



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
July 25, 2022
7:00 p.m.

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

A pre-meeting will begin at 5:45 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

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

Public Comments

Whether you are attending the meeting in-person or via webinar, 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.

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

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

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the July 11, 2022 meeting.

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.

2. ZONING

- a. Consideration of the application of **JLB Partners, LLC / Masterplan**, requesting approval of a Change in Zoning from Community Retail (CR) District and Agricultural (AG) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses. This property is located at 5000 and 5026 Zion Road. (District 3) (File Z 22-31 – Zoning)

- b. Consideration of the application of **JLB Partners, LLC / Masterplan**, requesting approval of a Detail Plan for Multi-Family Development. This property is located at 5000 and 5026 Zion Road. (District 3) (File Z 22-31 – Detail Plan)

3. MISCELLANEOUS

- a. Consideration of the application of **Aaron Comer / Scout Cold Logistics, LLC**, requesting approval of a Variance to Section 4.29 (A)(2) of the Garland Development Code requiring full compliance of landscaping requirements. This property is located at 2600 McCree Road. (District 5) (File SL 22-01)
- b. Consider amending Section 2.52, “Special Standards for Certain Uses,” Section 6.03, “Definitions,” and Table 7-1 “Downtown District Land Use Matrix,” of Section 7.06 of the Garland Development Code, regarding Mobile Food Truck Parks.

4. 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: 07/25/2022

Item Title: Plan Commission Minutes for July 11, 2022

Summary:

Consider approval of the Plan Commission Minutes for the July 11, 2022 meeting.

Attachments

Plan Commission Minutes for July 11, 2022

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, July 11, 2022, at 7:00 p.m., in the Council Chambers at the William E. Dollar Municipal Building (City Hall), with the following members present:

COMMISSION PRESENT

Chair	Scott Roberts
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	Rich Aubin
Commissioner	Mike Rose

STAFF PRESENT

Senior Assistant City Attorney	Shawn Roten
First Assistant City Attorney	Scott Levine
Recording Secretary	Tracy Allmendinger
Planning Director	Will Guerin
Lead Development Planner	Nabiha Ahmed

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 Williams to **approve** the Consent Agenda as presented, seconded by Commissioner Rose. **Motion carried: 9 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of the Plan Commission Minutes for the June 27, 2022 meeting.

PLATS

2a. APPROVED** P 22-17 Firewheel Plaza Lot 7 Replat

2b. APPROVED** P 22-18 Expansion Addition Final Plat

ZONING

3a. APPROVED Consideration of the application of **Khoa Tran**, requesting approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District. This property is located at 1238 Belt Line Road, Suite 361. (District 8) (File Z 22-06 – Specific Use Provision)

The applicant was available for questions. There were no questions of this applicant.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the request as presented. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**

3b. APPROVED Consideration of the application of **Khoa Tran**, requesting approval of a Plan for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District. This property is located at 1238 Belt Line Road, Suite 361. (District 8) (File Z 22-06 – Plan)

Motion was made by Commissioner Jenkins to approve the request as presented. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**

MISCELLANEOUS

4a. APPROVED Consideration of the application of **Jimmy Wallace Guitars**, requesting approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow the addition of a Projecting Sign and a Wall Sign on a property zoned Downtown (DT) District, Downtown Square (DS) sub-district. This property is located at

The applicant, Jimmy Wallace, 514 Main Street, provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission, staff and applicant regarding additional signage above the roofline, increase of allowable square footage, signage lighting movement, and build timeframe of the signage.

Mr. Wallace also stated the downtown businesses are also in support of the request.

Motion was made by Commissioner Dalton to close the public hearing and up for discussion. Seconded by Commissioner Jenkins.

Commissioner Dalton and Jenkins spoke in favor of the request, but did express some concern regarding the suggested ten (10) foot height of the sign.

Commissioner Aubin spoke in favor of the request and acknowledged the applicant should not have to submit a second request if additional signage is considered or needed.

Chairman Roberts suggested the applicant survey the parapet wall for structural soundness and possible fortification to the façade to support the signage.

Commissioner Rose asked a follow-up question of the applicant regarding the building timeframe in correlation to the downtown construction.

The applicant stated they are prepared to begin development once approved; if warranted, they will wait if needed due to the downtown construction.

Commissioner Dalton asked a follow-up question whether the applicant would be utilizing LED lights or neon.

The applicant stated the sign would be constructed using neon.

Motion was made by Commissioner Aubin to **approve** the request for the signage; with the allowance for lighting movement in the projecting sign, the signage is only allowed for retail music uses, a sixty-six (66) square-foot wall sign allowance, and a vertical height up to ten (10) feet above the top of the building and a maximum allowance of 100 square feet for the projecting sign. Seconded by Commissioner Rose. **Motion carried: 9 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:36 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 07/25/2022

Item Title: Z 22-31 JLB Partners, LLC / Masterplan - Zoning (District 3)

Summary:

Consideration of the application of **JLB Partners, LLC / Masterplan**, requesting approval of a Change in Zoning from Community Retail (CR) District and Agricultural (AG) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses. This property is located at 5000 and 5026 Zion Road. (District 3) (File Z 22-31 – Zoning)

Attachments

Z 22-31 JLB Partners, LLC Masterplan Report and Attachments (Zoning)

Z 22-31 JLB Partners, LLC / Masterplan Responses

Planning Report

File No: Z 22-31/District 3

Agenda Item:

Meeting: Plan Commission

Date: July 25, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Community Retail (CR) District and Agricultural (AG) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses

Approval of a Detail Plan for Multi-Family Development.

LOCATION

5000 and 5026 Zion Road

APPLICANT

JLB Partners, LLC / Masterplan

OWNER

The Kokles Family Trust

BACKGROUND

The subject site is currently developed with a residential property, accessory buildings and an existing pond. All existing infrastructures will be demolished prior to development. The applicant proposes to use the existing pond as an amenity pond, and to develop a total of 381 multi-family dwelling units.

SITE DATA

The overall site consists of approximately 21.4 acres with 823 lineal feet of frontage along Zion Road. The site plan (Exhibit C) shows two (2) access points from Zion Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Agricultural (AG) District and Community Retail (CR) District.

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

The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of six (6) conventional multi-family buildings with 366 units and three (3) townhouse-style buildings with fifteen (15) units along Zion Road.

The scaling and height of the proposed development has been thoughtfully designed to minimize impact to the single-family residences to north and to the west. Townhouse-style units are planned along Zion Road as a transition between the developing single-family residences to the west and the 3-and 4-story apartments planned to the east. Residential buildings will have conditioned corridors while 4-story buildings will be elevator served. Additionally, the pond on the northern end would be preserved and enhanced as a resident amenity, and buffer from neighborhood to the north.

The site plan (Exhibit C) shows compliance with various types of amenities including an interior courtyard with a swimming pool, dining areas, fire pit, shaded structures, fitness center, clubhouse, barbeque grill, recreation lawn with string lights, dog park and an amenity pond.

2. Parking

The GDC requires 615 parking spaces for this proposal. The site layout shows 639 parking spaces. Additionally, 337 parking spaces are provided in the tuck-under garages and carport structures, satisfying the covered parking requirement.

3. Building Height

The maximum height allowed for a multi-family development in the Multi-Family-2 (MF-2) District is fifty (50) feet and the applicant requests the maximum height of forty-six (46) feet for the three-story buildings and fifty-eight (58) feet for the four-story buildings. The maximum height for the townhouse-style buildings is forty-six (46) feet.

4. Density

The maximum density required per the GDC for a multi-family development in the Multi-Family-2 (MF-2) District is thirty-two (32) dwelling units per acre. The applicant requests the maximum density at nineteen (19) dwelling units per acre, which complies with the density in the Multi-Family-2 (MF-2) District.

5. 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 9,550 square-foot clubhouse which the application indicates will include amenities such as a fitness room, a leasing office and the mail room.
- **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 a swimming pool with 2,000

square feet of surface water in the courtyard with a barbeque grill, shaded structure, lounge area and fire pit.

- **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, amenity pond and an outdoor "cave" which is a covered leisure area near the pool courtyard.

6. Dwelling unit/mix

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

Minimum dwelling unit size.

Required efficiency:	500 square feet
Proposed:	653 square feet
Number of units:	29 units

Minimum dwelling unit size.

Required one- bedroom:	650 square feet
Proposed:	777 square feet
Number of units:	247 units

Required two-bedroom:	800 square feet
Proposed:	1,111 square feet
Number of units:	90 units

Required "townhouse style"

two-bedroom:	800 square feet
Proposed:	1,829 square feet
Number of units:	15 units

7. Screening and Landscaping

The GDC requires a minimum of forty (40%) percent of the site area to be landscaped and the landscape plan (Exhibit D) meets the required percentage.

Per Section 4.39 of the GDC, perimeter screening is required between the proposed multi-family development and the adjacent single-family properties to the north of the subject property. The applicant proposes to not allow any screening due to the existing drainage channel and drainage easement. There are existing mature trees along the northern perimeter that will provide screening.

However, the applicant proposes a six (6)-foot ornamental fence along the eastern perimeter line and western perimeter along the pond and a six (6)-foot brick wall along the southern perimeter line. It should be noted that the GDC requires the vegetation to be on the street-side of the fence and screening wall. However, the proposed vegetation along the eastern perimeter is behind the ornamental fence. This deviation is necessary

due to a grade change between the parking lot and the right-of-way necessitating retaining walls. The steel fence would be placed coincident with a retaining wall along the perimeter. This arrangement will avoid having to build two separate fences since a safety fence would be required on top of the retaining wall. The steel fence will serve as a perimeter and safety fence as proposed.

In addition, a twenty (20)-foot wide landscape buffer is required along the Interstate-30 Freeway and President North George Bush Turnpike interchange. The landscape plan (Exhibit D) shows a variable width landscape buffer. The minimum depth is fourteen (14) feet at two limited sections along North President George Bush Turnpike. The geometry of the property boundary creates pinch points along the eastern perimeter whereby strict compliance would have greater impacts on buildings and access.

There is also an existing electrical easement along Interstate-30 Freeway. The easement location splits the area customarily designated as a street landscape buffer. There would be a variable width buffer created by the easement and the property line geometry along Interstate-30 Freeway.

8. Building Design

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

9. Signage

No deviations were requested regarding signage.

10. Transportation:

A Traffic Impact Analysis was reviewed by the Transportation Department. There are no concerns from a transportation standpoint. Further, the results from the Traffic Impact Analysis are below.

North-Bound Traffic: The proposed deceleration turn lane on the main entry into the development (North-Bound Zion Road) will accommodate significant proportion of traffic generated by development (especially during the PM peak)

South-Bound Traffic: There is an existing Two-way Left Turn (TWLT) lane along the frontage of the site. This would also accommodate traffic generated by development and ensure minimum interruption to South-Bound traffic on Zion Road.

11. Summary of Deviations

The applicant requests to deviate from the required Multi-Family-2 (MF-2) District development standards per Chapter 2 and Chapter 4 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	Required	Proposed	Analysis
Building Height	50 feet	40 feet to 46 feet for three-story buildings. 40 to 58 for four-	The additional height is necessary to provide the four-story buildings with greater floor to ceiling

		story buildings	heights indicative of high-quality multi-family development.
Landscape Buffer	20-feet depth required along Interstate – 30 Freeway and North President George Bush Turnpike	The landscape plan (Exhibit D) shows a variable width landscape buffer along Interstate 30 Freeway and North President George Bush Turnpike interchange. The minimum depth is fourteen (14) feet at two limited section along North President George Bush Turnpike	Typically, large landscape buffer are required along major thoroughfares. The geometry of the property boundary creates pinch points along the eastern perimeter whereby strict compliance would have greater impacts on buildings and access. There is also an existing electrical easement along Interstate-30 Freeway. The easement location splits the area customarily designated as a street landscape buffer.
Perimeter Screening	Perimeter screening is required between the proposed multi-family development and the adjacent single-family properties to the north of the subject property. Additionally, vegetation required along the perimeter screening should be located on the street-side of the wall.	No screening wall proposed. Existing, mature trees will be preserved to provide some screening. The eastern perimeter screening (ornamental fence) is placed right on the property line above the retaining wall, which leaves the vegetation behind the screening wall/fence.	Screening cannot be placed due to the existing drainage channel and drainage easement. The applicant proposes the arrangement in the landscape plan (Exhibit D) to avoid creating a “no man’s land”. The applicant contends the ornamental fence is see-through and the vegetation will be visible.

COMPREHENSIVE PLAN

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

Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

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

Although a portion of the property is designated for Parks and Open Space, it should be noted that portion will not be developed as it has an existing pond which will be preserved and utilized as an amenity.

The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Planned Development (PD) District 05-19 for Single-Family uses; these properties are developed with single-family properties. The land to the east, across the Interstate-30 Freeway and North President George Bush Turnpike interchange are zoned Multi-Family (MF) District and Community Retail (CR) District; these properties are currently unimproved. The properties to the south are zoned Community Retail (CR) District and Planned Development (PD) District 20-46 for Community Retail Uses; these properties are developed with a gas station and a hotel. The properties to the west are zoned Planned Development (PD) District 20-04, Planned Development (PD) District 00-08 and Planned Development (PD) District 73-10; a portion of the property is vacant, and there are some single-family homes existing as well as some under construction.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Community Retail (CR) District and Agricultural (AG) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses

Approval of a Detail Plan for Multi-Family Development.

ADDITIONAL INFORMATION

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

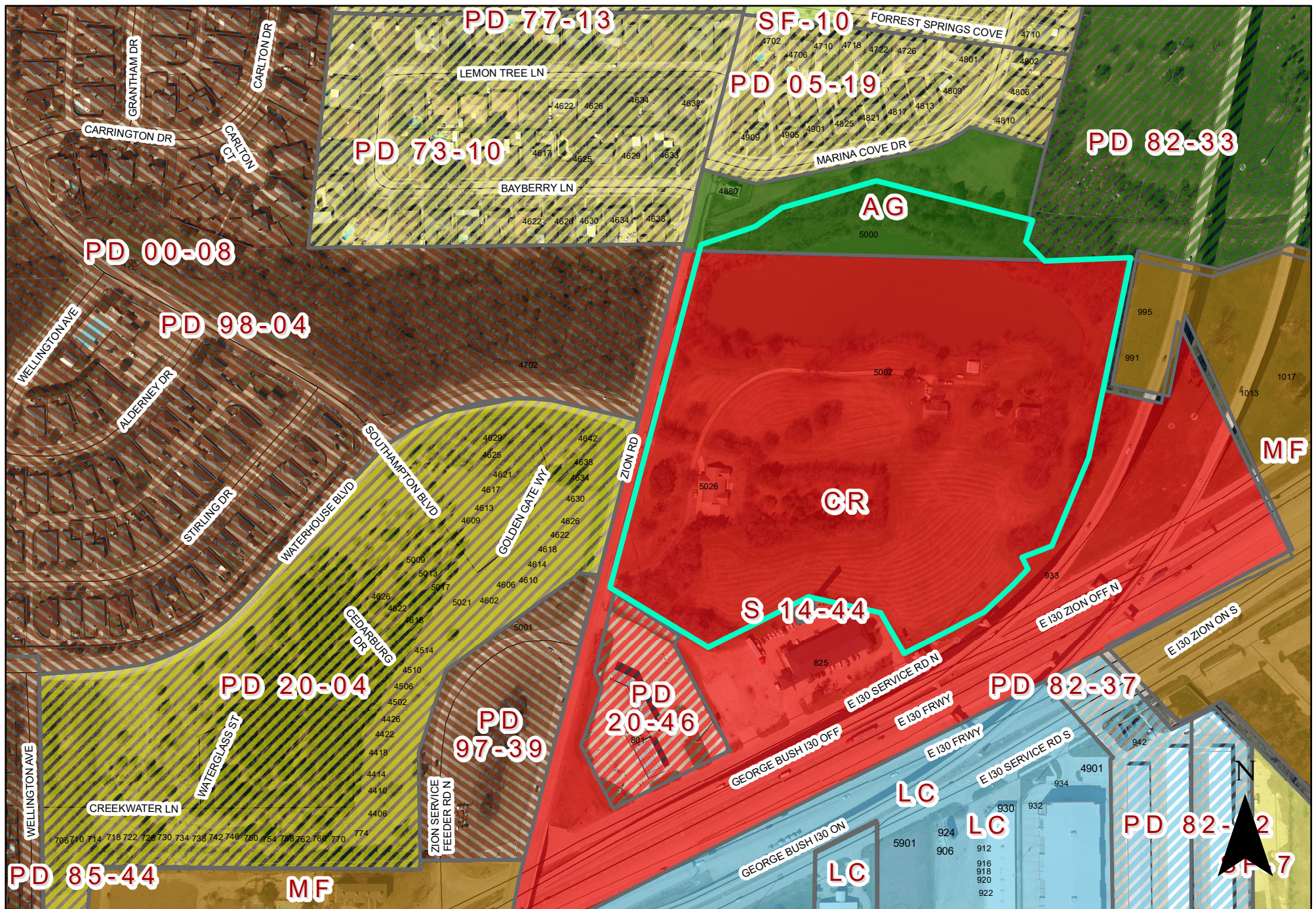
CITY COUNCIL DATE: August 16, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-31

5000 and 5026 Zion 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 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 and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Building Height: The maximum height for the three-story buildings shall be forty-six (46) feet and the maximum height for the four-story buildings shall be fifty-eight (58) feet.

D. Density: The maximum density for this development shall be nineteen (19) dwelling units per acre.

- E. Dwelling Units: A total of 381 dwelling units shall be permitted.
- F. Amenities: Amenities shall be provided as shown on the Exhibits C and D.
- 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. Lighting: All pedestrian pathways shall be lighted per the Garland Development Code standards.
- J. Signage: All signage shall comply with the standards in the Garland Development Code.

Z 22-31



View of the subject property from Zion Road
(zoned Community Retail)



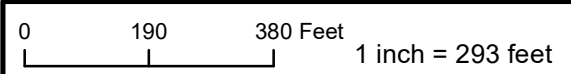
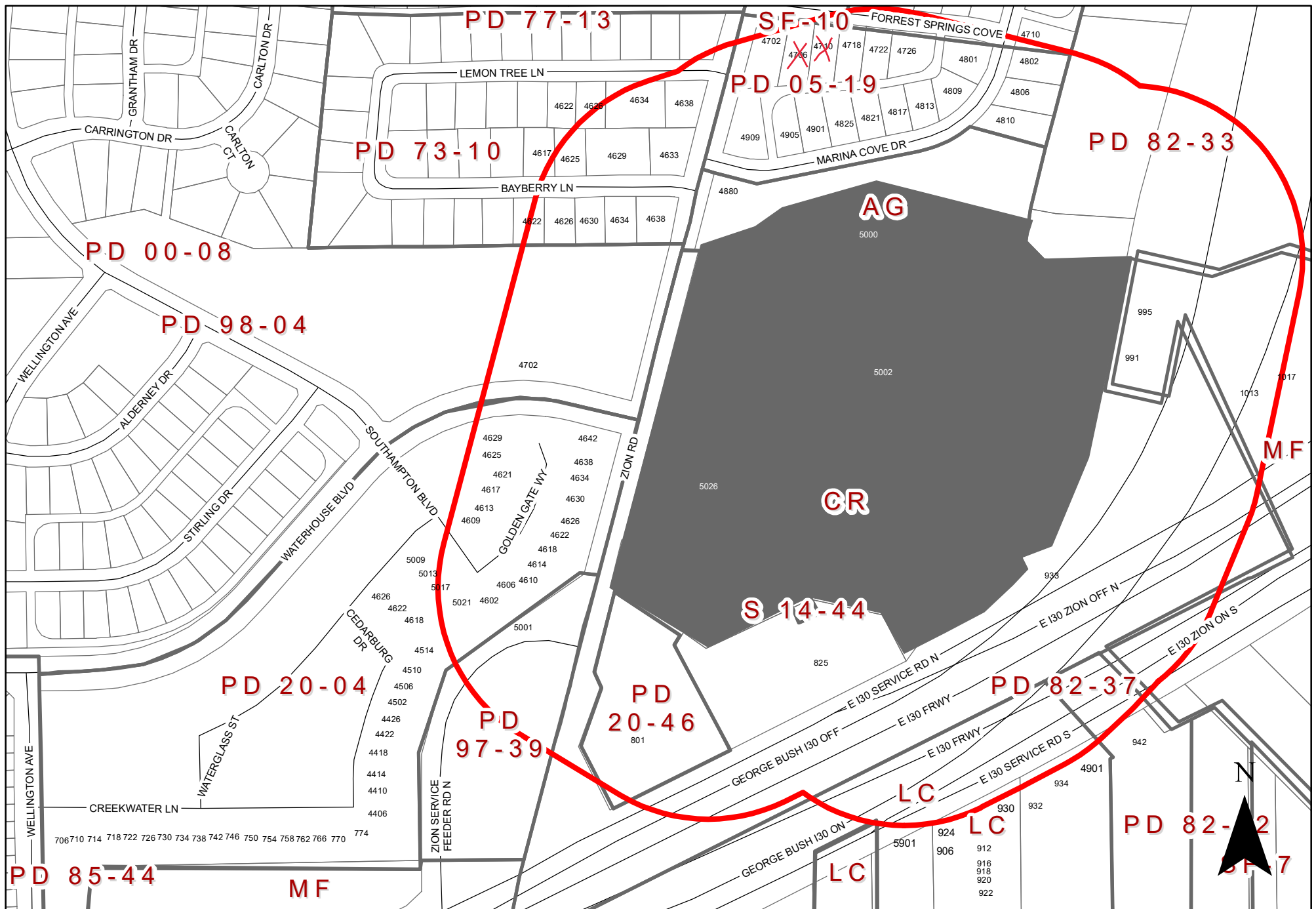
View of the subject property (zoned Agricultural
District)



Looking west of the subject property



Looking north of the subject property



ZONING MAP Z 22-31

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

5026 Zion Road

From: mcfeeley1987@gmail.com
To: [Planning Group](#)
Subject: [EXTERNAL] zoning change
Date: Friday, July 15, 2022 9:18:12 PM
Attachments: [Zoning Change request.pdf](#)

This is a huge NO!!!

Randy McFeeley
Mcfeeley1987@gmail.com
469-236-1471

Comment Form

Case Z 22-31

Z 22-31 JLB Partners, LLC / Masterplan. The applicant proposes to construct 366 multi-family dwelling units and 15 "townhouse style" multi-family dwelling units. The site is located at 5026 Zion Road. (District 3)

Z 22-31 JLB Partners, LLC/ Masterplan . El solicitante propone construir 366 unidades de vivienda multifamiliar y 15 unidades de vivienda multifamiliar "estilo casa adosada". El sitio está ubicado en 5026 Zion Road. (Distrito 3)

Z 22-31 JLB Partners, LLC/ Masterplan. Người nộp đơn đề xuất xây dựng 366 đơn vị ở cho nhiều gia đình và 15 đơn vị ở cho nhiều gia đình "kiểu nhà phố". Địa điểm này nằm ở 5026 Zion Road. (Quận 3)

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.

Randall McFeeley

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.)

4706 Forrest Springs Cove

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

R McFeeley

Signature / Firma / Chữ ký

7/15/22

Date / Fecha / Ngày

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

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-31	July 25, 2022	August 16th, 2022	Nabiha Ahmed

Z 22-31 JLB Partners, LLC / Masterplan. The applicant proposes to construct 366 multi-family dwelling units and 15 “townhouse style” multi-family dwelling units. The site is located at 5026 Zion Road. (District 3)

Susan Delzell

Against

Outside the notification area.

7/20/2022
5:44:16 PM

5017 Highridge Drive

Garland
Texas
United States
75043

Carrie Dismuke

Against

Outside the notification area.

7/20/2022
5:36:56 PM

5013 Highridge Dr

Garland
Texas
United States
75043

**Buford P Eudy
III**

AGAINST

Outside the notification area.

7/20/2022
5:36:16 PM

4626 Elderberry Drive

Garland
Texas
United States
75043

Tori Eudy

AGAINST

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-31	July 25, 2022	August 16th, 2022	Nabiha Ahmed
7/20/2022 5:35:41 PM	4626 Elderberry Drive Garland Texas United States 75043	Outside the notification area.	
Malcolm Milam	Against		
7/19/2022 6:42:05 PM	4710 Forrest Springs Cove Garland Texas United States 75043	malcolmmilam@gmail.com 9722404002	
Christie Milam	Against		
7/19/2022 6:41:07 PM	4710 Forrest Springs Cv. Garland Texas United States 75043	christiemilam@gmail.com 9722404002	
Steve A. Tillery	Against	Outside the notification area.	
7/17/2022 12:53:54 PM	4517 Burdock Dr Garland Texas United States 75043	satillery@gmail.com 2145347973	
The proposal to add multi-family units disrupts the consistency of housing in the community. The infrastructure is inadequate to handle the increase in auto traffic and the planned community will have a negative impact on home values.			

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-31	July 25, 2022	August 16th, 2022	Nabiha Ahmed

Outside the notification area.

Steve A. Tillery

Against

7/17/2022
12:53:52 PM

4517 Burdock Dr

satillery@gmail.com

Garland

2145347973

Texas

United States

75043

The proposal to add multi-family units disrupts the consistency of housing in the community. The infrastructure is inadequate to handle the increase in auto traffic and the planned community will have a negative impact on home values.

Outside the notification area.

**David and
Barbara Spires**

Against

7/14/2022
8:05:54 PM

4417 Zion Rd

dbspires@gmail.com

Dallas

214-505-5541

Texas

United States

75043

The requested density is excessive, particularly adjacent to mainly single family tracts. The site is appropriate for owned single family homes, well-designed one-story retail, or mixed-use with much lower density, but not for nearly 400 rental apartments.



GARLAND

Plan Commission

2. b.

Meeting Date: 07/25/2022

Item Title: Z 22-31 JLB Partners, LLC / Masterplan - Detail Plan (District 3)

Summary:

Consideration of the application of **JLB Partners, LLC / Masterplan**, requesting approval of a Detail Plan for Multi-Family Development. This property is located at 5000 and 5026 Zion Road. (District 3) (File Z 22-31 – Detail Plan)

Attachments

Z 22-31 JLB Partners, LLC Masterplan Report and Attachments (Detail Plan)

Z 22-31 JLB Partners, LLC / Masterplan Responses

Planning Report

File No: Z 22-31/District 3

Agenda Item:

Meeting: Plan Commission

Date: July 25, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Community Retail (CR) District and Agricultural (AG) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses

Approval of a Detail Plan for Multi-Family Development.

LOCATION

5000 and 5026 Zion Road

APPLICANT

JLB Partners, LLC / Masterplan

OWNER

The Kokles Family Trust

BACKGROUND

The subject site is currently developed with a residential property, accessory buildings and an existing pond. All existing infrastructures will be demolished prior to development. The applicant proposes to use the existing pond as an amenity pond, and to develop a total of 381 multi-family dwelling units.

SITE DATA

The overall site consists of approximately 21.4 acres with 823 lineal feet of frontage along Zion Road. The site plan (Exhibit C) shows two (2) access points from Zion Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Agricultural (AG) District and Community Retail (CR) District.

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

The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of six (6) conventional multi-family buildings with 366 units and three (3) townhouse-style buildings with fifteen (15) units along Zion Road.

The scaling and height of the proposed development has been thoughtfully designed to minimize impact to the single-family residences to north and to the west. Townhouse-style units are planned along Zion Road as a transition between the developing single-family residences to the west and the 3-and 4-story apartments planned to the east. Residential buildings will have conditioned corridors while 4-story buildings will be elevator served. Additionally, the pond on the northern end would be preserved and enhanced as a resident amenity, and buffer from neighborhood to the north.

The site plan (Exhibit C) shows compliance with various types of amenities including an interior courtyard with a swimming pool, dining areas, fire pit, shaded structures, fitness center, clubhouse, barbeque grill, recreation lawn with string lights, dog park and an amenity pond.

2. Parking

The GDC requires 615 parking spaces for this proposal. The site layout shows 639 parking spaces. Additionally, 337 parking spaces are provided in the tuck-under garages and carport structures, satisfying the covered parking requirement.

3. Building Height

The maximum height allowed for a multi-family development in the Multi-Family-2 (MF-2) District is fifty (50) feet and the applicant requests the maximum height of forty-six (46) feet for the three-story buildings and fifty-eight (58) feet for the four-story buildings. The maximum height for the townhouse-style buildings is forty-six (46) feet.

4. Density

The maximum density required per the GDC for a multi-family development in the Multi-Family-2 (MF-2) District is thirty-two (32) dwelling units per acre. The applicant requests the maximum density at nineteen (19) dwelling units per acre, which complies with the density in the Multi-Family-2 (MF-2) District.

5. 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 9,550 square-foot clubhouse which the application indicates will include amenities such as a fitness room, a leasing office and the mail room.
- **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 a swimming pool with 2,000

square feet of surface water in the courtyard with a barbeque grill, shaded structure, lounge area and fire pit.

- **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, amenity pond and an outdoor "cave" which is a covered leisure area near the pool courtyard.

6. Dwelling unit/mix

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

Minimum dwelling unit size.

Required efficiency:	500 square feet
Proposed:	653 square feet
Number of units:	29 units

Minimum dwelling unit size.

Required one- bedroom:	650 square feet
Proposed:	777 square feet
Number of units:	247 units

Required two-bedroom:	800 square feet
Proposed:	1,111 square feet
Number of units:	90 units

Required "townhouse style"

two-bedroom:	800 square feet
Proposed:	1,829 square feet
Number of units:	15 units

7. Screening and Landscaping

The GDC requires a minimum of forty (40%) percent of the site area to be landscaped and the landscape plan (Exhibit D) meets the required percentage.

Per Section 4.39 of the GDC, perimeter screening is required between the proposed multi-family development and the adjacent single-family properties to the north of the subject property. The applicant proposes to not allow any screening due to the existing drainage channel and drainage easement. There are existing mature trees along the northern perimeter that will provide screening.

However, the applicant proposes a six (6)-foot ornamental fence along the eastern perimeter line and western perimeter along the pond and a six (6)-foot brick wall along the southern perimeter line. It should be noted that the GDC requires the vegetation to be on the street-side of the fence and screening wall. However, the proposed vegetation along the eastern perimeter is behind the ornamental fence. This deviation is necessary

due to a grade change between the parking lot and the right-of-way necessitating retaining walls. The steel fence would be placed coincident with a retaining wall along the perimeter. This arrangement will avoid having to build two separate fences since a safety fence would be required on top of the retaining wall. The steel fence will serve as a perimeter and safety fence as proposed.

In addition, a twenty (20)-foot wide landscape buffer is required along the Interstate-30 Freeway and President North George Bush Turnpike interchange. The landscape plan (Exhibit D) shows a variable width landscape buffer. The minimum depth is fourteen (14) feet at two limited sections along North President George Bush Turnpike. The geometry of the property boundary creates pinch points along the eastern perimeter whereby strict compliance would have greater impacts on buildings and access.

There is also an existing electrical easement along Interstate-30 Freeway. The easement location splits the area customarily designated as a street landscape buffer. There would be a variable width buffer created by the easement and the property line geometry along Interstate-30 Freeway.

8. Building Design

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

9. Signage

No deviations were requested regarding signage.

10. Transportation:

A Traffic Impact Analysis was reviewed by the Transportation Department. There are no concerns from a transportation standpoint. Further, the results from the Traffic Impact Analysis are below.

North-Bound Traffic: The proposed deceleration turn lane on the main entry into the development (North-Bound Zion Road) will accommodate significant proportion of traffic generated by development (especially during the PM peak)

South-Bound Traffic: There is an existing Two-way Left Turn (TWLT) lane along the frontage of the site. This would also accommodate traffic generated by development and ensure minimum interruption to South-Bound traffic on Zion Road.

11. Summary of Deviations

The applicant requests to deviate from the required Multi-Family-2 (MF-2) District development standards per Chapter 2 and Chapter 4 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	Required	Proposed	Analysis
Building Height	50 feet	40 feet to 46 feet for three-story buildings. 40 to 58 for four-	The additional height is necessary to provide the four-story buildings with greater floor to ceiling

		story buildings	heights indicative of high-quality multi-family development.
Landscape Buffer	20-feet depth required along Interstate – 30 Freeway and North President George Bush Turnpike	The landscape plan (Exhibit D) shows a variable width landscape buffer along Interstate 30 Freeway and North President George Bush Turnpike interchange. The minimum depth is fourteen (14) feet at two limited section along North President George Bush Turnpike	Typically, large landscape buffer are required along major thoroughfares. The geometry of the property boundary creates pinch points along the eastern perimeter whereby strict compliance would have greater impacts on buildings and access. There is also an existing electrical easement along Interstate-30 Freeway. The easement location splits the area customarily designated as a street landscape buffer.
Perimeter Screening	Perimeter screening is required between the proposed multi-family development and the adjacent single-family properties to the north of the subject property. Additionally, vegetation required along the perimeter screening should be located on the street-side of the wall.	No screening wall proposed. Existing, mature trees will be preserved to provide some screening. The eastern perimeter screening (ornamental fence) is placed right on the property line above the retaining wall, which leaves the vegetation behind the screening wall/fence.	Screening cannot be placed due to the existing drainage channel and drainage easement. The applicant proposes the arrangement in the landscape plan (Exhibit D) to avoid creating a “no man’s land”. The applicant contends the ornamental fence is see-through and the vegetation will be visible.

COMPREHENSIVE PLAN

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

Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

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

Although a portion of the property is designated for Parks and Open Space, it should be noted that portion will not be developed as it has an existing pond which will be preserved and utilized as an amenity.

The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Planned Development (PD) District 05-19 for Single-Family uses; these properties are developed with single-family properties. The land to the east, across the Interstate-30 Freeway and North President George Bush Turnpike interchange are zoned Multi-Family (MF) District and Community Retail (CR) District; these properties are currently unimproved. The properties to the south are zoned Community Retail (CR) District and Planned Development (PD) District 20-46 for Community Retail Uses; these properties are developed with a gas station and a hotel. The properties to the west are zoned Planned Development (PD) District 20-04, Planned Development (PD) District 00-08 and Planned Development (PD) District 73-10; a portion of the property is vacant, and there are some single-family homes existing as well as some under construction.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Community Retail (CR) District and Agricultural (AG) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses

Approval of a Detail Plan for Multi-Family Development.

ADDITIONAL INFORMATION

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

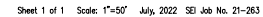
CITY COUNCIL DATE: August 16, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



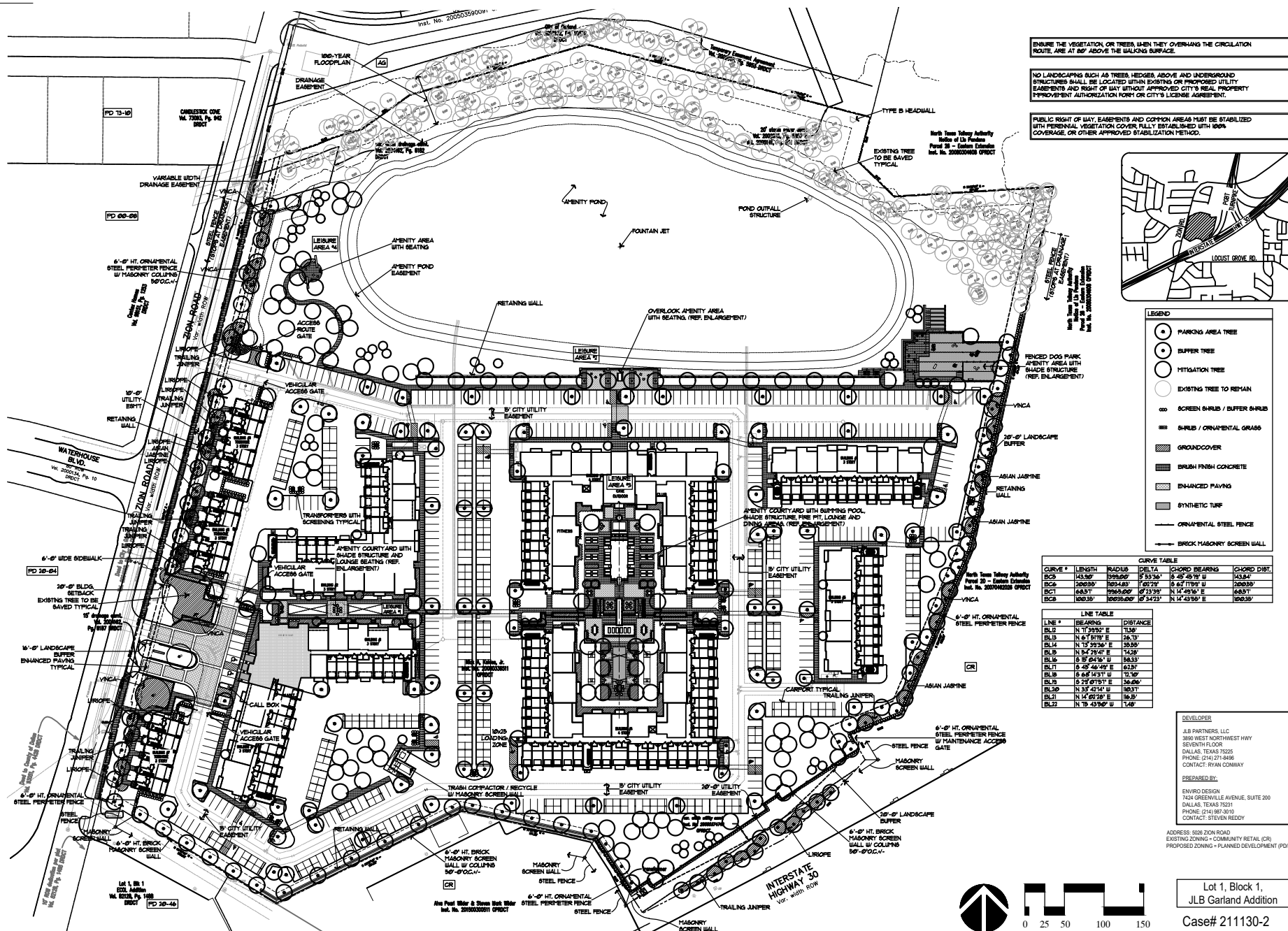


EXHIBIT D

LANDSCAPE REQUIREMENTS
(N/P) Multi-Family District

Area Requirements Total Site Area Landscape area (40% of lot area), (3516-421740) = 571,657 sq. ft.	Required N/A 571,657 sq. ft. (835 acres)	Provided 551,643 sq. ft. (71300 acres) 485,562 sq. ft. (695) (111 acres)
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Landscape Buffer
For every thirty three feet, or fraction thereof, of required landscape buffer, one large canopy tree is required, along with seven shrubs or ornamental grasses.

Zion Road (75'-0" Landscape Buffer)
Total length of frontage = 621 LF

Landscape Buffer (621/30) = 213 trees	28 trees	28 trees
(621/30) = 213 trees	16'-0"	25'-0"
	(3' cal)	(4' cal)
		Total inches = 12

(621/30) = 152 shrubs	153 shrubs	353 shrubs
	(5 gal)	(5 gal)

Ground Cover (25% of Buffer area) (621/30) = 5,369	5,369 sq. ft.	5,369 sq. ft. (Ref. plan)
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H. 30 (24'-0" Landscape Buffer)
Total length of frontage = 438 LF
(438/30) = 133 trees

(438/30) = 133 trees	14 trees	14 trees
	(3' cal)	(4' cal)
		Total inches = 56

(438/30) = 113 shrubs	55 shrubs	146 shrubs
	(5 gal)	(5 gal)

Ground Cover (25% of Buffer area) (438/30) = 2,939	2,939 sq. ft.	2,939 sq. ft. (Ref. plan)
---	---------------	------------------------------

George Bush Turnpike (102'-0" Landscape Buffer)
Total length of frontage = 625 LF
(625/30) = 233 trees

(625/30) = 152 shrubs	163 shrubs	178 shrubs
	(5 gal)	(5 gal)

Ground Cover (25% of Buffer area) (625/30) = 3,475	3,475 sq. ft.	3,560 sq. ft. (Ref. plan)
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Parking Area Landscaping
Multi-family

- A landscaped island must be located at the terminus of each parking row, and must contain a minimum of one large canopy tree.
- Landscaped islands must be a minimum of 100sf.
- There must be a minimum of one large canopy tree within study-five feet of every parking space.
- One large canopy tree is required every ten parking spaces.
- Total surface parking (including carports) = 488
- (488/5) = 98 large trees
- (Note: a total of 88 trees have been provided to comply with all four requirements above.)

Living landscape materials must cover a minimum of five percent of the total parking lot area.
Total parking lot area = 242,647 sq. ft.
(242,647/5) = 48,529 sq. ft.

Parking Screening	Evergreen shrubs/ Masonry Wall	Ref. Plan
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- Parking areas shall be screened from public streets and adjacent residential districts. Screening shall consist of one or a combination of the following alternatives.
- Masonry walls
- Landscaped earthen berms
- Evergreen shrubs
- Any combination of the above.

Tree preservation and mitigation

- Protected trees that are healthy and growing on a site must be preserved or replaced.
- Mitigation required = 3,440'
- Mitigation trees provided = 111 4' cal. (168')
- Buffer trees provided = 59 4' cal. (360')
- Parking area trees provided = 88 4' cal. (392')
- Total mitigation provided = 1408'
- Total mitigation needed = 3025'
- Mitigation via payment to a City Reforestation and Tree Management Fund. See tabulation chart on Sheet 31.P.

Refuse Storage Containers
Refuse storage containers shall be screened from public thoroughfares and adjacent properties.

Ground-mounted Equipment
All roof and ground-mounted mechanical equipment (such as, HVAC units, satellite dishes, or telecommunications equipment) must be completely screened from view from adjacent public streets and residential districts.

Ground-mounted equipment must be fully screened with an evergreen living screen, berm in combination with evergreen landscaping, or a screening wall constructed with building materials that are consistent and compatible with the main building. However possible, ground-mounted equipment must be installed behind the main building.

Section 4.3.3 General Planting Standards
Living Coverages Required. Required landscaped open areas and non-paved areas between the front of building(s) and any street right-of-way line must be completely covered with living plant material.

Plant Material Standards. Plant materials required by this CDC must be of a species listed in the Approved Plant List for the City of Garland (see Division 1 of the Article 3), and all plant materials installed on a development or redevelopment site must conform with the most recent edition (at the time of development or redevelopment) of the "American Standard of Nursery Stock" (as amended) published by the American Association of Nurserymen.

Tree Size at Installation. Large canopy trees (see Table 4-1 in the Approved Plant List, Division 1 of the Article 3) and street trees in the D7 district must be a minimum of three inches in caliper (measured twelve inches above the ground) and seven feet in planted height at time of installation. Small ornamental trees (see Table 4-2 in the Approved Plant List, Division 1 of the Article 3) must be a minimum of one and one-half inch in caliper (measured six inches above the ground) and five feet in planted height at time of installation.

Shrub Size at Installation and Coverage. Shrubs that are not of a "dwarf" variety must be a minimum of two feet in planted height at time of installation.

QUANTITY

281

LARGE TREES

COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
Chinese Pistache	<i>Pistacia chinensis</i>	4" caliper, nursery grown, single trunk 14" ht. / 6" spread 1-8" clear trunk
Shumard Red Oak	<i>Quercus shumardii</i>	4" caliper, nursery grown, single trunk 16" ht. / 7" spread 1-8" clear trunk
Live Oak	<i>Quercus virginiana</i>	4" caliper, nursery grown, single trunk 16" ht. / 8" spread 1-8" clear trunk
Bald Cypress	<i>Taxodium distichum</i>	4" caliper, nursery grown, single trunk 14" ht. / 4" spread 1-8" clear trunk
Cedar Elm	<i>Ulmus crassifolia</i>	4" caliper, nursery grown, single trunk 16" ht. / 7" spread 1-8" clear trunk

68

ORNAMENTAL TREES

COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
Texas Red Bud	<i>Cercis canadensis</i> var. <i>texana</i>	4" caliper, nursery grown, multi-trunk 3 trunk min. 10" Hx/B spread
Possumhaw Holly	<i>Ilex decidua</i>	4" caliper, nursery grown, multi-trunk 3 trunk min. 10" Hx/B spread
Yaupon Holly	<i>Ilex vomitoria</i>	4" caliper, nursery grown, multi-trunk 3 trunk min. 10" Hx/B spread 75%+ female, 25%+ male
White Flowering Crape Myrtle	<i>Lagerstroemia indica</i> 'Natchez'	4" caliper, nursery grown, multi-trunk 3 trunk min. 10" Hx/B spread
Red Flowering Crape Myrtle	<i>Lagerstroemia indica</i> 'Toto'	4" caliper, nursery grown, multi-trunk 3 trunk min. 10" Hx/B spread
Mexican Plum	<i>Prunus mexicana</i>	4" caliper, nursery grown, single trunk 3 trunk min. 10" Hx/B spread
Chinese Tree	<i>Vitex agnus-castus</i>	4" caliper, nursery grown, multi-trunk 3 trunk min. 10" Hx/B spread

56

SHRUBS

COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burfordii' nana	5 gallon, 24" Hx/B spread, 3' o.c.
Dwarf Yaupon Holly	<i>Ilex vomitoria</i> nana	5 gallon, 24" Hx/B spread, 3' o.c.
Maiden Grass	<i>Miscanthus sinensis</i> 'Gracillima'	5 gallon, 24" Hx/B spread, 3' o.c.
White Indian Hawthorn	<i>Raphiolepis indica</i> 'Clara'	5 gallon, 24" Hx/B spread, 3' o.c.
Eduard Goucher Abelia	<i>Abelia grandifolia</i> 'Eduard Goucher'	5 gallon, 24" Hx/B spread, 3' o.c.
Texas Sage	<i>Leucophyllum frutescens</i> 'Compacta'	5 gallon, 24" Hx/B spread, 3' o.c.
Dwarf Southern Wax Myrtle	<i>Myrica pauciflora</i>	7 gallon, 30" Hx/B spread, 3' o.c.
Nellie R. Stevens Holly	<i>Ilex cornuta</i> 'Nellie R. Stevens'	5 gallon, 24" Hx/B spread, 4' o.c.
Elaeagnus	<i>Elaeagnus macrophylla</i> 'Ebbesenii'	5 gallon, 24" Hx/B spread, 3'-6" o.c.
Red Yucca	<i>Hesperaloe parviflora</i>	5 gallon, 24" Hx/B spread, 3'-6" o.c.
Texas Sage	<i>Leucophyllum frutescens</i>	5 gallon, 24" Hx/B spread, 3'-6" o.c.
Soft Leaf Yucca	<i>Yucca recurvifolia</i>	5 gallon, 24" Hx/B spread, 3'-6" o.c.

1420

GROUND COVERS

CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
ELCIN	Purple Leaf Winter Creeper	<i>Synonyma fortunei</i> 'Goldgraze'	1 gallon at 15' o.c.
LIR	LIRIOPE	<i>Liriope muscari</i> 'Patriotic'	4" pots at 12' o.c.
ASIAN	ASIAN JASMINE	<i>Trachelospermum asiaticum</i>	4" pots at 12' o.c.
MONDO	MONDO GRASS	<i>Ophiopogon japonicus</i>	4" pots at 12' o.c.
VINCA	VINCA	<i>Vinca minor</i>	1 gallon at 15' o.c.
BERLUDA	BERLUDA GRASS	<i>Cynodon dactylon</i>	Soil

Note: No landscaping such as trees, hedges, above underground structures shall be located within existing or proposed utility easements and right of way without approved City Real Property Improvement Authorization form or City's License Agreement.

Note: Ensure the vegetation, or trees, when they overhang the circulation route, are at 8'0" above the walking surface.

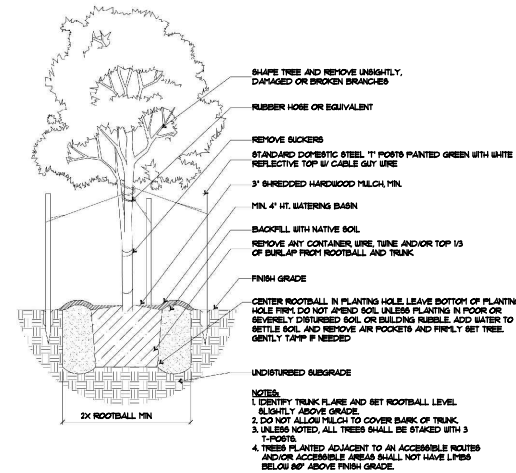
Section 4.3.2 Installation & Maintenance

The installation of all materials shown on the approved screening and landscaping plans must be inspected and approved by the Building Inspection Department prior to issuance of a Certificate of Occupancy.

Maintenance. The property owner is responsible for the maintenance of all required landscaping, including, but not limited to, the following:

Plant material must be perpetually maintained in a healthy, vigorous, living, and growing condition as is appropriate for the season of the year.

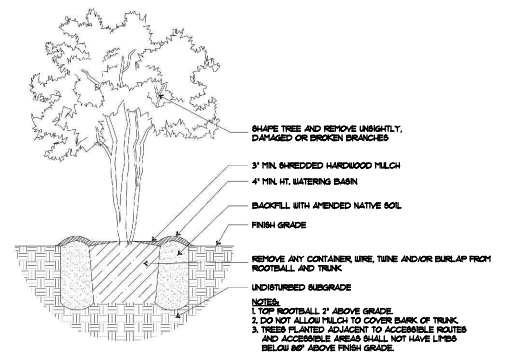
Plant materials that die must be replaced by the property owner with the same plant variety (or an approved alternative) at the initial planting site within thirty calendar days following notification by the City or within an alternative time period, not to exceed one hundred and twenty calendar days, if such is approved by the Planning Director.



TREE PLANTING

SECTION / ELEVATION

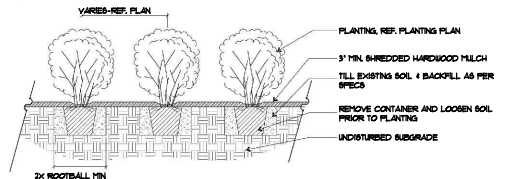
NTA



ORNAMENTAL TREE PLANTING

SECTION / ELEVATION

NTA



SHRUB 'POCKET' PLANTING DETAIL W/ BED PREPARATION

SECTION / ELEVATION

NTA

DEVELOPER	PREPARED BY
JLB PARTNERS, LLC 3850 WEST NORTHWEST HWY SEVENTH FLOOR DALLAS, TEXAS 75225 PHONE: (214) 271-8488 CONTACT: RYAN COWAY	ENVIRO DESIGN 7424 GREENVILLE AVENUE, SUITE 200 DALLAS, TEXAS 75231 PHONE: (214) 387-0310 CONTACT: STEVEN REDDY

Lot 1, Block 1,
JLB Garland Addition

Case# 211130-2

ENVIRO DESIGN
LANDSCAPE ARCHITECTURE
SITE PLANNING
7424 Greenville Ave., Suite 200 Dallas, TX 75231 (214) 387-0310



THIS PLAN IS
RELEASED FOR
THE PURPOSE OF
INTERNAL
REVIEW, NOT
FOR PERMITTING
OR
CONSTRUCTION

REVISIONS

JLB GARLAND ZION ROAD
JLB PARTNERS, LLC
GARLAND, TEXAS

SCALE

N/A

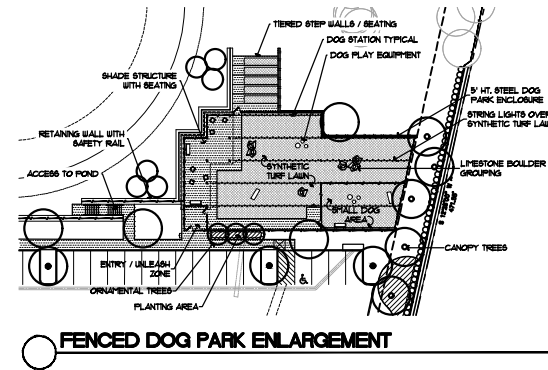
DATE

06-15-22

TITLE
LANDSCAPE

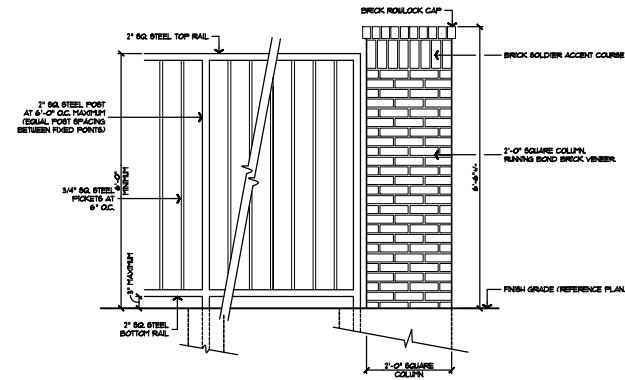
SHEET

5LP of 8

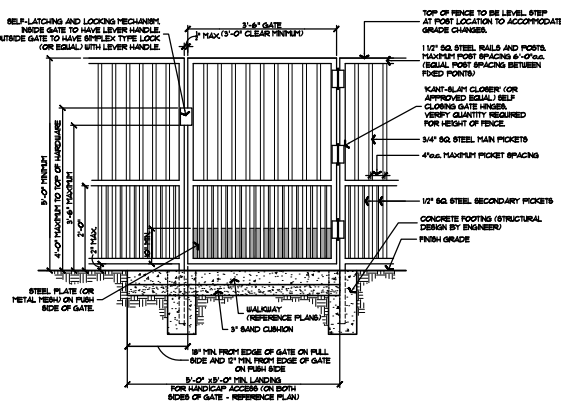


Lot 1, Block 1,
JLB Garland Addition

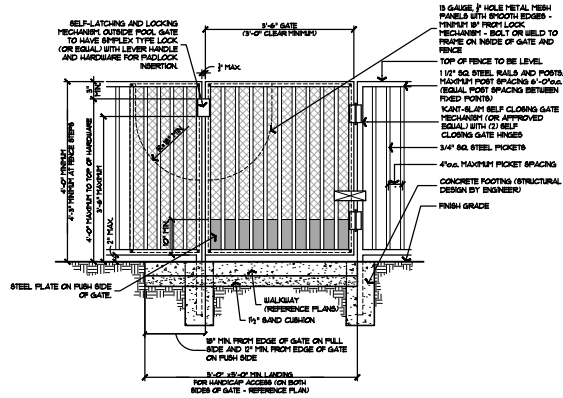
Case# 211130-2



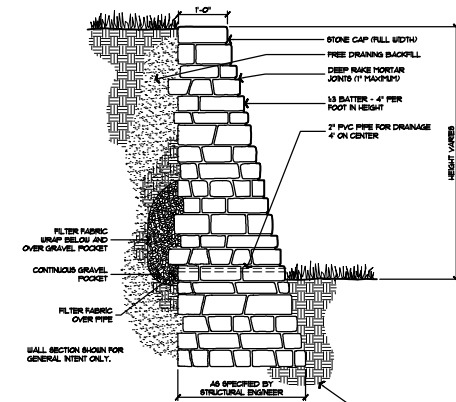
A PERIMETER STEEL FENCE w/ MASONRY COLUMN
ELEVATION
3/4" = 1'-0"



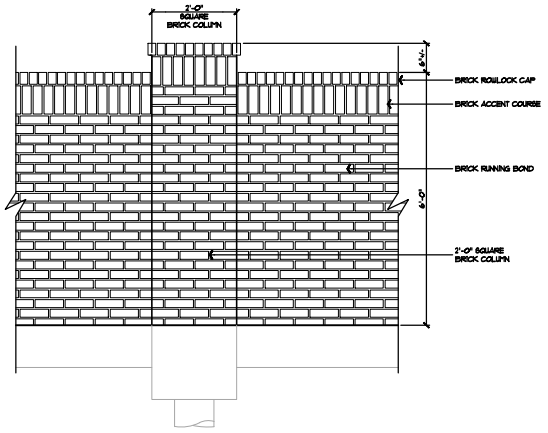
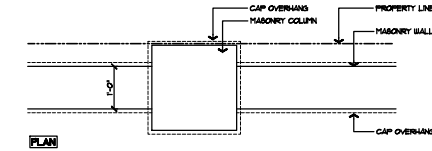
C DOG PARK STEEL FENCE AND GATE
ELEVATION
3/4" = 1'-0"



B POOL STEEL FENCE AND GATE
ELEVATION
3/4" = 1'-0"



D STONE WALL (3' TO 6' HIGH)
SECTION - GENERAL INTENT
3/4" = 1'-0"



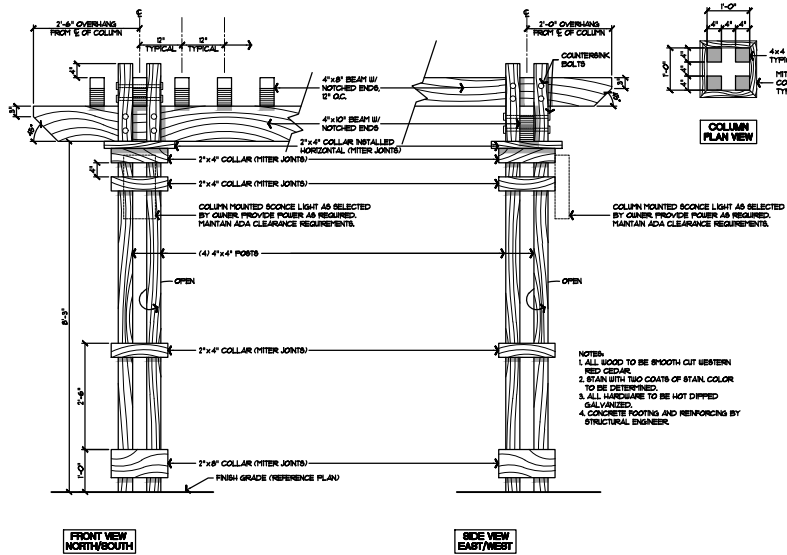
E MASONRY SCREEN WALL
ELEVATION
3/4" = 1'-0"

DEVELOPER
JLB PARTNERS, LLC
3800 WEST NORTHWEST HWY
SEVENTH FLOOR
DALLAS, TEXAS 75225
PHONE: (214) 771-8888
CONTACT: RYAN CONWAY

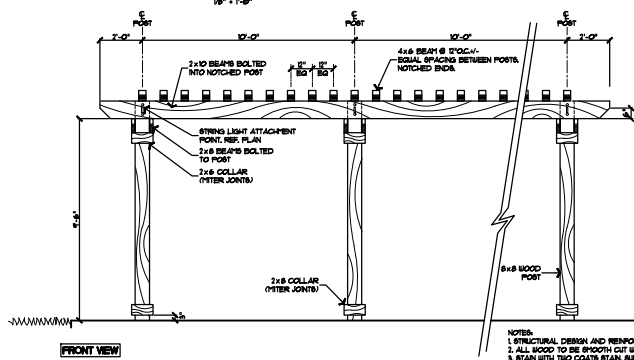
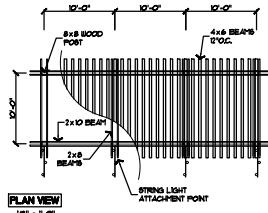
PREPARED BY
ENVIRO DESIGN
7424 GREENVILLE AVENUE, SUITE 200
DALLAS, TEXAS 75231
PHONE: (214) 861-3000
CONTACT: STEVEN REDDY

ADDRESS: 9208 ZION ROAD
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PROPOSED ZONING: PLANNED DEVELOPMENT (PDMF)

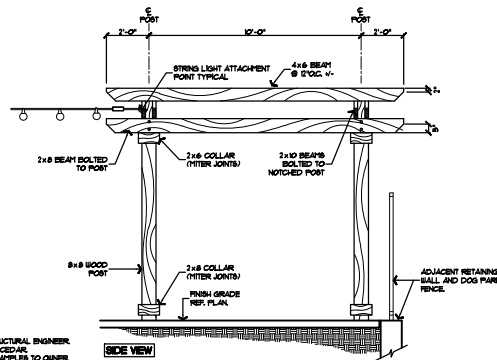
Lot 1, Block 1,
JLB Garland Addition
Case# 211130-2



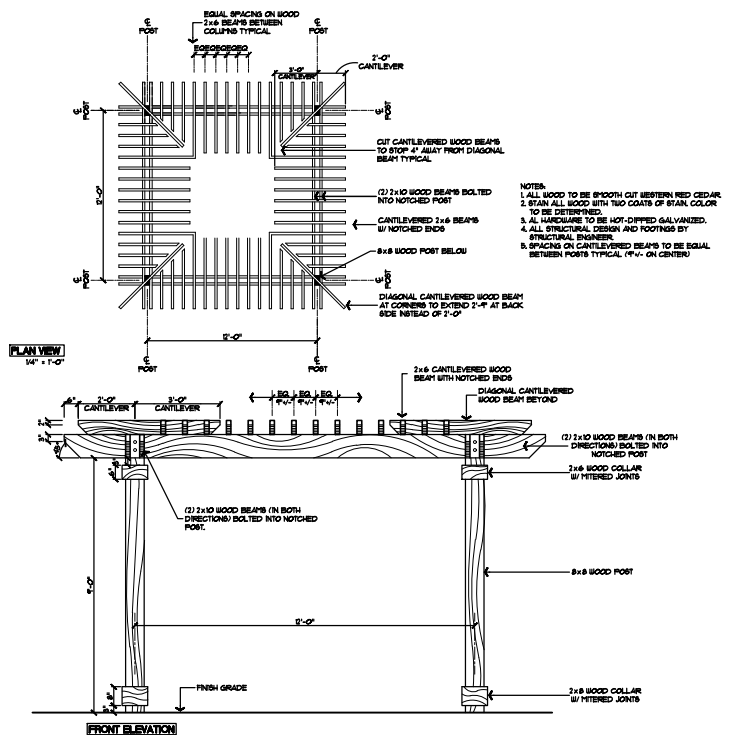
A WOOD SHADE STRUCTURE AT POOL COURTYARD
ELEVATION



B WOOD SHADE STRUCTURE AT DOG PARK
ELEVATION



C WOOD SHADE STRUCTURE AT BUILDING 1/2 COURTYARD
ELEVATION/PLAN



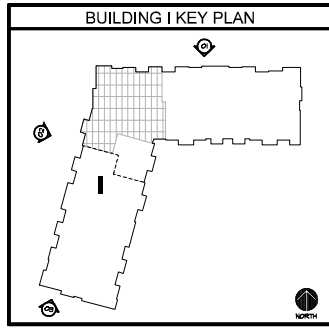
DEVELOPER
JLB PARTNERS, LLC
3800 WEST NORTHWEST HWY
SEVENTH FLOOR
DALLAS, TEXAS 75225
PHONE: (214) 771-8888
CONTACT: RYAN CONWAY

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7424 GREENVILLE AVENUE, SUITE 200
DALLAS, TEXAS 75231
PHONE: (214) 881-3000
CONTACT: STEVEN REDDY

ADDRESS: 5028 ZION ROAD
EXISTING ZONING: COMMUNITY RETAIL (CR)
PROPOSED ZONING: PLANNED DEVELOPMENT (PDMF)

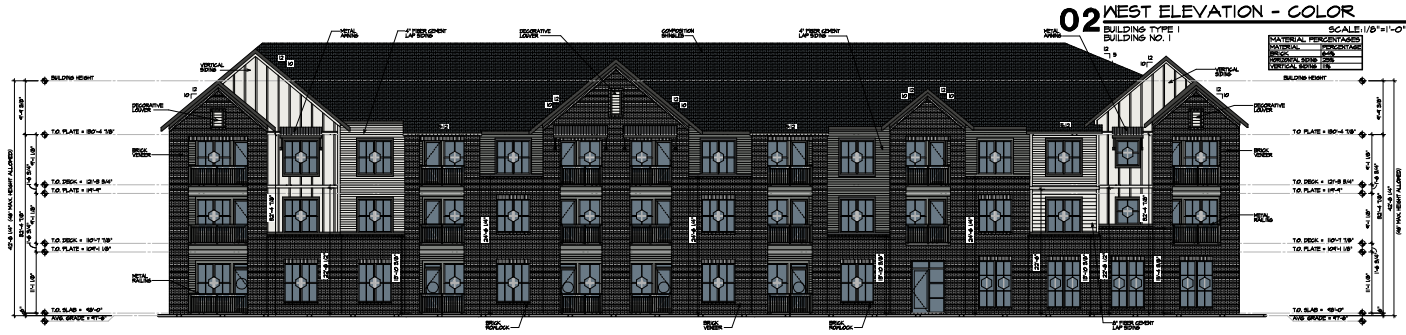
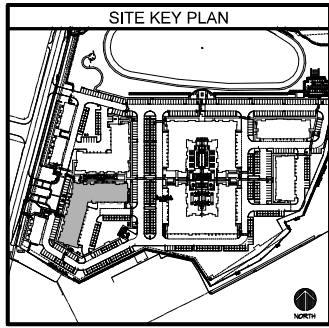
Lot 1, Block 1,
JLB Garland Addition

Case# 211130-2



MATERIAL LEGEND			
PAINT 1	BRICK 1	SHINGLE ROOF	
SW PURE WHITE	INTERSTONE	TIMBERLINE CHARCOAL	
PAINT 2		METAL ROOF	
SW CITYSCAPE		HATTE BLACK	
PAINT 3			
SW IRON ORE			

ARCHITECTURAL ELEMENTS			
☒ AWNINGS OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES	☐ PORCHES	
☐ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS	☐ BENCHES OR OUTDOOR SEATING	
☒ DIVIDED LIGHT WINDOWS	☐ CORNERS	☒ VARIOUS ROOF HEIGHTS	
☐ TRANSOMS	☒ SHUTTERS	☒ ORNAMENTAL FACADE TRIMS	
☐ ALCOVES/PORCHES	☒ RECESSED ENTRIES	☒ BAY WINDOWS	
☒ ORNAMENTAL WINDOW HEADERS/INTELS	☐ GABLE WINDOWS		
☐ GUIONS			



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Project No. 21018

Drawn By: LL, AM, CK, & MK

ISSUE FOR PDF: APRIL 25, 2022

Revisions:

JLB ZION ROAD

JLB PARTNERS
GARLAND, TEXAS

Womack+Hampton
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Garland, TX 75042
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CITY OF GARLAND
REG. SUBMITTAL CASE
NUMBER 21100-2

Sheet Number:
A4.13C
COLOR
EXTERIOR
ELEVATIONS



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Project No. 21018

Drawn By: LL, A.M. CK, & MK

ISSUE FOR PDF: APRIL 25, 2022

Revisions: CITY COMMENTS: MAY 10, 2022

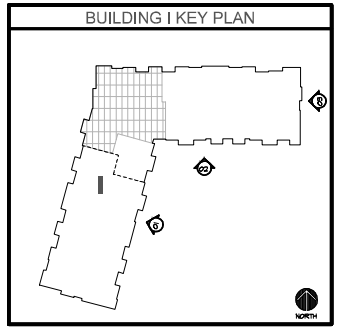
JLB ZION ROAD
JLB PARTNERS
GARLAND, TEXAS

Womack+Hampton
ARCHITECTS, L.L.C.
1001 W. HIGHTWAY 7500
DALLAS, TEXAS 75241
TEL: 214.352.5000
FAX: 214.352.5000



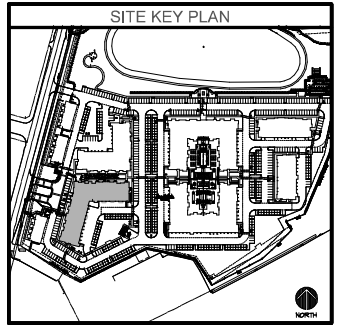
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COLOR
EXTERIOR
ELEVATIONS



MATERIAL LEGEND			
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PAINT 2	BRICK 2	TIMBERLINE CHARCOAL	
PAINT 3	METAL ROOF	MATTE BLACK	

ARCHITECTURAL ELEMENTS			
☒ AWNINGS OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES	☐ CORNERS	
☐ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS	☒ VARIOUS ROOF HEIGHTS	
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING	☒ ORNAMENTAL FACADE TRIMS	
☐ TRANSOMS	☐ SHUTTERS	☒ BAY WINDOWS	
☐ ALCOVES/PORCHES	☒ ORNAMENTAL WINDOW HEADERS/INTELS	☐ SABLE WINDOWS	
☒ RECESSED ENTRIES	☐ GUIONS		



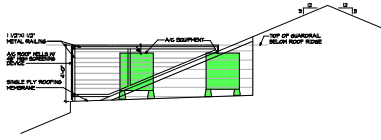
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SCALE: 1/8"=1'-0"



02 SOUTH COURTYARD ELEVATION - COLOR
BUILDING TYPE I
SCALE: 1/8"=1'-0"



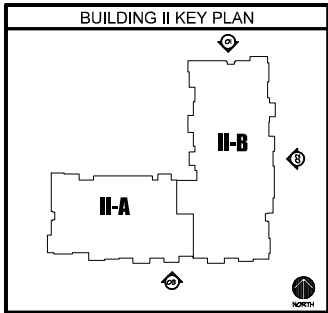
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BUILDING TYPE I
SCALE: 1/8"=1'-0"



04 A/C WELL SCREEN
SCALE: NTS

EXHIBIT E

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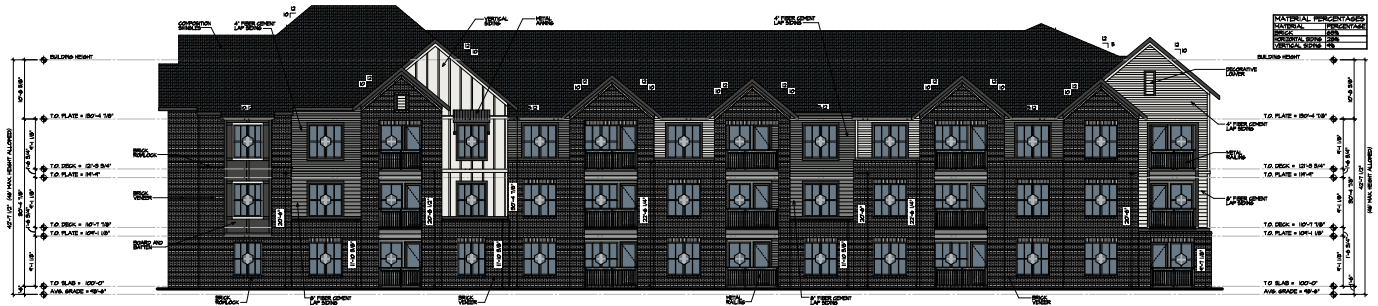
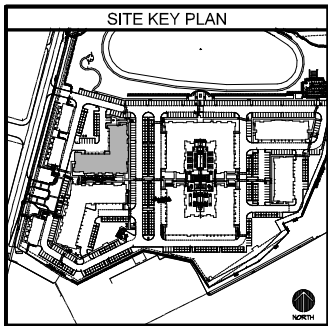


MATERIAL LEGEND

	PAINT 1		BRICK 1
	PAINT 2		SHINGLE ROOF
	PAINT 3		METAL ROOF
			WINTERSTONE
			TIMBERLINE CHARCOAL
			MATTE BLACK

ARCHITECTURAL ELEMENTS

☒ AVENUES OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES
☒ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ DORMERS
☐ SHUTTERS	☒ VARIOUS ROOF HEIGHTS
☒ ALCOVES/PORCHES	☒ ORNAMENTAL PACKAGE TRIMS
☒ RECESSED ENTRIES	☒ DAY WINDOWS
☒ ORNAMENTAL WINDOW HEADERS/LINTELS	☐ GABLE WINDOWS
☐ GUTTERS	



01 NORTH ELEVATION - COLOR
BUILDING TYPE II
BUILDING NO. 2
SCALE: 5/32"=1'-0"



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Project No.
21018

Drawn By:
LL, AM, CK, & MK

ISSUE FOR PDF:
APRIL 25, 2022

Revisions:

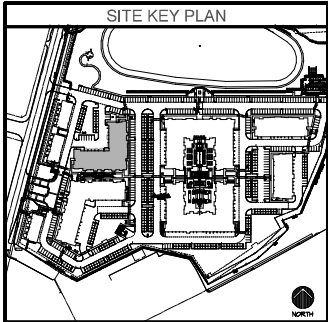
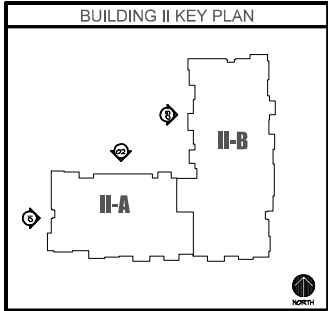
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JLB PARTNERS
GARLAND, TEXAS

Womack+Hampton
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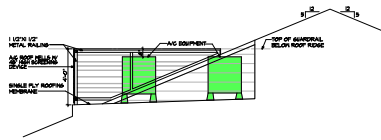
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COLOR
EXTERIOR
ELEVATIONS



MATERIAL LEGEND	
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PAINT 2	SHINGLE ROOF
PAINT 3	METAL ROOF
SN PURE WHITE	WINTERSTONE
SN CITYSCAPE	TIMBERLINE CHARCOAL
SN IRON ORE	MATTE BLACK

ARCHITECTURAL ELEMENTS	
☒ AWNINGS OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES
☐ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ DORMERS
☐ SHUTTERS	☒ VARIOUS ROOF HEIGHTS
☒ ALCOVES/PORCHES	☒ ORNAMENTAL PACKAGE TRIMS
☒ RECESSED ENTRIES	☒ BAY WINDOWS
☒ ORNAMENTAL WINDOW HEADERS/LINTELS	☐ GABLE WINDOWS
☐ GROUND	



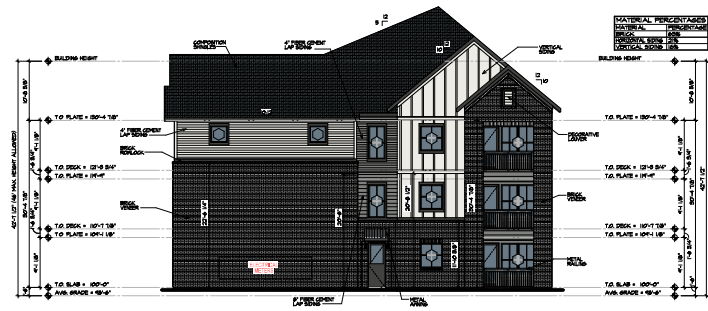
04 A/C WELL SCREEN
SCALE: 1/8" = 1'-0"



03 WEST COURTYARD ELEVATION - COLOR
BUILDING TYPE II
SCALE: 1/8" = 1'-0"



02 NORTH COURTYARD ELEVATION - COLOR
BUILDING TYPE II
SCALE: 1/8" = 1'-0"



01 WEST ELEVATION - COLOR
BUILDING TYPE II
SCALE: 1/8" = 1'-0"



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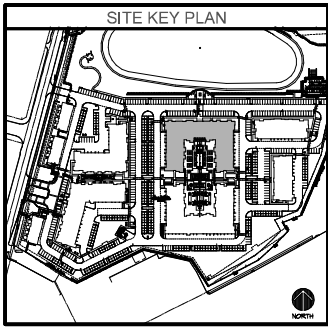
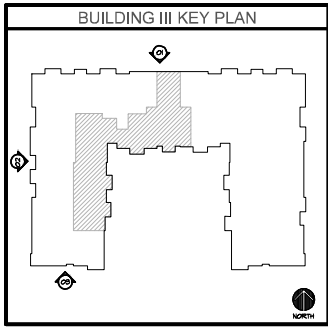
Project No. 21018
Drawn By: LL, AM, CK, & MK
ISSUE FOR PDF: APRIL 25, 2022
Revisions: CITY COMMENTS - MAY 9, 2022

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Garland, TX 75042
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COLOR
EXTERIOR
ELEVATIONS

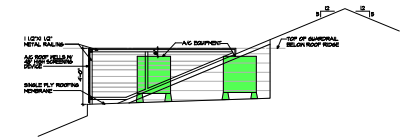


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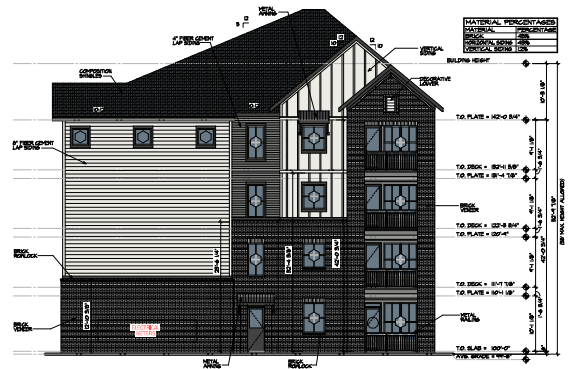
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PAINT 2 SW CITYSCAPE	SHINGLE ROOF TIMBERLINE CHARCOAL
PAINT 3 SW IRON ORE	METAL ROOF MATTE BLACK

ARCHITECTURAL ELEMENTS

☒ AWNINGS OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES
☐ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ DOWNSPUTS
☐ SHUTTERS	☒ VARIOUS ROOF HEIGHTS
☐ ALCOVES/PORCHES	☒ ORNAMENTAL PACKAGE TRIMS
☒ RECESSED ENTRIES	☒ BAY WINDOWS
☒ ORNAMENTAL WINDOW HEADERS/INTELS	☐ GABLE WINDOWS
☐ GUTTERS	



04 A/C WELL SCREEN
SCALE: NTS



03 SOUTH ELEVATION - COLOR
BUILDING TYPE III
BUILDING NO. 3
SCALE: 9/32\"/>



02 WEST ELEVATION - COLOR
BUILDING TYPE III
BUILDING NO. 3
SCALE: 9/32\"/>



01 NORTH ELEVATION - COLOR
BUILDING TYPE III
BUILDING NO. 3
SCALE: 9/32\"/>



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Project No:
21018

Drawn By:
LL, AJM, CK, & MK

ISSUE FOR PDF:
APRIL 25, 2022

Revisions:
CITY COMMENTS -
MAY 10, 2022

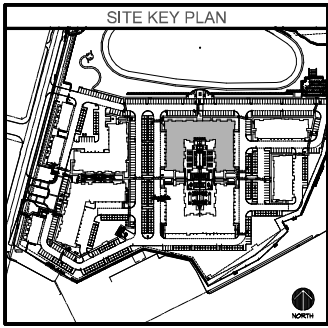
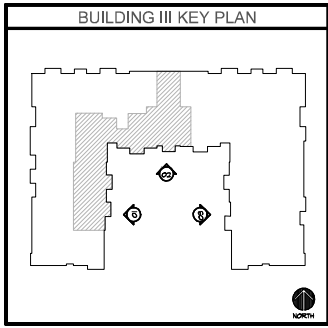
JLB ZION ROAD
JLB PARTNERS
GARLAND, TEXAS

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1001 N. HIGHTWAY 75
DALLAS, TEXAS 75208
PH: 214.352.7000



Sheet Number:

A4.34C
COLOR
EXTERIOR
ELEVATIONS



MATERIAL LEGEND

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PAINT 2 SW CITYSCAPE	SHINGLE ROOF TIMBERLINE CHARCOAL
PAINT 3 SW IRON ORE	METAL ROOF MATTE BLACK

ARCHITECTURAL ELEMENTS

☒ AWNINGS OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES
☐ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ DOWNERS
☐ SHUTTERS	☒ VARIOUS ROOF HEIGHTS
☐ ALCOVES/PORCHES	☒ ORNAMENTAL PACKAGE TRIMS
☒ RECESSED ENTRIES	☒ BAY WINDOWS
☒ ORNAMENTAL WINDOW HEADERS/INTELS	☐ GABLE WINDOWS
☐ GUTTERS	



03 WEST COURTYARD ELEVATION - COLOR
BUILDING TYPE III
BUILDING NO. 3
SCALE: 3/32"=1'-0"



02 SOUTH COURTYARD ELEVATION - COLOR
BUILDING TYPE III
BUILDING NO. 3
SCALE: 3/32"=1'-0"



01 EAST COURTYARD ELEVATION - COLOR
BUILDING TYPE III
BUILDING NO. 3
SCALE: 3/32"=1'-0"

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Project No.: 21018

Drawn By: LL, AJM, CK, & MK

ISSUE FOR PDF: APRIL 25, 2022

Revisions:
CITY COMMENTS: MAY 10, 2022
CITY COMMENTS: JUNE 9, 2022

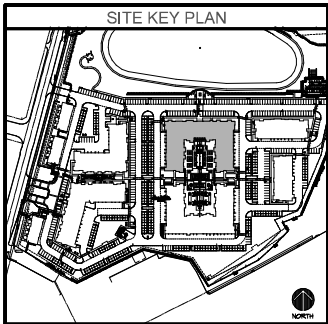
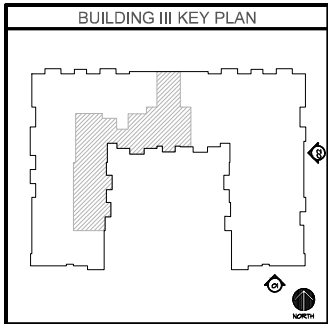
JLB ZION ROAD
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GARLAND, TEXAS

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Dallas, Texas 75244
Phone: 214.354.9000

CITY OF GARLAND
REGISTRATION CASE
NUMBER: 21113-2

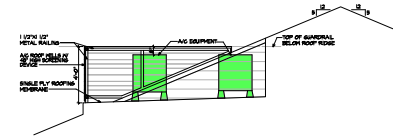
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COLOR
EXTERIOR
ELEVATIONS



MATERIAL LEGEND	
PAINT 1 SW PURE WHITE	BRICK 1 PINTERSTONE
PAINT 2 SW CITYSCAPE	SHINGLE ROOF TIMBERLINE CHARCOAL
PAINT 3 SW IRON ORE	METAL ROOF MATTIE BLACK

ARCHITECTURAL ELEMENTS	
☒ AWNINGS OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES
☒ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ DORMERS
☐ SHUTTERS	☒ VARIOUS ROOF HEIGHTS
☐ ALCOVES/PORCHES	☒ ORNAMENTAL PACKAGE TRIMS
☒ RECESSED ENTRIES	☒ BAY WINDOWS
☒ ORNAMENTAL WINDOW HEADERS/INTELS	☐ GABLE WINDOWS
☐ GUTTERS	



03 A/C WELL SCREEN
SCALE: 1/8\"/>



02 EAST ELEVATION - COLOR
BUILDING TYPE III
BUILDING NO. 3
SCALE: 5/32\"/>



01 SOUTH ELEVATION - COLOR
BUILDING TYPE III
BUILDING NO. 3
SCALE: 5/32\"/>



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Project No: 21018
Drawn By: LL, AJM, CK, & MK
ISSUE FOR PDF: APRIL 25, 2022
Revisions: CITY COMMENTS - MAY 10, 2022

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CITY OF GARLAND
REG. SUBMITTAL CASE
NUMBER 21115-2

Sheet Number:

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COLOR
EXTERIOR
ELEVATIONS



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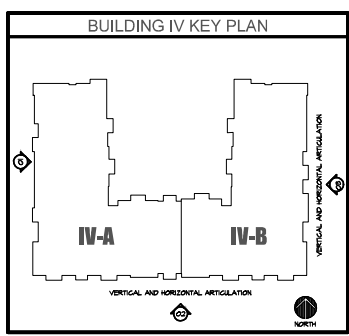
Project No.
21018
Drawn By:
LL, A.M. CK, & MK
ISSUE FOR PDF:
APRIL 25, 2022
Revisions:
CITY COMMENTS -
MAY 10, 2022

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Garland, TX 75042
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Sheet Number:
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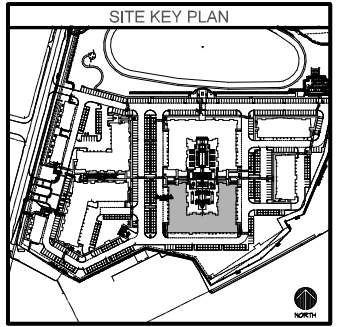
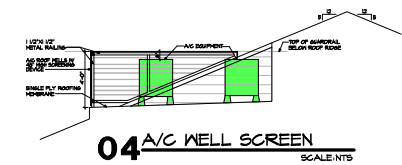


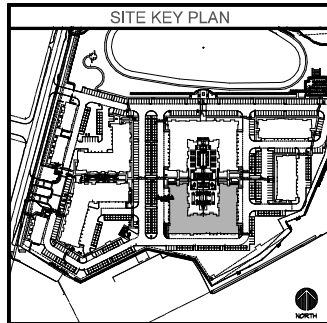
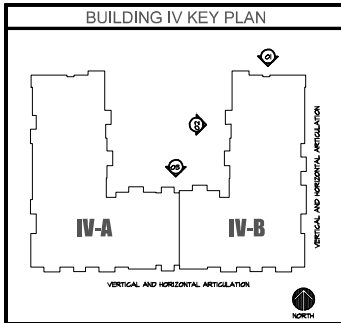
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PAINT 1 SW PURE WHITE	BRICK 1 WINTERSTONE
PAINT 2 SW CITYSCAPE	SHINGLE ROOF TIMBERLINE CHARCOAL
PAINT 3 SW IRON ORE	METAL ROOF MATTE BLACK

ARCHITECTURAL ELEMENTS

☒ AWNINGS OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES
☒ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ DOORWAYS
☐ SHUTTERS	☒ VARIOUS ROOF HEIGHTS
☒ ALCOVES/PORCHES	☒ ORNAMENTAL PACKAGE TRIMS
☒ RECESSED ENTRIES	☒ BAY WINDOWS
☒ ORNAMENTAL WINDOW HEADERS/LINTELS	☐ GABLE WINDOWS
☐ GROUND	

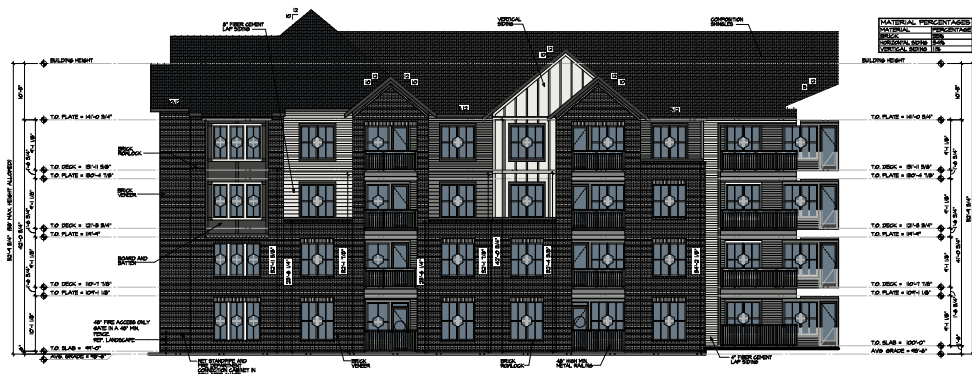




MATERIAL LEGEND	
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	PAINT 2 SW CITYSCAPE
	PAINT 3 SW IRON ORE
	BRICK 1 WINTERSTONE
	SHINGLE ROOF TIMBERLINE CHARCOAL
	METAL ROOF MATTIE BLACK

ARCHITECTURAL ELEMENTS

☒ AWNINGS OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES
☐ DISPLAY WINDOWS	☐ PLANTERS OR TOWERS
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ DORMERS
☐ SHUTTERS	☒ VARIED ROOF HEIGHTS
☐ ALCOVES/PORCHES	☒ ORNAMENTAL FACADE TRIMS
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☒ ORNAMENTAL WINDOW HEADERS/LINTELS	☐ GABLE WINDOWS
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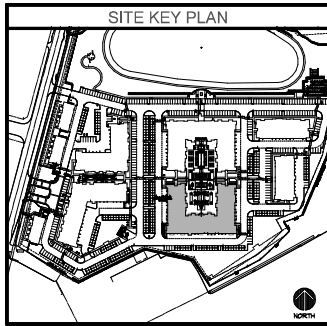
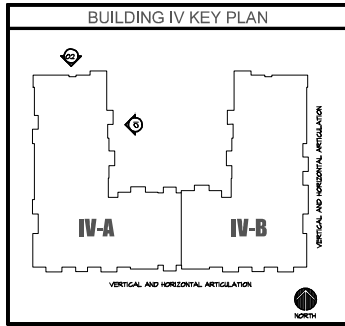


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Y OF GARLAND
-SUBMITTAL CASE
NUMBER: 211130-3

Sheet Number: **4.45C**
COLOR
EXTERIOR
ELEVATIONS

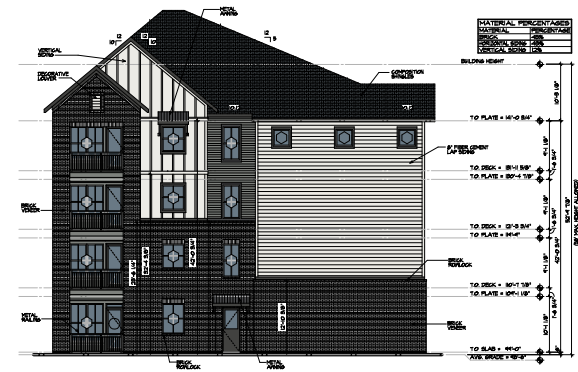


MATERIAL LEGEND

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PAINT 2 SN CITYSCAPE	SHINGLE ROOF TIMBERLINE CHARCOAL
PAINT 3 SN IRON ORE	METAL ROOF MATTE BLACK

ARCHITECTURAL ELEMENTS

☒ AWNINGS OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES
☐ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ DORMERS
☐ SHUTTERS	☒ VARIOUS ROOF HEIGHTS
☐ ALCOVES/PORCHES	☒ ORNAMENTAL PACKAGE TRIMS
☒ RECESSED ENTRIES	☒ BAY WINDOWS
☒ ORNAMENTAL WINDOW HEADERS/INTELS	☐ GABLE WINDOWS
☐ SKIONS	



02 NORTH ELEVATION - COLOR
BUILDING TYPE IV
BUILDING NO. 4
SCALE: 3/32"=1'-0"



01 EAST COURTYARD ELEVATION - COLOR
BUILDING TYPE IV
BUILDING NO. 4
SCALE: 3/32"=1'-0"



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Project No.
21018
Drawn By:
LL, AJM, CK, & MK
ISSUE FOR PDF:
APRIL 25, 2022
Revisions:
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MAY 10, 2022
CITY COMMENTS :
JUNE 15, 2022

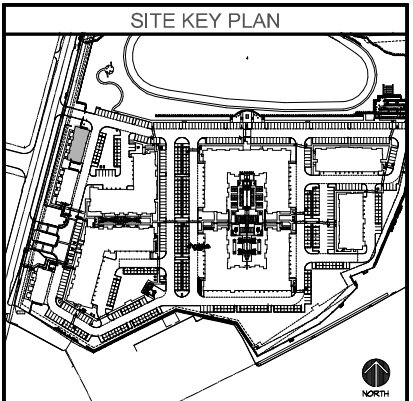
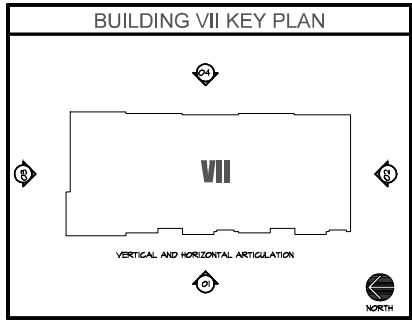
JLB ZION ROAD
JLB PARTNERS
GARLAND, TEXAS

Womack+Hampton
ARCHITECTS, L.L.C.
2401 W. Main Street, Suite 200
Garland, Texas 75040
Phone: 972.255.4000



Sheet Number:

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EXTERIOR
ELEVATIONS

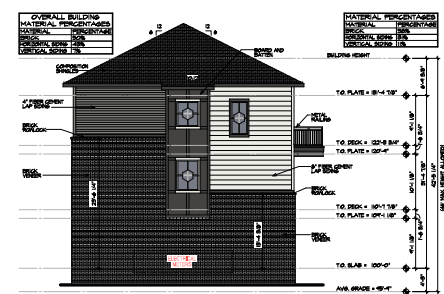
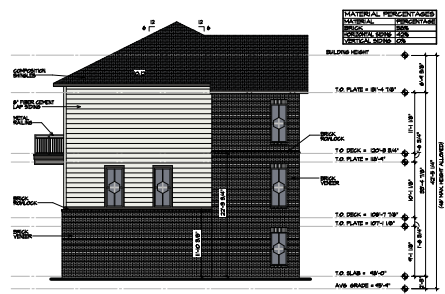


MATERIAL LEGEND

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PAINT 2 SW CITYSCAPE	SHINGLE ROOF TIMBERLINE CHARCOAL
PAINT 3 SW IRON ORE	METAL ROOF MATTE BLACK

ARCHITECTURAL ELEMENTS

☒ AWNINGS OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES
☒ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ DORMERS
☐ SHUTTERS	☒ VARIOUS ROOF HEIGHTS
☐ ALCOVES/PORCHES	☒ ORNAMENTAL FACADE TRIMS
☒ RECESSED ENTRIES	☐ BAY WINDOWS
☒ ORNAMENTAL WINDOW HEADS/LITES	☐ GABLE WINDOWS
☐ GRILLS	



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ISSUE FOR PDP: APRIL 25, 2022
Revisions:
CITY COMMENTS: MAY 10, 2022
CITY COMMENTS: JUNE 9, 2022

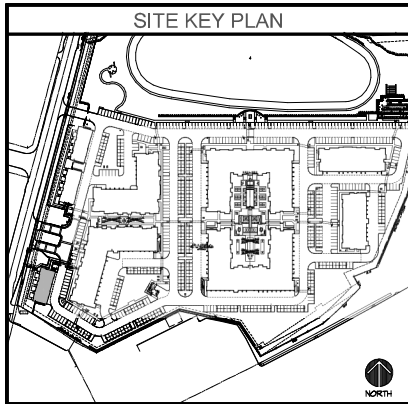
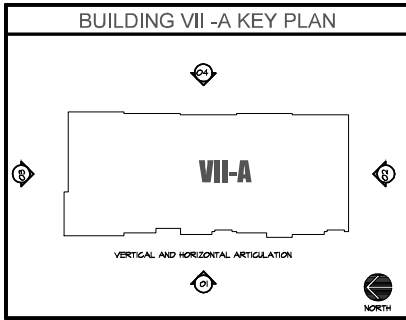
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GARLAND, TEXAS

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Fax: 972.252.4000

CITY OF GARLAND
ENGINEER/ARCHITECT
NUMBER: 211130-2

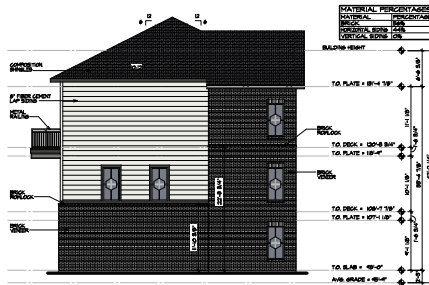
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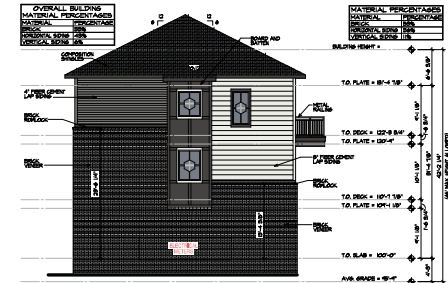
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☐ TRANSOMS	☐ DORMERS
☐ SHUTTERS	☒ VARIOUS ROOF HEIGHTS
☐ ALCOVES/PORCHES	☒ ORNAMENTAL FACADE TRIMS
☒ RECESSED ENTRIES	☐ BAY WINDOWS
☒ ORNAMENTAL WINDOW HEADS/LITES	☐ GABLE WINDOWS
☐ GUARDS	



03 NORTH ELEVATION - COLOR
BUILDING TYPE VII-A
BUILDING T - TOWNHOUSE #1
SCALE: 5/32" = 1'-0"



04 EAST ELEVATION - COLOR
BUILDING TYPE VII-A
BUILDING T - TOWNHOUSE #1
SCALE: 5/32" = 1'-0"



02 SOUTH ELEVATION - COLOR
BUILDING TYPE VII-A
BUILDING T - TOWNHOUSE #1
SCALE: 5/32" = 1'-0"



01 WEST ELEVATION - COLOR
BUILDING TYPE VII-A
BUILDING T - TOWNHOUSE #1
SCALE: 5/32" = 1'-0"



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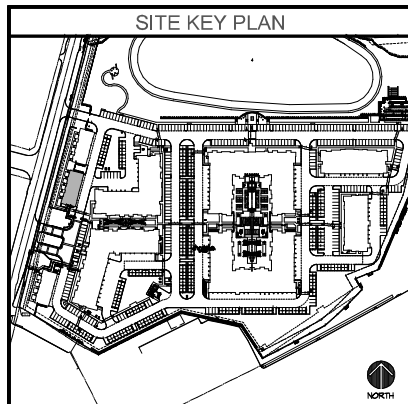
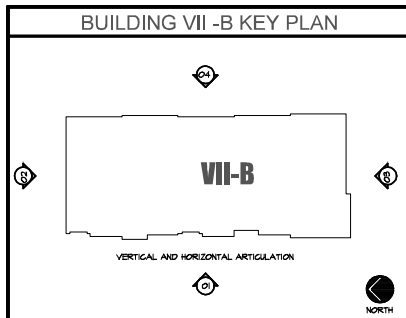
Project No:
21018

Drawn By:
LL, A.M. CK, & MK

ISSUE FOR PDF:
APRIL 25, 2022

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CITY COMMENTS - MAY 10, 2022

CITY COMMENTS - JUNE 15, 2022

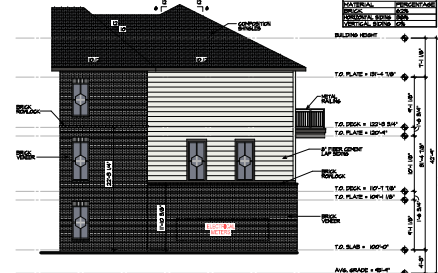


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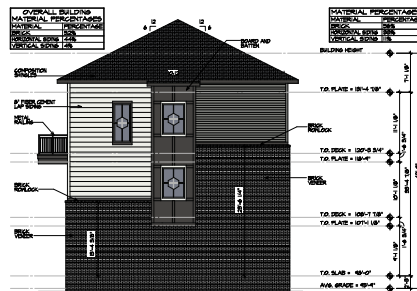
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☒ RECESSED ENTRIES	☒ BAY WINDOWS
☒ ORNAMENTAL WINDOW HEADS/LITES	☐ GABLE WINDOWS
☐ GRILLS	



04 EAST ELEVATION - COLOR
BUILDING TYPE VII-B
BUILDING 8 - TOWNHOUSE #2
SCALE: 5/32"=1'-0"



02 SOUTH ELEVATION - COLOR
BUILDING TYPE VII-B
BUILDING 8 - TOWNHOUSE #2
SCALE: 5/32"=1'-0"



03 NORTH ELEVATION - COLOR
BUILDING TYPE VII-B
BUILDING 8 - TOWNHOUSE #2
SCALE: 5/32"=1'-0"



01 WEST ELEVATION - COLOR
BUILDING TYPE VII-B
BUILDING 8 - TOWNHOUSE #2
SCALE: 5/32"=1'-0"



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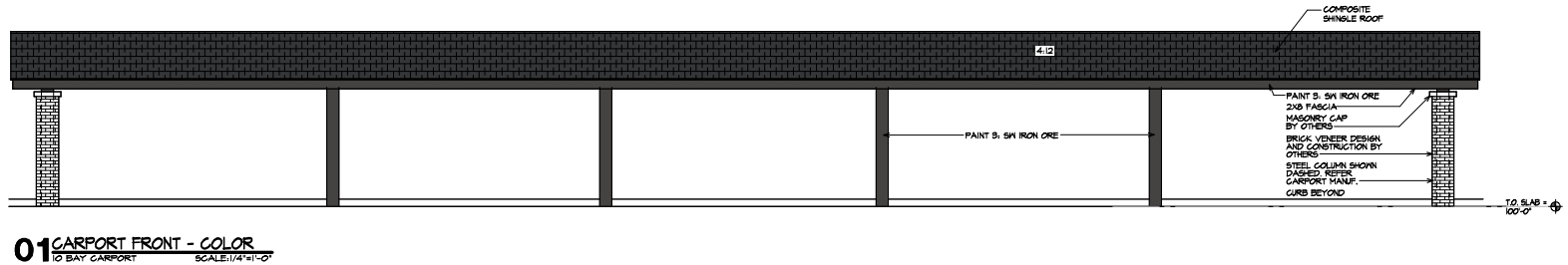
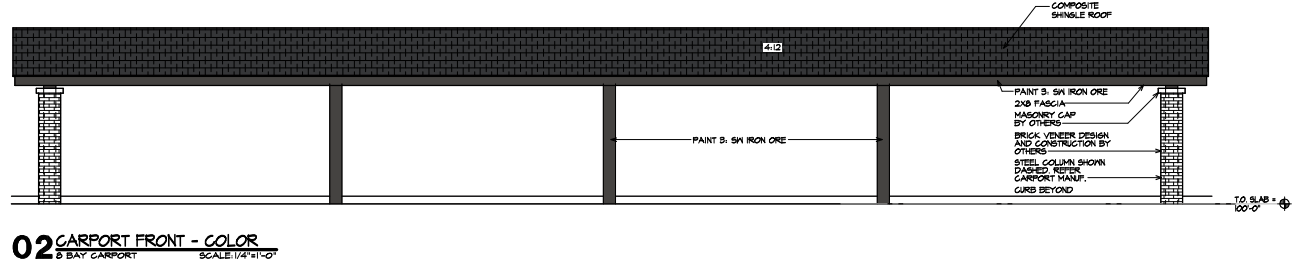
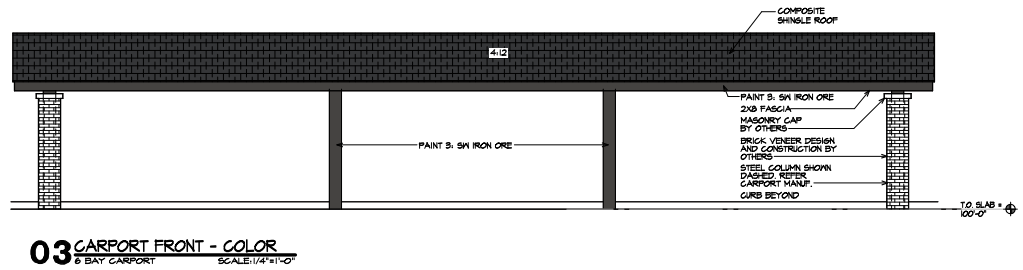
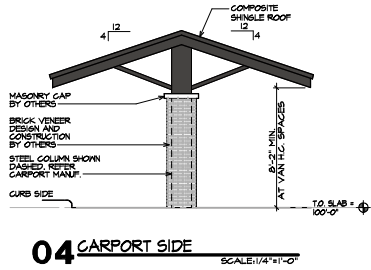
JLB ZION ROAD
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Garland, Texas 75042
Phone: 972.266.9000
Fax: 972.266.9000



Sheet Number:

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COLOR
EXTERIOR
ELEVATIONS



MATERIAL LEGEND			
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	PAINT 2		SHINGLE ROOF
	PAINT 3		METAL ROOF
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	SK CITYSCAPE		TIMBERLINE CHARCOAL
	SK IRON ORE		MATTE BLACK



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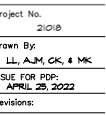
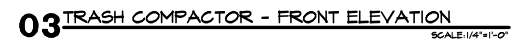
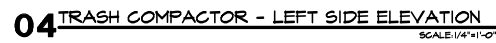
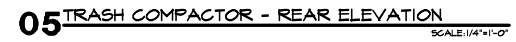
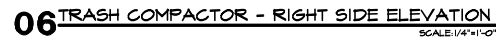
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1501 W. HART AVENUE, SUITE 300
GARLAND, TEXAS 75042
TEL: 972.265.1000 FAX: 972.265.1000



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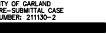
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	PAINT 3 SWI IRON ORE		METAL ROOF MATTE BLACK



Revisions: _____

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GARLAND, TEXAS

Womack+Hampton
ARCHITECTS, L.L.C.
4011 Old Lamp Ave., Suite 50 Phone 254 332-0000
Dallas, Texas 75226 Fax 254 332-0000



48.100
COLOR
COMPACTOR
ENCLOSURE

Z 22-31



View of the subject property from Zion Road
(zoned Community Retail)



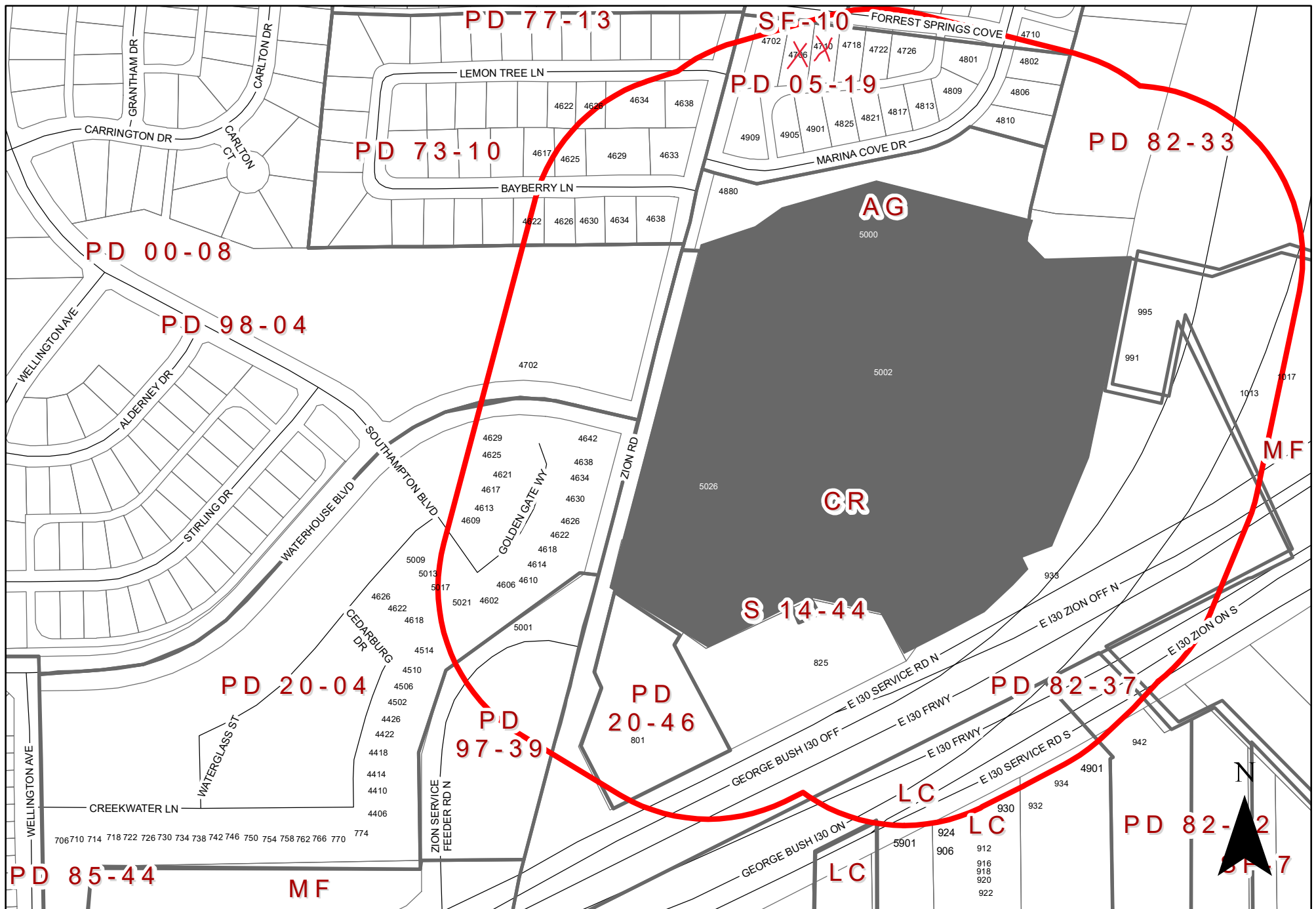
View of the subject property (zoned Agricultural
District)



Looking west of the subject property



Looking north of the subject property



0 190 380 Feet
1 inch = 293 feet

ZONING MAP Z 22-31

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

5026 Zion Road

From: mcfeeley1987@gmail.com
To: [Planning Group](#)
Subject: [EXTERNAL] zoning change
Date: Friday, July 15, 2022 9:18:12 PM
Attachments: [Zoning Change request.pdf](#)

This is a huge NO!!!

Randy McFeeley
Mcfeeley1987@gmail.com
469-236-1471

Comment Form

Case Z 22-31

Z 22-31 JLB Partners, LLC / Masterplan. The applicant proposes to construct 366 multi-family dwelling units and 15 "townhouse style" multi-family dwelling units. The site is located at 5026 Zion Road. (District 3)

Z 22-31 JLB Partners, LLC/ Masterplan . El solicitante propone construir 366 unidades de vivienda multifamiliar y 15 unidades de vivienda multifamiliar "estilo casa adosada". El sitio está ubicado en 5026 Zion Road. (Distrito 3)

Z 22-31 JLB Partners, LLC/ Masterplan. Người nộp đơn đề xuất xây dựng 366 đơn vị ở cho nhiều gia đình và 15 đơn vị ở cho nhiều gia đình "kiểu nhà phố". Địa điểm này nằm ở 5026 Zion Road. (Quận 3)

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.

Randall McFeeley

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.)

4706 Forrest Springs Cove

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

R McFeeley

Signature / Firma / Chữ ký

7/15/22

Date / Fecha / Ngày

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

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-31	July 25, 2022	August 16th, 2022	Nabiha Ahmed

Z 22-31 JLB Partners, LLC / Masterplan. The applicant proposes to construct 366 multi-family dwelling units and 15 “townhouse style” multi-family dwelling units. The site is located at 5026 Zion Road. (District 3)

Susan Delzell

Against

Outside the notification area.

7/20/2022
5:44:16 PM

5017 Highridge Drive

Garland

Texas

United States

75043

Carrie Dismuke

Against

Outside the notification area.

7/20/2022
5:36:56 PM

5013 Highridge Dr

Garland

Texas

United States

75043

**Buford P Eudy
III**

AGAINST

Outside the notification area.

7/20/2022
5:36:16 PM

4626 Elderberry Drive

Garland

Texas

United States

75043

Tori Eudy

AGAINST

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-31	July 25, 2022	August 16th, 2022	Nabiha Ahmed
7/20/2022 5:35:41 PM	4626 Elderberry Drive Garland Texas United States 75043	Outside the notification area.	
Malcolm Milam	Against		
7/19/2022 6:42:05 PM	4710 Forrest Springs Cove Garland Texas United States 75043	malcolmmilam@gmail.com 9722404002	
Christie Milam	Against		
7/19/2022 6:41:07 PM	4710 Forrest Springs Cv. Garland Texas United States 75043	christiemilam@gmail.com 9722404002	
Steve A. Tillery	Against	Outside the notification area.	
7/17/2022 12:53:54 PM	4517 Burdock Dr Garland Texas United States 75043	satillery@gmail.com 2145347973	
The proposal to add multi-family units disrupts the consistency of housing in the community. The infrastructure is inadequate to handle the increase in auto traffic and the planned community will have a negative impact on home values.			

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-31	July 25, 2022	August 16th, 2022	Nabiha Ahmed

Outside the notification area.

Steve A. Tillery

Against

7/17/2022
12:53:52 PM

4517 Burdock Dr

satillery@gmail.com

Garland

2145347973

Texas

United States

75043

The proposal to add multi-family units disrupts the consistency of housing in the community. The infrastructure is inadequate to handle the increase in auto traffic and the planned community will have a negative impact on home values.

Outside the notification area.

**David and
Barbara Spires**

Against

7/14/2022
8:05:54 PM

4417 Zion Rd

dbspires@gmail.com

Dallas

214-505-5541

Texas

United States

75043

The requested density is excessive, particularly adjacent to mainly single family tracts. The site is appropriate for owned single family homes, well-designed one-story retail, or mixed-use with much lower density, but not for nearly 400 rental apartments.



GARLAND

Plan Commission

3. a.

Meeting Date: 07/25/2022

Item Title: SL 22-01 Aaron Comer, Scout Cold Logistics, LLC (District 5)

Summary:

Consideration of the application of **Aaron Comer / Scout Cold Logistics, LLC**, requesting approval of a Variance to Section 4.29 (A)(2) of the Garland Development Code requiring full compliance of landscaping requirements. This property is located at 2600 McCree Road. (District 5) (File SL 22-01)

Attachments

SL 22-01 Aaron Comer, Scout Cold Logistics, LLC Report and Attachments

Planning Report

File No: SL 22-01/District 5

Agenda Item:

Meeting: Plan Commission

Date: July 25, 2022

REQUEST

Approval of a variance to Section 4.29 (A)(2) of the Garland Development Code requiring full compliance of landscaping requirements.

LOCATION

2600 McCree Road

APPLICANT

Aaron Comer, Scout Cold Logistics, LLC

OWNER

Scout Cold Storage Dallas, LLC

BACKGROUND

The subject property is zoned Industrial (IN) District and is built out with an industrial logistics / distribution center use [Dallas Food Center]. The applicant has demolished a 40,000 square-foot building located in the northeastern portion of the property and plans to construct a new 132,600 square-foot building for cold storage. Full compliance of GDC landscaping standards is triggered as a result; the applicant is requesting relief from full compliance.

SITE DATA

The subject site contains approximately 62 acres and has approximately 2,050 linear feet of frontage along McCree Road. The site can be accessed from McCree Road.

CONSIDERATIONS

1. The applicant is requesting a variance to Section 4.29 (A)(2). Per the Garland Development Code (GDC), full compliance for a site is required for the demolition and reconstruction of fifty percent or more of a single building or structure's existing square footage prior to demolition, among other compliance triggers.
2. Given the large size of the site, the applicant is requesting a variance from bringing the entire 62-acre site into landscaping compliance, which would include a landscape buffer with robust canopy tree and shrub plantings along McCree Road as well as parking lot landscaping throughout the site. However, the applicant proposes compliance with the GDC parking lot landscaping regulations [Section 4.35] within the area under reconstruction [landscape plan exhibit attached]. It should be noted that the area under reconstruction will have limited visibility from McCree Road given the large setback and existing improvements.
3. Per the Garland Development Code, the Plan Commission may consider and grant full or partial development variances including screening and landscape variances.

Per Section 5.12(A), the following considerations shall be made when reviewing a requested development variance:

- The existence of special circumstances or conditions arising from the physical surroundings, shape, topography, or other features affecting the land, which are intrinsic to the land parcel itself and which are not self-imposed by the applicant, owner or user of the subject land parcel, such that the strict application of the requirements of Chapter 3, or the certain specific requirements cited in Chapter 2 and Chapter 4, of this GDC and reflected in Table 5-1, that may be varied under this Division 4, to the proposed use would create an unnecessary hardship or inequity upon or for the applicant, or would deprive the applicant of the reasonable and beneficial use of the land. Any unnecessary hardship or inequity must be distinguishable from a mere inconvenience or a mere financial burden in developing the land, and does not include a legitimate cost-benefit proportionality inequity which shall be submitted, processed and considered in accordance with Article 1, Division 2 of this Chapter 5;
- The circumstances causing the special conditions described in Section 5.12(A)(1) above do not similarly affect all or most similarly situated properties in the vicinity of the applicant's/petitioner's land;
- The development variance is necessary for the preservation and enjoyment of a substantial property right of the applicant/petitioner;
- Granting the development variance will not be detrimental to the public health, safety, or welfare, and will not be injurious to other property within the area;
- Granting the development variance will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this GDC, and will not be adversely affect the rights of owners or residents of surrounding property;
- The special circumstances intrinsic to the subject land parcel and the resultant inequity thereof as described in Section 5.12(A)(1) above, is not caused wholly or in substantial part by the applicant/petitioner;
- The request for a development variance is not based exclusively on the applicant's/petitioner's desire for increased financial gain from the property, or to reduce an existing financial hardship; and
- The degree of variation requested by the development variance is the minimum amount and extent necessary to satisfactorily meet the needs of the applicant/petitioner, and to also satisfy the general spirit and intent of the minimum development standards in this GDC.

Further, per Section 5.12(B), the applicant/petitioner bears the burden of proof to demonstrate that the application of a requirement that may be varied under this Division 4 and that is normally uniformly applied imposes a disproportionate burden on the applicant/petitioner.

4. The proposed landscape plan is attached for consideration and informational purposes.

STAFF RECOMMENDATION

Approval of a variance to Section 4.29 (A)(2) of the Garland Development Code requiring full compliance of landscaping requirements. The area under reconstruction has limited visibility from the public right-of-way; therefore, impact to the public view will be limited. Further, the site is notably large and built-out with existing buildings and vehicular improvements, as well as with existing utility constraints such as overhead electrical lines along McCree Road; therefore, full compliance with the GDC presents physical challenges for the subject site.

As mentioned in Consideration 2, the applicant will provide parking lot landscaping per GDC standards within the area being reconstructed. Further, there are existing trees and grass elsewhere on the site that will remain.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Exhibit
- iii. Photos

PREPARED BY:

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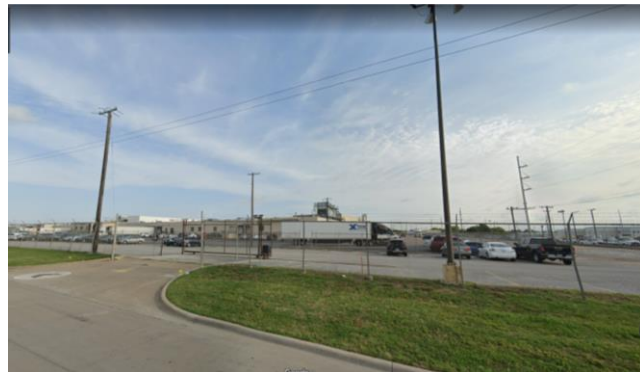
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SHEET

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GARLAND

Plan Commission

3. b.

Meeting Date: 07/25/2022

Item Title: Garland Development Code Amendments

Summary:

Consider amending Section 2.52, "Special Standards for Certain Uses," Section 6.03, "Definitions," and Table 7-1 "Downtown District Land Use Matrix," of Section 7.06 of the Garland Development Code, regarding Mobile Food Truck Parks.

Attachments

GDC Amendments Report and Attachments

Planning Report

Agenda Item: GDC amendments

Meeting: Plan Commission

Date: July 25, 2022



GARLAND

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ISSUE

Consider amending Section 2.52, "Special Standards for Certain Uses," Section 6.03, "Definitions," and Table 7-1 "Downtown District Land Use Matrix," of Section 7.06 of the Garland Development Code.

BACKGROUND

The Development Services Committee of the City Council has made recommendations to amend the Garland Development Code (GDC) to add mobile food truck parks as a defined land use, with proposed standards, and to allow such uses only by Specific Use Provision in certain zoning districts.

CONSIDERATIONS

1. As drafted, a Mobile Food Truck Park is defined as a fixed commercial location and permanent development designed to accommodate mobile food units offering food and/or beverages for sale to the public as the primary use of land.
2. Proposed is to allow Mobile Food Truck Parks by Specific Use Provision (SUP) only, in the following zoning districts: Community Retail (CR), Light Commercial (LC), Heavy Commercial (HC), Industrial (IN), Urban Business (UB); and the following sub-districts in the Downtown District: Downtown Historic, Downtown Square, Uptown, and Suburban Corridor. These zoning districts are primarily for non-residential and mixed uses.
3. Among others, proposed regulations for Mobile Food Truck Parks include the following:
 - A permanent restroom facility, with hand sinks and flushable toilets, is required on-site.
 - Hours of operation are limited between 6:00am and 11:00pm.
 - Vehicles must be parked on an improved surface, as defined by the Code of Ordinances.
 - Any on-site dumpsters must be screened per GDC requirements.

Further site features such as parking may be reviewed with each SUP proposal on an individual basis. As mentioned above, Mobile Food Truck Parks are proposed to be allowed by SUP only, through the public hearing process.

4. The draft ordinance is attached for the Plan Commission's review and recommendation.

STAFF RECOMMENDATION

Approval to amend Section 2.52, "Special Standards for Certain Uses," Section 6.03, "Definitions," and Table 7-1 "Downtown District Land Use Matrix," of Section 7.06 of the Garland Development Code.

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ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 2.52, "SPECIAL STANDARDS FOR CERTAIN USES," SECTION 6.03, "DEFINITIONS," AND TABLE 7-1 "DOWNTOWN DISTRICT LAND USE MATRIX," OF SECTION 7.06 OF 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 Section 2.52 "Special Standards for Certain Uses," of Chapter 2, Article 5, "Use Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended *by addition* to add Section 2.52(A)(37) and to read as follows:

"Section 2.52 Special Standards for Certain Uses

. . . .

(37) Mobile Food Truck Park. A Mobile food truck park must comply with the following standards and conditions, unless otherwise expressly provided for in the SUP:

(a) A Mobile food truck park may only operate with a valid SUP.

(b) The owner or lessee of the real property on which the park operates must obtain a certificate of occupancy for a Mobile food truck park land use.

(c) One permanent restroom facility must be located on site and must meet the following standards and conditions:

(i) one restroom facility must be operational for males and females;

(ii) the restroom facility shall include flushable toilets and hand sinks; and

(iii) the restroom facility shall comply with all applicable building and construction codes.

(d) A Mobile food truck park may not operate between the hours of 11:00 p.m. and 6:00 a.m. Work related to the cleaning and maintenance of the Mobile food truckpark may occur at any time.

(e) All vehicles must be parked on an improved parking surface, as defined by Section 32.56 of the Code of Ordinances.

(f) Commercial refuse or solid waste containers provided on site must be screened in accordance with Section 4.45 of this GDC."

Section 2

That Section 6.03 "Definitions," of Chapter 6, of the Garland Development Code of the City of Garland, Texas, is hereby amended *by addition* to add the definition of "Mobile Food Truck Park" and to read as follows:

"Section 6.03 Definitions

. . .

MOBILE FOOD TRUCK PARK ("MFT-PARK"): A fixed commercial location and permanent development designed to accommodate mobile food units offering food and/or beverages for sale to the public as the primary use of land.

. . ."

Section 3

That Table 7-1, "Downtown District Land Use Matrix," of Section 7.06, Chapter 7, of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to add "Mobile Food Truck Park" under "Office, Retail, & Service Uses," which shall be allowed only by SUP ("S") in all Downtown sub-districts except In-Town Residential, and being more particularly depicted and described in Exhibit "B", which is attached hereto and incorporated herein by reference.

Section 4

That Chapter 22 of the Code of Ordinances 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 5

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 6

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

Section 7

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

PASSED AND APPROVED this the ____ day of _____, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED DATE:

Exhibit A

"LAND USE MATRIX

AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	UR	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
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AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	UR	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
OFFICE, RETAIL & SERVICE USES																			
...																			
Mobile Food Truck Park											S	S	S	S		S		Set by SUP	2.52(A)(37)
...																			

..."

Exhibit B
Table 7-1: Downtown District Land Use Matrix

	Downtown Historic	Downtown Square	Uptown	InTown Residential	Suburban Corridor	Parking Requirement (Does not apply to Downtown Historic (DH) and Downtown Square (DS) sub-districts)	Cross-Reference Special St
Office, Retail, & Service							
... Mobile Food Truck Park ...	S	S	S		S	As set by SUP	2.52(A)(37)