



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 9, 2018 at 7:00 p.m.

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

A pre-meeting will begin at 5:30 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

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 for the June 25, 2018 Plan Commission meeting minutes.

2. PLATS

- a. P 17-22 Sears Industrial District No. 5 Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Consideration of the application of **Cates-Clark & Associates, LLP**, requesting approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Detail Plan for a Recycling Salvage Yard (unlimited outside storage); 3) a Specific Use Provision for a Recycling Salvage Yard (unlimited outside storage); and 4) a Variance to Section 4.35 of the Garland Development Code regarding the parking area landscaping. This property is located at 117 North Shiloh Road. (District 6) (File Z 17-14)
- b. Consideration of the application of **Kimley-Horn and Associates, Inc.**, requesting approval of a Detail Plan for Elder Care - Independent Living, and Elder Care - Assisted Living on property zoned Planned Development (PD) District 17-28 for Mixed Uses. This property is located at 2255 Arapaho Road. (District 7) (File Z 17-52)
- c. Consideration of the application of **OM Housing**, requesting approval of 1) a Zoning Change from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses; 2) a Detail Plan for Dwelling, Multi-Family; and 3) a Variance to Section 4.34 of the Garland Development Code regarding site and perimeter landscaping. This property is located at 1603 East IH-30. (District 3) (File Z 18-10)
- d. Consideration of the application of **Charles Gojer & Assoc.**, requesting approval of 1) an Amendment to Planned Development (PD) 16-22 District for Community Retail Uses; 2) a Detail Plan for a Financial Institution; and 3) a Specific Use Provision for a Drive-Through Service. This property is located at 5005 North President George Bush Turnpike. (District 1) (File Z 18-29)

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: 07/09/2018

Item Title: Plan Commission Minutes - June 25, 2018

Summary:

Consider approval for the June 25, 2018 Plan Commission meeting minutes.

Attachments

Plan Commission Meeting Minutes

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, June 25, 2018, at 7:00 p.m. in the Council Chambers at the William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Douglas Williams
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Brian England
Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Josue De La Vega
Staff	Nabiha Ahmed
Staff	Denise Phillips

CALL TO ORDER

Chairman Roberts called the meeting to order and Commissioner Hedrick gave the Invocation and led the Pledge of Allegiance to the United States Flag.

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting Chairman Roberts read those items into the record. **Motion** was made by Commissioner Williams to **approve** the Consent Agenda as presented, seconded by Commissioner Welborn, to approve items 1a and 2a. **Motion carried: 7 ayes, 0 Nays.**

MINUTES

1a. APPROVED** **Approval** of Minutes for the regular meeting of June 11, 2018.

2a. APPROVED** P 18-20 Blankenstriker Addition Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. APPROVED

Consideration of the application of **Classic Design Group**, requesting approval of 1) an amendment to Planned Development (PD) District 01-03; and 2) a Detail Plan for a Car Wash, Automated/Rollover Use on property zoned Planned Development (PD) District 01-03 for Community Retail Uses. This property is located east of Lavon Drive and south of Foster Road. (District 1) (File Z 17-42) (This item was postponed from the June 11, 2018 Plan Commission meeting.)

The applicant Danny Griffith, 5500 Ravensthorpe, Parker, Texas, provided an overview of the request and elaborated on the equipment being utilized and signage.

Chairman Roberts inquired as to whether there would be sound dampening equipment.

Motion was made by Commissioner Williams, seconded by Commissioner O'Hara to **approve** per staff recommendation.
Motion carried: 7 Ayes, 0 Nays

3b. APPROVED

Consideration of the application of **Spiars Engineering, Inc.**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Light Commercial (LC) District. This property is located at 2906 Lavon Drive. (District 1) (File Z 18-23)

The applicant, David Bond, 765 Custer Road, Ste. 100, Plano, Texas provided a brief overview of the request and elaborated that the restrooms are intended for staff only.

Commissioner Williams inquired on the accessibility of restrooms for customers.

Motion was made by Commissioner Hedrick, seconded by Commissioner Edwards to **approve** per staff recommendation.
Motion carried: 7 Ayes, 0 Nays

3c. APPROVED

Consideration of the application of **Davis Land Surveying Co., Inc.**, requesting a Change of Zoning from Agriculture (AG) District to Single-Family-10 (SF-10) District. This property is located at 5150 Locust Grove Road. (District 3) (File Z 18-31)

The applicant, Rex Heckelman, 5150 Locust Grove Road, Garland, Texas spoke concerning the location of the proposed single-family home and flooding.

Speaking in support of the request:
Troy Nichols, 5118 Locust Grove, Garland, Texas

Speaking in opposition of the request:
Richard Reil, 5221 Kelso Lane, Garland, Texas
Trent Keasler, 5225 Kelso Lane, Garland, Texas

Those in opposition spoke of concerns regarding a decrease in property value and flooding concerns.

Chairman Roberts, in regards to the flooding concerns, stated Engineering would be reviewing the request during the platting process. Chairman Roberts also requested the concerns be passed along to the Engineering Department.

Motion was made by Commissioner Edwards, seconded by Commissioner Williams to **approve** per staff recommendation.
Motion carried: 7 Ayes, 0 Nays

4. MISCELLANEOUS

Consider amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding "Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutionalized"; and to Chapter 6, Section 6.03 to define "Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutionalized."

Motion was made by Commissioner Williams, seconded by Commissioner Edwards to approve the amendment to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding "Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutionalized"; and to Chapter 6, Section 6.03 to define "Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutionalized" as presented. **Motion carried: 7 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:38 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 07/09/2018

Item Title: P 17-22 Sears Industrial District No. 5 Final Plat (District 6)

Summary:

P 17-22 Sears Industrial District No. 5 Final Plat

Attachments

P 17-22 Sears Industrial District No. 5 Final Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 17-22/District 6

Agenda Item:

Meeting: Plan Commission

Date: July 9, 2018

FINAL PLAT

Sears Industrial District No. 5, Lot 1 and 2, Block 1

LOCATION

1601 and 1801 South Shiloh Road

ZONING

Industrial (IN) District

NUMBER OF LOTS

2

ACREAGE

16.223 (including right-of-way dedication)

BACKGROUND

The proposed Final Plat is comprised of Lot 1 and 2, Block 1. The purpose of this plat is to create two (2) lots and to construct two (2) buildings.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

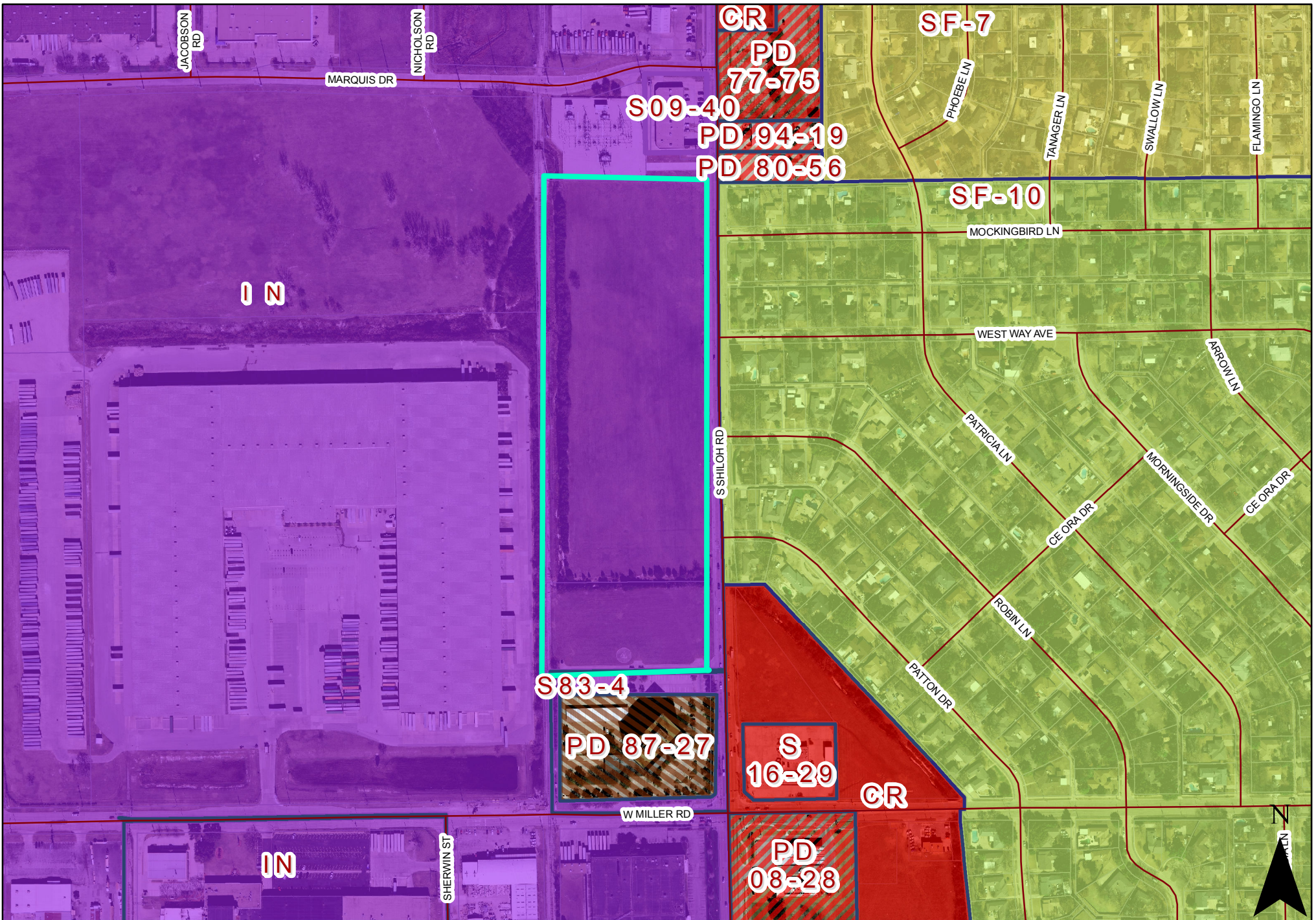
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

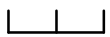
Nabiha Ahmed
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 100 200 Feet



1 inch = 404 feet

PLAT MAP P 17-22



INDICATES AREA
OF REQUEST



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

HIP SHILOH ROAD, LLC, a Delaware limited liability company, is the owner of a 16.223 acre (706,653 square feet) tract of land situated in the R. D. Jones Survey, Abstract Number 715, and H. Van Tassell Survey, Abstract Number 1494, City of Garland, Dallas County, Texas, and being all of a called 16.223-acre tract of land described in Special Warranty Deed to HIP SHILOH ROAD, LLC, as recorded in Instrument Number 201700275600 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch found iron rod with an orange plastic cap stamped "R-DELTA ENGINEERS" for the southeast corner of Lot 1, Block 1 of Shiloh Road Substation, an addition to the City of Garland, Dallas County, Texas, as recorded in Instrument Number 201200017210, O.P.R.D.C.T., said corner being on the west right-of-way line of Shiloh Road (a variable width right-of-way);

THENCE South 00 degrees 15 minutes 49 seconds East, with the east line of said 16.223-acre tract and the west right-of-way line of said Shiloh Road, a distance of 339.07 feet to a 1/2-inch found iron rod for corner;

THENCE South 00 degrees 59 minutes 33 seconds East, continuing with the west right-of-way line of said Shiloh Road, a distance of 982.37 feet to a 1/2-inch found iron rod for the southeast corner of said 16.223-acre tract and the northeast corner of a tract of land described in deed to Leis' Ohana Hui Family Partnership, Ltd., as recorded in Instrument Number 200503598035, O.P.R.D.C.T.;

THENCE South 89 degrees 01 minutes 19 seconds West, departing said west right-of-way line of said Shiloh Road, and with the south line of said 16.223-acre tract, and the north line of said Hui tract, a distance of 533.77 feet to a 1/2-inch found iron rod for the southwest corner of said 16.223-acre tract, and the northwest corner of said Hui tract, said corner being on the east line of Lot 1R, Block 1 of Sears Industrial District No. 3 Replat, an addition to the City of Garland, Dallas County, Texas, as recorded in Instrument Number 200600272358, O.P.R.D.C.T.;

THENCE North 00 degrees 54 minutes 45 seconds West, with the west line of said 16.223-acre tract and the east line of Lot 1R and Lot 2R, Block 1 of said Sears Industrial District, a distance of 1,328.18 feet to a found mag nail with washer stamped "HALFF" for the southwest corner of Lot 1, Block 1 of said Shiloh Road Substation and the northwest corner of said 16.223-acre tract;

THENCE North 89 degrees 44 minutes 42 seconds East, with the south line of said Shiloh Road Substation and the north line of said 16.223-acre tract, a distance of 536.27 feet to the POINT OF BEGINNING AND CONTAINING 16.223 acres (706,653 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

HIP SHILOH ROAD, LLC, a Delaware limited liability company, the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **SEARS INDUSTRIAL DISTRICT NO. 5**, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

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

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

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

The City reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and are subject to change.

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

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

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2018.

HIP SHILOH ROAD, LLC
a Delaware Limited Liability Company
Its: Sole Member

By: _____ Title _____
Signature _____

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2018.

Notary Public for and in the State of Texas

SURVEY AFFIRMATION

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

Dated this the _____ day of _____, 2018

PRELIMINARY, SHALL NOT BE RECORDED FOR ANY PURPOSE

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

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2018.

Notary Public for and in the State of Texas

Approved and accepted for the City of Garland this _____ day of _____, 2018
by the Plan Commission of the City of Garland, Texas.

Director of Planning

Chairman of Plan Commission

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

NOTES:

- The coordinates shown hereon are NAD83 (COORS96, Epoch 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202, using the City of Garland Geodetic Control (2002 Datum) Monuments 203 and 205.
- Report Prepared by Halff, Inc. Titled "Downstream Assessment for the Proposed Huntington Sears Site Along Stream 2C4", Case No. 170608-1 and dated March of 2018, was used to determine the minimum finished floor elevations shown on this plat.
- Each lot corner is monumented by a 5/8-inch set iron rod with yellow plastic cap stamped "HALFF" unless denoted otherwise.
- Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.

GPS203
N= 7,011,781.3275
E= 2,531,537.4960
Z= 567.30'

GPS205
N= 7,008,551.5045
E= 2,531,572.6304
Z= 576.18'

Utility Easement Line Table

Line	Bearing	Length
UE1	S00°15'49"E	15.00'
UE2	N89°44'12"W	47.15'
UE3	S11°34'13"W	31.92'
UE4	N89°00'39"E	15.12'
UE5	S00°59'21"E	15.00'
UE6	S89°00'39"W	15.12'
UE7	N89°00'39"E	15.12'
UE8	S00°59'21"E	15.00'
UE9	S89°00'39"W	15.12'
UE10	N89°00'27"E	53.50'
UE11	S00°59'33"E	15.00'
UE12	S57°37'17"W	57.01'
UE13	S89°00'39"W	54.83'
UE14	S00°59'21"E	15.50'
UE15	S89°00'39"W	15.00'
UE16	N00°59'21"W	15.50'
UE17	N45°59'21"W	27.43'
UE18	N44°49'14"E	27.33'
UE19	N00°15'48"E	13.76'
UE20	N89°44'42"E	15.00'
UE21	S00°15'48"W	13.90'
UE22	S89°22'40"W	33.25'
UE23	S00°37'20"E	15.00'
UE24	N89°22'40"E	33.25'
UE25	S89°22'40"W	11.92'
UE26	S00°37'20"E	15.00'
UE27	N89°22'40"E	11.92'
UE28	S00°37'20"E	14.19'
UE29	S89°22'40"W	23.83'
UE30	S00°37'20"E	15.00'
UE31	N89°22'40"E	23.83'
UE32	S00°37'20"E	66.42'
UE33	S11°34'13"W	31.97'
UE34	S89°00'39"W	36.52'
UE35	S00°59'21"E	15.00'
UE36	N89°00'39"E	36.52'
UE37	S89°00'27"W	17.27'
UE38	S57°37'17"W	57.01'
UE39	N45°59'21"W	15.00'
UE40	N00°59'21"W	73.71'
UE41	N89°00'39"E	16.00'
UE42	N00°59'21"W	15.00'
UE43	S89°00'39"W	16.00'
UE44	N03°49'52"W	42.82'
UE45	N86°10'29"E	16.16'
UE46	N03°49'31"W	15.00'
UE47	S86°10'29"W	16.16'
UE48	N03°49'52"W	73.41'
UE49	N86°10'29"E	13.25'
UE50	N03°49'31"W	15.00'
UE51	S86°10'29"W	13.25'
UE52	N03°49'52"W	50.01'
UE53	N89°22'40"E	15.53'
UE54	N00°37'20"W	15.00'
UE55	S89°22'40"W	15.53'
UE56	N00°37'20"W	47.99'
UE57	N44°49'14"E	14.77'

Drainage Easement Line Table

Line	Bearing	Length
DE1	S00°37'20"E	485.63'
DE2	S03°49'31"E	195.27'
DE3	S00°59'21"E	489.96'
DE4	N89°00'39"E	41.30'
DE5	S70°59'21"E	48.43'
DE6	S50°59'21"E	54.01'
DE7	N89°00'39"E	170.01'
DE8	N57°37'17"E	70.85'
DE9	N25°01'26"E	98.88'

Drainage Easement Curve Line Table

Line	Delta	Radius	Length	Chord Length	Chord Bearing
C1	03°12'11"(LT)	44.00'	2.46'	2.46'	S02°13'25"E
C2	31°23'22"(LT)	44.00'	24.11'	23.81'	N73°18'58"E
C3	11°42'10"(RT)	40.00'	8.17'	8.16'	N63°28'22"E

Access Easement Line Table

Line	Bearing	Length
AE1	S00°15'48"E	24.00'
AE2	S89°00'27"W	22.45'
AE3	N89°00'27"E	20.00'
AE4	S00°59'33"E	24.00'
AE5	S89°00'27"W	23.46'
AE6	N89°00'27"E	23.49'
AE7	S00°59'33"E	24.00'
AE8	S89°00'27"W	39.90'
AE9	S57°37'17"W	70.85'
AE10	N89°00'27"E	19.93'
AE11	S89°00'27"W	249.38'
AE12	N03°49'31"W	57.57'
AE13	S57°37'17"W	42.91'
AE14	N03°49'31"W	53.95'
AE15	N89°00'27"E	245.22'

Access Easement Curve Line Table

Line	Delta	Radius	Length	Chord Length	Chord Bearing
C4	124°30'02"(LT)	30.00'	65.19'	53.10'	S26°45'26"W
C5	34°52'13"(RT)	54.00'	32.86'	32.36'	S18°03'26"E
C6	32°13'32"(RT)	54.00'	30.37'	29.97'	S15°29'26"W
C7	122°35'43"(LT)	30.00'	64.19'	52.63'	S29°41'41"E
C8	89°59'48"(LT)	30.00'	47.12'	42.43'	S44°00'33"W
C9	90°00'12"(LT)	30.00'	47.13'	42.43'	S45°59'27"E
C10	31°23'10"(LT)	30.00'	16.43'	16.23'	S73°18'52"W
C11	31°23'22"(RT)	54.00'	29.58'	29.22'	S73°18'58"W
C12	90°00'00"(RT)	54.00'	84.82'	76.37'	N45°59'21"W
C13	03°12'12"(RT)	54.00'	3.02'	3.02'	N02°13'25"W
C14	89°59'48"(RT)	54.00'	84.82'	76.37'	N44°22'34"E
C15	41°44'56"(RT)	54.00'	39.35'	38.48'	S69°45'04"E
C16	39°41'08"(RT)	54.00'	37.40'	36.66'	S26°26'41"E
C17	84°49'42"(LT)	30.00'	44.42'	40.47'	S48°34'42"E
C18	39°14'19"(RT)	30.00'	20.55'	20.15'	S25°47'00"E
C19	22°28'58"(LT)	54.00'	21.19'	21.05'	S17°50'36"E
C20	60°02'15"(RT)	30.00'	31.44'	30.02'	S00°56'02"W
C21	66°26'43"(LT)	54.00'	62.62'	59.17'	S02°16'12"E
C22	34°52'14"(RT)	30.00'	18.26'	17.98'	S18°03'26"E
C23	32°13'32"(RT)	30.00'	16.87'	16.65'	S15°29'27"W
C24	48°07'49"(LT)	54.00'	45.36'	44.04'	S07°32'16"W
C25	66°01'42"(RT)	30.00'	34.57'	32.69'	S16°29'12"W
C26	39°30'24"(RT)	30.00'	20.69'	20.28'	S69°15'15"W
C27	87°10'02"(RT)	30.00'	45.64'	41.36'	N47°24'32"W
C28	03°12'11"(RT)	30.00'	1.68'	1.68'	N02°13'25"W
C29	89°59'48"(RT)	30.00'	47.12'	42.43'	N44°22'34"E
C30	41°44'56"(RT)	30.00'	21.86'	21.38'	S69°45'04"E
C31	58°36'38"(RT)	30.00'	30.69'	29.37'	S28°18'58"W
C32	31°23'22"(RT)	30.00'	16.44'	16.23'	S73°18'58"W
C33	90°00'00"(RT)	30.00'	47.12'	42.43'	N45°59'21"W
C34	92°49'58"(RT)	30.00'	48.61'	43.46'	N42°35'28"E
C35	35°06'41"(LT)	54.00'	33.09'	32.58'	N71°27'07"E
C36	125°06'53"(RT)	30.00'	65.51'	53.25'	S63°32'48"E

SPACE RESERVED FOR
COUNTY RECORDING LABEL

FINAL PLAT

SEARS INDUSTRIAL DISTRICT NO. 5

LOTS 1-2, BLOCK 1

SITUATED IN THE

H. VAN TASSELL SURVEY, ABSTRACT NO. 1494 AND
R.D. JONES SURVEY, ABSTRACT NO. 715
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NUMBER 170608-1

FOR

HUNTINGTON INDUSTRIAL PARTNERS

BY



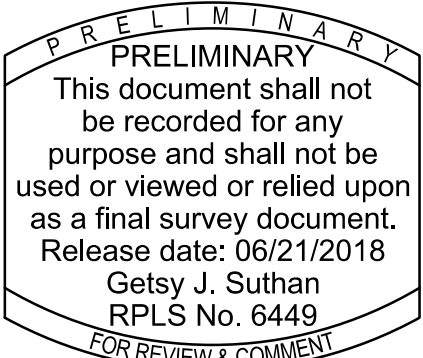
TBPLS FIRM NO. 10029600
HALFF ASSOCIATES, INC. ENGINEERS ~ SURVEYORS
1201 NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275
SCALE: 1"=60' TELE: (214) 346-6200 AVO. 32157 JUNE, 2018

SURVEYOR

HALFF ASSOCIATES, INC.
1201 N. BOWSER RD.
RICHARDSON, TX 75081
CONTACT: GETSY J. SUTHAN
TEL: 214-217-4418
FAX: 214-739-0095
EMAIL: gsuthan@halff.com
TBPLS FIRM NO. 10029600

OWNER

HIP SHILOH ROAD, LLC
385 INVERNESS PKWY STE 460
ENGLEWOOD, COLORADO 80112-5854
CONTACT: JIM RAMSEY
TEL: (210)-854-6636
EMAIL: jramsey@huntingtonindustrial.com





GARLAND

Plan Commission

3.a.

Meeting Date: 07/09/2018

Item Title: Z 17-14 Cates-Clark & Associates, LLP (District 6)

Summary:

Consideration of the application of **Cates-Clark & Associates, LLP**, requesting approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Detail Plan for a Recycling Salvage Yard (unlimited outside storage); 3) a Specific Use Provision for a Recycling Salvage Yard (unlimited outside storage); and 4) a Variance to Section 4.35 of the Garland Development Code regarding the parking area landscaping. This property is located at 117 North Shiloh Road. (District 6) (File Z 17-14)

Attachments

Z 17-14 Cates-Clark & Associates, LLP Report and Attachments

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 17-14/District 6

Agenda Item:

Meeting: Plan Commission

Date: July 9, 2018

REQUEST

Approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Detail Plan for a Recycling Salvage Yard; 3) a Specific Use Provision for a Recycling Salvage Yard; and 4) a Variance to Section 4.35 of the Garland Development Code regarding the parking area landscaping.

LOCATION

117 North Shiloh Road

APPLICANT

Cates-Clark & Associates, LLP

OWNER

Emmanuel Holdings, LLC

BACKGROUND

The peripheral area of the subject property is undeveloped and densely populated with trees while its central area, previously utilized as heavy truck parking, is covered with deteriorated concrete; however, other than light poles, there are no vertical structures on the subject property. The applicant makes the above request to allow the development and operation of a Recycling Salvage Yard on the subject property. The Garland Development Code defines Recycling Salvage Yard as a facility which provides for the collection, sorting, storage, bundling and shipping of recoverable and recyclable non-automotive, non-consumable and non-compostable materials such as aluminum cans, glass, papers including magazines and newspapers, cardboard, wood pallets, metals, plastics, tires, computers and electronics, oil, paints, solvents, and textiles.

SITE DATA

The subject property consists of 9.3 acres with approximately 430 linear feet of frontage along North Shiloh Road and with a 770-foot along the side property line abutting the DART rail. The subject property would be accessed at a single point along North Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Industrial (IN) District, a district where Recycling Salvage Yard is only permitted with approval of a Specific Use Provision through a public hearing process.

CONSIDERATIONS

Proposed Planned Development (PD) and Detail Plan:

1. The applicant proposes to develop a Recycling Salvage Yard (Exhibit C) consisting of one (1) building with 7,155 square feet of office and 60,275 square feet of warehouse as well as 58,799 square feet of proposed outdoor storage and 40,192 square feet of future outdoor storage. Vehicles would access the site along North Shiloh Road and drive (counterclockwise) to the north side of the building where a truck scale would be located for the weighing of the materials. From the truck scale, the vehicles would continue driving to the back of the building where the material would be unloaded at various

designated areas behind the building. The Recycling Salvage Yard would operate Monday through Friday, from 7:00 a.m. to 6:00 p.m. and Saturday from 7:30 a.m. to 2:00 p.m.

2. Section 2.52(A)(8)(f) of the Garland Development Code (GDC) stipulates that all outdoor storage in a Recycling Salvage Yard is to be screened from all public streets and from neighboring properties with a fully opaque, minimum eight (8) foot tall masonry screening wall that is architecturally compatible with the main building(s).

The applicant is seeking approval of a deviation from the above special standard and proposes to screen the outdoor storage area that would be located behind the building with a ten (10) foot tall ribbed metal fence along the south property line (adjacent to the DART rail), the west property line (adjacent to Industrial (IN) District and Community Office (CO) District properties) and north property line (adjacent to Community Office (CO) District properties). Also along the south property line, adjacent to the DART rail, a three (3) foot tall evergreen hedge would be provided on the outside and along the length of the ten (10) foot tall ribbed metal fence.

It should be noted that the outdoor storage would be screened from North Shiloh Road by the main building, a 10-foot high masonry wall (split-face block) and solid gates.

3. The Garland Development Code (GDC) establishes a parking ratio of one (1) parking space for every 300 square feet of office space plus one (1) parking space for every 1,000 square feet of warehouse/storage area. The proposed Recycling Salvage Yard would require 144 parking spaces without the future outdoor storage and 184 parking spaces with the future outdoor storage. The proposed Detail Plan provides 149 parking spaces without the future outdoor storage and 184 future parking spaces with the outdoor storage expansion.
4. The Garland Development Code (GDC) establishes a series of Special Standards to Recycling Salvage Yard regarding processing of materials, storage of materials and on-site traffic circulation. With the exception of the outdoor storage screening method prescribed under Special Standards (see Consideration No. 2), the proposed Recycling Salvage Yard shall comply with all the applicable Special Standards.
5. With the exception of the Variance request under Consideration No. 8 regarding the parking area landscaping, the landscape layout reflected on Exhibit D complies with the applicable Screening and Landscape Standards in the Garland Development Code (GDC).
6. The design of the building (Exhibit E) is required to comply with the following Garland Development Code (GDC) development standards:
 - Façade materials on buildings in the Industrial (IN) District are required to comply with Section 4.83(G) which requires the east elevation facing North Shiloh Road to be covered with a non-metal material.
 - At least two (2) different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
 - At least six (6) of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
 - Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).

The design of the Recycling Salvage Yard as proposed complies with the aforementioned development standards.

Specific Use Provision:

7. A Specific Use Provision for a Recycling Salvage Yard for a period of thirty (30) years is requested by the applicant.

Variance:

8. The applicant seeks a variance to Section 4.35 of the Garland Development Code to locate seven (7) of the thirteen (13) large canopy trees required in the rear parking areas (including future parking included) behind the gates to, a landscaped area near the front of the building where they would be clustered together with five (5) other large canopy trees. These are trees that would otherwise be located in the rear parking areas immediately adjacent to the outdoor storage area, where these trees would likely be damaged by on-site activity and stored materials.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates this site for Business Center uses in the Employment Center Building Block. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

Business Centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

Business Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses that support the business employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING DEVELOPMENT

Most of the properties to the east, south and west are zoned for Industrial Uses and are developed with a variety of industrial and heavy commercial land uses including recycling salvage yards. The properties to the north are zoned for Industrial and Community Office Uses and are mostly developed with medical related land uses, a pharmacy, an apartment complex, retail and personal service uses.

STAFF RECOMMENDATION

Approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Detail Plan for a Recycling Salvage Yard; 3) a Specific Use Provision for a Recycling Salvage Yard; and 4) a Variance to Section 4.35 of the Garland Development Code regarding the parking area landscaping. However, staff recommends upholding Section 2.52(A)(8)(f) of the Garland Development Code (GDC) and requiring a masonry screening wall that is architecturally compatible with the main building to be installed to screen all outdoor storage from all public streets and from neighboring properties.

ADDITIONAL INFORMATION

Location Map
PD and SUP Conditions
Photos

CITY COUNCIL DATE: August 7, 2018

PREPARED BY:

Josue De La Vega, MCRP
Senior Development Planner
Planning & Community Development
972-205-2454
jdelavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-14

117 North Shiloh Road

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of a Recycling Salvage Yard.
- 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 Industrial (IN) District and all Special Standards for Recycling Salvage Yard as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Detail Plan:** Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Regulations:**
- A. Permitted Uses: Only those uses as permitted in the Industrial (IN) District.
 - B. Screening and Landscaping: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
 - C. Parking Lot Trees: Seven (7) of the thirteen (13) large canopy trees required in the rear parking areas (parking areas behind the gates) shall be allowed to be clustered together and planted in a landscaped area near the front entrance to the building as reflected on the landscape plan labeled Exhibit D.
 - D. Screening of Outdoor Storage: All outdoor storage shall be located behind the building and shall be screened from public streets and neighboring properties with the following screening methods:

- Outdoor storage shall be screened from North Shiloh Road with a minimum ten (10) foot tall masonry wall and solid gates.
- Outdoor storage shall be screened from the north and west properties with a minimum ten (10) foot tall ribbed metal fence.
- Outdoor storage shall be screened from the south properties (DART rail) with a minimum ten (10) foot tall ribbed metal fence and a minimum three (3) foot tall evergreen hedge located on the outside of the ribbed metal fence.

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

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 17-14

117 North Shiloh Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Recycling Salvage Yard.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District and all Special Standards for Recycling Salvage Yard as set forth in Chapter 2 of the Garland Development Code Ordinance 6773 are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
 - A. Specific Use Provision:** The Specific Use Provision for Recycling Salvage Yard shall be in effect for a period of thirty (30) years.

[illegible]

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	2929.93'	3°08'50"	160.93'	S 69°50'58" W	160.91'

NOTES:

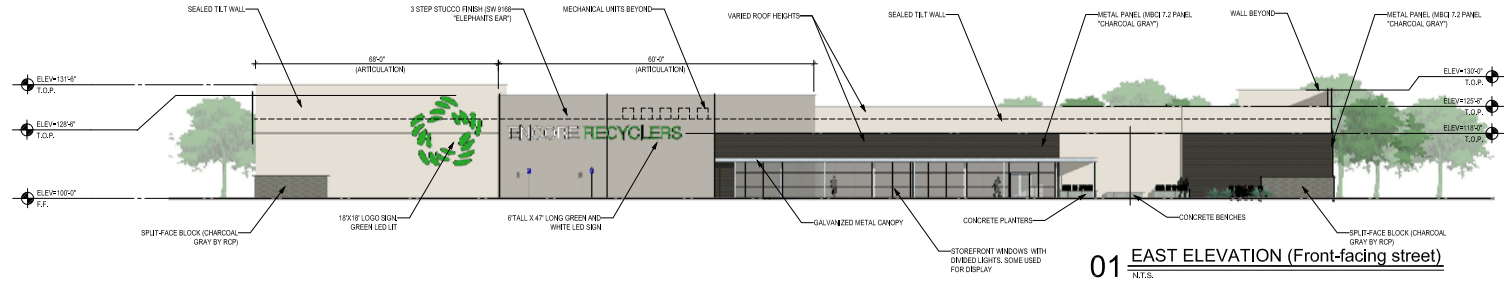
1. PROPOSED BUILDING WILL BE FULLY SPRINKLED FOR FIRE PROTECTION.
2. UNLESS OTHERWISE NOTED, ALL PAVEMENT EDGES WILL HAVE 6" HIGH CURB.
3. ALL GATES CROSSING A FIRE LANE MUST HAVE A KNOX LOCK AND BE APPROVED BY THE FIRE MARSHAL.
4. ALL GATES WILL BE CONTROLLED FROM INSIDE THE BUILDING.
5. A 2-WAY BLUE REFLECTOR BUTTON WILL BE INSTALLED AT THE CENTERLINE OF THE DRIVES AT ALL PROPOSED FIRE HYDRANT LOCATIONS.

CASE NO. 170117-4									
REV.	DATE	REMARKS							
SITE PLAN ENCORE RECYCLERS 101 NORTH SHILOH ROAD THE CITY OF GARLAND, TX 14500 Quorum Drive, Suite 200 Dallas, Texas 75244 (972) 757-3715 100% T-3715									
 CATES-CLARK									
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.			
CCA	CCA	03/30/18	1"=40'	BLUE SKY	204-001 SUP	C1			

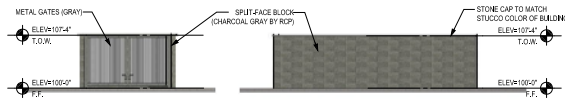
PRELIMINARY

This document shall not be used for regulatory approval, permit, or construction.

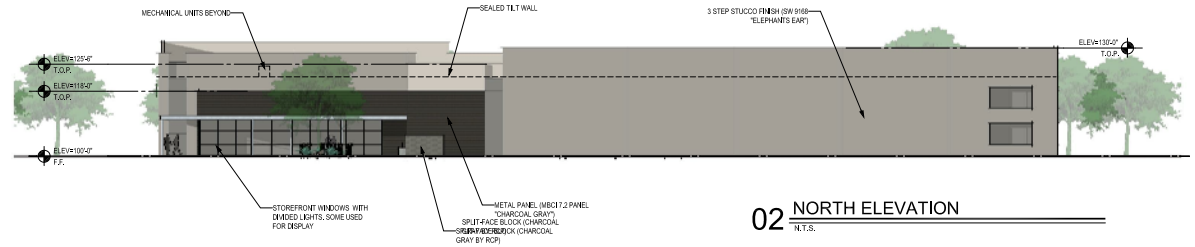
Released under the authority of Nicholas King
Cade, TBAE license # 9301



01 EAST ELEVATION (Front-facing street)
N.T.S.



05 DUMPSTER ELEVATION
N.T.S.



02 NORTH ELEVATION
N.T.S.

HORIZONTAL ARTICULATION CALCULATIONS
EAST ELEVATION (FRONT FACADE) - 30' OF ELEVATION = 300X3 = 90' OF MINIMUM 4' ARTICULATION REQUIRED. 128' PROVIDED

VERTICAL ARTICULATION CALCULATIONS
EAST ELEVATION (FRONT FACADE) - 30' OF ELEVATION = 300X9 = 810' = 15' OF MINIMUM 3' HEIGHT ARTICULATION REQUIRED. 128' PROVIDED

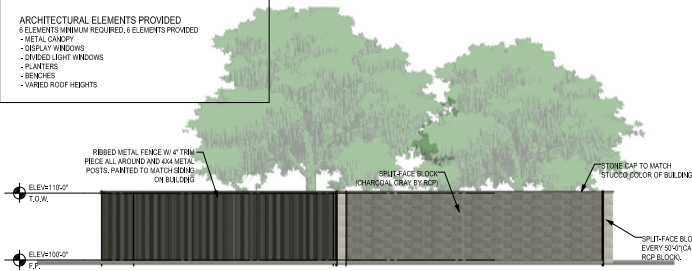
MATERIAL CALCULATIONS
EAST ELEVATION (FRONT FACADE) - 7420 SF. OF WALL AREA
6018 SF. OF MASONRY WALL (PART STUCCO, SPUT-FACE BLOCK AND TILT WALL) = 81%
1402 SF. OF METAL SIDING = 19% (FACADE GREATER THAN 100FT. FROM SHILOH)

SOUTH ELEVATION (VISIBLE FROM STREET) - 7360 SF. OF WALL AREA
7360 SF. OF MASONRY WALL (STUCCO, SPUT-FACE BLOCK AND TILT) = 100%

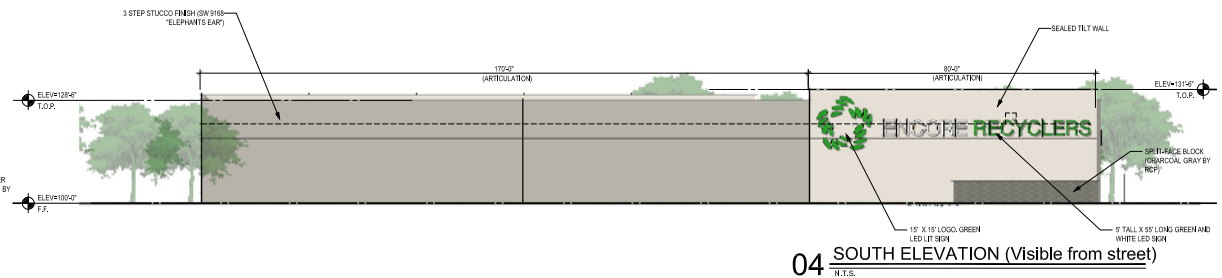
ARCHITECTURAL ELEMENTS PROVIDED
6 ELEMENTS MINIMUM REQUIRED, 6 ELEMENTS PROVIDED
- METAL CANOPY
- DISPLAY WINDOWS
- SHINED LIGHT WINDOWS
- PLANTERS
- BENCHES
- VARIOUS ROOF HEIGHTS



03 WEST ELEVATION
N.T.S.



06 TYPICAL SCREEN WALL
N.T.S.



04 SOUTH ELEVATION (Visible from street)
N.T.S.

ENCORE RECYCLERS (GARLAND, TX)
CASE NO. 1701174

101 N. SHILOH RD., GARLAND, TX. - 23 APRIL 2018

NCA | Partners
ARCHITECTURE

Z 17-14



View of the subject property from Shiloh Rd.



View of the property across Shiloh Rd. (Industrial District).



View of the DART rail from Shiloh Rd. and subject property.



GARLAND

Plan Commission

3.b.

Meeting Date: 07/09/2018

Item Title: Z 17-52 Kimley-Horn and Associates, Inc. (District 7)

Summary:

Consideration of the application of **Kimley-Horn and Associates, Inc.**, requesting approval of a Detail Plan for Elder Care - Independent Living, and Elder Care - Assisted Living on property zoned Planned Development (PD) District 17-28 for Mixed Uses. This property is located at 2255 Arapaho Road. (District 7) (File Z 17-52)

Attachments

Z 17-52 Kimley-Horn and Associates, Inc. Report and Attachments

Planning Report

File No: Z 17-52/District 7

Agenda Item:

Meeting: Plan Commission

Date: July 9, 2018



GARLAND
TEXAS MADE HERE

REQUEST

Approval of 1) a Detail Plan for Elder Care - Independent Living, and Elder Care - Assisted Living on property zoned Planned Development (PD) District 17-28 for Mixed Uses.

LOCATION

2255 Arapaho Road

APPLICANT

Kimley-Horn and Associates, Inc.

OWNER

Spring Creek Senior Living LLC

BACKGROUND

In 2017 City Council approved Planned Development (PD) District 17-28 to allow Elder Care - Independent Living and Assisted Living Use on Tract 1 of a 141.6 acre former quarry site.

The initial zoning of the 141.6 acre site was completed in 2015 with the intention for Single-Family-5 Uses, Multi-Family Uses and Limited Community Office Uses. The site is known as "The Woodlands on Spring Creek" and the 2015 approval was accompanied by a Concept Plan that identified locations for future development with five (5) tracts including: single-family detached dwellings on Tract 1, multi-family apartments on Tract 2 and Tract 3; Elder Care - Independent Living on Tract 4; and a restaurant on Tract 5. The Concept Plan reflects a trail system that meanders throughout the site and along North Garland Road. The exact trail location is refined as each development submits for Detail Plan approval.

Subsequently amendments to the Concept Plan were approved that modified dimensions and assignment of uses on tracts. In 2017, City Council approved a zone change to remove 55.7 acres from the west and north-central portion of the site. This action, with Planned Development (PD) District 17-28, reassigned uses and tract sizes as shown on Exhibit F. Specifically, the Development includes the following Tracts and Uses:

- | | | |
|-----------|--|-------------|
| • Tract 1 | Elder Care – Independent and Assisted Living
Multi-Family (MF) District | 34.5 acres |
| • Tract 2 | Multi-Family Residential
Multi-Family (MF) District | 17.8 acres |
| • Tract 3 | Neighborhood Services (NS) Uses
Neighborhood Services (NS) District | 2.66 acres |
| • Tract 4 | Multi-Family Residential
Multi-Family (MF) District | 15.18 acres |
| • Tract 5 | Restaurant
Neighborhood Office (NO) District | 15.72 acres |

The applicant has brought forward a Detail Plan (Exhibit C) for the development of an Elder Care - Independent Living facility and Elder Care – Assisted Living facility on Tract 1.

SITE DATA

The property consists of 34.5 acres. There is approximately 666.93 feet of street frontage along Arapaho Road. The proposed development would be accessed at two points along Arapaho Road.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 17-28 limits the permitted land uses to Elder Care - Independent Living and Elder Care – Assisted Living; however, approval of a Detail Plan through a public hearing process is required prior to any development.

CONSIDERATIONS

Detail Plan:

1. The applicant proposes two separate buildings, one for each proposed use. The Elder Care – Independent Living building is an “L” shaped building and is located at the frontage of Arapaho Road. This Independent Living building wraps the south and east sides of the Elder Care – Assisted Living building which is set north and west of the Independent Living building. Each building contains its own use-specified amenities and functions. The combined density of the development is 11.5 units per acre.
2. The Elder Care – Independent Living building is a 4-story, 262,047-square-foot building with a 42,500 square-foot interior court yard and containing 290 dwelling units. Of the 290 dwelling units, 193 will be one-bedroom units and 97 will be two-bedroom units. Section 2.51 of the Garland Development Code (GDC) establishes a parking ratio for Elder Care - Independent Living facility of one (1) space per dwelling unit and requires that fifty (50) percent of the required parking spaces be in an enclosed garage or detached multi-car covered parking structure. The proposed Detail Plan provides 337 parking spaces of which 242 will be covered parking spaces (122 garage attached and detached parking spaces and 120 carport parking spaces). The proposed amount of parking exceeds the maximum parking ratio of the GDC by 47 parking spaces; the applicant has provided a parking study providing justification and support for the additional parking spaces.
3. The Elder Care – Assisted Living building is a 2-story, 97,846 square-foot building with an 11,500 square-foot interior court yard and containing 110 units. Nearly all (105 units) of the units will be one-bedroom units, while a total of five (5) units will be two-bedroom units. The GDC establishes a parking ratio of one (1) parking space per three dwelling units resulting in thirty-seven (37) required spaces. The proposed Detail Plan provides 112 parking spaces which is justified in the parking study. Fifty-six (56) will be covered carport parking spaces. Enclosed garage and carport parking is not required by the GDC for Elder Care - Assisted Living use.

Special Standards of the GDC

4. The Garland Development Code (GDC) prescribes a number of special standards to which all Elder Care - Independent Living and Elder Care – Assisted Living facilities are required to be built; these special standards include but are not limited to site design, perimeter fencing/landscaping and signage. With the exception of the following, the proposed Elder Care-Independent Living and Elder Care – Assisted Living facilities conform to all the applicable special standards.

Site Design - Section 2.52(A)(12)(e)(ii) Building Design.

- Maximum Height is established by the existing Planned District's Multi-Family (MF) District designation, which is forty (40) feet. This proposal would establish a maximum height of fifty-five (55) feet for the Elder Care - Independent Living building and thirty-four (34) feet for the Elder Care - Assisted Living building. The application content indicates that higher floor to ceiling heights will be provided for the first and second floors of the Independent Living building in addition to tower elements.
- Storage space is required of both uses at a rate of twenty-five (25) square feet in floor area and 175 cubic feet; the storage space must have direct access from the dwelling unit and the required storage space cannot be located in a garage. With the exception of twenty-four (24) units designated as memory care units and located in the Assisted Living building, all other units satisfy this requirement. This exception represents twenty-two (22) percent of the Assisted Living units and six (6) percent of the overall 400-unit development.
- Exterior Construction of all Elder Care facility buildings (Exhibit E) must be in compliance with the standards of Chapter 4 Article 6 (Building Design) of the GDC:
 - Building elevations are required to consist of at least eighty (80) percent masonry per Section 4.83(A).
 - At least two (2) different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
 - At least six (6) of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
 - Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).

Buildings as proposed comply with the aforementioned development standards.

Additionally, accessory structures and buildings are to have roofing materials that are tile or architectural composition shingles. The proposed gazebo structures and maintenance building are designed with standing seam metal roofing material.

Site Design - Section 2.52(A)(12)(e)(iv) Building Placement

- Where buildings abut a residential district the building must be set back 1.25 times the height of the highest point on the building above grade. The thirty-four (34) foot tall Assisted Living building is required to provide a fifty-one (51) foot setback whereas a forty-two and one-half (42.5) foot setback is proposed. This setback is located at the west corner of the building adjacent to undeveloped property zoned Agriculture (AG) District.

Site Design - Section 2.52(A)(12)(e)(v) Parking and Circulation

- The design of covered parking must be compatible with the main buildings, located near the building served, and must not accommodate more than ten

parking spaces. Two (2) covered parking structures are designed to cover sixteen (16) parking spaces per structure. The design of the parking structures visually mimics an eight (8) stall parking structure as the parking spaces are not aligned in a long row but are placed back-to-back.

Site Design - Section 2.52(A)(12)(f) Screening and Landscaping.

- While the GDC requires two pools with 800 square feet of surface water, the applicant proposes one pool having a minimum area of 1,000 square feet of surface water.
- Perimeter fencing and landscaping is required along the property lines and access points to a senior living facility. The proposed perimeter fencing is placed around the developed area of the property, near the buildings and amenity area. The large expanse of undeveloped and trail area to the northeast is not fenced. The trail system required of the larger community of the Planned Development established in 2015 extends through that area of the property with access to the northeast. The applicant has proposed perimeter fencing with a gate that separates the primary Independent and Assisted Living areas from the trail. Additionally, the front of the Independent Living building along the Arapaho Road frontage is not fenced. The remainder of the property is contained within a six-foot minimum height, ornamental metal fence having stone columns to match the site architecture.
- Landscaping is to be provided in compliance with the Screening and Landscaping requirements of the GDC. With the exception of the following tree replacement proposal, the landscaping requirements are satisfied. Along Arapaho Road a fifteen (15) foot wide landscape buffer is required along with trees, shrubs and ground cover. In this buffer twenty-one (21) large canopy trees are required. The buffer is limited in tree size selection options due to overhead utility lines below which large canopy trees cannot be placed. However, small ornamental trees can be placed beneath overhead utility lines. The GDC allows the replacement of large canopy trees with small ornamental trees at a rate of three (3) small ornamental trees per one (1) large canopy tree. The replacement rate is limited to twenty-five (25) percent replacement of the required large canopy trees. Since this site requires twenty-one (21) large canopy trees, then seven (7) large canopy trees may be replaced with small ornamental trees. The applicant has elected to replace fourteen (14) large canopy trees with forty-two (42) small ornamental trees, or sixty-six (66) percent of the large canopy trees with small ornamental trees. Additionally, seven (7) large canopy trees will be provided in locations that do not conflict with overhead lines.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact Neighborhoods provide areas for moderate increase in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. The Compact Neighborhood development type is primarily characterized as moderate residential between six (6) and twelve (12) dwelling units per acre. The proposed density is within this range.

COMPATIBILITY OF REQUEST WITH SURROUNDING DEVELOPMENT

This site is an integral component of the on-going zoning and development of the properties to the north, south, and east. Agriculture (AG) District zoning is located to the west and north of the site. Agriculture (AG) District zoning may include development of large estate lots, open spaces, or farming activities. East of this site is a property zoned for multi-family residential development in Planned Development (PD) 16-13 District which is established at a density of approximately twenty (20) units per acre and a building height of forty-eight and one-half (48.5) feet or four stories with a maximum allowed height of fifty-seven (57) feet for elevator towers. South of this site, across Arapaho Road, is a single-family residential subdivision zoned Single-Family-7 (SF-7) District.

STAFF RECOMMENDATION

Approval of 1) a Detail Plan for Elder Care - Independent Living, and Elder Care - Assisted Living on property zoned Planned Development (PD) District 17-28 for Mixed Uses.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

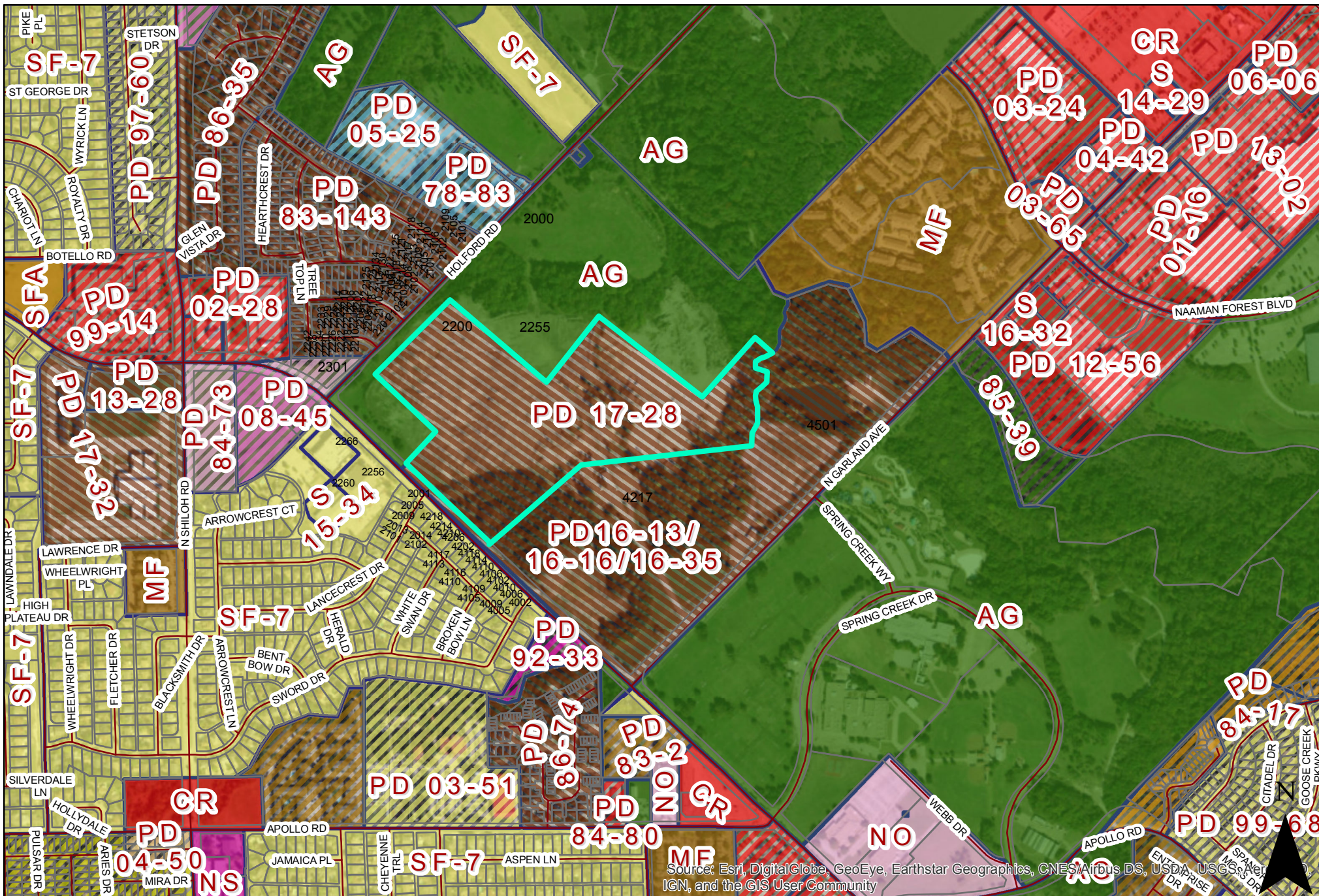
CITY COUNCIL DATE: August 7, 2018

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 350 700 Feet 1 inch = 783 feet	ZONING MAP Z 17-52	 INDICATES AREA OF REQUEST
--	--------------------------------------	---

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-52

2255 Arapaho Road

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of Elder Care - Independent Living and Elder Care - Assisted Living uses subject to conditions.
- 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 and Special Standards of the Elder Care Living Facilities and Elder Care - Assisted Living as set forth in Chapter 2 and Site Development Standards as set forth in Chapter 4 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Detail Plan:** Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall govern.
- V. Specific Regulations:**
- A. Permitted Uses: Only an Elder Care - Independent Living Facility and Elder Care - Assisted Living Facility shall be permitted on the subject property.
- B. Density:
- a. Elder Care - Independent Living Facility. The number of units is limited to 290.
 - b. Elder Care - Assisted Living Facility. The number of units is limited to 110.
 - c. The overall site density for both uses combined is limited to 11.5 units per acre.
- C. Screening and Landscaping: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

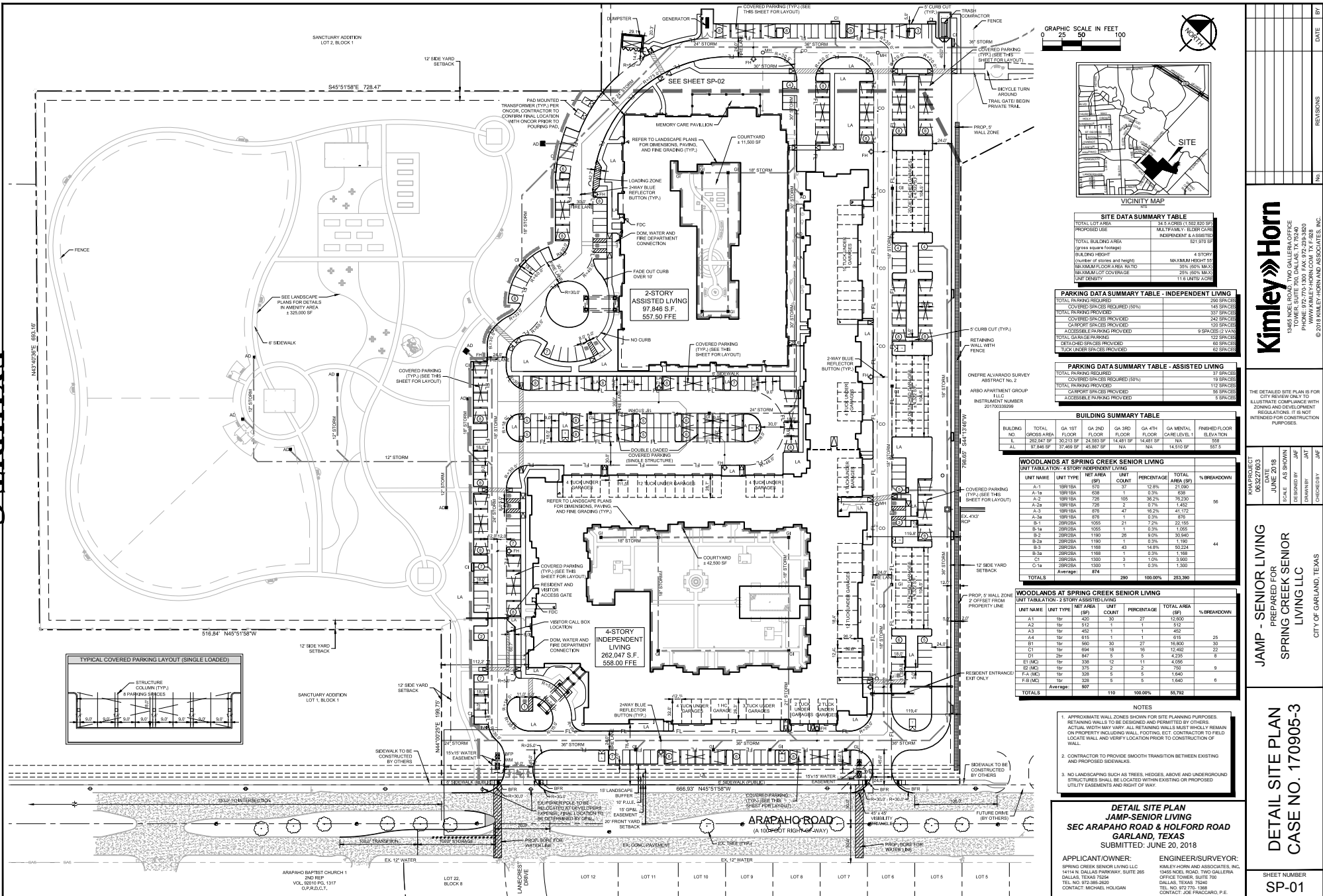
D. Elevations: Building elevations shall be in general conformance with the elevations labeled Exhibit E.

E. Signage: Freestanding signage shall be limited to monument sign(s). All signage shall comply with the applicable standards in the Garland Development Code.

F. Deviations:

- a. A maximum of twenty-four (24) units located in the Assisted Living building shall not be required to provide storage space.
- b. Only one swimming pool is required and it shall have a water surface area of 1,000 square feet.
- c. The building set back at the northwest corner of the site is allowed as shown on Exhibit C and D.
- d. The maximum building height is fifty-five (55) feet.
- e. A maximum of two covered parking structures (canopy parking structures) are allowed to cover a maximum of sixteen (16) parking spaces per structure.
- f. Roofing materials on gazebos and the maintenance building are allowed standing seam metal roofing material.
- g. Large canopy tree replacement with small ornamental trees in the landscape buffer along Arapaho Road is allowed as shown on the landscape plan (Exhibit D).
- h. Perimeter fencing is to be provided as shown on the landscape plan (Exhibit D).

EXHIBIT C



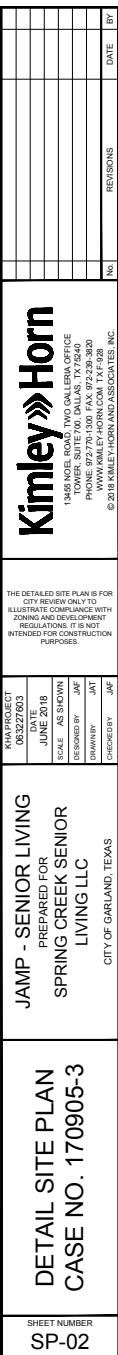
Kimley»Horn

THE DETAILED SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

PROJECT NO. 170905-3
DATE: JUNE 2018
DESIGNED BY: JAM
CHECKED BY: JAM

JAMP - SENIOR LIVING
PREPARED FOR
SPRING CREEK SENIOR LIVING LLC
CITY OF GARLAND, TEXAS

DETAIL SITE PLAN
CASE NO. 170905-3
SHEET NUMBER
SP-01



LANDSCAPE CALCULATIONS

SITE INFORMATION:

ZONING: PD-17-28
TOTAL LOT AREA: 1,502,820 S.F. (34.5 AC)
PROPOSED USE: MULTIFAMILY - ELDER CARE (INDEPENDENT & ASSISTED)

LANDSCAPE AREA:

REQUIRED: MINIMUM OF 40% OF GROSS PLATTED SITE MUST BE DEVOTED TO LANDSCAPING, OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR ACTIVITY USE
1,502,820 S.F. X 40% = 601,128 S.F. LANDSCAPE AREA

PROVIDED: 997,462 S.F. (66%) LANDSCAPE AREA

PLANT LEGEND

SYMBOTANICAL NAME	COMMON NAME	QUAN	SIZE	REMARKS
LARGE CANOPY TREES				
BO	Quercus macrocarpa	Bur Oak	23	3" Cal. 12'-14" Ht.
CA	Acer saccharum	Sugar Maple	28	3" Cal. 12'-14" Ht.
CE	Ulmus crassifolia	Cedar Elm	20	3" Cal. 12'-14" Ht.
CP	Pistacia chinensis	Chinese Pistache	10	3" Cal. 12'-14" Ht.
EE	Ulmus parvifolia	Alder Lacebark Elm	18	3" Cal. 12'-14" Ht.
LO	Quercus virginia	Live Oak	54	3" Cal. 12'-14" Ht.
PE	Carya ilicifolia	Pecan	13	3" Cal. 12'-14" Ht.
RO	Quercus shumardii	Shumard Oak	32	3" Cal. 12'-14" Ht.
SM	Magnolia grandifolia	Southern Magnolia	27	3" Cal. 12'-14" Ht.
SMALL ORNAMENTAL TREES				
CM	Lagerstroemia indica	Dynamite Crape Myrtle	27	1.5" Cal. 8' to 10' Ht. 4" - 5" spread, 30 gal.
DW	Chilopsis linearis	Desert Willow	6	1.5" Cal. 8' to 10' Ht. 4" - 5" spread, 30 gal.
VI	Vitex agnus-castus	Vitex tree	26	1.5" Cal. 8' to 10' Ht. 4" - 5" spread, 30 gal.
VH	Ilex vomitoria	Yaupon Holly	6	1.5" Cal. 8' to 10' Ht. 4" - 5" spread, 30 gal.
HIGH LEVEL SCREENING SHRUBS				
DM	Myrica pusilla	Dwarf Wax Myrtle	212	5 gal. 24" min. Ht. 18" min. spread, Plant uniform
NR	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	26	15 gal. 6' Ht. min. Full to ground, sheared, uniform
LOW LEVEL SCREENING SHRUBS				
AB	Abelia grandiflora	Abelia	323	5 gal. 24" min. Ht. 18" min. spread, Plant uniform
CE	Leucophyllum frutescens	Cenizo (Texas Sage)	92	5 gal. 24" min. Ht. 18" min. spread, Plant uniform
DB	Ilex cornuta 'Burfordii'	Dwarf Burford Holly	623	5 gal. 24" min. Ht. 18" min. spread, Plant uniform
DY	Ilex vomitoria 'nana'	Dwarf Yaupon Holly	138	5 gal. 24" O.C. Spacing
MG	Miscanthus sinensis	Morden Grass	170	5 gal. 36" O.C. Spacing
NA	Nandina domestica	Nandina 'Heavenly Bamboo'	139	5 gal. 36" O.C. Spacing
YU	Yucca recurvifolia	Softleaf Yucca	30	5 gal. 24" min. Ht. 18" min. spread, Plant uniform
RY	Hesperaloe parviflora	Red Yucca	41	3 gal. 24" min. Ht. 18" min. spread, Plant uniform
PERENNIALS & ORNAMENTAL GRASSES				
AS	Salvia greggii	Autumn Sage	104	3 gal. 24" O.C. Spacing
AW	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	58	3 gal. 24" O.C. Spacing
DI	Raphiolepis indica 'nana'	Dwarf Indian Hawthorn	167	3 gal. 24" O.C. Spacing
FG	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	0	2 gal. 18"-24" O.C. Spacing
GS	Muhlenbergia capillaris 'Lancelot'	Gulf Coast Muhly	68	2 gal. 18"-24" O.C. Spacing
GC	Nandina domestica 'Gulf Stream'	Nandina 'Gulf Stream'	71	3 gal. 24" O.C. Spacing
HF	Cyperium falcatum	Holly Fern	8	3 gal. 24" O.C. Spacing
MF	Nassella tenuissima	Mexican Feather Grass	409	1 gal. 24" O.C. Spacing
MU	Muhlenbergia lindheimeri	Lindheimer Muhly	56	5 gal. 36" O.C. Spacing
GROUNDCOVERS				
LN	Lantana camara 'American Red'	Lantana	90	4" pots 18" O.C. Spacing
OP	Ophiopogon japonicus	Ophiopogon	105	4" pots 12" O.C. Spacing
MB	Salvia farinacea	Misty Blue Sage	516	4" pots 18" O.C. Spacing
SC	Scillasol color	Scillasol color	80	4" pots 9" O.C. Spacing
SS	Cynodon dactylon	Common Bermuda	480,000	S.F.
RR	Earth tone color	River Rock	8,000	S.F.
MC	Hardwood Mulch	(ALL PLANTING BEDS)		Min. 3" Depth
DG	Earth tone color	Decomposed Granite	21,948	S.F.
TRANSPLANTED EXISTING TREE				
M	MITIGATION TREE			INCHES REQUIRED: 3,180.5; QTY: 134
P	PARKING LOT TREE			1/10 SPACES; QTY: 71

REFERENCE SHEETS L2.01-L2.14 FOR DETAILED PLANTING

ARAPAHO ROAD (607 L.F. WITHOUT ENTRY DRIVES):

REQUIRED: 15' WIDE LANDSCAPE BUFFER WITH:
(1) CANOPY TREE PER 30 LINEAR FEET (607/30 = 20 TREES)
(7) SHRUBS PER 30 LINEAR FEET (607/30 = 20 X 7 = 140 SHRUBS)

PROVIDED: 15 WIDE LANDSCAPE BUFFER + (7) CANOPY TREES, (39) ORNAMENTAL TREES, & (140) SHRUBS
NOTE: (13) OF THE CANOPY TREES HAVE BEEN SUBSTITUTED FOR ORNAMENTAL TREES AT A RATIO OF 3:1.

REQUIRED: MAXIMUM 75% OF LANDSCAPE BUFFER IN TURF (0.059 S.F. X 75% = 6,794.25 S.F.)
MINIMUM 25% OF LANDSCAPE BUFFER IN PLANTING (0.059 S.F. X 25% = 2,264.75 S.F.)
PROVIDED: 6,572 S.F. TURF (73%), 2,487 S.F. GROUNDCOVER & SHRUBS (27%)

PARKING LOT:

REQUIRED: (1) CANOPY TREE PER 10 PARKING SPACES (387 SPACES / 10 = 39 TREES) (EXCLUDES TUCK UNDER GARAGES; INCLUDES DETACHED GARAGES)
(1) CANOPY TREE AT THE TERMINUS OF EVERY PARKING ROW
EVERY PARKING SPACE WITHIN 65' OF A CANOPY TREE
LANDSCAPING TO ACCOUNT FOR 5% OF THE PARKING AREA (208,498 X 5% = 10,425 S.F.)

PROVIDED: (71) SHADE TREES + 18,900 S.F. LANDSCAPE AREA

GENERAL NOTE:

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

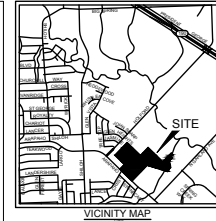
IRRIGATION NOTES:

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

ATL 18" ET IRRIGATION PLANS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL / PERMIT PRIOR TO INSTALLATION.

INSTALLATION & MAINTENANCE NOTE:

- INSTALLATION: 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.
- IF A PERSON APPLIES FOR A CERTIFICATE OF OCCUPANCY DURING A SEASON IN WHICH THE CITY DETERMINES THAT IT WOULD BE IMPRACTICAL TO PLANT TREES, SHRUBS, GROUNDCOVER OR GRASS, THE CITY MAY ISSUE A TEMPORARY CERTIFICATE OF OCCUPANCY CONDITIONED ON THE OWNER'S COMPLIANCE WITH ALL LANDSCAPING REQUIREMENTS. THE TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE REVOKED ON A DATE THE CITY DETERMINES IS REASONABLE, TAKING INTO CONSIDERATION THE TIME OF YEAR, WEATHER, AND PROBABLE SURVIVABILITY OF THE PLANTS AND LANDSCAPING.
- 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 AND
 - PLANT MATERIALS THAT DIE MUST BE REPLACED BY THE PROPERTY OWNER WITH THE SAME PLANT VARIETY (OR AN APPROVED ALTERNATIVE) AT THE INITIAL PLANTING SIZE 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.



ISSUES:

15-18-17 SITE PLAN SUBMITTAL

18-05-18 CITY COMMENTS

18-05-18 CITY COMMENTS

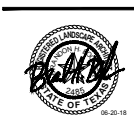
18-05-18 CITY COMMENTS

18-05-18 CITY COMMENTS

18-05-18 CITY COMMENTS

CLIENT:

JAMP - SENIOR LIVING
SEC ARAPAHO ROAD & HOLFORD ROAD
GARLAND, TEXAS



SITE PLAN
SUBMITTAL

JAMP SENIORS

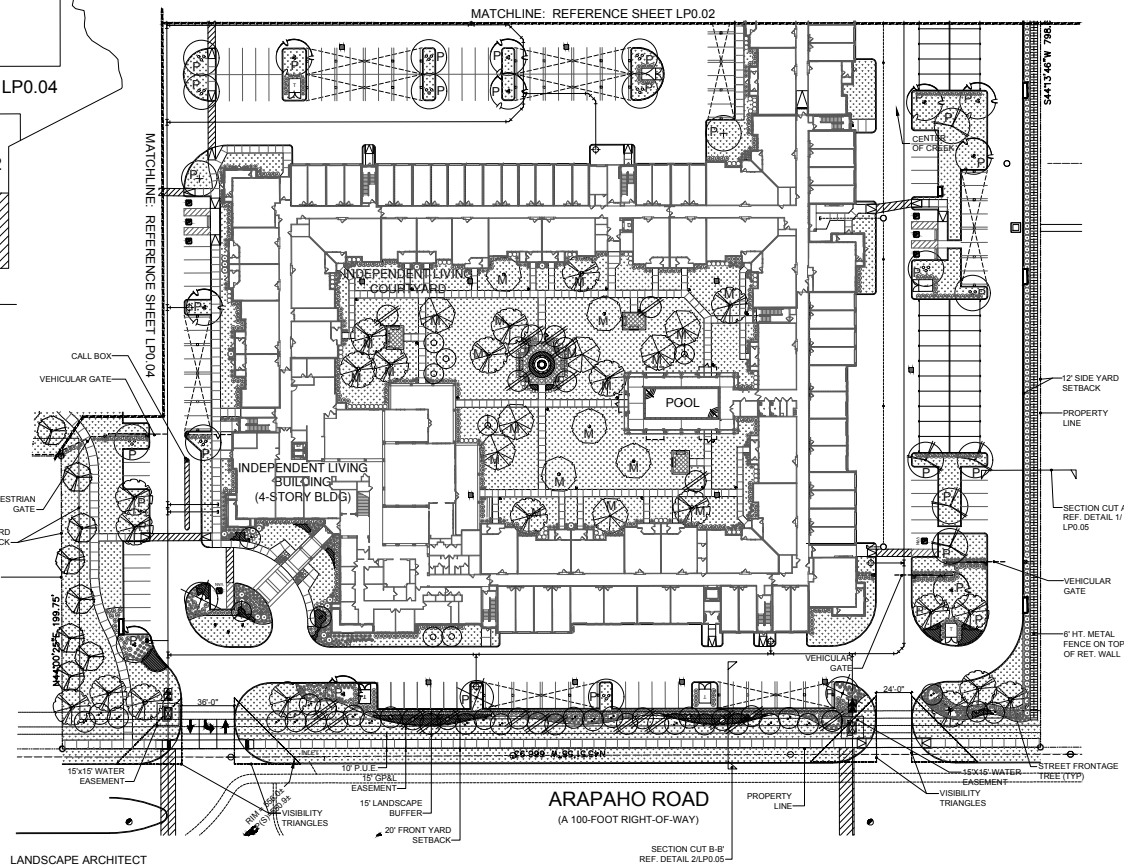
GARLAND, TEXAS

JOB NUMBER: ARS-1709

LANDSCAPE PLAN

LP0.01

EXHIBIT D



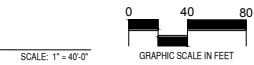
LANDSCAPE ARCHITECT

MECKS DESIGN GROUP, INC.
BRANDON BOWEN
1755 NORTH COLLINS BLVD, STE 300
RICHARDSON, TX 75080
(972) 690-7476

APPLICANT/OWNER

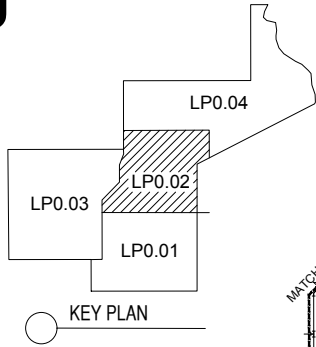
THE WOODLANDS ON SPRING CREEK, LP
MICHAEL HOLDEN
14114 N. DALLAS PARKWAY, STE 265
DALLAS, TX 75244

LANDSCAPE PLAN



CASE # 170905-3

EXHIBIT D

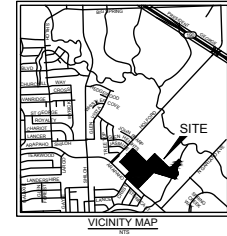
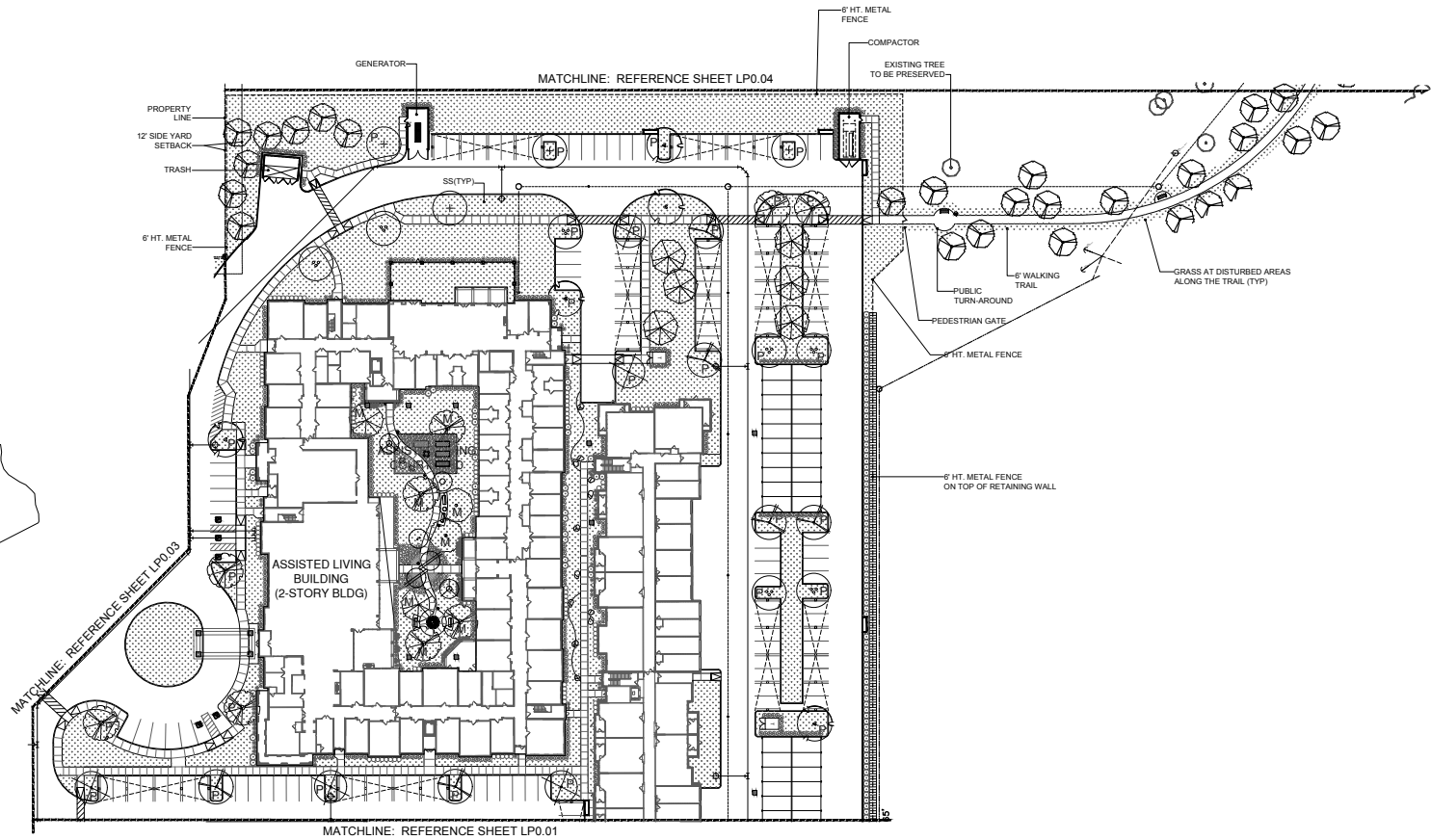


LANDSCAPE ARCHITECT

MEIKS DESIGN GROUP, INC.
BRANDON BOOHER
1755 NORTH COLLINS BLVD, STE 300
RICHARDSON, TX 75080
(972) 690-7474

APPLICANT/OWNER

THE WOODLANDS ON SPRING CREEK, LP
MICHAEL HOLGAM
14114 N. DALLAS PARKWAY, STE 265
DALLAS, TX 75264



ISSUES:	
1	12-18-17 SITE PLAN SUBMITTAL
2	
3	
4	
REVISIONS:	
1	05-07-18 CITY COMMENTS
2	05-23-18 CITY COMMENTS
3	06-05-18 CITY COMMENTS
4	06-20-18 CITY COMMENTS

CLIENT:

JAMP - SENIOR LIVING
SEC ARAPAHO ROAD & HOLFORD ROAD
GARLAND, TEXAS

mgg
landscape architects
MEIKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7678



SITE PLAN SUBMITTAL

JAMP SENIORS

GARLAND, TEXAS

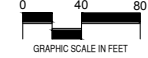
JOB NUMBER: APR-1709

LANDSCAPE PLAN

LP0.02

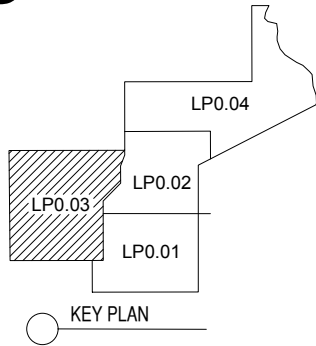
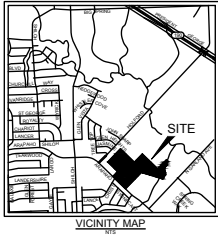
1 LANDSCAPE PLAN

SCALE: 1" = 40'-0"



CASE # 170905-3

EXHIBIT D

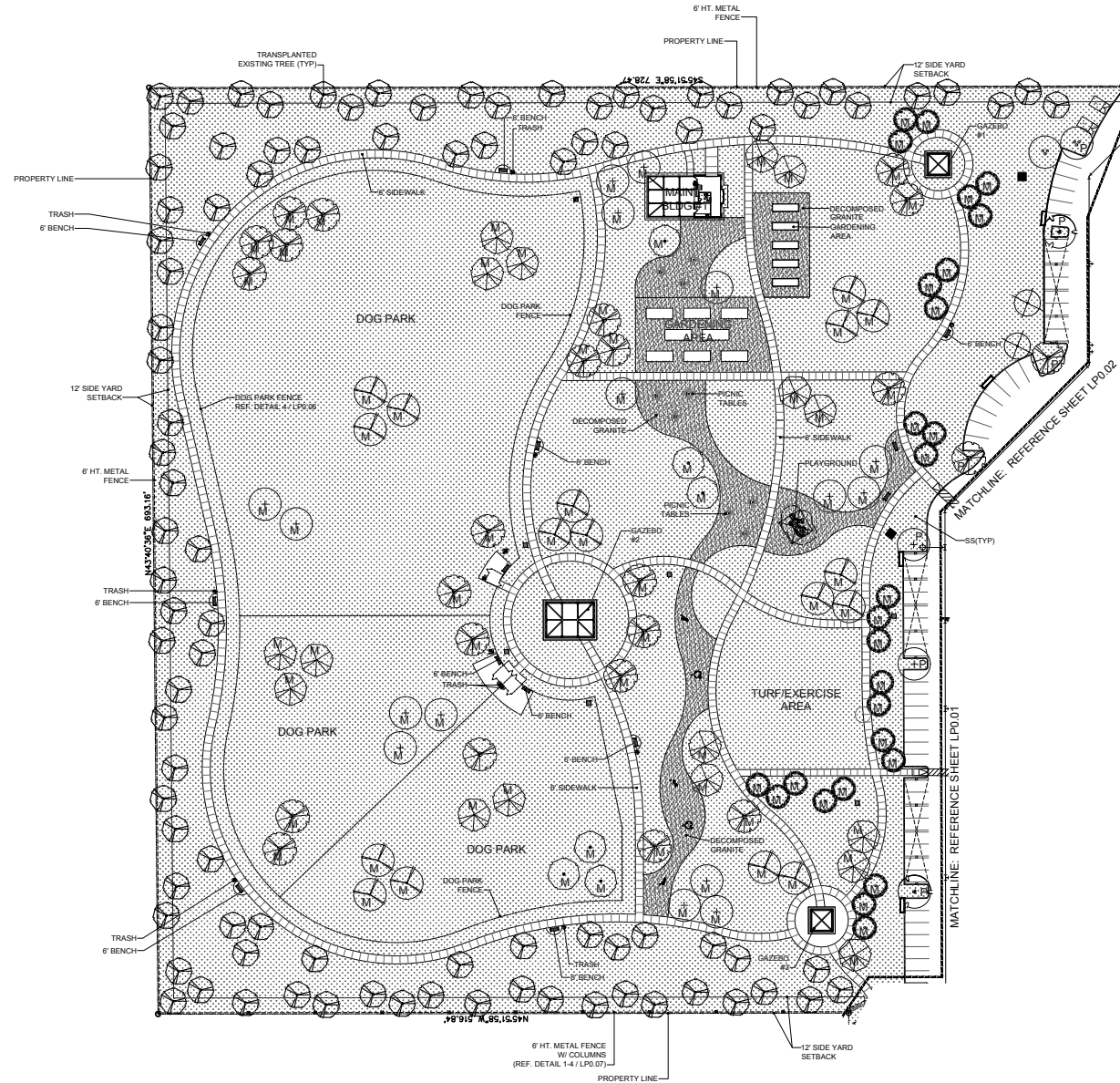


LANDSCAPE ARCHITECT

MECKS DESIGN GROUP, INC.
BRANDON BOOHER
1735 NORTH COLLINS BLVD. STE 300
RICHARDSON, TX 75080
(972) 690-7474

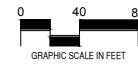
APPLICANT/OWNER

THE WOODLANDS ON SPRING CREEK, LP
MICHAEL HOLGEM
14114 N. DALLAS PARKWAY, STE 265
DALLAS, TX 75254



1 LANDSCAPE PLAN

SCALE: 1" = 40'-0"



CASE # 170905-3

ISSUES:	
15-18-17	SITE PLAN SUBMITTAL
15-18-17	SITE PLAN SUBMITTAL
15-18-17	SITE PLAN SUBMITTAL
REVISIONS:	
15-07-18	CITY COMMENTS
15-23-17	CITY COMMENTS
16-05-18	CITY COMMENTS
16-20-18	CITY COMMENTS

CLIENT:

JAMP - SENIOR LIVING
SEC ARAPAHO ROAD & HOLFORD ROAD
GARLAND, TEXAS



SITE PLAN
SUBMITTAL

JAMP SENIORS

GARLAND, TEXAS

JOB NUMBER: APR-1709

LANDSCAPE PLAN

LP0.03

1. PRUNE THE NORTH SIDE OF THE TREE IN THE SPRING AND ROUTINE MAINTENANCE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT THE TIME OF PRUNING, REMOVE DEAD OR CUT LIMBS AND PRUNE ONLY DEAD OR BROKEN BRANCHES. GROSS OVERHANGING BRANCHES AND WEAK OR NARROW CROTCHES, SOME INTERIOR BRANCHES AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. PRUNE BRANCHES TO MAINTAIN AN OPEN, WELL-BRANCHED CANOPY, AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE 10% COMPOST (PREFERABLY CLASSIFIED AND 25% AMEND OR IMPORTED TOPSOIL).
7. WEAPONS AND TOOLS SHALL BE KEPT OFF THE SITE AND THE BANK USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT THE TIME OF PLANTING.



3" CAL. MINIMUM

MEEKS DESIGN GROUP, INC.
BRANDON BOOHER
1755 NORTH COLLINS BLVD, STE 300
RICHARDSON, TX 75080
(972) 690-7474

THE WOODLANDS ON SPRING CREEK, LP
MICHAEL HOLIGAN
14114 N. DALLAS PARKWAY, STE 265
DALLAS, TX 75254

- 1) PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
- 2) KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- 3) DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- 4) AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
- 5) ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
- 6) DEEP WATER ALL PLANTS AT TIME OF PLANTING.



PLANT TOP OF ROOTBALL AT GRADE.

REMOVE ALL PACKAGING MATERIAL. FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT IMMEDIATELY.





○

1. *Journal of Management Studies*, 1997, 34, 1, 1-15.

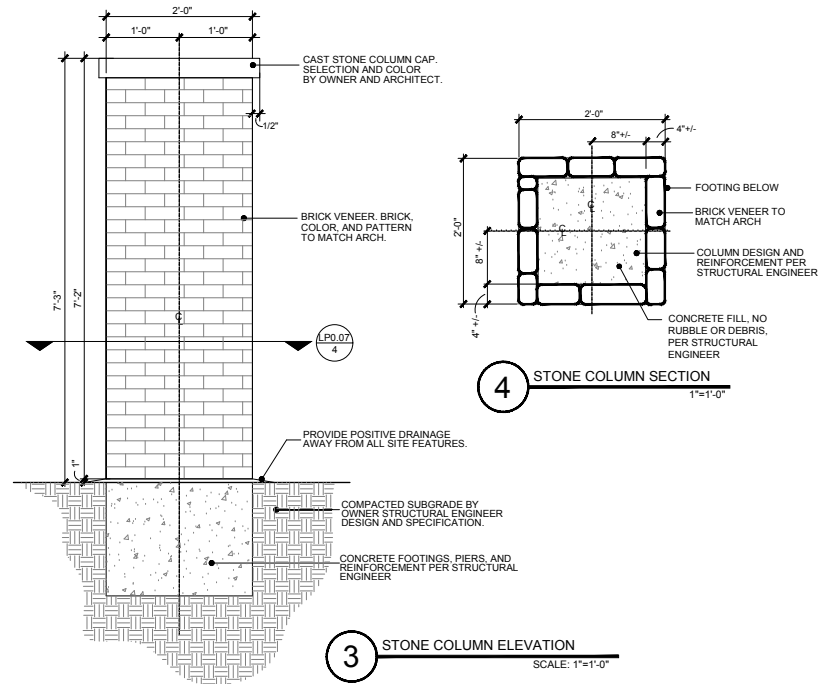
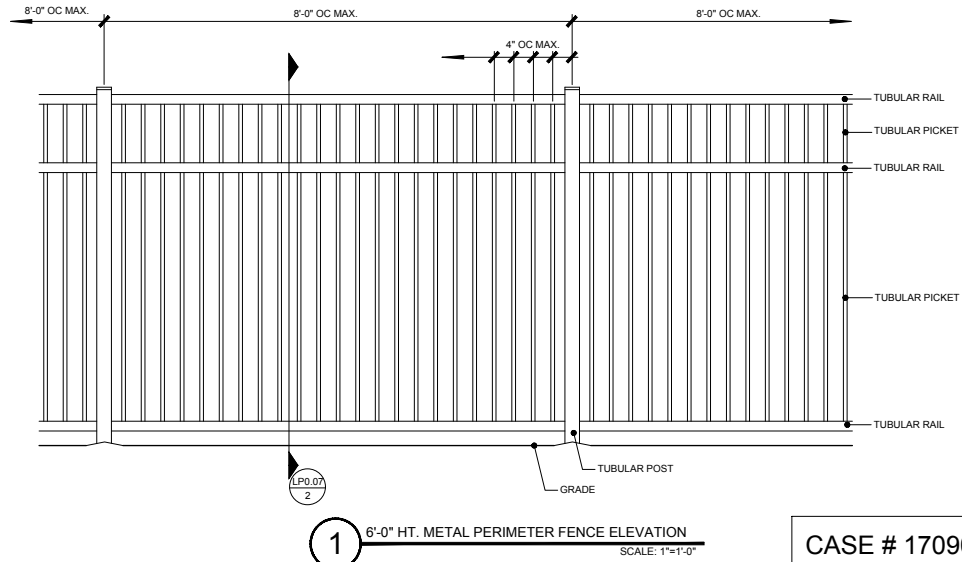
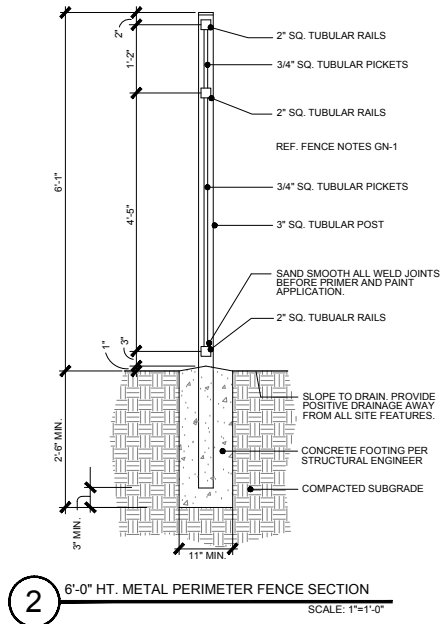
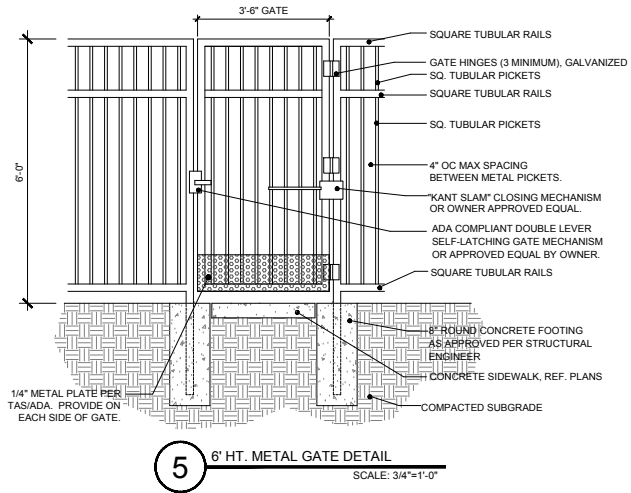
CLIENT:



DOI NUMBER: ABR 1709

LANDSCAPE PL

EXHIBIT D



ISSUES:	
0	12-18-17 SITE PLAN SUBMITTAL
0	
0	
REVISIONS:	
A	02-07-18 CITY COMMENTS
A	02-23-18 CITY COMMENTS
A	06-06-18 CITY COMMENTS
A	08-20-18 CITY COMMENTS

CLIENT:

JAMP - SENIOR LIVING
SEC ARAPAHO ROAD & HOLFORD ROAD
GARLAND, TEXAS



MEEKS DESIGN GROUP, INC.
1785 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878



**SITE PLAN
SUBMITTAL**

JAMP SENIORS

GARLAND, TEXAS

JOB NUMBER: ARS-1709

DETAILS

CASE # 170905-3

LP0.07

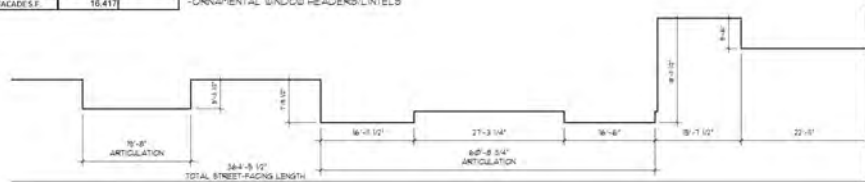


MATERIAL CALCULATIONS	WEST	(%)
STUCCO	2,325	19%
LIGHT BRICK	1,864	15%
DARK BRICK	7,978	66%
TOTAL MATERIAL S.F.	12,167	100%
OPENINGS	4,250	
TOTAL FACADE S.F.	16,417	

ARCHITECTURAL ELEMENTS

- AWNINGS
- VARIED ROOF HEIGHTS
- ORNAMENTAL FACADE TRIMS
- PLANTER
- TRANSOMS
- DIVIDED LIGHT WINDOWS
- ORNAMENTAL WINDOW HEADERS/LINTELS

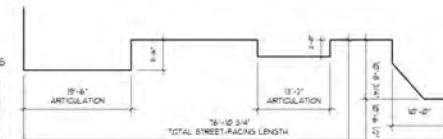
1 EXTERIOR ELEVATION (WEST)



ARCHITECTURAL ELEMENTS

- AWNINGS
- VARIED ROOF HEIGHTS
- ORNAMENTAL FACADE TRIMS
- PLANTER
- TRANSOMS
- DIVIDED LIGHT WINDOWS
- ORNAMENTAL WINDOW HEADERS/LINTELS

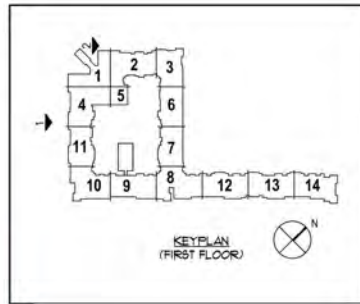
MATERIAL CALCULATIONS	WEST	(%)
STUCCO	531	22%
LIGHT BRICK	0	0%
DARK BRICK	1,905	78%
TOTAL MATERIAL S.F.	2,436	100%
OPENINGS	1,048	
TOTAL FACADE S.F.	3,484	



1 EXTERIOR ELEVATION (WEST)



2 EXTERIOR ELEVATION (WEST)



HORIZONTAL BUILDING ARTICULATION
BUILDING GREATER THAN 10 FEET IN WIDTH

- A 1% OF ONE HORIZONTAL ARTICULATION IS REQUIRED THAT IS AT LEAST 50% OF THE BUILDING'S TOTAL STREET-FACING LENGTH.
- B BUILDING'S TOTAL STREET-FACING LENGTH IS GREATER THAN 80'
- C DEPTH ARTICULATION OF AT LEAST FOUR FEET (4') SHALL BE REQUIRED FOR AT LEAST THIRTY PERCENT (30%) OF BUILDING FACADE LENGTH.

BUILDING ARTICULATION CALCULATOR

- A = 34'-3 1/2" x (30' / 80') = 12'-11"
- B = 34'-3 1/2"
- PROVIDED HORIZONTAL ARTICULATION = 22'-15"
- A = 34'-3 1/2" x (30' / 80') = 12'-11"
- B = 34'-3 1/2"
- PROVIDED HORIZONTAL ARTICULATION = 22'-15"

VERTICAL BUILDING ARTICULATION
BUILDING GREATER THAN 10 FEET IN WIDTH

- A 1% OF ONE VERTICAL ARTICULATION IS REQUIRED THAT IS AT LEAST 50% OF THE BUILDING'S TOTAL STREET-FACING LENGTH.
- B BUILDING'S TOTAL STREET-FACING LENGTH IS GREATER THAN 80'
- C DEPTH ARTICULATION OF AT LEAST THREE FEET (3') OF BUILDING FACADE WITHIN EVERY FIFTY FEET (50') OF BUILDING FACADE WIDTH.
- D BUILDING'S TOTAL STREET-FACING LENGTH

VERTICAL BUILDING ARTICULATION CALCULATOR

- A = 34'-3 1/2" x (30' / 80') = 12'-11"
- B = 34'-3 1/2"
- C = 12'-11" VERTICAL ARTICULATION OVER 3' PROVIDED
- D = 45'-0"
- PROVIDED VERTICAL ARTICULATION = 22'-15"
- A = 34'-3 1/2" x (30' / 80') = 12'-11"
- B = 34'-3 1/2"
- C = 12'-11" VERTICAL ARTICULATION OVER 3' PROVIDED
- D = 45'-0"
- PROVIDED VERTICAL ARTICULATION = 45'-0"

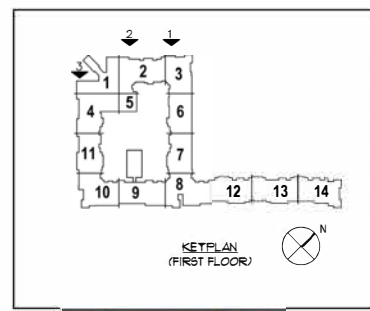
EXHIBIT E



MATERIAL CALCULATIONS		
	NORTH	(%)
STUCCO	531	22%
LIGHT BRICK	0	0%
DARK BRICK	1,905	78%
TOTAL MATERIAL S.F.	2,436	100%
ORNAMENTS	1,045	
TOTAL FACADE S.F.	3,481	

- ARCHITECTURAL ELEMENTS**
- AWNINGS
 - VARIED ROOF HEIGHTS
 - ORNAMENTAL FACADE TRIMS
 - PLANTER
 - TRANSOMS
 - DIVIDED LIGHT WINDOWS
 - ORNAMENTAL WINDOW HEADERS/LINTELS

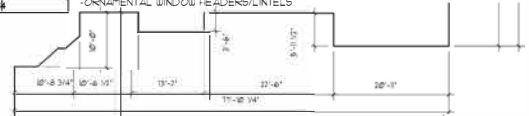
1 EXTERIOR ELEVATION (NORTH)
SCALE: 3/8" = 1'-0"



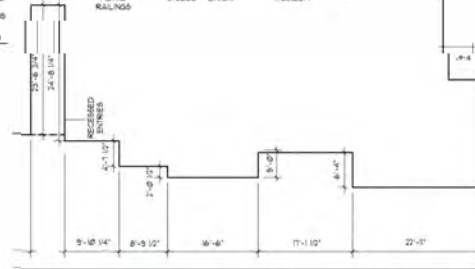
Staggered Brick Detail

- ARCHITECTURAL ELEMENTS**
- AWNINGS
 - VARIED ROOF HEIGHTS
 - ORNAMENTAL FACADE TRIMS
 - PLANTER
 - TRANSOMS
 - DIVIDED LIGHT WINDOWS
 - ORNAMENTAL WINDOW HEADERS/LINTELS
 - RECESSED ENTRIES

MATERIAL CALCULATIONS		
	NORTH	(%)
STUCCO	1,071	15%
LIGHT BRICK	1,138	16%
DARK BRICK	4,991	69%
TOTAL MATERIAL S.F.	7,200	100%
ORNAMENTS	3,812	
TOTAL FACADE S.F.	11,012	



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



2 EXTERIOR ELEVATION (NORTH)
SCALE: 3/8" = 1'-0"



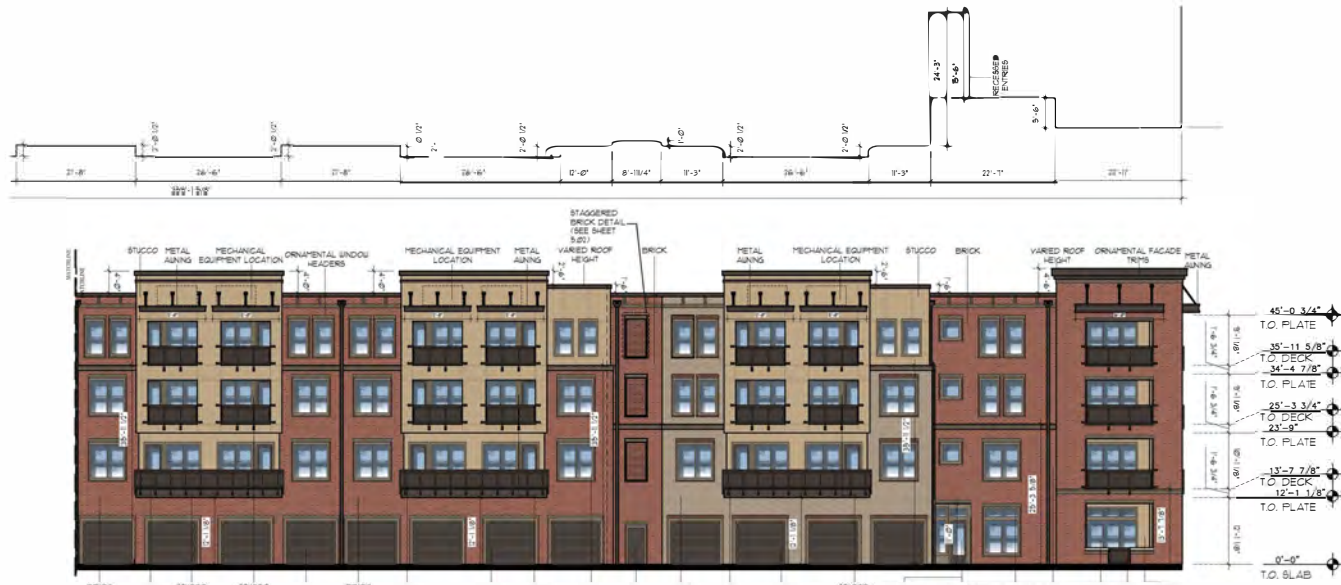
THE Woodlands on Spring Creek - Independent Living - Garland, Texas

ARRIVE
Architectural
Planning
Project Management
2004 Highway 401 • Suite 100 • Garland, Texas 75042
972.275.0018 • 972.275.0099

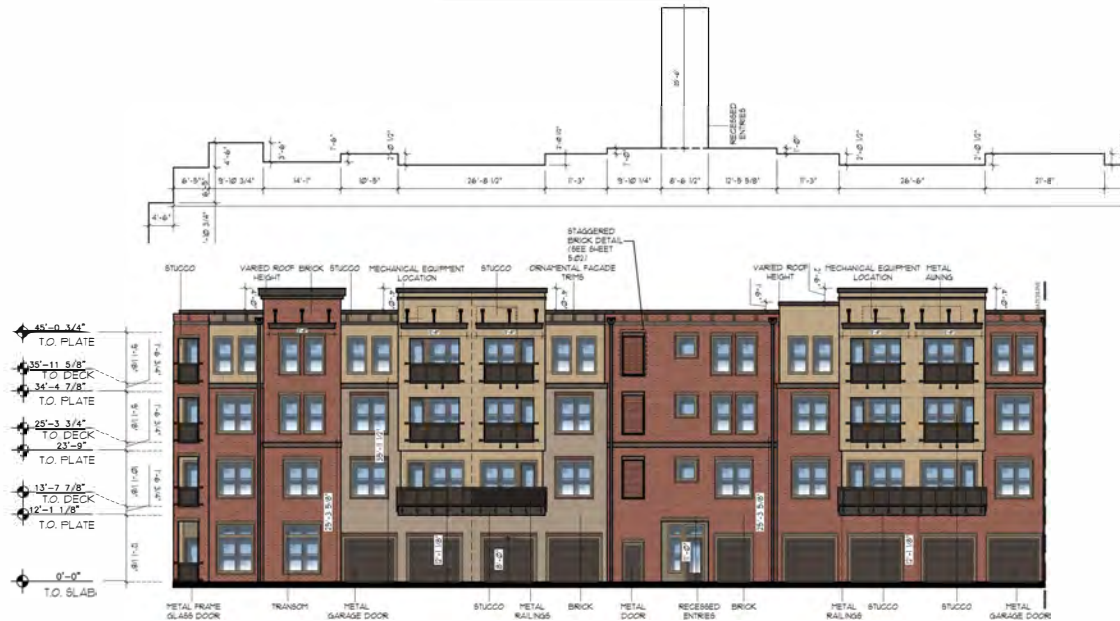
EXTERIOR ELEVATIONS

DATE: 6.6.18
BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS NOTED

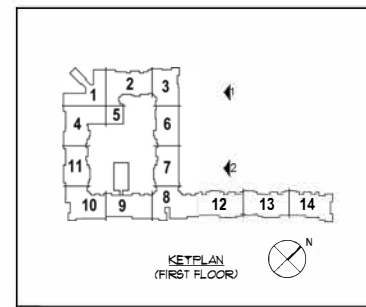
6.6.18
WF
A5.02



1 EXTERIOR ELEVATION (EAST)

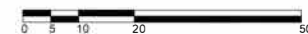


2 EXTERIOR ELEVATION (EAST)



- ARCHITECTURAL ELEMENTS
- AWNINGS
 - VARIED ROOF HEIGHTS
 - ORNAMENTAL FACADE TRIMS
 - TRANSOMS
 - ORNAMENTAL WINDOW HEADERS/LINTELS
 - RECESSED ENTRIES

MATERIAL CALCULATIONS		
	EAST	(%)
STUCCO	2,371	24%
LIGHT BRICK	1,308	11%
DARK BRICK	6,613	60%
TOTAL MATERIAL S.F.	10,050	100%
OPENINGS	6,128	
TOTAL FACADE S.F.	16,178	



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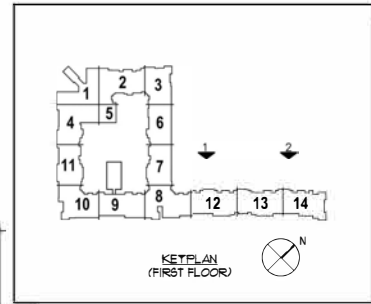
Architecture
Planning
Interior Design
Landscape Architecture
Project Management

10000 Highway 401, Suite 1000 Dallas, Texas 75241
972.375.0001 972.375.0002

EXTERIOR ELEVATIONS	
DATE: 06/18/2021	PROJECT: WF
DESIGNED BY: ARRIVE	PROJECT NUMBER: 6-6-18
CHECKED BY: REVIEW	DATE: 06/18/2021
AS NOTED	A5.03



1 EXTERIOR ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



ARCHITECTURAL ELEMENTS

- JOININGS
- VARIED ROOF HEIGHTS
- ORNAMENTAL FACADE TRIMS
- TRANSOMS
- DIVIDED LIGHT WINDOWS
- ORNAMENTAL WINDOW HEADERS/LINTELS

MATERIAL CALCULATIONS

	NORTH	(%)
STUCCO	1,595	14%
LIGHT BRICK	3,381	30%
DARK BRICK	6,259	56%
TOTAL MATERIAL S.F.	11,235	100%
OPENINGS	5,837	
TOTAL FACADE S.F.	17,072	



2 EXTERIOR ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

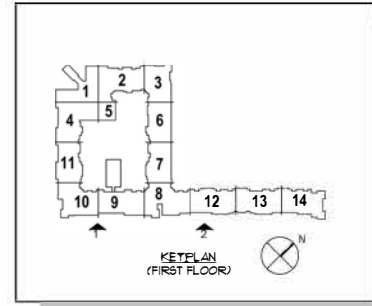


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ARRIVE
Architecture
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10000 Highway 201, Suite 200, Dallas, Texas 75241
PH: 972.555.0001 FAX: 972.555.0004
www.arriveat.com

EXTERIOR ELEVATIONS

DESIGNED BY ARRIVE	FORWARDED BY WF
DATE: 6.6.18	PROJECT NUMBER
REVIEW AS NOTED	SHEET NO. A5.04

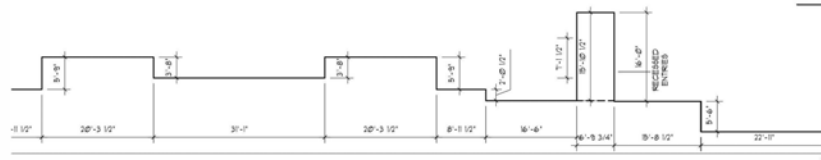


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ARRIVE
Architectural
Planning
Project Management
10000 E. Highway 40, Suite 100, Dallas, Texas 75246
972.355.0000 | FAX 972.355.0001

EXTERIOR ELEVATIONS

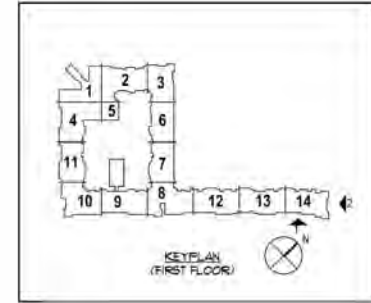
DATE: 6.6.18	DESIGNED BY: WF
PROJECT NO: 6.6.18	PROJECT NO: 6.6.18
REVIEW: AS NOTED	SCALE: A5.05



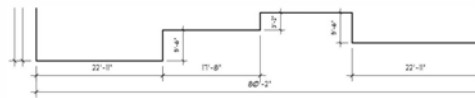
- ARCHITECTURAL ELEMENTS**
- RAILINGS
 - VARIED ROOF HEIGHTS
 - ORNAMENTAL FACADE TRIMS
 - TRANSOMS
 - DIVIDED LIGHT WINDOWS
 - ORNAMENTAL WINDOW HEADERS/LINTELS
 - RECESSED ENTRIES

MATERIAL CALCULATIONS

	AMT	PER
STUCCO	6,509	25%
LIGHT BRICK	2,387	10%
DARK BRICK	13,487	80%
TOTAL MATERIAL S.F.	22,383	100%
OVERLAYS	4,967	
TOTAL FACADE S.F.	27,350	



1 EXTERIOR ELEVATION (SOUTH)

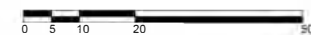


- ARCHITECTURAL ELEMENTS**
- RAILINGS
 - VARIED ROOF HEIGHTS
 - ORNAMENTAL FACADE TRIMS
 - TRANSOMS
 - DIVIDED LIGHT WINDOWS
 - ORNAMENTAL WINDOW HEADERS/LINTELS

MATERIAL CALCULATIONS

	AMT	PER
STUCCO	6,509	25%
LIGHT BRICK	0	0%
DARK BRICK	2,502	80%
TOTAL MATERIAL S.F.	2,502	100%
OVERLAYS	923	
TOTAL FACADE S.F.	3,425	

2 EXTERIOR ELEVATION (EAST)





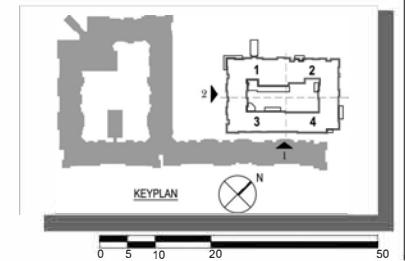
- ARCHITECTURAL ELEMENTS**
- AWINGS
 - DIVIDED LIGHT WINDOWS
 - RECESSED ENTRIES
 - ORNAMENTAL WINDOW HEADERS / LINELS
 - VARIOUS ROOF HEIGHTS
 - ORNAMENTAL FACADE TRIMS

MATERIAL CALCULATIONS

	NORTH	(N)	EAST	(E)	SOUTH	(S)	WEST	(W)
STUCCO	1447	23%	128	7%	1442	2%	881	8%
BRICK	126	2%	453	1%	343	4%	45	0%
DAIRY BRICK	3746	57%	334	13%	4803	64%	3845	36%
TOTAL MATERIAL SF	5584	100%	4515	100%	7088	100%	4770	100%
OPENINGS	1748		101		1243		1026	
TOTAL FACADE SF	8332		9164		8340		8844	

- HORIZONTAL BUILDING ARTICULATION**
BUILDING GREATER THAN 40 FEET IN WIDTH
- A MIN OF ONE HORIZONTAL ARTICULATION IS REQUIRED THAT IS AT LEAST 30% OF THE BUILDING'S TOTAL STREET-FACING LENGTH.
 - B BUILDING'S TOTAL STREET-FACING LENGTH > GREATER THAN 40
 - C DEPTH ARTICULATION OF AT LEAST FOUR FEET (4') SHALL BE REQUIRED FOR AT LEAST THIRTY PERCENT (30%) OF BUILDING FACADE LENGTH.
- BUILDING ARTICULATION CALCULATION**
- A = $127' - 0" \times 1/30 = 423' - 0"$
 - B = $322' - 0"$
 - PROVIDED HORIZONTAL ARTICULATION = 322' - 0"
- VERTICAL BUILDING ARTICULATION**
BUILDING GREATER THAN 40 FEET IN WIDTH
- A MIN OF ONE VERTICAL ARTICULATION IS REQUIRED THAT IS AT LEAST 20% OF THE BUILDING'S TOTAL STREET-FACING WIDTH.
 - B BUILDING'S TOTAL STREET-FACING WIDTH
 - C HEIGHT ARTICULATION FOR FLAT ROOFS OF AT LEAST THREE FEET (3') OF BUILDING FACADE WIDTH FOR EVERY FIFTY FEET (50') OF BUILDING FACADE WIDTH.
 - D BUILDING'S NON-ARTICULATION HEIGHT
- BUILDING ARTICULATION CALCULATION**
- A = $322' - 0" \times 1/20 = 161' - 0"$
 - B = $322' - 0"$
 - C 90' IS VERTICAL ARTICULATION OVER 3 PROVIDED
 - D 2' - 0"
 - PROVIDED VERTICAL ARTICULATION = 90' - 0"

EXHIBIT E



Spring Creek Senior Living

Assisted Living & Memory Care
Garland, Texas

ARRIVET
Architecture
Planning
Project Management
ARCHITECTURE GROUP
2344 Highway 571 - Suite 100 - Carrollton, Texas 75006 - www.arriwet.com
PH: 972.575.0284 • FX: 972.575.0284

SCALE

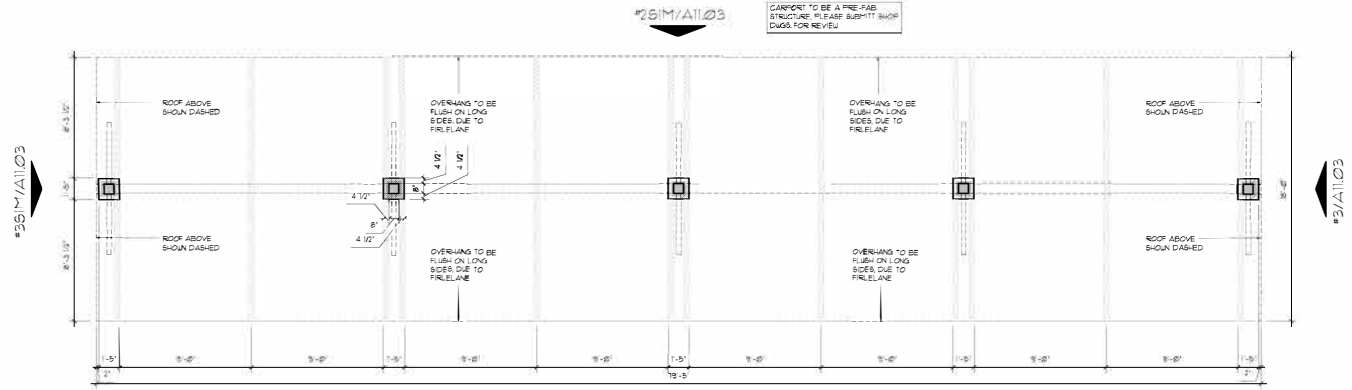
EXTERIOR ELEVATIONS

REVISION

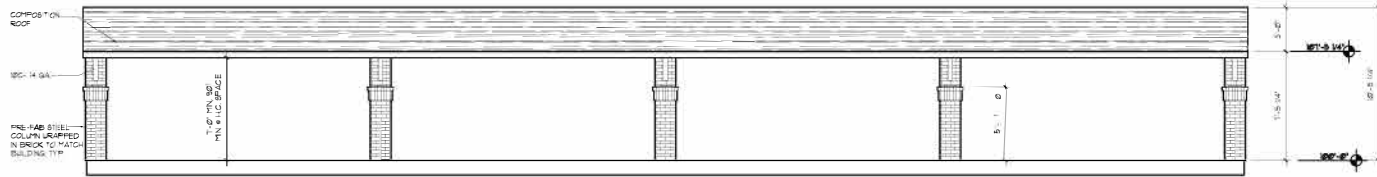
DESIGNED BY: ARRIVET
CHECKED BY: CA
PROJECT NO: 2344
DATE: 05/20/2024
REVIEW: AS NOTED
A5.08

EXHIBIT E

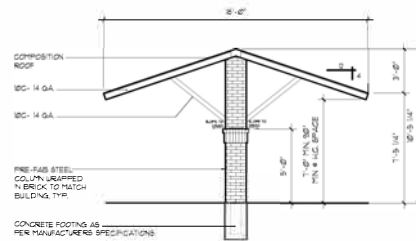
THIS STRUCTURE TO
MATCH THE
PRIMARY BUILDING
MATERIALS



1 CARPORT PLAN
SCALE 1/4" = 1'-0"



2 CARPORT FRONT & REAR ELEVATION
SCALE 1/4" = 1'-0"



3 CARPORT LEFT & RIGHT ELEVATION
SCALE 1/4" = 1'-0"

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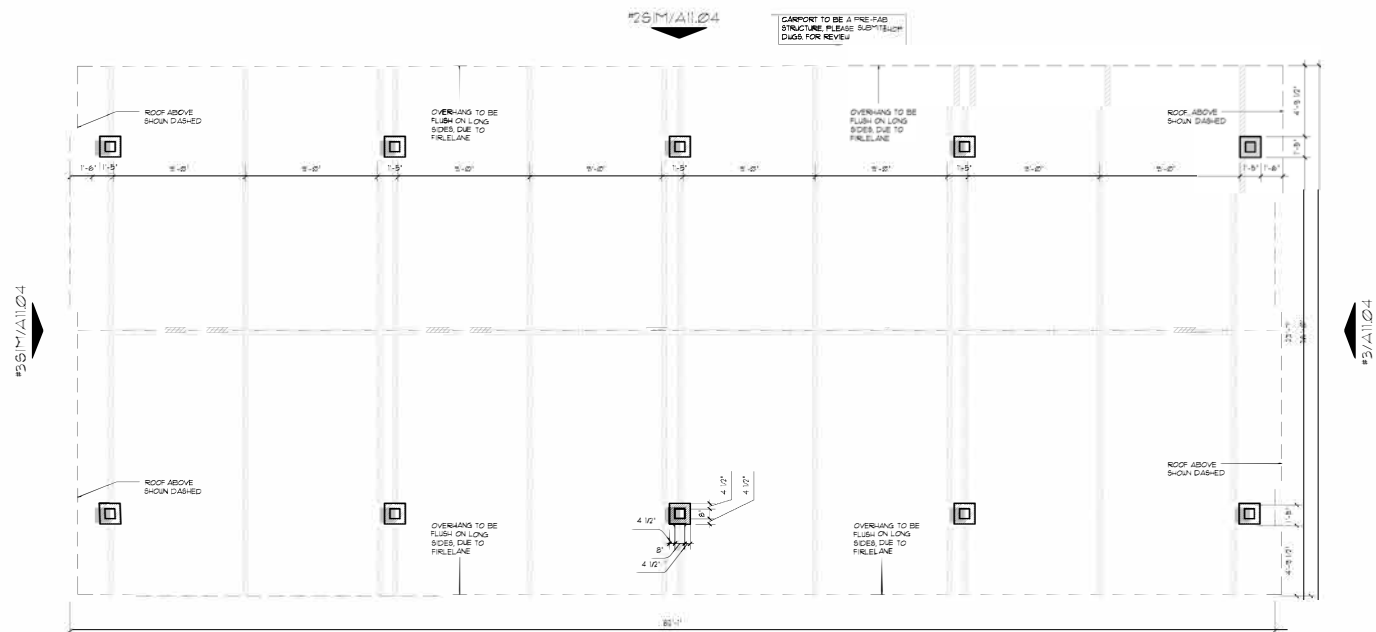
ARRIVE
ARCHITECTURE GROUP
2344 Highway 131, Suite 102, Bedford, Texas 76021
www.arrivea.com
PH: 817.574.1334 - FX: 817.574.1334

SMALL COVERED
PARKING STRUCTURE

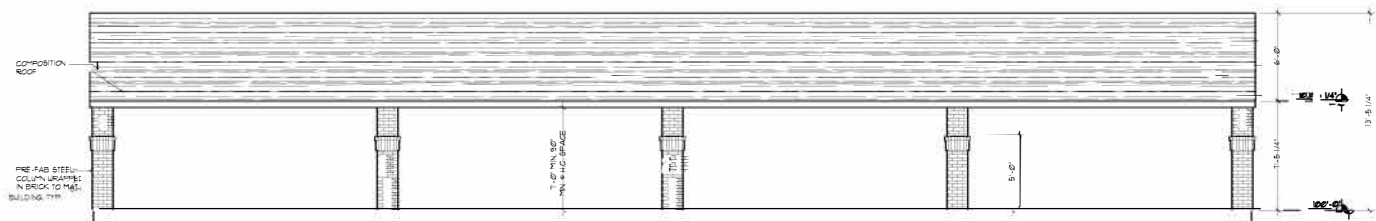
DESIGNED BY	CHECKED BY
ARRIVE	WF
DATE	REV. DATE
6-6-18	
REVIEW	REVIEW
AS NOTED	

A11.03

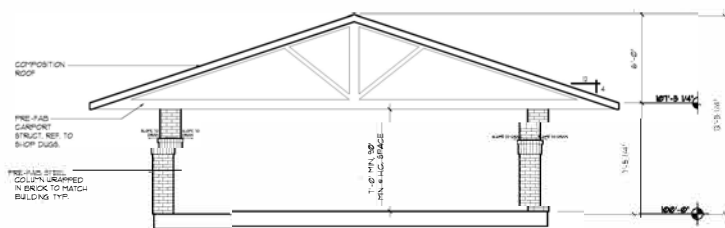
THIS STRUCTURE TO
MATCH THE
PRIMARY BUILDING
MATERIALS



① CARPORI PLAN
 1942 = 1940 + 1940



(2) CARPORT FRONT & REAR ELEVATION
SCALE 1/4" = 1'-0"



3 CARPORT LEFT & RIGHT ELEVATION
SCALE 1/4" = 1'-0"

THE Woodlands on Spring Creek
- Independent Living -
Garland, Texas

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ARCHITECTURE GROUP

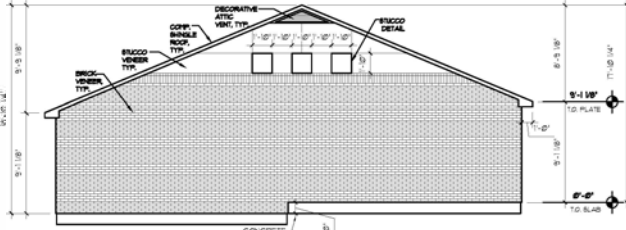
Architecture
Planning
Project Management

2344 Highway 121, Suite 300 Bedford, Texas 76021 www.arriveag.com
info@arriveag.com 817.531.4568

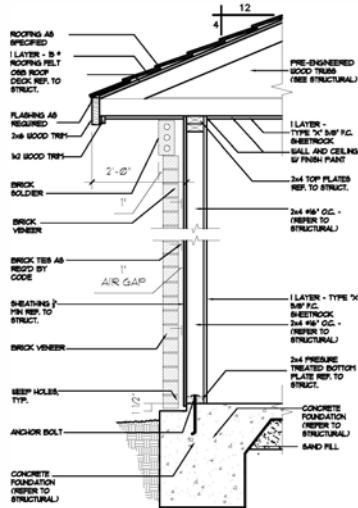
LARGE COVERED
PARKING STRUCTURE

REVISION	
DRAWN BY: ARRIVE	CHECKED BY: WF
PLOT DATE:	Rev. DATE:
SUBMITTAL DATE: 6-6-18	PROJECT NUMBER
ISSUED FOR: REVIEW	SHEET NO.
SCALE: AS NOTED	A11.04

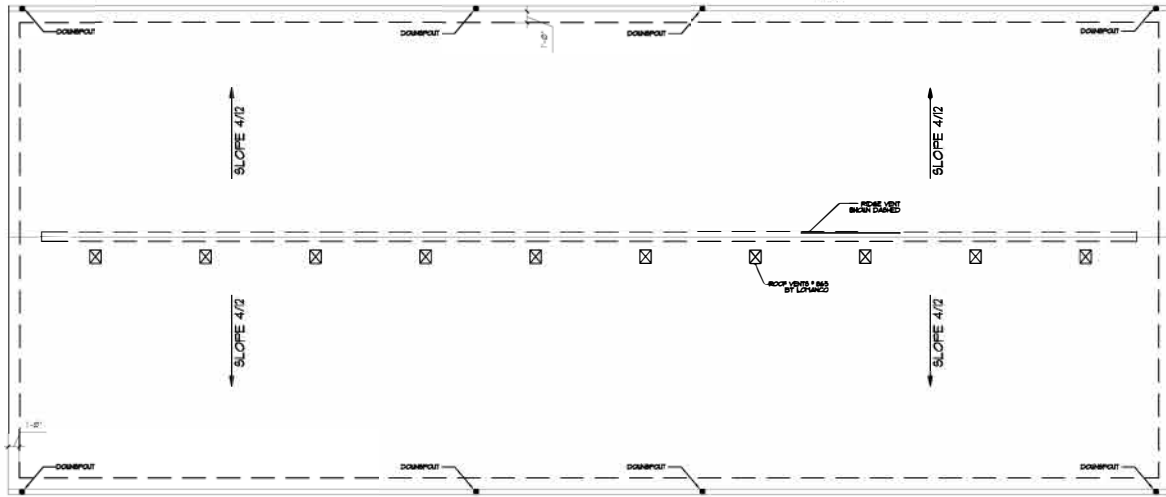
THIS STRUCTURE TO
MATCH THE
PRIMARY BUILDING
MATERIALS



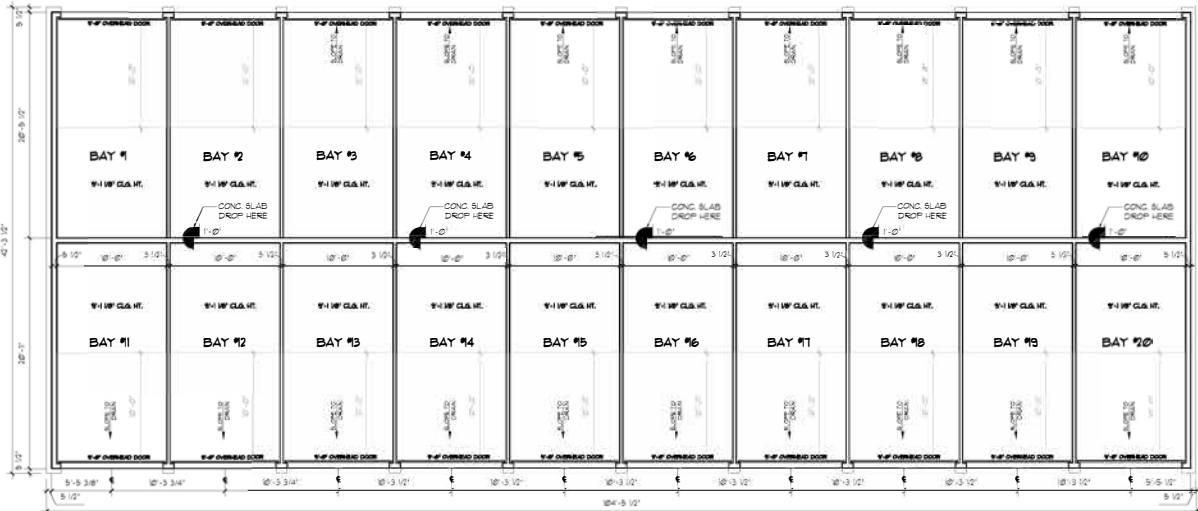
2 GARAGE - SIDE ELEVATION
SCALE 3/8" = 1'-0"



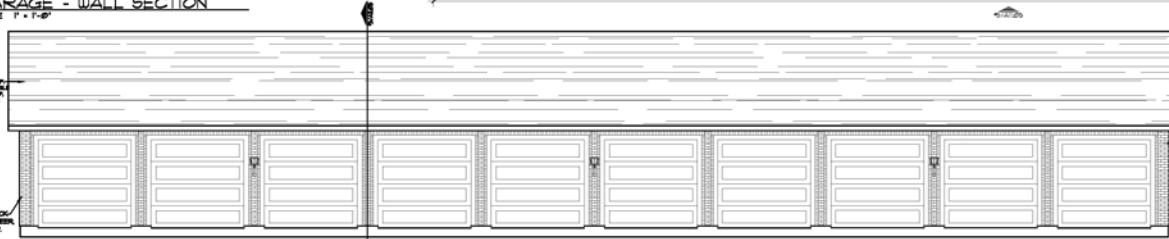
3 GARAGE - WALL SECTION
SCALE 1" = 1'-0"



4 GARAGE - ROOF PLAN
SCALE 3/8" = 1'-0"



4 GARAGE - PLAN 4284 Sq. Ft.
SCALE 3/8" = 1'-0"



5 GARAGE - FRONT ELEVATION
SCALE 3/8" = 1'-0"

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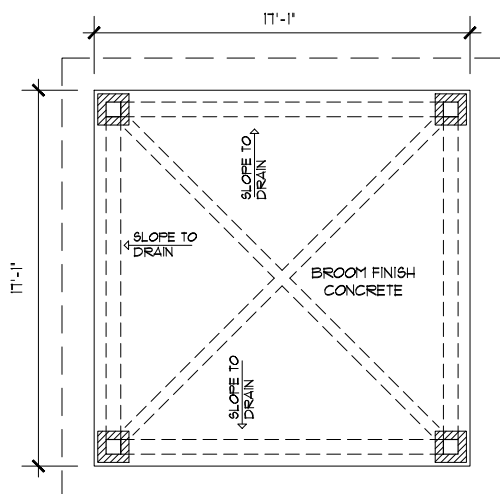
ARRIVE
ARCHITECTURE GROUP
3544 Highway 31 - Suite 400 - Garland, Texas 75041
972.214.0384 - 972.7735.0054

CAR GARAGE

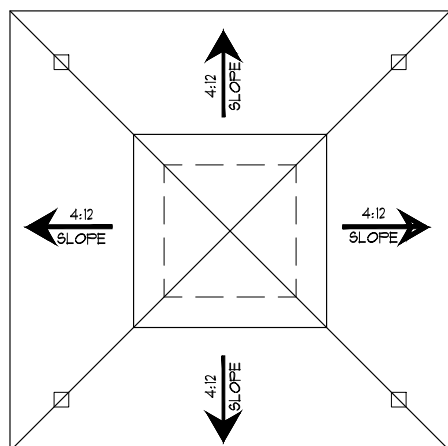
DESIGNED BY	ARRIVE	CHECKED BY	WF
DATE	04-18	DATE	04-18
REVIEW		REVIEW	
AS NOTED		AS NOTED	

A11.05

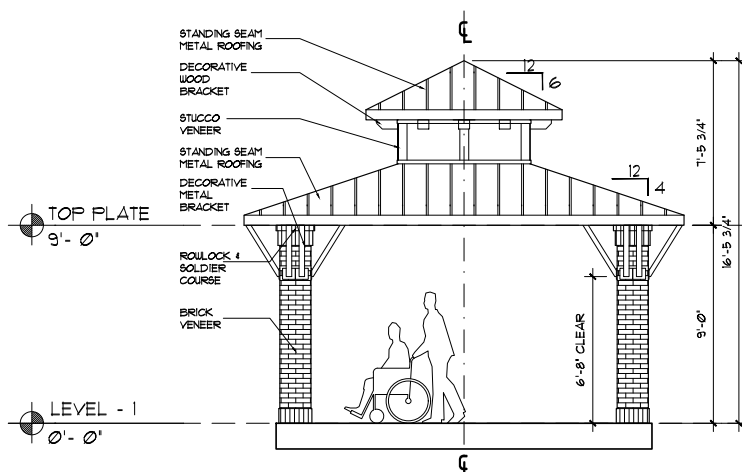
EXHIBIT E



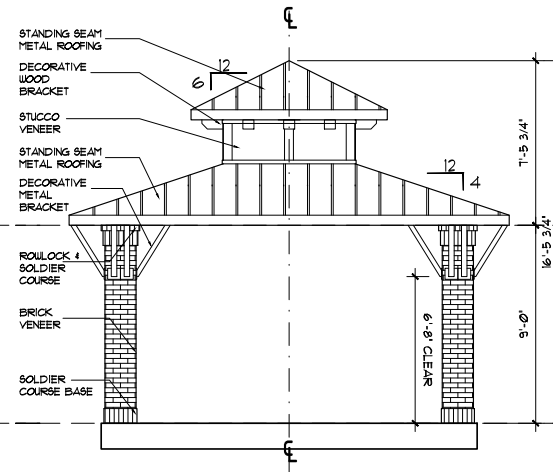
1 GAZEBO #1 - FLOOR PLAN
SCALE 3/8" = 1'-0"



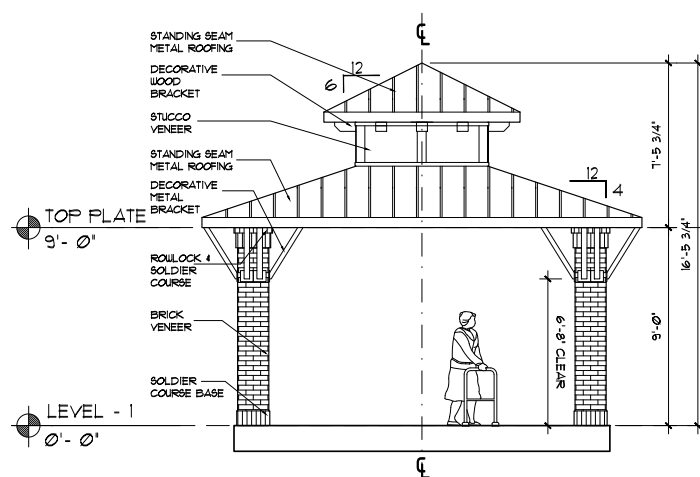
2 GAZEBO #1 - ROOF PLAN
SCALE 3/8" = 1'-0"



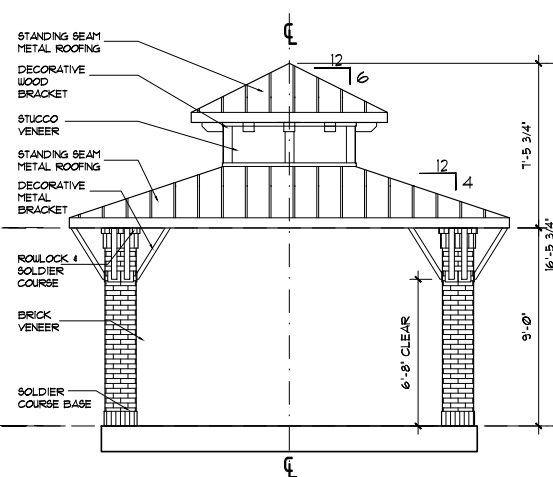
3 GAZEBO #1 - SOUTH ELEVATION
SCALE 3/8" = 1'-0"



4 GAZEBO #1 - EAST ELEVATION
SCALE 3/8" = 1'-0"



5 GAZEBO #1 - NORTH ELEVATION
SCALE 3/8" = 1'-0"



6 GAZEBO #1 - WEST ELEVATION
SCALE 3/8" = 1'-0"

NOTES:

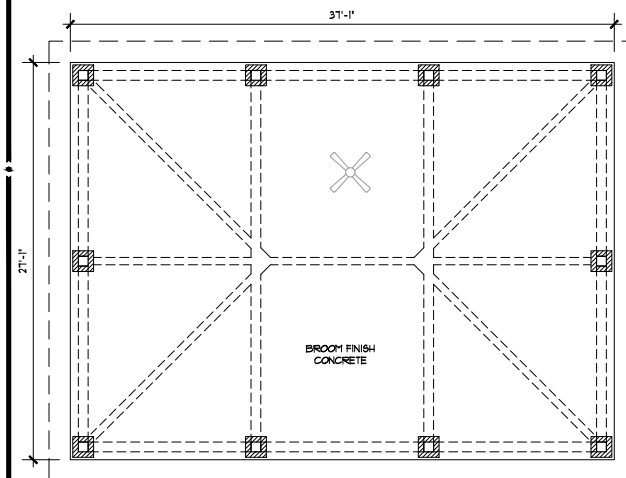
- BRICK AND STUCCO TO MATCH BUILDING
- ALL EXPOSED WOOD TO BE PAINTED AND SEALED.
- PAINT COLOR TO MATCH BUILDING TRIM

The Woodlands on Spring Creek
- Assisted Living and Memory Care -
Garland, Texas

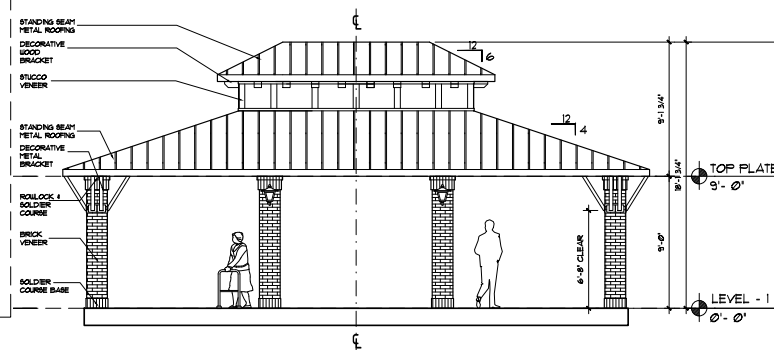
ARRIVE!
ARRIVE! is a leading provider of temporary and permanent staffing solutions. We are currently seeking individuals with the following qualifications:

GAZEBO #1 DETAILS

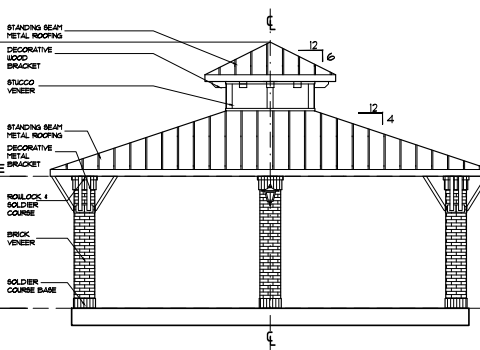
REVISION	
DRAWN BY: ARRIVE	CHECKED BY: CA
SUBMITTAL DATE:	PROJECT NUMBER:
ISSUED FOR:	SHEET NO.
SCALE: AS NOTED	A11.07



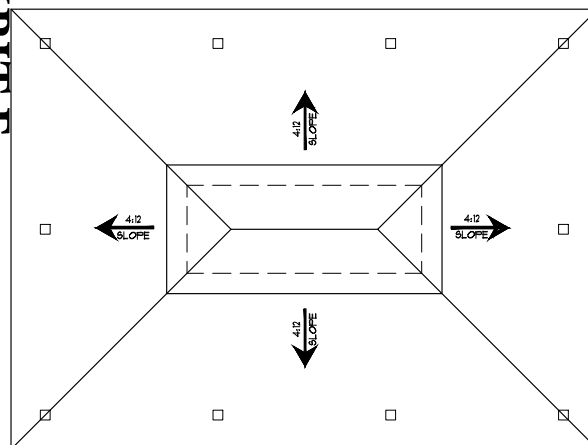
1 GAZEBO #2 - FLOOR PLAN
SCALE 1/4" = 1'-0"



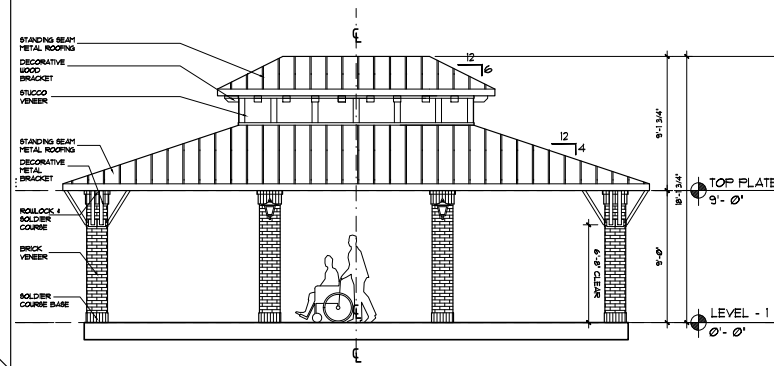
3 GAZEBO #2 - SOUTH ELEVATION
SCALE 1/4" = 1'-0"



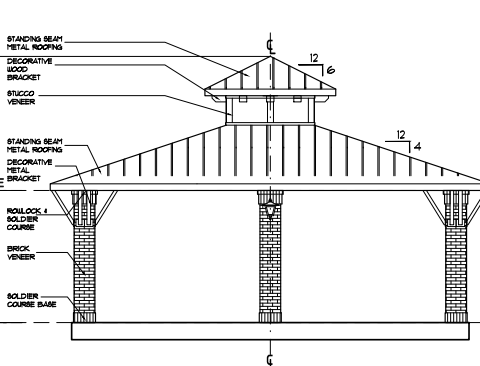
4 GAZEBO #2 - EAST ELEVATION
SCALE 1/4" = 1'-0"



2 GAZEBO #2 - ROOF PLAN
SCALE 1/4" = 1'-0"



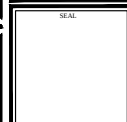
5 GAZEBO #2 - NORTH ELEVATION
SCALE 1/4" = 1'-0"



6 GAZEBO #2 - WEST ELEVATION
SCALE 1/4" = 1'-0"

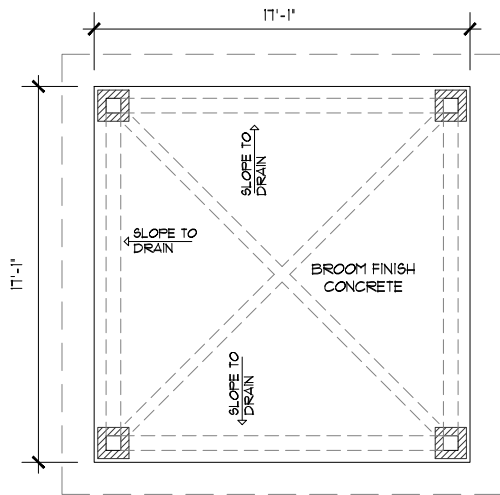
NOTES:
-BRICK AND STUCCO TO MATCH BUILDING
-ALL EXPOSED WOOD TO BE PAINTED AND SEALED.
-PAINT COLOR TO MATCH BUILDING TRIM

The Woodlands on Spring Creek
- Assisted Living and Memory Care -
Garland, Texas

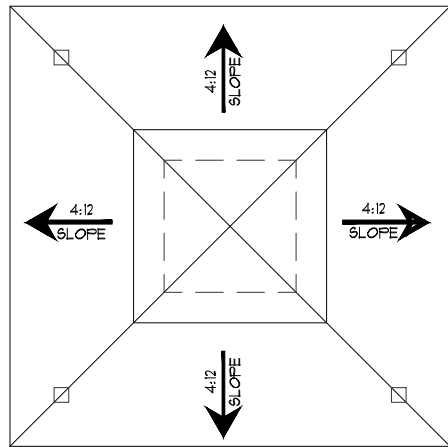


GAZEBO #2
DETAILS

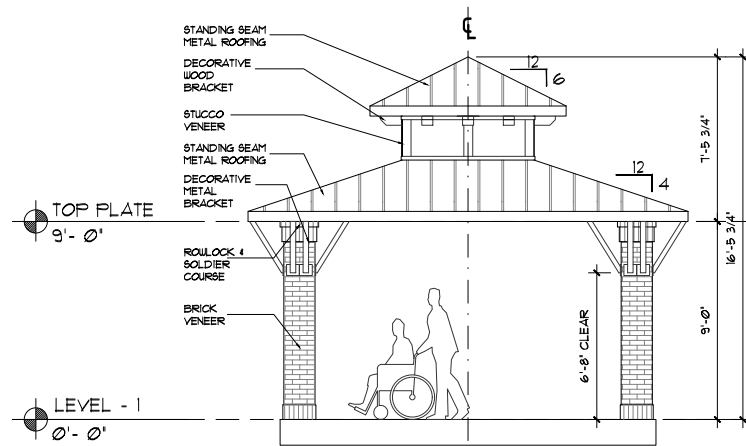
DESIGNED BY	ARRIVE	CHECKED BY	CA
SUBMITTED DATE		PROJECT NUMBER	
DRAWN FOR		SHEET NO.	A11.08
SCALE	AS NOTED		



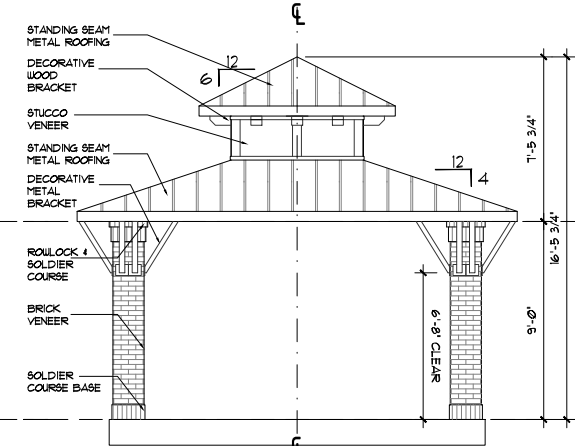
1 GAZEBO #3 - FLOOR PLAN
SCALE 3/8" = 1'-0"



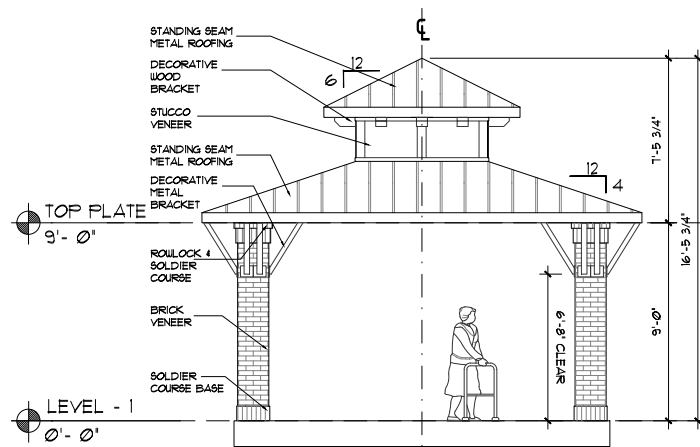
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SCALE 3/8" = 1'-0"



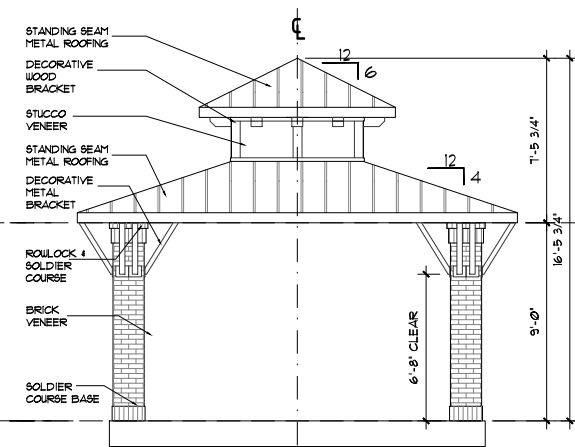
3 GAZEBO #3 - ELEVATION
SCALE 3/8" = 1'-0"



4 GAZEBO #3 - ELEVATION
SCALE 3/8" = 1'-0"

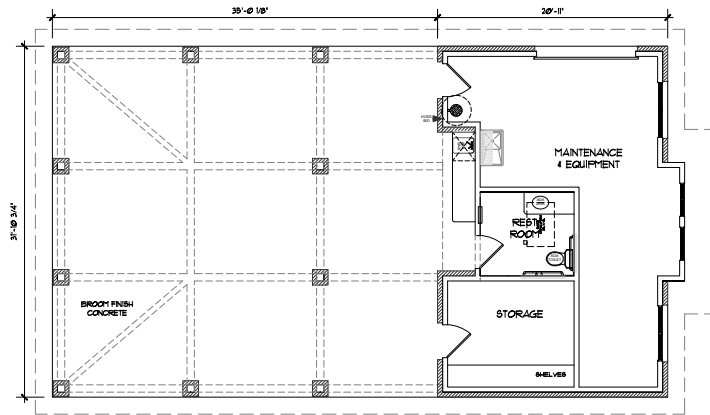


5 GAZEBO #3 - ELEVATION
SCALE 3/8" = 1'-0"

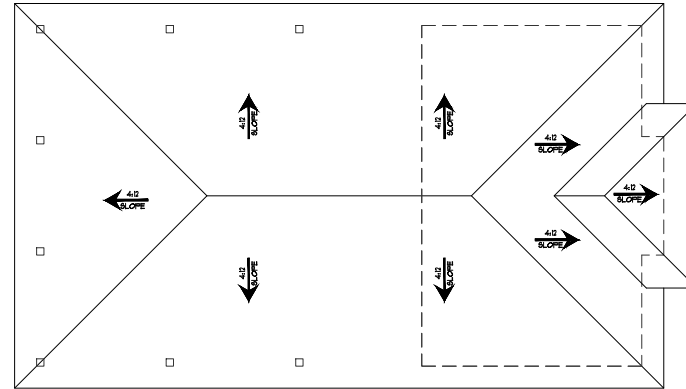


6 GAZEBO #3 - ELEVATION
SCALE 3/8" = 1'-0"

NOTES:
-BRICK AND STUCCO TO MATCH BUILDING
-ALL EXPOSED WOOD TO BE PAINTED AND SEALED.
-PAINT COLOR TO MATCH BUILDING TRIM

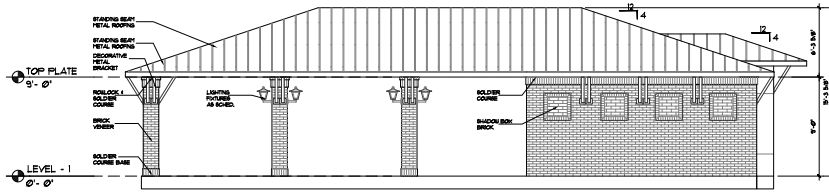


1 MAINTENANCE & PLANTING BLDG. - FLOOR PLAN
SCALE 3/8" = 1'-0"

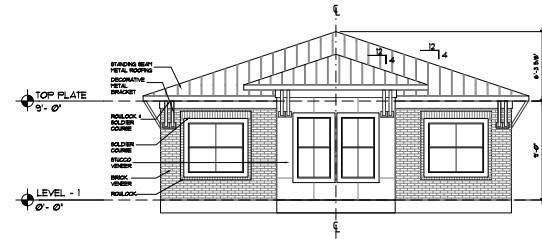


2 MAINTENANCE & PLANTING BLDG. - ROOF PLAN
SCALE 3/8" = 1'-0"

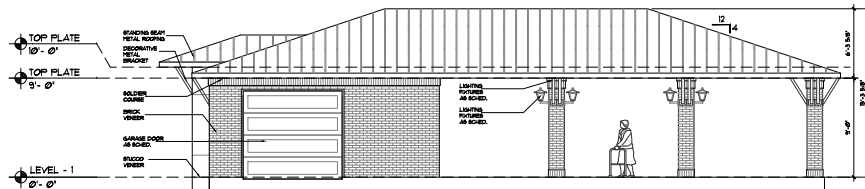
NOTES:
-BRICK AND STUCCO TO MATCH BUILDING
-ALL EXPOSED WOOD TO BE PAINTED AND SEALED.
-PAINT COLOR TO MATCH BUILDING TRIM



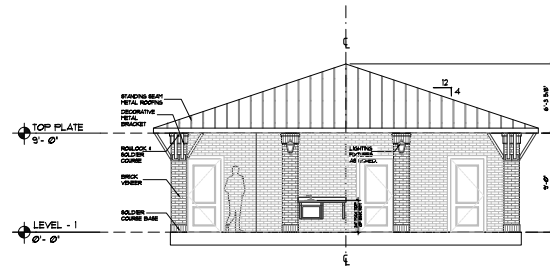
3 MAINTENANCE & PLANTING BLDG. - ELEVATION
SCALE 3/8" = 1'-0"



4 MAINTENANCE & PLANTING BLDG. - ELEVATION
SCALE 3/8" = 1'-0"



5 MAINTENANCE & PLANTING BLDG. - ELEVATION
SCALE 3/8" = 1'-0"



6 MAINTENANCE & PLANTING BLDG. - ELEVATION
SCALE 3/8" = 1'-0"

The Woodlands on Spring Creek
- Assisted Living and Memory Care -
Garland, Texas



MAINTENANCE & PLANTING BLDG. DETAILS

DESIGNED BY	ARRIVE	CHECKED BY	CA
SUBMITTED DATE		PROJECT NUMBER	
DRAWN FILE		SHEET NO.	A11.10
SCALE	AS NOTED		



[illegible]ARAPAHO ROAD
(100' WIDE RIGHT-OF-WAY)

TRACT 1

TRACT 2

TRACT 3.

TRACT 4

NORTH GARLAND ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)

GRAPHICAL
LIMITS OF
100-YEAR
FLOODPLAIN

TRACT 5

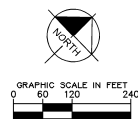
**4221 N. GARLAND AVE
NORTHWEST CORNER
ARAPAHO RD AND N. GARLAND AVE
CITY OF GARLAND, DALLAS COUNTY, TEXAS**

OWNER:
ALTREC PARTNERSHIP LTD
914 SOUTH GARLAND AVE
GARLAND, TX 75040
CONTACT: THOMAS CHAMBERS
972-676-4635

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
TEL. NO. 972-770-1300
FAX NO. 972-259-3000
CONTACT: MATT LUCAS P.E.

TRACT	LAND USE PROPOSED - PLANNED DEVELOPMENT ZONING	GROSS ACREAGE	NET ACREAGE*
1	ELDER CARE - INDEPENDENT AND ASSISTED LIVING	34.5	31.62
2	MULTI-FAMILY RESIDENTIAL	17.89	14.45
3	NEIGHBORHOOD SERVICES (NS)	2.66	2.28
4	MULTI-FAMILY RESIDENTIAL	15.18	14.06
5	RESTAURANT	15.72	13.97
	TOTAL	85.89	

* NET ACREAGE = REMOVAL OF FLOODWAY AND 100 YEAR FLOOD PLANE
FLOOD DATA SOURCE: FEMA FIRM PANEL: 48113C02010L DATE: 07-07-2014



WOODLANDS AT SPRING
CREEK
PREPARED FOR
THE WOODLANDS
CITY OF GARLAND, TEXAS

EXHIBIT C
CONCEPT PLAN

Kimley»»Horn
12710 MERIT DRIVE, SUITE 1000, DALLAS, TX 75251
PHONE: 972-770-1300 / FAX: 972-239-3820
WWW.KIMLEY-HORN.COM / TX F-028
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HOLFORD ROAD



NOTES

1. TRAIL SHALL BE CONCRETE AND A MINIMUM OF 8' WIDE
2. TRAIL LOCATION IS CONCEPTUAL IN NATURE AND MAY BE ADJUSTED WITH FINAL DESIGN
3. TRAIL SHALL BE PRIVATE AND MAINTAINED BY OWNERS OF EACH TRACT

AGRICULTURAL DISTRICT (AG) -
NOT PART OF CONCEPT PLAN

TRACT 1

Tract 1

Tract 2

CONCEPTUAL
PUBLIC TRAIL
ALIGNMENT

GRAPHICAL
LIMITS OF
100-YEAR
FLOODPLAIN

Tract 5

Tract 3

Tract 4

NORTH GARLAND ROAD

CONCEPTUAL TRAIL MASTER PLAN THE WOODLANDS AT SPRING CREEK

4221 N. GARLAND AVE
NORTHWEST CORNER
ARAPAHO RD AND N. GARLAND AVE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

DRAWN BY: J. H. HARRIS
ENGINEER/SURVEYOR
J. H. HARRIS & ASSOCIATES, P.C.
10000 N. DALLAS AVE., SUITE 100
DALLAS, TEXAS 75243
TEL: 972.382.1000
FAX: 972.382.1001
WWW.JHHARRIS.COM

 KIMLEY-HORN 1200 WEST 10TH STREET, SUITE 100, DALLAS, TEXAS 75204 PHONE: 972.382.1000 FAX: 972.382.1001 WWW.KIMLEY-HORN.COM	DATE: _____ BY: _____ REVIEWED: _____ NO. _____
	EXHIBIT D CONCEPT TRAIL PLAN

EXHIBIT F

ARAPAHO ROAD

STONECASTLE DRIVE

Z 17-52



Streetscape and home south of site (south of Arapaho Road).



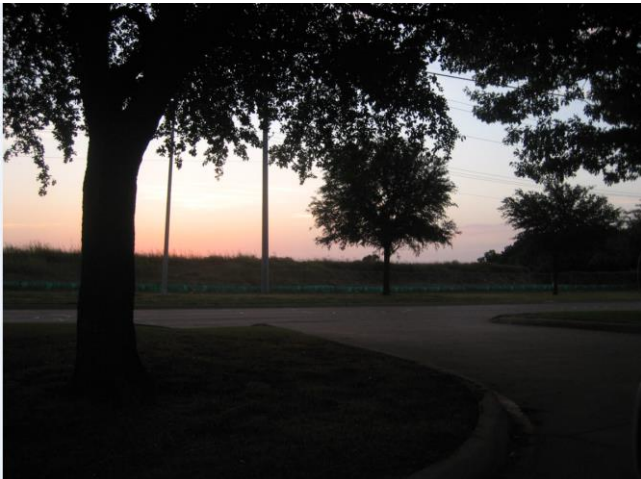
Looking at subject site from the south side of Arapaho Road



Streetscape south of site (Arapaho Road at Lancecrest)



Looking at site north of Arapaho Road



Looking at site north of Arapaho Road



Looking north of Arapaho Road



GARLAND

Plan Commission

3.c.

Meeting Date: 07/09/2018

Item Title: Z 18-10 OM Housing (District 3)

Summary:

Consideration of the application of **OM Housing**, requesting approval of 1) a Zoning Change from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses; 2) a Detail Plan for Dwelling, Multi-Family; and 3) a Variance to Section 4.34 of the Garland Development Code regarding site and perimeter landscaping. This property is located at 1603 East IH-30. (District 3) (File Z 18-10)

Attachments

Z 18-10 OM Housing Report and Attachments

Planning Report

File No: Z 18-10/District 3

Agenda Item:

Meeting: Plan Commission

Date: July 9, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Zoning Change from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses; 2) a Detail Plan for Dwelling, Multi-Family; and 3) a Variance to Section 4.34 of the Garland Development Code regarding site and perimeter landscaping.

LOCATION

1603 East IH 30

APPLICANT

OM Housing

OWNER

James M. Rosenberg

BACKGROUND

The subject property is a 5.84-acre portion of Lot 5, Block 1 of the Faulkner Point North No. 2 subdivision, a platted lot that is zoned Community Retail (CR) District and currently undeveloped. The applicant makes the above request to develop the subject property with Dwelling, Multi-Family (an apartment complex).

SITE DATA

The subject property consists of 5.84 acres (4.39 acres in the proposed Dwelling, Multi-Family site plus 1.45 acres of right-of-way dedication). The subject property currently has approximately sixty (60) linear feet of frontage along the service road of East IH 30.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Community Retail (CR), a zoning district where Dwelling, Multi-Family is not permitted; therefore, a Zoning Change to a Planned Development (PD) District based on the Multi-Family (MF) District is required to develop Dwelling, Multi-Family on the subject property. It should be noted that the remainder of Lot 5, Block 1 of the Faulkner Point North No. 2 subdivision, approximately 0.630 acres, is not part of this request and would remain for the time being zoned Community Retail (CR) District.

CONSIDERATIONS

Detail Plan (Exhibit C):

1. The applicant proposes a Detail Plan for the development of Dwelling, Multi-Family consisting of three (3) buildings identified on the Detail Plan as Building A, Building B and Building C. Building A, a 3-story building, would house dwelling units, a 2,030-square foot leasing office and a 3,348-square foot club house. Both Building B and Building C would have four (4) stories of dwelling units.
2. Building A would house thirty-six (36) dwelling units, Building B would house thirty-nine (39) dwelling units and Building C would house fifty-seven (57) dwelling units. The proposed Dwelling, Multi-Family would offer a unit mix of forty-six (46) one-bedroom

units, sixty-two (62) two-bedroom units and twenty-four (24) three-bedroom units. The minimum area for the one-bedroom units is 705 square feet, for the two-bedroom units is 950 square feet and for the three-bedroom units is 1,100 square feet; the minimum average dwelling unit area is 893.6 square feet. These proposed minimum dwelling unit areas comply with the minimum dwelling unit areas prescribed in the Garland Development Code (GDC).

3. The Garland Development Code (GDC) establishes a maximum density of eighteen (18) units per acre in the Multi-Family (MF) District or any Panned Development (PD) based on the Multi-Family (MF) District unless a different maximum density is established by the proposed Planned Development (PD). With 132 dwelling units on 4.39 acres (area of the subject property minus right-of-way dedication), the Detail Plan yields a maximum density of approximately thirty (30) units per acre.
4. In an effort to design and develop this site with a Dwelling, Multi-Family that is urban in character and conducive to pedestrian activity along the lake front, the applicant proposes to dedicate approximately 1.45 acres of the subject property as right-of-way and construct the extension of Zion Road to a point where it would connect with the service road of East IH 30. This new street frontage would open the view to Lake Ray Hubbard and create an opportunity to provide on-street (angled) parking, a seven (7) foot wide amenity zone (for the planting of street trees), an eight (8) foot wide sidewalk and a street wall with the front facades of Building B and Building C parallel to the street and within a build to zone of twenty-six (26) feet to fifty (50) feet. This public space/block face design would create a strong edge along the street and contribute to an attractive and active pedestrian environment similar to a downtown. In addition to creating an opportunity to develop an urban/pedestrian friendly environment, the extending of Zion Road would highly facilitate the access to the subject property from the existing Zion Road and East IH 30.
5. The Garland Development Code (GDC) establishes a parking ratio of one and a half (1.5) parking spaces per each one-bedroom dwelling unit and two (2) parking spaces per each dwelling unit with two (2) or more bedrooms; therefore, the proposed Dwelling, Multi-Family would require 241 parking spaces. The Detail Plan provides thirty-two (32) parking spaces in tuck under garages, sixty-two (62) on-site surface parking spaces, 106 on-site carport parking spaces and forty-seven (47) on-street parking spaces for a total of 247 parking spaces.
6. The Garland Development Code (GDC) establishes a maximum building height of forty (40) feet, measured from grade at the front of the building to the highest point of a flat roof. Within the proposed Planned Development (PD) District the maximum building height would be forty-five (45) feet which would accommodate for the four levels in Building B and Building C whose actual building height is forty-three (43) feet and ten (10) inches.
7. Section 2.39(G)(1) of the Garland Development Code (GDC) stipulates that a minimum of fifty (50) percent of the structures that are located within 100 feet of, or visible from, any public right-of-way must be positioned where the structures' façades are at an angle of at least thirty (30) degrees to the street right-of-way line. The intent of this provision is to avoid the external appearance of long and monotonous building alignments.

The layout on the proposed Detail Plan deviates from the above requirement since its applicability would be counterproductive to the concept of an urban street edge which the applicant wants to accomplish along the extension of Zion Road.

8. In lieu of the twenty (20) foot front setback (adjacent to street) required in Table 2-4 of the Garland Development Code, the applicant proposes a build-to-zone from twenty (26) feet to fifty (50) feet measure from the front-of-curb (the curb adjacent to the traffic lane) to the face of the building. All other applicable setbacks in the Multi-Family (MF) District as prescribed in the Garland Development (GDC) apply and are met.
9. The Garland Development Code (GDC) prescribes a number of Special Standards to which all Dwelling, Multi-Family are required to be built; these Special Standards include but are not limited to lot dimensions and density, minimum dwelling unit areas, yard setbacks, building placement and amenities. With the exception of the Special Standards under Consideration No. 3, No. 7 and No. 8 from which the proposed Dwelling, Multi-Family deviates, all other Special Standards are met.
10. With the exception of the landscape requirement in Section 4.34 of the Garland Development Code regarding site and perimeter landscaping, the landscape and screening layout on the proposed landscape plan (Exhibit D) complies with the applicable screening and landscape standards found in Chapter 4 of the Garland Development Code (GDC).
11. The design of each building (Exhibit E) is required to comply with the following Garland Development Code (GDC) development standards:
 - All building elevations are required to consist of at least eighty (80) percent masonry per Section 4.83(A).
 - At least two (2) different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
 - At least six of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
 - Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).

The design of Building A, Building B and Building C as proposed complies with the aforementioned development standards.

Variances:

12. Section 4.34 of the Garland Development Code (GDC) stipulates that a minimum of forty (40) percent of the site of any Dwelling, Multi-Family must be devoted to landscaping, open space areas, pools, and similar outdoor recreational activity areas.

The applicant requests a variance to the above requirement to allow a minimum of twenty-one point six (21.6) percent of the site to be devoted to landscaping, open space areas, pools, and similar outdoor recreational activity areas.

The applicant justifies the variance request due to the right-of-way dedication for the extension of Zion Road to East IH 30 which resulted in a loss of 1.45 acres of developable property, which is approximately twenty-five (25) percent of the area within the zoning request. The applicant asserts that the inclusion of Zion Road requires the development to discount otherwise required green space while not compromising the unit count necessary for the project to be viable. Furthermore, it is recognized that the

predominant amenity for this site is the adjacent Lake Ray Hubbard. The presence of Lake Ray Hubbard and John Paul Jones Park provides availability of recreation and leisure areas for residents.

13. Section 4.34 of the Garland Development Code (GDC) requires a ten (10) foot wide landscape buffer and for every thirty (30) lineal feet, or fraction thereof, of required landscape buffer, one (1) large canopy tree is required within the buffer. The landscape buffer is typically located between the property line and the parking area(s).

In lieu of a landscape buffer, the applicant proposes a seven (7) foot wide amenity zone located between the on-street parking and the eight (8) foot wide sidewalk and where twenty-four (24) street trees would be planted. This alternative to the landscape buffer would contribute to pedestrian safety, comfort and the urban character that the applicant proposes along Zion Road.

COMPREHENSIVE PLAN

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

The I-30 Corridor Catalyst Area Plan identifies this site within the Harbor Point Targeted Investment Area. The Harbor Point area offers the opportunity for lakefront and lake-themed residential development, especially north of IH 30, including higher-end, relatively dense detached homes, condominiums, and perhaps some limited rental product.

COMPATIBILITY OF REQUEST WITH SURROUNDING DEVELOPMENT

The properties to the south along and across IH 30 are zoned for Community Retail Uses and are developed with a regional center (Harbor Point). Lake Ray Hubbard is located to the north of the subject property. The properties to the east are zoned for Community Retail Uses; one of the properties is developed with a pawn shop and the other is undeveloped. The properties immediately to the west are zoned Multi-Family (MF) District and are developed with apartment complexes; further west is the location of John Paul Jones Park.

STAFF RECOMMENDATION

Approval of 1) a Zoning Change from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses; 2) a Detail Plan for Dwelling, Multi-Family and 3) a Variance to Section 4.34 of the Garland Development Code regarding site and perimeter landscaping.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

CITY COUNCIL DATE: August 7, 2018

PREPARED BY:

Josue De La Vega, MCRP
Senior Development Planner
Planning & Community Development
972-205-2454
jdelaavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



ZONING MAP Z 18-10



INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-10

1603 East IH 30

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of Dwelling, Multi-Family.
- 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 and Site Development Standards as set forth in Chapter 4 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Detail Plan:** Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall govern.
- V. Specific Regulations:**
- A. Permitted Uses: Only those land uses as permitted in the Multi-Family (MF) District.
 - B. Density: The maximum permitted density is approximately thirty (30) units per acre.
 - C. Parking: A minimum of thirty-two (32) parking spaces shall be provided in tuck under garages. A maximum of forty-seven (47) on-street parking spaces can be counted towards meeting the parking requirement for the proposed Dwelling, Multi-Family.
 - D. Building Height: The maximum permitted building height is forty-five (45) feet.
 - E. Building Placement: Section 2.39(G)(1) of the Garland Development Code (GDC) shall not apply.

- F. Build-To-Zone: The build-to-zone along Zion Road shall be as shown on Exhibits C and D. All other applicable setbacks in the Multi-Family District as prescribed in the Garland Development Code (GDC) shall apply.
- G. Site Landscaping/Open Space: A minimum of twenty-one point six (21.6) percent of the site shall be devoted to landscaping, open space areas, pools, and similar outdoor recreational activity areas.
- H. Amenity Zone: In lieu of a landscape buffer as prescribed in Section 4.34 of the Garland Development Code, a seven (7) foot wide amenity zone along the entire street frontage (minus driveways) shall be provided. At least twenty-four (24) street trees shall be planted within the amenity zone.
- I. Screening and Landscaping: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- J. Elevations: Building elevations shall be in general conformance with the elevations labeled Exhibit E.





2. LANDSCAPE CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE BEGINNING WORK.
3. ALL LANDSCAPING SHALL COMPLY WITH THE CURRENT EDITION OF ANSI Z 60.1 "AMERICAN STANDARD FOR NURSERY STOCK."
4. ALL PLANTS SHALL MEET THE REQUIREMENTS OF THE STATE AND FEDERAL LAW WITH RESPECT TO DISEASE AND INSECT INFESTATION.
5. MULCH AREAS WITH TRIPLE GRADED HARDWOOD MULCH 3" MAX. DEPTH.
6. ALL LANDSCAPE SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT.
7. FORMAL LINES AND GROUPINGS OF A SPECIES OF TREE, SHRUB, OR GROUNDCOVER MUST BE MATCHED FOR SIZE, FORM, AND COLOR.
8. ALL STEPS IN PLANTING BEDS AND TREE PITS SHALL BE BACKFILLED WITH PLANTING SOIL.
9. ALL TREES OUTSIDE OF PLANT BEDS SHALL BE PLANTED WITH A MULCH RING. ORGANIC MULCH FROM OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE.
10. ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLAN.
11. AT PLANTING, TREE TRUNKS MUST BE PROTECTED WITH TREE GUARDS.
12. WIRE BASKETS, BURLAP WRAPPINGS, ROPE, TWINE OR ANY SIMILAR SHIPPING MATERIALS SHALL BE REMOVED BEFORE PLANTING.
13. A 3'-6" CUT EDGE SHALL BE CREATED AT ALL LOCATIONS WHERE PLANTING BEDS ARE ADJACENT TO GRASS AREAS UNLESS OTHERWISE NOTED.
14. SEE CIVIL PLANS FOR TYPE AND LOCATION OF EROSION CONTROL MATERIALS.
15. MAINTAINING EXISTING UTILITIES WITHIN WORK AREA, SITE DRAINAGE AND PLANTINGS SHALL AVOID ANY EXISTING UTILITIES.
16. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE ARCHITECT'S PLAN. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT, OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
17. PLANTING BEDS MUST BE IDENTIFIED BY VERIFYING ALL PLANT QUANTITIES, WRITTEN QUANTITIES TAKES PRECEDENCE OVER GRAPHIC QUANTITIES. NOTIFY OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT OF DISCREPANCIES.

17. THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL AT THE SPECIFICATION IS VIOLATED, DAMAGED, OR DECLINING IN HEALTH. IN THE EVENT OF SUCH INSPECTIONS OR REJECTIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE REJECTED MATERIAL AND FOR THE DELIVERY OF THE REPLACEMENT MATERIAL. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF PLANT MATERIAL PRIOR TO DELIVERY TO THE PROJECT SITE.
18. THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT MAY DISPOSE PLANT MATERIAL AT HIS DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT PRIOR TO PURCHASING.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PLANT MATERIAL FROM THE LANDSCAPE ARCHITECT'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR APPROVAL. IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION, RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL PRIOR TO THE REQUESTED REPLACEMENT.
20. THE CONTRACTOR SHALL WARRANT ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PLANT MATERIAL THAT DIES OR IS DAMAGED DURING THE WARRANTY PERIOD.
21. THE DEVELOPER, HIS SUCCESSORS AND AGENTS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE WITH THE CITY OF PLEASANTON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PLANT, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
22. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION SHALL BE REVEALED TO A DEPTH OF 8" - 12" AND AMENDED.
23. ALL LANDSCAPED AREAS ARE TO HAVE SOIL PREPARATION, (MINIMUM RATE OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.). TREES SHALL NOT BE LOCATED IN DRAINAGE SLASHES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
24. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF DISEASE OR DAMAGE AS DETERMINED BY THE LANDSCAPE ARCHITECT.
25. ALL TREES ARE TO BE STAKED AND GUYNED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL

RESPONSIBLE FOR REMOVAL/STAYS AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO ANY REMOVAL.

ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE OBTAIN BY OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT.

DO NOT PLACE PLANT MATERIAL IN SHRUB BEDS SO THAT ONCE PLANTS GROW TO FULL SIZE THEY ARE FULLY CONTAINED WITHIN THE SHRUB BED AREA AND DO NOT HANG OVER THE EDGE LINE.

REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNATED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE ALLOWED TO EXCEED THE LIMITS OF THE IRRIGATION OR MAJOR FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. FOR IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.

LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH INDIVIDUAL ZONES FOR EACH PLANTING AREA. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE ON A 10-15 MINUTE CYCLE OPERATION DURING RAINY PERIODS. TREES AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC PUMP-UP IRRIGATION SYSTEM. SHRUBS AND PERENNIAL BEDS SHALL HAVE Drip IRRIGATION.

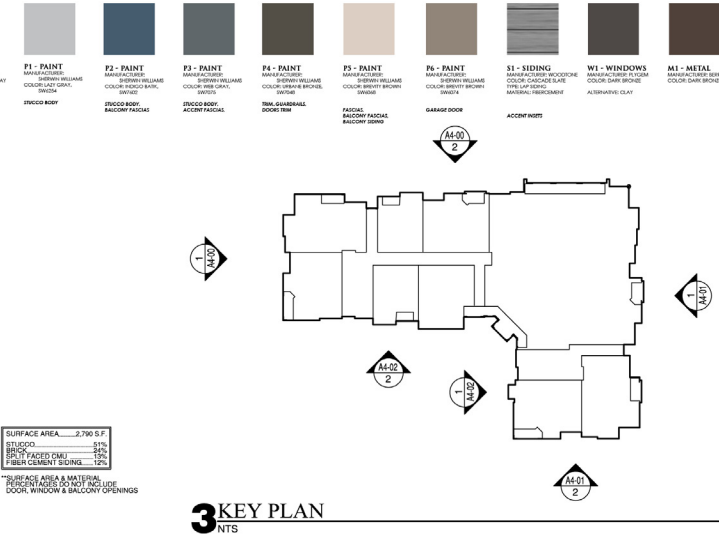
ALL IRRIGATION MAINLINE AND LATERAL LOCATIONS SHALL BE IDENTIFIED AND MARKED WITH REFERENCE TO THE IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIALS.

THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD TOWNSHIPS AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS SHALL BE MAINTAINED TO PREVENT ANY DRAINAGE FROM OCCURRING TOWARD FOUNDATIONS OR TOWARD THE GRADE PLANE, IN NO CASE SHALL THE GRADE, TRIP THATCH, OR OTHER LANDSCAPE MATERIALS NARROW WATERWAYS OR DRAINAGE AREAS. ANY DRAINAGE AREAS SHALL BE IDENTIFIED AND MARKED WITH REFERENCE TO THE SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT.

SHRUBS, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY A SPADE CUT EDGE. EDGES ARE NOT TO BE ALLOWED TO EXCEED THE MINIMUM DISTANCE AWAY FROM FOUNDATIONS AND WALLS. THE FINAL GRADE EDGE SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.

2. EXISTING TYPED AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOIL TO MATCH EXISTING TYPED SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO BE COVERED WITH SOIL SHALL BE RESTORED TO ORIGINAL CONDITION.
3. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN $\pm 1/8"$ OF FINISHED GRADES AS SHOWN ON THE PLANS. THESE PLANS ARE NOT INTENDED FOR CONSTRUCTION OR PERMITTING UNLESS STATED IN THE TITLE BLOCK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS. ANY DIFFERENT SIZE SHALL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERRING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCOMPLETE INFORMATION OR ANY OTHER CAUSE.
5. VERIFY ALL PLANT DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CORRECT DISCREPANCIES.
6. WRITTEN DIMENSION TIME EVIDENCE SHALL BE SUBMITTED.
7. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DISCREPANCIES. THE OWNER'S REPRESENTATIVE, WHEN REQUIRED, ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK.
9. THE CONTRACTOR SHALL PROVIDE A STAYED LOGAL AT ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAINTAIN AS REQUIRED.
10. CONTRACTOR TO GUARANTEE A 1 YEAR WARRANTY ON ALL PLANT MATERIAL.
11. MAINTENANCE TO WATER ALL PLANTS WITHOUT IRRIGATION SYSTEMS 2 TIMES PER WEEK AT 1" VOLUME EACH WATERING SESSION FOR A PERIOD OF 1 YEAR FROM DATE OF INSTALLATION. AFTER THE FIRST YEAR OF INSTALLATION, THE CONTRACTOR SHALL WATER ALL PLANTS 1" VOLUME EACH WATERING SESSION ON A REGULAR SCHEDULE AND 2 TIMES A WEEK AT 1" VOLUME EACH WATERING SESSION DURING PERIODS OF EXTREME DROUGHT. THE CONTRACTOR SHALL DETERMINE THE NECESSITY FOR ADDITIONAL WATERING. IF ADDITIONAL WATERING IS NEEDED, SHALL RESUME TO THE REGULAR ONE AT 1" VOLUME EACH 1" VOLUME EACH WATERING SESSION.

USER: Joe Horvath TAB: 11.1
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SECTION 4.83 (B) - ARCHITECTURAL ELEMENTS	
ARCHITECTURAL ELEMENTS USED IN BUILDING 'A' ELEVATION:	
- AWNINGS	
- ALCOVES	
- DIVIDED LIGHT WINDOWS	
- ORNAMENTAL WINDOW HEADERS	
- ORNAMENTAL FACADE TRIM	
- VARIED ROOF HEIGHTS	
BUILDING HEIGHT	
BUILDING 'A' HEIGHT: 33'-0"	
*REFER TO ELEVATIONS FOR INDIVIDUAL MATERIAL BREAKDOWN	
BUILDING MATERIAL PERCENTAGE TOTALS	
STUCCO	51%
BRICK	49%
SPLIT FACED CMU	12%
FIBER CEMENT SIDING	11%
*REFER TO ELEVATIONS FOR INDIVIDUAL MATERIAL BREAKDOWN	
NOTE: ALL BUILDING ELEVATIONS TO COMPLY WITH GARLAND DEVELOPMENT CODE	



2 BUILDING 'A' ELEVATION - BLDG #2
SCALE: 1/8" = 1'-0"

SURFACE AREA	8,671 S.F.
STUCCO	52%
BRICK	23%
SPLIT FACED CMU	14%
FIBER CEMENT SIDING	11%

**SURFACE AREA & MATERIAL PERCENTAGES DO NOT INCLUDE DOOR, WINDOW & BALCONY OPENINGS

REVISIONS

LAKEVIEW POINTE APARTMENTS
APARTMENTS IN GARLAND, TEXAS FOR
OM HOUSING

ISSUED FOR:
TDHCA SUBMITTAL
06-20-18

BGO architects

4202 Beltway Drive
Addicks, TX 75001
214.520.8878
bgoarchitects.com

DATE

01-26-18

PROJECT

18101

SHEET NUMBER

A4-00

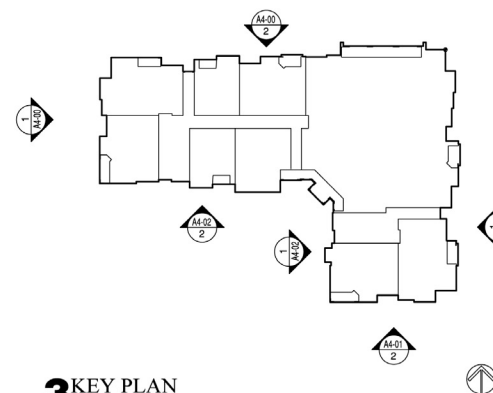
BUILDING 'A'
ELEVATION



2 BUILDING 'A' ELEVATION - BLDG #2

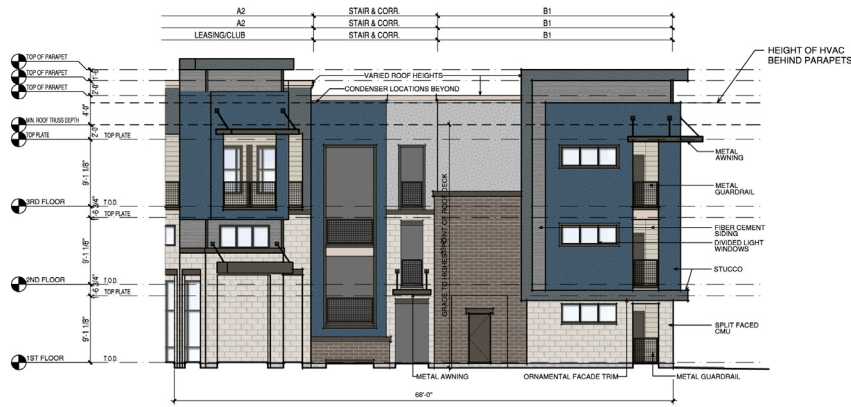


3KEY PLAN



SECTION 4.83 (B) - ARCHITECTURAL ELEMENTS	
ARCHITECTURAL ELEMENTS USED IN BUILDING A: ELEVATION:	
AWNINGS ALCOVES DIVIDED LIGHT WINDOWS ORNAMENTAL WINDOW HEADERS ORNAMENTAL FACADE TRIM VARIED ROOF HEIGHTS	
BUILDING HEIGHT	
BUILDING A: HEIGHT	33'-2"
*PER SECTION 6.03 OF GASLAND DEVELOPMENT CODE, BUILDING HEIGHT IS MEASURED FROM GRADE TO HIGHEST POINT OF ROOF DECK	
BUILDING MATERIAL PERCENTAGE TOTALS	
STUCCO	54%
BRICK	24%
SPLIT FACED CMU	12%
FIBER CEMENT SIDING	10%

NOTE:
ALL BUILDING SIGNAGE IS TO COMPLY WITH GARLAND DEVELOPMENT CODE



1 BUILDING 'A' ELEVATION - BLDG #2
SCALE: 1/8" = 1'-0"

SURFACE AREA: 2,709 S.F.
STUCCO: 44%
SPLIT FACED CMU: 12%
FIBER CEMENT SIDING: 9%
*SURFACE AREA & MATERIAL PERCENTAGES DO NOT INCLUDE DOOR, WINDOW & BALCONY OPENINGS

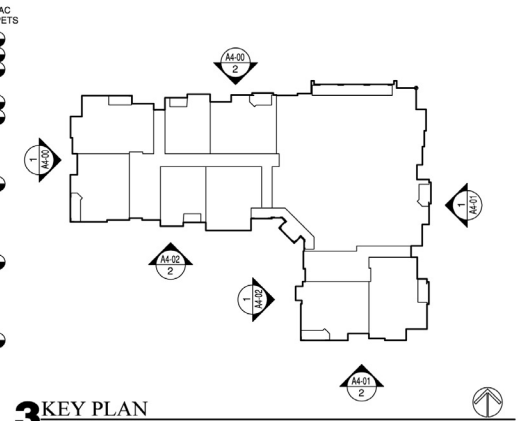
C1 - CMU MANUFACTURER: ACM COLOR: CONCRETE FINISH: PLT FACED MATERIAL: PLAIN GRAY	B1 - BRICK MANUFACTURER: ACM COLOR: CHARCOAL GRAY FINISH: RED MATERIAL: PLAIN GRAY	F1 - PAINT MANUFACTURER: ACM COLOR: CHARCOAL GRAY FINISH: PLT FACED MATERIAL: PLAIN GRAY	F2 - PAINT MANUFACTURER: ACM COLOR: CHARCOAL GRAY FINISH: RED MATERIAL: PLAIN GRAY	F3 - PAINT MANUFACTURER: ACM COLOR: CHARCOAL GRAY FINISH: RED MATERIAL: PLAIN GRAY	F4 - PAINT MANUFACTURER: ACM COLOR: CHARCOAL GRAY FINISH: RED MATERIAL: PLAIN GRAY	F5 - PAINT MANUFACTURER: ACM COLOR: CHARCOAL GRAY FINISH: RED MATERIAL: PLAIN GRAY	F6 - PAINT MANUFACTURER: ACM COLOR: CHARCOAL GRAY FINISH: RED MATERIAL: PLAIN GRAY	S1 - SIDING MANUFACTURER: ACM COLOR: CHARCOAL GRAY FINISH: RED MATERIAL: PLAIN GRAY	W1 - WINDOWS MANUFACTURER: ACM COLOR: CHARCOAL GRAY FINISH: RED MATERIAL: PLAIN GRAY	M1 - METAL MANUFACTURER: ACM COLOR: CHARCOAL GRAY FINISH: RED MATERIAL: PLAIN GRAY

SECTION 4.83 (B) - ARCHITECTURAL ELEMENTS	
ARCHITECTURAL ELEMENTS USED IN BUILDING 'A' ELEVATION:	
- AWNINGS	
- ALCOVES	
- DIVIDED LIGHT WINDOWS	
- ORNAMENTAL WINDOW HEADERS	
- ORNAMENTAL FACADE TRIM	
- VARIOUS ROOF HEIGHTS	
BUILDING HEIGHT	
BUILDING 'A' HEIGHT	33'-0"
*PER SECTION 4.83 OF GARLAND DEVELOPMENT CODE, BUILDING HEIGHT IS MEASURED FROM GRADE TO HIGHEST POINT OF ROOF DECK	
BUILDING MATERIAL PERCENTAGE TOTALS	
STUCCO	44%
SPLIT FACED CMU	12%
FIBER CEMENT SIDING	9%
**REFER TO ELEVATIONS FOR INDIVIDUAL MATERIAL BREAKDOWN	
NOTE: ALL BUILDING SIGNS ARE TO COMPLY WITH GARLAND DEVELOPMENT CODE.	



2 BUILDING 'A' ELEVATION - BLDG #2
SCALE: 1/8" = 1'-0"

SURFACE AREA: 5,824 S.F.
STUCCO: 44%
SPLIT FACED CMU: 12%
FIBER CEMENT SIDING: 9%
*SURFACE AREA & MATERIAL PERCENTAGES DO NOT INCLUDE DOOR, WINDOW & BALCONY OPENINGS



3 KEY PLAN
NTS

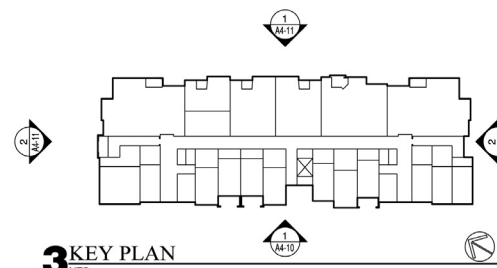
REVISIONS		LAKEVIEW POINTE APARTMENTS		BGO architects		DATE: 01-26-18		SHEET NUMBER: A4-02	
APARTMENTS IN GARLAND, TEXAS FOR OM HOUSING		4202 Beltway Drive Addicks, TX 75001 214.520.8878 bgoarchitects.com		PROJECT: 18101		BUILDING 'A' ELEVATION		COPYRIGHT © BGO Architects ALL RIGHTS RESERVED	



SURFACE AREA	3,585 S.F.
STUCCO	84%
BRICK	10%
SPLIT FACED CMU	5%
FIBER CEMENT SIDING	1%

*SURFACE AREA & MATERIAL PERCENTAGES DO NOT INCLUDE DOOR, WINDOW & BALCONY OPENINGS

C1 - CMU MANUFACTURER: ACME COLOR: BROWN HEIGHT: 8" x 16"	B1 - BRICK MANUFACTURER: ACME COLOR: CHAMBERLAIN SIZE: 8"	P1 - PAINT MANUFACTURER: BENETON COLOR: LIGHT GRAY FINISH: BRUSH	P2 - PAINT MANUFACTURER: BENETON COLOR: DUSTY GRAY FINISH: BRUSH	P3 - PAINT MANUFACTURER: BENETON COLOR: DUSTY GRAY FINISH: BRUSH	P4 - PAINT MANUFACTURER: BENETON COLOR: DUSTY GRAY FINISH: BRUSH	P5 - PAINT MANUFACTURER: BENETON COLOR: DUSTY GRAY FINISH: BRUSH	P6 - PAINT MANUFACTURER: BENETON COLOR: DUSTY GRAY FINISH: BRUSH	S1 - SIDING MANUFACTURER: WOODWARD COLOR: DUSTY GRAY FINISH: BRUSH	W1 - WINDOWS MANUFACTURER: WOODWARD COLOR: DUSTY GRAY FINISH: BRUSH	M1 - METAL MANUFACTURER: WOODWARD COLOR: DUSTY GRAY FINISH: BRUSH
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SECTION 4.83 (B) - ARCHITECTURAL ELEMENTS

ARCHITECTURAL ELEMENTS USED IN BUILDING 'B' ELEVATION

- AWNINGS
- DIVIDED LIGHT WINDOWS
- PLANTERS (REFER TO CIVIL / LANDSCAPE PLANS)
- ORNAMENTAL WINDOW HEADERS
- ORNAMENTAL FACADE TRIM
- VARIOUS ROOF HEIGHTS

BUILDING HEIGHT

BUILDING 'B' HEIGHT: 47'-10"

*PER SECTION 4.83 (B) OF GHS AND DEVELOPMENT CODE
GRADE TO HIGHEST POINT OF ROOF DECK

BUILDING MATERIAL PERCENTAGE TOTALS

STUCCO	84%
SPLIT FACED CMU	5%
FIBER CEMENT SIDING	1%
BRICK	10%

*REFER TO ELEVATIONS FOR INDIVIDUAL MATERIAL BREAKDOWN

NOTE

ALL BUILDING SIGNS ARE TO COMPLY WITH GARLAND DEVELOPMENT CODE.

REVISIONS

LAKEVIEW POINTE APARTMENTS

APARTMENTS IN GARLAND, TEXAS FOR OM HOUSING

ISSUED FOR: TDHCA SUBMITTAL

06-20-18

BGO architects

4202 Beltway Drive Addison, TX 75001 214-530-8879 bgoarchitects.com

DATE

01-26-18

PROJECT

18101

SHEET NUMBER

A4-10

BUILDING 'B' ELEVATION



1 BUILDING 'B' ELEVATION - BLDG 1
SCALE: 1/8" = 1'-0"

SURFACE AREA: 3,904 S.F.
STUCCO: 44%
BRICK: 35%
FIBER CEMENT SIDING: 21%
FIBER CEMENT SIDING: 2%

*SURFACE AREA & MATERIAL PERCENTAGES DO NOT INCLUDE DOOR, WINDOW & BALCONY OPENINGS

VERTICAL BUILDING ARTICULATION PER GDC ILLUSTRATION 4-7
STREET FACING FACADE WIDTH: 48'-0"
VERTICAL ARTICULATION WIDTH: 10'-0"
VERTICAL ARTICULATION WIDTH: 10'-0"
2'-0" VERTICAL ARTICULATION PER GDC ILLUSTRATION 4-7

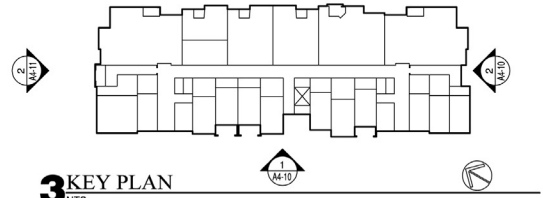
HORIZONTAL BUILDING ARTICULATION PER GDC ILLUSTRATION 4-7
STREET FACING FACADE WIDTH: 48'-0"
HORIZONTAL ARTICULATION WIDTH: 10'-0"
HORIZONTAL ARTICULATION WIDTH: 10'-0"
TWO SEGMENTS @ 4'-0" DEEP EACH 27'-4"

SECTION 4.83 (B) - ARCHITECTURAL ELEMENTS	
ARCHITECTURAL ELEMENTS USED IN BUILDING 'B' ELEVATION:	
- AWNINGS	
- DIVIDED LIGHT WINDOWS	
- PLANTERS (REFER TO CIVIL (LANDSCAPE PLANS))	
- ORNAMENTAL WINDOW HEADERS	
- ORNAMENTAL FACADE TRIM	
- VARIOUS ROOF HEIGHTS	
BUILDING HEIGHT	
BUILDING 'B' HEIGHT: 45'-10"	
*PER SECTION 6.03 OF GARLAND DEVELOPMENT CODE BUILDING HEIGHT IS MEASURED FROM GRADE TO HIGHEST POINT OF ROOF DECK	
BUILDING MATERIAL PERCENTAGE TOTALS	
STUCCO:	44%
BRICK:	35%
FIBER CEMENT SIDING:	21%
FIBER CEMENT SIDING:	2%
*REFER TO ELEVATIONS FOR INDIVIDUAL MATERIAL BREAKDOWN	
NOTE: ALL BUILDING SIGNAGE IS TO COMPLY WITH GARLAND DEVELOPMENT CODE.	



2 BUILDING 'B' ELEVATION - BLDG 1
SCALE: 1/8" = 1'-0"

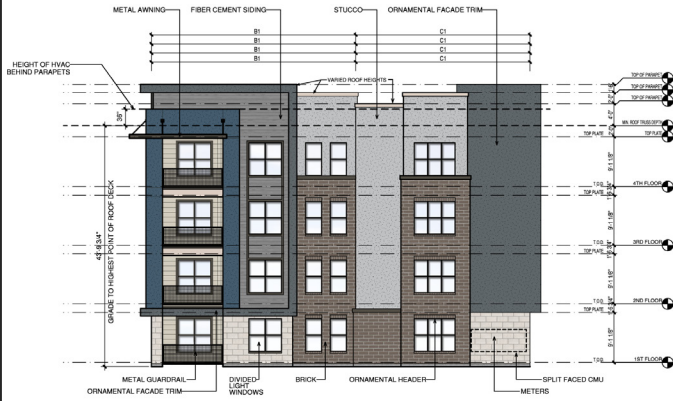
C1 - CMU MANUFACTURED JOINT COLOR: CHARCOAL GRAY SIDE FINISH HEIGHT TO HIGHEST POINT OF ROOF DECK HORIZONTAL PLANTING GRAY	B1 - BRICK MANUFACTURED JOINT COLOR: CHARCOAL GRAY SIDE FINISH MORTAR: PLAIN GRAY	F1 - PAINT MANUFACTURED JOINT COLOR: CHARCOAL GRAY SIDE FINISH STUCCO BODY	F2 - PAINT MANUFACTURED JOINT COLOR: CHARCOAL GRAY SIDE FINISH STUCCO BODY	F3 - PAINT MANUFACTURED JOINT COLOR: CHARCOAL GRAY SIDE FINISH STUCCO BODY	F4 - PAINT MANUFACTURED JOINT COLOR: CHARCOAL GRAY SIDE FINISH STUCCO BODY	F5 - PAINT MANUFACTURED JOINT COLOR: CHARCOAL GRAY SIDE FINISH STUCCO BODY	F6 - PAINT MANUFACTURED JOINT COLOR: CHARCOAL GRAY SIDE FINISH STUCCO BODY	S1 - SIDING MANUFACTURED JOINT COLOR: CHARCOAL GRAY SIDE FINISH STUCCO BODY	W1 - WINDOWS MANUFACTURED JOINT COLOR: CHARCOAL GRAY SIDE FINISH STUCCO BODY	M1 - METAL MANUFACTURED JOINT COLOR: CHARCOAL GRAY SIDE FINISH STUCCO BODY
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SURFACE AREA: 3,558 S.F.
STUCCO: 44%
BRICK: 35%
FIBER CEMENT SIDING: 21%
FIBER CEMENT SIDING: 2%

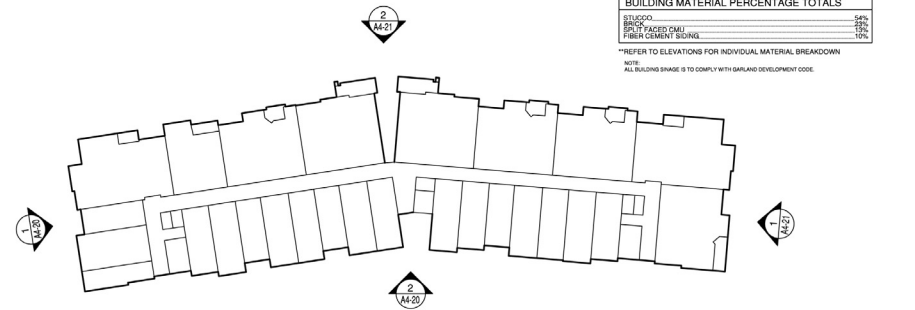
*SURFACE AREA & MATERIAL PERCENTAGES DO NOT INCLUDE DOOR, WINDOW & BALCONY OPENINGS

LAKEVIEW POINTE APARTMENTS		ISSUED FOR: THCA SUBMITTAL 06-20-18		BGO architects		DATE: 01-26-18		SHEET NUMBER: A4-11	
APARTMENTS IN GARLAND, TEXAS FOR OM HOUSING				4202 Beltway Drive Addison, TX 75001 214-350-8878 bgoarchitects.com		PROJECT: 18101		BUILDING 'B' ELEVATION	



1 BUILDING 'C' ELEVATION - BLDG #3
SCALE: 3/32" = 1'-0"

SURFACE AREA: 3,500 S.F.
STUCCO: 51%
BRICK: 14%
SPLIT FACED CMU: 12%
FIBER CEMENT SIDING: 23%
MATERIAL BREAKDOWN
PERCENTAGES DO NOT INCLUDE
DOOR, WINDOW & BALCONY OPENINGS



3 KEY PLAN
NTS



2 BUILDING 'C' ELEVATION - BLDG #3
SCALE: 3/32" = 1'-0"

VERTICAL ARTICULATION PER GDC ILLUSTRATION #1
VERTICAL ARTICULATION PER GDC ILLUSTRATION #1
VERTICAL ARTICULATION PER GDC ILLUSTRATION #1
VERTICAL ARTICULATION PER GDC ILLUSTRATION #1

HORIZONTAL ARTICULATION PER GDC ILLUSTRATION #1
HORIZONTAL ARTICULATION PER GDC ILLUSTRATION #1
HORIZONTAL ARTICULATION PER GDC ILLUSTRATION #1
HORIZONTAL ARTICULATION PER GDC ILLUSTRATION #1

SURFACE AREA: 15,455 S.F.
STUCCO: 51%
SPLIT FACED CMU: 12%
FIBER CEMENT SIDING: 23%
MATERIAL BREAKDOWN
PERCENTAGES DO NOT INCLUDE
DOOR, WINDOW & BALCONY OPENINGS

REVISIONS	LAKEVIEW POINTE APARTMENTS APARTMENTS IN GARLAND, TEXAS FOR OM HOUSING		ISSUED FOR: TDHCA SUBMITTAL 06-20-18	BGO architects 4202 Beltway Drive Addicks, TX 75001 214.520.8878 bgoarchitects.com	DATE 01-26-18 PROJECT 18101	SHEET NUMBER A4-21 BUILDING 'C' ELEVATION
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ARCHITECTURAL ELEMENTS USED IN BUILDING 'C' ELEVATION:

BUILDING HEIGHT

**PER SECTION 6.03 OF GARLAND DE
CODE, 35.01 DING HEIGHT IS MEASU

CODE. BUILDING HEIGHT IS MEASURED
GRADE TO HIGHEST POINT OF ROOF

BUILDING MATERIAL PERCENTAGE T

STUCCO
BRICK
SPLIT FACED CMU

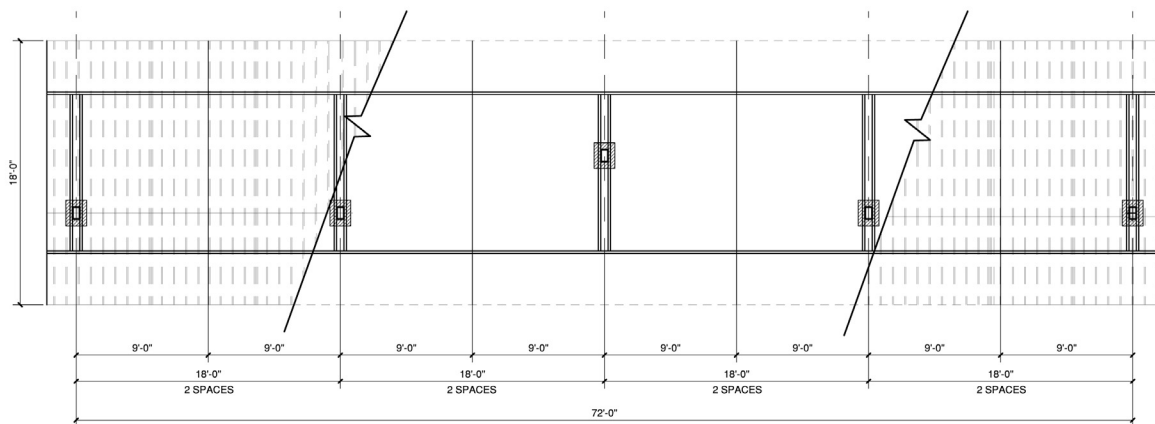
**REFER TO ELEVATIONS FOR INDIVIDUAL MATERIAL BREAKDOWN

NOTE:
ALL BUILDING SIGNAGE IS TO COMPLY WITH GARLAND DEVELOPMENT CODE.



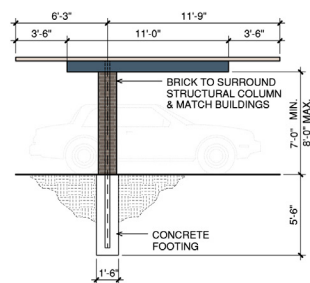
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PROJECT 18101		BUILDING 'C' ELEVATION																															



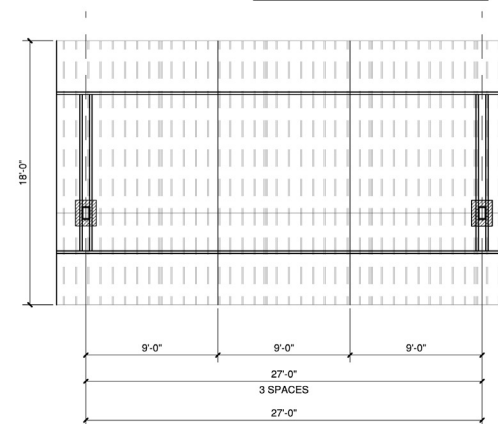
4 CARPORT PLAN - 6 EVEN SPACES (TYPICAL)

REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION



3 CARPORT SECTION

REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION

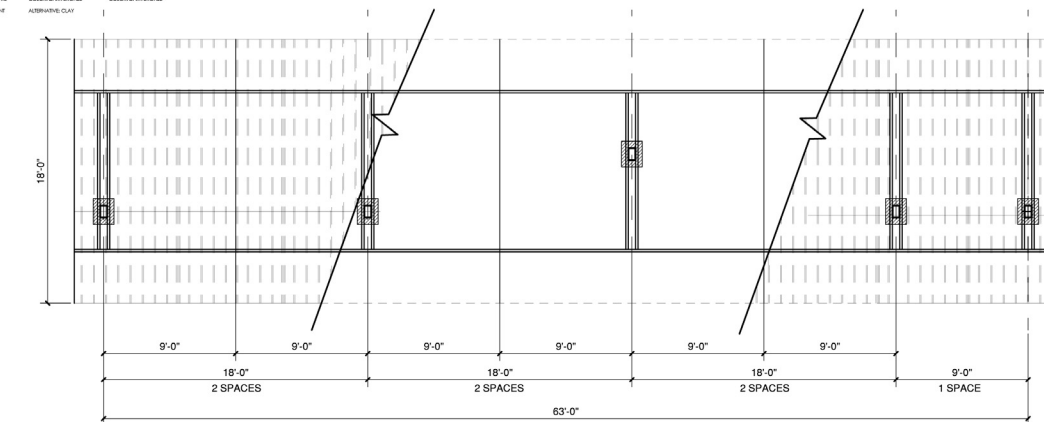


2 CARPORT PLAN - 3 EVEN SPACES

REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION

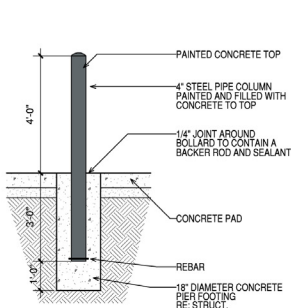
NOTE:
ALL CARPORT STRUCTURES ARE TO HAVE THE SAME BRICK
USED ON BUILDING 'A' WRAP THE SUPPORT COLUMNS

CARPORT AREAS	
5 SPACE CARPORT =	810 SQ. FT.
6 SPACE CARPORT =	972 SQ. FT.
7 SPACE CARPORT =	1,134 SQ. FT.
8 SPACE CARPORT =	1,296 SQ. FT.
9 SPACE CARPORT =	1,458 SQ. FT.
10 SPACE CARPORT =	1,620 SQ. FT.

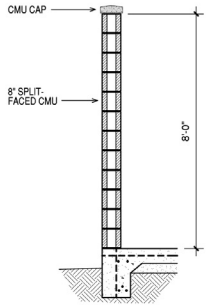


1 CARPORT PLAN - 5 EVEN SPACES (TYPICAL)

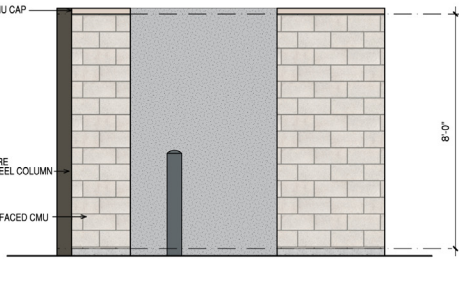
REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION



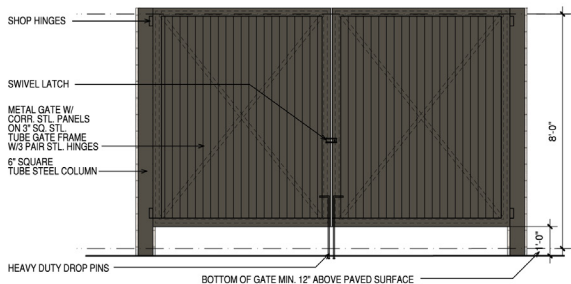
6 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



5 TRASH ENCLOSURE-SECTION
SCALE: 1/2" = 1'-0"

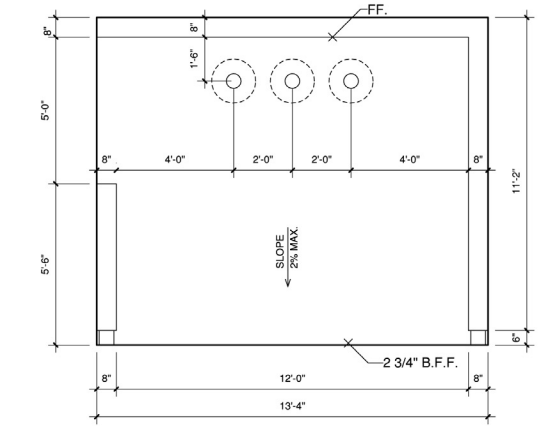


4 TRASH ENCLOSURE-SIDE ELEVATION
SCALE: 1/2" = 1'-0"



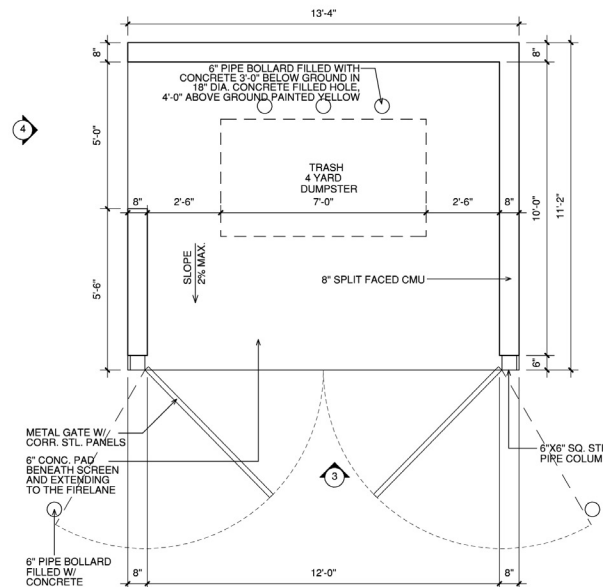
3 TRASH ENCLOSURE-FRONT ELEVATION
SCALE: 1/2" = 1'-0"

C1 - CMU MANUFACTURED 18" x 8" x 8" COLOR: PEARL S1000 FINISH: BURNISHED	B1 - BRICK MANUFACTURED COLOR: CHIMNEY S1000 FINISH: BURNISHED	F1 - PAINT MANUFACTURED COLOR: PEARL S1000 FINISH: BURNISHED	P2 - PAINT MANUFACTURED COLOR: PEARL S1000 FINISH: BURNISHED	P3 - PAINT MANUFACTURED COLOR: PEARL S1000 FINISH: BURNISHED	P4 - PAINT MANUFACTURED COLOR: PEARL S1000 FINISH: BURNISHED	P5 - PAINT MANUFACTURED COLOR: PEARL S1000 FINISH: BURNISHED	P6 - PAINT MANUFACTURED COLOR: PEARL S1000 FINISH: BURNISHED	S1 - SIDING MANUFACTURED COLOR: PEARL S1000 FINISH: BURNISHED	W1 - WINDOWS MANUFACTURED COLOR: PEARL S1000 FINISH: BURNISHED	M1 - METAL MANUFACTURED COLOR: PEARL S1000 FINISH: BURNISHED



1 TRASH ENCLOSURE-(2) 10 YARD UNIT - FORMING PLAN
SCALE: 1/2" = 1'-0"

NOTE: COORDINATE WITH WASTE
MANAGEMENT PROVIDER.
REFER TO CIVIL PLANS FOR
ACCESSIBLE ROUTE AND
PEDESTRIAN ACCESS



2 TRASH ENCLOSURE-(2) 10 YARD UNIT
SCALE: 1/2" = 1'-0"

REVISIONS

LAKEVIEW POINTE APARTMENTS

APARTMENTS IN GARLAND, TEXAS FOR
OM HOUSING

ISSUED FOR:
TDHCA SUBMITTAL
06-20-18

BGO
architects
4202 Beltway Drive
Addicks, TX 75001
214.530.8878
bgoarchitects.com

DATE
01-26-18
PROJECT
18101
SHEET NUMBER

A2-70
SINGLE TRASH
ENCLOSURE

COPYRIGHT © BGO Architects ALL RIGHTS RESERVED

Z 18-10



View of the subject property from the service road of E I-30



View of the subject property from the end of Zion Road.



GARLAND

Plan Commission

3.d.

Meeting Date: 07/09/2018

Item Title: Z 18-29 Charles Gojer & Assoc. (District 1)

Summary:

Consideration of the application of **Charles Gojer & Assoc.**, requesting approval of 1) an Amendment to Planned Development (PD) 16-22 District for Community Retail Uses; 2) a Detail Plan for a Financial Institution; and 3) a Specific Use Provision for a Drive-Through Service. This property is located at 5005 North President George Bush Turnpike. (District 1) (File Z 18-29)

Attachments

Z 18-29 Charles Gojer & Assoc. Report and Attachments

Planning Report

File No: Z 18-29/District 1

Agenda Item:

Meeting: Plan Commission

Date: July 9, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) an Amendment to Planned Development (PD) 16-22 District for Community Retail Uses; 2) a Detail Plan for a Financial Institution; and 3) a Specific Use Provision for a Drive-Through Service.

LOCATION

5005 North President George Bush Turnpike

APPLICANT

Charles Gojer & Assoc.

OWNER

Gugar Family #2

BACKGROUND

In 2016 City Council approved Planned Development (PD) 16-22 District along with a Detail Plan (Exhibit F) to allow the construction of a Medical and Dental Office/Clinic and Pharmacy (without Drive-Through or Window) on the subject property; however, such development did not come to fruition and the site remains undeveloped. The applicant proposes a Planned Development (PD) District and has brought forward a Detail Plan to develop the subject property with a Financial Institution (a bank) with Drive-Through Service.

SITE DATA

The subject property contains approximately 1.7 acres in area, with approximately 250 lineal feet of frontage along the service road of President George Bush Turnpike and 290 lineal feet of frontage along Elliot Avenue. The site will be accessed directly from Elliot Avenue and through common access drives from the service road of President George Bush Turnpike.

USE OF PROPERTY UNDER CURRENT ZONING

With the Community Retail (CR) District as the base zoning district, Planned Development (PD) 16-22 allows uses as they are permitted in the Community Retail (CR) District. Financial Institution is a land use permitted by right; however, Drive-Through Service requires approval of a Specific Use Provision. Furthermore, a Detail Plan illustrating the layout and design of the proposed development requires approval through the public hearing process to replace the Detail Plan previously approved for Medical and Dental Office/Clinic and Pharmacy (without Drive-Through or Window). The Community Retail (CR) District will continue as the base zoning under the proposed Planned Development (PD) District.

CONSIDERATIONS

Detail Plan:

1. The applicant has brought forward a Detail Plan (Exhibit C) to develop a 5,261-square foot, one (1) story, Financial Institution with Drive-Through Service (square footage includes the drive-through canopy). The Drive-Through Service would consist of four (4) drive-through lanes for tellers and ATM's. The proposed Financial Institution would

operate Monday through Friday from 9:00 a.m. to 6:00 p.m. and Saturday from 9:00 a.m. to 4:00 p.m.

2. Section 2.51 of the Garland Development Code establishes a minimum parking requirement of one (1) parking space for every 300 square feet of gross floor area. This development will require fifteen (15) parking spaces and the Detail Plan proposes thirty-two (32) parking spaces. The applicant asserts and has demonstrated through a parking study that thirty-two (32) parking spaces are necessary to provide sufficient parking for a Financial Institution of this size.
3. The proposed landscape and screening layout (Exhibit D) complies with the applicable screening and landscape regulations in Chapter 4 of the Garland Development Code.
4. The design of the building (Exhibit E) is required to comply with the following Garland Development Code requirements:
 - All building elevations are required to consist of at least eighty (80) percent masonry per Section 4.83(A).
 - At least two (2) different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
 - At least six (6) of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
 - Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).

The building design complies with the aforementioned design requirements.

5. Planned Development (PD) 16-22 limits freestanding signage to one monument sign along the service road of President George Bush Turnpike. The applicant proposes one monument sign and attached signage that will comply with the applicable regulations in the Garland Development Code.

Specific Use Provision:

6. A Specific Use Provision for Drive-Through Service for a period of thirty (30) years is requested by the applicant.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject property. Community Centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community Centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across SH 190, and northwest from the subject property are zoned for Community Retail Uses and have developed with a variety of restaurant and commercial uses. The properties to the southeast are zoned for Neighborhood Office Uses;

these properties are currently developed with a school parking lot. The properties immediately to the southwest are zoned for Community Retail Uses and are developed with two (2) hotels and an office building. The properties to the south, across Naaman Forest Boulevard, are zoned for Agricultural Uses; these properties are developed with Naaman Forest High School and the Curtis Culwell Special Events Center.

STAFF RECOMMENDATION

Approval of) an Amendment to Planned Development (PD) 16-22 District for Community Retail Uses, 2) a Detail Plan for a Financial Institution and 3) a Specific Use Provision for a Drive-Through Service for a period of thirty (30) years.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

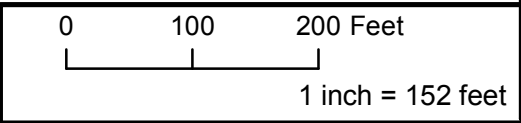
CITY COUNCIL DATE: August 7, 2018

PREPARED BY:

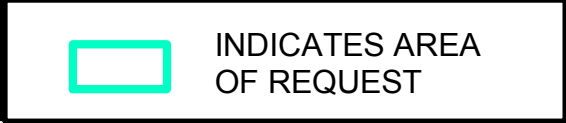
Josue De La Vega, MCRP
Senior Development Planner
Planning & Community Development
(972) 205-2454
jdelavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



ZONING MAP Z 18-29



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-29

5005 North President George Bush Turnpike

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of a Financial Institution with Drive-Through Service.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Detail Plan:** Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Regulations:**
 - A. Permitted Uses:** Only those uses as permitted in the Community Retail (CR) District. Restaurant, Drive-Through, however, is not a permitted use on the subject property.
 - B. Screening and Landscaping:** Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
 - C. Elevations:** Building elevations shall be in general conformance with the elevations labeled Exhibit E.
 - D. Signage:** Freestanding signage shall be limited to one monument sign along the service road of President George Bush Turnpike. Freestanding signage and attached signage shall comply with the applicable regulations in the Garland Development Code.

E. Parking: No more than thirty-two (32) parking spaces shall be provided.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 18-29

5005 North President George Bush Turnpike

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Drive-Through Service.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773 are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
 - A. Specific Use Provision: The Specific Use Provision for Drive-Through Service shall be in effect for a period of thirty (30) years.

PRINTED BY: MICHAEL
CAD FILE: P:\2018\18-121-FIRE WHEEL\CHL.DWG 18-121-S-01-SCHEMATIC SITE PLAN.dwg
PLOT DATE/TIME: 6/19/2018 - 8:16am



-
- The map shows the site location in the Forest Cove area of San Jose, California. The site is located near the intersection of Highway 101 and Highway 180. Key landmarks include the Forest Cove area, the San Jose State University campus, and the San Jose International Airport. The map also shows the location of the site relative to the San Jose State University campus and the San Jose International Airport.

MAPSCO GRID: 9-Z
(NOT TO SCALE)

1. ALL PAVING IN CITY R.O.W. SHALL COMPLY WITH CITY OF GARLAND NOTES, SPECIFICATIONS, AND DETAILS.
2. THE SITE WILL NOT HAVE A TRASH CONTAINER OR ENCLOSURE PER OWNER REQUEST.

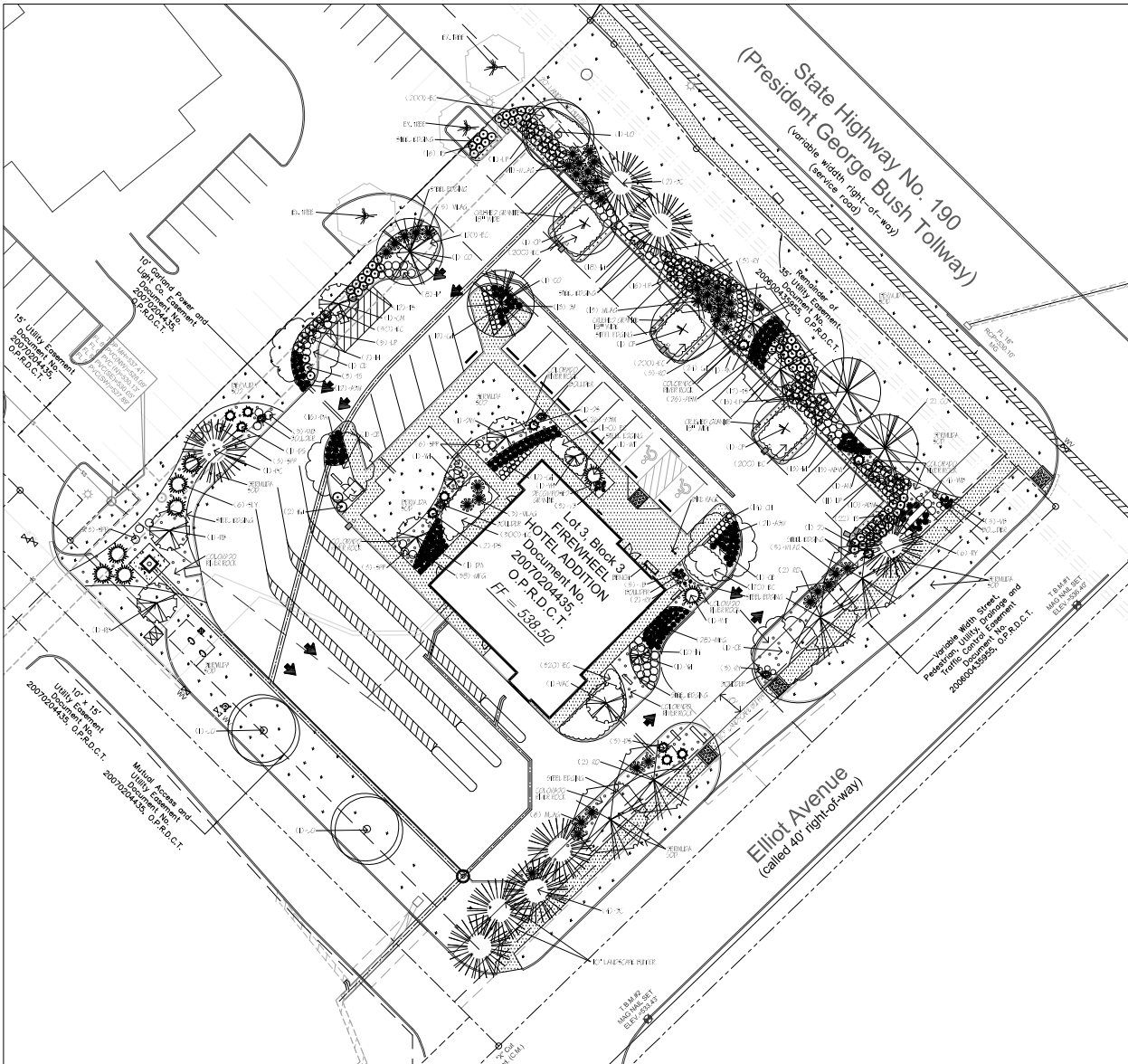
1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS, EXCEPT AS NOTED HEREIN AND APPROVED BY OWNER OR THE A/E.
2. DIMENSIONS ARE TO FACE OF CURB AND CURBS ARE 0.50' (6") WIDE UNLESS SPECIFICALLY NOTED OTHERWISE.
3. ALL UNMARKED CURB RADI ARE 3.00' (3'-0") TO FACE OF CURB.
4. UNITS OF LENGTH ARE FEET UNLESS OTHERWISE MARKED AS INCHES ("), CENTIMETERS (CM), METERS (M) OR YARDS (YD).

HORIZONTAL SCALE: $1''=20'$

VERTICAL SCALE: $1''=6'$

SITE SUMMARY	
Lot Area (acres)	1.701
Zoning	PD16-22
Proposed Use	COMMERCIAL
Fire Lane Size	24' Wide
Proposed Building Square Footage	5,261
Lot Coverage	7.1%
Stories	1
Floor Area Ratio	0.07
Finished Floor Elevation AMSL, ft	538.50
City-Required Parking Ratio for Building size per Space)	1/300 SF
Total Parking Required	15
Total Parking Provided	32
Number of Surplus Parking Spaces in Excess of City Requirements	17
Number of Accessible Parking Spaces Required by TAS	2
Number of Accessible Spaces Provided	2
Total Loading Required	1
Total Loading Provided	1
Total Impervious Surface, SF	45,987
Percent Impervious Surface	62.1%

DESIGN	DRAWN	DATE	FILE	NUMBER	SHEET
D.A.A.	M.H.J.	JUNE 18-2018			S-01



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

CITY OF GARLAND
PD - DISTRICT 07-46 LANDSCAPE REQUIREMENTS

SITE AREA = 74,000 S.F.
PERCENTAGE OF TOTAL SITE IN PERMANENT LANDSCAPING = 10 % OR 7,406 S.F.
SQUARE FOOTAGE OF LANDSCAPE AREA PROVIDED = 29,213 S.F. OR 39%

LANDSCAPE BUFFERS
1. 20' LANDSCAPE BUFFER WITH ONE (1) CANOPY TREE AND SEVEN (7) SHRUBS PER 30 L.F. ADJACENT TO AA THOROUGHFARE OR LARGER.
2. 10' LANDSCAPE BUFFER WITH ONE (1) CANOPY TREE PER 30 L.F. ADJACENT TO ALL OTHER STREET TYPES.
3. 75% MAX. TURF IN LANDSCAPE BUFFER AREAS.

HWY. 290: 283 L.F.
AREA: 4,840 S.F.
REQUIRED
27' LANDSCAPE BUFFER
(8) TREES, 3" CAL.
(50) SHRUBS
3,630 S.F. (75%) MAX. TURF

ELLIOT AVE.: 292 L.F.
AREA: 2,550 S.F.
REQUIRED
10' LANDSCAPE BUFFER
(10) TREES, 3" CAL.
1,988 S.F. (75%) MAX. TURF

PROVIDED
20' LANDSCAPE BUFFER
(8) TREES, 3" CAL.
(151) SHRUBS
1,425 S.F. (30%) MAX. TURF

PROVIDED
10' LANDSCAPE BUFFER
(10) TREES, 3" CAL.
1,303 S.F. (49%) MAX. TURF

PARKING AREA LANDSCAPING (S.H. 190 FRONTAGE)
1. 10% OF PARKING AREA COVERED IN LIVING LANDSCAPE.
2. TWO (2) LARGE CANOPY TREES WITHIN 65' OF ALL PARKING SPACES.
3. TWO (2) LARGE CANOPY TREES PER 10 SPACES.
4. SCREEN PARKING WITH A CONTINUOUS ROW OF SHRUBS AT LEAST 3' IN HEIGHT WITHIN 2 YEARS OF INSTALLATION.

PARKING AREA: 4,031 S.F.
PARKING SPACES: 26
REQUIRED
401 S.F. (10%)
(5) TREES, 3" CAL.
36' HT. SCREEN

PROVIDED
2,048 S.F. (51%)
(5) TREES, 3" CAL.
36' HT. SCREEN

PARKING AREA LANDSCAPING (OTHER PARKING AREAS)
1. 5% OF PARKING AREA COVERED IN LIVING LANDSCAPE.
2. ONE (1) LARGE CANOPY TREE WITHIN 65' OF ALL PARKING SPACES.
3. ONE (1) LARGE CANOPY TREE PER 10 SPACES.
4. SCREEN PARKING WITH A CONTINUOUS ROW OF SHRUBS AT LEAST 3' IN HEIGHT WITHIN 2 YEARS OF INSTALLATION.

PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
BC	8	TAXODIUM DISTICHUM	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
CE	4	BALD CYPRESS	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
CD	4	ULMUS CRASSIFOLIA	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
CP	3	QUERCUS MUELENBURGII	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
LO	3	CHINKAPIN OAK	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
RO	7	PISTACHIA CHINENSE	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
		CHINESE PISTACHIO	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
		QUERCUS VIRGINIANA	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
		LIVE OAK	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
		QUERCUS SHUMARDII	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
		RED OAK	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
KEY	QUANTITY	ORNAMENTAL TREES DESCRIPTION	SIZE
CM	1	LAGERSTROEMIA INDICA 'RED'	30 GAL., 8" HT., MIN. 3 CANES
RB	2	CRABE MYRTLE	30 GAL., 8" HT., MIN. 3 CANES
VAC	1	ERENDIA CANADENSIS 'OKLAHOMA'	30 GAL., 8" HT., MIN. 3 CANES
VH	3	VITEX AGNUS-CASTUS 'PURPLE MONTICLOSI'	30 GAL., 8" HT., MIN. 3 CANES
DW	2	ILEX VOMITORIA 'FEMALE'	30 GAL., 8" HT., MIN. 3 CANES
		PAUPON HOLLY	30 GAL., 8" HT., MIN. 3 CANES
		CHILIPIS LINEARIS	30 GAL., 8" HT., MIN. 3 CANES
		DESERT WILLOW	30 GAL., 8" HT., MIN. 3 CANES
KEY	QUANTITY	SHRUBS DESCRIPTION	SIZE
CH	69	ILEX BURFORDII 'CARISSA'	5 GAL., MIN. 15" HT., 24" O.C.
LP	56	LOPERIFOLIUM CHINENSE 'CHINESE FRINGEFLOWER'	5 GAL., MIN. 18" HT., 24" O.C.
AN	2	YUCCA FILAMENTOSA VAR. 'ADAMS NEEDLE VAR.'	5 GAL., MIN. 12" HT., 24" O.C.
IH	58	YUCCA FILAMENTOSA VAR. 'PINK LADY'	5 GAL., MIN. 18" HT., 24" O.C.
FI	2	YUCCA FILAMENTOSA VAR. 'PINK LADY'	5 GAL., MIN. 18" HT., 24" O.C.
SLY	6	YUCCA FILAMENTOSA VAR. 'PINK LADY'	5 GAL., MIN. 18" HT., 24" O.C.
RY	14	YUCCA FILAMENTOSA VAR. 'PINK LADY'	5 GAL., MIN. 18" HT., 24" O.C.
DS	8	YUCCA FILAMENTOSA VAR. 'PINK LADY'	5 GAL., MIN. 18" HT., 24" O.C.
SPP	15	YUCCA FILAMENTOSA VAR. 'PINK LADY'	5 GAL., MIN. 18" HT., 24" O.C.
TS	70	YUCCA FILAMENTOSA VAR. 'PINK LADY'	5 GAL., MIN. 18" HT., 24" O.C.
WT	2	YUCCA FILAMENTOSA VAR. 'PINK LADY'	5 GAL., MIN. 18" HT., 24" O.C.
KEY	QUANTITY	GROUND COVER DESCRIPTION	SIZE
EC	1,910	EUCOMYDUS FORTUNEI 'COLORATUS'	4" POT, FULL PLANT 18" O.C.
KEY	QUANTITY	BLOOMING COLOR DESCRIPTION	SIZE
VB	16	VERBENA X HYBRIDA 'BLUE PRINCESS'	1 GAL., FULL PLANT 18" O.C.
WB	4	GAURA LINDHEIMERI	1 GAL., FULL PLANT 18" O.C.
KEY	QUANTITY	ORNAMENTAL GRASSES DESCRIPTION	SIZE
AMB	108	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GAL., MIN. 18" HT., 20" O.C.
BA	29	BOUTELOU GRACILIS 'BLOND AMBITION'	1 GAL., FULL PLANT 18" O.C.
MLAG	43	MUHLENBERGIA LINDHEIMERI	1 GAL., FULL PLANT 18" O.C.
MFG	66	NASSELLA TENUISSIMA	1 GAL., FULL PLANT 18" O.C.



PARKING AREA: 1,098 S.F.
PARKING SPACES: 6
REQUIRED
55 S.F. (5%)
(1) TREE, 3" CAL.
36' HT. SCREEN

PROVIDED
245 S.F. (22%)
(1) TREE, 3" CAL.
36' HT. SCREEN

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

JCL
J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
11815 Forest Central Dr., Suite 303
Dallas, Texas 75243 (214) 340-1199
TX REGISTRATION NO. F-697

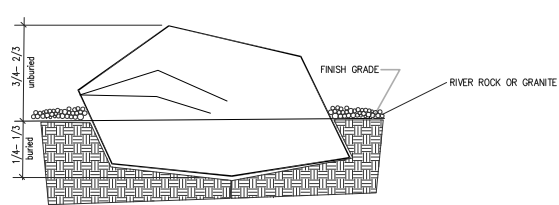
100 0 50 100
HORIZONTAL SCALE: 1"=20'

Charles Gojer
and Associates, Inc.
Consulting Engineers
11815 Forest Central Dr., Suite 303
Dallas, Texas 75243 (214) 340-1199
TX REGISTRATION NO. F-697

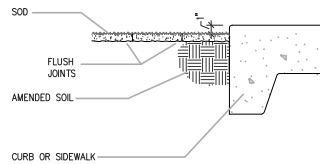
XX-XX CITY CASE NO.: 180424-2

LANDSCAPE PLAN
LOT 3, BLOCK 3, 1,730 AREAS
5005 GEORGE BUSH TOLLWAY
RBFCU GARLAND BRANCH
CITY OF GARLAND, TEXAS

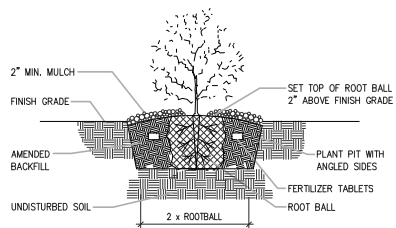
DESIGN	DRAWN	DATE	FILE	NUMBER	SHEET
J.C.L.	J.C.L.	JUNE 06-2018			



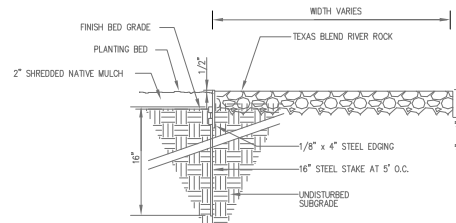
A BOULDER PLACEMENT
DETAIL
SCALE: NTS



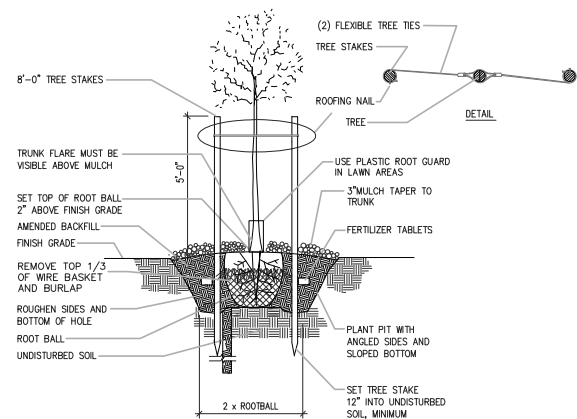
B SOD INSTALLATION
SCALE: NTS



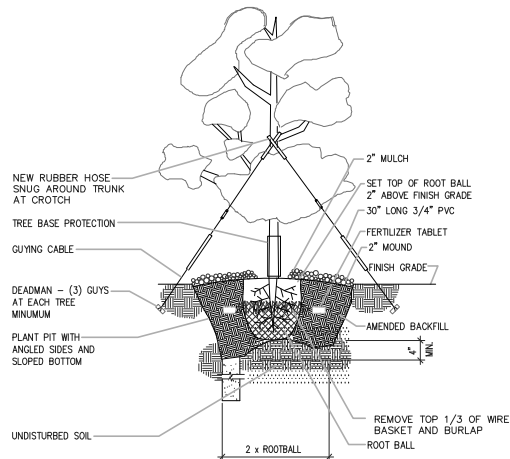
C SHRUB PLANTING DETAIL
SCALE: NTS



D STEEL EDGING DETAIL
SCALE: NTS

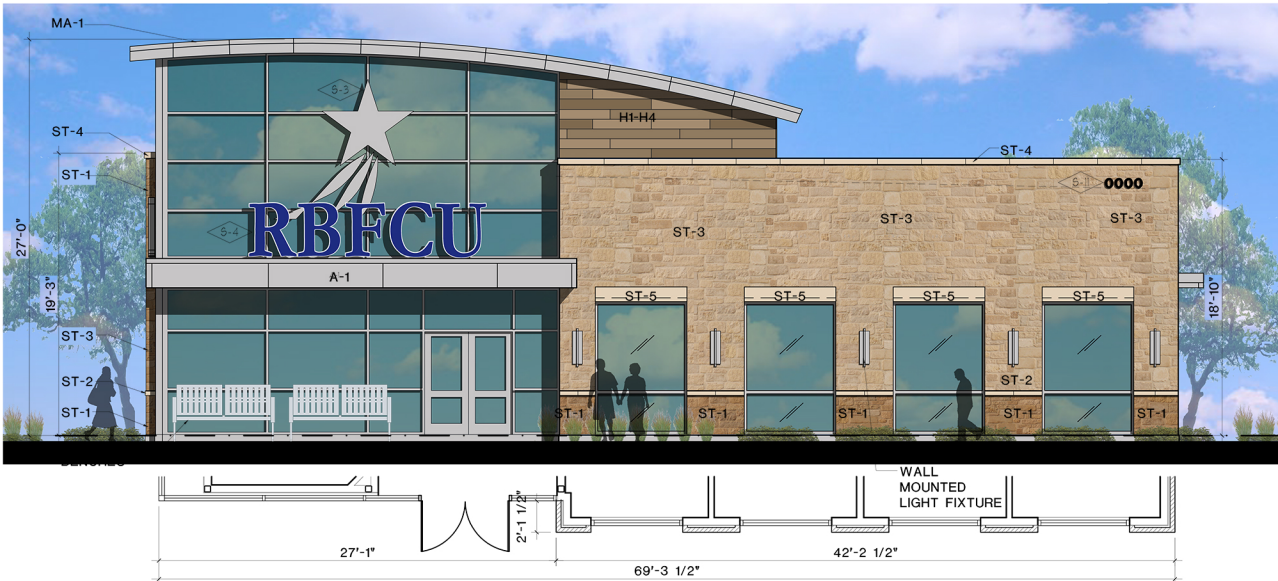


E TREE PLANTING AND STAKING
SCALE: NTS



F TREE GUYING (FOR LARGE SPECIMEN TREES ONLY)
SCALE: NTS

REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY
JCL J. CAMILLE LA FOY LANDSCAPE ARCHITECTURE CONSULTING 11015 FOREST CENTRAL DR. SUITE 303 DALLAS, TEXAS 75243 (214) 340-1199 TX REGISTRATION NO. F-697			
100 0 50 100 HORIZONTAL SCALE: 1"=20'			
Charles Gojer and Associates, Inc. Consulting Engineers 11815 Forest Central Dr. Suite 303 Dallas, Texas 75243 (214) 340-1199 TX REGISTRATION NO. F-697			
XX-XX		CITY CASE NO.: 180424-2	
LANDSCAPE DETAILS			
LOT 3, BLOCK 3, 1.730 AREAS			
5005 GEORGE BUSH TOLLWAY			
RBFCD GARLAND BRANCH			
CITY OF GARLAND, TEXAS			
DESIGN	DRAWN	DATE	FILE
J.C.L.	J.C.L.	MAY 18-2018	
NUMBER		SHEET	



NORTH ELEVATION (FRONT)



EAST ELEVATION (SIDE)

MATERIALS LEGEND

STONE	METAL ROOF, AWNINGS, COPING & DOWNSPOUTS
ST-1 LEUDERS WALNUT LIMESTONE	A-1 PREFINISHED COMPOSITE ALUMINUM PANELS - REYNOBOND
RANDOM ASHLAR-4" THICK	MA-1 BERRIDGE MANUFACTURING CO. SOLARBAN 70XL ON SOLEXIA LEADCOTE
ST-2 CORDOVA CREAM, HONED & CUT ALL SIDES-4" THICK	WINDOWS AND GLAZING CLEAR ANODIZED FRAMES
ST-3 LEUDERS ROUGHBACK RANDOM ASHLAR-4" THICK	20 YEAR FINISH WARRANTY
ST-4 CAST STONE CAP- MINIMUM 3" THICK	STOREFRONT DOORS CLEAR ANODIZED FRAMES
ST-5 CAST STONE WINDOW HEADER - 4" THICK	CLEAR TEMPERED GLAZING
HARDI PLANK / STUCCO PAINTED	
H-1 BENJAMIN MOORE HC-80 BLEEKER BEIGE	
H-2 ICI A1838 MEADOWLARK	
H-3 ICI 515 AMERICAN EAGLE	
H-4 ICI A1825 PALM SPRINGS TAN	

NORTH FRONT ELEVATION

MATERIALS EXCLUDING DOORS, WINDOWS, STOREFRONT		
MATERIAL		PERCENTAGE
CAST STONE	43 SF	6.3 %
NATURAL STONE	523 SF	75.5 %
VENER		
MASONRY TOTAL	566 SF	81.8 %
ALUMINUM	59 SF	8.5 %
HARDIE BOARD	67 SF	9.7 %
TOTAL	692 SF	100 %

MASONRY INCLUDES STONE, CAST STONE AND 3 STEP PROCESS STUCCO.

EAST ELEVATION (SIDE)

MATERIALS EXCLUDING DOORS, WINDOWS, STOREFRONT		
MATERIAL		PERCENTAGE
CAST STONE	14 SF	1.3 %
NATURAL STONE	709 SF	69.0 %
VENER		
STUCCO	231 SF	22.7 %
MASONRY	954 SF	93 %
ALUMINUM	74 SF	7 %
TOTAL	1028 SF	100 %

MASONRY INCLUDES STONE, CAST STONE AND 3 STEP PROCESS STUCCO.

WALL MOUNTED SIGNAGE CALCULATIONS

ALLOWABLE AREA
FRONT FACADE
MAXIMUM SF OF ALL SIGNAGE NOT TO EXCEED TWO TIMES LINEAL WIDTH OF WALL
ALLOWABLE: FRONT FACADE - 69' X 2 = 138 SF MAX.
PROVIDED: SIGNAGE ON FRONT WALL - 51 + 43 = 94 SF

ALLOWABLE AREA
SIDES AND REAR FACADES
MAXIMUM SF OF ALL SIGNAGE NOT TO EXCEED LINEAL WIDTH OF WALL
ALLOWABLE: SIDES - 63' = 63 SF MAX.
PROVIDED: SIGNAGE ON SIDE WALLS - 51 SF
ALLOWABLE: REAR - 69' = 69 SF MAX.
PROVIDED: SIGNAGE ON REAR WALL - 51 SF.

ARCHITECTURAL ELEMENTS

- CANOPIES
- DISPLAY WINDOW
- ORNAMENTAL WINDOW HEADERS
- DISTINCTIVE LIGHT FIXTURES
- BENCHES AND SEATS
- VARIED ROOF HEIGHTS



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XX-XX	CITY CASE NO.: 180424-2	JOB NO: 1803
LOT 3, BLOCK 3, 1730 AREAS		DATE: 6/04/18
5005 GEORGE BUSH HIGHWAY		DRAWN BY:
RBFCU GARLAND BRANCH		CHECKED BY: FFL
CITY OF GARLAND, TEXAS		SHEET
DESIGN	DRAWN	DATE
D.A.A.	M.N.J.	MAY 18-2018

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REVISIONS		
NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
RANDOLPH ☆ BROOKS
Federal Credit Union
5005 George Bush Highway
Garland, TX

RBFCU

cmp

chesneymoralespartners, inc.
architecture/interior design
4001 Broadway, Suite 250, San Antonio, Texas 78209
710.523.1881 • 210.523.9711
chesneymorales.com

[illegible]

chesneymordalespartners, inc.
architecture/interior design
4901 Broadway, Suite 250 San Antonio, Texas 78209
210.828.5481 v 210.828.5711 f FAX from Reg. 081010
chesneymordales.com

JOB NO: 1809
DATE: 6/04/18
DRAWN BY:
CHECKED BY: FFL
SHEET
A3

STONE	METAL ROOF, AWNINGS, COPING &
ST-1	DOWNPOUTS
LEUDERS WALNUT LIMESTONE	A-1
RANDOM ASHLAR-4" THICK	PREFINISHED COMPOSITE
ST-2	ALUMINUM PANELS
CORDOVA CREAM, HONED & CUT ALL	REYNOLBD
SIDES-4" THICK	MA-1
ST-3	BERRIDGE MANUFACTURING CO.
LEUDERS ROUGHBACK RANDOM	- 20 YEAR FINISH WARRANTY
ASHLAR-4" THICK	LEADCOATE
ST-4	WINDOWS AND GLAZING
CAST STONE CAP- MINIMUM 3" THICK	CLEAR ANODIZED FRAMES
ST-5	SOLARBAN 70XL ON SOLEXIA
CAST STONE WINDOW HANGER - 4" THICK	STOREFRONT DOORS
HARDI PLANK / STUCCO PAINTED	H-4
H-1	CLEAR ANODIZED FRAMES
BENJAMIN MOORE HC-80 BLEEKER BEIGE	CLEAR TEMPERED GLAZING
H-2	
ICI A1838 MEADOWLARK	
H-3	
ICI S15 AMERICAN EAGLE	
H-4	
ICI A1825 PALM SPRINGS TAN	

SOUTH ELEVATION (BACK)		
MATERIALS EXCLUDING DOORS, WINDOWS, STOREFRON		
MATERIAL		PERCENTAGE
CAST STONE	28 SF	1.9 %
NATURAL STONE VENEER	1229.2 SF	82.6 %
STUCCO	90.8 SF	6.1 %
MASONRY	1348 SF	90.6 %
HARDIE BOARD	140 SF	9.4 %
TOTAL	1488 SF	100 %

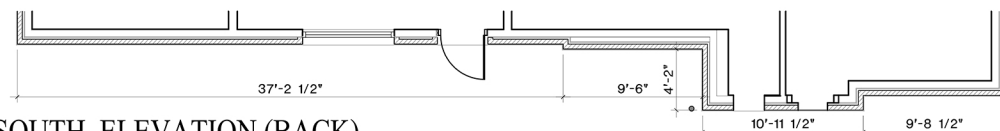
WEST FRONT ELEVATION		
MATERIALS EXCLUDING DOORS, WINDOWS, STOREFRONT		
MATERIAL		PERCENTAGE
CAST STONE	36.6 SF	3.2 %
NATURAL STONE VENEER	770.4 SF	68.1 %
STUCCO	243 SF	21.5 %
MASONRY	1050 SF	92.8 %
ALUMINUM	16 SF	1.4 %
HARDIE BOARD	65 SF	5.8 %
TOTAL	1131 SF	100 %

MASONRY INCLUDES STONE, CAST STONE AND 3 STEP
PROCESS STUCCO.

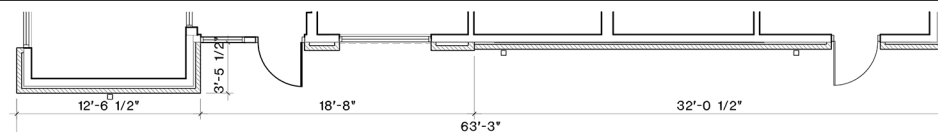
ALLOWABLE AREA
FRONT FACADE
MAXIMUM SF OF ALL SIGNAGE NOT TO EXCEED TWO
TIMES LINEAL WIDTH OF WALL.
ALLOWABLE FRONT FACADE = 69' X 2 = 138 SF MAX.
PROVIDED: SIGNAGE ON FRONT WALL = 51 + 43= 94 SF

ALLOWABLE AREA
SIDES AND REAR FACADES
MAXIMUM SF OF ALL SIGNAGE NOT TO EXCEED LINEAL
WIDTH OF WALL.
ALLOWABLE: SIDES - 63' - 63 SF MAX.
PROVIDED: SIGNAGE ON SIDE WALLS - 51 SF
ALLOWABLE: REAR - 69' - 69 SF MAX.
PROVIDED: SIGNAGE ON REAR WALL - 51 SF.

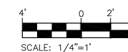
1. CANOPIES
2. DISPLAY WINDOW
3. ORNAMENTAL WINDOW HEADERS
4. DISTINCTIVE LIGHT FIXTURES
5. BENCHES AND SEATS
6. VARIED ROOF HEIGHTS



Architectural elevation drawing of the RBFCU building facade. The drawing shows a multi-story building with a stone-textured facade and a flat roof. Key features include a large entrance with a canopy, a drive-thru window, and various roof sections. Labels indicate materials like "METAL LOUVERS H4 PAINT" and "H-2 PAINT", and structural elements like "ST-1" through "ST-4". A height dimension of 18'-10" is shown on the left. A sign on the right reads "REFER TO A-4 FOR DRIVE THRU CANOPY".

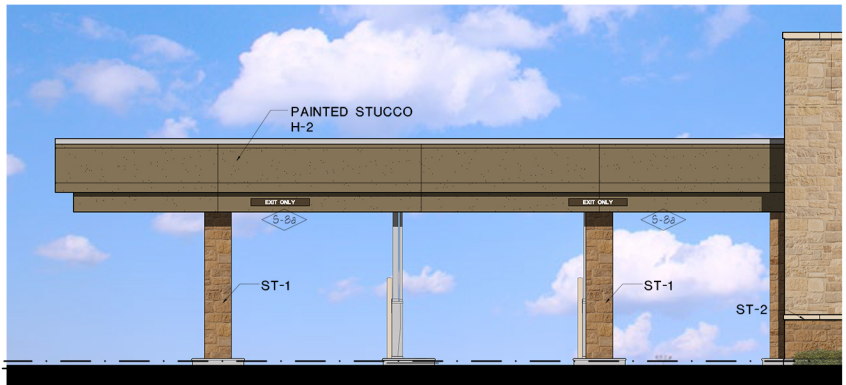


WEST ELEVATION (SIDE)

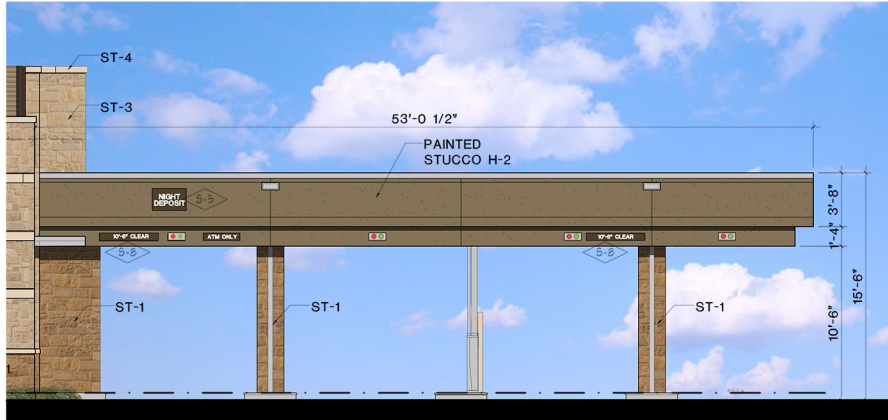


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Exhibit E



EAST CANOPY ELEVATION (SIDE)



WEST CANOPY ELEVATION (SIDE)



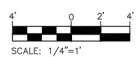
SOUTH CANOPY ELEVATION (BACK)

MATERIALS LEGEND

STONE ST-1 LEUDERS WALNUT LIMESTONE RANDOM ASHLAR-4" THICK ST-2 CORDOVA CREAM, HONED & CUT ALL SIDES-4" THICK ST-3 LEUDERS ROUGHBACK RANDOM ASHLAR-4" THICK ST-4 CAST STONE CAP- MINIMUM 3" THICK ST-5 CAST STONE WINDOW HEADER - 4" THICK HARDI PLANK / STUCCO PAINTED H-1 BENJAMIN MOORE HC-80 BLEEKER BEIGE H-2 ICI A1838 MEADOWLARK H-3 ICI 515 AMERICAN EAGLE H-4 ICI A1825 PALM SPRINGS TAN	METAL ROOF, AWNINGS, COPING & DOWNSPOUTS A-1 PREFINISHED COMPOSITE ALUMINUM PANELS - REYNOLBOND MA-1 BERRIDGE MANUFACTURING CO. - 20 YEAR FINISH WARRANTY LEADCOTE WINDOWS AND GLAZING CLEAR ANODIZED FRAMES SOLARBAN 70XL ON SOLEXIA STOREFRONT DOORS CLEAR ANODIZED FRAMES CLEAR TEMPERED GLAZING
---	---

MATERIALS LEGEND:
REFER TO SOUTH, EAST, AND WEST ELEVATION
DRAWING SHEETS A2 & A3, CANOPY MATERIALS ARE INCLUDED IN OVERALL ELEVATION CALCULATIONS

- ARCHITECTURAL ELEMENTS**
1. CANOPIES
 2. DISPLAY WINDOW
 3. ORNAMENTAL WINDOW HEADERS
 4. DISTINCTIVE LIGHT FIXTURES
 5. BENCHES AND SEATS
 6. VARIED ROOF HEIGHTS



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XX-XX	CITY CASE NO.: 180424-2				
LOT 3, BLOCK 3, 1.730 ACRES					
5005 GEORGE BUSH HIGHWAY					
RBFUC GARLAND BRANCH					
CITY OF GARLAND, TEXAS					
DESIGN	DRAWN	DATE	FILE	NUMBER	SHEET
D.A.A.	M.H.J.	MAY 18-2018			

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FREDERICK F. LIETKA
TEXAS REG. 14727

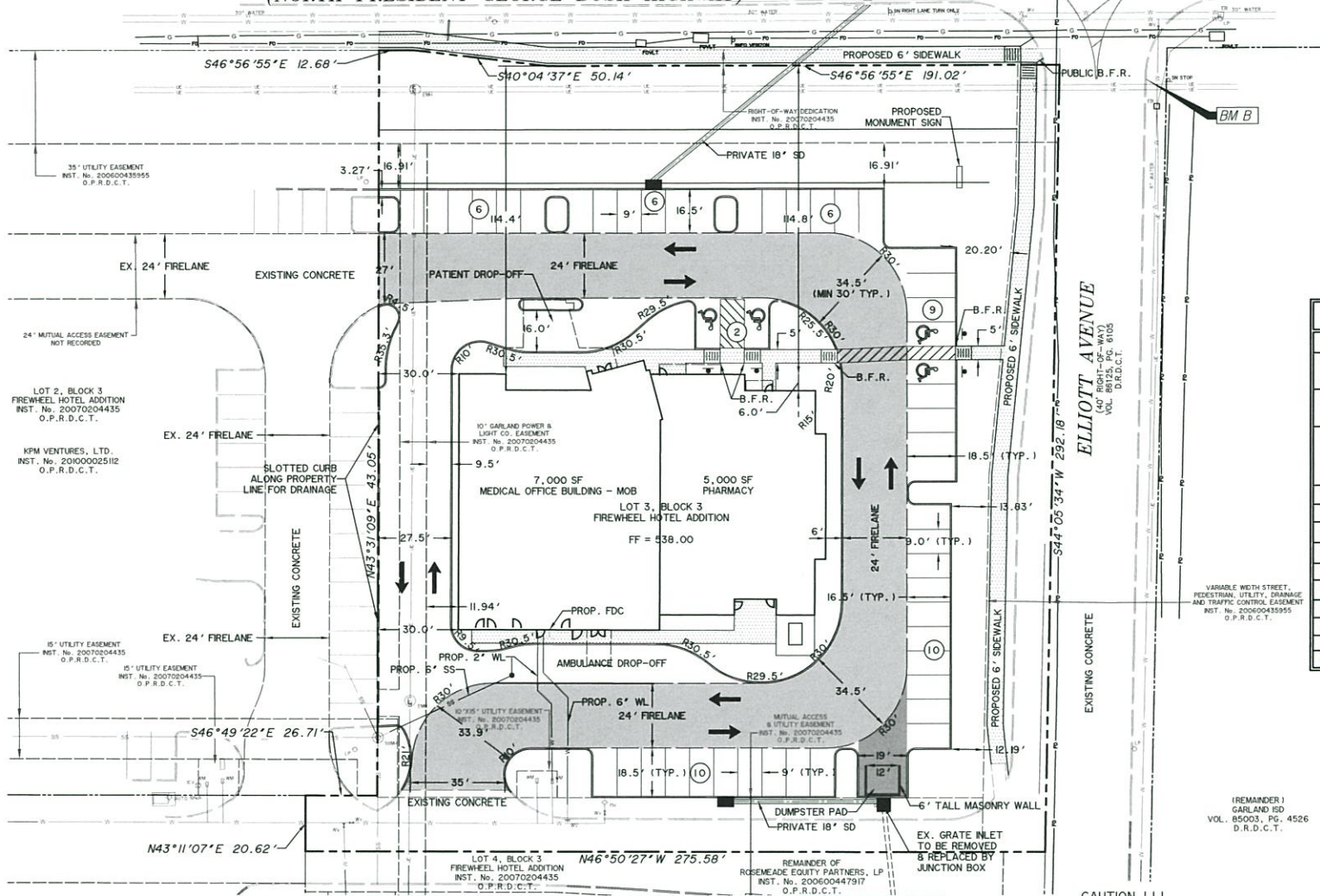
REVISIONS		
NO.	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
RANDOLPH BROOKS
Federal Credit Union
5005 George Bush Tollway
Garland, TX

chesneymoralespartners, inc.
architecture/interior design
4801 Broadway, Suite 250, San Antonio, Texas 78209
210.528.1881 • 210.528.9771
chesneymorales.com

JOB NO: 18029
DATE: 6/04/18
DRAWN BY:
CHECKED BY: FFL
SHEET
A4

STATE HIGHWAY 190 (NORTH PRESIDENT GEORGE BUSH HIGHWAY)



LEGEND	
	PROPOSED LANDSCAPE SEEDING AREAS
	PROPOSED CONCRETE SIDEWALK
	5\"
	6\"
	7\"
	PARKING STALL COUNT
	EDGE OF PAVEMENT
	BARRIER FREE RAMP
	HANDICAP PARKING

SITE DATA	
ZONING	PLANNED DEVELOPMENT (CO)
CURRENT USE	VACANT
PROPOSED USE	MEDICAL OFFICE BUILDING - MOB
BUILDING AREA	MOB 12,000 S.F.
PARKING REQ'D.	MOB 1 SPACE/250 SF 12,000/250 SF = 48 SPACES
	MATERIAL: CONCRETE PAVEMENT
TOTAL PARKING PROVIDED	49
HANDICAP REQUIRED	2
HANDICAP PROVIDED	4
BUILDING HEIGHT PROPOSED	1 STORY
FINISHED FLOOR ELEVATION	538.00
LOT AREA GROSS	1,701 AC (74,098 S.F.)
IMPERVIOUS AREA	55,134 S.F.
% LOT COVERAGE	16.19 %
MAX FLOOR AREA RATIO	NONE
FLOOR AREA RATIO	0.16:1

BENCHMARKS

BM A - CITY OF GARLAND GPS MONUMENT
#0, 3-INCH ALUMINUM DISC AT THE NORTH
CORNER OF ALAUMA FOREST BLVD AND
ELLIOTT AVE. ELEVATION = 528.91 FT.

BM B - AN "X" CUT ON THE SOUTHWEST
END OF THE CURB RETURN ON THE
SOUTHEAST SIDE OF ELLIOTT AVE, ABOUT
40 FEET SOUTHWEST OF THE EASTBOUND
SERVICE ROAD OF GEORGE BUSH TURNPIKE.
ELEVATION = 536.42 FT.

- GENERAL NOTES:**
- ALL COORDINATES ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
 - DIMENSIONS SHOWN ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
 - ALL PROPOSED CURB RADII ARE 2.5' B/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
 - SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
 - ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS ARE BASED ON REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE GRAPHICAL REPRESENTATION OF THE UTILITIES SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.



CASE NO. 160519-4

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200 ARLINGTON, TEXAS 76010 (817) 467-7700
www.wierassociates.com

EMERSON - FIREWHEEL
LOT 3, BLOCK 3
FIREWHEEL HOTEL
ADDITION
GARLAND, TEXAS

PLANNED DEVELOPMENT
SITE PLAN

PRELIMINARY PLANS FOR PROJECT REVIEW.
NOT FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of
Jacob H. Fears, PE
Texas Registration No. 99376
On Date Shown Below:
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WIER & ASSOCIATES, INC.
LAST SHEET EDIT
DATE 12/28/2016
WA# 15142.01
SHEET NO. 07

Exhibit F

Z 18-29



View of the subject property from Elliot Dr.



View of properties located to the southwest of subject property (zoned for Community Retail Uses).



View of properties to the northwest of subject property (zoned for Community Retail Uses).



View of properties located across Elliot Dr. (zoned for Neighborhood Office Uses).



GARLAND

Plan Commission

4.

Meeting Date: 07/09/2018

Item Title:

Summary:

ADJOURN

Attachments

July 23, 2018 Future Cases Memo



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission

FROM: Kira Wauwie, AICP, Principal Planner

DATE: July 9, 2018

SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the July 23, 2018 Plan Commission meeting.

ZONING

1. Consideration of the application of **Platinum Storage & Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 80-32; 2) a Detail Plan; and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 80-32 for Community Office Uses and Community Retail Uses. This property is located at 648, 658 and 702 West IH-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)
2. Consideration of the application of **Alejandro F. Herrera, Ph.D.**, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 16-23 for Single Family (SF-10) Homes. This property is located at 2675 East Brand Road. (District 1) (File Z 17-51)
3. Consideration of the application of **Evergreen Basswood Senior Community, L.P.**, requesting approval of 1) an amendment to Planned Development (PD) District 02-38 for Mixed Use to allow an Elder Care – Independent Living Use and 2) a Detail Plan for Elder Care – Independent Living Use. This property is located at 1901 Highway 66. (District 1) (File Z 18-11)
4. Consideration of the application of **Evergreen Garland Senior Community, L.P.**, requesting approval of 1) a Change in Zoning from Commercial Office (CO) District to Planned Development (PD) District for Community Office (CO) District Uses and Elder Care – Independent Living Use and 2) a Detail Plan for Elder Care – Independent Living Use. This property is located at 1102 North Shiloh Road. (District 8) (File Z 18-12)

5. Consideration of the application of **Pankaj Patel**, requesting approval of 1) an amendment to Planned Development (PD) District 03-53 and PD 12-36 for Urban Business Uses; 2) an amended Detail Plan for Hotel/Motel, Limited Service; and 3) a Specific Use Provision for Hotel/Motel, Limited Service. This property is located at the north corner of Town Center and Prairie Clover. (District 1) (File Z 18-19)
6. Consideration of the application of **Creative Architects**, requesting approval of 1) a Change in Zoning from Community Retail (CR) District and Agriculture (AG) District to Planned Development (PD) District for Mixed Uses; 2) a Concept Plan; 3) a Specific Use Provision for a Hotel/Motel, Extended Stay Use; 4) a Detail Plan for Single-Family Residential and Hotel/Motel Use; and 5) an Alley Waiver. This property is located at 1233 East IH-30 Freeway and 4213 Zion Road. (District 3) (File Z 18-22)
7. Consideration of the application of **Firewheel Real Estate Development**, requesting approval of an amendment to Planned Development (PD) District 15-09 for Community Retail Use to allow a 100 square-foot programmable monument sign (49 square feet permitted) and with a height of 15 feet, 4 inches (7 feet permitted). This property is located at 4880 North President George Bush Highway. (District 1) (File Z 18-25)
8. Consideration of the application of **Kimley-Horn & Associates**, requesting approval of 1) a Specific Use Provision for an Electric Substation; 2) a Master Concept Plan for a Data Center and Electric Substation; and 3) a Detail Plan for a Data Center and Electric Substation on property zoned Planned Development (PD) District 17-35 for Mixed Uses. This property is located at 1717 Lookout Drive. (District 1) (File Z 18-27)
9. Consideration of the application of **Dinh Nguyen**, requesting approval of a Change of Zoning from Agricultural (AG) District to Community Retail (CR) District. This property is located at 2105 Crist Road. (District 8) (File Z 18-28)
10. Consideration of the application of **Huckabee**, requesting approval of 1) a Detail Plan for an Athletic Events Facility, Indoor on property zoned Planned Development (PD) District 94-53 for Mixed Uses. This property is located at 2585 Firewheel Parkway. (District 1) (File Z 18-30)
11. Consideration of the application of **Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 85-50 for shopping center uses to allow Dwelling, Multi-Family Use and 2) a Detail Plan. This property is located at 2200 West Campbell Road. (District 7) (File Z 18-32)
12. Consideration of the application of **Cates-Clark & Associates, LLP**, requesting approval of 1) an amendment to Planned Development (PD) District 03-53 and Planned Development (PD) District 12-36 for Urban Business (UB) District Use to allow Dwelling, Multi-Family Use and 2) a Detail Plan. This property is located at 3400 Firewheel Parkway. (District 1) (File Z-18-33)