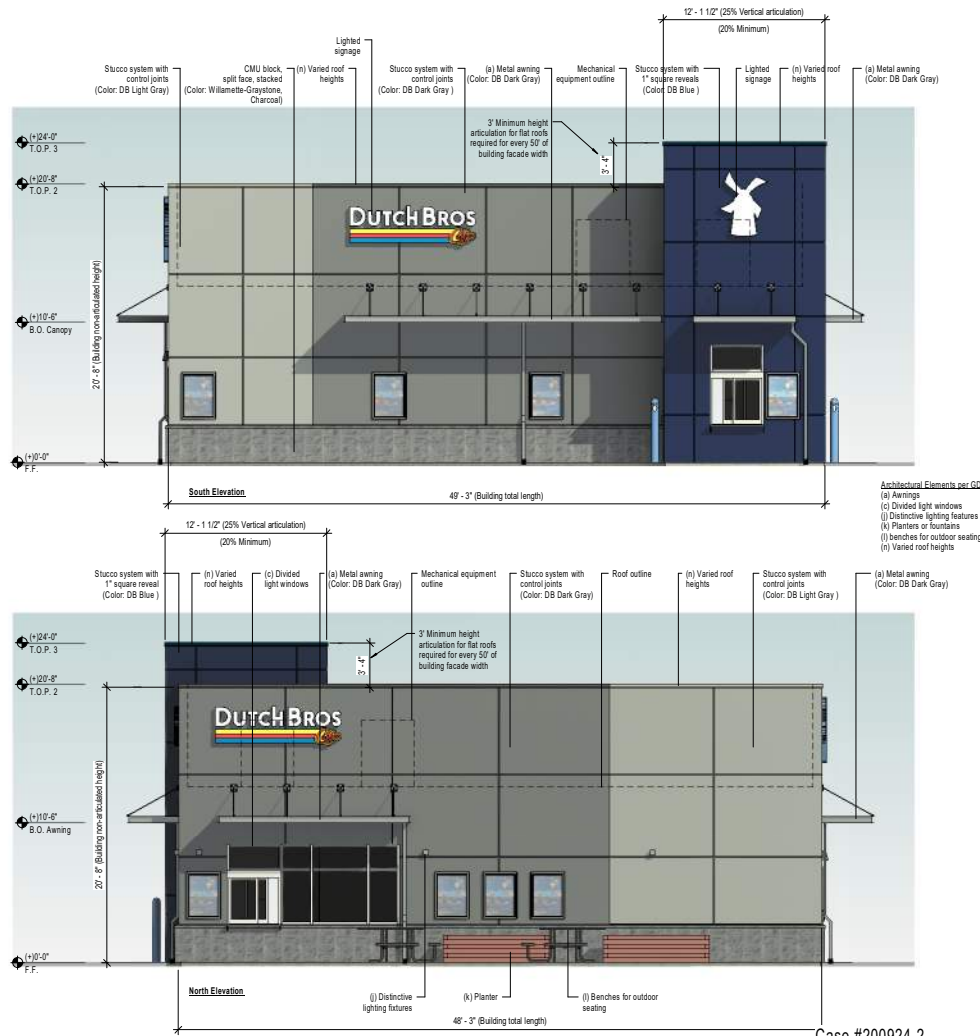


02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

- 4248 North Central Expressway
Suite 901
Dallas, Texas 75205
214.895.7192

CASE # 200924-2

COPYRIGHT:	ALL drawings herein are the property of Technics Design Group and may not be reproduced or used in any capacity without the written authorization of Technics Design Group.
	DRAWN: RMT DESIGNED: RMT CHECKED/STAMPED: RMT
STAMP:	 06/11/21
	 06/11/21
DESIGNER:	730 Sawmill Road, Suite 250, Reno, NV 89521 tel: 775-248-9988 fax: 775-248-9989 www.technicsdesigngroup.com
PROJECT/CLIENT:	Dutch Bros KHART SQUARE ADDITION, LOT 1, BLK 1, Garland, Texas MAIN & MAIN CAPITAL GROUP, LLC 5750 Genesis Ct, Suite 103, Frisco, Texas 75034 tel: 214-308-0008
DATE:	SUBMITTAL
4/29/21	REVISED
6/02/21	SUBMITTAL
6/24/21	REVISED
7/29/21	REVISED
8/11/21	REVISED
SUBMITTAL RECORD:	
SHEET TITLE:	LANDSCAPE SPECIFICATIONS AND DETAILS
SHEET:	L1.02



Case #200924-2



Dutch Bros

Conceptual Elevations

Garland, Texas

PR4

MAIN & MAIN



Front (Primary Elevation) Drive-Thru



Front (Primary Elevation) Walk-Up



Rear Walk-Up



Rear Drive-Thru

Case #200924-2



Perspectives

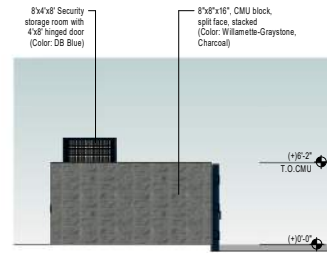
Dutch Bros

Garland, Texas

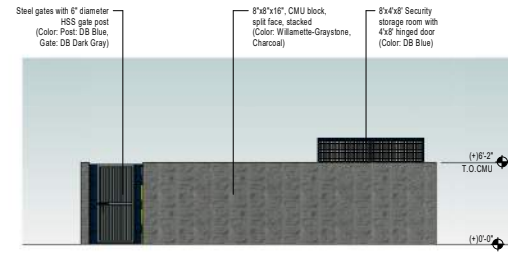
PR4A

MAIN & MAIN

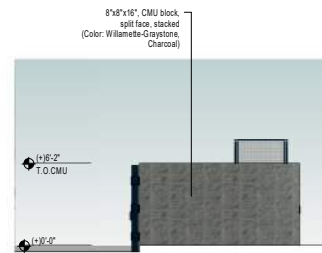
EXHIBIT E



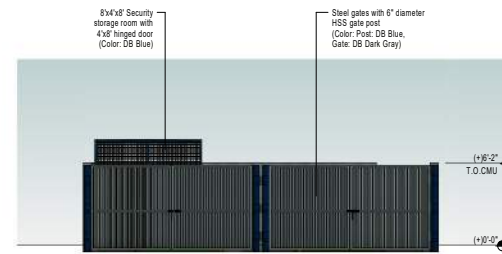
North Elevation



East Elevation



South Elevation



West Elevation

Case #200924-2



Dutch Bros

Conceptual Trash Enclosure Elevations

Garland, Texas

PR4B

MAIN & MAIN

Z 21-18



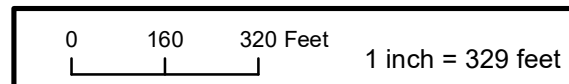
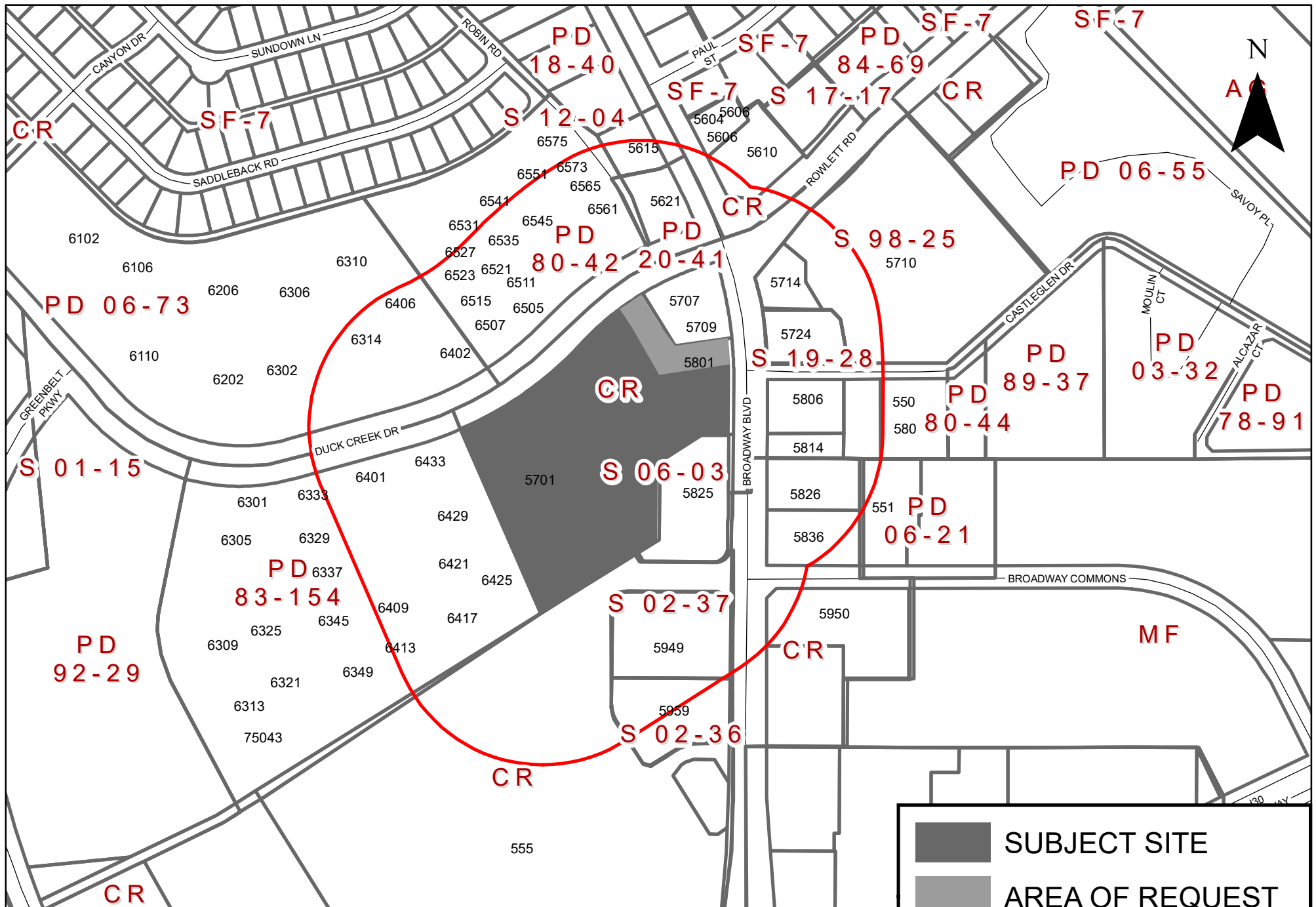
View of the subject property from Broadway Boulevard. View of the property to the north.



View of the property to the south.



View of the property to the east.



Zoning Map 21-18

5801 Broadway Boulevard

-  SUBJECT SITE
 -  AREA OF REQUEST
 -  NOTIFICATION AREA

To date we have not received any responses for this case.



GARLAND

Plan Commission

4. c.

Meeting Date: 08/30/2021

Item Title: Z 21-23 WGI, Inc. - Zoning (District 1)

Summary:

Consideration of the application of **WGI, Inc.**, requesting approval of an amendment to Planned Development (PD) District 15-40 for Multi-Family Use. This property is located at 4401 Bunker Hill Road. (District 1) (File Z 21-23 - Zoning)

Attachments

Z 21-23 WGI, Inc. Report and Attachments (Zoning)

Z 21-23 WGI, Inc. Responses

Planning Report

File No: Z 21-23/District 1

Agenda Item:

Meeting: Plan Commission

Date: August 30, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an amendment to Planned Development (PD) 15-40 for Multi-Family Use.

Approval of a Detail Plan for Multi-Family development.

LOCATION

4401 Bunker Hill Road

APPLICANT

WGI, Inc.

OWNER

Frisco KAP, LLC.

BACKGROUND

In 2012, City Council approved a change in zoning from Agricultural (AG) District to a Planned Development (PD) District 12-13 for Multi-Family Uses. The Planned Development established the general development criteria.

A subsequent Concept Plan approved in 2015 further illustrated the development criteria and updated language previously used to categorize the unit types. The Concept Plan also provided greater definition of the development site and proposed boundaries. In 2015, the intention was for a single developer to construct the multi-family developments in three (3) phases. However, it now appears that individual developers are responsible for each multi-family development.

The first multi-family development is built and located at the corner of Bunker Hill Road, Miles Road and North President George Bush Turnpike.

The applicant requests approval of a Detail Plan for 356 dwelling units along with amenities and a trail system that will connect to the City's regional trail. This proposed development will be adjacent to the existing Domain at the One Forty multi-family development.

SITE DATA

The overall site consists of approximately 11.70 acres with approximately 707 lineal feet of frontage along Bunker Hill Road. The site plan (Exhibit C) shows two (2) access points from Bunker Hill Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) 15-40 for Multi-Family Use. The proposed development is permitted within the Multi-Family (MF) District, and the general style of the use is permitted with approved variances and the integration of some development standards that resemble the Urban Residential (UR) District. Where specific standards are not provided within the Planned Development, Garland Development Code standards will apply.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of 356 multi-family dwelling units on an unimproved property. The development will consist of five (5) multi-family buildings along with a village green space, swimming pool, dog park and other amenities (Exhibit C in the Plan agenda item).

2. Parking

The GDC requires 588 parking spaces for this proposal. The site layout shows 588 parking spaces. Additionally, the GDC provides the required covered parking spaces including carports and tuck under garages.

3. Building Height

Planned Development (PD) 12-13 states the maximum building height permitted is forty-four (44) feet from the first finished floor to the top plate or four stories, whichever is less. The proposed maximum height per the definition is forty-four (44) feet, complying with the building height requirement.

4. Carports

Section 2.60(A)(1) of the GDC states that carports cannot have more than ten (10) parking stalls. The site plan (Exhibit C) shows four (4) carport structures that have more than ten (10) parking stalls. Those carport structures shown shall be one contiguous structure where abutting head in parking stalls.

Additionally, the GDC does not allow carport structures to be located closer than eighteen (18) feet, measured post-to-post, to another parking structure without a landscaped island and at least one large canopy tree between structures. The site plan (Exhibit D) shows two (2) carport structures located in between Building D and Building E are about twelve (12) feet apart. This deviation is necessary in order to meet setback requirements and to accommodate unit balconies and patios.

5. Driveway Approval:

The subject site fronts Bunker Hill Road. Bunker Hill Road is located within, owned, and maintained by the City of Sachse. Accordingly the applicant must obtain City of Sachse approval regarding transportation design elements such as deceleration lanes, median cuts or other traffic provisions. The City of Sachse has reviewed the submitted analysis and provided no objections regarding applicable design elements.

6. Connectivity:

Planned Development (PD) District 12-13 and Planned Development (PD) District 15-40 requires a pedestrian bridge that would directly connect Phase 1 and Phase 2 of the multi-family developments. However, since this is no longer a phased project and there multiple developers involved in each development, the applicant requests to not provide the pedestrian bridge. Additionally, the existing multi-family development (Domain at The One Forty) has indicated they do not desire a pedestrian bridge.

7. The site plan (Exhibit C) shows a five (5)-foot walking path that will connect to the existing sidewalk along Bunker Hill Road. Additionally, a six (6)-foot wide trail will align

from the southern end of the development to the City's regional trail system. The applicant has indicated that benches will be provided along the trail and fountains will be installed on the existing pond. The applicant is working with the adjacent property owner to ensure the provision of the trail and amenities. The walking path and trail are available for public use.

8. Density

The maximum density required per Planned Development (PD) District 12-13 is forty (40) units per acre and the applicant proposes a density of 30.43 dwelling units per acre.

9. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 4,000 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 9,403 square-foot clubhouse
- **Swimming Pool:** Two (2) swimming pools having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes one (1) large swimming pool with 13,530 square feet of surface water next to the cabana and clubhouse.
- **Leisure Areas:** Two (2) leisure areas having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a dog park, which includes outdoor seating, outdoor dog wash, dog play elements, and a shade trellis structure. Additionally, the landscape plan (Exhibit D) reflects a "village green space" visible to the pond, which will be a community gathering space and it will include gaming areas, built-in barbeque grills, pavilion, stamped concrete walkways, two fire pits and festoon lighting.

10. Dwelling unit/mix

Planned Development (PD) District 12-13 states that the minimum number of one-broom units shall be no less than forty (40%) percent of the total number of units. The maximum number of three-bedroom units shall be no greater than fifteen (15%) percent of the total number of units.

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

Average minimum dwelling unit size.

Required:	725 square feet
Proposed:	924 square feet
Total number of units:	356 units

Minimum dwelling unit size.

Required studio:	500 square feet
Proposed:	578 square feet
Number of units:	16 units (4.5%)

Required one- bedroom: 650 square feet
 Proposed: 669 square feet
 Number of units: 216 units (60.7%)

Required two-bedroom: 800 square feet
 Proposed: 1,091 square feet
 Number of units: 116 units (32.6%)

Required three-bedroom: 950 square feet
 Proposed: 1434 square feet
 Number of units: 8 units (2.2%)

11. Screening and Landscaping

The landscape plan (Exhibit D) complies with the landscaping standards per the GDC and Planned Development (PD) District 12-13. Per Planned Development (PD) District 12-13, the minimum landscaping requirement is twenty (20%) percent and the landscape plan (Exhibit D) shows that 21.32% of the site area is landscaped.

12. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC and Planned Development (PD) District 12-13.

13. Signage

No deviations were requested regarding signage.

14. Summary of Deviations

The applicant requests to deviate from the required Multi-Family (MF) District development standards per Section 2.39 and Section 2.60 of the GDC and Planned Development (PD) District 12-13. The table below indicated the deviations are as proposed.

Development Standards	Required	Proposed	Analysis
Carport Structures	Section 2.60 states that each carport structure should not have more than 10 parking stalls.	The site plan (Exhibit C) shows four (4) carport structures that have more than then (10) parking stalls. Those carport structures shown shall be one contiguous structure where abutting head in parking stalls.	These deviations are necessary in order to provide covered parking and in order to maintain setback requirements and to accommodate unit balconies and patios.

	Additionally, the GDC does not allow carport structures to be located closer than eighteen (18) feet, measured post-to-post, to another parking structure without a landscaped island and at least one large canopy tree between structures.	The site plan (Exhibit D) shows two (2) carport structures located in between Building D and Building E are about twelve (12) feet apart.	
Connectivity	Planned Development (PD) District 12-13 and Planned Development (PD) District 15-40 requires a pedestrian bridge that would directly connect Phase 1 and Phase 2 of the multi-family developments.	The site plan (Exhibit C) shows a five-foot walking path that will connect to the existing sidewalk along Bunker Hill Road. Additionally, a six (6)-foot wide trail will align from the southern end of the development to the City's regional trail system. The applicant has indicated that benches will be provided along the trail and fountains will be installed on the existing pond. The applicant is working with the adjacent property owner to ensure the provision of the trail and amenities. The walking path and trail are available for public use.	Since this is no longer a phased project and there multiple developers and owners involved in each development, the applicant requests to not provide the pedestrian bridge. Additionally, the existing multi-family development (Domain at The One Forty) has indicated they do not desire a pedestrian bridge.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Parks and Open Space and 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.

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.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area to the north, across Bunker Hill Road, are residential neighborhoods located in the City of Sachse. The property to the east is zoned Planned Development (PD) District 16-06; it is developed with a multi-family complex. The property to the south is zoned Planned Development (PD) District 03-53; it is currently vacant. The property to the west is zoned Agricultural (AG) District; it is currently unimproved.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) 15-40 for Multi-Family Use.

Approval of a Detail Plan for Multi-Family development.

In addition, staff recommends the walking paths and trails proposed through the site and connecting to the regional trail be provided at a minimum width of eight (8) feet.

ADDITIONAL INFORMATION

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

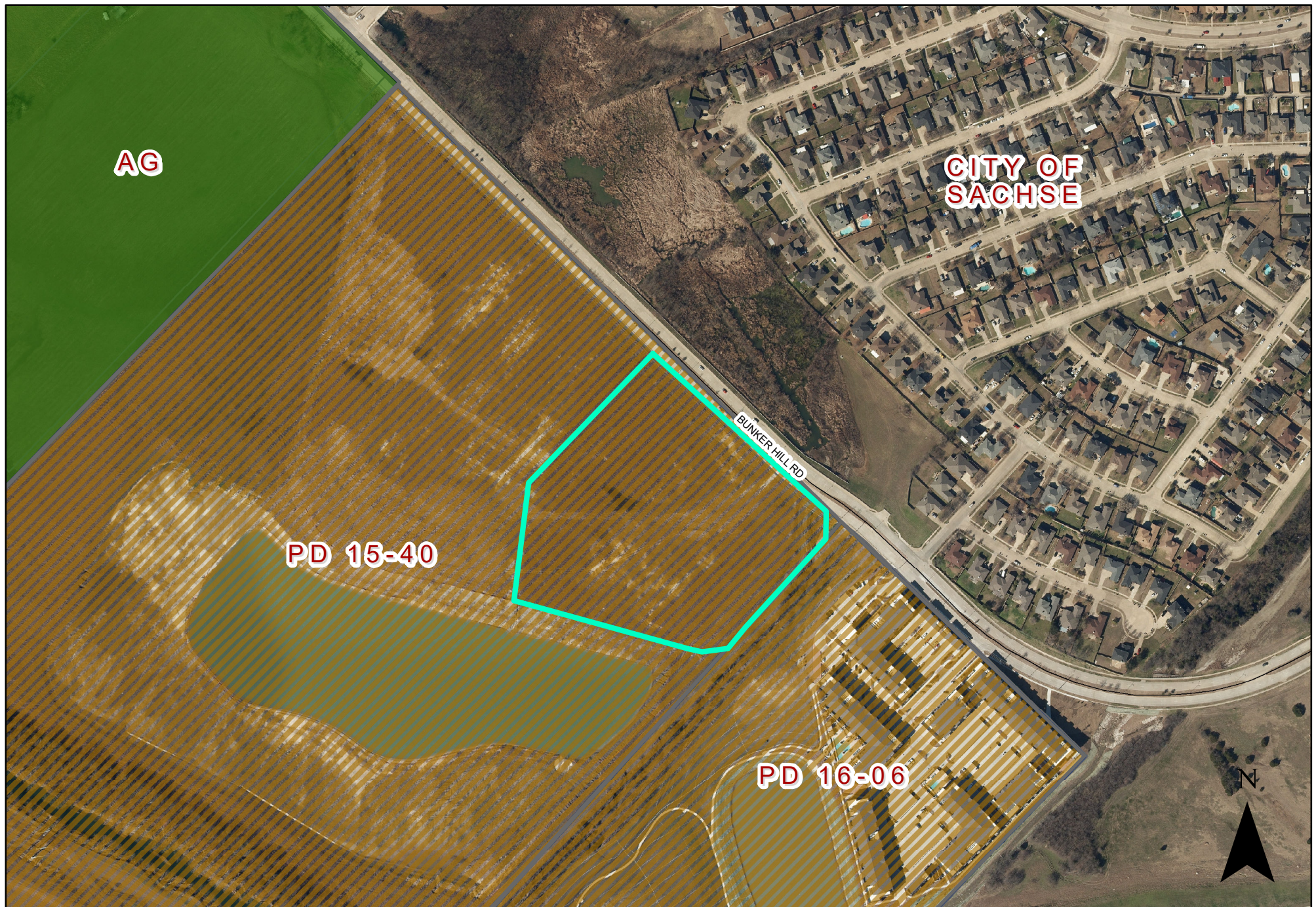
CITY COUNCIL DATE: September 21, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 220 440 Feet
1 inch = 353 feet

Zoning Map Z 21-23



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-23

4401 Bunker Hill Road

I. Statement of Purpose: The purpose of this Planned Development is to approve a multi-family development.

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Multi-Family (MF) District as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) District 15-40 for Multi-Family Uses are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

A. Permitted Uses: Land Uses are only permitted as in the Multi-Family (MF) District.

B. Site Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Building Height: The maximum height shall be forty-four (44) feet from the first finished floor to the top plate or four stories, whichever is less.

D. Density: The maximum density for this development shall be thirty-one (31) dwelling units per acre.

- E. Dwelling Units: A maximum of 356 dwelling units shall be permitted.
- F. Amenities: Amenities shall be provided as shown on the Exhibits C and D. Additionally, fountains and aerators shall be installed in the pond.
- G. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- H. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- I. Carports: Carports shall be no more than ten (10) parking stalls in length in each instance and cover a maximum of twenty (20) parking spaces and two rows of parking maximum.
- J. Trails: A six (6)-foot wide trail as reflected on the Trail Plan (Exhibit D) shall be constructed with this development. The proposed trail shall connect from the southern end of the development to the City's regional trail. The trail and the walking paths through the development shall be open for public use.

Z 21-23



View of the subject property from Bunker Hill Road



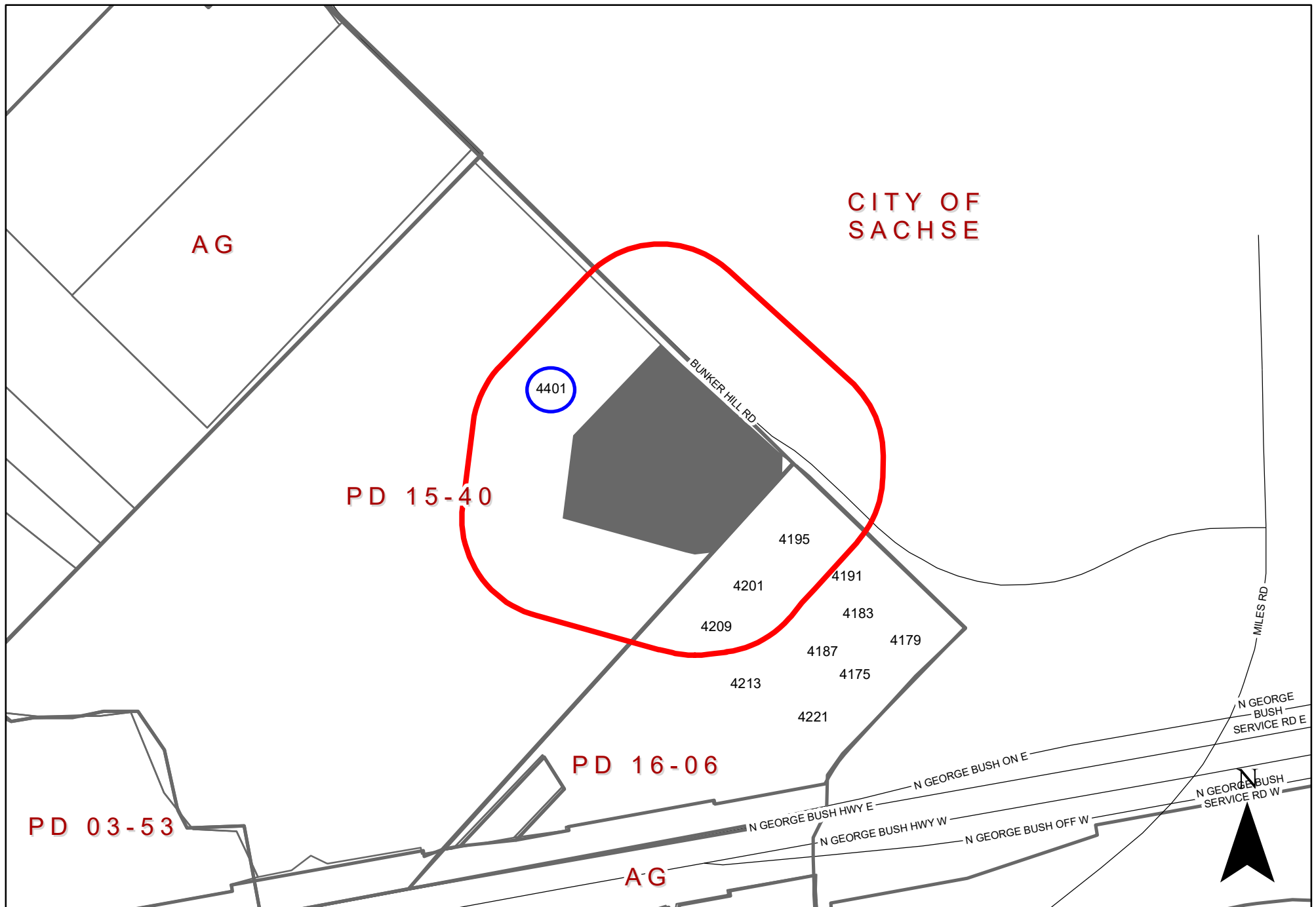
Looking east of the subject property



Looking north of the subject property (City of Sachse)



Looking south of the subject property



From: [Mason Orradre](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Notice of Z 21-23 - RCM Firewheel
Date: Friday, August 20, 2021 4:28:31 PM
Attachments: [image001.png](#)
[Notice of Public Hearing - Z 21-23.pdf](#)

Hello,

Please find attached our response to the notice of public hearing for Z 21-23 at 4401 Bunker Hill Road. As the property owner of 4909 Bunker Hill Road, we are in favor of this proposed development.

Thanks,

Mason Orradre
Development Partner
Realty Capital Management
909 Lake Carolyn Parkway, Suite 150
Irving, Texas 75039
mason@realtycapital.com
469-533-4117 – Direct 805-305-7352 - Mobile



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Comment Form

Case Z 21-23

Z 21-23 WGI, Inc. The applicant proposes to construct an apartment complex with 356 dwelling units along with a trail. The current zoning allows for multi-family use, and the proposal represents a Detail Plan and Planned Development amendment. This site is located at 4401 Bunker Hill Road. (District 1)

Z 21-23 WGI, Inc. El solicitante propone construir un complejo de apartamentos con 356 unidades de vivienda junto con un sendero. La zonificación actual permite el uso multifamiliar y la propuesta representa una enmienda al Plan Detallado y al Desarrollo Planificado. Este sitio está ubicado en 4401 Bunker Hill Road. (Distrito 1)

Z 21-23 WGI, Inc. Người nộp đơn đề xuất xây dựng một khu chung cư với 356 căn hộ ở cùng với một con đường mòn. Việc phân vùng hiện tại cho phép sử dụng cho nhiều gia đình và đề xuất này thể hiện một bản sửa đổi Kế hoạch Chi tiết và Phát triển có Kế hoạch. Địa chỉ này nằm ở 4401 Bunker Hill Road. (Quận 1)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Mason Orradre Development Partner

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

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

4909 Bunker Hill Road

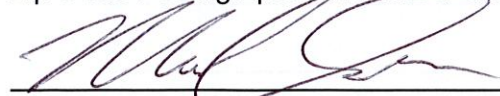
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75048

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

8/20/21

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-23

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

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

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

BCM Firewheel is in favor with the proposed apartment complex at 4401 Bunker Hill Road. We believe that this development will benefit the entire Garland community and bring more businesses, residents and economic growth.



GARLAND

Plan Commission

4. d.

Meeting Date: 08/30/2021

Item Title: Z 21-23 WGI, Inc. - Detail Plan (District 1)

Summary:

Consideration of the application of **WGI, Inc.**, requesting approval of a Detail Plan for Multi-Family development on a property zoned Planned Development (PD) 15-40 for Multi-Family Use. This property is located at 4401 Bunker Hill Road. (District 1) (File Z 21-23 - Detail Plan)

Attachments

Z 21-23 WGI, Inc. Report and Attachments (Detail Plan)

Z 21-23 WGI, Inc. Responses

Planning Report

File No: Z 21-23/District 1

Agenda Item:

Meeting: Plan Commission

Date: August 30, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an amendment to Planned Development (PD) 15-40 for Multi-Family Use.

Approval of a Detail Plan for Multi-Family development.

LOCATION

4401 Bunker Hill Road

APPLICANT

WGI, Inc.

OWNER

Frisco KAP, LLC.

BACKGROUND

In 2012, City Council approved a change in zoning from Agricultural (AG) District to a Planned Development (PD) District 12-13 for Multi-Family Uses. The Planned Development established the general development criteria.

A subsequent Concept Plan approved in 2015 further illustrated the development criteria and updated language previously used to categorize the unit types. The Concept Plan also provided greater definition of the development site and proposed boundaries. In 2015, the intention was for a single developer to construct the multi-family developments in three (3) phases. However, it now appears that individual developers are responsible for each multi-family development.

The first multi-family development is built and located at the corner of Bunker Hill Road, Miles Road and North President George Bush Turnpike.

The applicant requests approval of a Detail Plan for 356 dwelling units along with amenities and a trail system that will connect to the City's regional trail. This proposed development will be adjacent to the existing Domain at the One Forty multi-family development.

SITE DATA

The overall site consists of approximately 11.70 acres with approximately 707 lineal feet of frontage along Bunker Hill Road. The site plan (Exhibit C) shows two (2) access points from Bunker Hill Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) 15-40 for Multi-Family Use. The proposed development is permitted within the Multi-Family (MF) District, and the general style of the use is permitted with approved variances and the integration of some development standards that resemble the Urban Residential (UR) District. Where specific standards are not provided within the Planned Development, Garland Development Code standards will apply.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of 356 multi-family dwelling units on an unimproved property. The development will consist of five (5) multi-family buildings along with a village green space, swimming pool, dog park and other amenities (Exhibit C in the Plan agenda item).

2. Parking

The GDC requires 588 parking spaces for this proposal. The site layout shows 588 parking spaces. Additionally, the GDC provides the required covered parking spaces including carports and tuck under garages.

3. Building Height

Planned Development (PD) 12-13 states the maximum building height permitted is forty-four (44) feet from the first finished floor to the top plate or four stories, whichever is less. The proposed maximum height per the definition is forty-four (44) feet, complying with the building height requirement.

4. Carports

Section 2.60(A)(1) of the GDC states that carports cannot have more than ten (10) parking stalls. The site plan (Exhibit C) shows four (4) carport structures that have more than ten (10) parking stalls. Those carport structures shown shall be one contiguous structure where abutting head in parking stalls.

Additionally, the GDC does not allow carport structures to be located closer than eighteen (18) feet, measured post-to-post, to another parking structure without a landscaped island and at least one large canopy tree between structures. The site plan (Exhibit D) shows two (2) carport structures located in between Building D and Building E are about twelve (12) feet apart. This deviation is necessary in order to meet setback requirements and to accommodate unit balconies and patios.

5. Driveway Approval:

The subject site fronts Bunker Hill Road. Bunker Hill Road is located within, owned, and maintained by the City of Sachse. Accordingly the applicant must obtain City of Sachse approval regarding transportation design elements such as deceleration lanes, median cuts or other traffic provisions. The City of Sachse has reviewed the submitted analysis and provided no objections regarding applicable design elements.

6. Connectivity:

Planned Development (PD) District 12-13 and Planned Development (PD) District 15-40 requires a pedestrian bridge that would directly connect Phase 1 and Phase 2 of the multi-family developments. However, since this is no longer a phased project and there multiple developers involved in each development, the applicant requests to not provide the pedestrian bridge. Additionally, the existing multi-family development (Domain at The One Forty) has indicated they do not desire a pedestrian bridge.

7. The site plan (Exhibit C) shows a five (5)-foot walking path that will connect to the existing sidewalk along Bunker Hill Road. Additionally, a six (6)-foot wide trail will align

from the southern end of the development to the City's regional trail system. The applicant has indicated that benches will be provided along the trail and fountains will be installed on the existing pond. The applicant is working with the adjacent property owner to ensure the provision of the trail and amenities. The walking path and trail are available for public use.

8. Density

The maximum density required per Planned Development (PD) District 12-13 is forty (40) units per acre and the applicant proposes a density of 30.43 dwelling units per acre.

9. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 4,000 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 9,403 square-foot clubhouse
- **Swimming Pool:** Two (2) swimming pools having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes one (1) large swimming pool with 13,530 square feet of surface water next to the cabana and clubhouse.
- **Leisure Areas:** Two (2) leisure areas having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a dog park, which includes outdoor seating, outdoor dog wash, dog play elements, and a shade trellis structure. Additionally, the landscape plan (Exhibit D) reflects a "village green space" visible to the pond, which will be a community gathering space and it will include gaming areas, built-in barbeque grills, pavilion, stamped concrete walkways, two fire pits and festoon lighting.

10. Dwelling unit/mix

Planned Development (PD) District 12-13 states that the minimum number of one-broom units shall be no less than forty (40%) percent of the total number of units. The maximum number of three-bedroom units shall be no greater than fifteen (15%) percent of the total number of units.

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

Average minimum dwelling unit size.

Required:	725 square feet
Proposed:	924 square feet
Total number of units:	356 units

Minimum dwelling unit size.

Required studio:	500 square feet
Proposed:	578 square feet
Number of units:	16 units (4.5%)

Required one- bedroom: 650 square feet
 Proposed: 669 square feet
 Number of units: 216 units (60.7%)

Required two-bedroom: 800 square feet
 Proposed: 1,091 square feet
 Number of units: 116 units (32.6%)

Required three-bedroom: 950 square feet
 Proposed: 1434 square feet
 Number of units: 8 units (2.2%)

11. Screening and Landscaping

The landscape plan (Exhibit D) complies with the landscaping standards per the GDC and Planned Development (PD) District 12-13. Per Planned Development (PD) District 12-13, the minimum landscaping requirement is twenty (20%) percent and the landscape plan (Exhibit D) shows that 21.32% of the site area is landscaped.

12. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC and Planned Development (PD) District 12-13.

13. Signage

No deviations were requested regarding signage.

14. Summary of Deviations

The applicant requests to deviate from the required Multi-Family (MF) District development standards per Section 2.39 and Section 2.60 of the GDC and Planned Development (PD) District 12-13. The table below indicated the deviations are as proposed.

Development Standards	Required	Proposed	Analysis
Carport Structures	Section 2.60 states that each carport structure should not have more than 10 parking stalls.	The site plan (Exhibit C) shows four (4) carport structures that have more than then (10) parking stalls. Those carport structures shown shall be one contiguous structure where abutting head in parking stalls.	These deviations are necessary in order to provide covered parking and in order to maintain setback requirements and to accommodate unit balconies and patios.

	Additionally, the GDC does not allow carport structures to be located closer than eighteen (18) feet, measured post-to-post, to another parking structure without a landscaped island and at least one large canopy tree between structures.	The site plan (Exhibit D) shows two (2) carport structures located in between Building D and Building E are about twelve (12) feet apart.	
Connectivity	Planned Development (PD) District 12-13 and Planned Development (PD) District 15-40 requires a pedestrian bridge that would directly connect Phase 1 and Phase 2 of the multi-family developments.	The site plan (Exhibit C) shows a five-foot walking path that will connect to the existing sidewalk along Bunker Hill Road. Additionally, a six (6)-foot wide trail will align from the southern end of the development to the City's regional trail system. The applicant has indicated that benches will be provided along the trail and fountains will be installed on the existing pond. The applicant is working with the adjacent property owner to ensure the provision of the trail and amenities. The walking path and trail are available for public use.	Since this is no longer a phased project and there multiple developers and owners involved in each development, the applicant requests to not provide the pedestrian bridge. Additionally, the existing multi-family development (Domain at The One Forty) has indicated they do not desire a pedestrian bridge.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Parks and Open Space and 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.

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.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area to the north, across Bunker Hill Road, are residential neighborhoods located in the City of Sachse. The property to the east is zoned Planned Development (PD) District 16-06; it is developed with a multi-family complex. The property to the south is zoned Planned Development (PD) District 03-53; it is currently vacant. The property to the west is zoned Agricultural (AG) District; it is currently unimproved.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) 15-40 for Multi-Family Use.

Approval of a Detail Plan for Multi-Family development.

In addition, staff recommends the walking paths and trails proposed through the site and connecting to the regional trail be provided at a minimum width of eight (8) feet.

ADDITIONAL INFORMATION

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

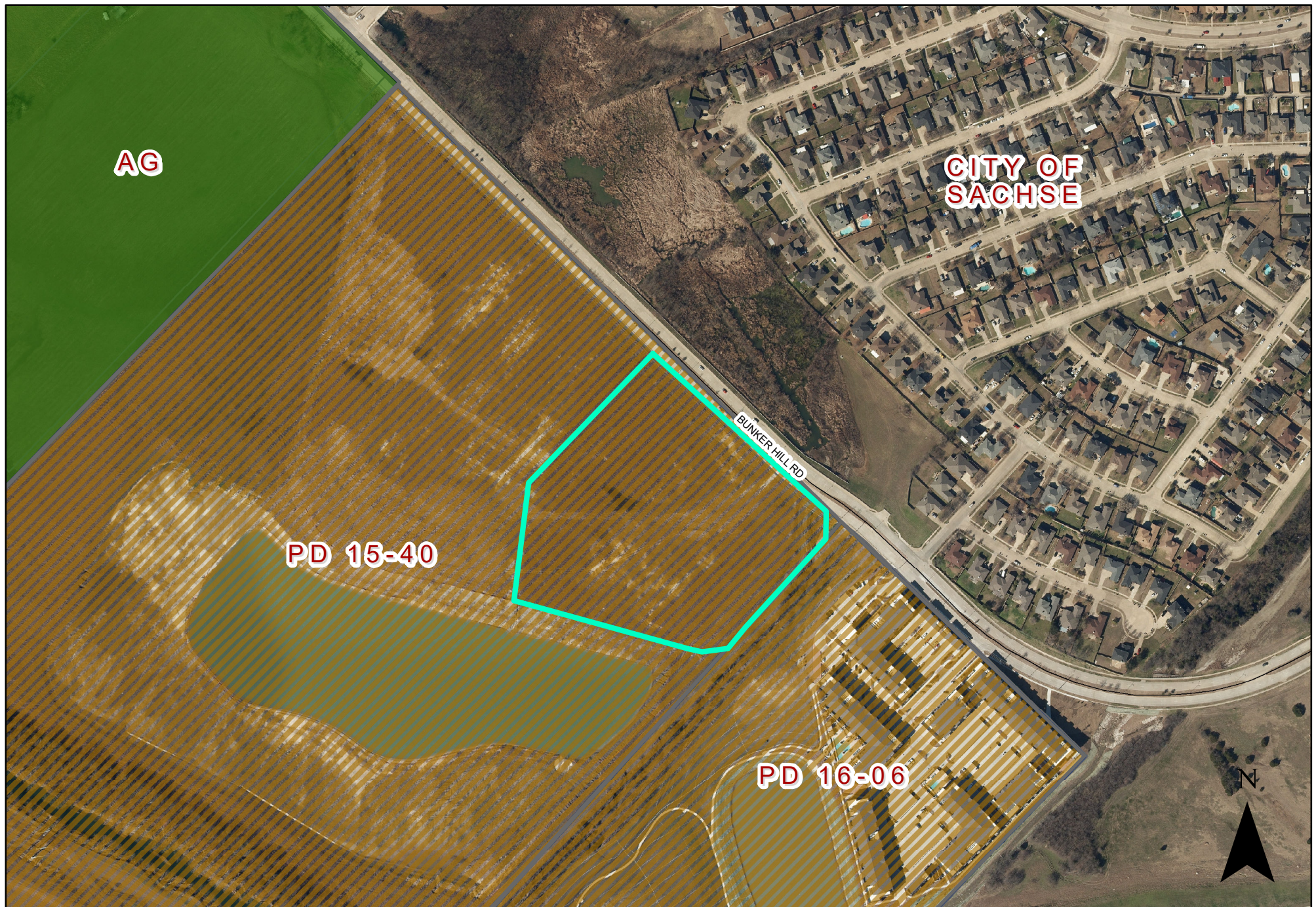
CITY COUNCIL DATE: September 21, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

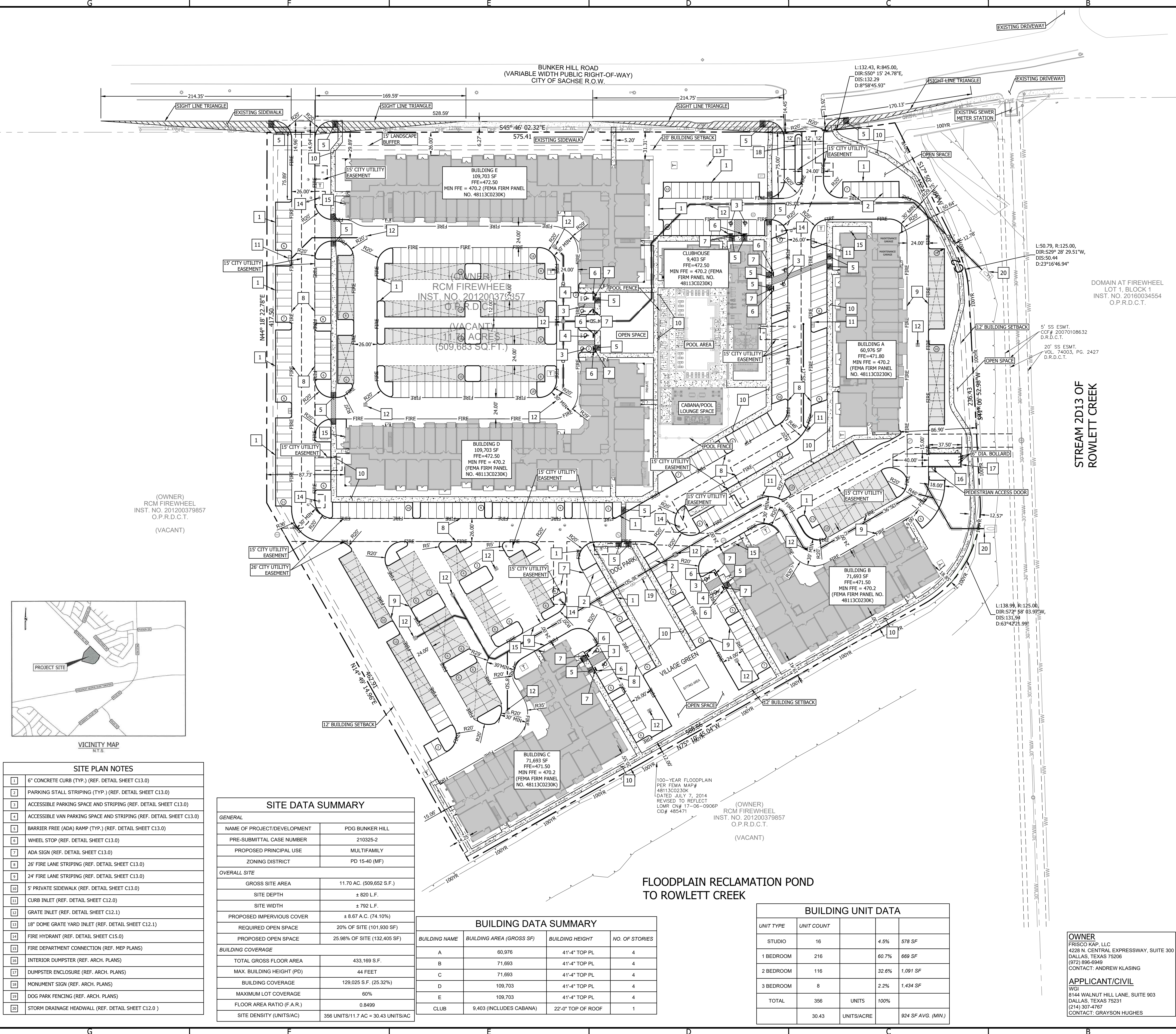


0 220 440 Feet
1 inch = 353 feet

Zoning Map Z 21-23



INDICATES AREA
OF REQUEST



LEGEND

[Symbol]	PROPERTY LINE / RIGHT OF WAY
[Symbol]	EASEMENT / SETBACK
[Symbol]	CURB & GUTTER
[Symbol]	EX. GRADE CONTOUR ELEVATION
[Symbol]	PROP. GRADE CONTOUR ELEVATION
[Symbol]	STORM SEWER PIPE
[Symbol]	WATER PIPE
[Symbol]	WASTEWATER PIPE
[Symbol]	UNDERGROUND GAS LINE
[Symbol]	UNDERGROUND TELECOM. LINE
[Symbol]	FIRE LANE
[Symbol]	RETAINING WALL
[Symbol]	BUILDING PAD AREA
[Symbol]	CARPORT
[Symbol]	BENCHMARK
[Symbol]	UTILITY POLE
[Symbol]	BOLLARD
[Symbol]	TRANSFORMER
[Symbol]	SIGN
[Symbol]	WASTE WATER MANHOLE
[Symbol]	CLEAN-OUT
[Symbol]	FIRE HYDRANT
[Symbol]	WATER VALVE
[Symbol]	WATER REDUCER
[Symbol]	BACKFLOW PREVENTER
[Symbol]	WATER METER/VAULT
[Symbol]	FIRE DEPARTMENT CONNECTION
[Symbol]	STORM DRAIN MANHOLE
[Symbol]	STORM DRAINAGE INLET

PARKING AND LAND USE DATA:

REQUIRED:	
STUDIO: 16 UNITS	16 SPACES
1 SPACE/DWELLING UNIT:	
1 BEDROOM: 216 UNITS	324 SPACES
1.5 SPACES/DWELLING UNIT:	
2+ BEDROOM: 124 UNITS	248 SPACES
2 SPACES/1 DWELLING UNIT:	
TOTAL PARKING REQUIRED:	588 SPACES
PROVIDED:	
TUCK UNDER PARKING SPACES PROVIDED:	85 SPACES
CARPORT PARKING SPACES PROVIDED:	210 SPACES
UNCOVERED PARKING SPACES PROVIDED:	293 SPACES
TOTAL SPACES PROVIDED:	588 SPACES
ACCESSIBLE SPACES PROVIDED:	
VAN SPACES PROVIDED:	3 SPACES

- SITE PLAN NOTES**
- ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY THE CONTRACTOR. REFERENCE CONSTRUCTION DETAIL SHEET(S) FOR ADDITIONAL INFORMATION.
 - A PERMIT IS REQUIRED FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
 - ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE, UNLESS OTHERWISE NOTED.
 - LIMITS OF CONSTRUCTION ARE SHOWN ON THE "EROSION & SEDIMENTATION CONTROL PLAN" SHEET.
 - REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL SITE NOTES.
 - REFERENCE COVER SHEET FOR ADDITIONAL SITE INFORMATION.
 - CONTRACTOR TO REPAIR AND/OR REPLACE ALL DAMAGED SIDEWALKS AND CURBS AROUND THE SITE IN ACCORDANCE WITH THE CITY OF DALLAS STANDARD DETAILS AND SPECIFICATIONS.
 - THE SIZE AND LOCATION OF UTILITY STRUCTURES (IF SHOWN) MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
 - FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (MINIMUM 75,000 POUNDS) AND SHALL BE SURFACED AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THIS SURFACE MUST BE IN PLACE BEFORE COMBUSTIBLES ARE BROUGHT TO THE SITE.
 - INSTALL TWO-WAY BLUE REFLECTOR PAVEMENT ADJACENT TO FIRE HYDRANT LOCATION

WARNING!
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY & HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM AT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

SITE PLAN NOTES

1	6" CONCRETE CURB (TYP.) (REF. DETAIL SHEET C13.0)
2	PARKING STALL STRIPING (TYP.) (REF. DETAIL SHEET C13.0)
3	ACCESSIBLE PARKING SPACE AND STRIPING (REF. DETAIL SHEET C13.0)
4	ACCESSIBLE VAN PARKING SPACE AND STRIPING (REF. DETAIL SHEET C13.0)
5	BARRIER FREE (ADA) RAMP (TYP.) (REF. DETAIL SHEET C13.0)
6	WHEEL STOP (REF. DETAIL SHEET C13.0)
7	ADA SIGN (REF. DETAIL SHEET C13.0)
8	26" FIRE LANE STRIPING (REF. DETAIL SHEET C13.0)
9	24" FIRE LANE STRIPING (REF. DETAIL SHEET C13.0)
10	5" PRIVATE SIDEWALK (REF. DETAIL SHEET C13.0)
11	CURB INLET (REF. DETAIL SHEET C12.0)
12	GRATE INLET (REF. DETAIL SHEET C12.1)
13	18" DOME GRATE YARD INLET (REF. DETAIL SHEET C12.1)
14	FIRE HYDRANT (REF. DETAIL SHEET C15.0)
15	FIRE DEPARTMENT CONNECTION (REF. MEP PLANS)
16	INTERIOR DUMPSTER (REF. ARCH. PLANS)
17	DUMPSTER ENCLOSURE (REF. ARCH. PLANS)
18	MONUMENT SIGN (REF. ARCH. PLANS)
19	DOG PARK FENCING (REF. ARCH. PLANS)
20	STORM DRAINAGE HEADWALL (REF. DETAIL SHEET C12.0)

SITE DATA SUMMARY

GENERAL	
NAME OF PROJECT/DEVELOPMENT	PDG BUNKER HILL
PRE-SUBMITTAL CASE NUMBER	210325-2
PROPOSED PRINCIPAL USE	MULTIFAMILY
ZONING DISTRICT	PD 15-40 (MF)
OVERALL SITE	
GROSS SITE AREA	11.70 AC. (509,652 S.F.)
SITE DEPTH	± 820 L.F.
SITE WIDTH	± 782 L.F.
PROPOSED IMPERVIOUS COVER	± 8.67 A.C. (74.10%)
REQUIRED OPEN SPACE	20% OF SITE (101,930 SF)
PROPOSED OPEN SPACE	25.98% OF SITE (132,405 SF)
BUILDING COVERAGE	
TOTAL GROSS FLOOR AREA	433,169 S.F.
MAX. BUILDING HEIGHT (PD)	44 FEET
BUILDING COVERAGE	129,025 S.F. (25.32%)
MAXIMUM LOT COVERAGE	60%
FLOOR AREA RATIO (F.A.R.)	0.8499
SITE DENSITY (UNITS/AC)	356 UNITS/11.7 AC = 30.43 UNITS/AC

BUILDING DATA SUMMARY

BUILDING NAME	BUILDING AREA (GROSS SF)	BUILDING HEIGHT	NO. OF STORIES
A	60,976	41'-4" TOP PL	4
B	71,693	41'-4" TOP PL	4
C	71,693	41'-4" TOP PL	4
D	109,703	41'-4" TOP PL	4
E	109,703	41'-4" TOP PL	4
CLUB	9,403 (INCLUDES CABANA)	22'-0" TOP OF ROOF	1

BUILDING UNIT DATA

UNIT TYPE	UNIT COUNT		
STUDIO	16	4.5%	578 SF
1 BEDROOM	216	60.7%	669 SF
2 BEDROOM	116	32.6%	1,091 SF
3 BEDROOM	8	2.2%	1,434 SF
TOTAL	356	UNITS	100%
	30.43	UNITS/ACRE	924 SF AVG. (MIN.)

OWNER
FRISCO KAP, LLC
4228 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TEXAS 75206
(972) 896-6949
CONTACT: ANDREW KLASING

APPLICANT/CIVIL
WGI
8144 WALNUT HILL LANE, SUITE 903
DALLAS, TEXAS 75231
(214) 307-4767
CONTACT: GRAYSON HUGHES

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

PRELIMINARY

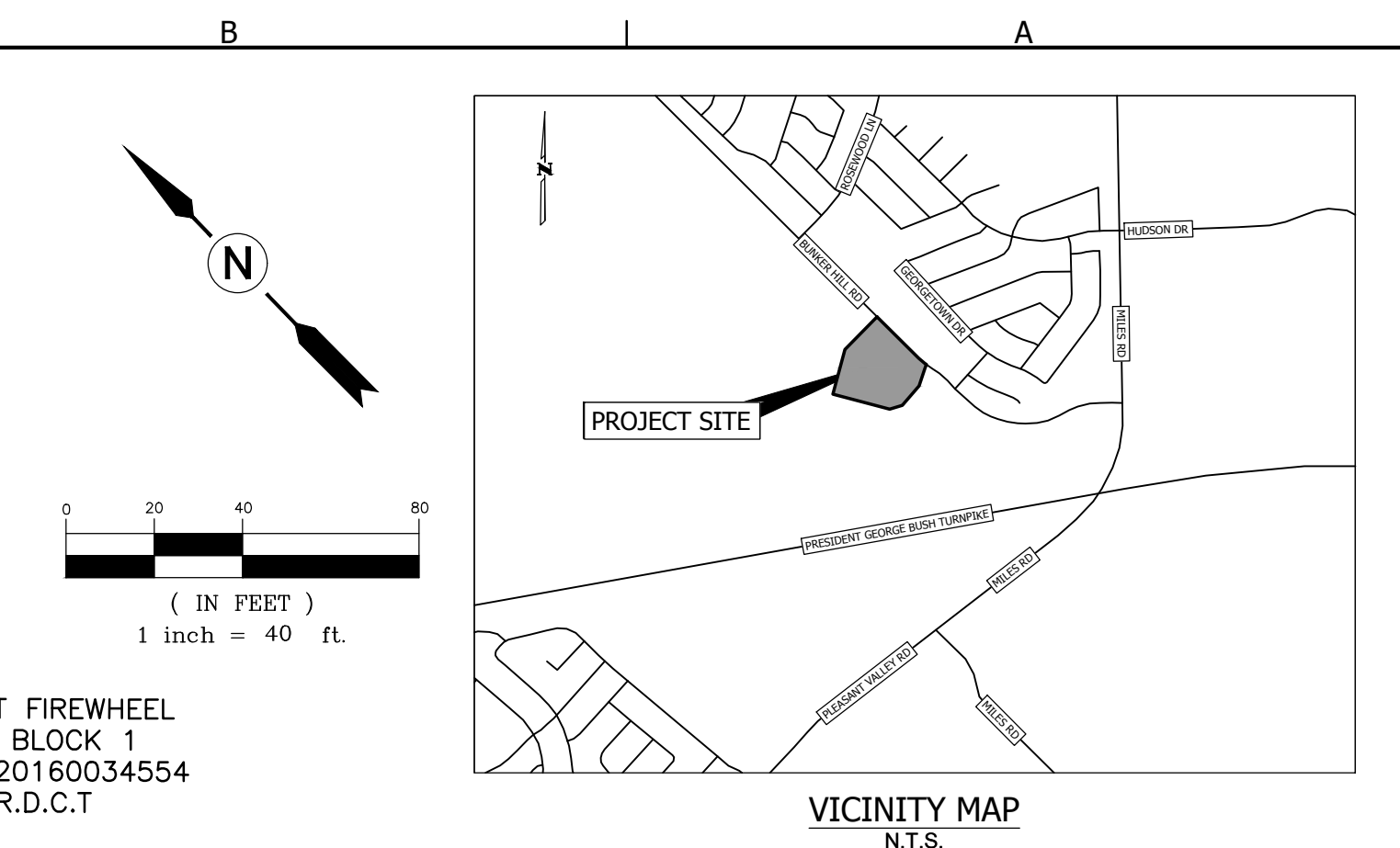
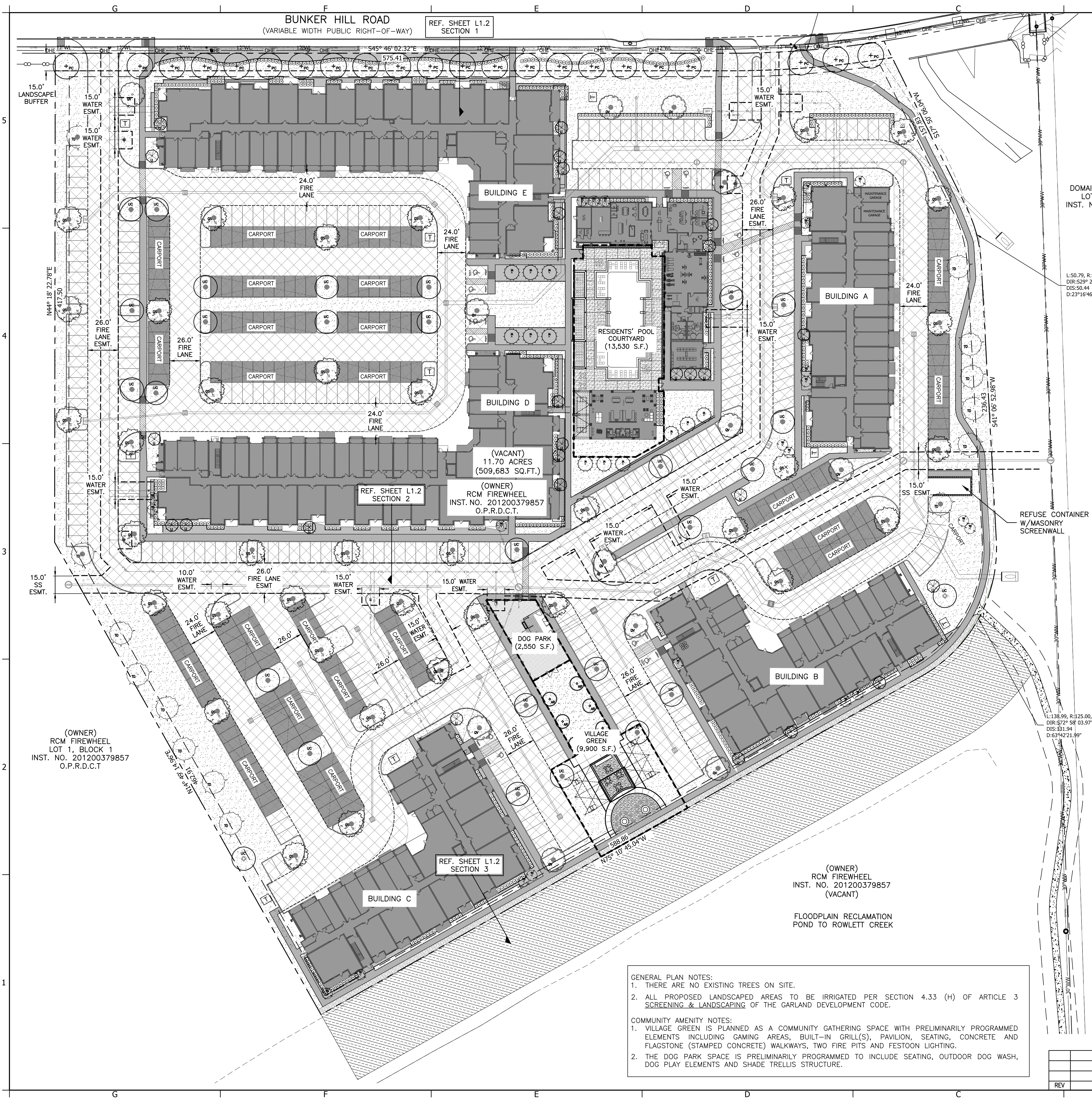
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

PREPARED UNDER THE
SUPERVISION OF
GRAYSON HUGHES
P.E. #114327
ON 2021-08-06

PDG BUNKER HILL MULTIFAMILY
4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048

DETAILED SITE PLAN

SHEET
C4.0
06 OF 26
CASE NO 210325-2



SUMMARY CHART - SITE DATA			
SITE DATA SUMMARY:			
CURRENT ZONING DISTRICT:	PD 15-40 (MF)		
TOTAL SITE AREA:	11.70 ACRES/509,652 SF		
PROPOSED USE:	MULTI-FAMILY APARTMENT		
# UNITS (REF. ARCHITECTURALS):	356 UNITS		
# PARKING SPACES REQUIRED/ PROVIDED (REF. ARCHITECTURALS):	588/588		

SITE LANDSCAPING		
PD SITE LANDSCAPING/OPEN SPACE REQUIRED (20% OF SITE AREA)	101,930 sf	
SITE LANDSCAPE / COMMUNITY OPEN SPACE (21.32% PROVIDED)	108,671 sf	
4.34B2 (3b) 15' LANDSCAPE BUFFER WITH TREES @ 1:30 LF (BUNKER HILL ROAD)	22 TREES	
15' LANDSCAPE BUFFER PROVIDED (BUNKER HILL ROAD)	22 TREES	
7 SHRUBS PER TREE FOR LANDSCAPE BUFFER (BUNKER HILL ROAD)	154 SHRUBS	

PARKING AREA LANDSCAPING		
PARKING LOT AREA (SQUARE FEET)	215,307 sf	
4.35A PARKING AREA LANDSCAPE (5% REQUIRED)	10,765 sf	
PARKING AREA LANDSCAPE (9.53% PROVIDED)	20,521 sf	
4.35B3/4 PARKING LOT TREES (1 PER 10 SPACES REQUIRED)	59 TREES	
PARKING LOT TREES (PROVIDED)	77 TREES	
4.44A1 PARKING LOT SCREENING REQUIRED / PROVIDED	YES	

PROPOSED PLANT LIST					
SYMBOL	BOTANICAL/COMMON NAME	CALIPER	SIZE AT PLANTING	SIZE AT MATURITY	QTY.
TREES (SPECIES FROM DIVISION 7 - APPROVED PLANT LIST)					
	QUERCUS VIRGINIANA LIVE OAK	3" MIN.	10-12' HT	60'+ HT	12
	QUERCUS SHUMARDII RED OAK	3" MIN.	10-12' HT	60'+ HT	38
	PISTACIA CHINENSIS CHINESE PISTACHE	3" MIN.	10-12' HT	60'+ HT	22
	TAXODIUM DISTICHUM BALD CYPRESS	3" MIN.	10-12' HT	60'+ HT	14
	ULMUS CRASSIFOLIA CEDAR ELM	3" MIN.	10-12' HT	60'+ HT	28
	ACER SACCHARUM 'CADD0' CADD0 MAPLE	3" MIN.	10-12' HT	35'-40' HT	6
	ILEX ATTENUATA "SAVANNAH" SAVANNAH HOLLY	3" MIN.	10-12' HT	25-30' HT	12
	LAGERSTROEMIA INDICA CREPE MYRTLE	2" MIN.	8-10' HT	20-25' HT	26
	ILEX VOMITORIA YAUPON HOLLY	2" MIN.	6-8' HT	12-18' HT	22
SHRUBS (REPRESENTATIVE SPECIES)					
	ILEX CORNUTA 'ROTUNDA' DWARF CHINESE HOLLY ILEX BURFORDII 'NANA' DWARF BURFORD HOLLY RAPHIOLEPSIS INDICA NDIAN HAWTHORN NANDINA DOMESTICA NANDINA ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY	5 GAL.	24" HT	30"-48" HT	873
GROUND COVER/GRASSES REPRESENTATIVE SPECIES)					
	TRACHAELOSPERMUM ASIATICUM ASIAN JASMINE LIRIOPE MUSCARI 'BIG BLUE' 'BIG BLUE' LIRIOPE EUONYMUS FORTUNEI PURPLELEAF WINTERCREEPER	1" GAL.	4-6" HT	1.5'-2' HT	3,600
	CYNODON DACTYLON/ COMMON BERMUDAGRASS	SOLID SOD			105,300 SF
	TxDOT SEED MIX (TBD) FOR SLOPE CONDITIONS	SEED WITH MATTING			42,600 SF

GENERAL PLAN NOTES:

- THERE ARE NO EXISTING TREES ON SITE.
- ALL PROPOSED LANDSCAPED AREAS TO BE IRRIGATED PER SECTION 4.33 (H) OF ARTICLE 3 SCREENING & LANDSCAPING OF THE GARLAND DEVELOPMENT CODE.

COMMUNITY AMENITY NOTES:

- VILLAGE GREEN IS PLANNED AS A COMMUNITY GATHERING SPACE WITH PRELIMINARILY PROGRAMMED ELEMENTS INCLUDING GAMING AREAS, BUILT-IN GRILL(S), PAVILION, SEATING, CONCRETE AND FLAGSTONE (STAMPED CONCRETE) WALKWAYS, TWO FIRE PITS AND FESTOON LIGHTING.
- THE DOG PARK SPACE IS PRELIMINARILY PROGRAMMED TO INCLUDE SEATING, OUTDOOR DOG WASH, DOG PLAY ELEMENTS AND SHADE TRELLIS STRUCTURE.

REV	DESCRIPTION	DATE

PROPERTY APPLICANT:		PROPERTY OWNER:		PROPERTY ADDRESS:	
WGI 8144 WALNUT HILL LANE SUITE 903 DALLAS, TEXAS 75231 214-307-4767 GRAYSON HUGHES, P.E.		FRISCO KAP, LLC 4228 N. CENTRAL EXPY., STE. 300 DALLAS, TX 75206 P. 972-886-6949 ANDREW KLASING		4401 BUNKER HILL ROAD CITY OF GARLAND, DALLAS COUNTY, TEXAS 75048 DANIEL CRIST SURVEY ABSTRACT NO. 226	
DESIGN	DRAWN	DATE	SCALE	SHEET NO.	CASE NO.
UEGi	UEGi	Jul 2021	1"=40'	OF	210325-2

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

FIRM REGISTRATION NO. 15332
urban engineers | group inc.
167 turtle creek blvd., ste a dallas, texas 75207
(214) 262-1612

PDG BUNKER HILL MULTIFAMILY
4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048

SITE LANDSCAPE PLAN

SHEET
LS1.0
1 OF 3

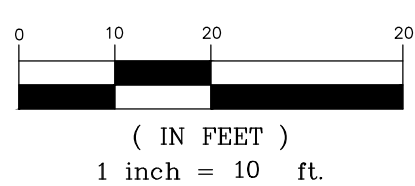
BUNKER HILL - GARLAND, TEXAS

PDG BUNKER HILL MULTIFAMILY
4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048

VILLAGE GREEN/DOG PARK PROPOSED AMENITIES

2 OF 3

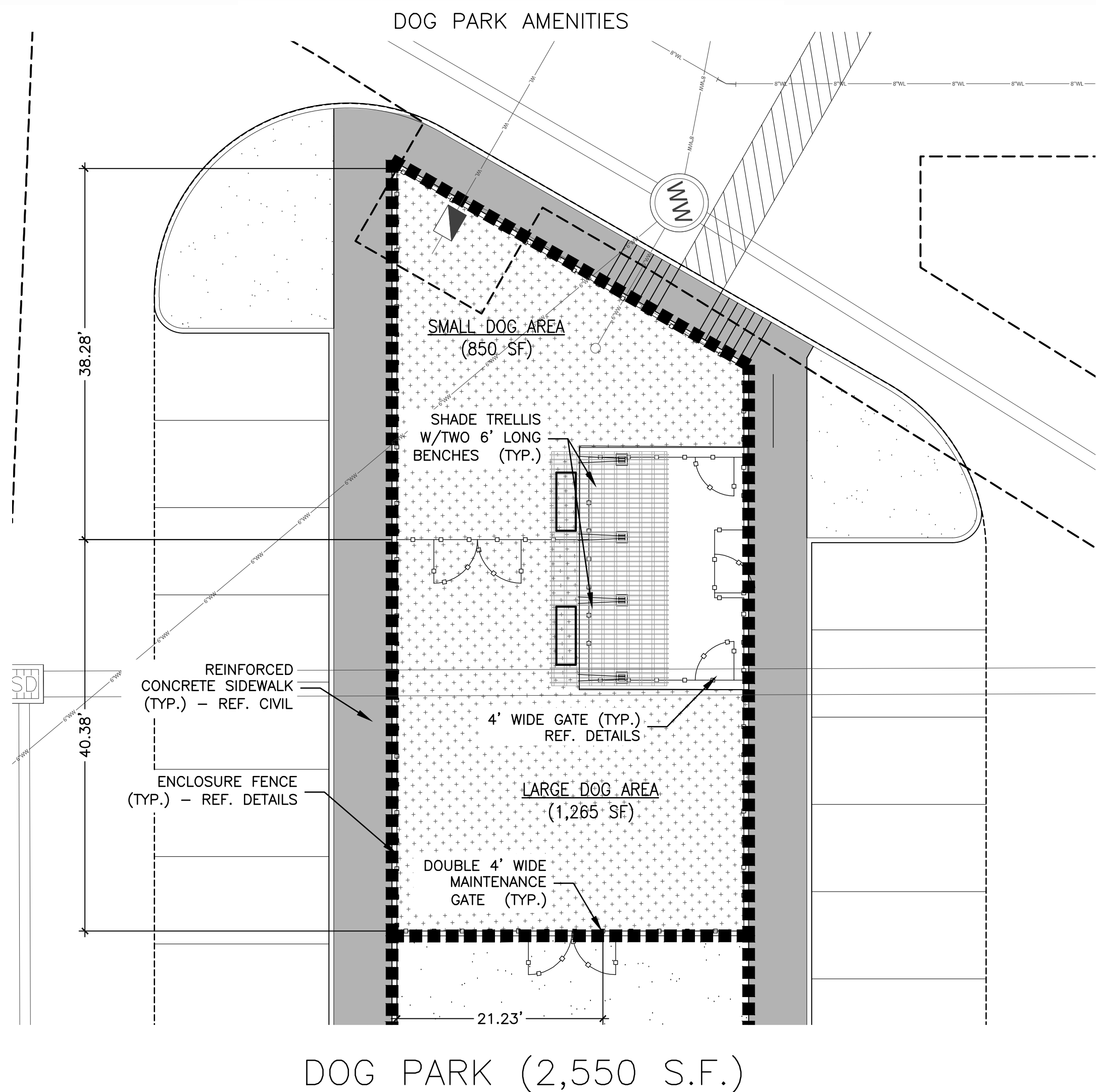
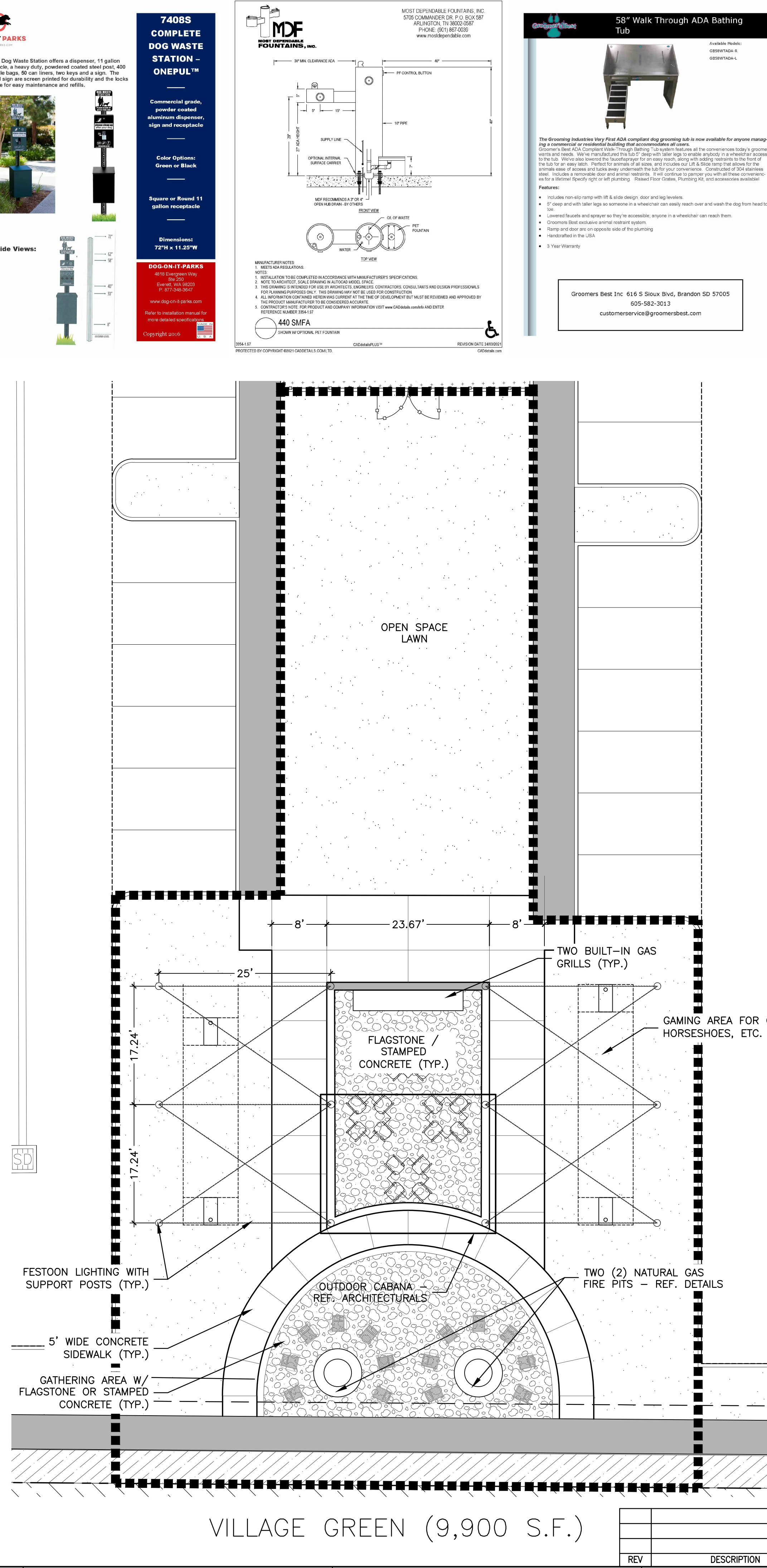
BUNKER HILL - GARLAND, TEXAS

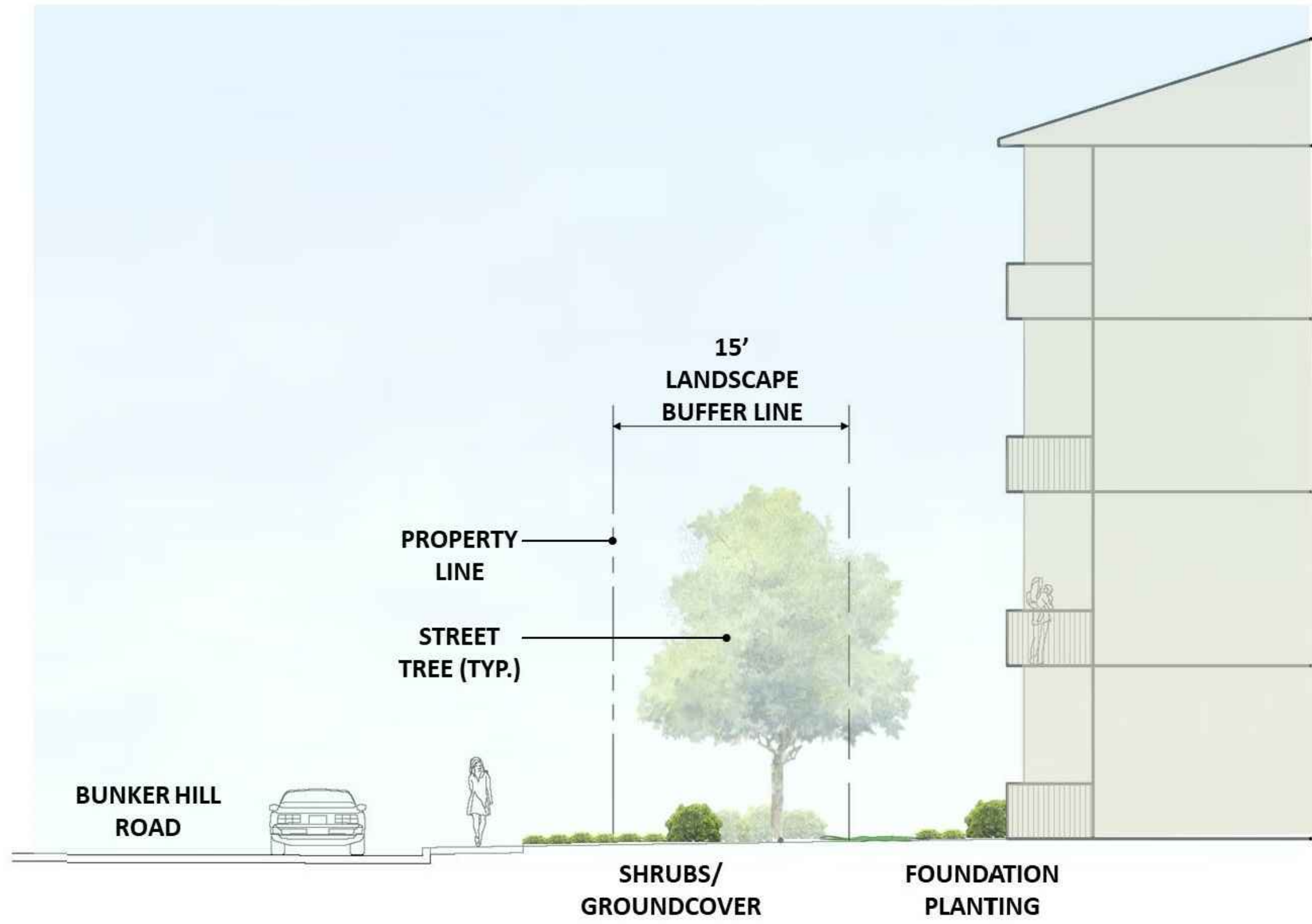


COMMUNITY AMENITY NOTES:

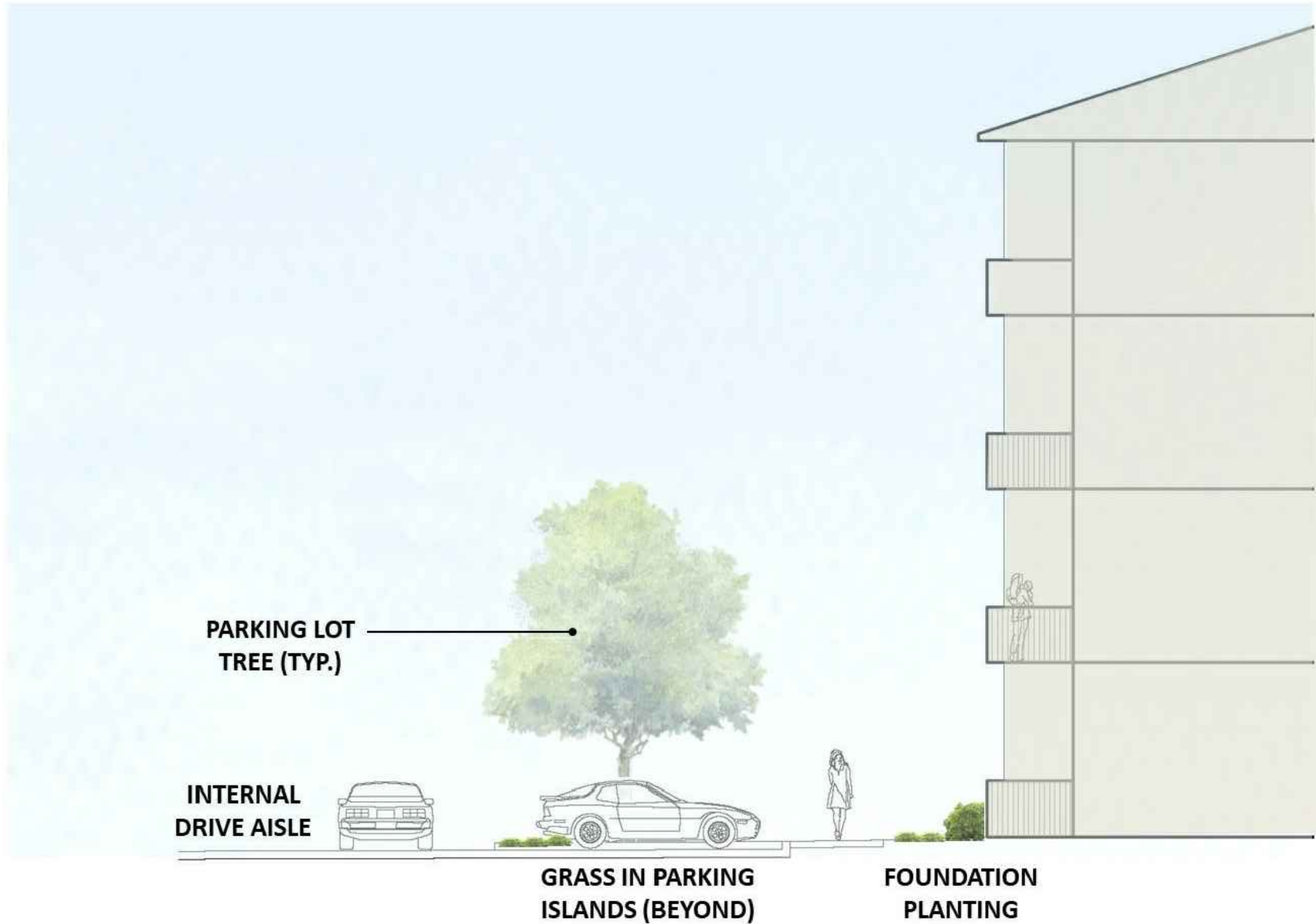
1. VILLAGE GREEN IS PLANNED AS A COMMUNITY GATHERING SPACE WITH PRELIMINARILY PROGRAMMED ELEMENTS INCLUDING GAMING AREAS, BUILT-IN GRILL(S), PAVILION, SEATING, CONCRETE AND FLAGSTONE (STAMPED CONCRETE) WALKWAYS, TWO FIRE PITS AND FESTOON LIGHTING.
2. THE DOG PARK SPACE IS PRELIMINARILY PROGRAMMED TO INCLUDE OUTSTANDING OUTLET DOG WASH, DOG PLAY ELEMENTS AND SHADE TRELLIS STRUCTURE.
3. ALTHOUGH THE PRODUCTS, IMAGES AND DIMENSIONS SHOWN ARE REPRESENTATIVE OF THE GENERAL SCOPE AND INTENT OF THE VILLAGE GREEN AREA AND DOG PARK, FINAL SELECTION OF PRODUCTS, MATERIALS, AND/OR MANUFACTURERS' MAY VARY FROM THAT SHOWN.

PROPERTY APPLICANT:		PROPERTY OWNER:		PROPERTY ADDRESS:	
WGI 8144 WALNUT HILL LANE SUITE 903 DALLAS, TEXAS 75231 114-307-4767 GRAYSON HUGHES, P.E.		FRISCO KAP, LLC 4228 N. CENTRAL EXPY., STE. 300 DALLAS, TX 75204 P: 972-896-6849 ANDREW KLASING		4401 BUNKER HILL ROAD CITY OF GARLAND, DALLAS COUNTY, TEXAS 75048 DANIEL CRIST SURVEY ABSTRACT NO. 226	
DESIGN	DRAWN	DATE	SCALE	SHEET NO.	CASE NO.
UEGi	UEGi	Jul 2021	1"=40'	OF	210325-2
				EXHIBIT	

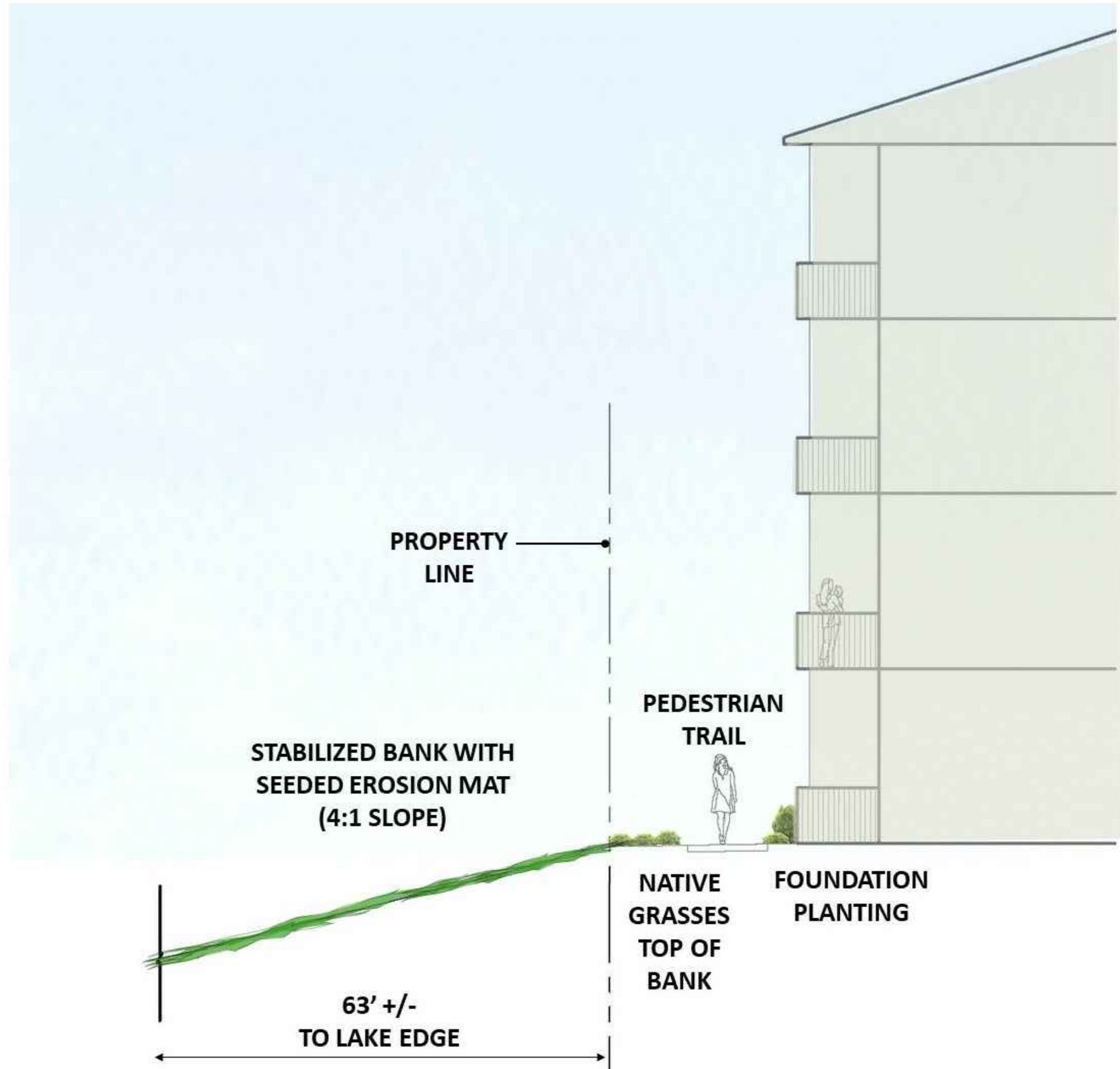




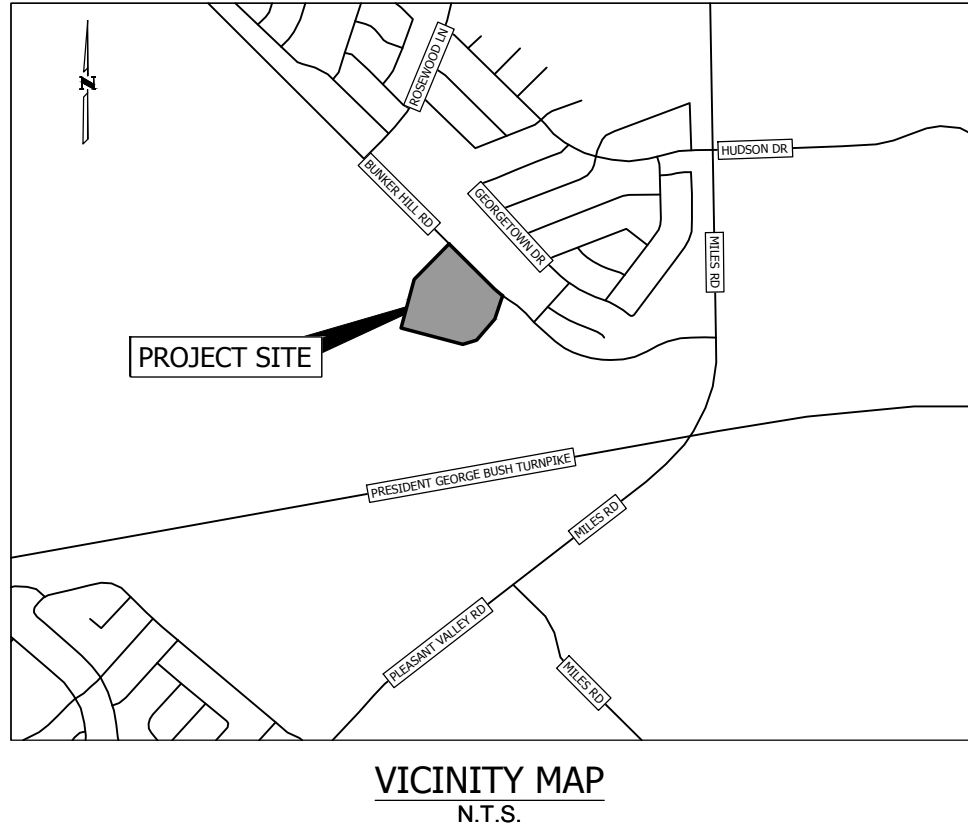
SECTION 1 – BUNKER HILL ROAD FRONTAGE



SECTION 2 – INTERNAL DRIVE



SECTION 3 – PEDESTRIAN TRAIL AT LAKE FRONTAGE



NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

UEG

urban engineers | group inc.

FIRM REGISTRATION NO. 15332

167 turtle creek blvd., ste a dallas, texas 75207

(214) 262-1612 f

FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:
W. SCOTT WRIGHT TX 1883
NAME PLA NO.
JULY 14, 2021
URBAN ENGINEERS GROUP, INC. F # 5332

PDG BUNKER HILL MULTIFAMILY
4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048
TYPICAL SECTIONS

SHEET
L1.2
3 OF 3

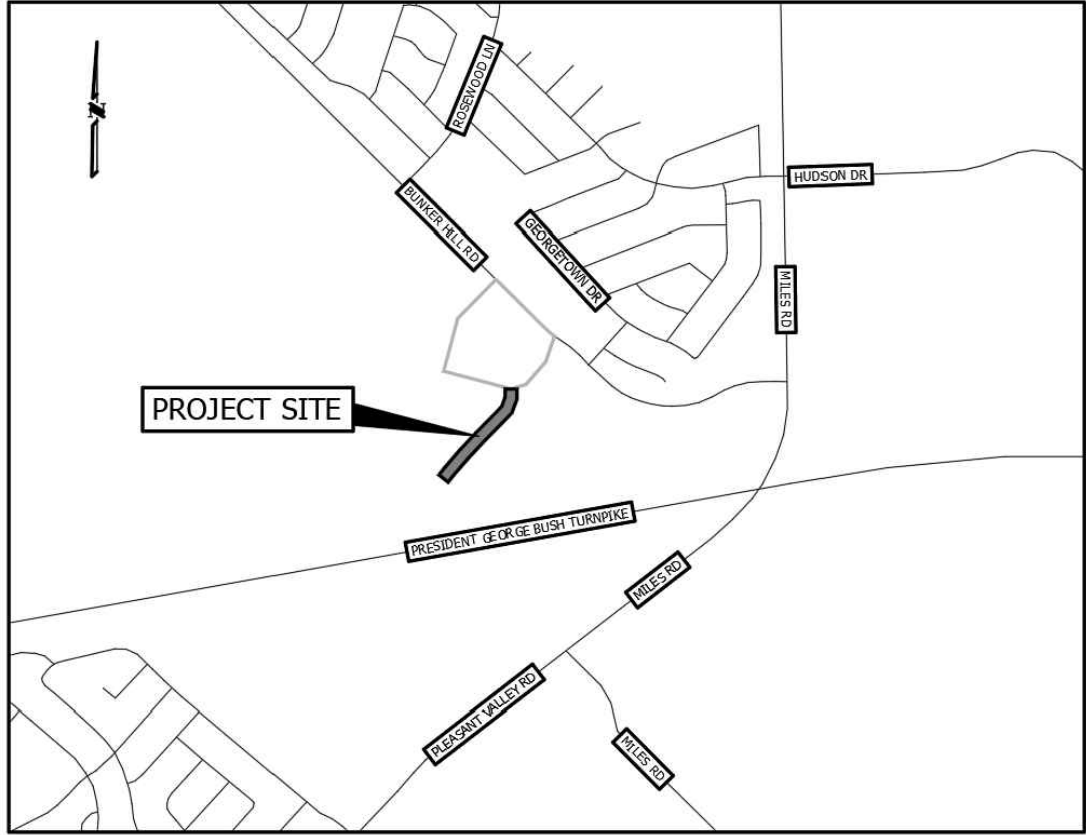
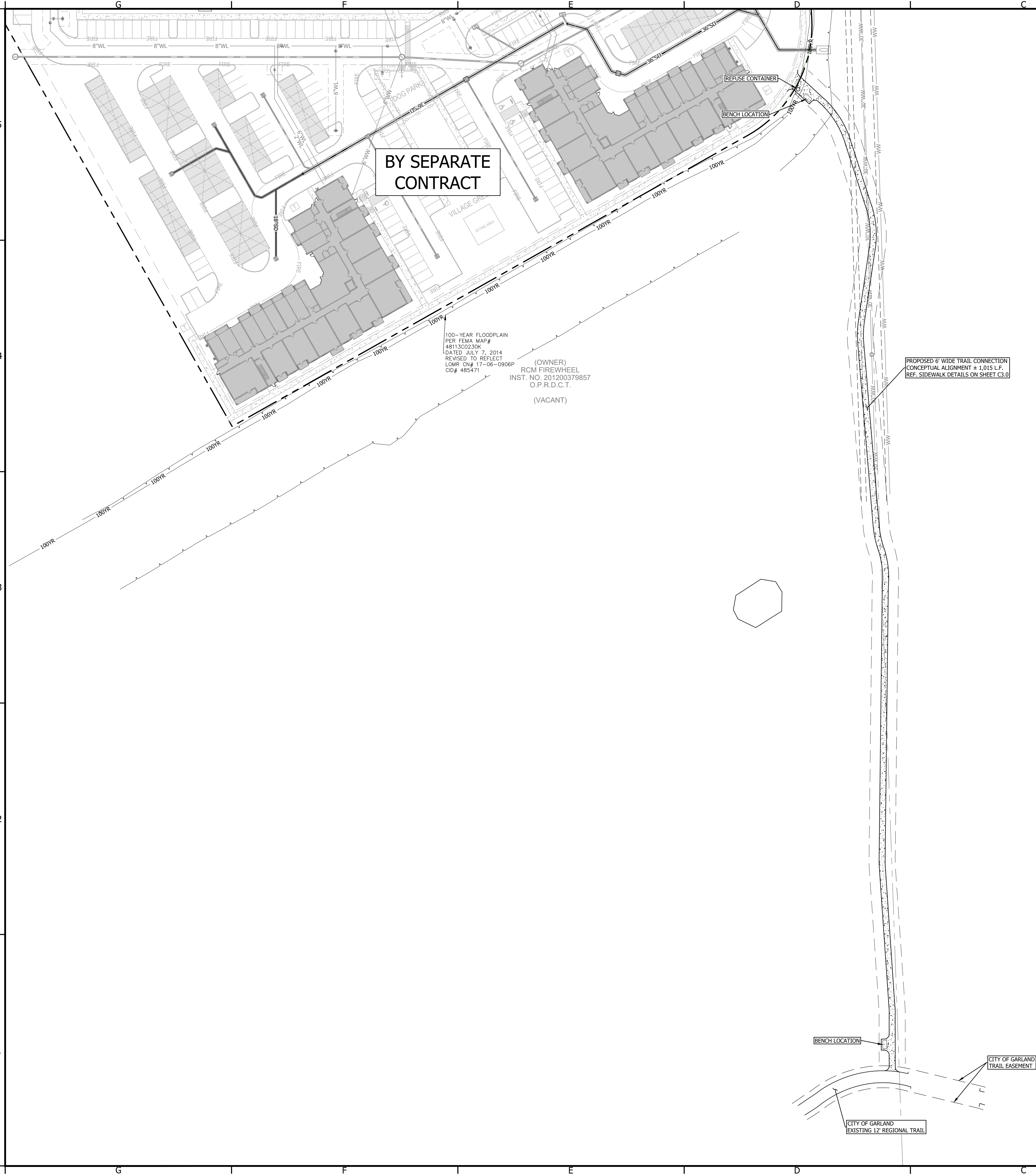
PROPERTY APPLICANT:			PROPERTY OWNER:			PROPERTY ADDRESS:	
WGI 8144 WALNUT HILL LANE SUITE 903 DALLAS, TEXAS 75231 214-307-4767 GRAYSON HUGHES, P.E.			FRISCO KAP, LLC 4228 N. CENTRAL EXPY., STE. 300 DALLAS, TX 75206 P: 972-896-6949 ANDREW KLASING			4401 BUNKER HILL ROAD CITY OF GARLAND, DALLAS COUNTY, TEXAS 75048 DANIEL CRIST SURVEY ABSTRACT NO. 226	
DESIGN	DRAWN	DATE	SCALE	SHEET NO.	CASE NO.	EXHIBIT	
UEG	UEG	Jul 2021	1"=40'	OF	210325-2		

REV	DESCRIPTION	DATE

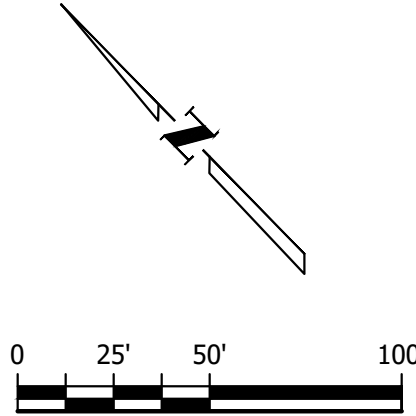
SCALE: 1/8"=1'-0" (SEE PLAN)
PROJECT: PDG BUNKER HILL MULTIFAMILY
DATE: 7/14/2021 8:23 PM
DRAWN BY: WSCOTTWRIGHT
CHECKED BY: GRAYSONHUGHES

BUNKER HILL - GARLAND, TEXAS

DATE: 8/10/2021 3:38 PM
DRAWN BY: KIMMIE WILLIAMS
CHECKED BY: J. B. BROWN
PROJECT: 21-16014 RCM FIREWHEEL PRIVATE TRAIL CONNECTION
SHEET: 01 OF 03



VICINITY MAP
N.T.S.



LEGEND	
	PROPERTY LINE / RIGHT OF WAY
	EASEMENT / SETBACK
	CURB & GUTTER
	EX. GRADE CONTOUR ELEVATION
	PROP. GRADE CONTOUR ELEVATION
	STORM SEWER PIPE
	WATER PIPE
	WASTEWATER PIPE
	BENCHMARK
	WASTE WATER MANHOLE
	CLEAN-OUT STORM DRAIN MANHOLE
	STORM DRAINAGE INLET

PAVING LEGEND	
	CONCRETE TRAIL / P.V.M.T.

REFERENCE GEOTECHNICAL REPORT NO. 21-16014
BY JRB ENGINEERING, LLC

- NOTE:**
- PEDESTRIAN SCALE LIGHTING SHALL BE PROVIDED ON THE TRAIL CONNECTION TO BE DETERMINED PRIOR TO ISSUING PERMIT FOR CONSTRUCTION OF TRAIL CONNECTION ADDITION.
 - CUT & FILL IN THE FLOODPLAIN SHALL BE COORDINATED DURING CONSTRUCTION DRAWINGS AND WILL YIELD NO NET FILL IN THE FLOODPLAIN.

- SITE PLAN NOTES**
- ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY THE CONTRACTOR. REFERENCE CONSTRUCTION DETAIL SHEET(S) FOR ADDITIONAL INFORMATION.
 - A PERMIT IS REQUIRED FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
 - ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE, UNLESS OTHERWISE NOTED.
 - LIMITS OF CONSTRUCTION ARE SHOWN ON THE "EROSION & SEDIMENTATION CONTROL PLAN" SHEET.
 - REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL SITE NOTES.
 - REFERENCE COVER SHEET FOR ADDITIONAL SITE INFORMATION.
 - CONTRACTOR TO REPAIR AND/OR REPLACE ALL DAMAGED SIDEWALKS AND CURBS AROUND THE SITE IN ACCORDANCE WITH THE CITY OF ROUND ROCK STANDARD DETAILS AND SPECIFICATIONS.
 - THE SIZE AND LOCATION OF UTILITY STRUCTURES (IF SHOWN) MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
 - FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (MINIMUM 75,000 POUNDS) AND SHALL BE SURFACED AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THIS SURFACE MUST BE IN PLACE BEFORE COMBUSTIBLES ARE BROUGHT TO THE SITE.
 - INSTALL TWO-WAY BLUE REFLECTOR PAVEMENT ADJACENT TO FIRE HYDRANT LOCATION

WARNING!
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY & HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM AT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

FIRM NO. F-15985

WGInc.com

8144 WALNUT HILL LANE, SUITE 903, DALLAS, TEXAS 75231

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.
PREPARED UNDER THE
SUPERVISION OF
GRAYSON HUGHES
P.E. #114327
ON 2021-08-10

RCM FIREWHEEL PRIVATE TRAIL CONNECTION
4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75040

RCM FIREWHEEL PRIVATE TRAIL CONNECTION SITE & PAVING PLAN

SHEET
C1.0
01 OF 03

Oakley 40 Gallon Decorative Waste Receptacle

REVIEWED

By: pbernal 09/10/2018



TRASH RECEPTACLE TO BE BLACK PER THE
ENCLOSED CORRESPONDENCE BY RCS-RCM.

QUICK SPECS

Item #: M3600-R-FT-BK

- **Capacity:** 40 Gal
- **Dimensions:** 28 " d x 36" h
- **Weight:** 93 lbs
- **Setting:** Outdoor
- **Material:** Galvanized Steel

EXHIBIT D

BENCH SPECIFICATIONS BC1350

COLOR IS TO BE EVERGREEN PER
THE ENCLOSED APPROVAL BY
RCS-RCM.

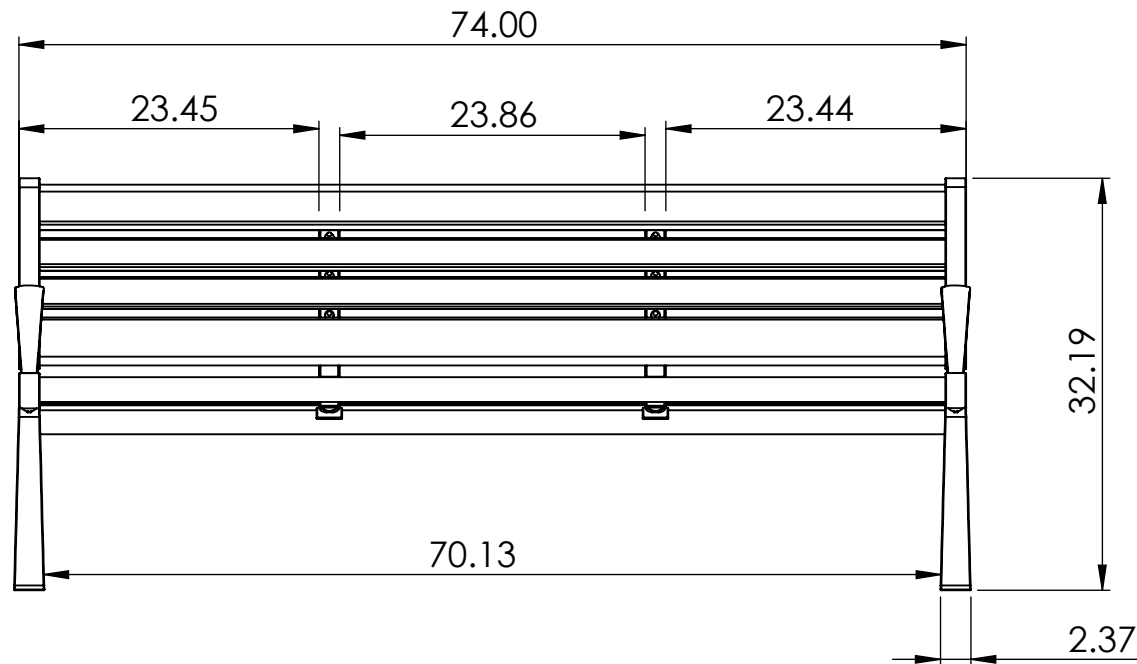
REVIEWED

By: pbernal 09/10/2018

TOP

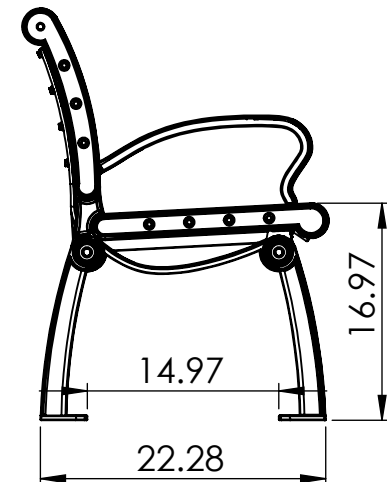
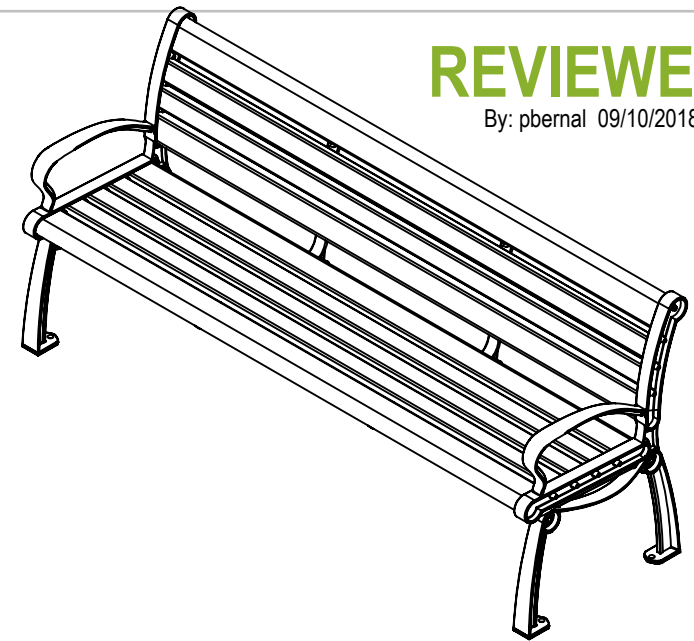


EXHIBIT D



FRONT

CONSTRUCTION MATERIALS:
Recycled Plastic
Cast Aluminum
HARDWARE:
Stainless Steel



SIDE

ALL DIMENSIONS ARE SHOWN IN INCHES

BUILDING 'A' ARTICULATION - EAST ELEVATION

HORIZONTAL ARTICULATION FOR FOOTPRINT

- A. Minimum of one horizontal articulation is required that is at least 20% of the building's total street-facing length - 70' 7" x 20% = 14' 1.4", Provided: 30' 1", 42.6%
B. Building's total street-facing length = greater than 40' and less than 80'
C. Depth articulation of at least two feet (2') shall be required for every thirty feet (30') of building facade length

STATUS

- Comply
Comply
Comply

VERTICAL ARTICULATION FOR FOOTPRINT

- A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 73' 1" x 20% = 14' 8.2", Provided: 38' 4", 54.1%
B. Building's total street-facing facade width
C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width
D. Building's non-articulated height

STATUS

- Comply
73' 1"
Comply
41' - 1"

ARCHITECTURAL ELEMENTS

- ORNAMENTAL WINDOW LINTEL
DECORATIVE CORNICE
DIVIDED LIGHT WINDOW
VARIED ROOF HEIGHT
TRANSOM WINDOW
RECESSED ENTRY
AWNING

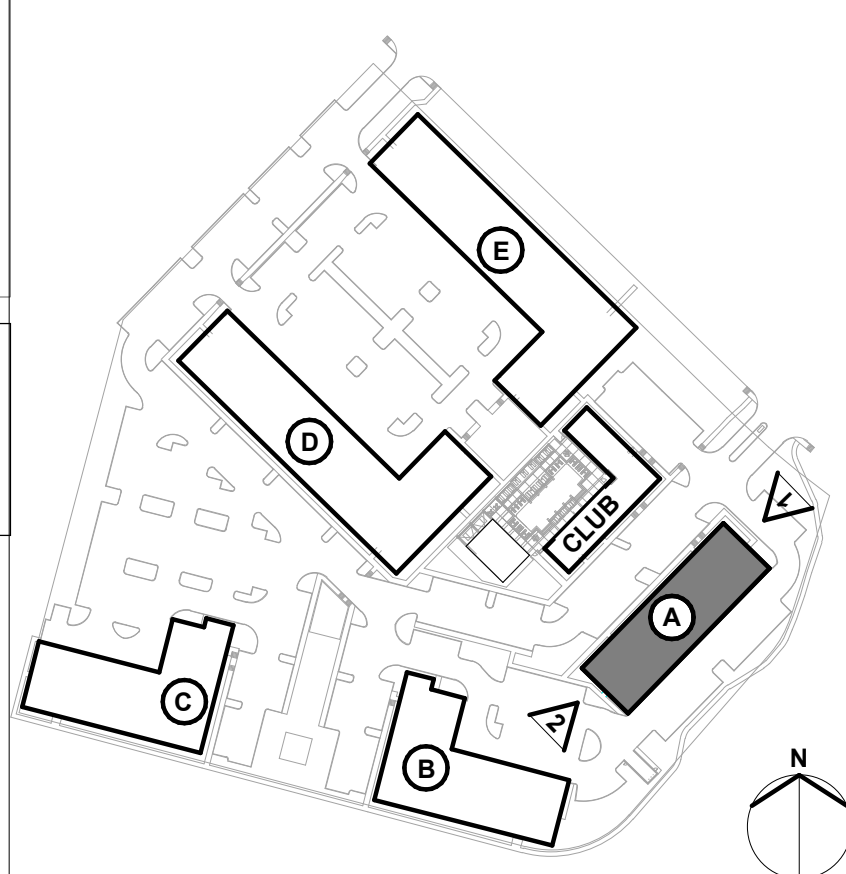
FOUR OPTIONAL FEATURES:

- a) Canopy at the front entrance.
b) Balconies on at least 33% of the units facing the street (minimum of 25 sq.ft)
c) Decorative railings on balconies.
i) Trim at windows and doors of the street facade.
n) Balconies will count as open space.

A

SITE KEY

BUILDING TYPE 3 - OCCURS AT BUILDING 'A'



EXTERIOR MATERIAL LEGEND

- FBR-1 FACE BRICK ALLENTOWN
FBR-2 FACE BRICK GLACIER WHITE
ST-1 LUEDER STONE TEXAS CREAM
FSDG-1 CEMENTITIOUS LAP PANEL COBBLE STONE
FSDG-2 CEMENTITIOUS LAP PANEL PEARL GRAY
CP-1 CEMENTITIOUS FIBER PANEL GRAY
CP-2 CEMENTITIOUS FIBER PANEL CREAM
CP-3 CEMENTITIOUS FIBER PANEL BROWN
MR-1 METAL AWNING MUSKET GRAY
CS-1 CAST STONE SANDSTONE
SR-1 ARCHITECTURAL SHINGLES WEATHERED WOOD
WN-1 VINYL WINDOWS WHITE
M-1 1.5" HSS RAILING WITH PICKETS AND DOUBLE TOP RAIL PAINTED BLACK
GD-1 GARAGE DOOR GRAY
SC-1 CEMENTITIOUS EQUIPMENT SCREEN

EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER

FRISCO KAP, LLC
4228 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TEXAS 75206
(972)896-6949
CONTACT: ANDREW KLASING

APPLICANT/CIVIL

BKV GROUP
1412 MAIN STREET, ADOLPHUS TOWER,
SUITE 700, DALLAS, TEXAS 75202
(972) 898-2841
CONTACT: JEFF SWANSON

BKV
GROUP

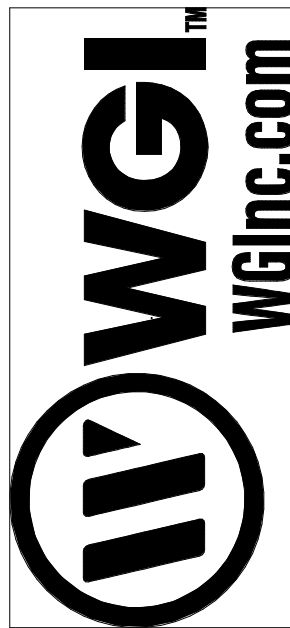
Architecture
Interior Design
Landscape Architecture
Engineering

1412 Main Street
Adolphus Tower
Suite 700
Dallas, TX
75202
972.898.2841

www.bkvgroup.com

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR
TO FORMAL CITY
APPROVAL

FIRM NO. FJ-5985



214-307-4767

BUNKER HILL MULTIFAMILY

4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048

ELEVATIONS - BUILDING 'A'

CASE# 210325-2

SHEET

A4.1

1 OF 1

1 BUILDING 'A' - NORTH ELEVATION (BUNKER HILL ROAD FRONT ELEVATION)
A4.1 1/16" = 1'-0"



2 BUILDING 'A' - SOUTH ELEVATION (REAR ELEVATION), FACING SOUTH
A4.1 1/16" = 1'-0"

1

3

2

1

5

4

BUILDING 'A' ARTICULATION - NORTH ELEVATION

HORIZONTAL ARTICULATION FOR FOOTPRINT

- A. Minimum of one horizontal articulation is required that is at least 30% of the building's total street-facing length - 226' 10.75"x 30% = 68' 0.8", Provided: 94' 2.75", 41.5%
B. Building's total street-facing length = greater than 80'
C. Depth articulation of at least four feet (4') shall be required for at least 30% of building facade length

STATUS

- Comply
Comply
Comply

VERTICAL ARTICULATION FOR FOOTPRINT

- A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 232' 11.75"x 20% = 46' 7", Provided: 181' 11.75", 78.1%
B. Building's total street-facing facade width
C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width
D. Building's non-articulated height

STATUS

- Comply
232' 11.75"
Comply
41' - 1"

ARCHITECTURAL ELEMENTS

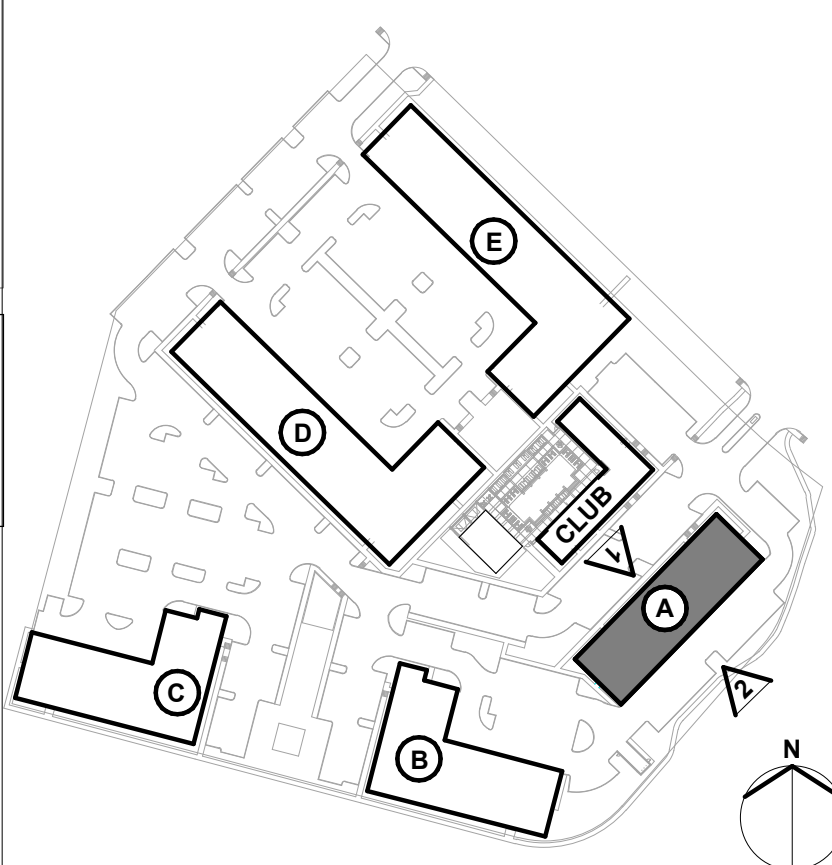
- ORNAMENTAL WINDOW LINTEL
DECORATIVE CORNICE
DIVIDED LIGHT WINDOW
VARIED ROOF HEIGHT
TRANSOM WINDOW
RECESSED ENTRY
AWNING

FOUR OPTIONAL FEATURES:

- a) Canopy at the front entrance.
b) Balconies on at least 33% of the units facing the street (minimum of 25 sq.ft)
c) Decorative railings on balconies.
i) Trim at windows and doors of the street facade.
n) Balconies will count as open space.

SITE KEY

BUILDING TYPE 3 - OCCURS AT BUILDING 'A'



EXTERIOR MATERIAL LEGEND

- FBR-1 FACE BRICK ALLENTOWN
FBR-2 FACE BRICK GLACIER WHITE
ST-1 LUEDER STONE TEXAS CREAM
FSDG-1 CEMENTITIOUS LAP PANEL COBBLE STONE
FSDG-2 CEMENTITIOUS LAP PANEL PEARL GRAY
CP-1 CEMENTITIOUS FIBER PANEL GRAY
CP-2 CEMENTITIOUS FIBER PANEL CREAM
CP-3 CEMENTITIOUS FIBER PANEL BROWN
MR-1 METAL AWNING MUSKET GRAY
CS-1 CAST STONE SANDSTONE
SR-1 ARCHITECTURAL SHINGLES WEATHERED WOOD
WN-1 VINYL WINDOWS WHITE
M-1 1.5" HSS RAILING WITH PICKETS AND DOUBLE TOP RAIL PAINTED BLACK
GD-1 GARAGE DOOR GRAY
SC-1 CEMENTITIOUS EQUIPMENT SCREEN

EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER

FRISCO KAP, LLC
4228 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TEXAS 75206
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CONTACT: ANDREW KLASING

APPLICANT/CIVIL

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FIRM NO. FJ-5985

214.307.4767

WGI
WGInc.com

8144 WALNUT HILL LANE, SUITE 903, DALLAS, TEXAS 75231

BUNKER HILL MULTIFAMILY

4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048

ELEVATIONS - BUILDING 'A'

CASE# 210325-2

SHEET

A4.2

1 OF 1

1 BUILDING 'A' - WEST ELEVATION (STREET FACING)

A4.2 1/16" = 1'-0"



2 BUILDING 'A' - EAST ELEVATION (FACES CREEK)

A4.2 1/16" = 1'-0"



1 BUILDING 'B' - SOUTH ELEVATION (BUILDING 'C' IS O.H.) (FACES LAKE)
A4.3 1/16" = 1'-0"

BUILDING 'B' ARTICULATION - SOUTH ELEVATION			
HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	VERTICAL ARTICULATION FOR FOOTPRINT
A. Minimum of one horizontal articulation is required that is at least 20% of the building's total street-facing length - 67' 3" at 20% = 13' 5". Provided: 31' 0", 45.6%	Comply		A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 69' 9.5" at 20% = 13' 11". Provided: 31' 0", 45.6%
B. Building's total street-facing length - greater than 40' and less than 80'	Comply		B. Building's total street-facing facade width
C. Depth of articulation at least two feet (2') shall be provided for every thirty feet (30') of building facade length	Comply		C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width
			D. Building's non-articulated height

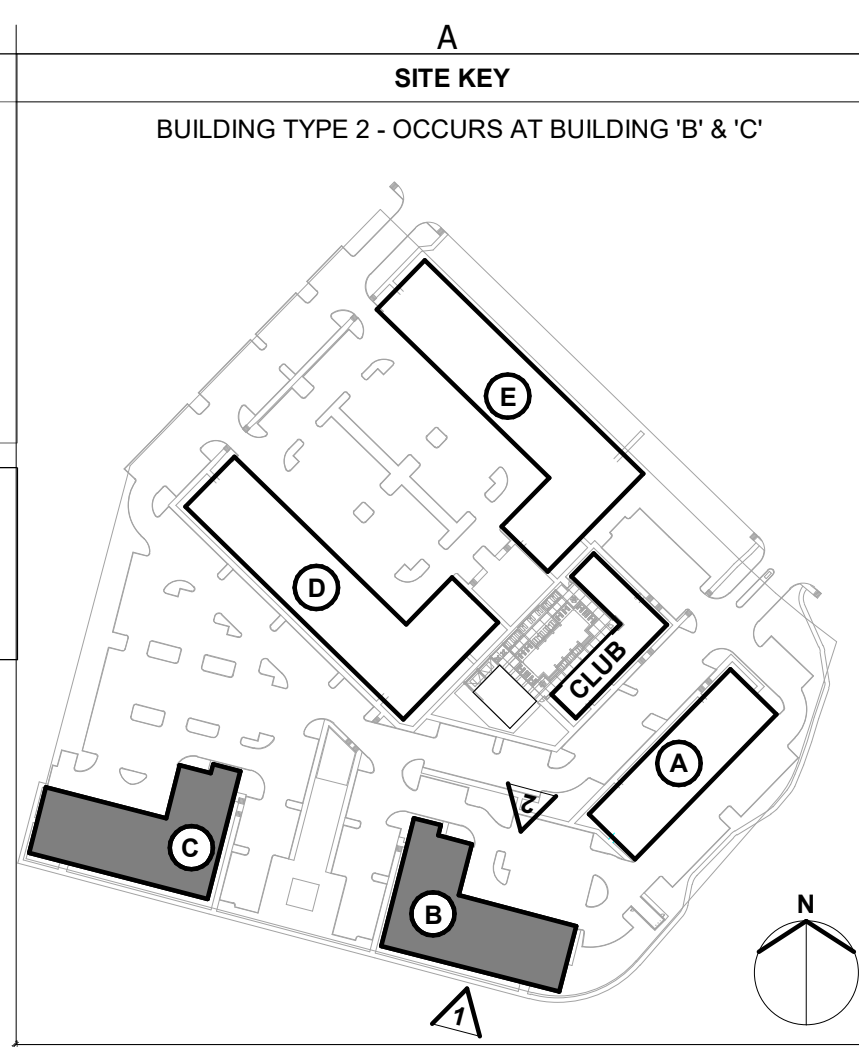


2 BUILDING 'B' - NORTH ELEVATION (STREET FACING) (BUILDING 'C' IS O.H.) (FACES MAIN DRIVE)
A4.3 1/16" = 1'-0"

B	A
ARCHITECTURAL ELEMENTS	SITE KEY
ORNAMENTAL WINDOW LINTEL	BUILDING TYPE 2 - OCCURS AT BUILDING 'B' & 'C'
DECORATIVE CORNICE	
DIVIDED LIGHT WINDOW	
VARIED ROOF HEIGHT	
TRANSOM WINDOW	
RECESSED ENTRY	
AWNING	

FOUR OPTIONAL FEATURES:

- a) Canopy at the front entrance.
- c) Decorative railings on balconies.
- n) Balconies will count as open space.
- o) Balconies on at least 50% of the units facing the floodplain.

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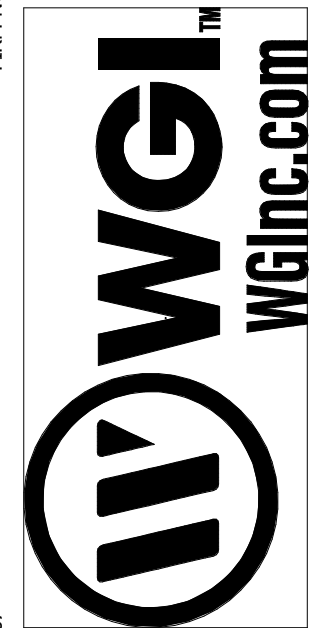
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BUNKER HILL MULTIFAMILY

4401 BUNKER HILL ROAD

GARLAND, DALLAS COUNTY, TEXAS 75048

ELEVATIONS - BUILDINGS 'B' & 'C'

EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER

FRISCO KAP, LLC
4228 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TEXAS 75206
(972)896-6949
CONTACT: ANDREW KLASING

APPLICANT/CIVIL

BKV GROUP
1412 MAIN STREET, ADOLPHUS TOWER,
SUITE 700, DALLAS, TEXAS 75202
(972) 898-2841
CONTACT: JEFF SWANSON

CASE# 210325-2

SHEET

A4.3

1 OF 1



1 BUILDING 'B' - WEST ELEVATION (BUILDING 'C' IS O.H.) (FACES VILLAGE GREEN)
A4.4 1/16" = 1'-0"

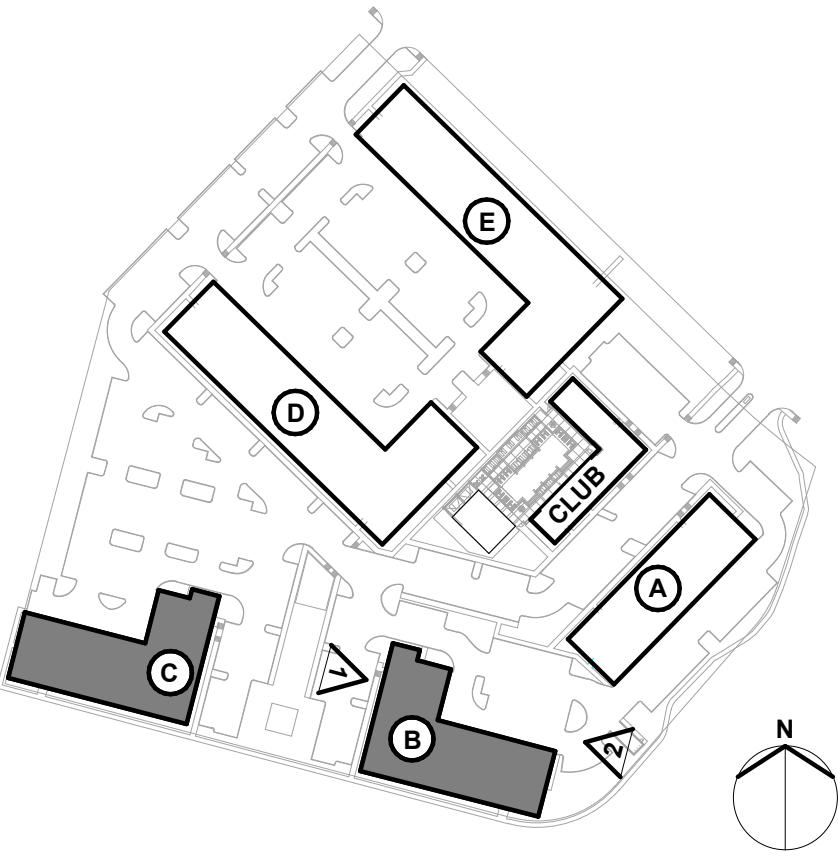


2 BUILDING 'B' - EAST ELEVATION (BUILDING 'C' IS O.H.)
A4.4 1/16" = 1'-0"

- ARCHITECTURAL ELEMENTS**
- ORNAMENTAL WINDOW LINTEL
 - DECORATIVE CORNICE
 - DIVIDED LIGHT WINDOW
 - VARIED ROOF HEIGHT
 - TRANSOM WINDOW
 - RECESSED ENTRY
 - AWNING

FOUR OPTIONAL FEATURES:
a) Canopy at the front entrance.
c) Decorative railings on balconies.
n) Balconies will count as open space.
o) Balconies on at least 50% of the units facing the floodplain.

- SITE KEY**
- BUILDING TYPE 2 - OCCURS AT BUILDING 'B' & 'C'



EXTERIOR MATERIAL LEGEND

- FBR-1 FACE BRICK ALLENTOWN
- FBR-2 FACE BRICK RIDGEMAR
- ST-1 LUEDER STONE TEXAS CREAM
- FSDG-1 CEMENTITIOUS LAP PANEL COBBLE STONE
- FSDG-2 CEMENTITIOUS LAP PANEL PEARL GRAY
- CP-1 CEMENTITIOUS FIBER PANEL GRAY
- CP-2 CEMENTITIOUS FIBER PANEL CREAM
- CP-3 CEMENTITIOUS FIBER PANEL BROWN
- MR-1 METAL AWNING MUSKET GRAY
- CS-1 CAST STONE SANDSTONE
- SR-1 ARCHITECTURAL SHINGLES WEATHERED WOOD
- WN-1 VINYL WINDOWS WHITE
- M-1 1.5" HSS RAILING WITH PICKETS AND DOUBLE TOP RAIL PAINTED BLACK
- GD-1 GARAGE DOOR GRAY
- SC-1 CEMENTITIOUS EQUIPMENT SCREEN

EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER
FRISCO KAP, LLC
4228 N. CENTRAL EXPRESSWAY,
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APPLICANT/CIVIL
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4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048

ELEVATIONS - BUILDINGS 'B' & 'C'

CASE# 210325-2

SHEET

A4.4

1 OF 1

BUILDING 'E' ARTICULATION - NORTH ELEVATION

HORIZONTAL ARTICULATION FOR FOOTPRINT

- A. Minimum of one horizontal articulation is required that is at least 30% of the building's total street-facing length - 342' 5.5" x 30% = 102' 8.8", Provided: 193' 0.25", 55.9%
- B. Building's total street-facing length = greater than 80'
- C. Depth articulation of at least four feet (4') shall be required for at least 30% of building facade length

STATUS

- Comply
- Comply
- Comply

VERTICAL ARTICULATION FOR FOOTPRINT

- A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 342' 5.5" x 20% = 68' 5.9", Provided: 253' 5", 72.3%
- B. Building's total street-facing facade width
- C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width
- D. Building's non-articulated height

STATUS

- Comply
- 342' 5.5"
- Comply
- 41' - 1"

FOUR OPTIONAL FEATURES:

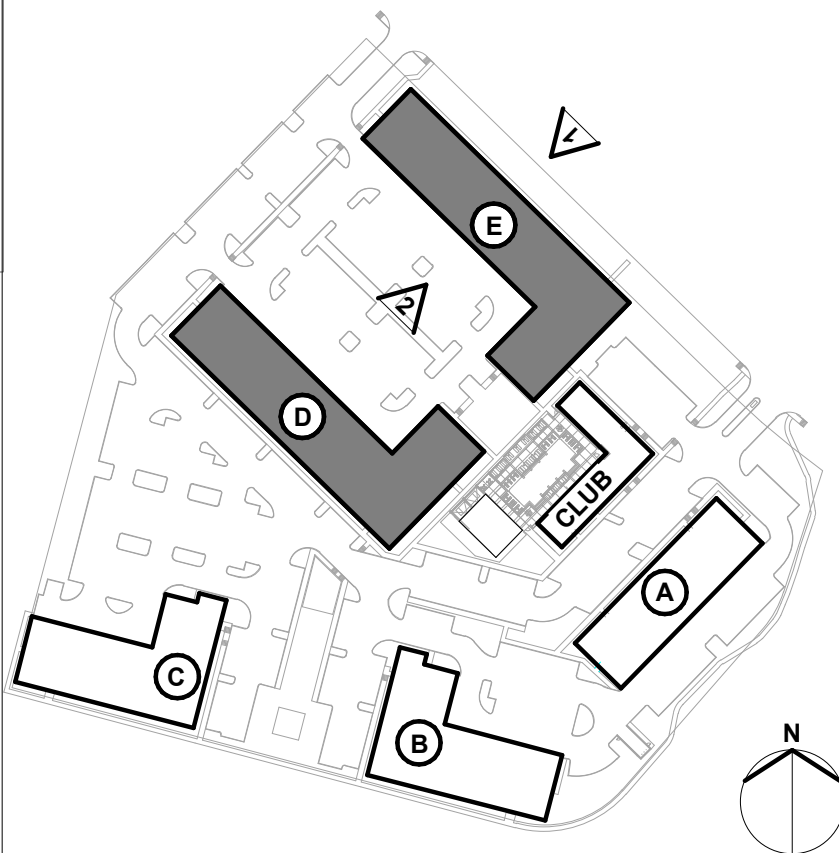
- a) Canopy at the front entrance.
- c) Decorative railings on balconies.
- i) Trim at windows and doors of the street facade.
- n) Balconies will count as open space.

ARCHITECTURAL ELEMENTS

- ORNAMENTAL WINDOW LINTEL
- DECORATIVE CORNICE
- DIVIDED LIGHT WINDOW
- VARIED ROOF HEIGHT
- TRANSOM WINDOW
- RECESSED ENTRY
- AWNING

SITE KEY

BUILDING TYPE 1 - OCCURS AT BUILDING 'D' & 'E'



EXTERIOR MATERIAL LEGEND

- FBR-1 FACE BRICK ALLENTOWN
- FBR-2 FACE BRICK RIDGEMAR
- ST-1 LUEDER STONE TEXAS CREAM
- FSDG-1 CEMENTITIOUS LAP PANEL COBBLE STONE
- FSDG-2 CEMENTITIOUS LAP PANEL PEARL GRAY
- CP-1 CEMENTITIOUS FIBER PANEL GRAY
- CP-2 CEMENTITIOUS FIBER PANEL CREAM
- CP-3 CEMENTITIOUS FIBER PANEL BROWN
- MR-1 METAL AWNING MUSKET GRAY
- CS-1 CAST STONE SANDSTONE
- SR-1 ARCHITECTURAL SHINGLES WEATHERED WOOD
- WN-1 VINYL WINDOWS WHITE
- M-1 1.5" HSS RAILING WITH PICKETS AND DOUBLE TOP RAIL PAINTED BLACK
- GD-1 GARAGE DOOR GRAY
- SC-1 CEMENTITIOUS EQUIPMENT SCREEN

EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER

FRISCO KAP, LLC
4228 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TEXAS 75206
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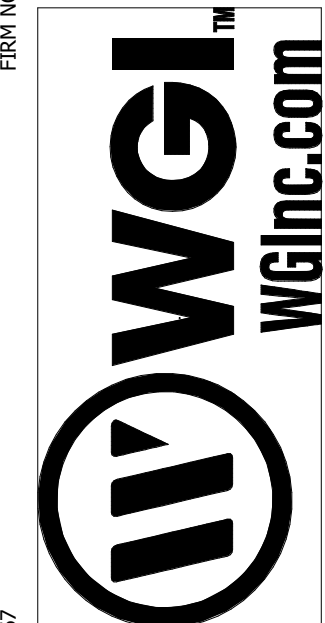
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GARLAND, DALLAS COUNTY, TEXAS 75048

ELEVATIONS - BUILDINGS 'D' & 'E'

CASE# 210325-2

SHEET

A4.5

1 OF 1

BUILDING 'E' ARTICULATION - EAST ELEVATION

HORIZONTAL ARTICULATION FOR FOOTPRINT

A. Minimum of one horizontal articulation is required that is at least 30% of the building's total street-facing length - 137' 4" x 30% = 41' 2.4", Provided: 49' 7", 36.1%
B. Building's total street-facing length = greater than 80'
C. Depth articulation of at least four feet (4') shall be required for at least 30% of building facade length

STATUS

Comply
Comply
Comply

VERTICAL ARTICULATION FOR FOOTPRINT

A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 137' 4" x 20% = 27' 5.6", Provided: 104' 11.5", 71.8%
B. Building's total street-facing facade width
C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width
D. Building's non-articulated height

STATUS

Comply
137' 4"
Comply
41' - 1"

FOUR OPTIONAL FEATURES:

- a) Canopy at the front entrance.
c) Decorative railings on balconies.
i) Trim at windows and doors of the street facade.
n) Balconies will count as open space.



1 BUILDING 'E' - EAST ELEVATION (STREET FACING) (BUILDING 'D' IS O.H.)
1/16" = 1'-0"

BUILDING 'E' ARTICULATION - WEST ELEVATION

HORIZONTAL ARTICULATION FOR FOOTPRINT

A. Minimum of one horizontal articulation is required that is at least 20% of the building's total street-facing length - 66' 3" x 20% = 13' 3", Provided: 34' 6", 52%
B. Building's total street-facing length = greater than 40' and less than 80'
C. Depth articulation of at least two feet (2') shall be required for every thirty feet (30') of building facade length

STATUS

Comply
Comply
Comply

VERTICAL ARTICULATION FOR FOOTPRINT

A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 66' 3" x 20% = 13' 3", Provided: 27' 8", 41.8%
B. Building's total street-facing facade width
C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width
D. Building's non-articulated height

STATUS

Comply
66' 3"
Comply
41' - 1"



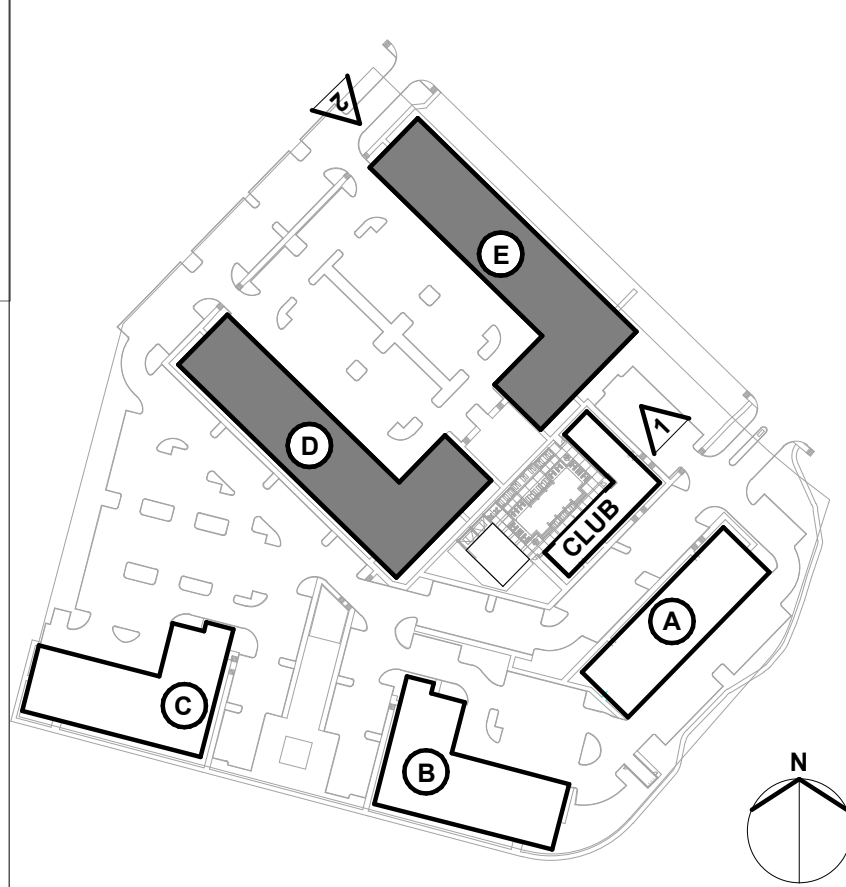
2 BUILDING 'E' - WEST ELEVATION (STREET FACING) (BUILDING 'D' IS O.H.)
1/16" = 1'-0"

ARCHITECTURAL ELEMENTS

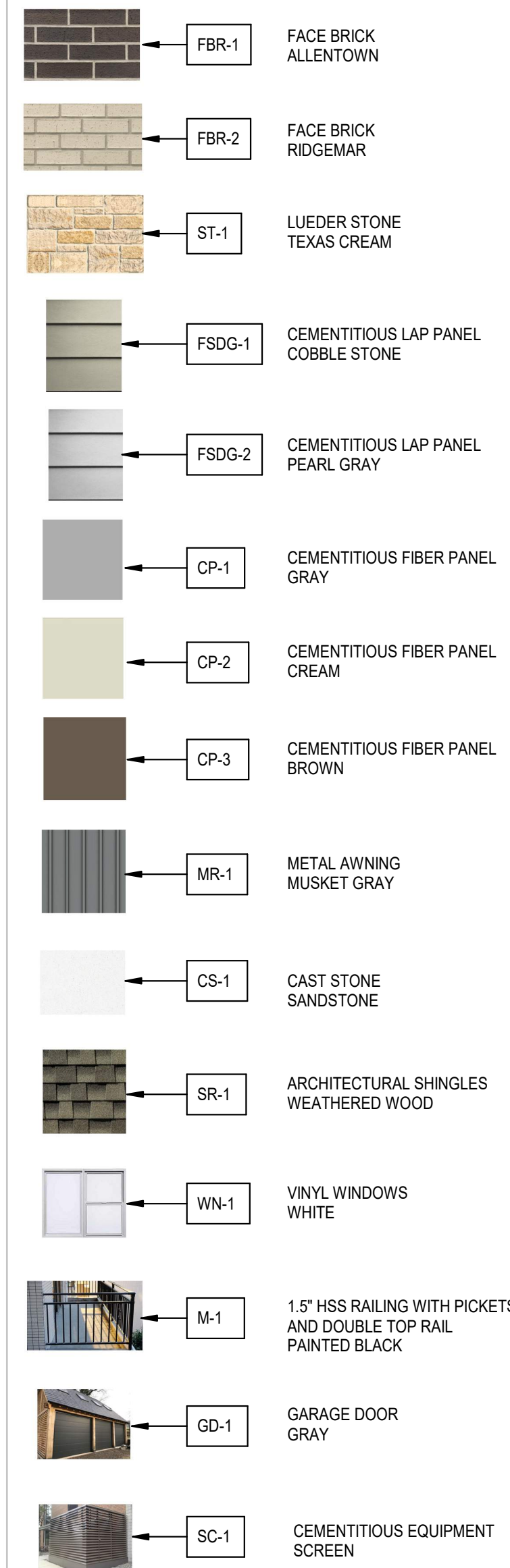
ORNAMENTAL WINDOW LINTEL
DECORATIVE CORNICE
DIVIDED LIGHT WINDOW
VARIED ROOF HEIGHT
TRANSOM WINDOW
RECESSED ENTRY
AWNING

SITE KEY

BUILDING TYPE 1 - OCCURS AT BUILDING 'D' & 'E'



EXTERIOR MATERIAL LEGEND



EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER

FRISCO KAP, LLC
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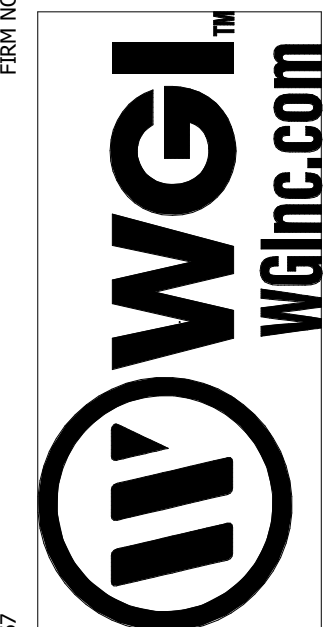
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BUNKER HILL MULTIFAMILY

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GARLAND, DALLAS COUNTY, TEXAS 75048

ELEVATIONS - BUILDINGS 'D' & 'E'

CASE# 210325-2

SHEET

A4.6

1 OF 1



1 CLUBHOUSE AND CABANA- WEST ELEVATION
A4.7 1/16" = 1'-0"

CLUBHOUSE ARTICULATION - SOUTH ELEVATION			
HORIZONTAL ARTICULATION FOR FOOTPRINT		VERTICAL ARTICULATION FOR FOOTPRINT	
A. Minimum of one horizontal articulation is required that is at least 30% of the building's total street-facing length - 136' 3" x 30% = 40' 10.5", Provided: 55' 3", 40.5%	STATUS	A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 136' 3" x 20% = 27' 3", Provided: 94' 7.5", 69.4%	STATUS
B. Building's total street-facing length = greater than 80'	Comply	B. Building's total street-facing facade width	136' 3"
C. Depth articulation of at least four feet (4') shall be required for at least 30% of building facade length	Comply	C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width	Comply
		D. Building's non-articulated height	10'

2 CLUBHOUSE AND CABANA- EAST ELEVATION (STREET FACING)
A4.7 1/16" = 1'-0"

ARCHITECTURAL ELEMENTS

ORNAMENTAL WINDOW LINTEL
DECORATIVE CORNICE
DIVIDED LIGHT WINDOW
VARIED ROOF HEIGHT
TRANSOM WINDOW
RECESSED ENTRY
AWNING

FOUR OPTIONAL FEATURES:

a) Canopy at the front entrance.
b) Window awnings on 25% of the windows facing the street.
i) Upgraded roof material.
m) Cast Stone lentils on 35% of the windows facing street.

EXTERIOR MATERIAL LEGEND

- FBR-1 FACE BRICK ALLENTOWN
- ST-1 LUEDER STONE TEXAS CREAM
- ST-2 STUCCO ANTIQUE WHITE
- MR-1 METAL ROOF MUSKET GRAY
- WD-1 GLULAM BEAM
- WN-2 ARCHITECTURE GRADE WINDOWS BLACK
- SF-1 STOREFRONT BLACK
- MF-1 METAL FRAMING BLACK
- CS-1 CAST STONE SANDSTONE
- WA-1 WINDOW AWNING BLACK

EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER
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GARLAND, DALLAS COUNTY, TEXAS 75048

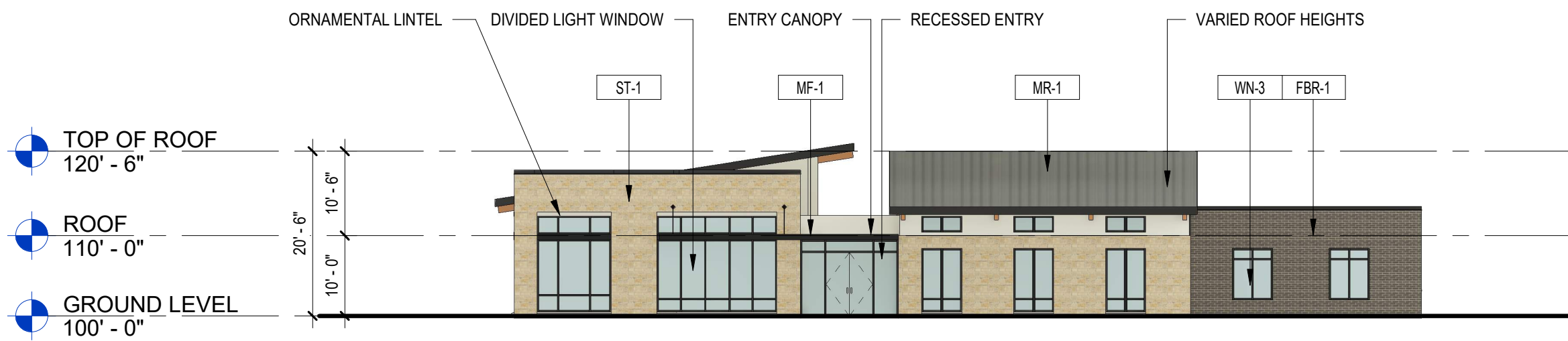
ELEVATIONS - CLUBHOUSE

CASE# 210325-2

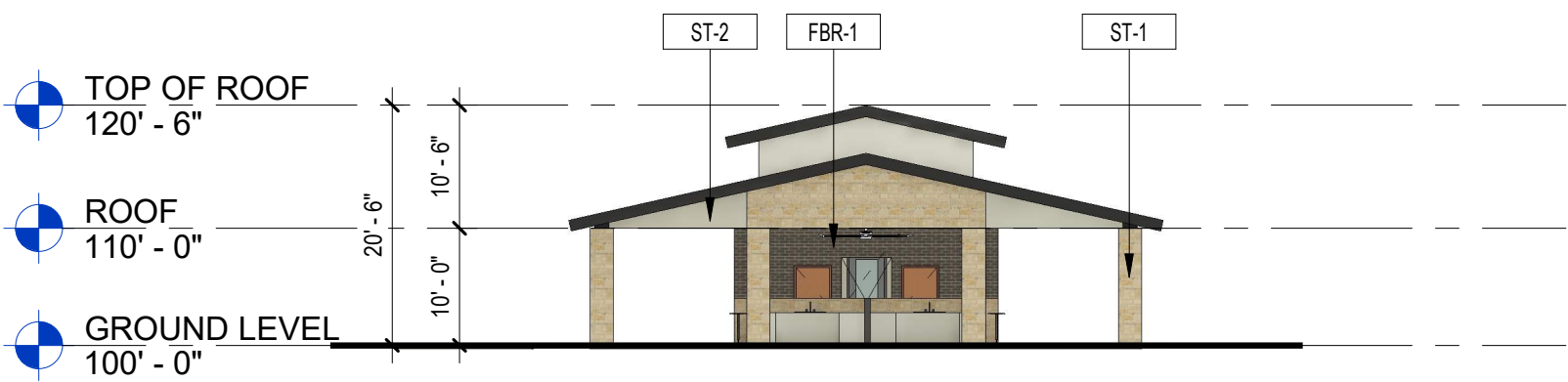
SHEET
A4.7
1 OF 1

CLUBHOUSE ARTICULATION - EAST ELEVATION

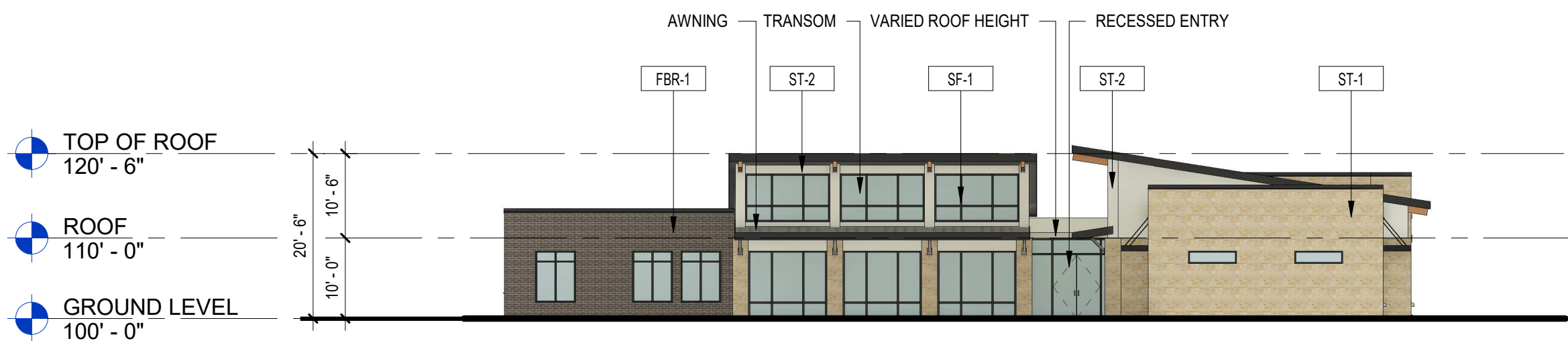
HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	VERTICAL ARTICULATION FOR FOOTPRINT	STATUS
A. Minimum of one horizontal articulation is required that is at least 30% of the building's total street-facing length - 111' 11.5" x 30% = 33' 7.2". Provided: 40' 4", 36%	Comply	A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 111' 11.5" x 20% = 22' 4.8". Provided: 82' 9", 73.9%	Comply
B. Building's total street-facing length = greater than 80'	Comply	B. Building's total street-facing facade width	111' 11.5'
C. Depth articulation of at least four feet (4') shall be required for at least 30% of building facade length	Comply	C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width	Comply
		D. Building's non-articulated height	10'



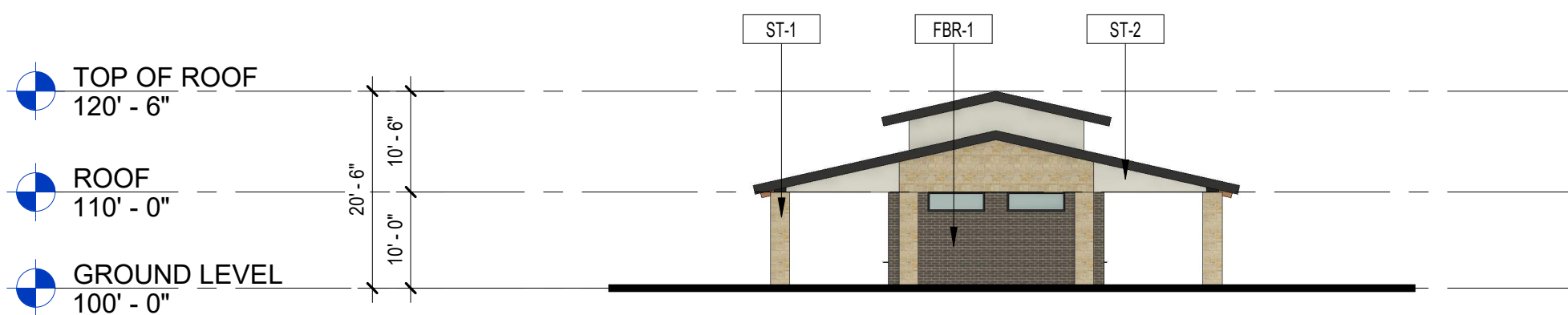
1 CLUBHOUSE - NORTH ELEVATION (BUNKER HILL ROAD FRONT ELEVATION)
A4.8 1/16" = 1'-0"



2 CABANA - NORTH ELEVATION
A4.8 1/16" = 1'-0"



3 CLUBHOUSE - SOUTH ELEVATION
A4.8 1/16" = 1'-0"



4 CABANA - SOUTH ELEVATION
A4.8 1/16" = 1'-0"

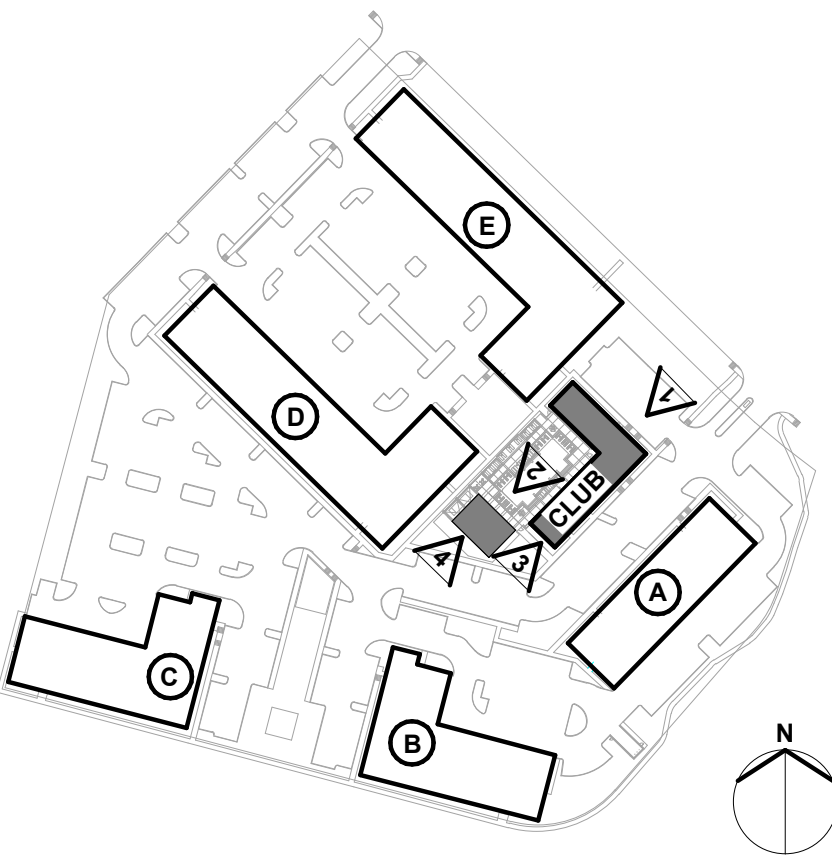
ARCHITECTURAL ELEMENTS

- ORNAMENTAL WINDOW LINTEL
- DECORATIVE CORNICE
- DIVIDED LIGHT WINDOW
- VARIED ROOF HEIGHT
- TRANSOM WINDOW
- RECESSED ENTRY
- AWNING

FOUR OPTIONAL FEATURES:

- a) Canopy at the front entrance.
- b) Window awnings on 25% of the windows facing the street.
- i) Upgraded roof material.
- m) Cast Stone lintels on 35% of the windows facing street.

SITE KEY



EXTERIOR MATERIAL LEGEND

- FBR-1 FACE BRICK ALLENTOWN
- ST-1 LUEDER STONE TEXAS CREAM
- ST-2 STUCCO ANTIQUE WHITE
- MR-1 METAL ROOF MUSKET GRAY
- WD-1 GLULAM BEAM
- WN-2 ARCHITECTURE GRADE WINDOWS BLACK
- SF-1 STOREFRONT BLACK
- MF-1 METAL FRAMING BLACK
- CS-1 CAST STONE SANDSTONE
- WA-1 WINDOW AWNING BLACK

EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER
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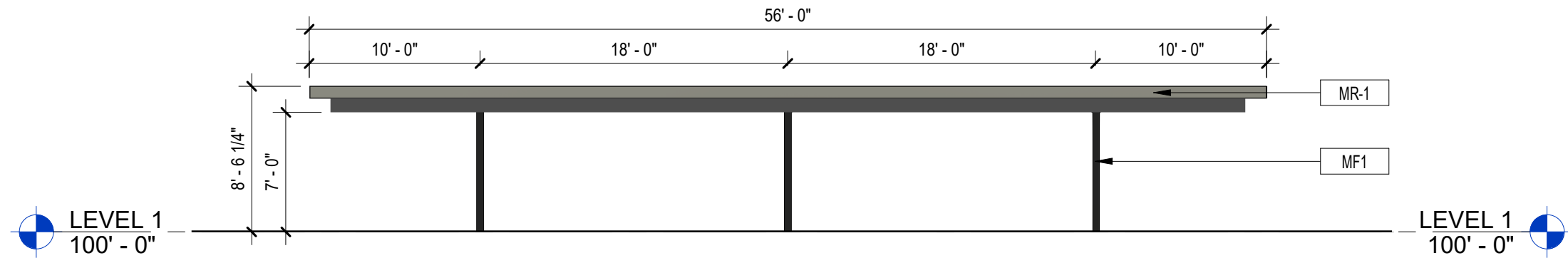
ELEVATIONS - CLUBHOUSE

CASE# 210325-2

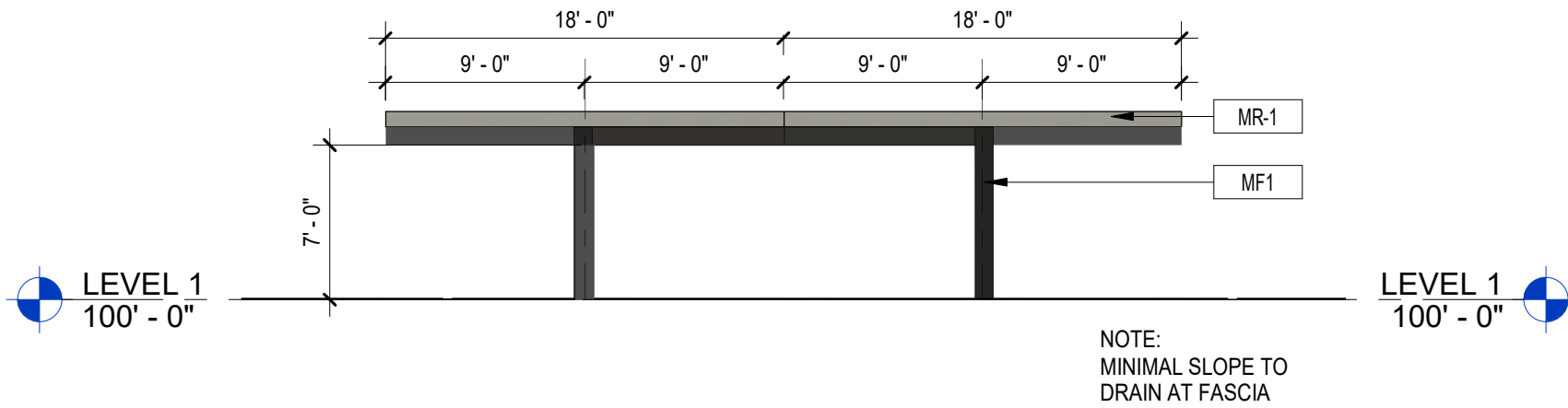
SHEET

A4.8

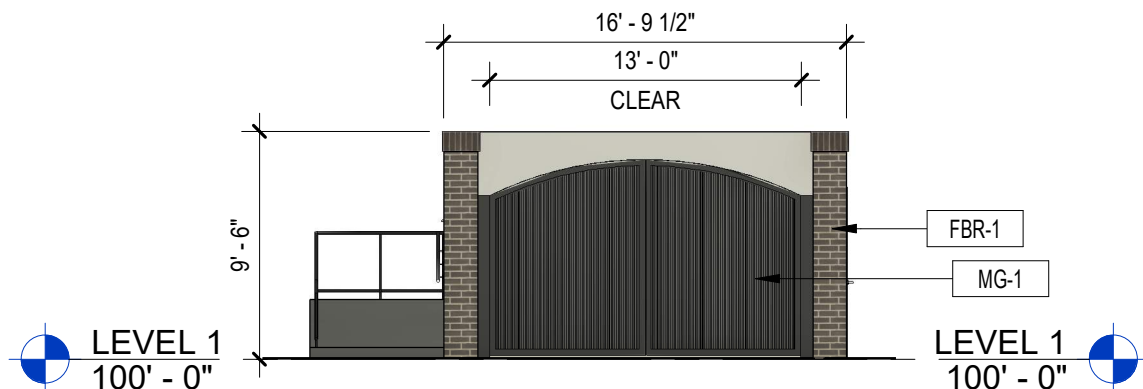
1 OF 1



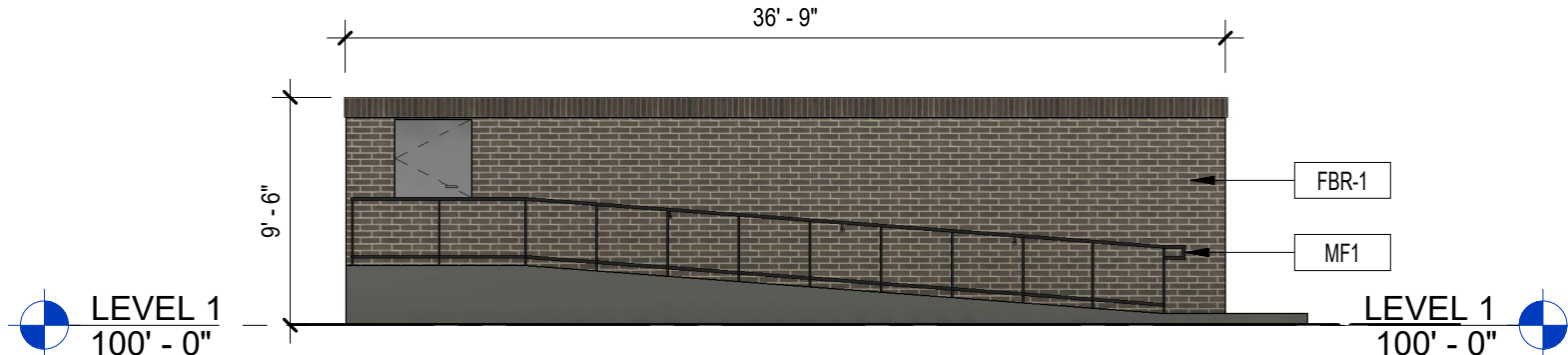
1 CARPORT - ELEVATION
1/8" = 1'-0"



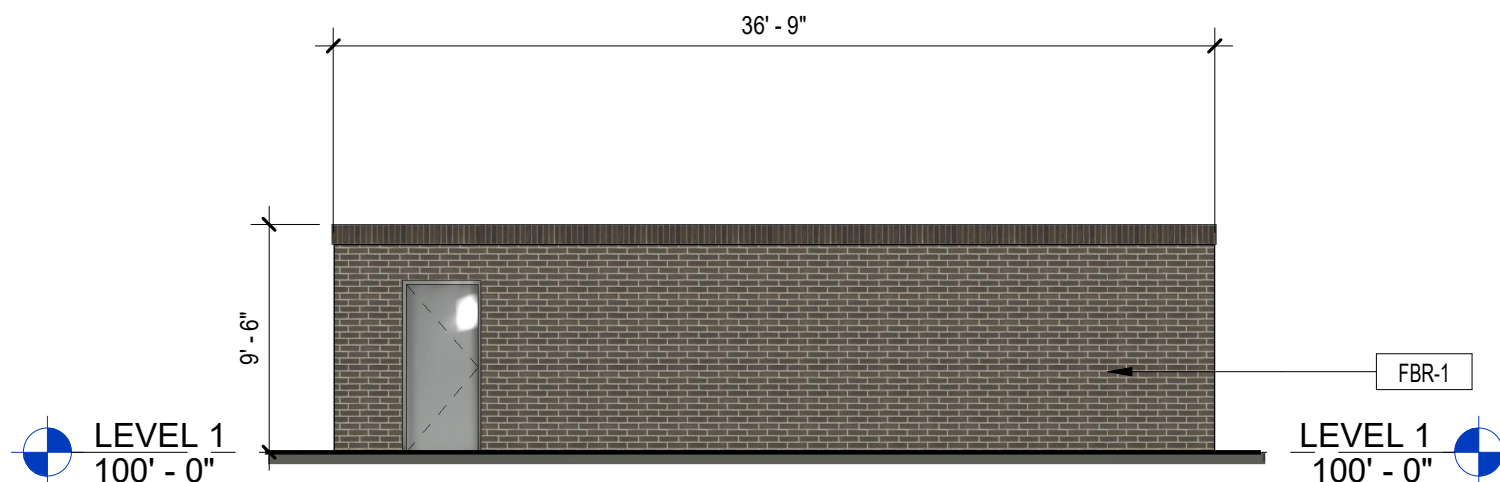
2 CARPORT - ELEVATION
1/8" = 1'-0"



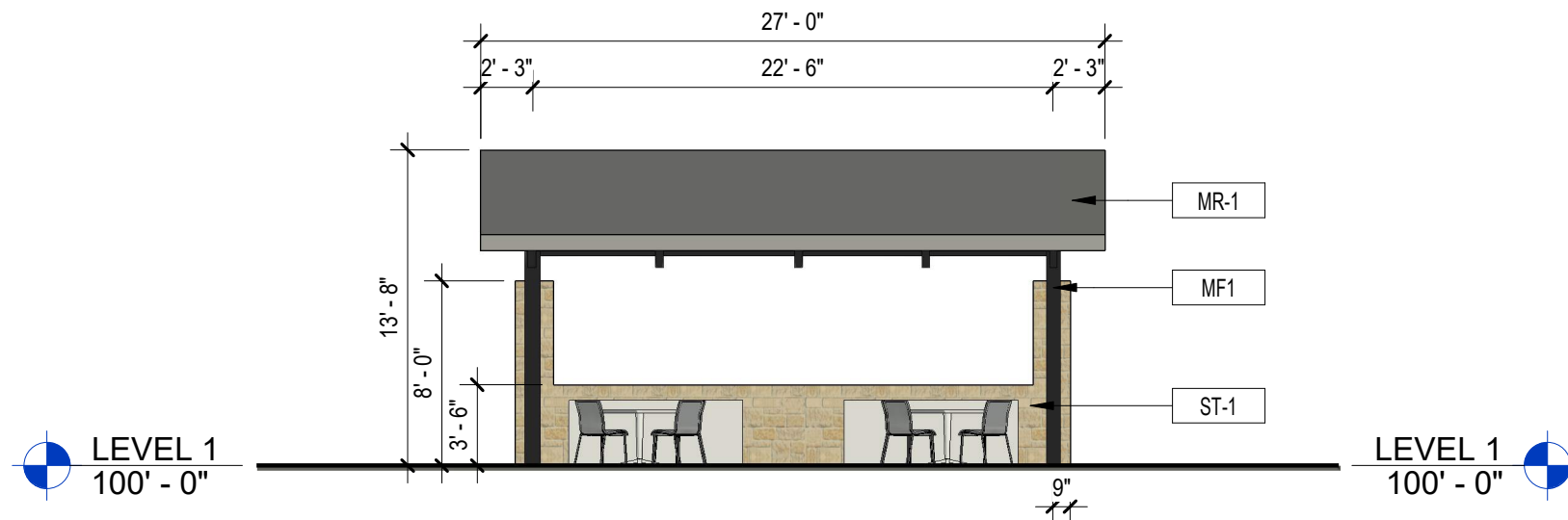
3 TRASH ENCLOSURE - ELEVATION
1/8" = 1'-0"



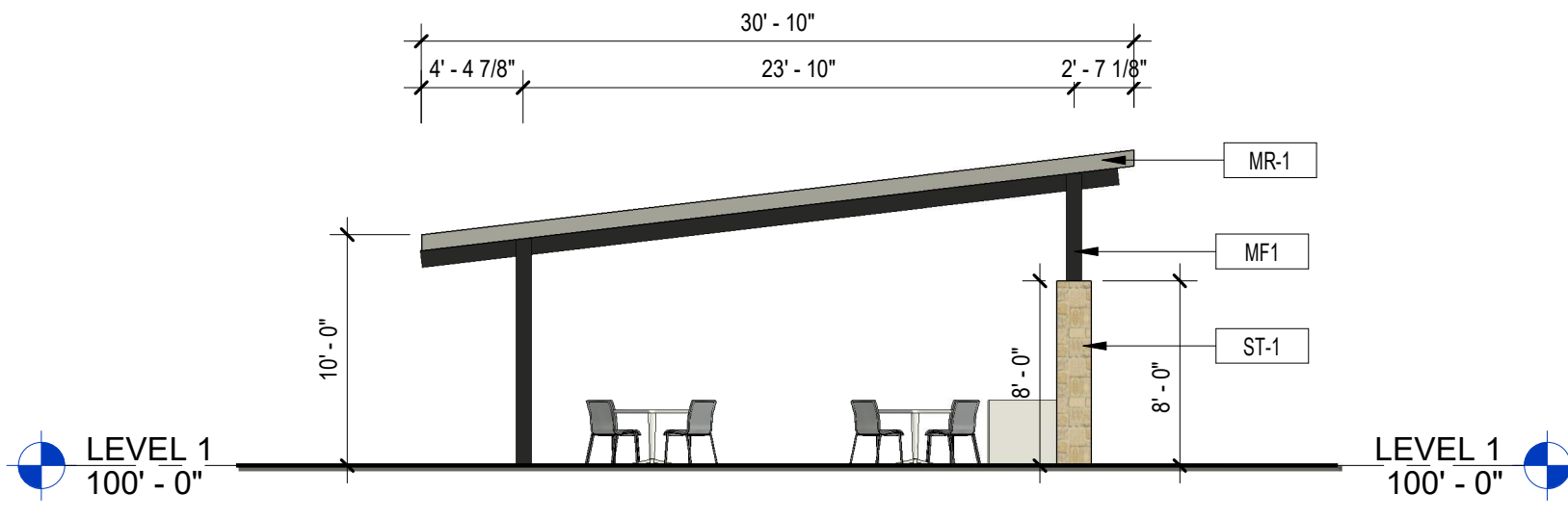
4 TRASH ENCLOSURE - SIDE ELEVATION
1/8" = 1'-0"



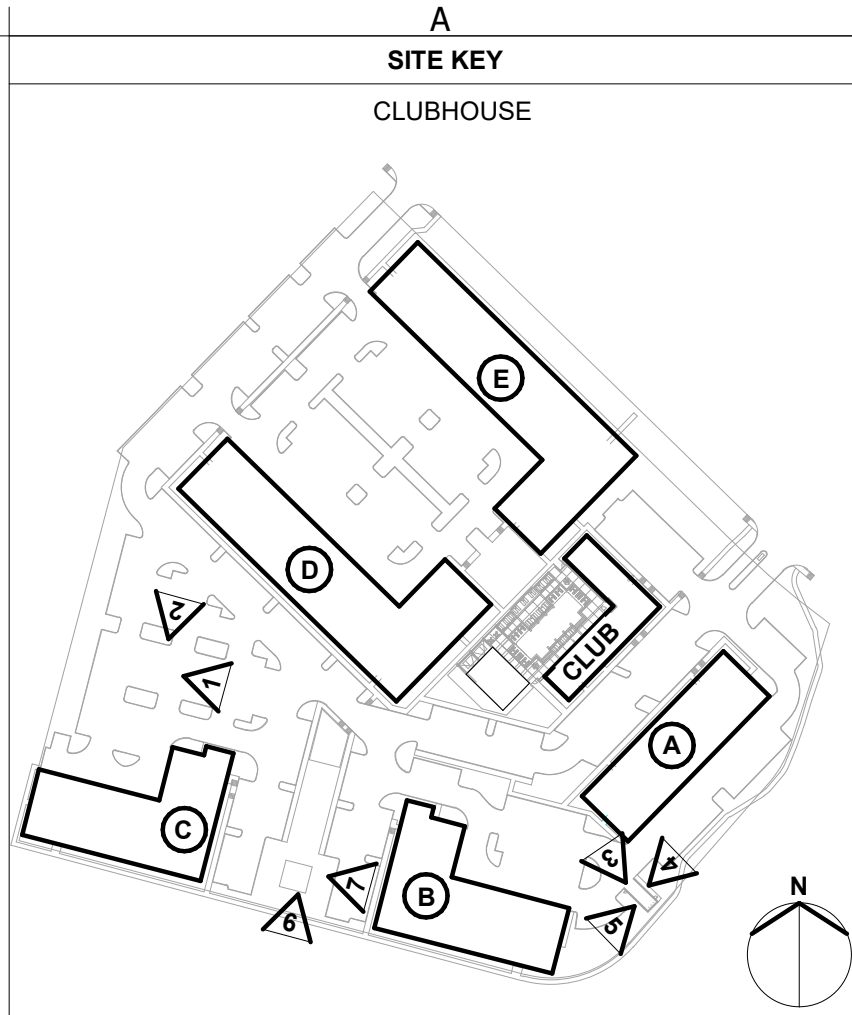
5 TRASH ENCLOSURE - SIDE ELEVATION 2
1/8" = 1'-0"



6 VILLAGE GREEN - ELEVATION
1/8" = 1'-0"



7 VILLAGE GREEN - ELEVATION
1/8" = 1'-0"



EXTERIOR MATERIAL LEGEND	
	FB-1 FACE BRICK ALLENTOWN
	FSDG-1 CEMENTITIOUS LAP PANEL COBBLE STONE
	MR-1 METAL ROOF MUSKET GRAY
	MF-1 METAL FRAMING BLACK
	ST-1 LUEDER STONE TEXAS CREAM
	MG-1 TRASH DOOR METAL GATE

EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER
FRISCO KAP, LLC
4228 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TEXAS 75206
(972)896-6949
CONTACT: ANDREW KLASING

APPLICANT/CIVIL
BKV GROUP
1412 MAIN STREET, ADOLPHUS TOWER,
SUITE 700, DALLAS, TEXAS 75202
(972) 898-2841
CONTACT: JEFF SWANSON

Z 21-23



View of the subject property from Bunker Hill Road



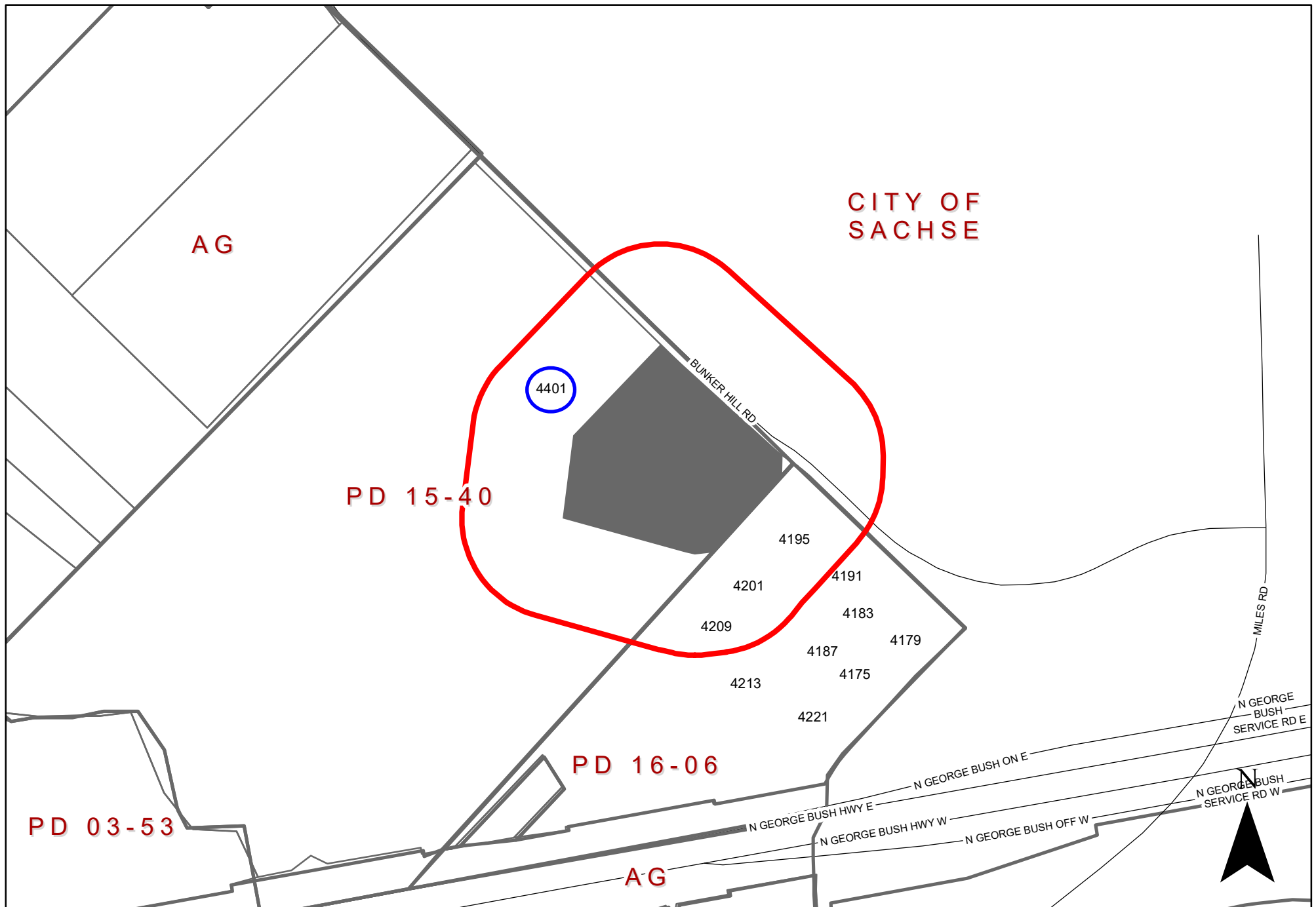
Looking east of the subject property



Looking north of the subject property (City of Sachse)



Looking south of the subject property



0 310 620 Feet
1 inch = 500 feet

Zoning Map Z 21-23

4401 Bunker Hill Road

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

From: [Mason Orradre](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Notice of Z 21-23 - RCM Firewheel
Date: Friday, August 20, 2021 4:28:31 PM
Attachments: [image001.png](#)
[Notice of Public Hearing - Z 21-23.pdf](#)

Hello,

Please find attached our response to the notice of public hearing for Z 21-23 at 4401 Bunker Hill Road. As the property owner of 4909 Bunker Hill Road, we are in favor of this proposed development.

Thanks,

Mason Orradre
Development Partner
Realty Capital Management
909 Lake Carolyn Parkway, Suite 150
Irving, Texas 75039
mason@realtycapital.com
469-533-4117 – Direct 805-305-7352 - Mobile



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Comment Form

Case Z 21-23

Z 21-23 WGI, Inc. The applicant proposes to construct an apartment complex with 356 dwelling units along with a trail. The current zoning allows for multi-family use, and the proposal represents a Detail Plan and Planned Development amendment. This site is located at 4401 Bunker Hill Road. (District 1)

Z 21-23 WGI, Inc. El solicitante propone construir un complejo de apartamentos con 356 unidades de vivienda junto con un sendero. La zonificación actual permite el uso multifamiliar y la propuesta representa una enmienda al Plan Detallado y al Desarrollo Planificado. Este sitio está ubicado en 4401 Bunker Hill Road. (Distrito 1)

Z 21-23 WGI, Inc. Người nộp đơn đề xuất xây dựng một khu chung cư với 356 căn hộ ở cùng với một con đường mòn. Việc phân vùng hiện tại cho phép sử dụng cho nhiều gia đình và đề xuất này thể hiện một bản sửa đổi Kế hoạch Chi tiết và Phát triển có Kế hoạch. Địa chỉ này nằm ở 4401 Bunker Hill Road. (Quận 1)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Mason Orradre Development Partner

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

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

4909 Bunker Hill Road

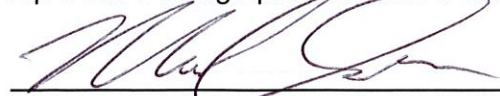
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75048

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

8/20/21

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-23

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

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

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

BCM Firewheel is in favor with the proposed apartment complex at 4401 Bunker Hill Road. We believe that this development will benefit the entire Garland community and bring more businesses, residents and economic growth.