



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
June 13, 2022 at 7 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.

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

Public Comments

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

IN-PERSON COMMENTS: If you are attending the meeting in-person, Registration will be

required for any citizen wishing to speak. Speakers shall register using the electronic registration kiosks in the lobby of City Hall.

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

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the May 23, 2022 meeting.**

2. PLATS

- a. P 22-12 Town of Embree Replat**
- b. P 22-13 Bunker Hill Garland KAP Final Plat**
- c. P 22-14 Heritage Park Preliminary Plat**
- d. P 22-15 Millennium Village Addition Final Plat**

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

presented from the podium.

3. ZONING

- a. Consideration of the application of **Stonehawk Capital Partners, LLC / Masterplan**, requesting approval of a Change in Zoning from Planned Development (PD) District 19-22 and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses. This property is located at 4245 Bobtown Road. (District 3) (File Z 22-16 - Zoning)
- b. Consideration of the application of **Stonehawk Capital Partners, LLC / Masterplan**, requesting approval of a Detail Plan for Multi-Family development. This property is located at 4245 Bobtown Road. (District 3) (File Z 22-16 – Detail Plan)
- c. Consideration of the application of **Craig A. Edwards**, requesting approval of a Specific Use Provision for a Convenience Store Use on a property zoned Community Office (CO) District. This property is located at 429 East Interstate Highway 30. (District 3) (File Z 22-33 – Specific Use Provision)
- d. Consideration of the application of **Craig A. Edwards**, requesting approval of a Plan for a Convenience Store. This property is located at 429 East Interstate Highway 30. (District 3) (File Z 22-33 – Plan)
- e. Consideration of the application of **City of Garland**, requesting approval of Planned Development (PD) District for Mixed Uses. This property is located at 6302 Greenbelt Parkway and 6151 Duck Creek Drive (southeast side of Duck Creek Drive and Greenbelt Parkway). (District 4) (File Z 22-25 – Zoning)

4. MISCELLANEOUS

- a. Consider amending Article 4, “Zoning Districts,” of Chapter 2, “Zoning Regulations,” Division 2, “Land Use Matrix,” of Article 5, Chapter 2, of the Garland Development Code; and the Official Zoning Map of the City of Garland, Texas.

5. ADJOURN

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 06/13/2022

Item Title: Plan Commission Minutes for May 23, 2022

Summary:

Consider approval of the Plan Commission Minutes for the May 23, 2022 meeting.

Attachments

Plan Commission Minutes for May 23, 2022

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, May 23, 2022, at 7:00 p.m., in the Council Chambers at the William E. Dollar Municipal Building (City Hall), with the following members present:

COMMISSION PRESENT

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

STAFF PRESENT

Deputy City Attorney	Mike Betz
Sr. Assistant City Attorney	Shawn Roten
Recording Secretary	Tracy Allmendinger
Planning Director	Will Guerin
Development Planner	Kimberly Hopkins

CONSENT AGENDA

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

MINUTES

1a. APPROVED** Consider approval of the Plan Commission Minutes for the May 9, 2022 meeting.

ZONING

2a. APPROVED Consideration of the application of **Crown Castle**, requesting approval of a Specific Use Provision amendment for Antenna, Commercial on a property zoned Community Retail (CR) District. This property is located at 1904 Pleasant Valley Road. (District 1) (File Z 22-23 – Specific Use Provision)

The applicant, Haley Pack, 11908 Bamberg Lane, Frisco, Texas provided additional information regarding ownership of

the commercial antenna, upgrades to the canister, and the number of providers using this commercial antenna.

Commissioner Jenkins and Dalton inquired about ownership of the commercial antenna, the decision to remove the stealth coverings, and the number of carriers.

Motion was made by Commissioner Jenkins to close the public hearing and open for discussion. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nay.**

Commissioner Jenkins spoke in support of the request, but would like the stealth component to remain on the commercial antenna.

Commissioner Ott spoke in support of the request.

Chairman Roberts and Commissioner Dalton commented on the appearance of the commercial antenna equipment, but spoke in support of the request.

Motion was made by Commissioner Dalton to **approve** the request as presented, for the unlimited time length. Seconded by Commissioner Ott. **Motion carried: 7 Ayes, 0 Nay.**

2b. APPROVED

Consideration of the application of **Crown Castle**, requesting approval of a Plan for an Antenna, Commercial Use. This property is located at 1904 Pleasant Valley Road. (District 1) (File Z 22-23 – Plan)

Motion was made by Commissioner Dalton to **approve** the request as presented, for the unlimited time length. Seconded by Commissioner Ott. **Motion carried: 7 Ayes, 0 Nay.**

2c. DENIED

Consideration of the application of **Masterplan / Guardian Recovery Network**, requesting approval of an amendment to Planned Development (PD) District 07-45 for Community Retail (CR) Uses. This property is located at 3450 Wagon Wheel Road. (District 7) (File Z 22-21 – Zoning) (The item was postponed from the May 9, 2022 Plan Commission meeting.)

Representing the applicant, Maxwell Fisher, 2595 Dallas Parkway, Frisco, Texas and Joshua Scott, 3333 South Congress Avenue, Delray Beach, Florida presented the request to the Plan Commission and remained available for questions.

Wes Hoblit, 2595 Dallas Parkway, Frisco, Texas, spoke in favor of the request.

There was discussion among the Plan Commission and the applicant regarding staffing levels, the admission and departure process, patient accessibility to the outside of the facility, departure time, lease terms, length of time being requested for the Specific Use Provision, screening elements, expanding relationships with the community and local law enforcement.

Garland Citizens speaking against the request:

Jimmie Tran, 3133 SanBay Garland, Texas translated for the Plan Commission and speakers.

Jesus S. Davila, 1713 Highgate Place, Garland, Texas
Hanh Nguyen, 3534 Mustang Ridge Road, Garland, Texas
Kayla Hoang, 3533 Mustang Ridge Road, Garland, Texas
Cuc Vuong 3530 Mustang Ridge Road, Garland, Texas
Huong Nguyen, 3508 Stampede, Garland, Texas
Tri Hoang, 3533 Mustang Ridge Road, Garland, Texas
Kim Nguyen, 3509 Rim Fire, Garland, Texas
Chau Truong, 3509 Rim Fire, Garland, Texas
Tram Phan, 3517 Mustang Ridge Road, Garland, Texas
Cang Nguyen, 3521 Mustang Ridge, Garland, Texas
Gary Singh, 3518 Mustang Ridge Road, Garland, Texas
Gary Singh, 3518 Mustang Ridge Road, Garland, Texas
Hung Nguyen, 3534 Mustang Ridge Road, Garland, Texas
Gurleen Bains, 3518 Mustang Ridge Road, Garland, Texas
Debi Strachn, 1820 Briar Creek Circle, Garland, Texas
Henry Nguyen, 3521 Buckboard Way, Garland, Texas
Gary Moore, 2514 Cresthaven, Garland, Texas
Bon Le, 3521 Mustang Ridge, Garland, Texas
Fillmore Woodley, 3501 Buckboard Way, Garland, Texas
Dinh Ky Xan, 3513 Mustang Ridge, Garland, Texas
Thuy Bao Ngoc Nguyen, 1709 Highgate Place, Garland, Texas
Sarah Faulkner, 1705 Lakestone Court, Garland, Texas
Herbert Logan, 2321 Country Hollow Ln, Garland, Texas
Theresa Hoang, 3533 Mustang Ridge Road, Garland, Texas

Marian Mihelcic 1721 Highgate Place Garland, Texas, read a letter into record from Monica Young, 3524 Buckboard Way, Garland, Texas speaking in opposition of the request.

Ms. Mihelcic also spoke in opposition of the request.

Citizens raised concerns regarding the safety within the community with this institution, the safety of the children walking to and from school, the proximity to surrounding neighborhoods, and a decrease in property value.

Concerns were also raised regarding patients that require observation and medical care while they are detoxing from various substances, the lack of on-site security, and the surrounding community would not be able to afford the cost of care.

At 9:25 p.m. the Plan Commission recessed for a break.
At 9:38 p.m. the Plan Commission reconvened.

Jennifer Nguyen, 2210 Country Oaks, Garland, Texas, expressed her adoration to the Vietnamese-American Community for coming together.

Mr. Fisher stated the applicant would be willing to fully fence the perimeter of the property and provide on-site security. Mr. Fisher also stated a medically licensed doctor will be on staff.

Mr. Scott spoke regarding the misconception within the community with substance abuse and recovery, working with insurance companies to allow everyone the same coverage and care, of those that pay out-of-pocket.

There were additional discussions with the Plan Commission and the applicants regarding the fencing around the perimeter of the property, on-site medical staff, security concerns and measures, and patients leaving the program prematurely.

Motion was made by Commissioner Jenkins to close the public hearing and open for discussion. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nay.**

There was discussion among Plan Commission and staff regarding applying conditions the Specific Use Provision, facility access, and security.

Additionally, there were comments regarding the previous uses that have failed at this location, putting into question the viability of this use at this location, and additional outreach to the community including face-to-face meetings.

Motion was made by Commissioner Rose to approve a twenty (20) year Specific Use Provision, installation of a perimeter fence, on-site security personnel, restrict the minimum age of patients to eighteen (18) years of age, and private residential inpatient treatment only. **Motion failed** due to lack of a second.

Motion was made by Commissioner Jenkins to deny Item 2c. **Motion failed** due to lack of a second.

Motion was made by Commissioner Ott to **deny** the application as presented. Seconded by Commissioner Williams. **Motion carried: 6 Ayes, 1 Nay** from Commissioner Rose.

2d. DENIED

Consideration of the application of **Masterplan / Guardian Recovery Network**, requesting approval of a Specific Use Provision for a Care of Alcoholic, Drug Dependent or. Psychiatric Patients, Institutional Use, on a property zoned Planned Development (PD) District 07-45 for Community Retail (CR) Uses. This property is located at 3450 Wagon Wheel Road. (District 7) (File Z 22-21 – Specific Use Provision) (The item was postponed from the May 9, 2022 Plan Commission meeting.)

Motion was made by Commissioner Ott to **deny** the application as presented. Seconded by Commissioner Williams. **Motion carried: 6 Ayes, 1 Nay** from Commissioner Rose.

2e. DENIED

Consideration of the application of **Masterplan / Guardian Recovery Network**, requesting approval of a Detail Plan for a Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutional Use, on a property zoned Planned Development (PD) District 07-45 for Community Retail (CR) Uses. This property is located at 3450 Wagon Wheel Road. (District 7) (File Z 22-21 – Detail Plan) (The item was postponed from the May 9, 2022 Plan Commission meeting.)

Motion was made by Commissioner Ott to **deny** the application as presented. Seconded by Commissioner Williams. **Motion carried: 6 Ayes, 1 Nay** from Commissioner Rose.

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 10:23 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 06/13/2022

Item Title: P 22-12 Town of Embree Replat

Summary:

P 22-12 Town of Embree Replat

Attachments

P 22-12 Town of Embree Replat Report and Attachments

Planning Report

File No: P 22-12 /District 2

Agenda Item:

Meeting: Plan Commission

Date: June 13, 2022



GARLAND

TEXAS MADE HERE

REPLAT

Town of Embree

LOCATION

601 West Avenue F

ZONING

Multi-Family (MF) District

NUMBER OF LOTS

One (1)

ACREAGE

0.238 Acres

BACKGROUND

The applicant requests approval of a Replat. The purpose of the replat is to create one (1) lot for a single-family development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

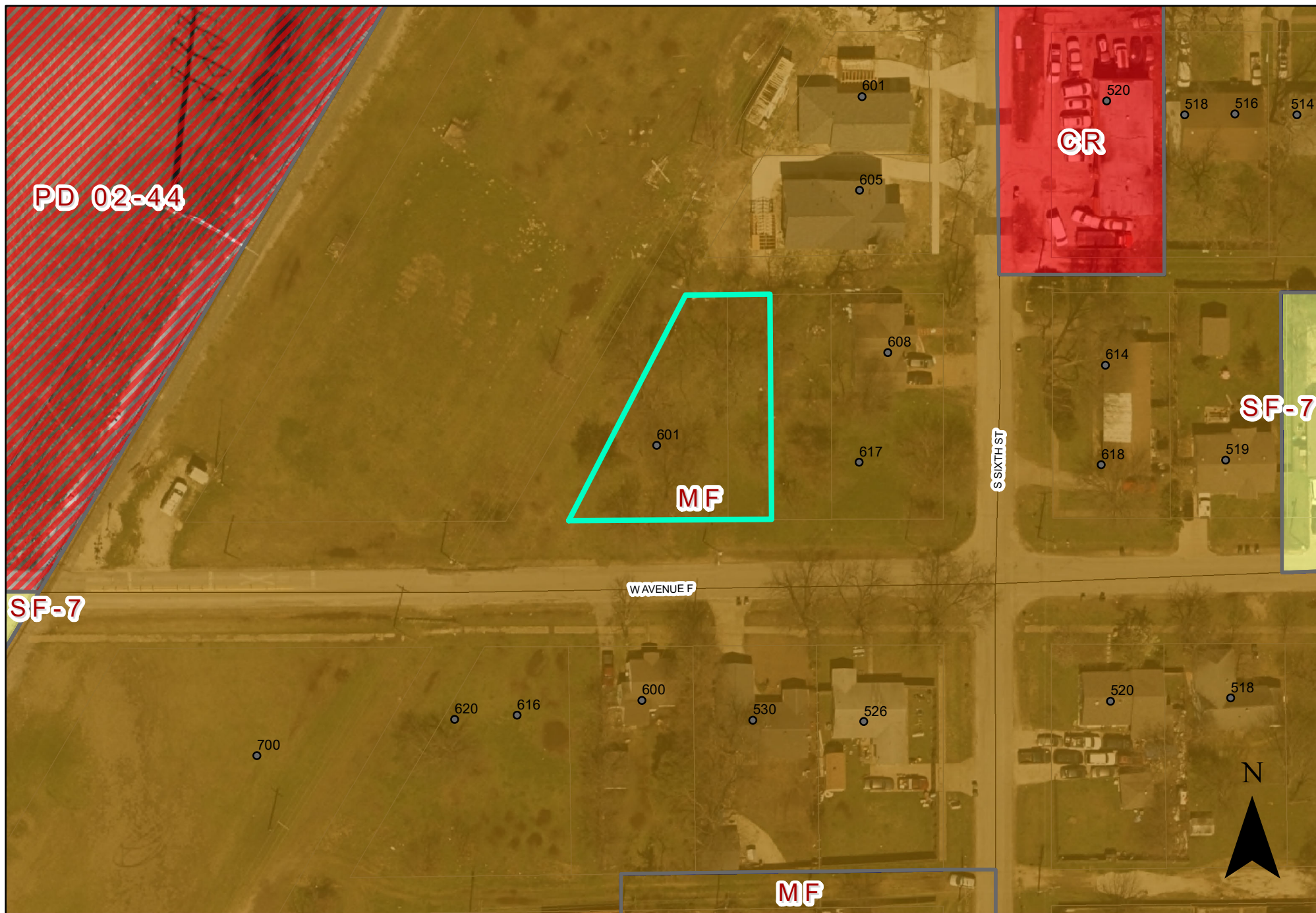
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Nabiha Ahmed
Planning and Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

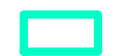
Will Guerin, AICP
Director of Planning



0 40 80 Feet

1 inch = 70 feet

PLAT MAP P 22-12



INDICATES AREA
OF REQUEST

601 W Ave. F.

STATE OF TEXAS
COUNTY OF DALLAS

OWNERS' CERTIFICATE

WHEREAS, LUMA SIGNATURE HOMES LLC, A TEXAS LIMITED LIABILITY COMPANY, is the owner of a 0.238 acre tract of land out of the A. Keen Survey, Abstract No. 735 City of Garland, Dallas County, Texas, and being all of a tract of land described in a Warranty Deed to LUMA SIGNATURE HOMES LLC, A TEXAS LIMITED LIABILITY COMPANY, recorded as Instrument No. 20210019497 of the Official Public Records of Dallas County, Texas (OPR.D.C.T.), and all of Lot 4 and half of Lot 3, Block 28 of the Town of Embree Addition, an Addition to the City of Garland, recorded in Volume, Page 441 of the Map Records of Dallas County, Texas (MRDCT) and this tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod capped with a green capped stamped EAGLE SURVEYING found for corner in the north right-of-way line of W Avenue F (a 70' right-of-way) at the southeast corner of subject tract common to the southwest corner of a tract described in the deed to DO Holdings Group LLC, recorded as Instrument No. 201700148210 (OPR.D.C.T.);

THENCE South 89°37'04" West, along the north right-of-way line of said W Avenue F, common to the south boundary line of the subject tract, a distance of 119.84 feet, to a 1/2" iron rod with an orange cap stamped ELO ENG. 10334489 set for corner at the intersection of a 25 foot alley, and being the southwest corner of the subject tract;

THENCE North 30°11'24" East, along the east line of said 25 foot wide alley common to the west line of the subject tract a distance of 145.13 feet, to a point for corner at the intersection with the south line of a 20 foot alley from which a 1/2" rod bears South 34° 23' West a distance of 0.64 feet, and being the north west corner of the subject tract;

THENCE North 89°37'04" East, along the south line of said 20 foot alley common to the north line of the subject tract, a distance of 46.00 feet, to a 1/2" iron rod with a yellow cap, stamped "RPLS 5034", found for the northwest corner of a tract described in the deed to Oscar A. Corpus Galarza, recorded in Instrument No. 201600184752, and being the northeast corner of the subject tract;

THENCE South 0°22'56" East, along the west line of said Oscar A. Corpus Galarza tract common to the east line of the subject tract, a distance of 125.00 feet, to THE POINT OF BEGINNING and containing 10.363 square feet, or 0.238 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That LUMA SIGNATURE HOMES LLC, A TEXAS LIMITED LIABILITY COMPANY, is 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 TOWN OF EMBREE BLOCK 28, LOT 4, REPLAT, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated; provided, however, that no public dedication is made or intended as to any private easement, screen wall easement, or wall maintenance easement shown on this plat. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any public easement dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility within a public easement; and (2) the right of ingress and egress to or from and upon the such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner. All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

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

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 20____

Luma Signature Homes LLC, a Texas Limited Liability Company

BY: _____
Mayra Martinez, Vice President

NOTARY CERTIFICATE

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature

Notary Stamp

SURVEYOR'S AFFIRMATION:

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

Dated this _____ day of _____, 2022.

Jacob Holmes
Texas Registered Professional Land Surveyor No. 6482

NOTARY CERTIFICATE

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature

Notary Stamp

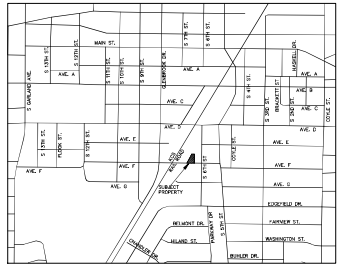
GENERAL NOTES

- 1) Bearings are based on GPS observations taken on February 19, 2020, using Texas Coordinate System of 1983, North Central Zone 4202
- 2) Elevations are based on GPS using the North American Vertical Datum of 1988 (NAVD 88)
- 3) The purpose of this Replat is to combine Lot 4 and the west half of Lot 3 Block 28 of the Town of Embree addition
- 4) "Each corner set is monumented by a 1/2" iron rod with an orange cap stamped, "ELO ENG. 10334489", unless otherwise noted.
- 5) Coordinates shown hereon are NAD83 (GCS2011) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using City of Garland Geodetic Control Monuments 28 & 97.
- 6) Selling off a portion of this addition by metes and bounds description is a violation of the City of Garland development code and is subject to withholding of utilities and building permit.
- 7) Property owners of corner lots shall maintain sight visibility triangles in accordance with chapter eight of the technical standards manual of the City of Garland Texas.

GPS28 = 7016033.740 GPS93 = 7017026.740
E=2538166.600 E=2538884.880
Z=559.480 Z=559.830

SURVEYOR/ENGINEER:
JACOB HOLMES (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORSYTH, TX 75116
(972) 564-0592

OWNER:
LUMA SIGNATURE HOMES LLC
2492 SAN MARCOS DR, 75126
FORSYTH, TEXAS 75126
(214) 234-6244



VICINITY MAP N.T.S.

LEGEND

M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
POB	POINT OF BEGINNING
IRS	IRON ROD SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
CM	CONTROL MONUMENT
●	PROPERTY CORNER

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

Chairman of the City Plan Commission

Director of Planning

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

SPACE RESERVED
FOR COUNTY
RECORDING LABEL

TOWN OF EMBREE BLOCK 28, LOT 4, REPLAT LOT 4R, BLOCK 28

A REPLAT OF LOT 4 & 1/2 OF LOT 3,
BLOCK 28
TOWN OF EMBREE ADDITION

SITUATED IN THE
A. KEEN SURVEY, ABST. NO. 735
CITY OF GARLAND
DALLAS COUNTY, TEXAS
CITY CASE NO. 211209-3

DATE PREPARED: 4/28/2022

ERIC L. DAVIS ENGINEERING, INC.
FIRM NO. 10194489
TBPLS FIRM # 10194489
120 East Main Street
Forsyth, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eidengineering.com





GARLAND

Plan Commission

2. b.

Meeting Date: 06/13/2022

Item Title: P 22-13 Bunker Hill Garland KAP Final Plat

Summary:

P 22-13 Bunker Hill Garland KAP Final Plat

Attachments

P 22-13 Bunker Hill Garland KAP Final Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 22-13/District 1

Agenda Item:

Meeting: Plan Commission

Date: June 13, 2022

FINAL PLAT

Bunker Hill Garland KAP

LOCATION

4409 Bunker Hill Road

ZONING

Planned Development (PD) District 21-23

NUMBER OF LOTS

1

ACREAGE

11.70

BACKGROUND

The applicant requests approval of a Final Plat. The purpose of this plat is to create one (1) lot for a multi-family development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

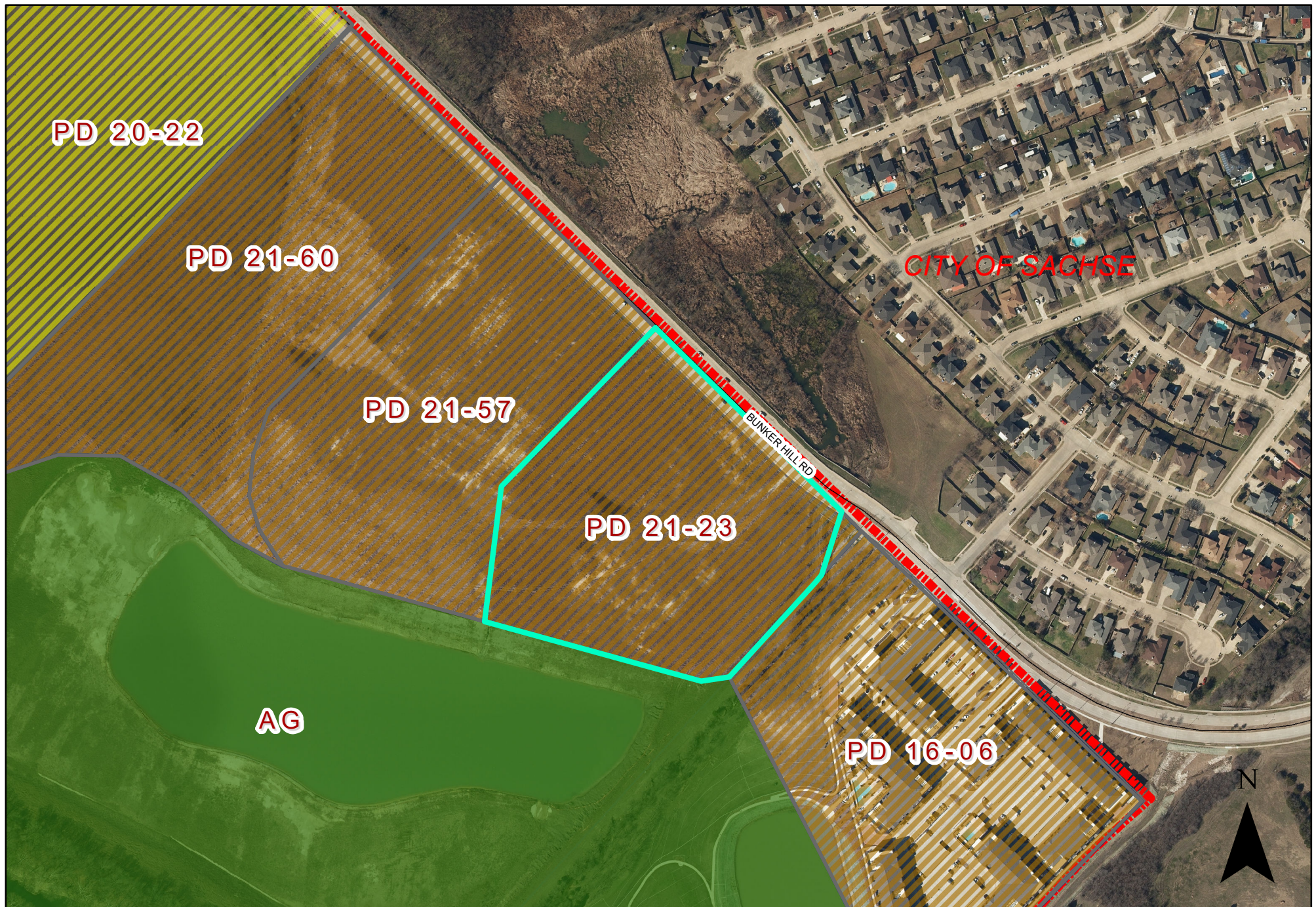
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 200 400 Feet
1 inch = 306 feet

PLAT MAP P 22-13



INDICATES AREA
OF REQUEST

4409 Bunker Hill Road



GARLAND

Plan Commission

2. c.

Meeting Date: 06/13/2022

Item Title: P 22-14 Heritage Park Preliminary Plat

Summary:

P 22-14 Heritage Park Preliminary Plat

Attachments

P 22-14 Heritage Park Preliminary Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 22-14/District 5

Agenda Item:

Meeting: Plan Commission

Date: June 13, 2022

PRELIMINARY PLAT

Heritage Park

LOCATION

2040 West Miller Road

ZONING

Planned Development (PD) 20-42

NUMBER OF LOTS

Single-Family Detached: Seventy-Four (74)

HOA: Three (3)

ACREAGE

15.180

BACKGROUND

The applicant requests approval of a Preliminary Plat for seventy-four (74) single-family residential lots and three (3) HOA lots.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

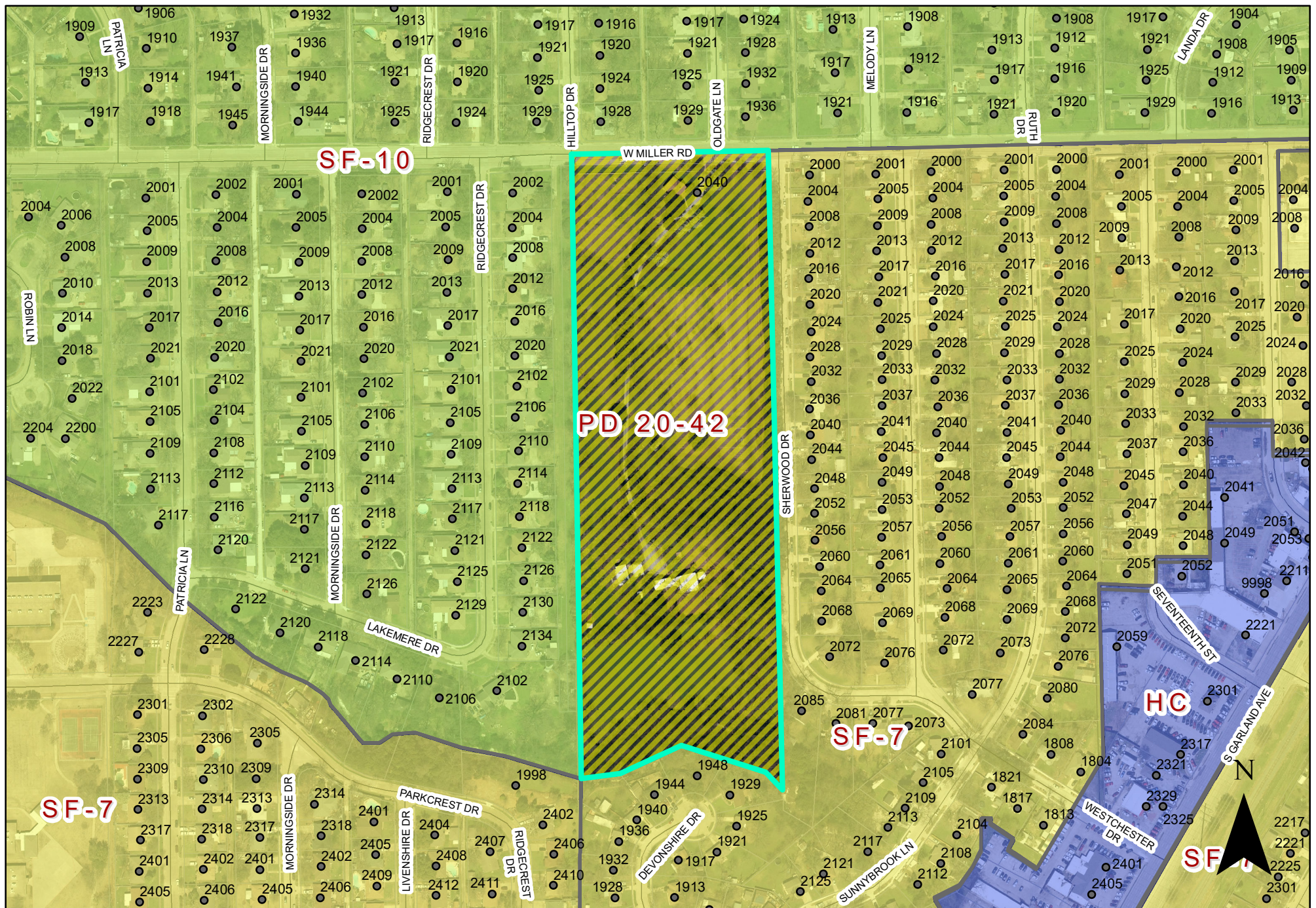
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

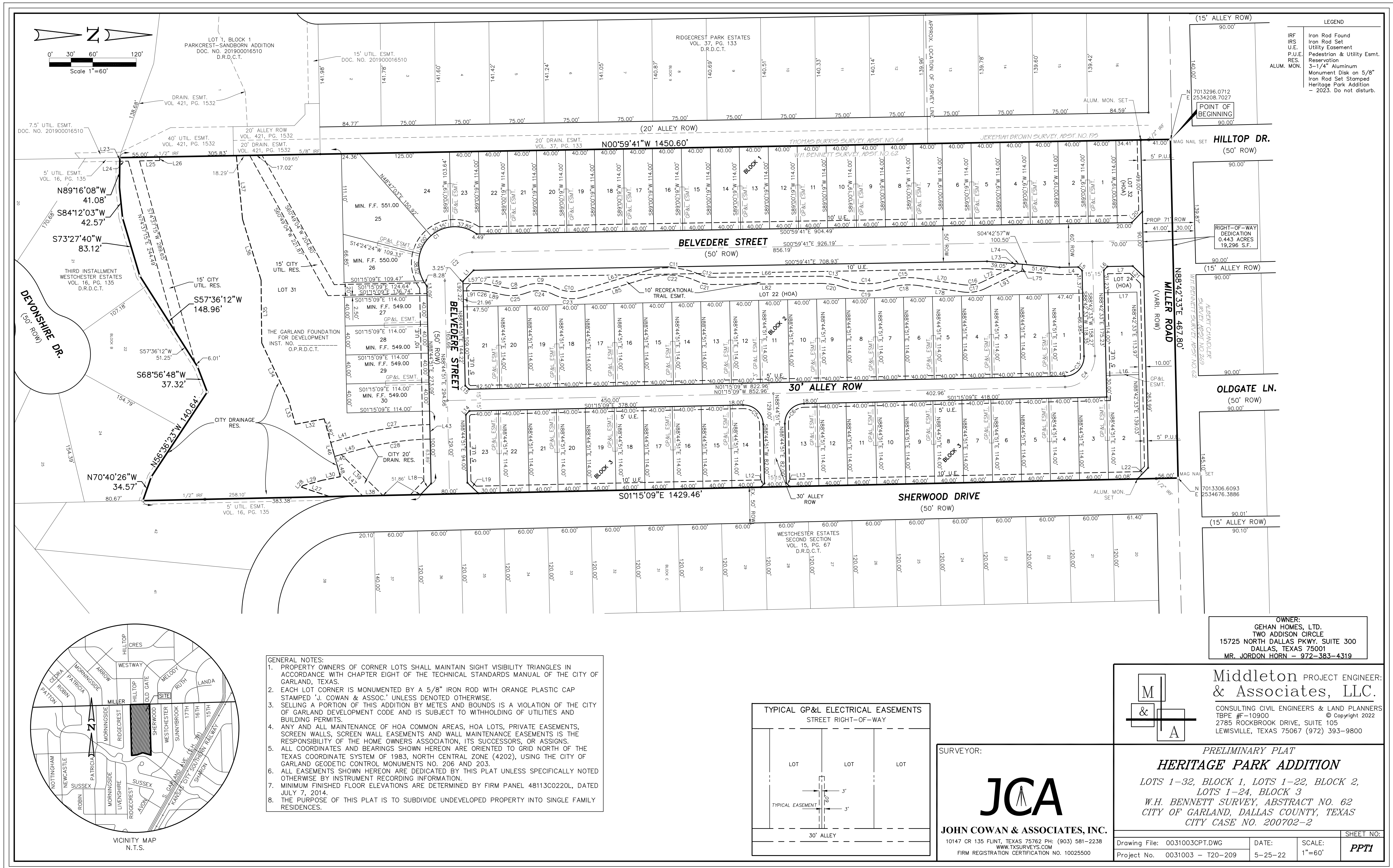


0 190 380 Feet
1 inch = 293 feet

PLAT MAP P 22-14

 INDICATES AREA OF REQUEST

2040 W. Miller Road



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, GEHAN HOMES, LTD., a Texas Limited Partnership, is the owner of that certain lot, tract, or parcel of land, being part of the William H. Bennett Survey, Abstract No. 62, Dallas County, Texas, and being a part of that certain called 15.180 acre tract described in a deed to Gehan Homes, LTD, recorded in Instrument No. 202100260465 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.) and The Garland Foundation For Development Inc., a Texas nonprofit corporation, is the owner of that certain lot, tract, or parcel of land, being a part of that certain called 3.167 acre tract described in a deed to The Garland Foundation For Development Inc., a Texas nonprofit corporation, recorded in Instrument No. _____ (O.P.R.D.C.T.) and being more completely described as follows, to-wit:

BEGINNING at a mag nail (set) for the Northwest corner of the above mentioned 15.180 acre tract, the Northwest corner of the above mentioned Bennett Survey, the Northeast corner of the Jeremiah Brown Survey, Abstract No. 195, in the line of the Albert Chandler Survey, Abstract No. 269, near the centerline of West Miller Road;

THENCE North 88 deg. 42 min. 33 sec. East generally with the centerline of West Miller Road, the South line of the Chandler Survey, the North line of the Bennet Survey, the North line of the 15.180 acre tract, a distance of 467.80 ft. to a mag nail (set) for the Northeast corner of same;

THENCE South 01 deg. 15 min. 09 sec. East with the East line of the 15.180 acre tract, at 30.00 ft. pass a 1/2" iron rod (found) for the Northwest terminus of Sherwood Drive, at 1343.85 ft. pass a 1/2" iron rod (found) for reference in the West line of Lot 42, Block B of Westchester Estates, Third installment as shown by plat of same recorded in Volume 16, Page 135 of the Map Records of Dallas County, Texas (MRDCT), and continue a total distance of 1429.46 ft. to the Southeast corner of the 15.180 acre tract, in the Northeast line of Lot 24, in the centerline of the west prong of Duck Creek;

THENCE westerly with the centerline of Duck Creek, the North line of Lots 24, 22 and 21, the South line of the 15.180 acre tract, as follows:
North 70 deg. 40 min. 26 sec. West a distance of 34.57 ft. to a corner,
North 56 deg. 36 min. 23 sec. West a distance of 140.64 ft. to a corner,
South 68 deg. 56 min. 48 sec. West a distance of 37.32 ft. to a corner,
South 57 deg. 36 min. 12 sec. West a distance of 148.96 ft. to a corner,
South 73 deg. 27 min. 40 sec. West a distance of 83.12 ft. to a corner,
South 84 deg. 12 min. 03 sec. West a distance of 42.57 ft. to a corner,
and North 89 deg. 16 min. 08 sec. West a distance of 41.08 ft. to the Southwest corner of the 15.180 acre tract, in the East line of a 20 ft. alley and drainage easement as shown by the plat of Ridgecrest Park Estates, recorded in Volume 37, Page 133, MRDCT;

THENCE North 00 deg. 59 min. 41 sec. West with the East line of the alley and drainage easement, the West line of the 15.180 acre tract, at 49.89 ft. pass a 1/2" iron rod (found) west of line 1.12 ft., at 276.70 ft. pass a 5/8" iron rod (found) for reference, at 1420.63 ft. pass a 1/2" iron rod (found) for the Northeast terminus of the 20 ft. alley and drainage easement, and continue a total distance of 1450.60 ft. to the place of beginning, containing 15.180 acres (661,261 s.f.) of land.

Bearing oriented to Grid North of the Texas State Plane Coordinate System of 1983, North Central Zone (4202).

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Gehan Homes, LTD., a Texas Limited Partnership and The Garland Foundation For Development Inc., a Texas nonprofit corporation, the owners of the property described in this plat, acting by and through their duly authorized agents, do hereby adopt this plat, designating the property as **HERITAGE PARK ADDITION**, on 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 Recreational Trail Easement is hereby dedicated for pedestrian, passive recreational trail purposes, such as walking, hiking, jogging, bicycling, and other similar recreational purposes. The City of Garland shall have the right to occupy, maintain, re-grade, modify, and expand trail improvements and use the surface of the Recreational Trail Easement Area. However, the property owner shall retain title to all improvements and is responsible for designing, constructing, and maintaining all improvements to the minimum standards set by applicable city, state, and federal laws and regulations. Notwithstanding any other language contained herein to the contrary, the City is not required to maintain the Recreational Trail Easement or any improvements therein. In the event the City elects to conduct maintenance, modification, or expansion activities to any improvements within the Recreational Trail Easement, the City shall obtain prior written authorization from the property owner, which shall not be unreasonably withheld, before making substantive modifications to, or conducting maintenance activities on, trail improvements.

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas. WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2022.

Gehan Homes, LTD., a Texas Limited Partnership
located at 15275 N. Dallas Pkwy. Suite 300
Addison, Texas 75001

BY: Chris Lynch, President of Land Operations

Garland Foundation for Development, Inc., a Texas nonprofit corporation
located at 200 N. Fifth Street
Garland, Texas 75040

Judson Rex, Executive Director

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Chris Lynch known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Judson Rex known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

SURVEYOR'S AFFIRMATION:

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

Dated this the _____ day of _____, 2022

PHILIP W. CORNETT

Texas Registered Professional Land Surveyor No. 5515

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Philip W. Cornett, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

Lot Table		
Lot/Blk	Area S.F.	Area Ac.
1 1	4560	0.105
2 1	4560	0.105
3 1	4560	0.105
4 1	4560	0.105
5 1	4560	0.105
6 1	4560	0.105
7 1	4560	0.105
8 1	4560	0.105
9 1	4560	0.105
10 1	4560	0.105
11 1	4560	0.105
12 1	4560	0.105
13 1	4560	0.105
14 1	4560	0.105
15 1	4560	0.105
16 1	4560	0.105
17 1	4560	0.105
18 1	4560	0.105
19 1	4560	0.105
20 1	4560	0.105
21 1	4560	0.105
22 1	4560	0.105
23 1	4288	0.098
24 1	8584	0.197
25 1	9642	0.221
26 1	5470	0.126
27 1	4560	0.105
28 1	4560	0.105
29 1	4560	0.105
30 1	4560	0.105
31 1 CITY	138087	3.170
32 1 HOA	3956	0.091

Lot Table		
Lot/Blk	Area S.F.	Area Ac.
1 2	5252	0.121
2 2	4560	0.105
3 2	4560	0.105
4 2	4560	0.105
5 2	4560	0.105
6 2	4560	0.105
7 2	4560	0.105
8 2	4560	0.105
9 2	4560	0.105
10 2	4560	0.105
11 2	4560	0.105
12 2	4560	0.105
13 2	4560	0.105
14 2	4560	0.105
15 2	4560	0.105
16 2	4560	0.105
17 2	4560	0.105
18 2	4560	0.105
19 2	4560	0.105
20 2	4560	0.105
21 2	5402	0.124
22 2 HOA	40350	0.926

Lot Table		
Lot/Blk	Area S.F.	Area Ac.
1 3	5129	0.118
2 3	6485	0.149
3 3	4560	0.105
4 3	4560	0.105
5 3	4560	0.105
6 3	4560	0.105
7 3	4560	0.105
8 3	4560	0.105
9 3	4560	0.105
10 3	4560	0.105
11 3	4560	0.105
12 3	4560	0.105
13 3	4961	0.114
14 3	4961	0.114
15 3	4560	0.105
16 3	4560	0.105
17 3	4560	0.105
18 3	4560	0.105
19 3	4560	0.105
20 3	4560	0.105
21 3	4560	0.105
22 3	4560	0.105
23 3	5117	0.117
24 3 HOA	4554	0.105

Line Table		
Line #	Bearing	Dist.
L1	S46°07'25"E	21.17
L37	S84°26'17"W	88.35
L4	S0°59'41"E	26.00
L5	S43°51'26"W	7.09
L6	S46°08'34"E	7.05
L7	S0°59'41"E	35.00
L12	N46°15'09"W	7.07
L13	N43°44'51"E	7.07
L14	S46°15'09"E	7.07
L15	N43°44'51"E	7.07
L16	N1°17'27"W	45.00
L17	S1°15'09"W	45.00
L18	S46°15'09"E	21.21
L19	N43°44'51"E	21.21
L20	N46°08'34"W	21.16
L21	N43°51'26"E	21.27
L22	S46°16'18"E	21.21
L23	S89°16'08"E	5.00
L24	N0°59'41"W	11.79
L25	N0°59'41"W	27.87
L26	S89°00'19"W	5.00
L27	S18°21'16"W	41.17
L28	N48°45'49"W	2.71
L29	N15°41'48"W	27.62
L30	N11°14'11"W	25.73
L31	S74°23'47"W	82.91
L32	S10°31'56"E	40.56
L33	S74°20'12"W	35.68
L34	S64°48'53"W	86.22
L35	S89°24'35"W	86.50
L36	S73°06'07"W	87.96

Line Table		
Line #	Bearing	Dist.
L37	S84°26'17"W	88.35
L38	N11°15'09"W	27.97
L39	S44°23'47"W	80.66
L40	S15°36'13"E	9.41
L41	N15°36'13"W	35.81
L43	N88°47'00"E	20.00
L45	S15°36'13"E	35.81
L46	S74°23'47"W	20.00
L47	N44°23'47"E	45.28
L48	N74°23'47"E	23.71
L57	S1°15'09"W	21.14
L59	N11°45'00"E	23.81
L63	N16°32'29"W	92.69
L66	N0°34'49"W	147.16
L70	N8°14'37"E	61.34
L72	N25°54'56"W	49.86
L73	N85°17'03"W	3.31
L74	N4°42'57"E	10.00
L75	S85°17'03"E	9.01
L78	S8°14'37"W	61.34
L85	S16°32'29"E	92.69
L89	S11°45'00"W	23.81
L91	S1°15'09"E	21.14
L92	S88°44'51"W	10.00
L93	S25°54'56"E	55.56

Curve Table					
No.	Delta	Radius	Length	Ch. Dist.	Bearing
C1	166°11'44"	50.00'	145.03'	99.28'	S46°07'25"E
C2	90°15'28"	38.50'	60.65'	54.57'	S46°07'25"E
C3	90°02'18"	27.00'	42.43'	38.20'	N46°16'18"W
C4	90°02'18"	42.00'	66.00'	59.42'	N46°16'18"W
C5	90°00'00"	27.00'	42.41'	38.18'	S43°44'51"W
C6	90°00'00"	27.00'	42.41'	38.18'	S46°15'09"E
C7	13°00'09"	57.50'	13.05'	13.02'	N51°4'56"E
C8	32°45'01"	47.50'	27.15'	26.78'	N4°37'30"W
C9	47°52'01"	55.00'	45.95'	44.62'	N2°56'00"E
C10	43°24'30"	47.50'	35.99'	35.13'	N5°09'45"E
C11	40°30'34"	107.50'	76.00'	74.43'	N3°42'47"E
C12	24°32'53"	45.00'	19.28'	19.13'	N11°41'38"E
C13	19°02'27"	107.50'	35.72'	35.56'	N8°56'24"E
C14	35°09'17"	95.00'	58.29'	57.38'	N0°52'59"E
C15	24°56'16"	105.00'	45.70'	45.34'	N41°3'31"W
C16	34°09'34"	45.00'	26.83'	26.43'	N8°50'09"W
C17	34°09'34"	55.00'	32.79'	32.31'	S8°50'09"E
C18	24°56'16"	95.00'	41.35'	41.02'	S41°3'31"E
C19	35°09'17"	105.00'	64.42'	63.42'	S0°52'59"W
C20	19°02'27"	97.50'	32.40'	32.25'	S8°56'24"W
C21	24°32'53"	55.00'	23.56'	23.38'	S11°41'38"W
C22	40°30'34"	97.50'	68.93'	67.51'	S3°42'47"W
C23	43°24'30"	57.50'	43.56'	42.53'	S5°09'45"W
C24	47°52'01"	45.00'	37.59'	36.51'	S2°56'00"W
C25	32°45'01"	57.50'	32.87'	32.42'	S4°37'30"E
C26	13°00'09"	47.50'	10.78'	10.76'	S51°4'56"W
C27	14°29'30"	410.00'	103.70'	103.42'	N8°21'28"W
C28	14°29'50"	390.00'	98.68'	98.42'	S8°21'18"E

SPACE RESERVED FOR COUNTY RECORDING LABEL

M & A		Middleton PROJECT ENGINEER: & Associates, LLC.	
		CONSULTING CIVIL ENGINEERS & LAND PLANNERS TBPE #F-10900 © Copyright 2022 2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800	
PRELIMINARY PLAT HERITAGE PARK ADDITION LOTS 1-32, BLOCK 1, LOTS 1-22, BLOCK 2, LOTS 1-24, BLOCK 3 W.H. BENNETT SURVEY, ABSTRACT NO. 62 CITY OF GARLAND, DALLAS COUNTY, TEXAS CITY CASE NO. 200702-2			
Drawing File: 0031003FPT.DWG		DATE: 5-25-22	SCALE: 1"=60'
Project No. 0031003 - T20-209		SHEET NO: PPT2	



GARLAND

Plan Commission

2. d.

Meeting Date: 06/13/2022

Item Title: P 22-15 Millennium Village Addition Final Plat

Summary:

P 22-15 Millennium Village Addition Final Plat

Attachments

P 22-15 Millennium Village Addition Final Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 22-15/District 8

Agenda Item:

Meeting: Plan Commission

Date: June 13, 2022

FINAL PLAT

Millennium Village Addition

LOCATION

1602 Belt Line Road

ZONING

Planned Development (PD) 21-29

NUMBER OF LOTS

One

ACREAGE

4.540

BACKGROUND

The applicant requests approval of a Final Plat for a multi-family development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 75 150 Feet
1 inch = 117 feet

PLAT MAP P 22-15

 INDICATES AREA OF REQUEST

1602 Belt Line Road



GARLAND

Plan Commission

3. a.

Meeting Date: 06/13/2022

Item Title: Z 22-16 Stonehawk Capital Partners, LLC / Masterplan - Zoning (District 3)

Summary:

Consideration of the application of **Stonehawk Capital Partners, LLC / Masterplan**, requesting approval of a Change in Zoning from Planned Development (PD) District 19-22 and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses. This property is located at 4245 Bobtown Road. (District 3) (File Z 22-16 - Zoning)

Attachments

Z 22-16 Stonehawk Capital Partners, LLC / Masterplan (Zoning) Attachments

Z 22-16 Stonehawk Capital Partners, LLC / Masterplan Responses

Planning Report

File No: Z 22-16/District 3

Agenda Item:

Meeting: Plan Commission

Date: June 13, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Planned Development (PD) District 19-22 and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses.

Approval of a Detail Plan for Multi-Family development.

LOCATION

4245 Bobtown Road

APPLICANT

Stonehawk Capital Partners, LLC / Masterplan

OWNER

I-30 Bobtown, LLC.

BACKGROUND

A portion of this property is zoned Community Retail (CR) District and the other portion is zoned Planned Development (PD) District 19-22 for Community Retail Uses. The subject property is currently undeveloped.

SITE DATA

The overall site consists of approximately 7.54 acres with approximately 604 lineal feet of frontage along Bobtown Road. The site plan (Exhibit C) shows one (1) access point from Bobtown Road and one (1) resident and emergency access to the north of the property through a mutual access easement.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Community Retail District and Planned Development (PD) District 19-22. The Community Retail (CR) district is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A CR district is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features.

Planned Development (PD) District 19-22 was approved for a Travel Center and a Fuel Pumps, Retail Use on one lot. The remaining lots require approval of a Detail Plan through the Public Hearing process.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of 238 multi-family dwelling units on an unimproved property. The development will consist of three (3) buildings along with rooftop amenities, a swimming pool, a clubhouse and leisure area. (Exhibit C in the Plan agenda item).

2. Parking

The GDC requires 399 parking spaces for this proposal and the site plan (Exhibit C) meets the number of parking spaces required. Additionally, the GDC requires a minimum of fifty (50%) percent of those required parking spaces to be covered. The plan (Exhibit C) meets the parking requirement.

3. Building Height

The GDC allows a maximum building height of forty (40) feet for multi-family development. The applicant proposes a maximum building height of fifty-three (53) feet which will accommodate the four-story development and taller ceiling heights desired by prospective residents.

4. Density

The GDC allows a maximum density of eighteen (18) dwelling units per acre in the Multi-Family (MF) District. The applicant proposes a density of thirty-two (32) dwelling units per acre due to support a high level of quality building materials, tuck under garages and other site amenities and furnishings.

5. Carports

The GDC does not allow carports to be located in building setbacks. The site plan (Exhibit C) reflects the carports, particularly located to the west of the property, to encroach into the required building setbacks. Allowing carports in the setback where there is perimeter parking will allow the project to comply with the covered parking requirement while avoiding placing carports where they disrupt aesthetics or interfere with other site elements. Moreover, the side yard setback is intended to govern larger buildings with greater massing and height, whereas carports are short in stature and do not have side walls.

In addition, Section 4.24 requires all detached parking structures to be within one hundred (100) feet of the building served. The applicant requests a deviation to allow sixty-two (62) of the required two hundred (200) covered parking spaces to be greater than one hundred (100) feet from a living unit.

6. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 3,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 6,300 square-foot clubhouse and it includes a fitness center, golf simulator, a kitchen and a pool table.
- **Swimming Pool:** One (1) swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes a swimming pool with a minimum of 2,000 square feet of surface water in the interior courtyard.
- **Leisure Areas:** One (1) leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing two (2) dog parks and a

shaded structure and site bistro tables. In addition, rooftop amenities will be provided which include rocking chairs, hanging beds, and a fireplace.

7. Dwelling unit/mix

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

Minimum dwelling unit size.

Required one- bedroom:	650 square feet
Proposed:	627 square feet (minimum)
Number of units:	155 units (65.1%)
Required two-bedroom:	800 square feet
Proposed:	1102 square feet
Number of units:	72 units (30.2%)
Required three-bedroom:	950 square feet
Proposed:	1,443 square feet
Number of units:	11 units (4.62%)

8. Screening and Landscaping

The GDC requires forty (40%) percent of the site to be landscaped. The landscape plan (Exhibit D) reflects thirty-four (34%) percent. Besides a well-landscaped front yard and mews entry, the development offers active open space including a main courtyard and two additional outdoor spaces that will be programmed as an on-site residential amenity.

Although screening is not required, the applicant proposes a six (6) foot ornamental metal fence along the northern perimeter, a six (6) foot Board-on-Board wooden fence along the eastern perimeter and there is an existing eight (8) foot precast screening wall along the western perimeter.

Building Design

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

Transportation

A Traffic Impact Analysis was submitted with this request. The Transportation Department did not have any concerns with the proposed development and it meets technical requirements.

9. Signage

No deviations were requested regarding signage.

10. Summary of Deviations

Development Standards	Required	Proposed	Analysis
Carport	- Carports are not allowed within any building setbacks. - Section 4.24 requires all detached parking structures to be within one hundred (100) feet of the building served.	- The site plan (Exhibit C) reflects the carports, particularly located to the west of the property, to encroach into the required building setbacks. - The applicant requests a deviation to allow sixty-two (62) of the required two hundred (200) covered parking spaces to be greater than one hundred (100) feet from a living unit.	- Allowing carports in the setback where there is perimeter parking will allow the project to comply with the covered parking requirement while avoiding placing carports where they disrupt aesthetics or interfere with other site elements. - Existing utility easements preclude placements of the detached carport spaces within 100 feet of units.
Building Height	The GDC allows a maximum building height of forty (40) feet for multi-family development.	The applicant proposes a maximum building height of fifty-three (53) feet.	The additional height is needed to accommodate the four-story development and taller ceiling heights desired by prospective residents.
Minimum Dwelling size required for a one-bedroom unit	650 square feet	627 square feet	Reduce the minimum unit size from 650 to 627 square feet for a maximum of 62 of the 155 total one-bedroom units. Reducing the floor area for no greater than 40% of the one -bedroom units will allow a greater range of residential unit sizes and price points to best align with market demand.
Density	18 dwelling units/acre	32 dwelling units per acre	The applicant contends this deviation is needed to support a high level of quality building materials, tuck under garages and other site amenities and

			furnishings.
Landscaping	40% of the site needs to be landscaped.	34% is landscaped.	Besides a well-landscaped front yard and mews entry, the development offers active open space including a main courtyard and two additional outdoor spaces that will be programmed as an on-site residential amenity. There will also be interior amenities including both a "roof top" leisure area and a golf simulator in the ground floor clubhouse.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Center. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that 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.

Although this proposal does not align with the Business Centers description, this multi-family use will expand the housing stock and further support retail and commercial development on adjacent and nearby properties.

The I-30 Corridor Catalyst Area Plan cites the aging housing stock, particularly in the IH30 corridor. Although the study was created prior to the recent uptrend in multi-family housing, additional new housing will only expand housing choices and further reduce the average property age.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area to the north is zoned Planned Development (PD) District 19-22 and Community Retail (CR) District; a portion of this property is being developed with a travel center and a gas station. The properties to the east are zoned Light Commercial (LC) District and Multi-Family (MF) District; an apartment complex is developed on the MF-zoned land. The properties to the south, across Bobtown Road, are zoned Single-Family-7 (SF-7) District, Community Retail (CR) District and Planned development (PD) District 95-58 for Light Commercial Uses; these properties are developed with single-family homes, a church, a landscaping company, a car wash and a restaurant. The property to the west is zoned Planned Development (PD) District 19-22; it is being developed with a travel center and a gas station.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Planned Development (PD) District 19-22 and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses.

Approval of a Detail Plan for Multi-Family development.

ADDITIONAL INFORMATION

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

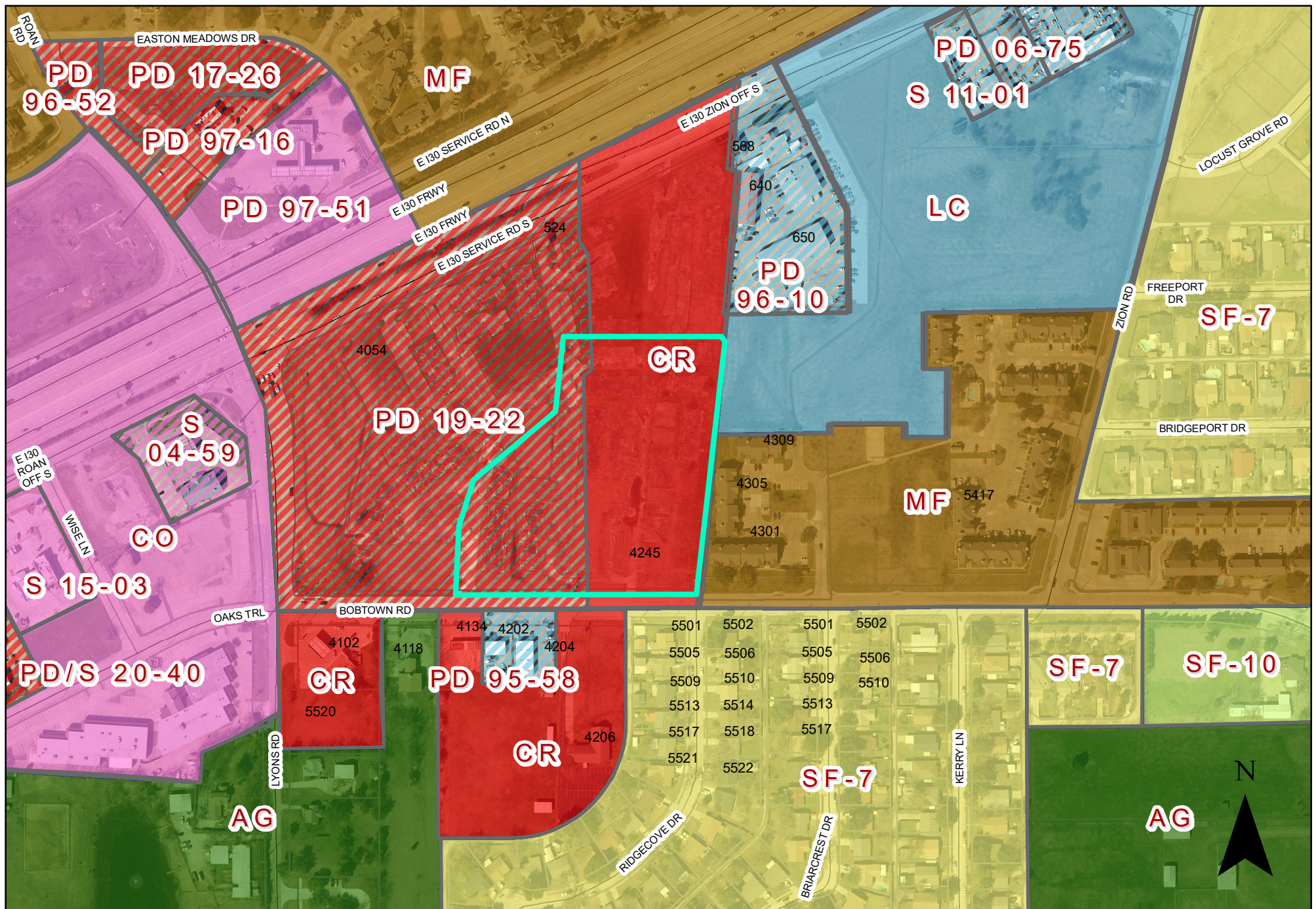
CITY COUNCIL DATE: July 5, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 190 380 Feet
1 inch = 292 feet

LOCATION MAP Z 22-16

 INDICATES AREA OF REQUEST

4245 Bobtown Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-16

4245 Bobtown Road

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a multi-family development.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Multi-Family (MF) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Permitted Uses: Land Uses are only permitted as in the Multi-Family (MF) District.
- B. Site Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Building Height: The maximum height shall be fifty-three (53) feet.
- D. Dwelling Size: The minimum dwelling size for a one-bedroom unit shall be 627 square feet.
- E. Density: The maximum density shall be thirty-two (32)

dwelling units per acre.

- F. Carports: Carports structures are allowed to be located within the building setbacks as reflected in Exhibit C.
- G. Dwelling Units: A total of 238 dwelling units shall be permitted.
- H. Amenities: Amenities shall be provided as shown on the Exhibits C and D.
- I. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
 - 1. Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.
 - 2. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.
 - 3. Screening and paving must be regularly maintained

in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

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

Z 22-16



View of the subject property



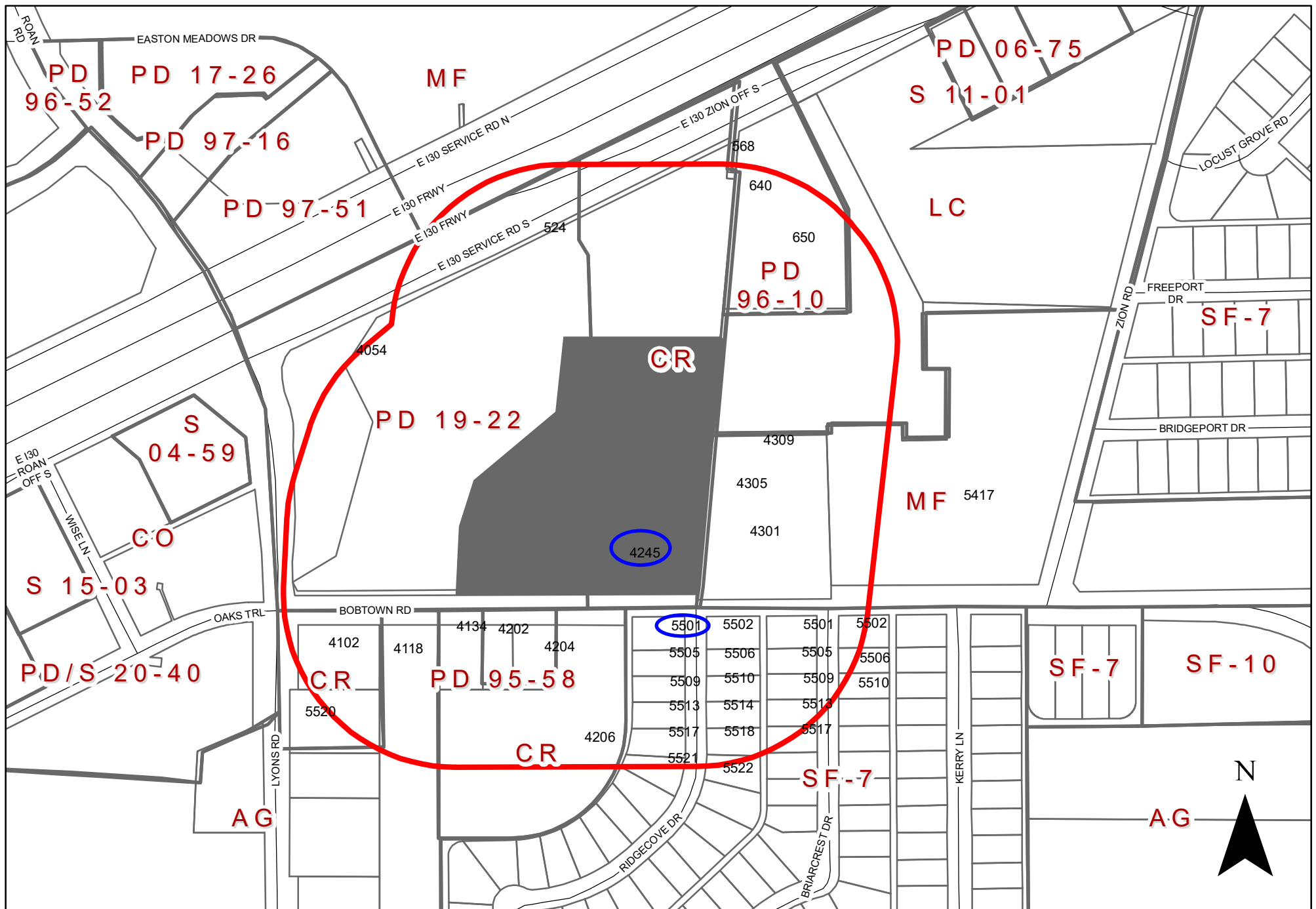
Looking east of the subject property



Looking south of the subject property



Looking west of the subject property



Comment Form

Case Z 22-16

Z 22-16 Stonehawk Capital Partners, LLC / Masterplan. The applicant proposes to construct 238 multi-family dwelling units. The site is located at 4245 Bobtown Road. (District 3)

Z 22-16 Stonehawk Capital Partners, LLC / Masterplan. El solicitante propone construir 238 unidades de viviendas multifamiliares. El sitio está ubicado en 4245 Bobtown Road. (Distrito 3)

Z 22-16 Stonehawk Capital Partners, LLC / Masterplan. Người nộp đơn đề xuất xây dựng 238 đơn vị ở cho nhiều gia đình. Địa điểm tọa lạc tại 4245 Bobtown Road. (Quận 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Sylvia D Alvarez, Property Owner

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

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

5501 Ridgeway Dr

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

Garland Tx

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Sylvia Alvarez

Signature / Firma / Chữ ký

6/4/22

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-16

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

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

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

I would rather have a nice gated apartment complex like this one than the QT truck stop that was allowed to go in.

I give my full support for this project.

Comment Form

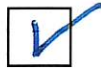
Case Z 22-16

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



For / A Favor / Đúng



Against / En Contra / Không

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

Bill Foose, Manager I-30 Bobtown, LLC

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

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

500 E. IH 30 Garland, TX (4245 Bobtown)

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

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u Chính

Bill Foose

Signature / Firma / Chữ ký

June 6, 2022

Date / Fecha / Ngày

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



GARLAND

Plan Commission

3. b.

Meeting Date: 06/13/2022

Item Title: Z 22-16 Stonehawk Capital Partners, LLC / Masterplan - Detail Plan (District 3)

Summary:

Consideration of the application of **Stonehawk Capital Partners, LLC / Masterplan**, requesting approval of a Detail Plan for Multi-Family development. This property is located at 4245 Bobtown Road. (District 3) (File Z 22-16 – Detail Plan)

Attachments

Z 22-16 Stonehawk Capital Partners, LLC / Masterplan (Detail Plan) Attachments

Z 22-16 Stonehawk Capital Partners, LLC / Masterplan Responses

Planning Report

File No: Z 22-16/District 3

Agenda Item:

Meeting: Plan Commission

Date: June 13, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Planned Development (PD) District 19-22 and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses.

Approval of a Detail Plan for Multi-Family development.

LOCATION

4245 Bobtown Road

APPLICANT

Stonehawk Capital Partners, LLC / Masterplan

OWNER

I-30 Bobtown, LLC.

BACKGROUND

A portion of this property is zoned Community Retail (CR) District and the other portion is zoned Planned Development (PD) District 19-22 for Community Retail Uses. The subject property is currently undeveloped.

SITE DATA

The overall site consists of approximately 7.54 acres with approximately 604 lineal feet of frontage along Bobtown Road. The site plan (Exhibit C) shows one (1) access point from Bobtown Road and one (1) resident and emergency access to the north of the property through a mutual access easement.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Community Retail District and Planned Development (PD) District 19-22. The Community Retail (CR) district is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A CR district is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features.

Planned Development (PD) District 19-22 was approved for a Travel Center and a Fuel Pumps, Retail Use on one lot. The remaining lots require approval of a Detail Plan through the Public Hearing process.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of 238 multi-family dwelling units on an unimproved property. The development will consist of three (3) buildings along with rooftop amenities, a swimming pool, a clubhouse and leisure area. (Exhibit C in the Plan agenda item).

2. Parking

The GDC requires 399 parking spaces for this proposal and the site plan (Exhibit C) meets the number of parking spaces required. Additionally, the GDC requires a minimum of fifty (50%) percent of those required parking spaces to be covered. The plan (Exhibit C) meets the parking requirement.

3. Building Height

The GDC allows a maximum building height of forty (40) feet for multi-family development. The applicant proposes a maximum building height of fifty-three (53) feet which will accommodate the four-story development and taller ceiling heights desired by prospective residents.

4. Density

The GDC allows a maximum density of eighteen (18) dwelling units per acre in the Multi-Family (MF) District. The applicant proposes a density of thirty-two (32) dwelling units per acre due to support a high level of quality building materials, tuck under garages and other site amenities and furnishings.

5. Carports

The GDC does not allow carports to be located in building setbacks. The site plan (Exhibit C) reflects the carports, particularly located to the west of the property, to encroach into the required building setbacks. Allowing carports in the setback where there is perimeter parking will allow the project to comply with the covered parking requirement while avoiding placing carports where they disrupt aesthetics or interfere with other site elements. Moreover, the side yard setback is intended to govern larger buildings with greater massing and height, whereas carports are short in stature and do not have side walls.

In addition, Section 4.24 requires all detached parking structures to be within one hundred (100) feet of the building served. The applicant requests a deviation to allow sixty-two (62) of the required two hundred (200) covered parking spaces to be greater than one hundred (100) feet from a living unit.

6. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 3,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 6,300 square-foot clubhouse and it includes a fitness center, golf simulator, a kitchen and a pool table.
- **Swimming Pool:** One (1) swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes a swimming pool with a minimum of 2,000 square feet of surface water in the interior courtyard.
- **Leisure Areas:** One (1) leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing two (2) dog parks and a

shaded structure and site bistro tables. In addition, rooftop amenities will be provided which include rocking chairs, hanging beds, and a fireplace.

7. Dwelling unit/mix

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

Minimum dwelling unit size.

Required one- bedroom:	650 square feet
Proposed:	627 square feet (minimum)
Number of units:	155 units (65.1%)
Required two-bedroom:	800 square feet
Proposed:	1102 square feet
Number of units:	72 units (30.2%)
Required three-bedroom:	950 square feet
Proposed:	1,443 square feet
Number of units:	11 units (4.62%)

8. Screening and Landscaping

The GDC requires forty (40%) percent of the site to be landscaped. The landscape plan (Exhibit D) reflects thirty-four (34%) percent. Besides a well-landscaped front yard and mews entry, the development offers active open space including a main courtyard and two additional outdoor spaces that will be programmed as an on-site residential amenity.

Although screening is not required, the applicant proposes a six (6) foot ornamental metal fence along the northern perimeter, a six (6) foot Board-on-Board wooden fence along the eastern perimeter and there is an existing eight (8) foot precast screening wall along the western perimeter.

Building Design

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

Transportation

A Traffic Impact Analysis was submitted with this request. The Transportation Department did not have any concerns with the proposed development and it meets technical requirements.

9. Signage

No deviations were requested regarding signage.

10. Summary of Deviations

Development Standards	Required	Proposed	Analysis
Carport	- Carports are not allowed within any building setbacks. - Section 4.24 requires all detached parking structures to be within one hundred (100) feet of the building served.	- The site plan (Exhibit C) reflects the carports, particularly located to the west of the property, to encroach into the required building setbacks. - The applicant requests a deviation to allow sixty-two (62) of the required two hundred (200) covered parking spaces to be greater than one hundred (100) feet from a living unit.	- Allowing carports in the setback where there is perimeter parking will allow the project to comply with the covered parking requirement while avoiding placing carports where they disrupt aesthetics or interfere with other site elements. - Existing utility easements preclude placements of the detached carport spaces within 100 feet of units.
Building Height	The GDC allows a maximum building height of forty (40) feet for multi-family development.	The applicant proposes a maximum building height of fifty-three (53) feet.	The additional height is needed to accommodate the four-story development and taller ceiling heights desired by prospective residents.
Minimum Dwelling size required for a one-bedroom unit	650 square feet	627 square feet	Reduce the minimum unit size from 650 to 627 square feet for a maximum of 62 of the 155 total one-bedroom units. Reducing the floor area for no greater than 40% of the one -bedroom units will allow a greater range of residential unit sizes and price points to best align with market demand.
Density	18 dwelling units/acre	32 dwelling units per acre	The applicant contends this deviation is needed to support a high level of quality building materials, tuck under garages and other site amenities and

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Landscaping	40% of the site needs to be landscaped.	34% is landscaped.	Besides a well-landscaped front yard and mews entry, the development offers active open space including a main courtyard and two additional outdoor spaces that will be programmed as an on-site residential amenity. There will also be interior amenities including both a "roof top" leisure area and a golf simulator in the ground floor clubhouse.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Center. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that 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.

Although this proposal does not align with the Business Centers description, this multi-family use will expand the housing stock and further support retail and commercial development on adjacent and nearby properties.

The I-30 Corridor Catalyst Area Plan cites the aging housing stock, particularly in the IH30 corridor. Although the study was created prior to the recent uptrend in multi-family housing, additional new housing will only expand housing choices and further reduce the average property age.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area to the north is zoned Planned Development (PD) District 19-22 and Community Retail (CR) District; a portion of this property is being developed with a travel center and a gas station. The properties to the east are zoned Light Commercial (LC) District and Multi-Family (MF) District; an apartment complex is developed on the MF-zoned land. The properties to the south, across Bobtown Road, are zoned Single-Family-7 (SF-7) District, Community Retail (CR) District and Planned development (PD) District 95-58 for Light Commercial Uses; these properties are developed with single-family homes, a church, a landscaping company, a car wash and a restaurant. The property to the west is zoned Planned Development (PD) District 19-22; it is being developed with a travel center and a gas station.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Planned Development (PD) District 19-22 and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses.

Approval of a Detail Plan for Multi-Family development.

ADDITIONAL INFORMATION

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

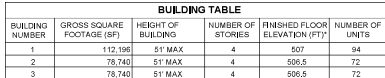
CITY COUNCIL DATE: July 5, 2022

PREPARED BY:

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

REVIEWED BY:

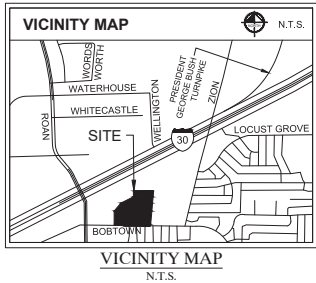
Will Guerin, AICP
Director of Planning



*FINISHED FLOOR ELEVATIONS MAY CHANGE WITH FINAL ENGINEERING PLANS

SITE PLAN	STONEHAWK GARLAND GARLAND, TX CASE NO. 220125-1	PREPARED BY: 064515423 DATE: MAY 2022	SCALE: AS SHOWN DESIGNED BY: BIMM DRAWN BY: BIMM CHECKED BY: JCS	 Kimley-Horn INCORPORATED 1400 KATEL ROAD, TWO GALLERY OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 TELEPHONE: 214.638.6000 FAX: 214.638.6001 WWW.KIMLEY-HORN.COM	NO. _____ REVISIONS _____ DATE _____ BY _____
		Kimley-Horn			NO. _____ REVISIONS _____ DATE _____ BY _____

CITY OF GARLAND LANDSCAPE REQUIREMENTS		
SITE: 7.54 ACRES / 328,458 SF MULTIFAMILY ZONE: PD-18-22	REQUIRED	PROPOSED
TOTAL LANDSCAPE 40% MIN. LANDSCAPE	40% / 131,383 SF	34% / 112,164 SF
BUFFER REQUIREMENT: (BORTOWN ROAD - CLASS E) WIDTH: 10 FT / 5,760 SF TURF MAX 70% 1 TREE PER 30 LF	10 FT WIDTH TURF MAX 70% / 4,342 SF BORTOWN ROAD 602 LF 21 TREES	10 FT WIDTH TURF 50% / 3,129 SF BORTOWN ROAD 602 LF 21 TREES
PARKING LANDSCAPE REQUIREMENT: 5% OF (TOTAL PARKING AREA) LANDSCAPE 1 TREE PER TERMINUS ISLAND, YES 1 TREE PER 10 SPACES (MIN PARKING SPACES = 50.9 TREES) EVERY PARKING SPACE WITHIN 65 FT OF A TREE, YES PARKING SCREEN	1 TREE PER TERMINUS ISLAND, YES 40 TREES PARKING WITHIN 65 FT OF A TREE, YES PARKING SCREEN, PROVIDED BY GT	45.5% / 63,770 SF 1 TREE PER TERMINUS ISLAND, YES 40 TREES PARKING WITHIN 65 FT OF A TREE, YES PARKING SCREEN, PROVIDED BY GT



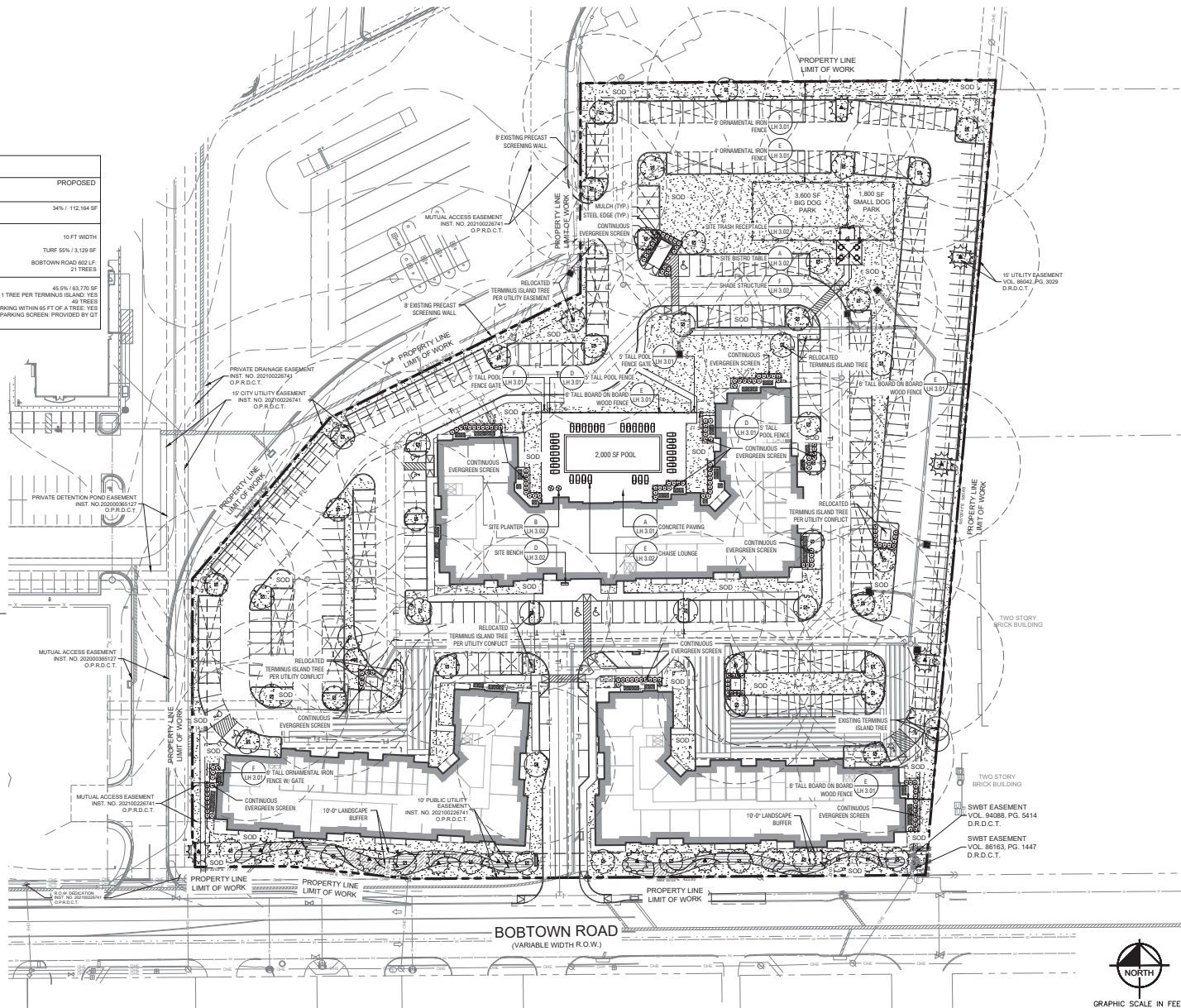
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS
PC	17		Platanus diversifolia / Chinese Platanus	4" cal, 12'-14' ht, 5'-6" apr
QH	16		Quercus muhlenbergii / Chinquapin Oak	4" cal, 12'-14' ht, 6'-8" apr
QV	12		Quercus virginiana / Southern Live Oak	4" cal, 12'-14' ht, 5'-6" apr
TD	12		Taxodium distichum / Bald Cypress	4" cal, 12'-14' ht, 5'-6" apr
UC	13		Ulmus crassifolia / Cedar Elm	4" cal, 12'-14' ht, 6'-8" apr
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS
LEU	164		Leucophyllum frutescens / Texas Sage	36" ht, 24" apr, 48" oc
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS
EUN	923		Eurymyia fortunei / Wintercreeper	8" ht, 8" apr, 18" oc
LIR	1,029		Lilippe muscari / Lilippe	12" ht, 12" apr, 18" oc
MISC.	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS
SOD	TBD		Cynodon dactylon / Common Bermuda	Solid sod, rolled tight with Sand Filled joints & Weed & Disease Free
MULCH	TBD		Shredded Hardwood Mulch	3" depth
STEEL EDGING	TBD		Steel Edging	3 / 16" x 6", Black

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

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

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



PROJECT NO: 04015823
DATE: MAY 2022
SCALE: AS SHOWN
DESIGNED BY: SE
DRAWN BY: SE
CHECKED BY: AMT

STONEHAWK GARLAND
GARLAND, TX
CASE NO. 220 125-1

LANDSCAPE PLAN

SHEET NUMBER
LP 1.01

Kimley»Horn

13455 MOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 100
GARLAND, TX 75042
PHONE: (972) 701-1300 FAX: (972) 226-5820
TEXAS REGISTERED ENGINEERING FIRM # 2508

PRELIMINARY

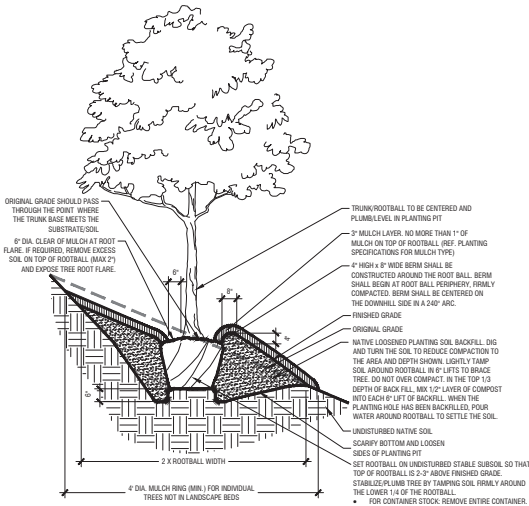
Kimley»Horn

By the undersigned, I hereby certify that I am a duly licensed Professional Engineer in the State of Texas, and that I am the author of the design shown on this drawing.

DATE: _____ BY: _____

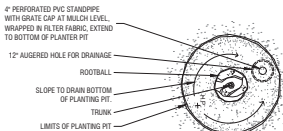
REVISIONS

NO.	DATE	DESCRIPTION



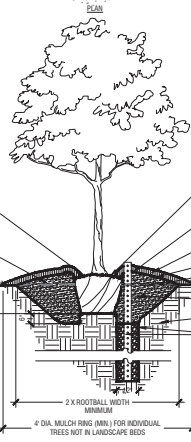
Tree Planting on 5-25% Slopes (20:1 to 4:1 Slopes)

Scale: NTS



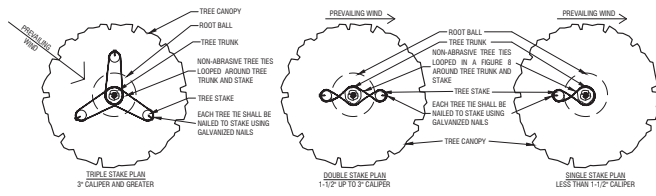
NOTES:

1. THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.



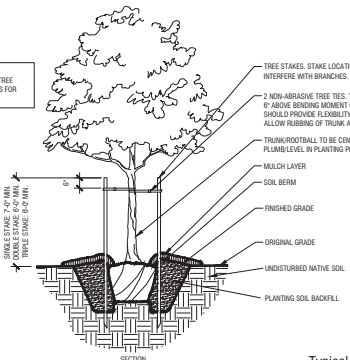
Tree Planting (Poor Drainage Condition)

Scale: NTS



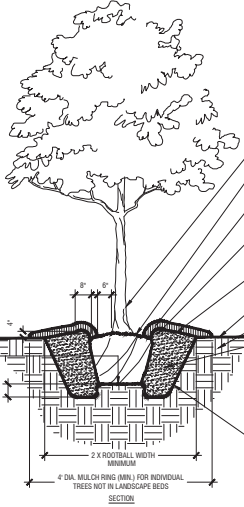
NOTES:

1. THIS DETAIL IS FOR ABOVE GRADE TREE STAKING ONLY. REF. OTHER DETAILS FOR TYPICAL TREE PLANTING.



Typical Tree Staking

Scale: NTS



Typical Tree Planting (Up to 3\"/>

Scale: NTS

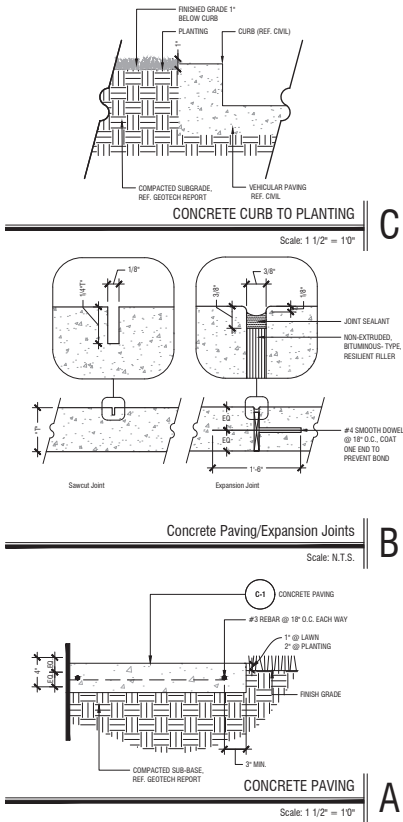
Kimley»Horn

PRELIMINARY

STONEHAWK GARLAND
GARLAND, TX
CASE NO. 220 125-1

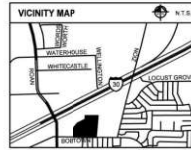
LANDSCAPE DETAILS

SHEET NUMBER
LP 3.01

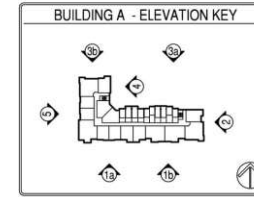




1 BUILDING 'A' SOUTH OVERALL ELEVATION
SCALE: 1" = 20'-0"



BUILDING MATERIAL CALCULATION - ELEVATION #1	
MATERIAL:	1 MATERIAL
STONE:	17% STONE 1,779 SF 22%
SIDING:	88% SIDING 6,210 SF 98%
BUILDING FACADES COMPLY WITH:	
GCC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.8)	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
1. AWNING OR CANOPIES	4. ORNAMENTAL WINDOW HEADS
2. RECESSED ENTRY	5. DIVIDED LIGHT WINDOWS
3. VARIED ROOF HEIGHTS	6. ORNAMENTAL FACADE TRIMS



ELEVATION LEGEND	
T.O.H. - TOP OF HILL	
T.O.D. - TOP OF DECK	
T.O.P. - TOP OF PLATE	
T.O.F. - TOP OF FOUNDATION	
MATERIALS KEY	
COMPOSITION SHINGLES	
STONE	
FIBER CEMENT BOARD & BATTEN SIDING	
FIBER CEMENT LAP SIDING	
NOTE: CONTRACTOR TO VERIFY ELECTRICAL NOTED FOR SIZES AND FEATURES	
NOTE: CONDENSER UNITS MOUNTED AT GROUND FLOOR LEVEL	

NAME OF OWNER: STONEHAWK GARLAND
NAME OF APPLICANT: JENNIFER GARBER, P.E.
PLAN PREPARER: ERIK EARNSHAW, HECK ARCHITECTS
480 EXCEL PARKWAY
ADDISON, TEXAS 75001
714.330.8878

PROJECT ADDRESS: BOBTOWN ROAD GARLAND, TX
EXISTING ZONING: PD-CR
PROPOSED ZONING: PD-CR
SIGNAGE TO COMPLY WITH CITY STANDARDS

BUILDING ARTICULATION - ELEVATION #1	
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS
BUILDING FACADE LENGTH 283.2 FT X 20% = 56.6 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA
BUILDING FACADE LENGTH 283.2 FT X 30% = 75.9 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK
B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 283.2 FT X 20% = 56.6 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 60 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
AVERAGE NON-ARTICULATED BUILDING HEIGHT	42.5 FT



S1- STONE MANUFACTURER: KONA MATERIALS COLOR: PEAK STONE SAND	R1- ROOF MANUFACTURER: CERTAINTED COLOR: COBBLESTONE GRAY	P1- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: LAZY GRAY SIDING, BOARD AND BATTEN SW 6254 SW 7067	P2- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: CITYSCAPE SIDING, BOARD AND BATTEN SW 7067
P3- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: THRESHOLD TAUPÉ SW 7501	P4- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK OF NIGHT SW 6993	P5- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: ORIGINAL WHITE SW 7077	W1- SILVAWOOD MANUFACTURER: SILVAWOOD COLOR: CHOCOLATE MOUSSE WOODSIDING
F1- FASCIA, BALCONY FASCIA, STONE CAP	W2- WINDOWS MANUFACTURER: BERTRIDGE COLOR: WHITE	D1- DOWNSPOUTS MANUFACTURER: SENCOR COLOR: COLORHALL GRAY 021	

1a BUILDING A - SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



REVISIONS

STONEHAWK GARLAND
GARLAND, TEXAS

ISSUED
04-13-2022



DATE
04-13-22

PROJECT
22112

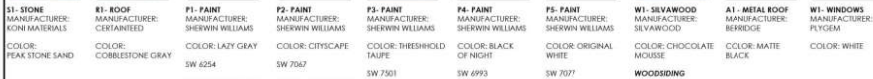
SHEET NUMBER

A4-00
BUILDING A
EXTERIOR ELEVATIONS

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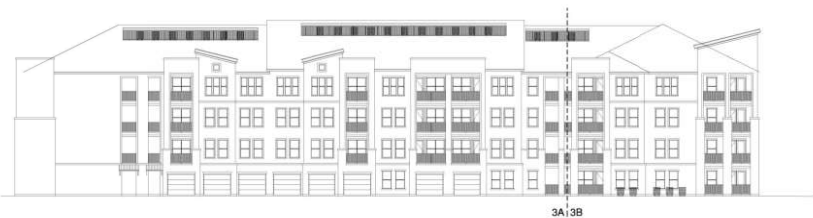


SCALE: 1" = 20'-0"



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

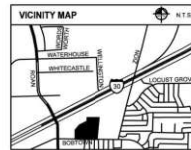
A4-01
BUILDING A
EXTERIOR ELEVATIONS



3A|3B

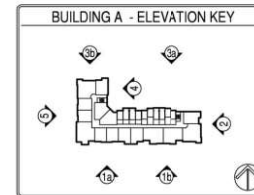
3 BUILDING 'A' NORTH OVERALL ELEVATION

SCALE: 1" = 20'-0"



BUILDING MATERIAL CALCULATION - ELEVATION #3	
MATERIAL	STONE 21% 3,072 SF 26%
SIDING	62% 8,039 SF 74%
GLAZING	17%
BUILDING FACADES COMPLY WITH: SDC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.83)	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
1-AWNING OF CANOPIES	4-ORNAMENTAL WINDOW HEADERS
2-RECESSED ENTRY	5-DIVIDED LIGHT WINDOWS
3-VARIED ROOF HEIGHTS	6-ORNAMENTAL FACADE TRIMS

NAME OF OWNER: STONEHAWK GARLAND
NAME OF APPLICANT: JENNIFER GARRETT, P.E.
PLAN PREPARED: ERIC KARNHAWK, HEDK ARCHITECTS
4000 EXCL. PARKWAY
ADDISON, TEXAS 75001
214.530.8878



PROJECT ADDRESS: BORTOWN ROAD GARLAND, TX
EXISTING ZONING: PD, CR
PROPOSED ZONING: PD
SIGNAGE TO COMPLY WITH CITY STANDARDS

ELEVATION LEGEND	
T.O.H. - TOP OF HILL	
T.O.D. - TOP OF DECK	
T.O.P. - TOP OF PLATE	
T.O.F. - TOP OF FOUNDATION	
MATERIALS KEY	
COMPOSITION SHINGLES	
STONE	
FIBER CEMENT BOARD & BATTEN SIDING	
FIBER CEMENT LAP SIDING	
NOTE: CONTRACTOR TO VERIFY ELECTRICAL WIRING FOR SIDS AND PERMITS. SCHEDULING SIGNAGE FEATURE. NOTE: CONDENSERS UNITS MOUNTED AT GROUND FLOOR LEVEL.	

BUILDING ARTICULATION - ELEVATION #3			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH 236.2 FT. X 30% = 47.2 FT. MINIMUM PERPENDICULAR OFFSET OF 1 FEET	NA	BUILDING FACADE LENGTH 236.2 FT. X 20% = 47.2 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 236.2 FT. X 30% = 70.9 FT. MINIMUM PERPENDICULAR OFFSET OF 1 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	42.5 FT.



S1: STONE MANUFACTURER: KONE MATERIALS COLOR: PEARL STONE SAND	R1: ROOF MANUFACTURER: CERTAINTEED COLOR: COBBLESTONE GRAY	P1: PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: LAZY GRAY
P2: PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: CRYSTAL SW 7057	P3: PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: THRESHOLD TAUPÉ SW 7501	P4: PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK OF NIGHT SW 6993
W1: SIDING MANUFACTURER: SHERWIN WILLIAMS COLOR: ORIGINAL WHITE SW 7077	W2: SIDING MANUFACTURER: SHERWIN WILLIAMS COLOR: CHOCOLATE MOORE	W3: SIDING MANUFACTURER: SHERWIN WILLIAMS COLOR: MATTE BLACK
W4: WINDOW MANUFACTURER: PLYGEM COLOR: WHITE	W5: WINDOW MANUFACTURER: SENCOR COLOR: COLOMBIAN GRAY 021	W6: WINDOW MANUFACTURER: SENCOR COLOR: COLOMBIAN GRAY 021

3a BUILDING A - NORTH EXTERIOR ELEVATION

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

04-13-2022

REVISIONS

STONEHAWK GARLAND

GARLAND, TEXAS

ISSUED 04-13-2022

HEDK ARCHITECTS

4000 EXCL. PARKWAY DRIVE, ADDISON, TX 75001
214.530.8878

DATE 04-13-22

PROJECT 22112

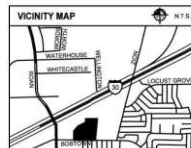
SHEET NUMBER A4-02

BUILDING A EXTERIOR ELEVATIONS

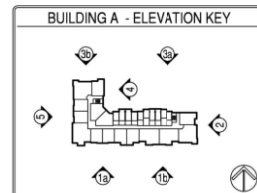


3 BUILDING 'A' OVERALL ELEVATION
SCALE: 1" = 20'-0"

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BUILDING MATERIAL CALCULATION - ELEVATION #5			
MATERIAL:		MATERIAL:	
STONE	20%	STONE	1,109 SF 25%
SIDING	59%	SIDING	3,319 SF 75%
GLAZING	21%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.83)			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
1-AWNING OR CANOPIES		4-ORNAMENTAL WINDOW HEADERS	
2-RECESSED ENTRY		5-DIVIDED LIGHT WINDOWS	
3-VARIED ROOF HEIGHTS		6-ORNAMENTAL FACADE TRIM	



ELEVATION LEGEND

T.O.R. = TOP OF REEL
 T.O.D. = TOP OF DECK
 T.O.P. = TOP OF PLATE
 T.O.F. = TOP OF FOUNDATION

MATERIALS KEY

 COMPOSITION SHINGLES

 STONE

 FIBER CEMENT BOARD & BATTEN SIDING

 FIBER CEMENT LAP SIDING

NOTE: CONTRACTOR TO VERIFY ELECTRICAL METER BOX SIZE AND COORDINATE SURROUNDING SIDING FEATURE

NOTE: CONDENSER UNITS MOUNTED AT GROUND FLOOR LEVEL

NAME OF OWNER - STONEHAWK GARLAND	PROJECT ADDRESS: BOBTOWN ROAD GARLAND, TX
NAME OF APPLICANT - JENNIFER GANSERT, P.E.	EXISTING ZONING: PD - CR
PLAN PREPARED BY - ERIK EARNSHAW, HECK ARCHITECTS	PROPOSED ZONING: PD
4565 EGCEL PARKWAY	SIGNAGE TO COMPLY WITH CITY STANDARDS
ADDISON, TEXAS 75001	
214.529.8878	

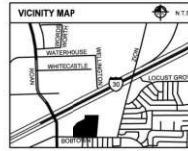
BUILDING ARTICULATION - ELEVATION #5			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH 135.6 FT. X 20% = 27.1 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	N/A	OK	BUILDING FACADE LENGTH 135.6 FT. X 20% = 27.1 FT. MINIMUM VERTICAL ELEVATION CHANGE
BUILDING FACADE LENGTH 135.6 FT. X 30% = 40.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 90 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT
			42.5 FT.



5 BUILDING A - WEST EXTERIOR ELEVATION



1 BUILDING 'B' SOUTH OVERALL ELEVATION
SCALE: 1" = 20'-0"

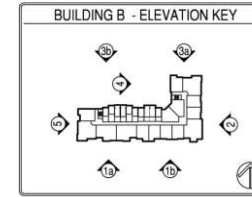


BUILDING MATERIAL CALCULATION - ELEVATION #1

MATERIAL:	STONE	1,779 SF	22%
STONE	58%	6,210 SF	58%
GLAZING	28%		

BUILDING FACADES COMPLY WITH:
GCC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.8)

MINIMUM OF 6 ARCHITECTURAL ELEMENTS	ELEMENT
1. AWNING OR CANOPIES	4. ORNAMENTAL WINDOW HEADERS
2. RECESSED ENTRY	5. DIVIDED LIGHT WINDOWS
3. VARIOUS ROOF HEIGHTS	6. ORNAMENTAL FACADE TRIMS



ELEVATION LEGEND

T.O.H. = TOP OF HILL
T.O.D. = TOP OF DECK
T.O.P. = TOP OF PLATE
T.O.F. = TOP OF FOUNDATION

MATERIALS KEY

[Pattern]	COMPOSITION SHINGLES
[Pattern]	STONE
[Pattern]	FIBER CEMENT BOARD & BATTEN SIDING
[Pattern]	FIBER CEMENT LAP SIDING

NOTE: CONTRACTOR TO VERIFY ELECTRICAL NOTED JOCK SIZES AND POSITIONS
NOTE: CONDENSER UNITS MOUNTED AT GROUND FLOOR LEVEL

NAME OF OWNER: STONEHAWK GARLAND
NAME OF APPLICANT: ZIMMER GARDEN, P.C.
PLAN PREPARER: ERIC EARNHART, HEDK ARCHITECTS
400 EXCEL PARKWAY
ADDISON, TEXAS 75001
714.320.8878

PROJECT ADDRESS: BOBTOWN ROAD GARLAND, TX
EXISTING ZONING: P-COR
PROPOSED ZONING: PD
SIGNAGE TO COMPLY WITH CITY STANDARDS

BUILDING ARTICULATION - ELEVATION #1

A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 283.2 FT X 30% = 85.0 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH 283.2 FT X 20% = 56.6 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 283.2 FT X 30% = 85.0 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 60 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	42.5 FT



1a BUILDING B - SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

S1- STONE MANUFACTURER: KONE MATERIALS COLOR: PEAK STONE SAND	R1- ROOF MANUFACTURER: CERTAINTED COLOR: COBBLESTONE GRAY	P1- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: LAZY GRAY SW 6254
P2- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: CITYSCAPE SW 7067	P3- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: THRESHOLD TAUPÉ SW 7501	P4- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK OF NIGHT SW 6993
P5- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: ORIGINAL WHITE SW 7077	W1- SILVAWOOD MANUFACTURER: SILVAWOOD COLOR: CHOCOLATE MOUSE WOODSIDING	A1- METAL ROOF MANUFACTURER: BORRIDGE COLOR: MATTE BLACK
W1- WINDOWS MANUFACTURER: PLYGEM COLOR: WHITE	D1- DOWNSPOUTS MANUFACTURER: SENOX COLOR: COLONIAL GRAY 021	

04-13-2022

REVISIONS

STONEHAWK GARLAND

GARLAND, TEXAS

ISSUED 04-13-2022

HEDK ARCHITECTS

4000 WILLOW DRIVE ADDISON, TX 75001
214.320.8878

DATE 03-14-22

PROJECT 22112

SHEET NUMBER A4-10

BUILDING B EXTERIOR ELEVATIONS

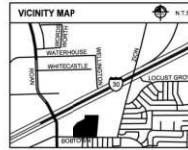
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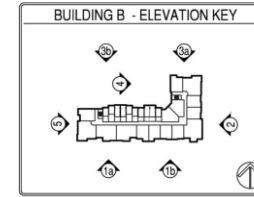
1 BUILDING 'B' SOUTH OVERALL ELEVATION
SCALE: 1" = 20'-0"



1b BUILDING B - SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING MATERIAL CALCULATION - ELEVATION #1			
MATERIAL	STONE	1,779 SF	22%
STONE	17%		
SIDING	58%	6,210 SF	58%
GLAZING	20%		
BUILDING FACADES COMPLY WITH:			
GCC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.8)			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT	ELEMENT		
1. AWNING OR CANOPIES	4. ORNAMENTAL WINDOW HEADS		
2. DIVIDED ENTRY	5. DIVIDED LIGHT WINDOW		
3. VARIOUS ROOF HEIGHTS	6. ORNAMENTAL FACADE TRIM		



ELEVATION LEGEND	
T.O.H. = TOP OF HILL	
T.O.D. = TOP OF DECK	
T.O.P. = TOP OF PLATE	
T.O.F. = TOP OF FOUNDATION	
MATERIALS KEY	
[Pattern]	COMPOSITION SHINGLES
[Pattern]	STONE
[Pattern]	FIBER CEMENT BOARD & BATTEN SIDING
[Pattern]	FIBER CEMENT LAP SIDING
NOTE: CONTRACTOR TO VERIFY ELECTRICAL BOX SIZES AND COORDINATE SURROUNDING BUILD FEATURE	
NOTE: CONDENSER UNITS MOUNTED AT GROUND FLOOR LEVEL	

NAME OF OWNER: STONEHAWK GARLAND	PROJECT ADDRESS: BOBTOWN ROAD GARLAND, TX
NAME OF APPLICANT: ZIMMER GARDEN, P.C.	EXISTING ZONING: PDCR
PLAN PREPARER: ERIK EARNSHAW, HEDK ARCHITECTS	PROPOSED ZONING: PD
400 EXCEL PARKWAY	SIGNAGE TO COMPLY WITH CITY STANDARDS
ADDISON, TEXAS 75001	
714.330.8878	

BUILDING ARTICULATION - ELEVATION #1			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 283.2 FT. X 20% = 56.6 FT. MINIMUM VERTICAL ELEVATION CHANGE	NA	BUILDING FACADE LENGTH 283.2 FT. X 20% = 56.6 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 283.2 FT. X 30% = 75.9 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 60 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	40.5 FT.

S1- STONE MANUFACTURER: KORI MATERIALS COLOR: PEAK STONE SAND	R1- ROOF MANUFACTURER: CERTANTITE COLOR: COBBLESTONE GRAY	P1- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: LAZY GRAY SW 6254
P2- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: CITYSCAPE SW 7067	P3- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: THRESHOLD TAUPPE SW 7501	P4- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK OF NIGHT SW 6993
SIDING, BOARD AND BATTEN	FASCIA, BALCONY FASCIA, STONE CAP	TOWER TRIM, PARAPET TRIM, WOODSIDING TRIM
P5- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: ORIGINAL WHITE SW 7077	W1- SILVAWOOD MANUFACTURER: SILVAWOOD COLOR: CHOCOLATE MOUSSE WOODSIDING	A1- METAL ROOF MANUFACTURER: RESURGE COLOR: MATTE BLACK
WINDOW TRIM, BALCONY SIDING	D1- DOWNSPOUTS MANUFACTURER: SENCOR COLOR: COLONIAL GRAY 021	
W1- WINDOWS MANUFACTURER: PLYGEM COLOR: WHITE		

04-13-2022

REVISIONS

STONEHAWK GARLAND

GARLAND, TEXAS

ISSUED

04-13-2022

HEDK

ARCHITECTS

4000 WILLOW DRIVE ADDISON, TX 75001
214.330.8878

DATE

04-13-22

PROJECT

22112

SHEET NUMBER

A4-11

BUILDING B
EXTERIOR ELEVATIONS

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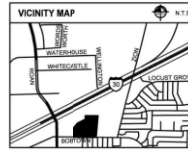
		
S1- STONE MANUFACTURER: KONI MATERIALS	R1- ROOF MANUFACTURER: CERTAINTED	P1- PAINT MANUFACTURER: SHERWIN WILLIAMS
COLOR: PEAK STONE SAND	COLOR: COBBLESTONE GRAY	COLOR: LAZY GRAY
SIDING, BOARD AND	SIDING, BOARD AND	SIDING, BOARD AND
		
P2- PAINT MANUFACTURER: SHERWIN WILLIAMS	P3- PAINT MANUFACTURER: SHERWIN WILLIAMS	P4- PAINT MANUFACTURER: SHERWIN WILLIAMS
COLOR: CRYSPEACE	COLOR: THRESHOLD	COLOR: BLACK OF NIGHT
SW 7067	SW 7201	SW 6993
SIDING, BOARD AND	FASCIA, BALCONY	TOWER TRIM
BAITON	FASCIA, BALCONY	PARAPET TRIM
WOODSIDDING TRIM	WOODSIDDING TRIM	WOODSIDDING TRIM
		
P5- PAINT MANUFACTURER: PLYGEM	W1- SILVAWOOD MANUFACTURER: SILVAWOOD	A1- METAL ROOF MANUFACTURER: BERSDICE
COLOR: ORIGINAL WHITE	COLOR: CHOCOLATE MOUSSE	COLOR: MATTE BLACK
SW 7037	WOODSIDDING	WOODSIDDING
WINDOW TRIM,	WINDOW TRIM,	WINDOW TRIM,
BALCONY SIDING	BALCONY SIDING	BALCONY SIDING
		
W1- WINDOWS MANUFACTURER: PLYGEM	D1- DOWNSPOUTS MANUFACTURER: SENIOX	A1- METAL ROOF MANUFACTURER: BERSDICE
COLOR: WHITE	COLOR: COLORAL GRAY 021	COLOR: MATTE BLACK



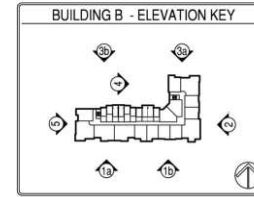
3 BUILDING 'B' NORTH OVERALL ELEVATION
SCALE: 1" = 20'-0"



3a BUILDING B - NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING MATERIAL CALCULATION - ELEVATION #3		
MATERIAL:	STONE	2,072 SF 26%
STONE:	21%	
SIDING:	62%	
GLAZING:	17%	
BUILDING FACADES COMPLY WITH:		
GCC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.8)		
MINIMUM OF 6 ARCHITECTURAL ELEMENTS		
ELEMENT	ELEMENT	
1. LANDING OR CANOPIES	4. ORNAMENTAL WINDOW HEADS	
2. RECESSED ENTRY	5. DIVIDED LIGHT WINDOWS	
3. VARIED ROOF HEIGHTS	6. ORNAMENTAL FACADE TRIM	



ELEVATION LEGEND	
T.O.H. = TOP OF HILL	
T.O.D. = TOP OF DECK	
T.O.P. = TOP OF PLATE	
T.O.F. = TOP OF FOUNDATION	
MATERIALS KEY	
COMPOSITION	SHINGLES
STONE	
FIBER CEMENT BOARD & BATTEN	BOARD
FIBER CEMENT LAP SIDING	
NOTE: CONTRACTOR TO VERIFY ELECTRICAL NOTED FOR SIZES AND COORDINATE	
NOTE: CONDENSER UNITS MOUNTED AT GROUND FLOOR LEVEL	

NAME OF OWNER - STONEHAWK GARLAND	PROJECT ADDRESS: BOBTOWN ROAD GARLAND, TX
NAME OF APPLICANT - JENNIFER GARLAND, P.E.	EXISTING ZONING: PDCR
PLAN PREPARED BY: ERIC EARNSHAW, HEDK ARCHITECTS	PROPOSED ZONING: PD
400 EXCEL PARKWAY	STORAGE TO COMPLY WITH CITY STANDARDS
ADDISON, TEXAS 75001	
714.520.8878	

BUILDING ARTICULATION - ELEVATION #3			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 288.2 FT X 20% = 47.2 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH 288.2 FT X 20% = 47.2 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 288.2 FT X 30% = 70.9 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 60 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	42.5 FT

S1 - STONE MANUFACTURER: KONI MATERIALS COLOR: PEAK STONE SAND	R1 - ROOF MANUFACTURER: CERTAINTED COLOR: COBBLESTONE GRAY	P1 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: LAZY GRAY SW 6254
P2 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: CITYSCAPE SW 7067	P3 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TRESHHOLD SW 7501	P4 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK OF NIGHT SW 6993
SIDING, BOARD AND BATTEN	FASCIA, BALCONY FASCIA, STONE CAP	TOWER TRIM, PARAPET TRIM, WOODSIDING TRIM
P5 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: ORIGINAL WHITE SW 7077	W1 - SILVAWOOD MANUFACTURER: SILVAWOOD COLOR: CHOCOLATE MOUSSE WOODSIDING	A1 - METAL ROOF MANUFACTURER: BERKECO COLOR: MATTE BLACK
W1 - WINDOWS MANUFACTURER: PLYCEM COLOR: WHITE	D1 - DOWNSPOUTS MANUFACTURER: SINCOX COLOR: COLONIAL GRAY 021	

04-13-2022

REVISIONS

STONEHAWK GARLAND

GARLAND, TEXAS

ISSUED

04-13-2022

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ARCHITECTS

4000 WILLOW DRIVE ADDISON, TX 75001
214.520.8878

DATE

04-13-22

PROJECT

22112

SHEET NUMBER

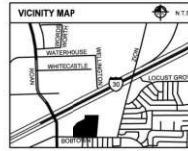
A4-13

BUILDING B
EXTERIOR ELEVATIONS

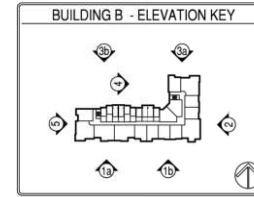
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3a BUILDING 'B' NORTH OVERALL ELEVATION
SCALE: 1" = 20'-0"



BUILDING MATERIAL CALCULATION - ELEVATION #3			
MATERIAL:	STONE	2,072 SF	26%
STONE:	21%		
SIDING:	62%	6,039 SF	74%
GLAZING:	17%		
BUILDING FACADES COMPLY WITH:			
GCC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.85)			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT	ELEMENT	ELEMENT	ELEMENT
1 AWNING OR CANOPIES	4 ORNAMENTAL WINDOW HEADERS	5 DIVIDED LIGHT WINDOWS	6 ORNAMENTAL FACADE TRIM
2 RECESSED ENTRY	3 DIVIDED LIGHT WINDOWS	4 ORNAMENTAL WINDOW HEADERS	5 DIVIDED LIGHT WINDOWS
3 WAVED ROOF HEIGHTS	4 ORNAMENTAL WINDOW HEADERS	5 DIVIDED LIGHT WINDOWS	6 ORNAMENTAL FACADE TRIM



ELEVATION LEGEND	
T.O.H. - TOP OF HILL	
T.O.D. - TOP OF DECK	
T.O.P. - TOP OF PLATE	
T.O.F. - TOP OF FOUNDATION	
MATERIALS KEY	
COMPOSITION	SPRINKLES
STONE	
FIBER CEMENT BOARD & BATTEN	
FIBER CEMENT LAP SIDING	
NOTE: CONTRACTOR TO VERIFY ELECTRICAL BOXES, BOX SIZES AND COORDINATE SURROUNDING SILING FEATURE	
NOTE: CONDENSED UNITS MOUNTED AT GROUND FLOOR LEVEL	

NAME OF OWNER - STONEHAWK GARLAND
NAME OF APPLICANT - JENNIFER GARRETT, P.E.
PLAN PREPARER - ERIC EARNSHAW, HEDK ARCHITECTS
400 EXCEL PARKWAY
ADDISON, TEXAS 75001
714.320.8878

PROJECT ADDRESS: BOBTOWN ROAD GARLAND, TX
EXISTING ZONING: PD-CR
PROPOSED ZONING: PD
SIGNAGE TO COMPLY WITH CITY STANDARDS

BUILDING ARTICULATION - ELEVATION #3			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 288.2 FT X 30% = 47.2 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH 288.2 FT X 20% = 47.2 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 288.2 FT X 30% = 70.5 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 60 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	40.5 FT.



3b BUILDING B - NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

COLOR: PEAK STONE SAND	COLOR: COBBLESTONE GRAY	COLOR: LAZY GRAY SW 6254	COLOR: CITYSCAPE SW 7067	COLOR: THRESHOLD TAHOE SW 7501	COLOR: BLACK OF NIGHT SW 6993	COLOR: ORIGINAL WHITE SW 7077	COLOR: CHOCOLATE MOUSSE	COLOR: MATTE BLACK	COLOR: WHITE	COLOR: COLONIAL GRAY (2)
		SIDING: BOARD AND BATTEN	SIDING: BOARD AND BATTEN	FASCIA, BALCONY FASCIA, STONE CAP	TOWER TRIM, PARAPET TRIM, WOODSIDING TRIM	WINDOW TRIM, BALCONY SIDING	WOODSIDING			

ISSUED 04-13-2022

DATE 04-13-22

PROJECT 22112

SHEET NUMBER A4-14

BUILDING B EXTERIOR ELEVATIONS

STONEHAWK GARLAND

GARLAND, TEXAS

DATE 04-13-22

PROJECT 22112

SHEET NUMBER A4-14

BUILDING B EXTERIOR ELEVATIONS

S1- STONE
MANUFACTURER:
KONI MATERIALS
COLOR:
PEAK STONE SAND

R1- ROOF
MANUFACTURER:
CERTAINTED
COLOR:
COBBLESTONE GRAY

P1- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: LAZY GRAY
SW 6254
SIDING, BOARD AND BATTEN

P2- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: CITYSCAPE
SW 7067
SIDING, BOARD AND BATTEN

P3- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: THRESHOLD
TAUPE
SW 7501
**FASCIA, BALCONY
FASCIA, STONE CAP**

P4- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: BLACK
OF NIGHT
SW 6993
**TOWER TRIM
WOODSIDING TRIM**

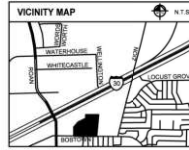
P5- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: ORIGINAL
WHITE
SW 7077
**WINDOW TRIM,
BALCONY SIDING**

W1- SILVAVOOD
MANUFACTURER:
SILVAVOOD
COLOR: CHOCOLATE
MOUSSE
WOODSIDING

A1- METAL ROOF
MANUFACTURER:
BERKEDGE
COLOR: MATE
BLACK

W1- WINDOWS
MANUFACTURER:
PLYGEM
COLOR: WHITE

D1- DOWNSPOUTS
MANUFACTURER:
SENOCX
COLOR: COLONIAL
GRAY 021



BUILDING MATERIAL CALCULATION - ELEVATION #4

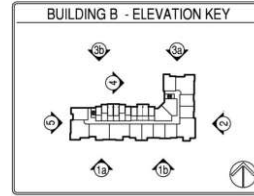
MATERIAL:	STONE	806 SF	30%
SIDING:	68%	1,892 SF	70%
GLAZING:	2%		

BUILDING FACADES COMPLY WITH:
GDC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.83)

BUILDING MATERIAL CALCULATION - ELEVATION #5

MATERIAL:	STONE	567 SF	26%
SIDING:	60%	1,639 SF	74%
GLAZING:	2%		

BUILDING FACADES COMPLY WITH:
GDC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.83)



ELEVATION LEGEND

T.O.H. = TOP OF HILL
T.O.D. = TOP OF DECK
T.O.P. = TOP OF PLATE
T.O.F. = TOP OF FOUNDATION

MATERIALS KEY

COMPOSITION	SHINGLES
STONE	
FIBER CEMENT BOARD & BATTEN	
FIBER CEMENT LAP SIDING	

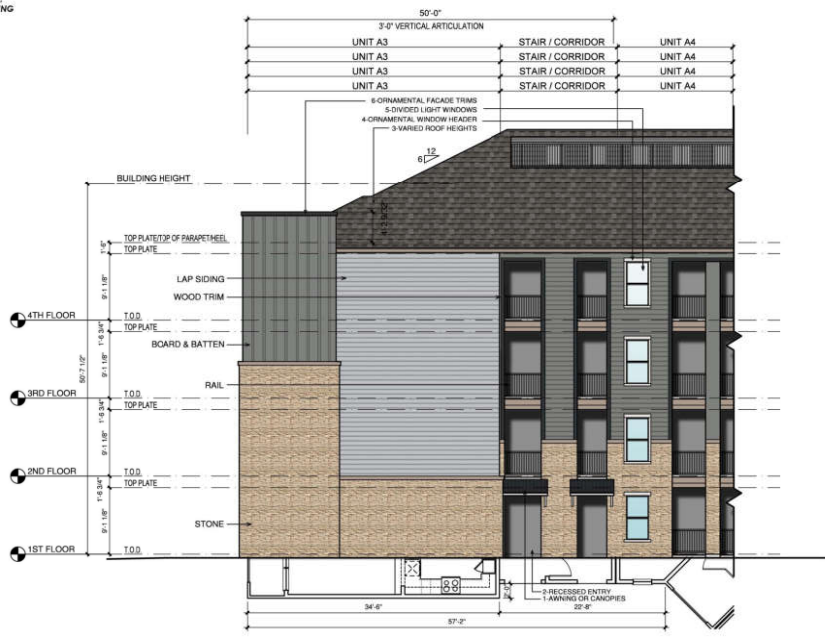
NOTE: CONTRACTOR TO VERIFY ELECTRICAL BOLLER BOX SIZES AND COORDINATE SURROUNDING SILING FEATURE
NOTE: CONDENSED UNITS MOUNTED AT GROUND FLOOR LEVEL

BUILDING ARTICULATION - ELEVATION #4

A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH: 87.2 FT. X.20% = 11.4 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH: 87.2 FT. X.20% = 11.4 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 87.2 FT. X.30% = 17.2 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (PLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	42.5 FT

BUILDING ARTICULATION - ELEVATION #5

A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH: 85.6 FT. X.20% = 13.1 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH: 85.6 FT. X.20% = 13.1 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 85.6 FT. X.30% = 19.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (PLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	42.5 FT



4 BUILDING B - WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



5 BUILDING B - WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

NAME OF OWNER: STONEHAWK GARLAND NAME OF APPLICANT: JENNIFER GANSEY, P.E. PLANNING/DESIGNER: ERM GARLAND, NEW ARCHITECTS ADDRESS: 2000 TEXAS 75001 214.502.8878	PROJECT ADDRESS: BOSTOWN ROAD GARLAND, TX EXISTING ZONING: PD-CR PROPOSED ZONING: PD SIGNAGE TO COMPLY WITH CITY STANDARDS
---	---

04-13-2022

REVISIONS

STONEHAWK GARLAND
GARLAND, TEXAS

ISSUED
04-13-2022

ERM ARCHITECTS
4200 W. HWY. 281, SUITE 200, GARLAND, TX 75042
214.502.8878

DATE
04-13-22

PROJECT
22112

SHEET NUMBER
A4-15
BUILDING B
EXTERIOR ELEVATIONS



1 BUILDING 'C' SOUTH OVERALL ELEVATION
SCALE: 1" = 20'-0"



1b BUILDING C - SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



S1- STONE
MANUFACTURER:
KON MATERIALS
COLOR:
PEARLSTONE SAND



R1- ROOF
MANUFACTURER:
CERTANTEED
COLOR:
COBBLESTONE GRAY



P1- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: LAZY GRAY
SW 6254
SIDING, BOARD AND
BATON



P2- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: CITYSCAPE
SW 7067
SIDING, BOARD AND
BATON



P3- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: THRESHOLD
TAUPE
SW 7501
FASCIA, BALCONY
FASCIA, STONE CAP



P4- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: BLACK
OF NIGHT
SW 6993
TOWER TRIM,
PALAPET TRIM,
WOODSIDDING TRIM



P5- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: ORIGINAL
WHITE
SW 7077
WINDOW TRIM,
BALCONY SIDING



W1- SILVEAWOOD
MANUFACTURER:
SILVEAWOOD
COLOR: CHOCOLATE
MOOSSE
WOODSIDDING



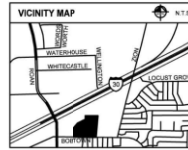
A1- METAL ROOF
MANUFACTURER:
BERRIDGE
COLOR: MATTIE
BLACK



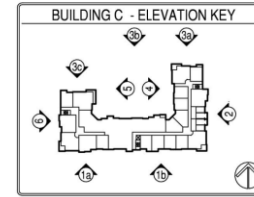
W1- WINDOWS
MANUFACTURER:
PLYGEM
COLOR: WHITE



D1- DOWNSPOUTS
MANUFACTURER:
SENIX
COLOR: COLONIAL
GRAY 021



BUILDING MATERIAL CALCULATION - ELEVATION #1		
MATERIAL:	STONE	2,111 SF 23%
STONE:	17%	
SIDING:	58%	7,010 SF 77%
GLAZING:	25%	
BUILDING FACADES COMPLY WITH:		
GCC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.8)		
MINIMUM OF 6 ARCHITECTURAL ELEMENTS		
ELEMENT	ELEMENT	
1- WINDOW OR CANOPES	4- ORNAMENTAL WINDOW HEADERS	
2- RECESSED ENTRY	5- DIVIDED LIGHT WINDOW	
3- VARIED ROOF HEIGHTS	6- ORNAMENTAL FACADE TRIM	



ELEVATION LEGEND	
T.O.H. - TOP OF HILL	
T.O.D. - TOP OF DECK	
T.O.P. - TOP OF PLATE	
T.O.F. - TOP OF FOUNDATION	
MATERIALS KEY	
COMPOSITION	SHINGLES
STONE	
FIBER CEMENT BOARD & BATTEN	SIDING
FIBER CEMENT LAP SIDING	
NOTE: CONTRACTOR TO VERIFY ELECTRICAL BOXES, BOX SIZES AND COORDINATE SURROUNDING SILING FEATURE AT GROUND FLOOR LEVEL.	

NAME OF OWNER - STONEHAWK GARLAND
NAME OF APPLICANT - JENNIFER GARLAND, P.E.
PLAN PREPARED BY - ERIC EARNSHAW, HEDK ARCHITECTS
400 EXCEL PARKWAY
ADDISON, TEXAS 75001
714.520.8878

PROJECT ADDRESS: BOBTOWN ROAD GARLAND, TX
EXISTING ZONING: PD OR
PROPOSED ZONING: PD
SIGNAGE TO COMPLY WITH CITY STANDARDS

BUILDING ARTICULATION - ELEVATION #1			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 302.2 FT X 30% = 90.4 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH 302.2 FT. X 20% = 60.4 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 302.2 FT. X 30% = 90.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 60 FEET VERTICAL ELEVATION CHANGE (PLAT ROOFS)	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	42.5 FT.

REGISTERED ARCHITECT
ERIC EARNSHAW
04-13-2022

REVISIONS

STONEHAWK GARLAND
GARLAND, TEXAS

ISSUED
04-13-2022

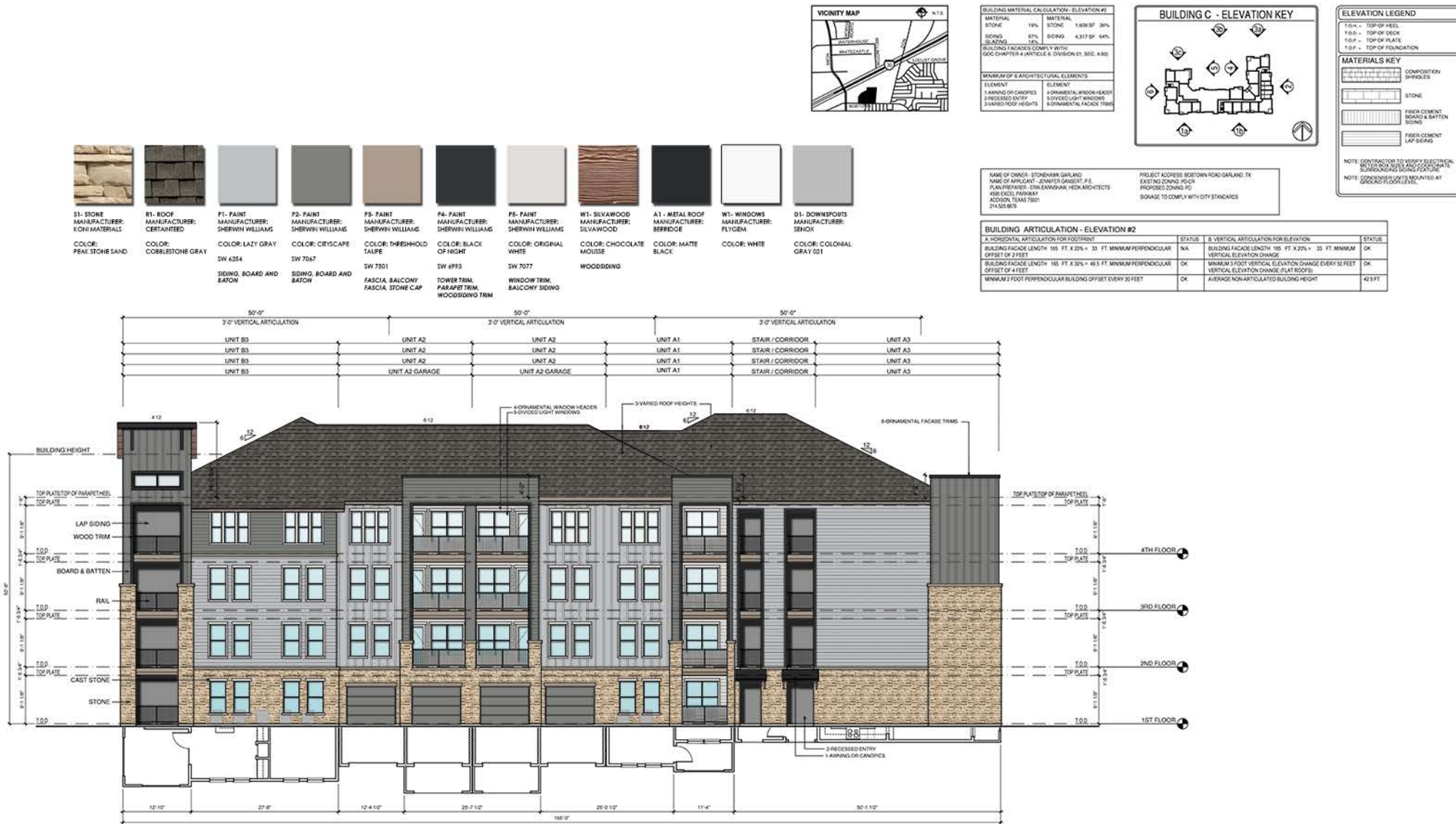
HEDK ARCHITECTS
4000 WILLOW DRIVE ADDISON, TX 75001
214.520.8878

DATE
04-13-22

PROJECT
22112

SHEET NUMBER
A4-21
BUILDING C
EXTERIOR ELEVATIONS

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REVISIONS

STONEHAWK GARLAND
GARLAND, TEXAS

ISSUED
05-24-2022

HECK
ARCHITECTS
4202 BELTWAY DRIVE ADDISON, TX 75001
214-520-8878
heck.com

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DATE
05-24-22

PROJECT
22112

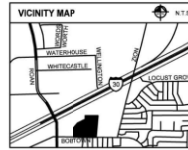
SHEET NUMBER
A4-22
BUILDING C
EXTERIOR ELEVATIONS



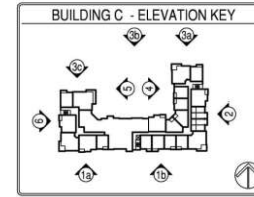
3 BUILDING 'C' NORTH OVERALL ELEVATION
SCALE: 1" = 20'-0"



3a BUILDING C - NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING MATERIAL CALCULATION - ELEVATION #3a			
MATERIAL	QUANTITY	UNIT PRICE	TOTAL
STONE	20%	\$41 SF	25%
SIDING	61%	\$102 SF	75%
GLAZING	18%		
BUILDING FACADES COMPLY WITH:			
GCC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.8)			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT	ELEMENT	ELEMENT	ELEMENT
1. LANDING OR CANOPIES	4. ORNAMENTAL WINDOW HEADS	5. DIVIDED LIGHT WINDOW	6. ORNAMENTAL FACADE TRIM
2. RECESSED ENTRY			
3. VARIOUS ROOF HEIGHTS			



ELEVATION LEGEND	
T.O.H. = TOP OF HILL	
T.O.D. = TOP OF DECK	
T.O.P. = TOP OF PLATE	
T.O.F. = TOP OF FOUNDATION	
MATERIALS KEY	
[Pattern]	COMPOSITION SHINGLES
[Pattern]	STONE
[Pattern]	FIBER CEMENT BOARD & BATTEN SIDING
[Pattern]	FIBER CEMENT LAP SIDING
NOTE: CONTRACTOR TO VERIFY ELECTRICAL BOXES, BOX SIZES AND COORDINATE SURROUNDING BUILDING FEATURE	
NOTE: CONDENSED UNITS MOUNTED AT GROUND FLOOR LEVEL	

NAME OF OWNER: STONEHAWK GARLAND
NAME OF APPLICANT: JENNIFER GARLAND, P.E.
PLAN PREPARED BY: ERIK EARNHART, HEDK ARCHITECTS
400 EXCEL PARKWAY
ARLINGTON, TEXAS 76010
714.330.8878

PROJECT ADDRESS: BOBTOWN ROAD GARLAND, TX
EXISTING ZONING: PD-CR
PROPOSED ZONING: PD
SIGNAGE TO COMPLY WITH CITY STANDARDS

BUILDING ARTICULATION - ELEVATION #3a			
A. HORIZONTAL ARTICULATION FOR ELEVATION	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH: 83.5 FT. X 20% = 12.7 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH: 83.5 FT. X 20% = 12.7 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 83.5 FT. X 30% = 19.1 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 60 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	40.5 FT.

S1: STONE MANUFACTURER: KORN MATERIALS COLOR: PEAK STONE SAND	R1: ROOF MANUFACTURER: CERTAINTED COLOR: COBBLESTONE GRAY	P1: PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: LAZY GRAY SW 4254	P2: PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: CITYSCAPE SW 7067
P3: PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: THRESHOLD TAPE SW 7501	P4: PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK OF NIGHT SW 6993	P5: PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: ORIGINAL WHITE SW 7077	W1: SILVAWOOD MANUFACTURER: SILVAWOOD COLOR: CHOCOLATE MOUSSE WOODSIDING
A1: METAL ROOF MANUFACTURER: KERRIDGE COLOR: MATTE BLACK	W1: WINDOWS MANUFACTURER: FLYGEM COLOR: WHITE	D1: DOWNSPOUTS MANUFACTURER: SENORA COLOR: COLONIAL GRAY 221	
FASCIA, BALCONY MANUFACTURER: STONE CAP	TOWER TRIM, PARAPET TRIM, WOODSIDING TRIM	WINDOW TRIM, BALCONY SIDING	

04-13-2022

REVISIONS

STONEHAWK GARLAND

GARLAND, TEXAS

ISSUED 04-13-2022

HEDK ARCHITECTS

4000 WILSON DRIVE, ARLINGTON, TX 76010
214.330.8878

DATE 04-13-22

PROJECT 22112

SHEET NUMBER A4-23

BUILDING C EXTERIOR ELEVATIONS

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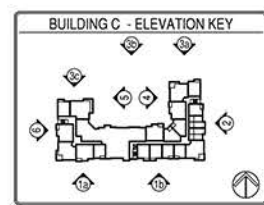
3 BUILDING 'C' SOUTH OVERALL ELEVATION
SCALE: 1" = 20'-0"



BUILDING MATERIAL CALCULATION - ELEVATION #3b

MATERIAL	STONE	787 SF	18%
STONE	SIENING	4,543 SF	82%
GLAZING		200.0	

BUILDING FACADES COMPLY WITH DDC CHAPTER 4, ARTICLE 6, DIVISION 01, SEC. 4-001



ELEVATION LEGEND

T.O.H. = TOP OF HILL
T.O.D. = TOP OF DECK
T.O.P. = TOP OF PLATE
T.O.F. = TOP OF FOUNDATION

MATERIALS KEY

COMPOSITION SPRINGLES	STONE
5/8" x 2" CEMENT BOARD & BATTEN SIDING	5/8" x 2" CEMENT LAP SIDING

NOTE: CONTRACTOR TO VERIFY ELECTRICAL, MECHANICAL, AND COORDINATE BUILDING/ENGINEERING FEATURES.
NOTE: CONDENSED UNITS MOUNTED AT GROUND FLOOR LEVEL.

NAME OF OWNER: STONEHAWK GARLAND
NAME OF ARCHITECT: JONATHAN GARDNER, P.E.
PLAN PREPARED BY: ERIC EARNHART, HEDX ARCHITECTS
4800 E. EXCELSIOR PARKWAY
ADDISON, TEXAS 75001
214.530.8078

PROJECT ADDRESS: BORTOWN ROAD GARLAND, TX
EXISTING ZONING: PUD
PROPOSED ZONING: PD
SIGNAGE TO COMPLY WITH CITY STANDARDS

BUILDING ARTICULATION - ELEVATION #3b

A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 147.4 FT. X 20% = 29.5 FT. MINIMUM PERPENDICULAR OFFSET OF 3 FEET	NA	BUILDING FACADE LENGTH 147.4 FT. X 20% = 29.5 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 147.4 FT. X 30% = 44.2 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	43.5 FT



3b BUILDING C - SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

S1- STONE MANUFACTURER: KORUMATERIALS COLOR: PEAK STONE SAND	R1- ROOF MANUFACTURER: CERAMTEED COLOR: CORBELSTONE GRAY	P1- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: LAZY GRAY SW 6254	P2- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: CITYSCAPE SW 7067	P3- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: THRESHOLD TAIRE SW 7501	P4- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK CP NIGHT SW 6993	P5- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: ORIGINAL WHITE SW 7077	W1- SILVAWOOD MANUFACTURER: SILVAWOOD COLOR: CHOCOLATE MOUSE	A1- METAL ROOF MANUFACTURER: BERKROCK COLOR: MATTE BLACK	W1- WINDOWS MANUFACTURER: PLYGEM COLOR: WHITE	D1- DOWNSPOUTS MANUFACTURER: SENOK COLOR: COLONIAL GRAY 001
		SIDING, BOARD AND BATTEN	SIDING, BOARD AND BATTEN	FASCIA, BALCONY FASCIA, STONE CAP		TOWER TRIM, PARAPET TRIM, WOODSIDING TRIM	WOODSIDING			

05-24-2022

REVISIONS

STONEHAWK GARLAND

GARLAND, TEXAS

ISSUED

05-24-2022

HEDX ARCHITECTS

4800 EXCELSIOR PARKWAY
ADDISON, TX 75001
214.530.8078

DATE

05-24-2022

PROJECT

22112

SHEET NUMBER

A4-24

BUILDING C
EXTERIOR ELEVATIONS

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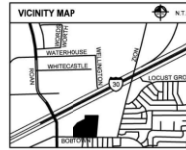
EXHIBIT E



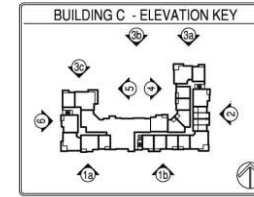
3 BUILDING 'C' NORTH OVERALL ELEVATION
SCALE: 1" = 20'-0"



3c BUILDING C - NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING MATERIAL CALCULATION - ELEVATION #3c	
MATERIAL	STONE 599 SF 23%
STONE	20%
SIDING	65% 1967 SF 77%
GLAZING	15%
BUILDING FACADES COMPLY WITH: GCC CHAPTER 4 (ARTICLE 6 DIVISION 01, SEC. 4.8)	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
1. AWNING OR CANOPIES	4. ORNAMENTAL WINDOW HEADS
2. RECESSED ENTRY	5. DIVIDED LIGHT WINDOWS
3. VARIOUS ROOF HEIGHTS	6. ORNAMENTAL FACADE TRIMS



ELEVATION LEGEND	
T.O.H. = TOP OF HILL	
T.O.D. = TOP OF DECK	
T.O.P. = TOP OF PLATE	
T.O.F. = TOP OF FOUNDATION	
MATERIALS KEY	
[Pattern]	COMPOSITION SHINGLES
[Pattern]	STONE
[Pattern]	FIBER CEMENT BOARD & BATTEN SIDING
[Pattern]	FIBER CEMENT LAP SIDING
NOTE: CONTRACTOR TO VERIFY ELECTRICAL NOTED FOR SIZES AND COORDINATE WITH ELECTRICAL ENGINEER'S DRAWINGS.	
NOTE: CONDENSER UNITS MOUNTED AT GROUND FLOOR LEVEL.	

NAME OF OWNER: STONEHAWK GARLAND	PROJECT ADDRESS: BOBTOWN ROAD GARLAND, TX
NAME OF APPLICANT: JENNIFER GARDNER, P.E.	EXISTING ZONING: P-COR
PLAN PREPARED BY: ERIC EARNSHAW, HEDK ARCHITECTS	PROPOSED ZONING: PD
400 EXCEL PARKWAY	SIGNAGE TO COMPLY WITH CITY STANDARDS
ADDISON, TEXAS 75001	
714.520.8878	

BUILDING ARTICULATION - ELEVATION #3c			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH: 71.8 FT X 30% = 14.4 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH: 71.8 FT X 20% = 14.4 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 71.8 FT X 30% = 21.5 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 60 FEET VERTICAL ELEVATION CHANGE (PLAT ROOFS)	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	42.5 FT

S1- STONE MANUFACTURER: KONI MATERIALS COLOR: PEAK STONE SAND	R1- ROOF MANUFACTURER: CERTAINTED COLOR: COBBLESTONE GRAY	P1- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: LAZY GRAY SW 6254

P2- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: CITYSCAPE SW 7067	P3- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: THRESHOLD TAUPÉ SW 7501	P4- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK OF NIGHT SW 6993

W1- SILVAWOOD MANUFACTURER: SHERWIN WILLIAMS COLOR: ORIGINAL WHITE SW 7077	A1- METAL ROOF MANUFACTURER: BERKCO COLOR: MATTE BLACK

W1- WINDOWS MANUFACTURER: FLYGER COLOR: WHITE	D1- DOWNSPOUTS MANUFACTURER: SINCOX COLOR: COLONIAL GRAY 021

04-13-2022

REVISIONS

STONEHAWK GARLAND

GARLAND, TEXAS

ISSUED

04-13-2022

HEDK ARCHITECTS

4200 W. HWY 40 DRIVE ADDISON, TX 75001
214.520.8878

DATE

04-13-22

PROJECT

22112

SHEET NUMBER

A4-25

BUILDING C
EXTERIOR ELEVATIONS

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EXHIBIT E



S1 - STONE
MANUFACTURER:
KONI MATERIALS
COLOR:
PEAK STONE SAND



R1 - ROOF
MANUFACTURER:
CERTANTEED



P1 - PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: LAZY GRAY
SW 6254



P2 - PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: CITYSCAPE
SW 7067



P3 - PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: THRESHOLD
TAUPE
SW 7501



P4 - PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: BLACK
OR NIGHT
SW 6993



P5 - PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: ORIGINAL
WHITE
SW 7077



W1 - SIVAWOOD
MANUFACTURER:
SIVAWOOD
COLOR: CHOCOLATE
MOSSIE
WOODSIDING



A1 - METAL ROOF
MANUFACTURER:
BERKIDGE
COLOR: MATTE
BLACK



W1 - WINDOWS
MANUFACTURER:
PLYGEM
COLOR: WHITE



D1 - DOWNSPOUTS
MANUFACTURER:
SENCK
COLOR: COLORED
GRAY 021



BUILDING MATERIAL CALCULATION - ELEVATION #4

MATERIAL	STONE	996 SF	22%
STONE	17%		
SIDING	81%	3,506 SF	78%
SLATING	82%		

BUILDING FACADES COMPLY WITH:
GCC CHAPTER 4 (ARTICLE 6 DIVISION 01, SEC. 4.03)

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT	ELEMENT
1. FINING OR CANOPIES	4. ORNAMENTAL WINDOW HEADS
2. ACCESSIBLE ENTRY	5. DIVIDED LIGHT WINDOWS
3. VARIOUS ROOF HEIGHTS	6. ORNAMENTAL FACADE TRIMS



ELEVATION LEGEND

1.0.A. = TOP OF HILL
1.0.B. = TOP OF DECK
1.0.C. = TOP OF PLATE
1.0.F. = TOP OF FOUNDATION

MATERIALS KEY

COMPOSITION	SPRINKLES
STONE	
FIBER CEMENT BOARD & BATTEN	
FIBER CEMENT LAP SIDING	

NOTE: CONTRACTOR TO VERIFY ELECTRICAL BOXES AND ACCESS PANELS FOR COMPLIANCE
NOTE: CONCRETE UNITS MOUNTED AT GROUND FLOOR LEVEL

NAME OF OWNER: STONEHAWK GARLAND
NAME OF ARCHITECT: STONEHAWK GARLAND, P.C.
PLAN PREPARED BY: ERICKA WARD, HECK ARCHITECTS
4500 DOLBY DRIVE, ADDISON, TEXAS 75001
214.555.8078

PROJECT ADDRESS: BOETOWN ROAD GARLAND, TX
EXISTING ZONING: PCOR
PROPOSED ZONING: PD
SIGNAGE TO COMPLY WITH CITY STANDARDS

BUILDING ARTICULATION - ELEVATION #4

STATUS	STATUS
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH: 83.5 FT X 30% = 18.7 FT MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA
BUILDING FACADE LENGTH: 83.5 FT X 30% = 25 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK
AVERAGE NON-ARTICULATED BUILDING HEIGHT	42.5 FT



4 BUILDING C - WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



05-24-2022

REVISIONS

STONEHAWK GARLAND

GARLAND, TEXAS

ISSUED

05-24-2022



HECK
ARCHITECTS

DATE

05-24-2022

PROJECT

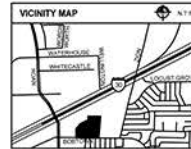
22112

SHEET NUMBER

A4-26

BUILDING C
EXTERIOR ELEVATIONS

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BUILDING MATERIAL CALCULATION - ELEVATION #5	
MATERIAL	17%
STONE	436 SF 22%
BOARD	61%
SIDING	1,334 SF 78%
GLAZING	20%
BUILDING FACADES COMPLY WITH:	
DDC CHAPTER 4 (ARTICLE 9, DIVISION 5), SEC. 4.03	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
1. FINING OR CANOPES	6. ORNAMENTAL WINDOW HEADER
2. FREESTANDING TOWER	7. ORNAMENTAL LIGHT WINDOWS
3. VARYED ROOF HEIGHTS	8. ORNAMENTAL FACADE TRIM



ELEVATION LEGEND	
T.O.H. = TOP OF HILL	
T.O.D. = TOP OF DUCK	
T.O.P. = TOP OF PLATE	
T.O.F. = TOP OF FOUNDATION	
MATERIALS KEY	
[Pattern]	COMPOSITION SPINDLES
[Pattern]	STONE
[Pattern]	FIBER CEMENT BOARD & BATTEN SIDING
[Pattern]	FIBER CEMENT LAP SIDING
NOTE: CONTRACTOR TO VERIFY ELECTRICAL NOTCH BOX SIZES AND COORDINATE BUILDING PLANS WITH ELECTRICAL	
NOTE: CONDENSER UNITS MOUNTED AT GROUND LEVEL	

NAME OF OWNER: STONEHAWK GARLAND
 NAME OF ARCHITECT: JONATHAN GARLAND, P.E.
 PLAN PREPARED: ERK (GARLAND, HECK ARCHITECTS)
 4800 E. PARKWAY
 ADDISON, TEXAS 75001
 214.332.8678

PROJECT ADDRESS: BOWTOWN ROAD GARLAND, TX
 EXISTING ZONING: PD-C
 PROPOSED ZONING: PD
 SIGNAGE TO COMPLY WITH CITY STANDARDS

BUILDING ARTICULATION - ELEVATION #5	
A. HORIZONTAL ARTICULATION FOR FOOTING	STATUS
BUILDING FACADE LENGTH: 48.3 FT X 20% = 9.7 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK
BUILDING FACADE LENGTH: 48.3 FT X 20% = 9.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK
BUILDING FACADE LENGTH: 48.3 FT X 20% = 9.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK
B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH: 48.3 FT X 20% = 9.7 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOF)	OK
AVERAGE NON-ARTICULATED BUILDING HEIGHT	43.5 FT



5 BUILDING C - EAST EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"

S1- STONE MANUFACTURER: KORR MATERIALS COLOR: PEAK STONE SAND	R1- ROOF MANUFACTURER: CERTANTEED COLOR: CORBELSTONE GRAY	P1- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: LAZY GRAY SW 6254
P2- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: CITYSCAPE SW 7067	P3- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: THRESHOLD SW 7501	P4- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK OF NIGHT SW 6993
SIDING, BOARD AND BATH	FASCIA, BALCONY FASCIA, STONE CAP	TOWER TRIM, PARAPET TRIM, WOODSIDING TRIM
P5- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: ORIGINAL WHITE SW 7077	W1- SILVAVOOD MANUFACTURER: SILVAVOOD COLOR: CHOCOLATE MOXIESE WOODSIDING	A1- METAL ROOF MANUFACTURER: SILVAVOOD COLOR: MATTE BLACK
W1- WINDOWS MANUFACTURER: FLYGLASS COLOR: WHITE	D1- DOWNSPOUTS MANUFACTURER: SILVAVOOD COLOR: COLONIAL GRAY 021	



REVISIONS

STONEHAWK GARLAND
 GARLAND, TEXAS

ISSUED
 05-24-2022

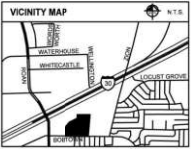


DATE
 05-24-2022

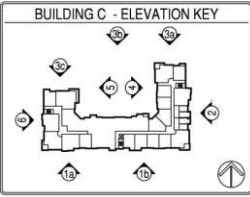
PROJECT
 22112

SHEET NUMBER

A4-27
 BUILDING C
 EXTERIOR ELEVATIONS



BUILDING MATERIAL CALCULATION - ELEVATION #6		
MATERIAL	STONE	1,242 SF 27%
STONE	24%	
SIDING	68%	3,356 SF 73%
GLAZING	11%	
BUILDING FACADES COMPLY WITH:		
GCC CHAPTER 4 (ARTICLE 6 DIVISION 01, SEC. 4.8)		
MINIMUM OF 6 ARCHITECTURAL ELEMENTS		
ELEMENT	ELEMENT	
1. AWNING OR CANOPIES	4. ORNAMENTAL WINDOW HEADS	
2. RECESSED ENTRY	5. DIVIDED LIGHT WINDOW	
3. VARIED ROOF HEIGHTS	6. ORNAMENTAL FACADE TRIM	



ELEVATION LEGEND	
T.O.H. - TOP OF HILL	
T.O.D. - TOP OF DECK	
T.O.P. - TOP OF PLATE	
T.O.F. - TOP OF FOUNDATION	
MATERIALS KEY	
[Pattern]	COMPOSITION SHINGLES
[Pattern]	STONE
[Pattern]	FIBER CEMENT BOARD & BATTEN
[Pattern]	FIBER CEMENT LAP SIDING
NOTE: CONTRACTOR TO VERIFY ELECTRICAL NOTED FOR SIZES AND COORDINATE BURIED CABLES USING FEATURE	
NOTE: CONDENSER UNITS MOUNTED AT GROUND FLOOR LEVEL	

NAME OF OWNER - STONEHAWK GARLAND	PROJECT ADDRESS: BOBTOWN ROAD GARLAND, TX
NAME OF APPLICANT - JENNIFER GARDNER, P.E.	EXISTING ZONING: P-COR
PLAN PREPARED BY: ERIC EARNSHAW, HEDK ARCHITECTS	PROPOSED ZONING: PD
480 EXCEL PARKWAY	STORAGE TO COMPLY WITH CITY STANDARDS
ADDISON, TEXAS 75001	
214.520.8878	

BUILDING ARTICULATION - ELEVATION #6	
1. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS
BUILDING FACADE LENGTH 124.8 FT. X 20% = 25.0 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK
2. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 124.8 FT. X 20% = 25.0 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 124.8 FT. X 30% = 37.4 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK
MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 60 FEET	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK
AVERAGE NON-ARTICULATED BUILDING HEIGHT	42.5 FT.



S1- STONE MANUFACTURER: KONI MATERIALS COLOR: PEAK STONE SAND	R1- ROOF MANUFACTURER: CERTAINTED COLOR: COBBLESTONE GRAY	P1- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: LAZY GRAY SW 6254
P2- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: CITYSCAPE SW 7067	P3- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: THRESHOLD TAUPE SW 7501	P4- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK OF NIGHT SW 6993
SIDING, BOARD AND BATTEN	FASCIA, BALCONY FASCIA, STONE CAP	TOWER TRIM, PARAPET TRIM, WOODSIDING TRIM
P5- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: ORIGINAL WHITE SW 7077	W1- SILVAWOOD MANUFACTURER: SILVAWOOD COLOR: CHOCOLATE MOUSSE WOODSIDING	A1- METAL ROOF MANUFACTURER: BERKECKE COLOR: MATE BLACK
WINDOW TRIM, BALCONY SIDING	D1- DOWNSPOUTS MANUFACTURER: FLYCEM COLOR: WHITE	D1- DOWNSPOUTS MANUFACTURER: FLYCEM COLOR: COLONIAL GRAY 021

6 BUILDING C - WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS

STONEHAWK GARLAND
GARLAND, TEXAS

ISSUED
04-13-2022

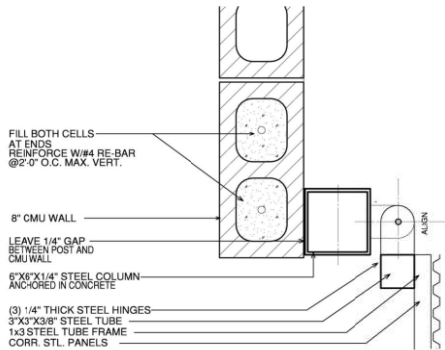
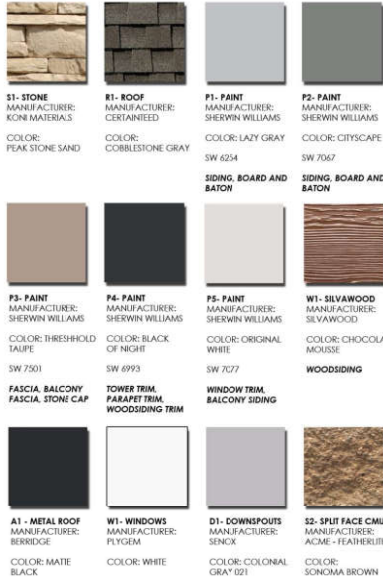
ARCHITECTS
4800 WILLOW DRIVE, ADDISON, TX 75001
214.520.8878

DATE
04-13-22

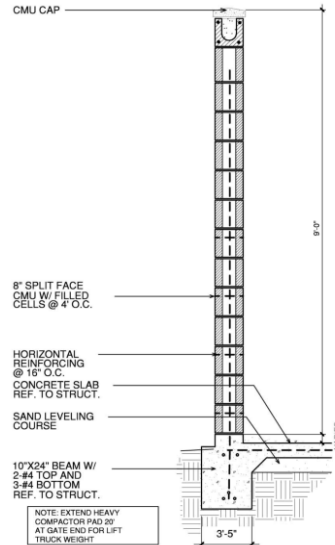
PROJECT
22112

SHEET NUMBER
A4-28
BUILDING C
EXTERIOR ELEVATIONS

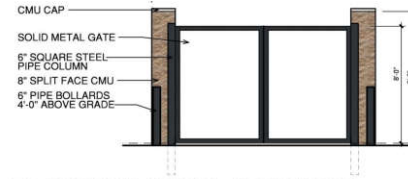
COMMIT © HEDK Architects ALL RIGHTS RESERVED



5 GATE HINGE DETAIL
SCALE: 2 1/4" = 1'-0"



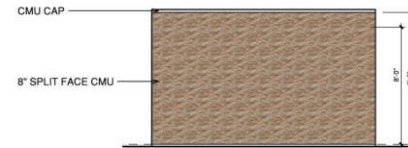
6 SCREEN WALL SECTION
SCALE: 3/4" = 1'-0"



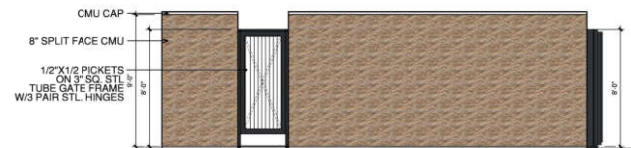
7 TRASH ENCLOSURE - ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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



REVISIONS

STONEHAWK GARLAND
GARLAND, TEXAS

ISSUED
04-13-2022



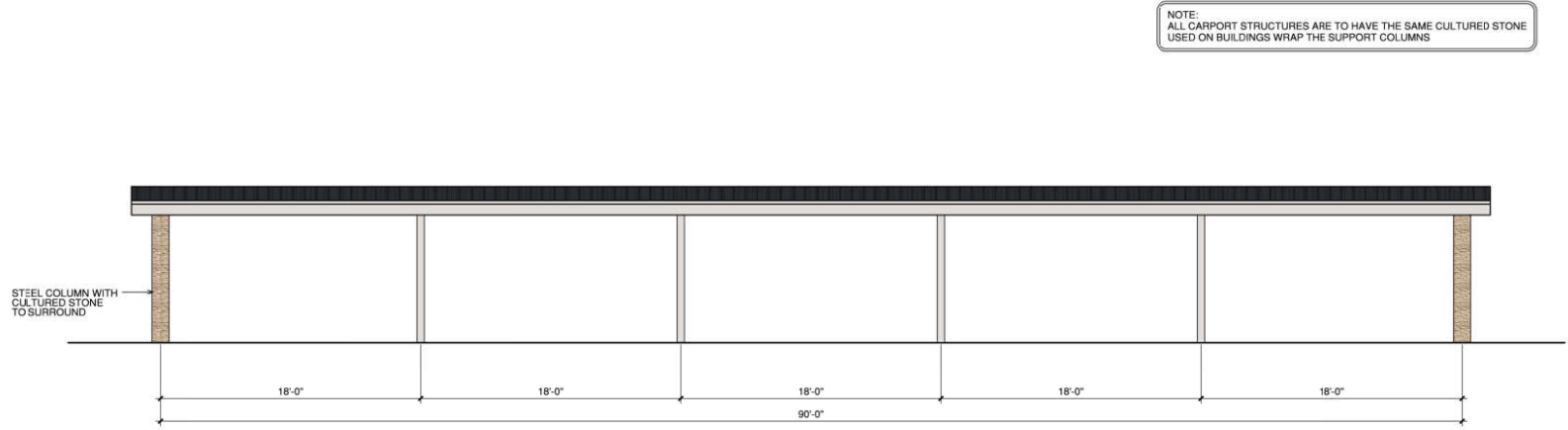
DATE
04-13-22

PROJECT
22112

SHEET NUMBER

A2-31
TRASH ENCLOSURE
PLAN

COPYRIGHT © FECK Architects ALL RIGHTS RESERVED



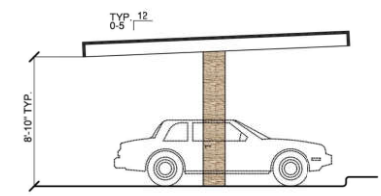
1 CARPORT ELEVATION - 10 EVEN SPACES
SCALE 1/4"=1'-0"

REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION

 S1- STONE MANUFACTURER: KONI MATERIALS COLOR: PEAK STONE SAND	 R1- ROOF MANUFACTURER: CERTANTEED COLOR: COBBLESTONE GRAY	 P1- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: LAZY GRAY SW 6254	 P2- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: CITYSCAPE SW 7067
 P3- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: THRESHOLD TAUPE SW 7501	 P4- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK OF NIGHT SW 6993	 P5- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: ORIGINAL WHITE SW 7077	 W1- SILVAWOOD MANUFACTURER: SILVAWOOD COLOR: CHOCOLATE MOUSE WOODSIDING
 F1- FASCIA, BALCONY, FASCIA, STONE CAP COLOR: MATTE BLACK	 W1- WINDOWS MANUFACTURER: PLYGEM COLOR: WHITE	 D1- DOWNSPOUTS MANUFACTURER: SONOX COLOR: COLONIAL GRAY 021	

CARPORT NOTES

1. CARPORT TO HAVE A PAINTED METAL STRUCTURE
2. CARPORT TO HAVE A PREFINISH BERRIDGE METAL ROOF PANELS
3. CARPORT DESIGN TO BE ENGINEERED BY CARPORT MFR.
SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL.



2 CARPORT ELEVATION (TYPICAL)
SCALE 1/4"=1'-0"
REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION



REVISIONS

STONEHAWK GARLAND

GARLAND, TEXAS

ISSUED
04-13-2022



FECK
ARCHITECTS

12145 LANTANA DRIVE ADDISON, TX 75001
214.430.1876

DATE
04-13-22

PROJECT
22112

SHEET NUMBER
A2-50

CARPORT

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Z 22-16



View of the subject property



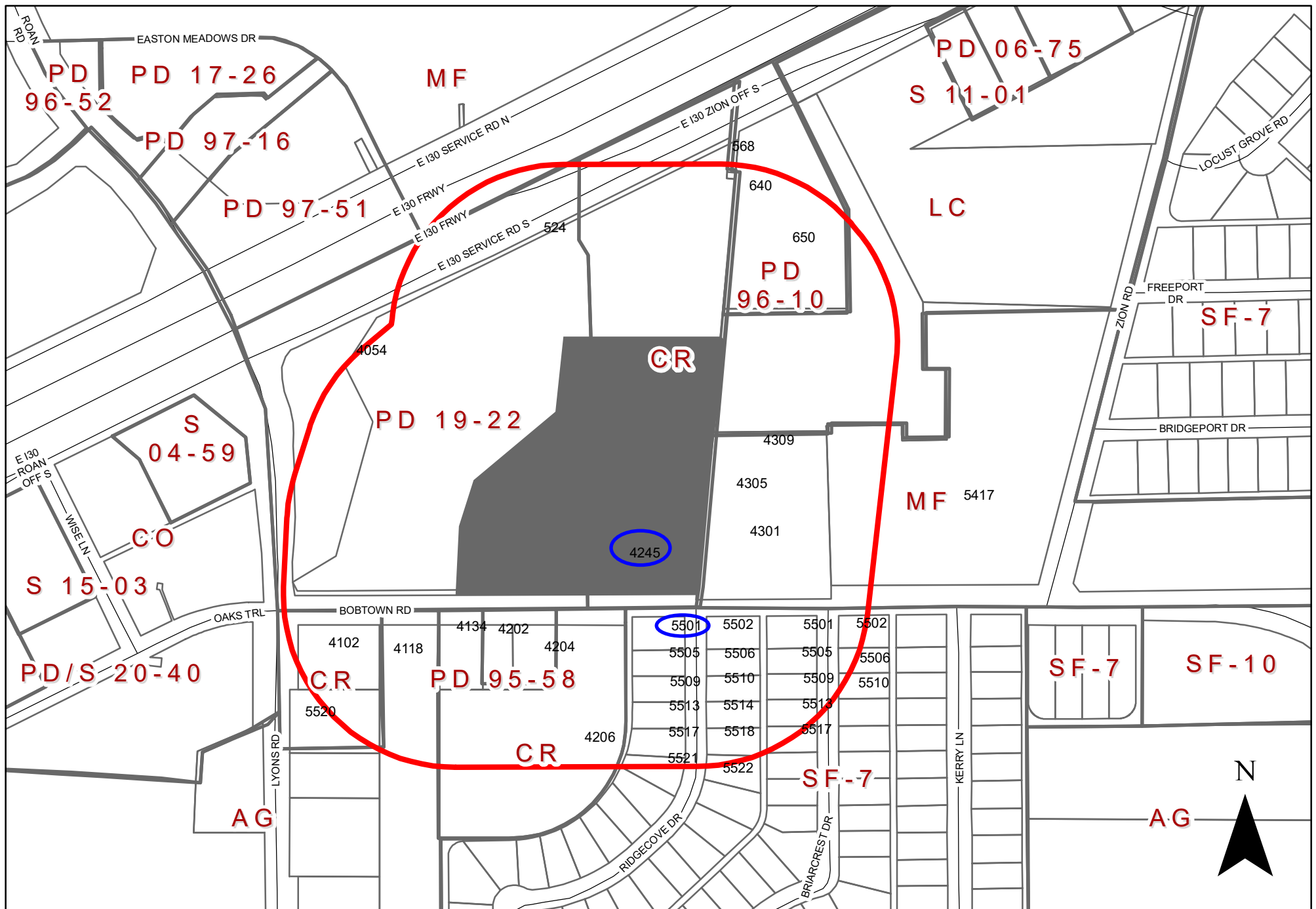
Looking east of the subject property



Looking south of the subject property



Looking west of the subject property



Comment Form

Case Z 22-16

Z 22-16 Stonehawk Capital Partners, LLC / Masterplan. The applicant proposes to construct 238 multi-family dwelling units. The site is located at 4245 Bobtown Road. (District 3)

Z 22-16 Stonehawk Capital Partners, LLC / Masterplan. El solicitante propone construir 238 unidades de viviendas multifamiliares. El sitio está ubicado en 4245 Bobtown Road. (Distrito 3)

Z 22-16 Stonehawk Capital Partners, LLC / Masterplan. Người nộp đơn đề xuất xây dựng 238 đơn vị ở cho nhiều gia đình. Địa điểm tọa lạc tại 4245 Bobtown Road. (Quận 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Sylvia D Alvarez, Property Owner

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

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

5501 Ridgeway Dr

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

Garland Tx

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Sylvia Alvarez

Signature / Firma / Chữ ký

6/4/22

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-16

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

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

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

I would rather have a nice gated apartment complex like this one than the QT truck stop that was allowed to go in.

I give my full support for this project.

Comment Form

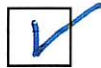
Case Z 22-16

Z 22-16 Stonehawk Capital Partners, LLC / Masterplan. The applicant proposes to construct 238 multi-family dwelling units. The site is located at 4245 Bobtown Road. (District 3)

Z 22-16 Stonehawk Capital Partners, LLC / Masterplan. El solicitante propone construir 238 unidades de viviendas multifamiliares. El sitio está ubicado en 4245 Bobtown Road. (Distrito 3)

Z 22-16 Stonehawk Capital Partners, LLC / Masterplan. Người nộp đơn đề xuất xây dựng 238 đơn vị ở cho nhiều gia đình. Địa điểm tọa lạc tại 4245 Bobtown Road. (Quận 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Bill Foose, Manager I-30 Bobtown, LLC

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

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

500 E. IH 30 Garland, TX (4245 Bobtown)

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

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u Chính

Bill Foose

Signature / Firma / Chữ ký

June 6, 2022

Date / Fecha / Ngày

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



GARLAND

Plan Commission

3. c.

Meeting Date: 06/13/2022

Item Title: Z 22-33 Craig A. Edwards - Specific Use Provision (District 3)

Summary:

Consideration of the application of **Craig A. Edwards**, requesting approval of a Specific Use Provision for a Convenience Store Use on a property zoned Community Office (CO) District. This property is located at 429 East Interstate Highway 30. (District 3) (File Z 22-33 – Specific Use Provision)

Attachments

Z 22-33 Craig A. Edwards Report and Attachments (Specific Use Provision)

Z 22-33 Craig A. Edwards Responses

Planning Report

File No: Z 22-33/District 3

Agenda Item:

Meeting: Plan Commission

Date: June 13, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Convenience Store Use on a property zoned Community Office (CO) District.

Approval of a Plan for a Convenience Store.

LOCATION

429 East IH-30

APPLICANT

Craig A. Edwards

OWNER

Bobtown Enterprises, Inc.

BACKGROUND

The overall subject property is a 3.792-acre lot, and is being developed with a multi-tenant building intended for retail-type uses. The applicant proposes to lease an area of the building for an approximately 2,400 square-foot convenience store. A Convenience Store use requires a Specific Use Provision (SUP) on the subject property.

SITE DATA

The overall property is 3.792 acres in size. The property has approximately 450 feet of linear street frontage along the IH-30 frontage road, while the property has approximately 250 feet of linear street frontage along Roan Road.

USE OF PROPERTY UNDER CURRENT ZONING

The lease area is zoned Community Office (CO) District. Convenience Stores (1,000 – 5,000 sf) are permitted only by Specific Use Provision (SUP) in the CO District. Therefore, the applicant requests to allow the Convenience Store by Specific Use Provision.

The previous zoning district on the subject property prior to the adoption of the Garland Development Code (GDC) was Freeway (FW) District within the I-30 Corridor. Retail use is vested on this particular property because the project began the development process prior to GDC adoption. However, Convenience Store (1,000 – 5,000 sf) Use is permitted only by SUP under both the previous and current zoning districts.

CONSIDERATIONS

1. The applicant proposes to lease a 2,400 square-foot tenant space within the multi-tenant commercial building for a convenience store use. No fuel pumps are proposed.

According to the applicant, sales will include various snacks, cold food items as well as drinks. Hot food will also be served with no sitting area to be provided. No activities at the location will support congregation at the site.

2. The building is being constructed for multi-tenant commercial use and the site complies with the applicable requirements of the Garland Development Code (GDC).

3. A time period of twenty-five (25) years for the Specific Use Provision is requested by the applicant.
4. No deviations or variances have been requested regarding signage.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Centers. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development that 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.

The proposed use is appropriate for the site and supportive to the surrounding area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The proposed use is within a multi-tenant building intended for retail and commercial-oriented uses. The property to the north, across Bobtown Road, is zoned Multi-Family (MF) District and developed with an apartment complex. The properties to the east, across Roan Road, are zoned Planned Development (PD) District 97-16 and Planned Development (PD) District 97-51; these properties are developed with a drive-through restaurant and a convenience store with gas pumps, respectively. The property to the south, across IH-30, is zoned Community Office (CO) District with S 04-59 and is developed with a convenience store with gas pumps. The property immediately to the west is zoned Community Office (CO) District and is currently vacant; however, there is an active zoning request in review for a hotel use. Further to the west is an existing hotel [La Quinta Inn & Suites], zoned Community Office (CO) District with S 07-42.

As mentioned above, the proposed use is appropriate for the site and supportive to the surrounding area.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Convenience Store Use on a property zoned Community Office (CO) District.

Approval of a Plan for a Convenience Store.

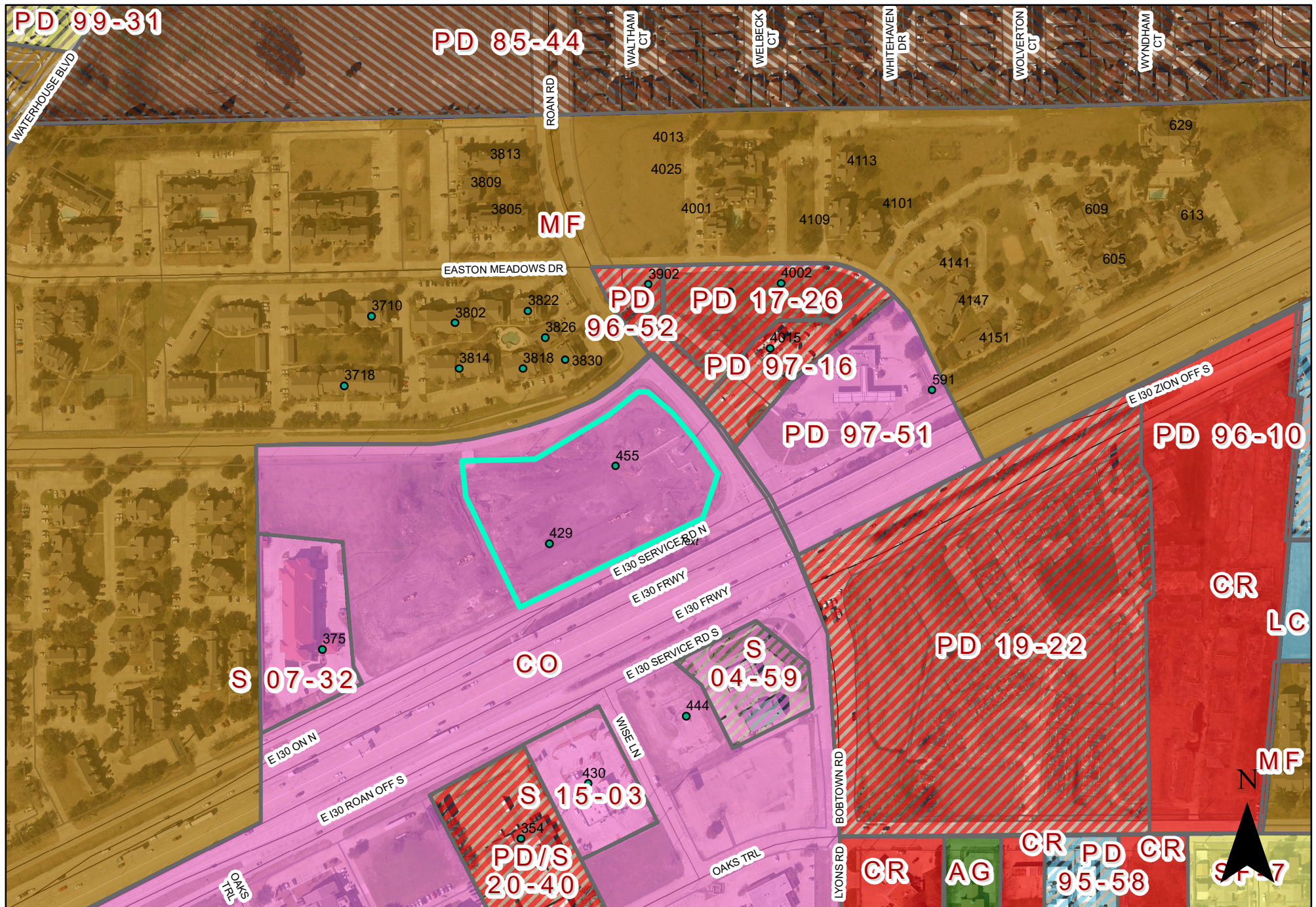
ADDITIONAL INFORMATION

Location Map
SUP Conditions
Photos

CITY COUNCIL DATE: July 5, 2022

PREPARED BY:

Will Guerin, AICP
Director of Planning
Planning & Development
(972) 205-2449
wguerin@garlandtx.gov



0 190 380 Feet
1 inch = 292 feet

ZONING MAP Z 22-33

429 East Interstate 30 Freeway

 INDICATES AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-33

429 East IH-30

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Convenience Store (1,000 - 5,000 sf).
- 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 Office (CO) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
 - A. Time Period:** The Specific Use Provision shall be valid for twenty-five (25) years.
 - B. Convenience Store (1,000-5,000 sf):** The Convenience Store Use shall be limited to the tenant space area ["Units 6-7"] as shown on Exhibit C.

Z 22-33



Looking at the subject property from IH-30



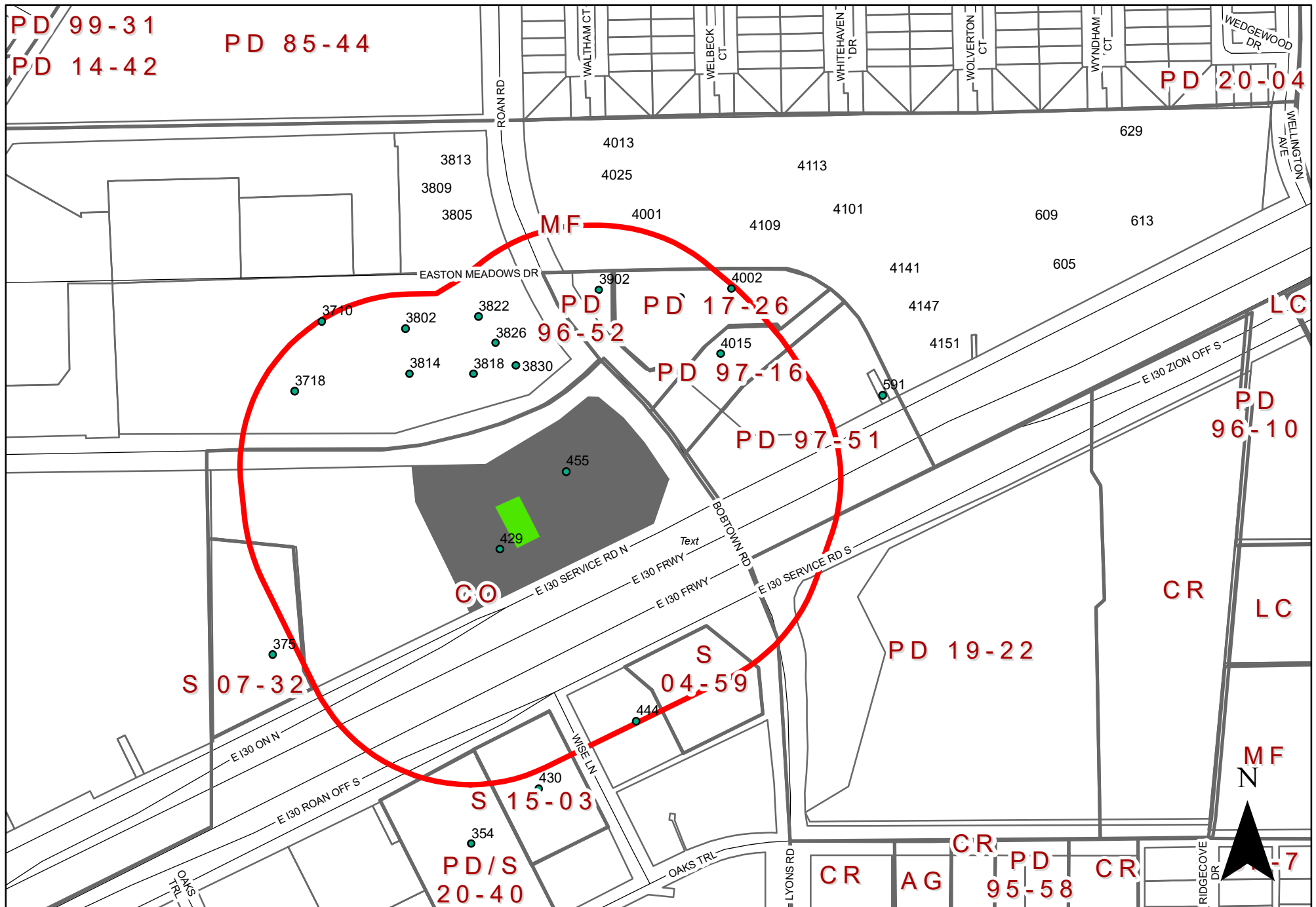
Looking north of the subject property



Looking west of the subject property



Looking east of subject property



0 190 380 Feet
1 inch = 292 feet

ZONING MAP Z 22-33

429 East Interstate 30 Freeway

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

INDICATES TENANT SPACE

MF
N

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



GARLAND

Plan Commission

3. d.

Meeting Date: 06/13/2022

Item Title: Z 22-33 Craig A. Edwards - Plan (District 3)

Summary:

Consideration of the application of **Craig A. Edwards**, requesting approval of a Plan for a Convenience Store. This property is located at 429 East Interstate Highway 30. (District 3) (File Z 22-33 – Plan)

Attachments

Z 22-33 Craig A. Edwards Report and Attachments (Plan)

Z 22-33 Craig A. Edwards Responses

Planning Report

File No: Z 22-33/District 3

Agenda Item:

Meeting: Plan Commission

Date: June 13, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Convenience Store Use on a property zoned Community Office (CO) District.

Approval of a Plan for a Convenience Store.

LOCATION

429 East IH-30

APPLICANT

Craig A. Edwards

OWNER

Bobtown Enterprises, Inc.

BACKGROUND

The overall subject property is a 3.792-acre lot, and is being developed with a multi-tenant building intended for retail-type uses. The applicant proposes to lease an area of the building for an approximately 2,400 square-foot convenience store. A Convenience Store use requires a Specific Use Provision (SUP) on the subject property.

SITE DATA

The overall property is 3.792 acres in size. The property has approximately 450 feet of linear street frontage along the IH-30 frontage road, while the property has approximately 250 feet of linear street frontage along Roan Road.

USE OF PROPERTY UNDER CURRENT ZONING

The lease area is zoned Community Office (CO) District. Convenience Stores (1,000 – 5,000 sf) are permitted only by Specific Use Provision (SUP) in the CO District. Therefore, the applicant requests to allow the Convenience Store by Specific Use Provision.

The previous zoning district on the subject property prior to the adoption of the Garland Development Code (GDC) was Freeway (FW) District within the I-30 Corridor. Retail use is vested on this particular property because the project began the development process prior to GDC adoption. However, Convenience Store (1,000 – 5,000 sf) Use is permitted only by SUP under both the previous and current zoning districts.

CONSIDERATIONS

1. The applicant proposes to lease a 2,400 square-foot tenant space within the multi-tenant commercial building for a convenience store use. No fuel pumps are proposed.

According to the applicant, sales will include various snacks, cold food items as well as drinks. Hot food will also be served with no sitting area to be provided. No activities at the location will support congregation at the site.

2. The building is being constructed for multi-tenant commercial use and the site complies with the applicable requirements of the Garland Development Code (GDC).

3. A time period of twenty-five (25) years for the Specific Use Provision is requested by the applicant.
4. No deviations or variances have been requested regarding signage.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Centers. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development that 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.

The proposed use is appropriate for the site and supportive to the surrounding area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The proposed use is within a multi-tenant building intended for retail and commercial-oriented uses. The property to the north, across Bobtown Road, is zoned Multi-Family (MF) District and developed with an apartment complex. The properties to the east, across Roan Road, are zoned Planned Development (PD) District 97-16 and Planned Development (PD) District 97-51; these properties are developed with a drive-through restaurant and a convenience store with gas pumps, respectively. The property to the south, across IH-30, is zoned Community Office (CO) District with S 04-59 and is developed with a convenience store with gas pumps. The property immediately to the west is zoned Community Office (CO) District and is currently vacant; however, there is an active zoning request in review for a hotel use. Further to the west is an existing hotel [La Quinta Inn & Suites], zoned Community Office (CO) District with S 07-42.

As mentioned above, the proposed use is appropriate for the site and supportive to the surrounding area.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Convenience Store Use on a property zoned Community Office (CO) District.

Approval of a Plan for a Convenience Store.

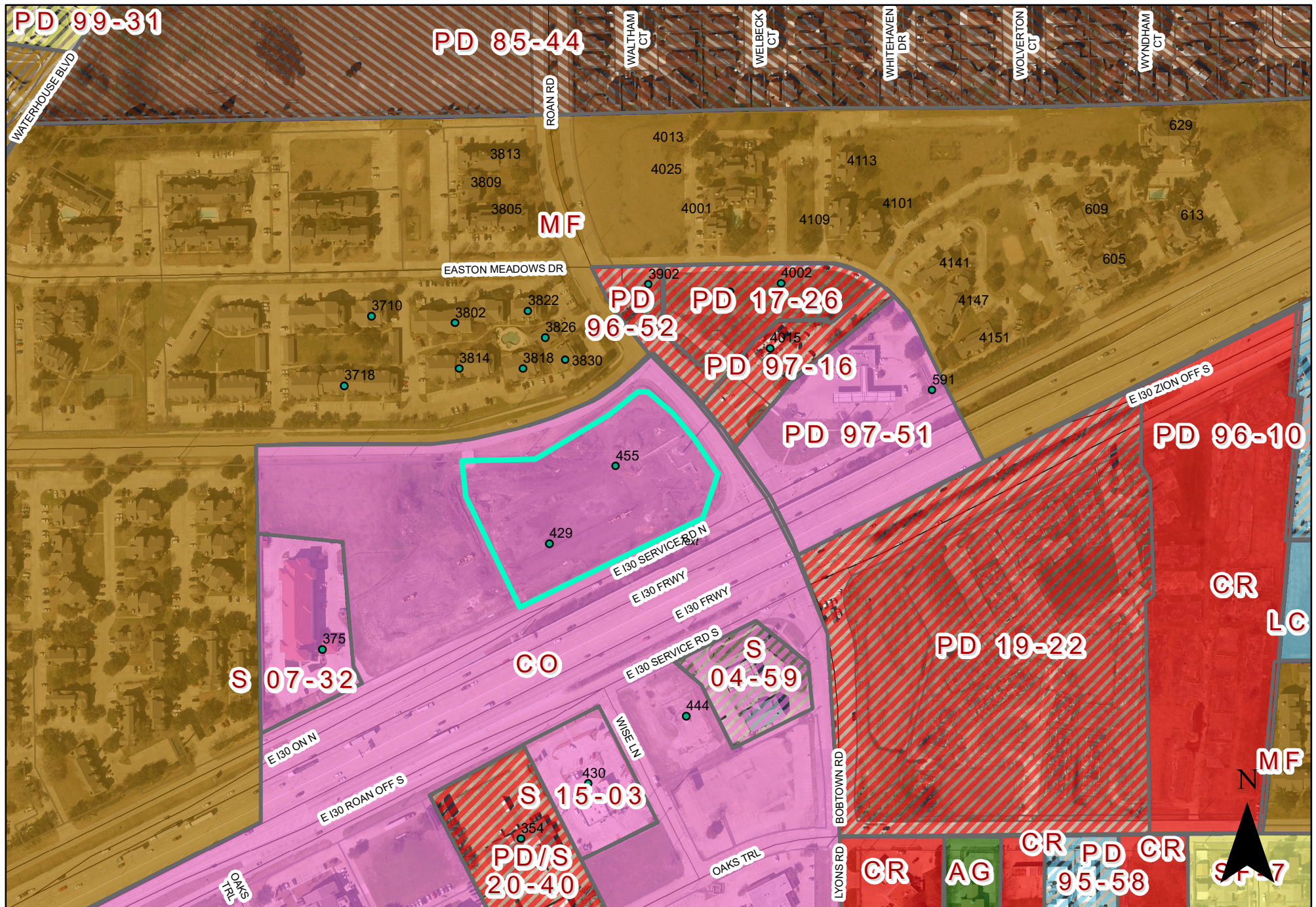
ADDITIONAL INFORMATION

Location Map
SUP Conditions
Photos

CITY COUNCIL DATE: July 5, 2022

PREPARED BY:

Will Guerin, AICP
Director of Planning
Planning & Development
(972) 205-2449
wguerin@garlandtx.gov



0 190 380 Feet
1 inch = 292 feet

ZONING MAP Z 22-33

429 East Interstate 30 Freeway

 INDICATES AREA OF REQUEST

Z 22-33



Looking at the subject property from IH-30



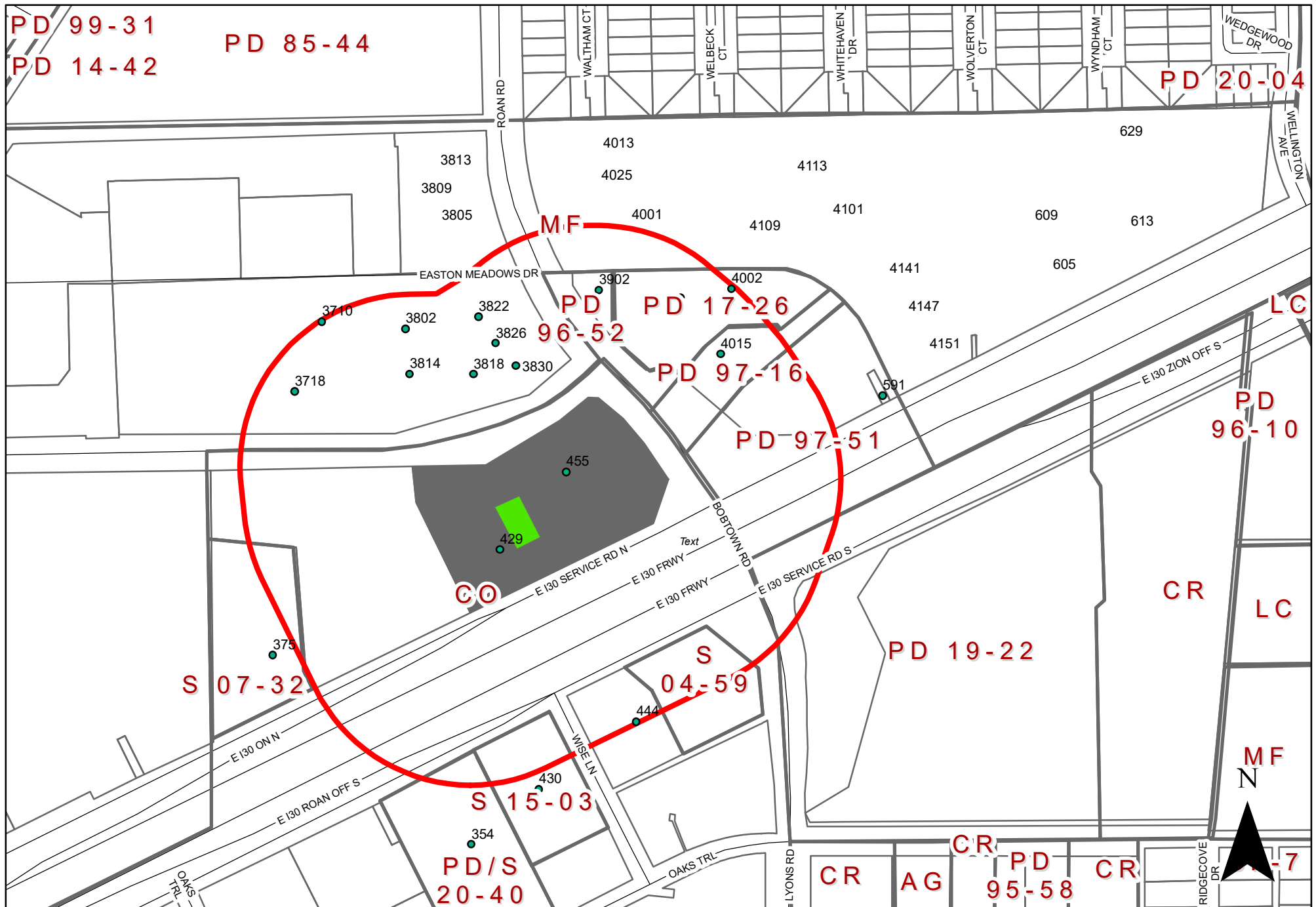
Looking north of the subject property



Looking west of the subject property



Looking east of subject property



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



GARLAND

Plan Commission

3. e.

Meeting Date: 06/13/2022

Item Title: Z 22-25 City of Garland (District 4)

Summary:

Consideration of the application of **City of Garland**, requesting approval of Planned Development (PD) District for Mixed Uses. This property is located at 6302 Greenbelt Parkway and 6151 Duck Creek Drive (southeast side of Duck Creek Drive and Greenbelt Parkway). (District 4) (File Z 22-25 – Zoning)

Attachments

Z 22-25 City of Garland Report and Attachments

Z 22-25 City of Garland Responses

Planning Report

File No: Z 22-25/District 4

Agenda Item:

Meeting: Plan Commission

Date: June 13, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Planned Development (PD) District for Mixed Uses.

LOCATION

6302 Greenbelt Parkway and 6151 Duck Creek Drive (southeast side of Duck Creek Drive and Greenbelt Parkway)

APPLICANT

City of Garland

OWNERS

WalMart Stores Inc.

Dallas Area Rapid Transit (DART)

BACKGROUND

The overall subject site contains two properties. The northern portion is developed with a DART bus transit center and parking lot (Lake Ray Hubbard Transit Center). The southern portion is an undeveloped lot approximately 13 acres in size. A zoning change is proposed to allow for future development of the subject property in line with the uses identified in a recently approved study (Greenbelt Parkway Property) which includes a preferred conceptual plan.

SITE DATA

The overall subject property is approximately 27 acres. The subject property has street frontage on Duck Creek Drive and Greenbelt Parkway and is adjacent to multi-family residential uses, a WalMart superstore, and several small commercial uses.

USE OF PROPERTY UNDER CURRENT ZONING

The DART property is zoned Planned Development (PD) District 92-29 for a Transit Center Use, while the Walmart property is zoned Community Retail (CR). Residential uses are not permitted within these zoning categories. Therefore, the request is to allow a mix of uses which includes various types of residential uses as well as hospitality, restaurant, retail, and open space.

CONSIDERATIONS

1. In 2021, the City of Garland and Dallas Area Rapid Transit (DART) signed a Memorandum of Understanding (MOU) to work jointly to bring development around the transit centers located in Garland.
2. Consultant Kimley_Horn conducted a study of the subject property which has a transit center. The study included a review of past studies of the area, a market analysis, and an overall comprehensive look at the immediate area. A collaboration of key stakeholders, District 4 residents, public officials and developers were utilized to derive a unified community vision.
3. The study resulted in the creation of several conceptual plans presenting possible development scenarios for the subject property. Of those, a preferred scenario

conceptual plan (Exhibit E) was identified that showed residential uses surrounding the transit center with open space, hospitality and retail uses nearby.

4. A Regulating Plan (Exhibit C) has been composed to identify uses allowed by right per subdistrict, development standards, and define characteristics to be associated with the vision for the subject property.
5. WalMart ownership, DART, and a prospective developer participated in stakeholder meetings during the Greenbelt Parkway study and were able to give input to help craft the vision for the area. These key stakeholders have also been able to review the regulating plan are in support of the document.
6. In keeping with the theme of the conceptual plan, a sub-district map (Exhibit D) was created to ensure that uses would be appropriately located and compatible to existing and future developments in and around the subject property.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Transit-Oriented Centers for the subject property. Transit-Oriented Centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities.

The I-30 Corridor Catalyst Area Plan approved in 2017 recommends mixed-use developments for the subject property. The special area study approved for the subject property in 2022 has a preferred scenario conceptual plan that displays a mix of uses which include hospitality, restaurants, urban residential, assisted living, townhomes, and open space. The proposed PD would incorporate these concepts on the subject property.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north of the subject property, across Duck Creek Drive, is zoned Planned Development (PD) District 06-73 for Multi-family Uses; this property is developed with an apartment complex. The properties to the east of the subject property are zoned Planned Development (PD) District 83-154 for Multi-family Uses and Community Retail (CR); these properties are developed with an apartment complex and a big-box retail use [Walmart], respectively. The properties to the south, are zoned Community Retail (CR) District; these properties are developed with a restaurant, a medical office, and a bank. The properties to the west, across Greenbelt Parkway, are zoned Planned Development (PD) District 92-29 for a Transit Center Use, Community Retail (CR), and Single-Family- 7 (SF-7) District; these properties are developed with Jonathan's Place (a youth residential care facility) and undeveloped land.

STAFF RECOMMENDATION

Approval of a Planned Development (PD) District for Mixed Uses.

ADDITIONAL INFORMATION

Location Map

PD Conditions & Exhibits

Photos

CITY COUNCIL DATE: July 5, 2022

PREPARED BY:

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Planning & Development
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REVIEWED BY:

Will Guerin, AICP
Director of Planning



6302 Greenbelt Parkway and 6151 Duck Creek Drive

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 22-25

Approximately 200 feet north of West Interstate 30 service road, east of Greenbelt Parkway and south of Duck Creek Drive

- I. Statement of Purpose:** The purpose of this Planned Development District is to allow for a mix of uses subject to conditions.
- II. Statement of Effect:** This Planned Development District shall not affect any regulation found in the Garland Development Code (GDC), Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations in Ordinance 6773 Garland Development Code (GDC), are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. Specific Regulations:**
 - A. Regulating Plan: All uses, conditions, processes and standards shall be as provided within Exhibit C.
 - B. Sub-district Map: Regulation of developments shall be applicable to the sub-district it is located within as shown in Exhibit D.
 - C. Concept Plan: Development shall generally conform to the Concept Plan layout as shown in Exhibit E.

Greenbelt Parkway Planned Development District

Regulating Plan

A Conceptual Plan (Exhibit E) was approved by the Garland City Council on March 1, 2022 as part of the Greenbelt Parkway Plan for the subject property located at the southeast corner of Greenbelt Parkway and Duck Creek Drive. It encompasses the Dallas Area Rapid Transit (DART) Lake Ray Hubbard Transit Center and an adjacent undeveloped parcel of land (approximately 13 acres in size) on the south side of the transit center. A Planned Development (PD) District is hereby created to provide the zoning allowances for the fulfillment of the conceptual plan.

Purpose:

The purpose of this Planned Development District is to permit the development of an area containing a mix of residential, hospitality, retail/restaurant, open space and recreational uses in close proximity and access to the transit center. Community involvement was a key component to the study and developing a vision for the subject property. The vision derived states that “in 2040, the Greenbelt Parkway property is a walkable, interconnected, urban, mixed-use neighborhood that offers convenient living, dining, transit and recreation options for the community”. There were six strategic priority goals identified for the subject property which are as follows:

- Mobility and connectivity – a walkable and interconnected multimodal network of streets, trails, and sidewalks
- Land use – a diverse, mixed-use and multi-phased district
- Neighborhood character and place making – a transit-oriented urban district, providing for the livability, access, and equity of a diverse range of needs
- Visibility – the optimal positioning and siting of wayfinding elements, site amenities, and key district anchors in a transit-oriented district
- Parking – an optimized parking strategy that utilizes a diverse range of parking types to enhance and support a walkable urban district
- Partnerships – a collective vision realized by the collaborative work of public and private partnerships

The creek located between the existing transit center and the undeveloped property south of the transit center shall be transformed into an open space amenity for the area. The intent is to create an area that incorporates landscaping (trees, shrubs, grasses, and native plants) with sidewalks, pedestrian-scaled lighting, furniture, and other complementary elements in the center of the overall development. This space will be an area for residents, transit users, employees, and visitors to commune in an outdoor space that is relaxing and recreational. It can also serve as a connection point to the Duck Creek hike/bike trail located on the west side of Greenbelt Parkway which would serve regional users of the trail as well as local citizens. The creek area shall also function as a drainage area for the surrounding land uses, hence creating a practical as well as a recreational use.

To help improve walkability, parking reductions may be considered which will reduce the land necessary to be utilized for automobiles. Shared parking agreements between adjacent lots and centrally-located parking areas and/or structured parking will also be encouraged allowing for dedicated areas for vehicles. The reduction of areas that pedestrians and cyclists interact with motorists becomes helpful in providing a safer walking experience and a peaceful atmosphere.

There shall be three sub-districts created for the subject property in accordance with the approved Conceptual Plan for this area. Sub-district 1 shall focus on non-residential uses that will complement the surrounding uses on the subject and adjacent properties. A limited number of commercial uses will be allowed to bring in the types of uses envisioned in the conceptual plan. Sub-district 2 shall focus on residential uses to be developed on the vacant parcel of the subject property. These include the possibility of multi-family, mixed-use residential developments, and single family attached (townhome) land uses. Providing an area for more density than is currently allowed by the zoning ordinance will help establish this as a transit-oriented development that is compatible to service the transit and retail components of the area. It will also be served by the existing and created recreational amenities in the area allowing residents to have close proximity to enhanced quality of life elements. Residents will also have multimodal options for traveling to work, shopping, and dining facilities. Sub-district 3 shall focus on residential uses to be developed in conjunction with the existing transit center. A variety of residential offerings can be provided such as multi-family, townhome, mixed-use residential, and assisted living. These residential uses shall have the closest proximity to the transit center which provides public transportation to destinations within the City of Garland as well as key employment centers and other regional attractions in the greater metropolitan area.

Successful development of the subject property will lead not only to the creation of a walkable community but also fostering a connection to the surrounding existing uses. The adjacent large-scale retail use and dining outlets, financial institutions, multi-family residential communities, and hike/bike trail will all be linked together with the anticipated pedestrian pathways to be created. The transformation from a vacant parcel to a mixed-use community with multiple story buildings featuring enhanced architectural designs will serve as an attractive element near a major thoroughfare serving as a gateway into the city.

Development Procedures:

All proposed plans for the subject property will be subject to administrative approval of a Detail Plan and conditions consistent with this ordinance. Any Minor Deviations from the Planned Development District shall be required to gain approval through the Alternative Compliance process which shall be reviewed by the Planning Director or his/her appointee. Major Deviations from this Planned Development District must submit an application for a zoning change and follow the public hearing process outlined in the Garland Development Code (GDC). Descriptions of a Major and Minor Deviations can be found in the definition section of this Plan. An approved Detail Plan may be modified in conformance with the Major/Minor deviation process as stated above.

Sub-districts for the subject property:

There shall be three sub-districts incorporated onto the subject property, as depicted in Exhibit D (sub-district map). These sub-districts are created in accordance with the layout of the conceptual plan for the property. The boundary lines for the sub-districts were created based on the prospective area needed to develop the types of land uses allowed.

The intent of these sub-districts was to place commercial uses at the south end of the subject property to interface with existing commercial uses in the area. Adjacent to the commercial area would be the higher density residential land uses to serve as a buffer between the commercial area and lower density residential areas. The higher density residential areas would also be in closer proximity to the transit center to help increase ridership potential as well as serve as a buffer to the lower density residential

areas. Finally, the lower density residential areas would be located at the north end of the subject property to provide multiple housing choices in the area for future residents who desire to live in a walkable community.

The uses allowed in each sub-district will provide the optimal types of land uses that will be compatible with existing and future land uses on the subject property and the surrounding area. The stated land uses for each sub-district will be allowed by right. Each land use is defined in the GDC.

PERMITTED USES PER SUB-DISTRICT

Sub-district 1
Bakery, Retail
Commercial Amusement, Indoor
Health & Fitness Gym (Indoor)
Hotel/Motel, Limited Service
Office, General
Restaurant
Retail Store
Studio, Fitness or Performing Arts
Theater, Small Scale
Medical and Dental Office/Clinic
Mobile Food Unit Park
Sub-district 2
Dwelling, Multi-Family
Dwelling, Single-Family Attached (Townhouse)
Mobile Food Unit Park
Any use in Sub-district 1 on the ground floor only
Sub-district 3
Assisted Living
Dwelling, Multi-Family
Dwelling, Single-Family Attached (Townhouse)
Independent Living
Transit Center

MULTI-FAMILY CONSTRUCTION

The intention of sub-district 2 is to provide the opportunity for mixed-use developments (retail/office/restaurant uses on the ground floor, residential above the ground floor). Within sub-district 2, the ground floor of multi-family residential land uses must provide flex space. Flex space shall be constructed to retail building standards, including a minimum floor-to-ceiling height of sixteen feet. The minimum height may be reduced to twelve feet by Minor Deviation. These ground floor areas may be occupied by any allowed use, but shall be constructed to accommodate non-residential uses in response to market demand. The land uses allowed in sub-district 1 would also be allowed on the ground floor of sub-district 2.

DEVELOPMENT STANDARDS

Building Design:

All building design standards required in the GDC shall be applicable within this Planned Development (PD) District. This includes items such as architectural elements, building articulation, and windows.

Building Height:

There is no building height maximum prescribed by this Planned Development (PD) District. Refer to density requirements in this Planned Development, and applicable Building and Fire Codes for appropriate height determinations.

Building Separations:

All portions of a multi-family structure must be a minimum of twenty (20) feet from other multi-family structures. Reductions of this requirement are subject to Fire Department safety regulations.

Density:

Developments in sub-districts 2 & 3 shall each have a maximum density allowance of forty (40) units per acre.

Setbacks:

There shall be no minimum setbacks required along Greenbelt Parkway. A landscape buffer, as detailed within this Planned Development (PD) District, will be required along Greenbelt Parkway. Any buildings constructed along Greenbelt Parkway in sub-districts 1, 2, or 3 are encouraged to be located adjacent to the landscape buffer. This is to create the urban look and feel as intended by the conceptual plan for the area.

Buildings not located along Greenbelt Parkway shall be setback a minimum of ten (10) feet from any established property line. A reduction in setbacks may be considered via Minor Deviation.

Sidewalks:

The minimum required width of sidewalks throughout the development is six (6) feet wide. Sidewalks along Greenbelt Parkway shall be a minimum of eight (8) feet wide.

Utilities:

All new utilities shall be located underground.

LANDSCAPE AND SCREENING

Landscape Buffer:

A landscape buffer of fifteen (15) feet shall be established along Greenbelt Parkway for the length of the entire subject property. One large canopy tree for every twenty-five (25) lineal feet, or fraction thereof, is required in the landscape buffer. Five (5) shrubs or ornamental grasses must be provided for every twenty-five (25) lineal feet, or fraction thereof. Turf (grass) must provide a maximum of seventy-five (75) percent of coverage within the landscape buffer. The landscape buffer area may include pedestrian elements such as sidewalks and street furniture (benches, trash receptacles, etc.) but must remain clear of other permanent objects.

General Landscaping Standards:

The landscaping provisions required in the GDC shall be applicable within this Planned Development District. This shall include the general provisions for ground cover, trees, shrubs and plantings, and irrigation.

Screening:

The screening of mechanical equipment on the ground shall be done with landscaping and/or masonry walls. The minimum height of the screening material must be four (4) feet or equal to the height of the equipment being screened.

The screening of mechanical equipment on rooftops shall be done with parapet walls that match the architectural style and materials of the main structure. The minimum height of the screening wall shall be the height required to screen the equipment from the street view.

The screening of dumpster enclosures shall meet the standards of the GDC.

No screening will be required between commercial, multi-family and single family attached (townhome) uses that are located within this Planned Development (PD) District.

PARKING**General Parking Standards:**

Parking areas shall be screened from any public right-of-way by the placement of buildings and/or use of landscaping materials such as shrubs a minimum of four (4) feet in height or a clustering of trees. A combination of ornamental fencing (wrought iron) and shrubs may also be used.

Shared parking agreements may be created between sub-districts 1 and 2 to allow for a reduction in parking for the commercial land uses allowed in sub-district 1. The intent is to create more pedestrian connections between the commercial and residential uses thus creating a more pedestrian-friendly environment.

For commercial land uses in sub-district 1, parking reductions of up to fifty (50) percent will be allowed when within 600 feet of a parking area of fifty (50) spaces or more in sub-district 2.

Multi-family residential land uses in sub-district 2 and 3 shall provide centralized parking areas that include canopy trees at the end of each parking aisles. There shall be landscaping and pedestrian paths between select parking rows, where feasible, to allow pedestrians the ability to walk through the parking lot without having to walk in the drive aisles. The use of crushed granite or other permeable walking surfaces is encouraged for the pedestrian paths.

Any parking spaces located along an internal drive aisle/street (not in a parking lot/area) shall be created as parallel parking spaces and not head-in or angled parking spaces.

Bicycle parking shall be provided that equates to five percent (5%) of total required parking throughout the Planned Development District. The location of the bicycle parking may be at the entrance to buildings, in a parking space in the parking area, or in a general area where gathering may occur.

Electric charging stations shall be provided in sub-district 1 at one station per fifty (50) parking spaces or any fraction thereof.

SIGNAGE

Signs:

A unified signage plan for entry signs into the development and wayfinding signs throughout the development shall be created by the developer. This is for the purpose of establishing uniformity throughout the development.

Multi-tenant monument signs, as allowed in the GDC, will be permissible along Greenbelt Parkway only. A maximum of three (3) multi-tenant signs will be permitted for the subject property and must be spaced at least two hundred (200) feet apart.

CREATION OF OPEN SPACE AMENITIES

Creek development:

The creek area which is centrally located between the transit center and undeveloped parcel in the subject property shall be developed as an open space amenity. The open space area shall incorporate ten (10) foot wide hike/bike trail(s), trash receptacles, benches, and pedestrian-scaled lighting along with canopy trees and other plantings. Pedestrian linkages with the surrounding areas shall be created to provide paths that allow pedestrians to easily traverse the area and access the transit center, the nearby Duck Creek hike/bike trail, and the residential and retail uses existing and proposed for the area.

Open space/recreational amenities:

Open space requirements established in the GDC must be met for the multi-family land uses. A Hotel/Motel, Limited Service use must provide amenities as required by the GDC.

The site features numerous connections to green and open spaces, including a water feature along the creek. Incorporate neighborhood scale open space in each phase of development to ensure adequate amenities are consistently provided by each development.

DEFINITIONS

The following definitions are intended to provide descriptions for words and terms used in this ordinance. Unless defined herein, all words and terms used shall have the same meaning as allotted in the GDC.

Major Deviation – A request not allowed by this Ordinance and/or that would significantly change the intent or characteristics of the Planned Development (PD) District as determined by the Planning Director. Such request would include increases in height greater than ten percent (10%), increases in density allowed, uses not allowed, etc.

Minor Deviation – A request not allowed by this Ordinance that slightly modifies a development standard provided it meets the goals and Purpose of this Planned Development District and the Greenbelt Parkway Plan. Such request would include minor landscaping changes, minor adjustments to setbacks, etc.

Mobile Food Unit Park – A fixed commercial location and permanent development designed to accommodate mobile food units offering food and/or beverages for sale to the public as the primary use of land.

Subdistricts for Greenbelt Pkwy

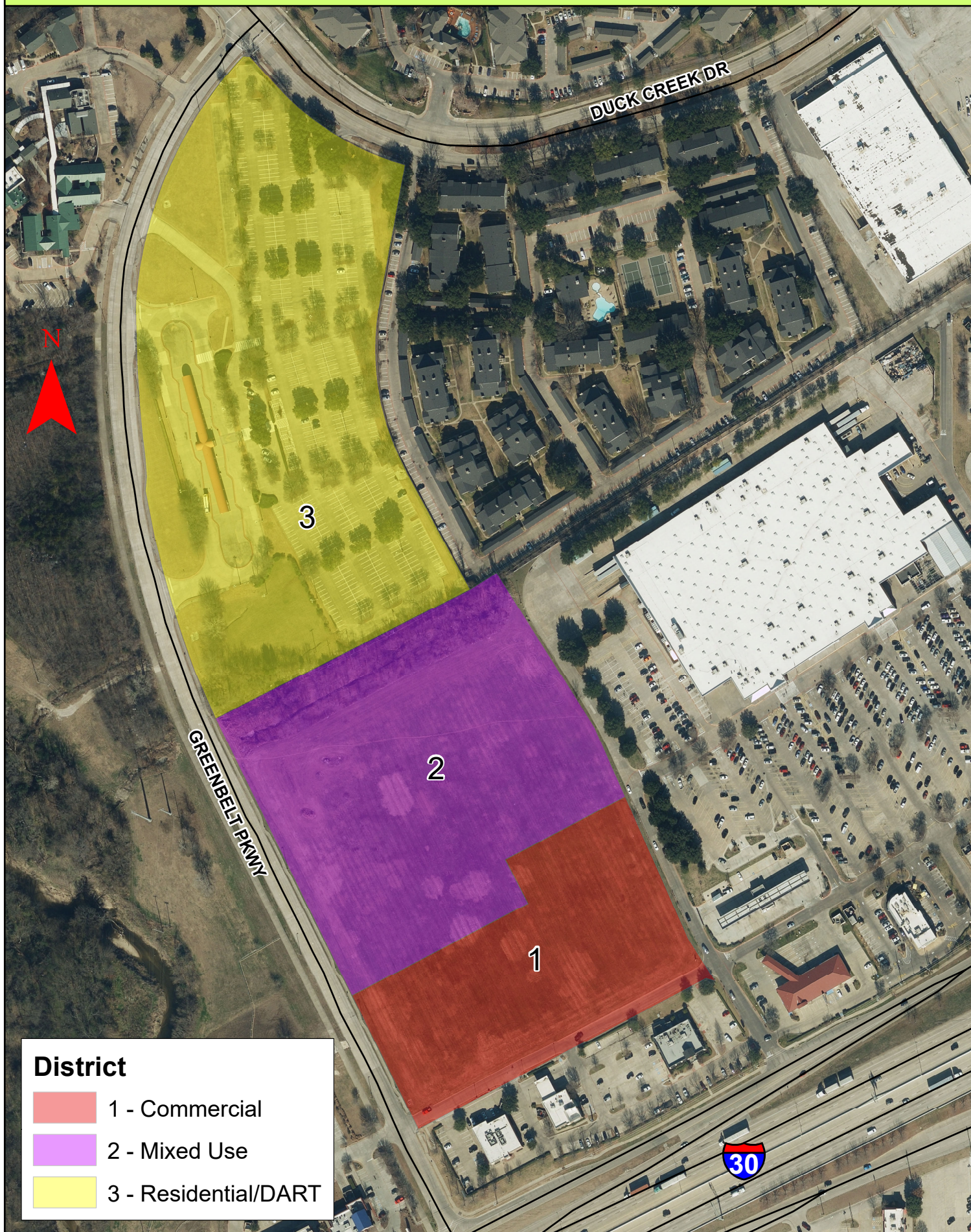


EXHIBIT D

CONCEPT PLAN

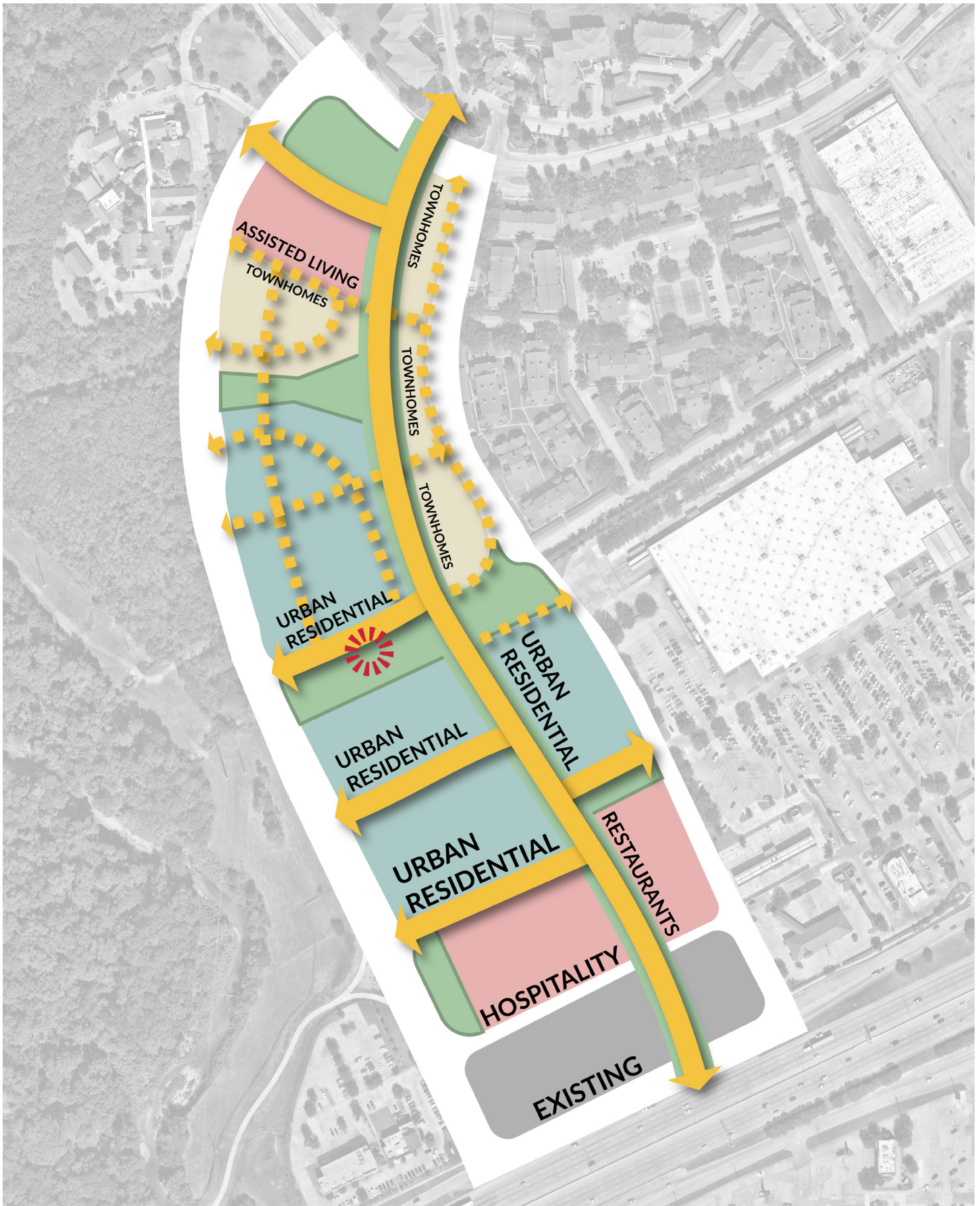


EXHIBIT E

Z 22-25



View of the subject property



East of the subject property



South of the subject property



West of the subject property



6302 Greenholt Parkway and 6151 Duck Creek Drive

Comment Form

Case Z 22-25

Z 22-25 City of Garland. The proposal is to create a Planned Development District for a mix of residential, retail, and hospitality uses that would support the DART transit facility. The site is located at the southeast corner of Duck Creek Drive and Greenbelt Parkway. (District 4)

Z 22-25 City of Garland. La propuesta es crear un Distrito de Desarrollo Planificado para una combinación de usos residenciales, comerciales y hoteleros que apoyaría la instalación de tránsito de DART. El sitio está ubicado en la esquina sureste de Duck Creek Drive y Greenbelt Parkway. (Distrito 4)

Z 22-25 City of Garland. Đề xuất là tạo ra một Khu phát triển có quy hoạch để kết hợp các mục đích sử dụng nhà ở, bán lẻ và khách sạn điều đó sẽ hỗ trợ phương tiện vận chuyển DART. Địa điểm này nằm ở góc đông nam của Duck Creek Drive và Greenbelt Parkway. (Quận 4)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Sabreena Hunt - Branch Manager

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

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

317 W 1-30

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Sabreena Hunt

Signature / Firma / Chữ ký

6/3/2023

Date / Fecha / Ngày

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



GARLAND

Plan Commission

4. a.

Meeting Date: 06/13/2022

Item Title: Garland Development Code Amendments

Summary:

Consider amending Article 4, "Zoning Districts," of Chapter 2, "Zoning Regulations;" Division 2, "Land Use Matrix," of Article 5, Chapter 2, of the Garland Development Code; and the Official Zoning Map of the City of Garland, Texas.

Attachments

MF-1 and MF-2 Staff Report

MF-1 and MF-2 Ordinance

Planning Report

Agenda Item: GDC amendments

Meeting: Plan Commission

Date: June 13, 2022



GARLAND
TEXAS MADE HERE

ISSUE

Consider amending Article 4, "Zoning Districts," of Chapter 2, "Zoning Regulations;" Division 2, "Land Use Matrix," of Article 5, Chapter 2, of the Garland Development Code; and the Official Zoning Map of the City of Garland, Texas.

BACKGROUND

The Development Services Committee of the City Council has made recommendations to amend the Garland Development Code (GDC) regarding multi-family development requirements. Given that density and building height have been frequent Planned Development deviation requests for newer, more urban-style multi-family developments, it is recommended that an additional Multi-Family (MF) District is created allowing for greater density and height by right. These amendments, among others regarding multi-family development, are further described in the Considerations below.

CONSIDERATIONS

1. For recent urban-style multi-family developments approved by City Council, the average abuilding height and subsequent deviation request approved has been approximately 48 feet [approximately 50 feet when including the recent Z 22-03 (Trumont Group) request]. Meanwhile the average density (and subsequent deviation request) approved has been approximately 32 units per acre.

The currently standard Multi-Family (MF) District has a maximum building height of forty (40) feet and a maximum density of eighteen (18) units per acre. These current standards accommodate more of a garden-style multi-family development.

2. Proposed is to consider the current MF District as "MF-1" District, and to create a new "MF-2" District that will accommodate the more common multi-family developments that seek a more urban style—specifically addressing density and building height. It is suggested for the MF-2 District to allow up to 32 units per acre by right, and up to 50 feet in building height by right, based on the abovementioned averages. All other multi-family standards in the GDC would continue to apply to both MF-1 and MF-2.
3. The GDC currently has an Urban Residential (UR) District available which allows much greater density levels [30 units per acre minimum, 80 units per acre maximum]. The Development Services Committee recommends keeping this District in place for developers to consider requesting re-zoning into for a much denser urban-style of development, with the exception of the requiring a certain percentage of non-residential uses. This requirement is difficult to administer and enforce. Instead, it is recommended to require "retail-ready" construction at the ground-level of each building (12-foot floor-to-ceiling heights), allowing for potential non-residential uses at the ground floor, as permissible in the UR District. This recommendation aligns with several other Cities in the region that have a similar zoning category to Urban Residential (UR).
4. Also proposed is the removal of a requirement in GDC Section 2.39(G)(1) requiring 30 percent angled building placement of certain MF buildings. This has been a

common deviation request as well, and does not align with most multi-family layout proposals, especially urban-style developments.

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

STAFF RECOMMENDATION

Approval of amendments to Article 4, "Zoning Districts," of Chapter 2, "Zoning Regulations;" Division 2, "Land Use Matrix," of Article 5, Chapter 2, of the Garland Development Code; and the Official Zoning Map of the City of Garland, Texas.

PREPARED BY:

Will Guerin, AICP
Director of Planning
972-205-2449

wguerin@garlandtx.gov

ORDINANCE NO.

AN ORDINANCE AMENDING ARTICLE 4, "ZONING DISTRICTS," OF CHAPTER 2, "ZONING REGULATIONS;" DIVISION 2, "LAND USE MATRIX," OF ARTICLE 5, CHAPTER 2, OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, AND THE OFFICIAL ZONING MAP OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That Section 2.39 "MF, Multifamily District," of Chapter 2, Article 4, "Zoning Districts," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to read as follows:

"Sec. 2.39 MF, Multifamily District

(A) Purpose. The Multifamily district is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development. This district accommodates a variety of housing types including triplexes, quadplexes, apartments, and condominiums. The MF-1 type, as mentioned in certain sections of the Garland Development Code, is intended to accommodate standard multi-family development which may include a "garden-style" of multi-family development. The MF-2 type is intended to accommodate moderately higher densities and building height in order to reflect a more urban style of multi-family

development. All MF standards are applicable to both MF-1 and MF-2, except otherwise noted in Table 2-4.

. . .

(G) Building Placement. All portions of a multifamily dwelling structure must be a minimum of twenty feet from other multifamily dwelling structures, or any portions thereof.

. . ."

Section 2.39(K) is deleted in its entirety.

Section 2

That Table 2-4, "Other Residential District Standards," in Section 2.34(B), "Lot Area Percentage Reductions in SF-E, SF-10, SF-7, SF-5, 2F, and SFA Districts," of Chapter 2, Article 4, "Zoning Districts," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* as follows:

"Table 2-4

...	...	...	...	...	...	...	...	...	...	...	...
MF	None Max. 18/acre in MF-1 Max. 32/acre in MF-2	20'	20'	20'	12'	12'	Efficiency: 500sf 1-BR 650sf 2-BR 800sf Add'l BR: 150sf Avg: 725sf	75'	100'	60%	40' in MF-1 50' in MF-2

Section 3

That Section 2.49 "U, Urban Districts (UR and UB)," of Chapter 2, Article 4, "Zoning Districts," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to read as follows:

"Section 2.49 U, Urban Districts (UR and UB)

. . .

(C) Use Integration. Developments within the Urban districts must be comprised of a mixture of residential and nonresidential uses that are conducive to a live-work environment.

(1) For UR districts, compatible, complementary nonresidential land uses on the first (ground) floor level are allowed but not required. However, all first (ground) floor levels must be constructed to retail building standards, including a minimum floor-to-ceiling height of twelve feet. These ground floor areas may be occupied by any allowed use, but shall be constructed to accommodate retail and restaurant uses in response to market demand.

. . .

. . ."

Section 4

That Division 2, "Land Use Matrix," of Article 5, Chapter 2, of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to (1) add "MF-1 and MF-2" to the first row of the Land Use Matrix under the "MF" column, and being more particularly depicted and described in Exhibit "A", which is attached hereto and incorporated herein by reference.

Section 5

That the Official Zoning Map of the City of Garland, Texas is hereby amended to re-name existing Multi-Family (MF) District to MF-1, and adding MF-2 as an additional zoning district.

Section 6

That Chapter 22 of the Code of Ordinances for the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 7

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

Section 8

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

Section 9

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED DATE: