



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

**PLAN COMMISSION
City of Garland
- REMOTE MEETING -
May 11, 2020
7:00 p.m.**

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the Plan Commission will hold this meeting by internet/telephonic remote means on Monday, May 11, 2020 at 7:00 p.m.

The meeting will be broadcasted by webinar or telephone at the following URL (registration is required):

https://garlandtx.zoom.us/webinar/register/WN_qn7yrxA6SPWYGG1_JGO7mA

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

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

**877-853-5247
888-788-0099**

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

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

The Meeting ID is: 915 – 4397 – 2475

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

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

The meeting will also be recorded and made available online at www.garlandtx.gov.

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

CONSENT AGENDA

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

1. MINUTES

- a.** Consider approval of Minutes for the April 27, 2020 meeting.

2. PLATS

- a.** Hidden Oaks Preliminary Plat

3. MISCELLANEOUS

- a.** Impact Fee Report

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

4. ZONING

- a. Consideration of the application of **Pulte Group**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver. This property is located at 5001 Zion Road. (District 3) (File Z 20-04) (*This item was postponed from the April 27, 2020 Plan Commission meeting.*)
- b. Consideration of the application of **Pulte Group**, requesting approval of a Detail Plan for Single-Family-5 (SF-5) Uses. This property is located at 5001 Zion Road. (District 3) (File Z 20-04) (*This item was postponed from the April 27, 2020 Plan Commission meeting.*)
- c. Consideration of the application of **Garland Senior Living, Ltd.**, requesting approval of an Amendment to Planned Development (PD) District 07-33 for Single-Family-7 (SF-7) Uses to add Multi-Family Uses (Elder Care – Independent Living Use). This property is located at 502 Belt Line Road, 301 Tina Drive and 2222 Monarch Drive. (District 8) (File Z 20-07)
- d. Consideration of the application of **Garland Senior Living, Ltd.**, requesting approval of an Amended Detail Plan for Elder Care – Independent Living Use. This property is located at 502 Belt Line Road, 301 Tina Drive and 2222 Monarch Drive. (District 8) (File Z 20-07)

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: 05/11/2020

Item Title: Plan Commission Minutes for April 27, 2020

Summary:

Consider approval of Minutes for the April 27, 2020 meeting.

Attachments

Plan Commission Minutes for April 27, 2020

Minutes of the Garland Plan Commission Meeting

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

The Plan Commission of the City of Garland met in regular session on Monday, April 27, 2020, at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Stephen Hallman
Commissioner	Preston Edwards
Commissioner	Truett Welborn
Commissioner	Douglas Williams
Commissioner	Mike Rose
Commissioner	Christopher Ott

STAFF PRESENT

Senior Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Assistant Recording Secretary	Denise Phillips
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Nabiha Ahmed
Staff	Kimberly Hopkins

CONSENT AGENDA

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

MINUTES

1a. APPROVED** Consider approval of Minutes for the April 13, 2020 meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

2a. APPROVED Consideration of the application of **John Paul Khoury**, requesting approval of a Specific Use Provision for Automobile Sales, New or Used on a property zoned Light Commercial (LC) District. This property is located at 1414 Forest Lane. (District 2) (File Z 20-01)

Kimberly Hopkins, Development Planner, presented the staff report.

The applicant John Paul Khoury, 1414 Forest Lane, Garland, Texas 75042, provided an overview of the request.

Commissioner Rose asked if any maintenance of the vehicles on the property will occur.

Mr. Khoury stated there will be no onsite vehicle maintenance, and stated he would agree to a ten (10) year Specific Use Provision.

Commissioner Williams asked if the applicant would agree to a five (5) year Specific Use Provision as recommended by staff.

Mr. Khoury stated he would agree to a ten (10) year Specific Use Provision.

Chairman Roberts spoke of concerns regarding the request due to the existing automotive sales and inquired of staff if the zoning allows automobile maintenance.

Motion was made by Commissioner Hallman to close the public hearing and open for discussion, seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays**

There was discussion among the Commissioner regarding the timeframe of the requested Specific Use Provision.

Staff clarified minor automobile repair is allowed in the Light Commercial (LC) zoning district.

Motion was made by Commissioner Hallman to **approve** the request for a seven (7) year Specific Use Provision with the provision that no major or minor automotive repair use be allowed, seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nays**

2b. APPROVED

Consideration of the application of **4B2D – DFW Tea Co.**, LLC, requesting approval of 1) a Specific Use Provision and 2) a Detail Plan for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 17-18 for Community Retail (CR) Uses. Approval of this item may include amendments to Planned Development (PD) District 17-18. This property is located at 3428 West Buckingham Road. (District 6) (File Z 20-03)

Kimberly Hopkins, Development Planner, presented the staff report.

The applicant Beau Durham, 5803 74th Street, Lubbock, Texas 79424 and Brad Williamson, 1322 Ranchers Legacy Trail, Fort Worth, Texas 76126, provided an overview of the request. Mr. Williamson also stated they are very community oriented and require the franchisee to put 2% back into the local community.

Chairman Roberts inquired if there would be indoor dining with this establishment and asked if they would need the parking listed.

Mr. Durham provided additional information regarding that this is a drive-up/walk-in establishment only and no indoor dining will be available, and stated they would not need all the required parking.

Motion was made by Commissioner Rose to **approve** the request per staff recommendation, seconded by Commissioner Hallman. **Motion carried: 8 Ayes, 0 Nays.**

2c. POSTPONED

Consideration of the application of **Pulte Group**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver. This property is located at 5001 Zion Road. (District 3) (File Z 20-04)

The applicant requested to postpone this case until the May 11, 2020 Plan Commission meeting.

2d. POSTPONED Consideration of the application of **Pulte Group**, requesting approval of a Detail Plan for Single-Family-5 (SF-5) Uses. This property is located at 5001 Zion Road. (District 3) (File Z 20-04)

The applicant requested to postpone this case until the May 11, 2020 Plan Commission meeting.

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:41 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 05/11/2020

Item Title: Hidden Oaks Preliminary Plat

Summary:

Hidden Oaks Preliminary Plat

Attachments

P 20-13 Hidden Oaks Preliminary Plat and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 20-13/District 1

Agenda Item:

Meeting: Plan Commission

Date: May 11, 2020

PRELIMINARY PLAT

Hidden Oaks

LOCATION

2845 Crist Road

ZONING

Planned Development (PD) District 19-29 for Single-Family Use

NUMBER OF LOTS

Seventy-three (73) Lots:

- Sixty-seven (67) dwelling unit lots
- Six (6) HOA lots

ACREAGE

14.25 acres

BACKGROUND

The applicant requests approval of a preliminary plat. The proposed final plat is comprised of sixty-seven (67) single-family lots and six (6) HOA lots. The proposed preliminary plat is in conformance with the Detail Plan and conditions of Planned Development (PD) 19-29 approved on November 19, 2019.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

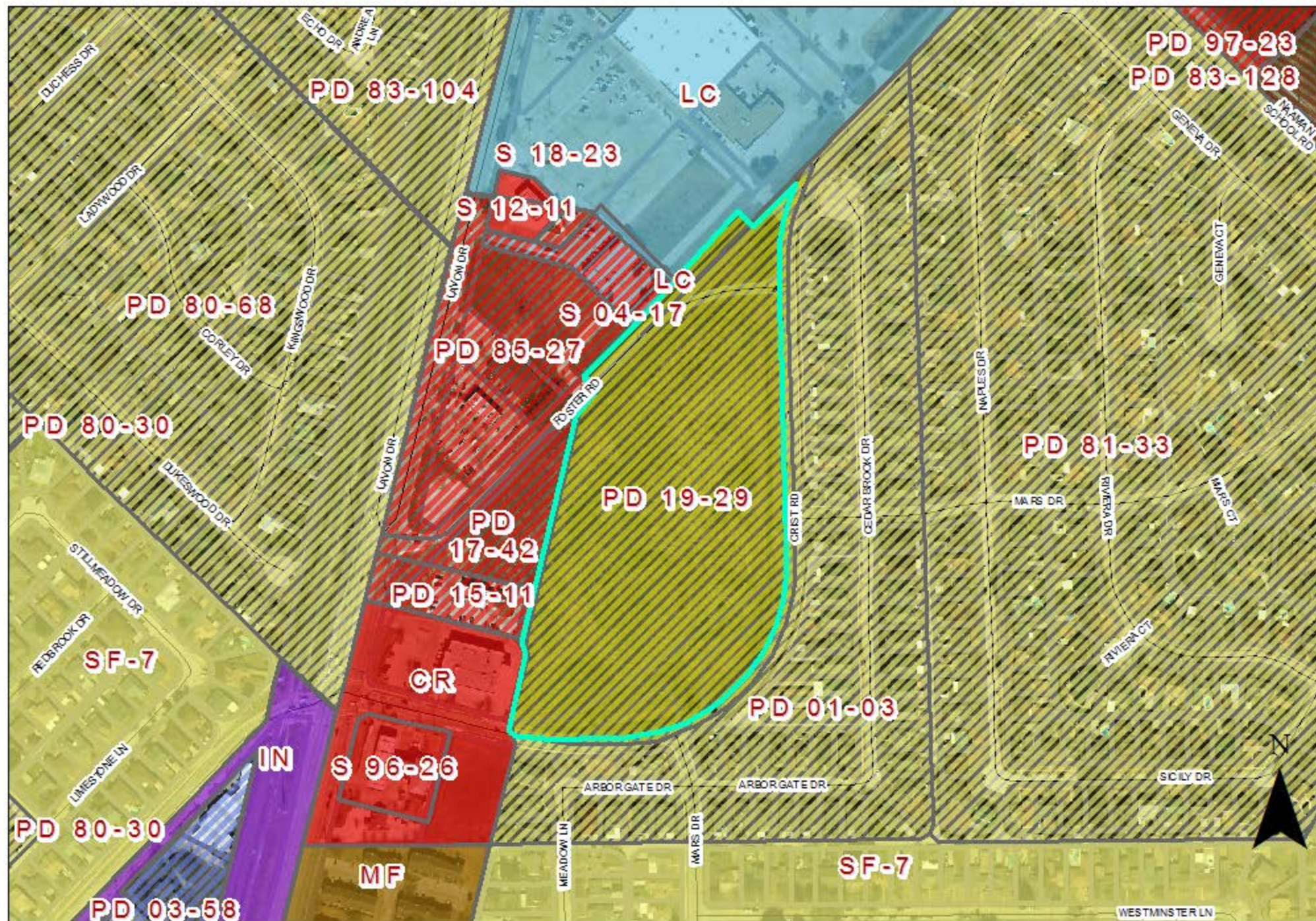
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

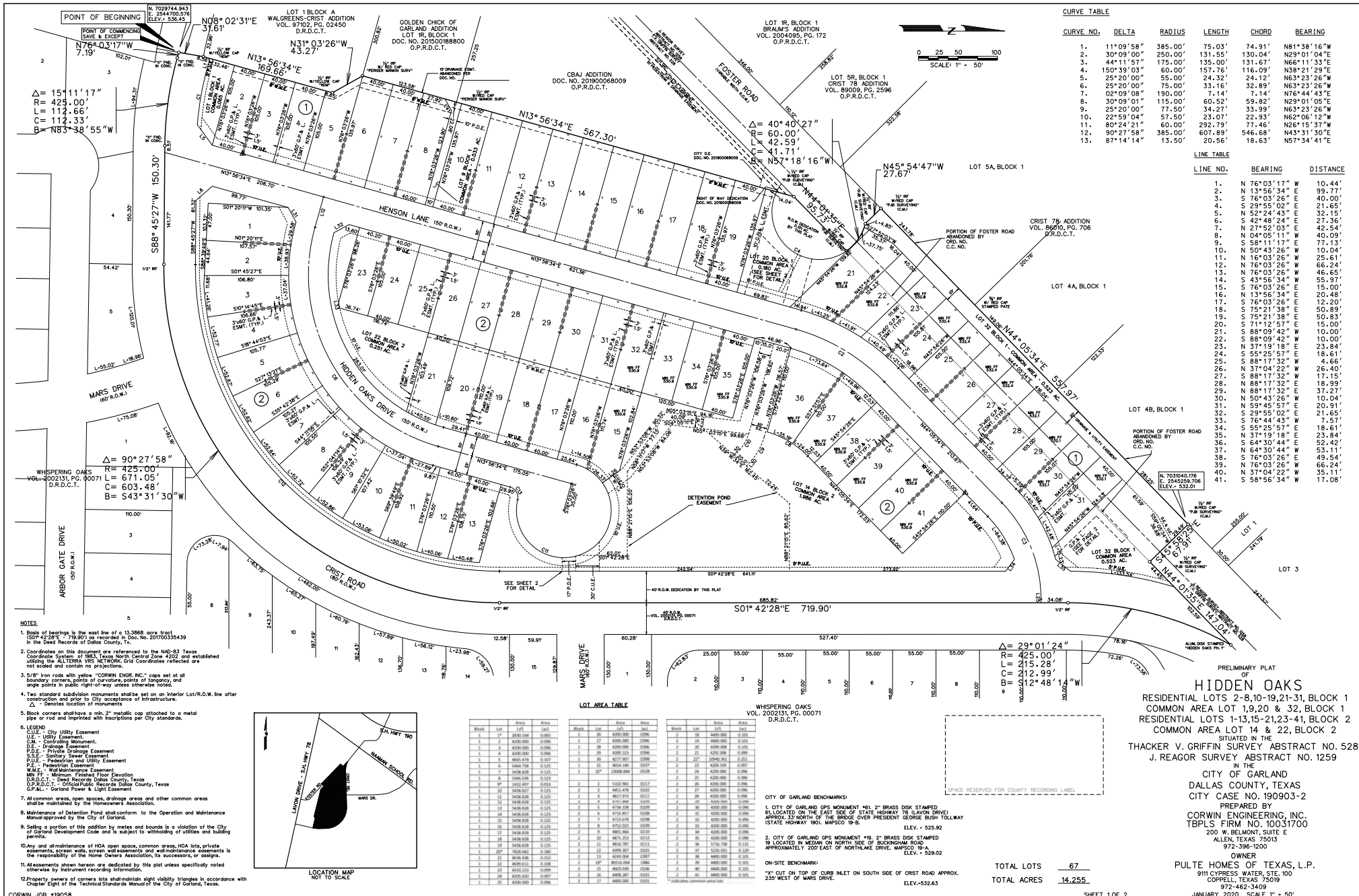


0 225 450 Feet
1 inch = 310 feet

Plat Map P 20-13



INDICATES AREA
OF REQUEST



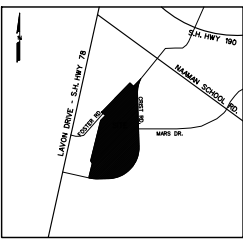
CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	11°09'58"	385.00'	75.03'	74.91'	N81°38'16"W
2.	30°09'00"	250.00'	131.55'	130.04'	N28°01'04"E
3.	44°11'57"	175.00'	135.00'	131.67'	N66°11'33"E
4.	150°39'03"	60.00'	157.76'	116.09'	N38°21'29"E
5.	25°20'00"	55.00'	24.32'	24.12'	N63°23'26"W
6.	25°20'00"	75.00'	33.16'	32.89'	N63°23'26"W
7.	02°09'08"	190.00'	7.14'	7.14'	N76°44'43"E
8.	30°09'00"	115.00'	60.52'	59.92'	N28°01'04"E
9.	25°20'00"	77.50'	34.27'	33.99'	N63°23'26"W
10.	22°59'04"	57.50'	23.07'	22.93'	N62°06'12"W
11.	80°24'21"	60.00'	29.79'	27.46'	N26°15'37"W
12.	90°27'58"	385.00'	607.89'	546.68'	N43°11'30"E
13.	87°14'14"	13.50'	20.56'	18.63'	N57°34'41"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 76°03'17" W	10.44'
2.	N 13°56'34" E	99.77'
3.	S 76°03'26" E	40.00'
4.	S 29°55'02" E	21.65'
5.	N 52°24'43" E	32.15'
6.	S 42°48'24" E	27.36'
7.	N 27°52'03" E	42.54'
8.	N 04°05'11" W	40.09'
9.	S 58°11'17" E	77.13'
10.	N 50°43'26" W	10.04'
11.	N 16°03'26" W	25.61'
12.	N 76°03'26" W	66.24'
13.	N 76°03'26" W	46.65'
14.	S 43°56'34" W	55.97'
15.	S 76°03'26" E	15.00'
16.	N 13°56'34" E	20.48'
17.	S 76°03'26" E	12.20'
18.	S 75°21'38" E	50.89'
19.	S 75°21'38" E	50.83'
20.	S 71°12'57" E	15.00'
21.	S 88°09'42" W	10.00'
22.	S 88°09'42" W	10.00'
23.	N 37°19'18" E	23.84'
24.	S 55°25'57" E	18.61'
25.	S 88°17'32" W	4.66'
26.	N 37°04'22" E	26.40'
27.	S 88°17'32" W	17.15'
28.	N 88°17'32" E	18.99'
29.	N 88°17'32" E	37.27'
30.	N 50°43'26" W	10.04'
31.	N 59°45'57" E	20.91'
32.	N 59°45'57" E	20.91'
33.	S 76°44'43" W	7.57'
34.	S 55°25'57" E	18.61'
35.	N 37°19'18" E	23.84'
36.	S 64°30'44" E	52.42'
37.	N 64°30'44" W	53.11'
38.	S 76°03'26" E	49.54'
39.	N 76°03'26" E	66.24'
40.	N 37°04'22" W	35.11'
41.	S 58°56'34" W	17.08'

- NOTES
1. Basis of bearings is the east line of a 13.386 acre tract (SOF 42°28'E - 719.90') as reflected in Doc. No. 20100335439 in the Deed Records of Dallas County, Tx.
 2. Coordinates on this plat are referenced to the NAD-83 Texas Coordinate System of 1983, Texas North Central Zone 4202 and established using the ALTIMA 902 RTK GNSS. Grid Coordinates reflected are not scaled and contain no projections.
 3. 5/8" Iron rods with yellow "CORWIN ENGR. INC." caps set at all boundary corners, points of curvature, points of tangency and angle points in public right-of-way unless otherwise noted.
 4. Two standard subdivision monuments shall be set on an interior Lot/R.O.W. line after construction and prior to City acceptance of infrastructure.
 5. "A" Denotes location of monument.
 6. Block corners shall have a min. 2" metallic cap attached to a metal pipe or rod and imprinted with inscriptions per City standards.
 7. All common areas, open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.
 8. Maintenance of Detention Pond shall conform to the Operation and Maintenance Manual approved by the City of Garland.
 9. Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to obtaining of utilities and building permits.
 10. Any and all maintenance of HOA open space, common areas, HOA lots, private easements, screen walls, fence walls, easements and improvements, assessments is the responsibility of the Homeowners Association.
 11. All easements shown hereon are dedicated by this plat unless specifically noted otherwise by instrument recording information.
 12. Property owners of corners lots shall maintain sight triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland, Texas.



LOT AREA TABLE

Block	Lot	Area	Area
1	1	1.00	1.00
1	2	1.00	1.00
1	3	1.00	1.00
1	4	1.00	1.00
1	5	1.00	1.00
1	6	1.00	1.00
1	7	1.00	1.00
1	8	1.00	1.00
1	9	1.00	1.00
1	10	1.00	1.00
1	11	1.00	1.00
1	12	1.00	1.00
1	13	1.00	1.00
1	14	1.00	1.00
1	15	1.00	1.00
1	16	1.00	1.00
1	17	1.00	1.00
1	18	1.00	1.00
1	19	1.00	1.00
1	20	1.00	1.00
1	21	1.00	1.00
1	22	1.00	1.00
1	23	1.00	1.00
1	24	1.00	1.00
1	25	1.00	1.00
1	26	1.00	1.00
1	27	1.00	1.00
1	28	1.00	1.00
1	29	1.00	1.00
1	30	1.00	1.00
1	31	1.00	1.00
1	32	1.00	1.00
1	33	1.00	1.00
1	34	1.00	1.00
1	35	1.00	1.00
1	36	1.00	1.00
1	37	1.00	1.00
1	38	1.00	1.00
1	39	1.00	1.00
1	40	1.00	1.00
1	41	1.00	1.00

WHISPERING OAKS

Block	Lot	Area	Area
1	1	1.00	1.00
1	2	1.00	1.00
1	3	1.00	1.00
1	4	1.00	1.00
1	5	1.00	1.00
1	6	1.00	1.00
1	7	1.00	1.00
1	8	1.00	1.00
1	9	1.00	1.00
1	10	1.00	1.00
1	11	1.00	1.00
1	12	1.00	1.00
1	13	1.00	1.00
1	14	1.00	1.00
1	15	1.00	1.00
1	16	1.00	1.00
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1	23	1.00	1.00
1	24	1.00	1.00
1	25	1.00	1.00
1	26	1.00	1.00
1	27	1.00	1.00
1	28	1.00	1.00
1	29	1.00	1.00
1	30	1.00	1.00
1	31	1.00	1.00
1	32	1.00	1.00
1	33	1.00	1.00
1	34	1.00	1.00
1	35	1.00	1.00
1	36	1.00	1.00
1	37	1.00	1.00
1	38	1.00	1.00
1	39	1.00	1.00
1	40	1.00	1.00
1	41	1.00	1.00

CITY OF GARLAND BENCHMARKS:

1. CITY OF GARLAND GPS MONUMENT #1. 2" BRASS DISK STAMPED 19 LOCATED ON THE EAST SIDE OF STATE HIGHWAY 78 (LAVON DRIVE) APPROX. 33' NORTH OF THE BRIDGE OVER PRESIDENT GEORGE BUSH TOLLWAY (STATE HIGHWAY 190, MAPSCO 19-B). ELEV. = 525.92
 2. CITY OF GARLAND GPS MONUMENT #2. 2" BRASS DISK STAMPED 19 LOCATED IN MEDIUM ON NORTH SIDE OF BUCKINGHAM ROAD APPROXIMATELY 200' EAST OF NORTH LAKE DRIVE. MAPSCO 19-A. ELEV. = 529.02
- ON-SITE BENCHMARK:
"X" CUT ON TOP OF CURB INLET ON SOUTH SIDE OF CRIST ROAD APPROX. 235' WEST OF MARS DRIVE. ELEV. = 532.83

TOTAL LOTS 67
TOTAL ACRES 14.255

PRELIMINARY PLAT OF
HIDDEN OAKS
RESIDENTIAL LOTS 2-8, 10-19, 21-31, BLOCK 1
COMMON AREA LOT 1, 9, 20 & 32, BLOCK 1
RESIDENTIAL LOTS 1-13, 15-21, 23-41, BLOCK 2
COMMON AREA LOT 14 & 22, BLOCK 2
SITUATED IN THE
THACKER V. GRIFFIN SURVEY ABSTRACT NO. 528
J. REAGOR SURVEY ABSTRACT NO. 1259
IN THE
CITY OF GARLAND
DALLAS COUNTY, TEXAS
CITY CASE NO. 190903-2
PREPARED BY
CORWIN ENGINEERING, INC.
TBPUS FIRM NO. 10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
PULTE HOMES OF TEXAS, L.P.
9111 CYPRESS WATER, STE. 100
CORPELL, TEXAS 75019
972-462-3409
JANUARY 2020 SCALE 1" = 50'

STATE OF TEXAS

OWNER'S CERTIFICATE

COUNTY OF DALLAS

WHEREAS, PULTE HOMES OF TEXAS, L.P., is the owner of a tract of land situated in the Thacker V. Griffin Survey, Abstract No. 528 and J. Reagar Survey, Abstract No. 1259, in the City of Garland, Dallas County, Texas, being all of a 13.3868 acre tract, as recorded in Volume 2002131, Page 00071, in the Official Public Records of Dallas County, Texas and being all of the Right of Way Abandonment Foster Road (formerly Crist and County Road 586), as recorded in Doc. No. 201500188800, in Official Public Records, Dallas County, Texas, being more particularly described as follows:

BEGINNING, at an "X" in concrete found at the most westerly northwest corner of Whispering Oaks, an addition to the City of Garland, Texas, as described in Volume 2002131, Page 00071, in the Deed Records of Dallas County, Texas, same being the southwest corner of said 13.3868 acre tract and in the east line of Lot 1, Block A, Walgreens - Crist Addition, an addition to the City of Garland, Texas recorded in Volume 9702, Page 02450 of said Deed Records:

THENCE, North 08°02'31" East, with the west line of said 13.3868 acre tract and the east line of said Walgreens - Crist Addition, for a distance of 31.61 feet, to a 1/2 inch iron rod found with a yellow cap stamped "NDM" at the southeast corner of Lot 1, Block A of said Walgreens-Crist Addition;

THENCE, North 13°56'34" East, continuing with the west line of said 13.3868 and the east line of said Lot 1, Block A of Walgreens-Crist Addition, for a distance of 169.68 feet, to a 1/2 inch iron rod found with a yellow cap stamped "NDM";

THENCE, North 31°03'26" West, continuing with said east and west lines, for a distance of 43.27 feet, to a 1/2 inch iron rod found with a red cap stamped "Pelsier/Mankin Surv" at the northeast corner of said Golden Chick of Garland, and being the southeast corner of Golden Chick of Garland Replat, an addition to the City of Garland, Texas as described in Doc. No. 201500188800, in said Official Public Records;

THENCE, North 13°56'34" East, continuing with said west line and the east line of said Golden Chick, at 123.58 feet passing a 1/2 inch iron rod found with a red cap stamped "Pelsier/Mankin Surv" at the northeast corner of said Golden Chick of Garland, and continuing for a total distance of 567.30 feet, to a 1/2 inch iron rod found with a red cap stamped "PJB Surveying", being the apparent southeast line of said Foster Road (formerly Crist Road and County Road 586);

THENCE, North 44°01'35" East, with the northwest line of said 13.3868 acre tract, for a distance of 95.73 feet, to a 1/2 inch iron rod found with a red cap stamped "PJB Surveying", at the most southerly east corner of said Right of Way Abandonment Foster Road, and being on a non-tangent curve to the left, having a radius of 60.00 feet, and a central angle of 40°40'27";

THENCE, with the west line of said Right of Way Abandonment Foster Road and continuing with said curve to the left, for an arc distance of 42.59 feet (Chord Bearing North 57°18'16" West - 41.71 feet), to a 1/2 inch iron rod found with a red cap stamped "PJB Surveying";

THENCE, North 45°54'47" West, continuing with said west line, for a distance of 27.67 feet, to a 1/2 inch iron rod found with a red cap stamped "PJB Surveying", at the most southerly west corner of said Right of Way Abandonment Foster Road, being in the southeast line of Crist 78 Addition, an addition to the City of Garland, Texas recorded in Volume 86010, Page 706, in said Deed Records;

THENCE, North 44°05'34" East, with said northwest line of said Right of Way Abandonment Foster Road and being the southeast line of said Crist 78 Addition, for a distance of 557.97 feet, to a 1/2 inch iron rod found with a red cap stamped "PJB Surveying", being the northwest corner of said Right of Way Abandonment Foster Road;

THENCE, South 45°58'25" East, with the northeast line of said Right of Way Abandonment Foster Road, for a distance of 67.91 feet, to a 1/2 inch iron rod found with a red cap stamped "PJB Surveying" at the most northerly east corner of said Right of Way Abandonment Foster Road and being in the northwest line of said 13.3868 acre tract;

THENCE, North 44°01'35" East, with the northwest line of said 13.3868 acre tract, for a distance of 147.04 feet, to an Aluminum disk stamped "Hidden Oaks Phase I" on 5/8 inch iron rod set at the most northerly corner of said 13.3868 acre tract and being in a northwest line of said Whispering Oaks, also being on a non-tangent curve to the left, having a radius of 425.00 feet, and a central angle of 29°01'24";

THENCE, with an easterly line of said 13.3868 acre tract and the northwest line of said Whispering Oaks and with said curve to the left for an arc distance of 215.28 feet (Chord Bearing South 12°48'14" West - 212.99 feet), to an 1/2 inch iron rod found;

THENCE, South 01°42'28" East, continuing with said west and east lines, for a distance of 719.90 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 425.00 feet, and a central angle of 90°27'58";

THENCE, continuing with said lines and with said curve to the right for an arc distance of 671.05 feet (Chord Bearing South 43°31'35" West - 603.48 feet), to an 1/2 inch iron rod found at the point of tangency;

THENCE, South 88°45'27" West, continuing with said lines, for a distance of 150.30 feet, to an "X" cut found in concrete at the point of curvature of a curve to the right, having a radius of 425.00 feet, and a central angle of 15°11'17";

THENCE, continuing with said lines and with said curve to the right, for an arc distance of 112.66 feet (Chord Bearing North 83°38'55" West - 112.33 feet), to an "X" found in concrete at the point of tangency;

THENCE, North 76°03'17" West, continuing with said lines, for a distance of 7.19 feet, to the POINT OF BEGINNING and containing 14.255 acres or 620,947.80 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT PULTE HOMES OF TEXAS, L.P., 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 HIDDEN OAKS 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. 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. Any and all maintenance of Home Owners Association common areas or lots, private easements, screening walls, screen wall easements and wall maintenance easements is the responsibility of the Home Owners Association, its successors, or assigns.

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 stormwater or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pickup, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to devote 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. It is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

The City of Garland, Texas shall not be responsible for the maintenance or operation of any detention area (Lot 14 Block 2) designated on this plat or for any damage or injury to property or persons that results from the flow of water along, into or out of those detention areas, or for the control of erosion. The construction, operation, and maintenance of any detention area designated on this plat is controlled by and subject to the applicable provisions of the Code of Ordinances of the City of Garland, as amended, or the Garland Development Code, as amended.

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

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 _____ day of _____, 2020.

PULTE HOMES OF TEXAS, L.P.

Clint D. Vincent
Division Vice President of Land Development

THE STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN under my hand and seal of office this _____ day of _____, 2020.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, WARREN L. CORWIN, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the City of Garland Development Code. I further affirm that monumentation shown hereon was either found or placed as described hereon 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 _____, 2020.

Warren L. Corwin
Texas Registered Professional Land Surveyor No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

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

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public in and for the State of Texas

Approved and accepted for the City of Garland this _____ day of _____, 2020, by the City Plan Commission of the City of Garland, Texas.

Chairman of the Plan Commission

Director of Planning Department

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

LEAVE RESERVED FOR COUNTY RECORDING LABEL

SHEET 2 OF 2

PRELIMINARY PLAT
OF

HIDDEN OAKS

RESIDENTIAL LOTS 2-8, 10-19, 21-31, BLOCK 1
COMMON AREA LOT 1, 9, 20 & 32, BLOCK 1

RESIDENTIAL LOTS 1-13, 15-21, 23-41, BLOCK 2
COMMON AREA LOT 14 & 22, BLOCK 2

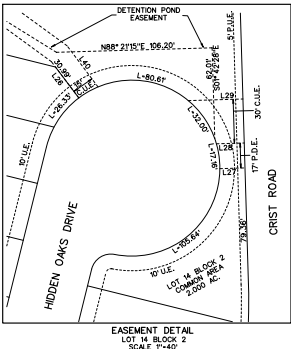
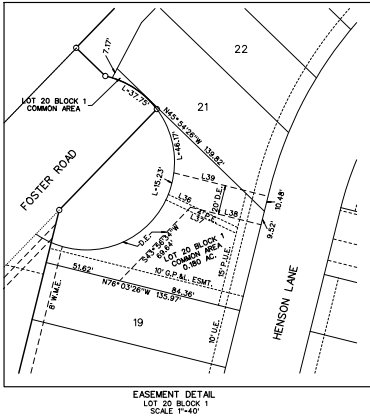
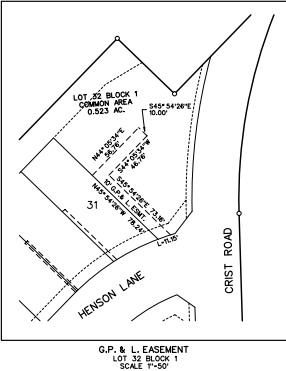
SITUATED IN THE
THACKER V. GRIFFIN SURVEY ABSTRACT NO. 528
J. REAGOR SURVEY ABSTRACT NO. 1259

IN THE
CITY OF GARLAND
DALLAS COUNTY, TEXAS
CITY CASE NO. 190903-2

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS FIRM NO. 10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

OWNER
PULTE HOMES OF TEXAS, L.P.
9111 CYPRESS WATER, STE. 100
CORPELL, TEXAS 75019
972-462-3409

JANUARY 2020





GARLAND

Plan Commission

3. a.

Meeting Date: 05/11/2020

Item Title: Impact Fee Report

Summary:

Impact Fee Report

Attachments

Impact Fee Report Cover Letter and Attachment

TO: Chairman Roberts and Members of the Plan Commission

FROM: Will Guerin, Director of Planning

DATE: May 5, 2020

SUBJECT: Impact Fee Report

Garland's Impact Fee Ordinance requires that reports be filed with the City Council regarding the collection of fees and implementation of the capital improvements plan adopted as part of the Impact Fee Ordinance. These reports are to be provided to the Council by the Capital Improvements Advisory Committee, established by the Impact Fee Ordinance. The Plan Commission serves in the capacity of this Committee.

Attached is a draft report to City Council from the Capital Improvements Advisory Committee for the period covering September 22, 2019 through March 21, 2020. There is an item on the May 11, 2020 meeting agenda to consider this report and forward to the City Council in compliance with the ordinance requirements.

Should you have questions regarding the report please contact me at 972-205-2449 or by email at wguerin@garlandtx.gov.

Sincerely,

Will Guerin, AICP
Director of Planning

TO: Mayor LeMay and the City Council

FROM: Chairman Roberts and Members of the Plan Commission

DATE: May 11, 2020

SUBJECT: Impact Fee Report

Section 31.163(A) of Garland's Impact Fee Ordinance requires that the Capital Improvements Advisory Committee file reports with the City Council regarding implementation of the capital improvements plan and administration of impact fees. Acting in the capacity of the Capital Improvements Advisory Committee, following is the Plan Commission's report for September 22, 2019 through March 21, 2020.

COLLECTION OF IMPACT FEES

During the period covering September 22, 2019 through March 21, 2020 impact fees were collected for 245 developments. Of these, 235 are single-family homes (including ancillary irrigation systems), 2 are multi-family developments, and 8 are commercial/industrial/church/school developments. These include the addition of water meters to existing developments. Amounts collected are as follows:

Single-Family Development

# Of Lots	Service Area	Water	Roadway	Total
22	A	3,461.00	3,034.00	6,495.00
152	B	10,667.50	82,433.80	93,101.30
27	C	1,308.00	19,201.58	20,509.58
34	D	4,844.22	15,455.90	20,300.12
Total: 235		\$20,280.72	\$120,125.28	\$140,406.00

Multi-Family Development

Location	Service Area	Water	Roadway	Total
1760 Lookout Dr	A	80,648.00	816,060.00	896,708.00
3400 Firewheel Pkwy	C	66,416.00	533,797.53	600,213.53
Total: 2		\$147,064.00	\$1,349,857.53	\$1,496,921.53

Commercial/Churches/Schools Development

Location	Service Area	Water	Roadway	Total
2620 Arapaho Rd	A	\$6,227.00	\$40,103.00	\$46,330.00
3150 Marquis Dr	B	\$9,488.00	\$0.00	\$9,488.00
2850 Marquis Dr	B	\$9,488.00	\$0.00	\$9,488.00
5760 Bunker Hill Rd	C	\$106.25	\$35,863.70	\$35,969.95
801 E I-30 Frwy	D	\$7,709.00	\$55,999.05	\$63,708.05
702 W Centerville Rd	D	\$6,227.00	\$19,472.83	\$25,699.83
3414 Broadway Blvd	D	\$4,744.00	\$11,655.37	\$16,399.37
1311 Marketplace Dr	D	\$4,744.00	\$0.00	\$4,744.00
Total: 8		\$48,733.25	\$163,093.95	\$211,827.20
Total (All Land Uses)		\$216,077.97	\$1,633,076.76	\$1,849,154.73

Impact fees totaling \$1,849,154.73 were collected during this period. Of this, \$216,077.97 was collected for water facilities and \$1,633,076.76 was collected for roadway facilities.

CAPITAL IMPROVEMENTS PLAN

Roadways

The status of the roadway projects, during this time period, included in the impact fee capital improvements program is as follows:

<u>Status/Roadway Segment</u>	<u>Service Area</u>
Under Design:	
Holford, SH 190 to City Limits	A
Under Construction:	
Shiloh, IH 635 to Kingsley	B
Bobtown, Rowlett to Rosehill (construction pending)	D
Bobtown, Rosehill to Waterhouse (construction pending)	D
Completed:	
Oates, Broadway to Rosehill	D

Water Facilities

Impact fee funds will be used towards:
Water Master Plan – To be completed in 2020

Please let me know if you have questions regarding this report, or if further information is desired.

Scott Roberts, Chairman
City of Garland Plan Commission



GARLAND

Plan Commission

4. a.

Meeting Date: 05/11/2020

Item Title: Z 20-04 Pulte Group - Zoning (District 3)

Summary:

Consideration of the application of **Pulte Group**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver. This property is located at 5001 Zion Road. (District 3) (File Z 20-04) (*This item was postponed from the April 27, 2020 Plan Commission meeting.*)

Attachments

Z 20-04 Pulte Group - Zoning Report and Attachments

Planning Report

File No: Z 20-04/District 3

Agenda Item:

Meeting: Plan Commission

Date: May 11, 2020



GARLAND
TEXAS MADE HERE

REQUESTS

Approval of 1) a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family-5 (SF-5) Use.

LOCATION

This property is located at 5001 Zion Road.

APPLICANT

Pulte Group

OWNER

Oasis Church at Lakeview Assembly of God

BACKGROUND

In 2018, City Council approved Planned Development (PD) 18-05 District for Community Retail (CR) Uses. PD 18-05 consists of two (2) lots. A Church or a Place of Worship is permitted on Lot 1 as approved with a Detail Plan in PD 18-05. A Detail Plan is required for the remaining Lot 2 prior to development.

The applicant requests the development of single-family detached homes on both Lot 1 and Lot 2. The development will consist of eighty-nine (89) detached single-family dwelling units and six (6) HOA lots.

SITE DATA

The subject property consists of approximately 18.045 acres. The site has approximately 1,059 linear feet of frontage along Wellington Avenue, 758.88 linear feet of frontage along Zion Road and 633.43 linear feet of frontage along Waterhouse Boulevard. The single-family residential development would be accessed from Waterhouse Boulevard and Wellington Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) 18-05 District has two (2) lots. Lot 1 allows the construction of a Church or Place of Worship. Lot 2 allows any use permitted in the Community Retail (CR) District. A Detail Plan is required for Lot 2 prior to development.

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail

or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Detail Plan

1. The applicant proposes to amend the existing Detail Plan for development of single-family residential homes. The Detail Plan shows eighty-nine (89) single-family detached homes and six (6) HOA lots.
2. The applicant requests to deviate from the required SF-5 District development standards per Section 2.34 (Table 2-3) of the GDC. The table below indicates the deviations proposed.

Development Standards	Required	Proposed
Lot Area	5,000 square feet	4,200 square feet (minimum)
Lot Width	55 feet	40 feet
Lot Coverage	50%	60%
Rear Setback adjacent to Street	20 feet	10 feet

3. Screening and Landscaping

The proposed landscape layout (Exhibit D) complies with the applicable screening and landscape regulations of the Garland Development Code (GDC). Per the GDC, a screening wall is required along a thoroughfare Type "D" or greater. Both Zion Road and Waterhouse Boulevard are less than Type "D" per the Thoroughfare Plan. Therefore, screening is not required for this development. However, a six (6)-foot high board-on-board cedar fence with masonry columns is proposed along Waterhouse Boulevard and a six (6)-foot high board-on-board cedar fence is proposed along Zion Road. Wellington Avenue is a Type "F" thoroughfare and screening is not required. However, the proposed six (6)-foot high brick thin wall with masonry columns to the south of the property and adjacent to the Multi-Family (MF) District will wrap around Lot 2, Block 3 and provide some screening along Wellington Avenue. In addition, the proposed four (4)-foot high ornamental fence around the detention pond along with the six (6)-foot high board-on-board cedar fence with masonry columns will screen north of proposed development along Wellington Avenue.

4. Garages

The proposed development will consist of front entry garages. The applicant is proposing to deviate from the following requirements per Section 4.84 (C)(2) listed below:

- Rear entry;
- "J" drives, for front entry properties;
- "Swing" drives, for side entry properties; or
- Offset front entry with the garage door set back at least five feet behind the front building face.

Furthermore, per the application, each garage shall incorporate at least two (2) of the following architectural elements.

Architectural Elements:

- Sconce lighting
- Decorative banding or moldings
- Decorative overhangs above garage doors
- Eyebrow soldier course over garage doors
- Decorative vent covers on gable above garage
- Upgraded carriage style garage doors or faux wood garage doors

5. Masonry Requirement

The applicant proposes all elevations facing a dedicated street shall be 80% masonry or stone excluding gables, windows, doors, dormers, insets, areas under covered porches or other architectural projections and/or accents.

Alley Waiver

6. The residential lots within the residential development would front a fifty (50)-foot right-of-way with access to each lot limited to the street front. The applicant seeks an Alley Waiver from the Plan Commission for this development. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or, if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. As reflected on the Detail Plan, alleys are not proposed for this development, as all lots would have front vehicular access only and utilities and drainage would be provided through easements. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Urban Neighborhoods. Urban Neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

Urban Neighborhoods are characterized by moderate to high density single-family attached and multifamily residential units, greater than 12 dwelling units per acre.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north of the subject property, across Waterhouse Boulevard, are zoned Planned Development (PD) 98-04 for Single-Family Uses and developed with single-family residences. The properties to the east, across Zion Road, are zoned Community Retail (CR) District and are developed with a hotel/motel and a gas station. The properties to the south are zoned Multi-Family (MF) District and are developed with two apartment complexes. The properties to the west, across Wellington Avenue, are zoned Planned Development (PD) 85-44 District for Mixed Uses and Multi-Family (MF) District; these properties are developed with single-family homes, patio homes and an apartment complex.

The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools,

and public parks in logical, livable, and sustainable neighborhoods. The proposed use is compatible with the surrounding development.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver.

Approval of the Detail Plan.

In addition, a development agreement is recommended to facilitate the requested deviations and the proposed masonry standards by the applicant.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

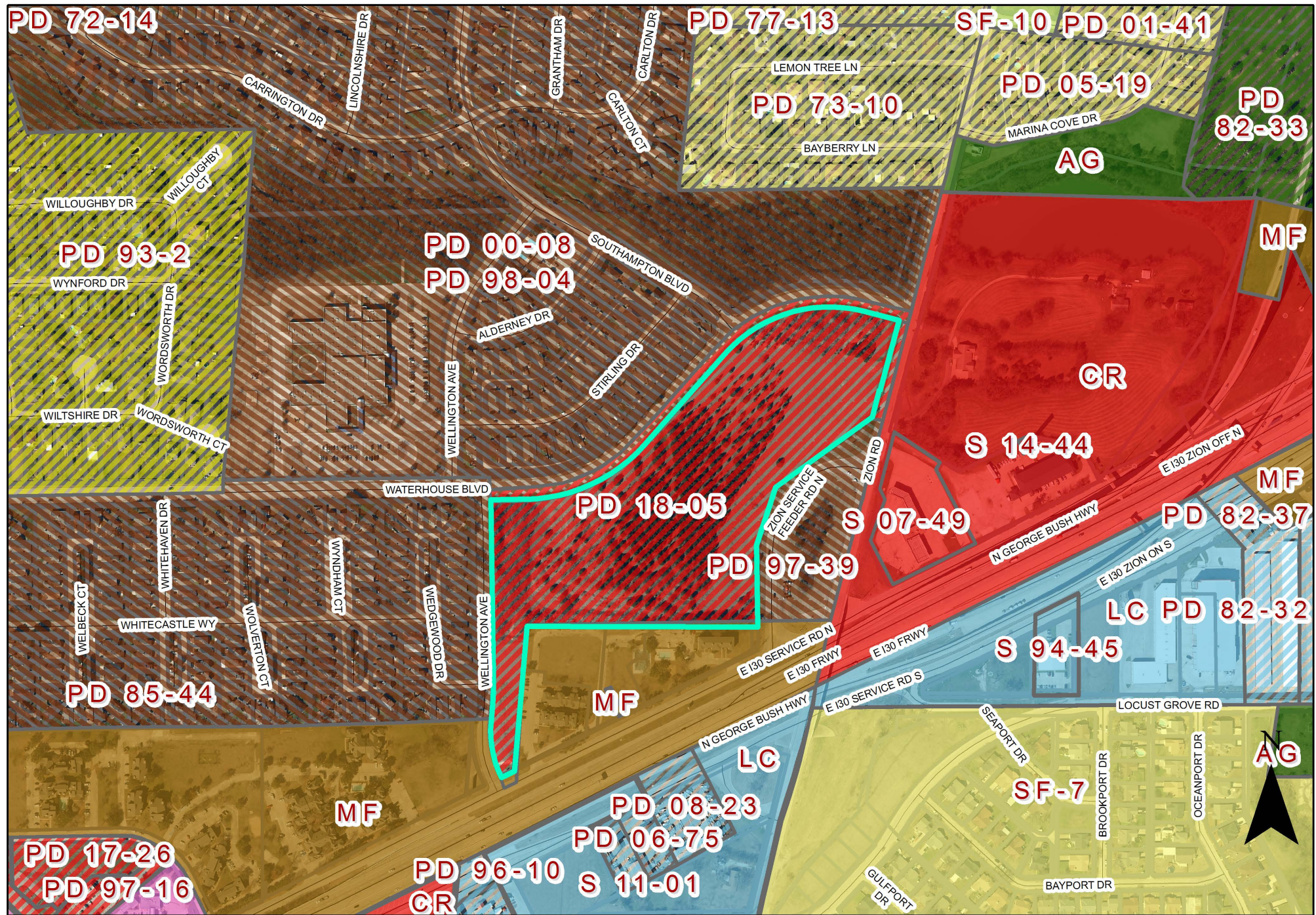
CITY COUNCIL DATE: June 2, 2020

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 250 500 Feet
1 inch = 417 feet

Zoning Map Z 20-04



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-04

5001 Zion Road

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for eighty-nine (89) Single-Family detached homes and six (6) HOA lots.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Single-Family-5 (SF-5) District, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-5 (SF-5) District as set forth in Chapter 2 of the Garland Development Code included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall conform to the Site Plan and Landscape Plan set forth in Exhibit C and Exhibit D; however, in the event of conflict between the Detail Plan and the written conditions contained in this ordinance, the written conditions shall control.

V. Specific Conditions:

- A. Permitted Uses: Only Dwelling, Single-Family-5 (SF-5) detached uses are permitted.
- B. Minimum Lot Area: The minimum lot area is 4,200 square feet.
- C. Minimum Lot Width: The minimum lot width is forty (40) feet.
- D. Minimum Lot Depth: The minimum lot depth is 105 feet.
- E. Maximum Lot Coverage: The maximum lot coverage is sixty (60%) percent.
- F. Garages:

- Front entry garages shall be allowed.
- Offset front entry with the garage door set back at least five (5) feet behind the front of building face will not be required.
- Regardless of other setbacks, a street-facing garage door must have a minimum of twenty (20) feet from the applicable street right of way line.
- "J" and "Swing" drives will not be required.

- G. Alleys: Alleys will not be required with this development.
- H. Architectural Elements: Each garage shall incorporate at least two of the following architectural elements: Sconce lighting, decorative banding or moldings, decorative overhangs above garage doors, eyebrow soldier course over garage doors, decorative vent covers on gable above garage, upgraded carriage style garage doors or faux wood garage doors.
- I. Special Setback: The rear setback adjacent to street shall be ten (10) feet.
- J. Dwelling Unit Area: The minimum dwelling unit area is 1,600 square feet; however, thirty (30) percent or more of the dwelling units shall be greater than 2,000 square feet.
- K. Masonry Requirement: All elevations facing a dedicated street shall be 80% masonry or stone excluding gables, windows, doors, dormers, insets, areas under covered porches or other architectural projections and/or accents.
- L. Additional Front Entry Mitigation: All front elevations shall contain a covered front porch with a minimum area of forty (40) square feet.
- M. Roof Design: Each dwelling unit must be constructed with a roof overhang of not less than twelve (12) inches, as measured from the frame to the exterior edge of soffit.
- N. Trash Containers: Trash containers and recycling bins

must be stored in one of the following locations:

- Inside the garage of the single-family dwelling constructed on the lot; or
- Behind the single-family dwelling or fence constructed on the lot in such a manner that the trash container and recycling bin is not visible from any street, alley, or adjacent lot.

O. Screening and Landscaping: Screening and landscaping shall be in general conformance with the Landscape Plan set forth in Exhibit D.

P. Homeowners Association: A Homeowners Association shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; and other provisions as deemed appropriate to secure a sound and stable association.

Q. Maintenance of Open/Common Space, Landscaped Areas, Entry Features, Access Easements, Screening Walls/Fences in HOA Lots or Wall/Fence Maintenance Easements And Amenities In HOA Lots: Maintenance of all open/common space, landscaped areas, entry features, access easements, screening walls/fences in HOA lots or wall/fence maintenance easements and amenities in HOA lots shall be the responsibility of the Homeowners Association.

R. The development is required to be constructed in accordance with the terms and conditions of that certain development agreement between the City, Property Owner, and Developer.































Z 20-04



Looking at the subject property from Waterhouse Boulevard.



Looking at the properties across Waterhouse Blvd.



Looking at the subject property from Wellington Avenue



Looking at the properties across Wellington Avenue



GARLAND

Plan Commission

4. b.

Meeting Date: 05/11/2020

Item Title: Z 20-04 Pulte Group - Detail Plan (District 3)

Summary:

Consideration of the application of **Pulte Group**, requesting approval of a Detail Plan for Single-Family-5 (SF-5) Uses. This property is located at 5001 Zion Road. (District 3) (File Z 20-04) (*This item was postponed from the April 27, 2020 Plan Commission meeting.*)

Attachments

Z 20-04 Pulte Group - Detail Plan Report and Attachments

Planning Report

File No: Z 20-04/District 3

Agenda Item:

Meeting: Plan Commission

Date: May 11, 2020



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of 1) a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family-5 (SF-5) Use.

LOCATION

This property is located at 5001 Zion Road.

APPLICANT

Pulte Group

OWNER

Oasis Church at Lakeview Assembly of God

BACKGROUND

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SITE DATA

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USE OF PROPERTY UNDER CURRENT ZONING

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CONSIDERATIONS

Detail Plan

1. The applicant proposes to amend the existing Detail Plan for development of single-family residential homes. The Detail Plan shows eighty-nine (89) single-family detached homes and six (6) HOA lots.
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Lot Area	5,000 square feet	4,200 square feet (minimum)
Lot Width	55 feet	40 feet
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Rear Setback adjacent to Street	20 feet	10 feet

3. Screening and Landscaping

The proposed landscape layout (Exhibit D) complies with the applicable screening and landscape regulations of the Garland Development Code (GDC). Per the GDC, a screening wall is required along a thoroughfare Type "D" or greater. Both Zion Road and Waterhouse Boulevard are less than Type "D" per the Thoroughfare Plan. Therefore, screening is not required for this development. However, a six (6)-foot high board-on-board cedar fence with masonry columns is proposed along Waterhouse Boulevard and a six (6)-foot high board-on-board cedar fence is proposed along Zion Road. Wellington Avenue is a Type "F" thoroughfare and screening is not required. However, the proposed six (6)-foot high brick thin wall with masonry columns to the south of the property and adjacent to the Multi-Family (MF) District will wrap around Lot 2, Block 3 and provide some screening along Wellington Avenue. In addition, the proposed four (4)-foot high ornamental fence around the detention pond along with the six (6)-foot high board-on-board cedar fence with masonry columns will screen north of proposed development along Wellington Avenue.

4. Garages

The proposed development will consist of front entry garages. The applicant is proposing to deviate from the following requirements per Section 4.84 (C)(2) listed below:

- Rear entry;
- "J" drives, for front entry properties;
- "Swing" drives, for side entry properties; or
- Offset front entry with the garage door set back at least five feet behind the front building face.

Furthermore, per the application, each garage shall incorporate at least two (2) of the following architectural elements.

Architectural Elements:

- Sconce lighting
- Decorative banding or moldings
- Decorative overhangs above garage doors
- Eyebrow soldier course over garage doors
- Decorative vent covers on gable above garage
- Upgraded carriage style garage doors or faux wood garage doors

5. Masonry Requirement

The applicant proposes all elevations facing a dedicated street shall be 80% masonry or stone excluding gables, windows, doors, dormers, insets, areas under covered porches or other architectural projections and/or accents.

Alley Waiver

6. The residential lots within the residential development would front a fifty (50)-foot right-of-way with access to each lot limited to the street front. The applicant seeks an Alley Waiver from the Plan Commission for this development. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or, if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. As reflected on the Detail Plan, alleys are not proposed for this development, as all lots would have front vehicular access only and utilities and drainage would be provided through easements. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Urban Neighborhoods. Urban Neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

Urban Neighborhoods are characterized by moderate to high density single-family attached and multifamily residential units, greater than 12 dwelling units per acre.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north of the subject property, across Waterhouse Boulevard, are zoned Planned Development (PD) 98-04 for Single-Family Uses and developed with single-family residences. The properties to the east, across Zion Road, are zoned Community Retail (CR) District and are developed with a hotel/motel and a gas station. The properties to the south are zoned Multi-Family (MF) District and are developed with two apartment complexes. The properties to the west, across Wellington Avenue, are zoned Planned Development (PD) 85-44 District for Mixed Uses and Multi-Family (MF) District; these properties are developed with single-family homes, patio homes and an apartment complex.

The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools,

and public parks in logical, livable, and sustainable neighborhoods. The proposed use is compatible with the surrounding development.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver.

Approval of the Detail Plan.

In addition, a development agreement is recommended to facilitate the requested deviations and the proposed masonry standards by the applicant.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

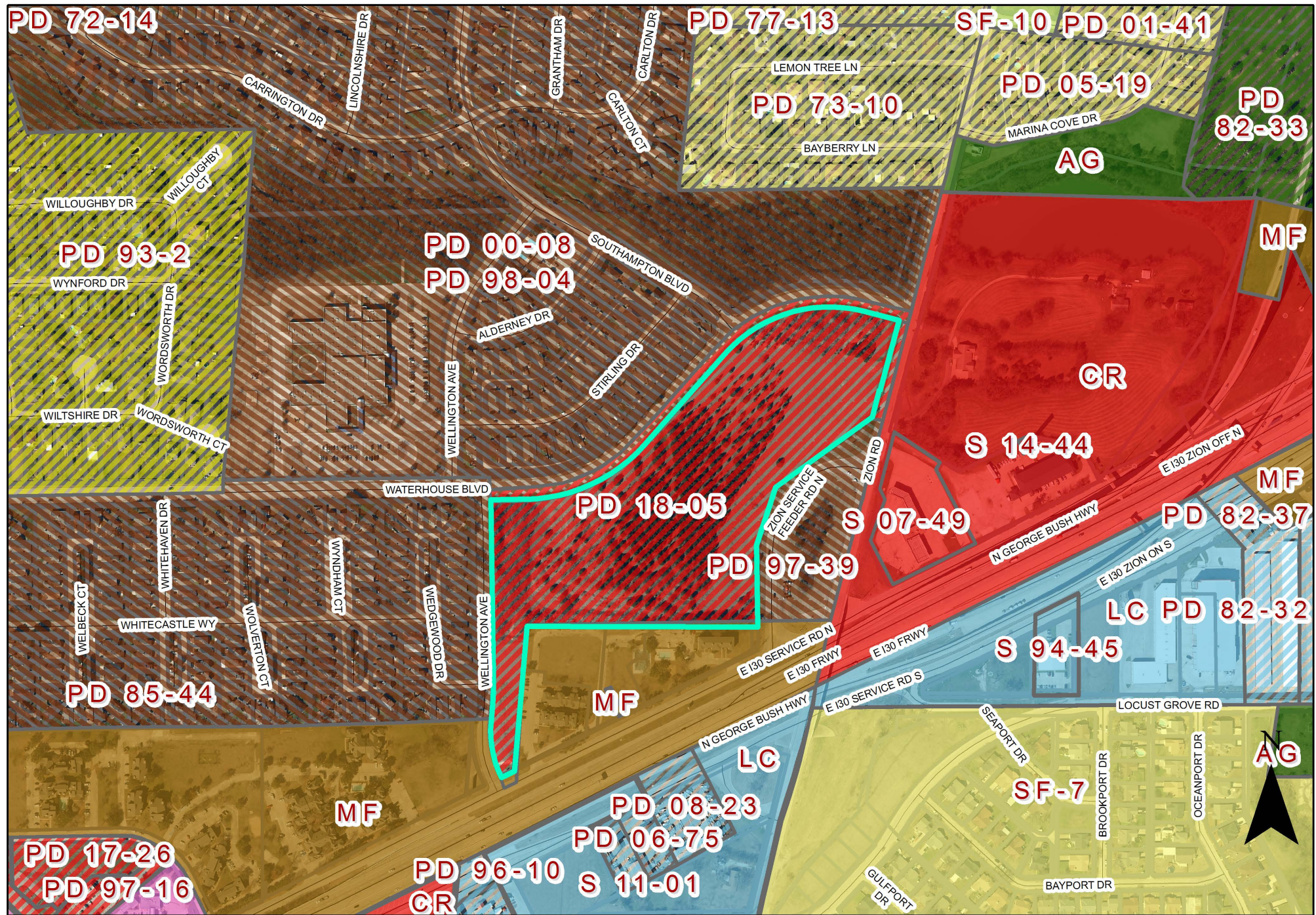
CITY COUNCIL DATE: June 2, 2020

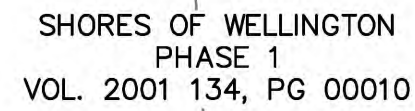
PREPARED BY:

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

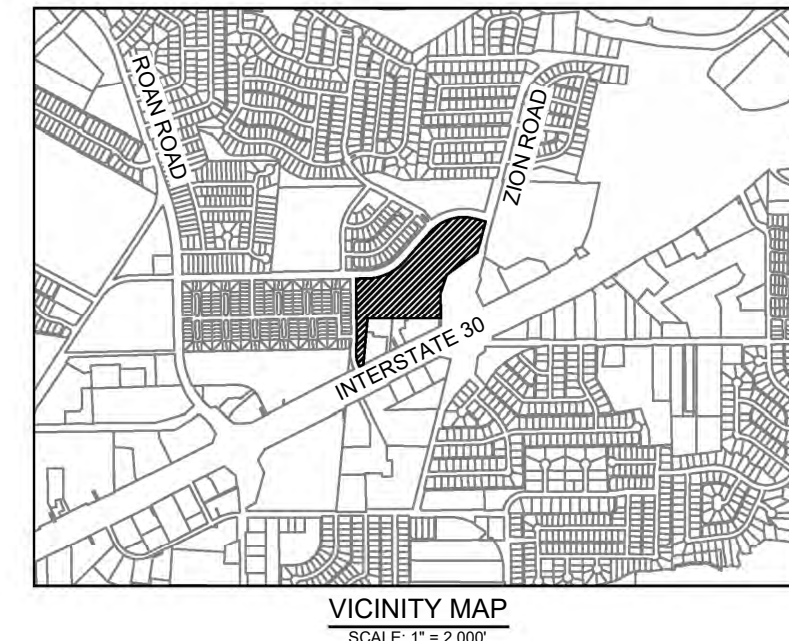
REVIEWED BY:

Will Guerin, AICP
Director of Planning





Density Summary (Units Per Acre)	
Gross	4.9
Net	5.0



LEGEND

	PROPERTY LINE
	EXISTING SANITARY SEWER
	EXISTING FORCE MAIN
	EXISTING WATER LINE
	EXISTING OVERHEAD ELECTRIC
	PROPOSED SCREEN WALL BY DEVELOPER
	PROPOSED SCREEN WALL BY HOME BUILDER
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED INLET
	PROPOSED STREET LIGHT
	PROPOSED STOP SIGN
	PROPOSED STREET SIGN
	SIDEWALK TO BE BUILT BY DEVELOPER
	SIDEWALK TO BE BUILT BY HOME BUILDER
P.A.E.	PEDESTRIAN ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
C.U.E.	CITY UTILITY EASEMENT
P.U.E.	PRIVATE UTILITY EASEMENT
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT

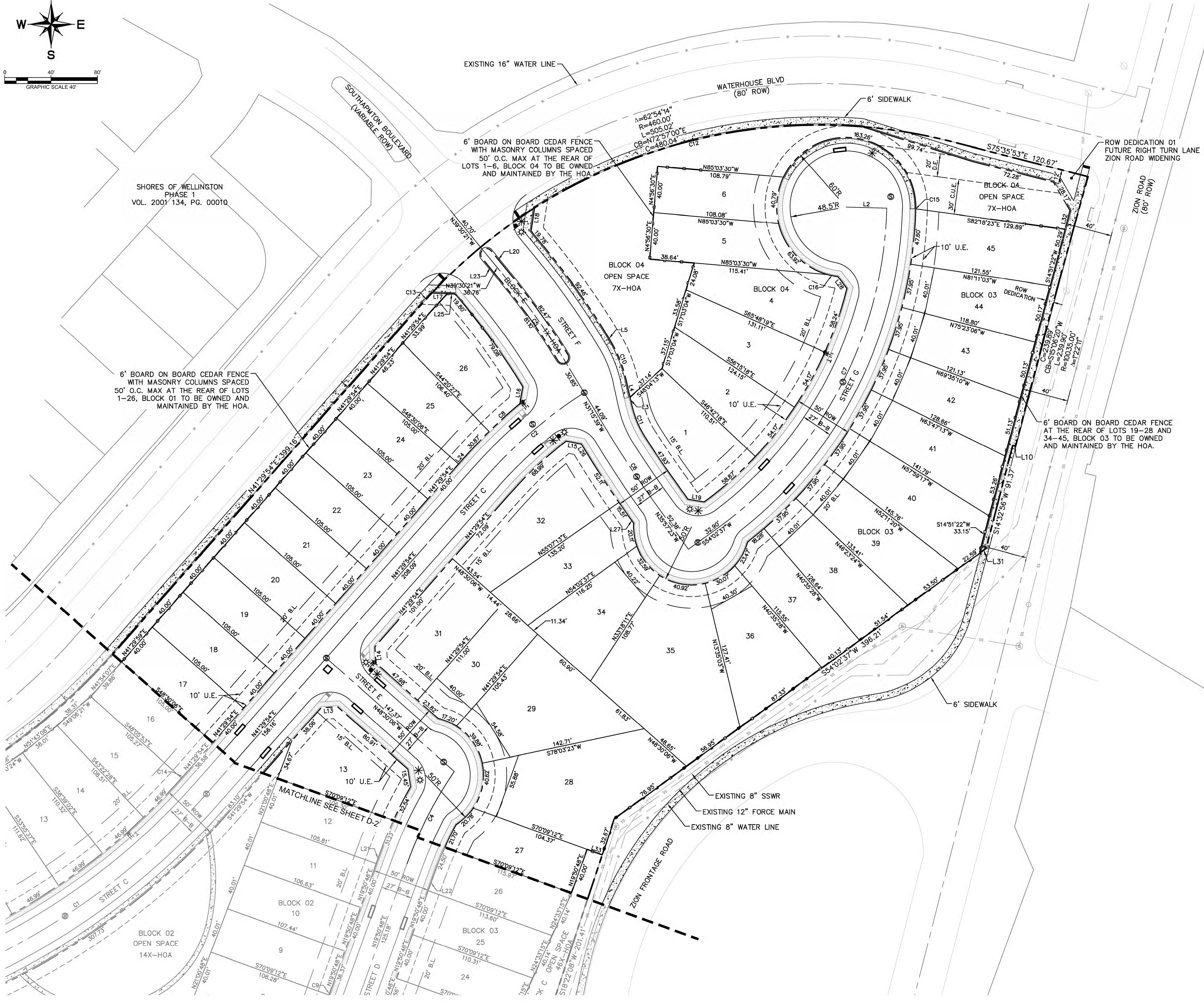
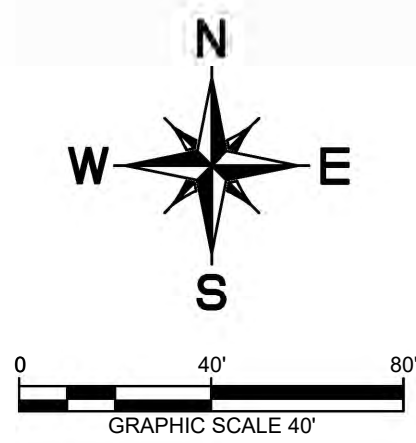


89 RESIDENTIAL LOTS / 6 HOA OPEN SPACES
BEING 18.045 ACRES
OUT OF THE
THOMAS STONE SURVEY, ABSTRACT NO. 1330
IN THE
OF GARLAND, DALLAS COUNTY, TEXAS

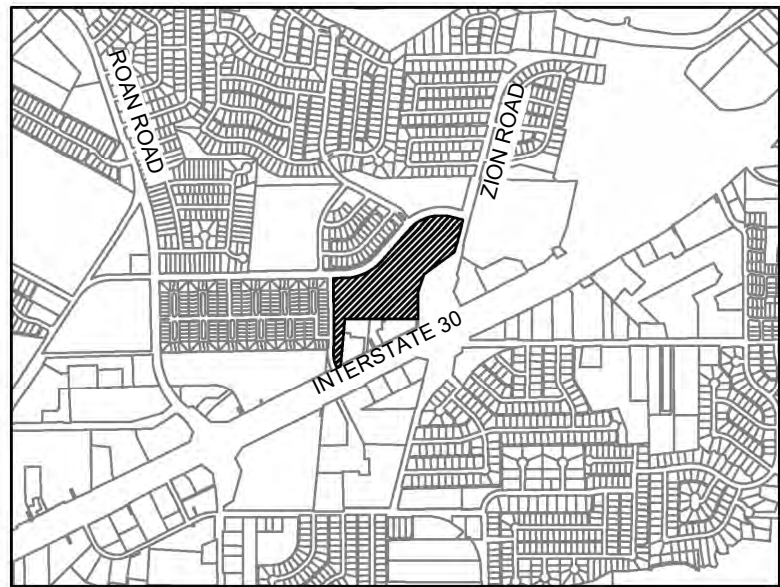
OWNER:	DEVELOPER: Public Group 9111 Cypress Waters Blvd Suite 100 Coppell, TX 75019 Tel: (972) 304-2854 Contact: Marc Zell			ENGINEER/SURVEYOR:  355 Noll Rd., Two Galleria Office Tower Ste. 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Matthew Dunsenwald, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	PROJECT NO.
GWH	MRD		AS SHOWN	APRIL 2020	06750601

EXHIBIT C

PRINTED BY: JH/PL/04/2020/04/21 PM
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LEGEND	
	PROPERTY LINE
	EXISTING SANITARY SEWER
	EXISTING FORCE MAIN
	EXISTING WATER LINE
	EXISTING OVERHEAD ELECTRIC
	PROPOSED SCREEN WALL
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED INLET
	PROPOSED ON GRADE INLET
	PROPOSED STREET LIGHT
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	DRAINAGE EASEMENT
	CITY UTILITY EASEMENT
	PRIVATE UTILITY EASEMENT
	HOMEOWNERS ASSOCIATION
	BUILDING LINE
	UTILITY EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT



Land Use Acreage Summary	
Open Space (HOA)	3.4
Residential Lots/Residential ROW	14.6
Total	18.0

Open Space Acreage Summary	
Open Space (HOA)	3.4
Total Percent Open Space	18.9%

Lot Type Summary	
Residential Lots (40'x105')	89
Open Space (HOA)	6

Lot Standards	
Parking Requirement	2 enclosed spaces/unit
Maximum Building Height	35'
Maximum Lot Coverage	60%
Front Yard Setback	20'
Rear Yard Setback	20' (10' adjacent to street)
Side Yard Setback	5' (15' adjacent to street)

Density Summary (Units Per Acre)	
Gross	4.9
Net	5.0

CITY CASE NO. 191210-2

DETAIL PLAN

FOR

BRIDGEWATER

89 RESIDENTIAL LOTS / 6 HOA OPEN SPACES
BEING 18.045 ACRES

OUT OF THE
THOMAS STONE SURVEY, ABSTRACT NO. 1330

IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER:		DEVELOPER:		ENGINEER/SURVEYOR:	
		Pulte Group 9111 Cypress Waters Blvd Suite 100 Coppell, TX 75019 Tel: (972) 304-2854 Contact: Marc Zell		Kimley-Horn 1345 Noel Rd., 4th Floor Office Tower Ste. 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Matthew Duenwald, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	PROJECT NO.
G.H.		M.D.	AS SHOWN	APRIL 2020	067765661

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CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	595.00'	322.56'	N57°01'44"E	318.63'	31°03'41"	165.35'
C2	400.00'	111.56'	S49°29'16"W	111.19'	15°58'45"	56.14'
C3	350.00'	120.29'	S10°00'02"W	119.70'	19°41'32"	60.75'
C4	350.00'	89.59'	S27°10'45"W	89.34'	14°39'55"	45.04'
C5	600.00'	86.34'	N35°23'00"W	86.27'	8°14'41"	43.24'
C6	800.00'	65.56'	S33°36'31"E	65.54'	4°41'44"	32.80'
C7	350.00'	320.64'	N27°47'57"E	309.54'	52°29'19"	172.56'
C8	425.00'	35.59'	S48°03'29"W	35.58'	4°47'52"	17.80'
C9	375.00'	3.63'	S19°34'09"W	3.63'	0°33'18"	1.82'
C10	111.50'	36.74'	N21°49'18"W	36.57'	18°52'43"	18.54'
C11	88.50'	30.94'	S22°23'52"E	30.78'	20°01'50"	15.63'
C12	460.00'	295.79'	N76°05'58"E	290.72'	36°50'33"	153.21'
C13	460.00'	14.69'	N42°24'47"E	14.69'	1°49'48"	7.35'
C14	570.00'	4.02'	N41°42'00"E	4.02'	0°24'13"	2.01'
C15	375.00'	0.15'	S1°31'55"W	0.15'	0°01'24"	0.08'
C16	60.00'	8.99'	N78°50'29"W	8.98'	8°34'58"	4.50'
C17	325.00'	10.35'	S18°56'05"W	10.35'	1°49'26"	5.17'

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.17	N45°15'18.84"E
L2	35.00	S88°26'42.72"E
L3	5.67	N12°22'56.71"W
L4	14.73	N12°22'56.71"W
L5	4.72	N31°15'39.31"W
L6	14.01	S44°37'48.61"W
L7	14.24	S45°29'28.65"E
L8	14.14	N45°09'15.61"E
L9	14.14	N44°50'44.39"W
L10	2.52	N75°24'41.39"W
L11	16.36	N35°16'34.87"E
L12	35.39	N0°09'15.61"E
L13	14.14	S86°29'53.61"W
L14	14.14	N3°30'06.39"W
L15	13.39	S79°13'44.71"E
L16	15.05	N9°55'54.42"E
L17	13.39	S87°48'28.72"E
L18	20.03	S8°37'09.09"W
L19	14.21	S80°41'34.71"E
L20	28.79	S39°30'20.67"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	8.81	N19°50'47.77"E
L22	15.52	N19°50'47.77"E
L23	28.79	N39°30'20.67"W
L24	7.67	N41°29'53.61"E
L25	6.70	S87°48'28.72"E
L26	7.66	N31°15'39.31"W
L27	6.42	S35°57'23.39"E
L28	12.73	N37°26'01.59"W
L29	14.59	N89°50'44.39"W
L30	0.42	N89°50'44.39"W
L31	7.21	S54°02'36.61"W
L32	16.66	N14°51'21.79"E
L33	13.89	S70°09'12.23"E

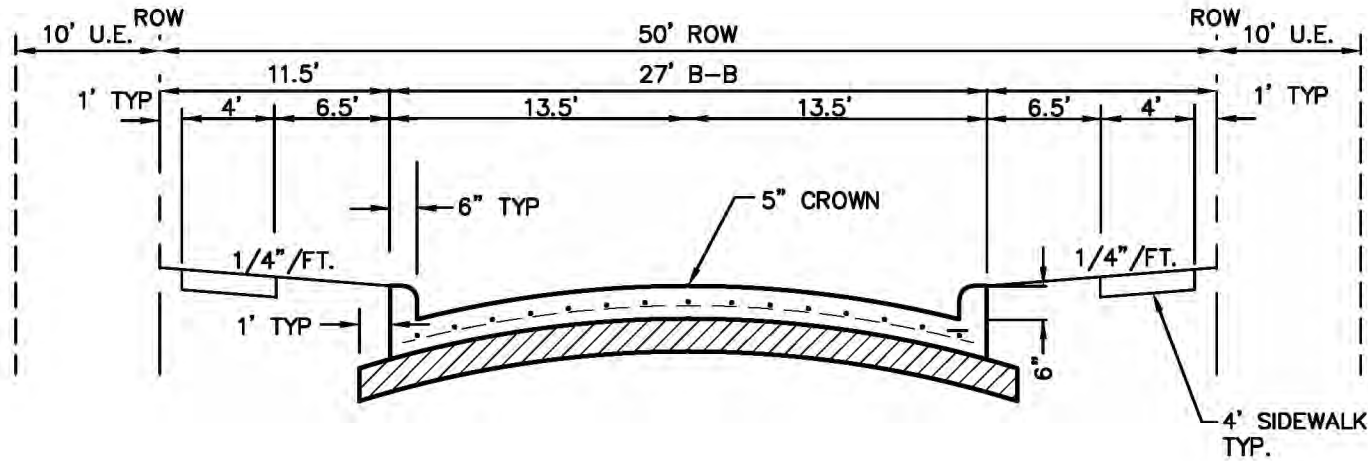
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 01 HOA LOT 27X	0.875	38,112
BLOCK 01 LOT 1	0.096	4,200
BLOCK 01 LOT 2	0.096	4,200
BLOCK 01 LOT 3	0.096	4,200
BLOCK 01 LOT 4	0.096	4,200
BLOCK 01 LOT 5	0.141	6,139
BLOCK 01 LOT 6	0.102	4,444
BLOCK 01 LOT 7	0.121	5,265
BLOCK 01 LOT 8	0.143	6,244
BLOCK 01 LOT 9	0.124	5,399
BLOCK 01 LOT 10	0.106	4,621
BLOCK 01 LOT 11	0.110	4,775
BLOCK 01 LOT 12	0.109	4,756
BLOCK 01 LOT 13	0.108	4,717
BLOCK 01 LOT 14	0.107	4,658
BLOCK 01 LOT 15	0.105	4,562
BLOCK 01 LOT 16	0.097	4,230
BLOCK 01 LOT 17	0.096	4,200
BLOCK 01 LOT 18	0.096	4,200
BLOCK 01 LOT 19	0.096	4,200

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 01 LOT 20	0.096	4,200
BLOCK 01 LOT 21	0.096	4,200
BLOCK 01 LOT 22	0.096	4,200
BLOCK 01 LOT 23	0.096	4,200
BLOCK 01 LOT 24	0.096	4,200
BLOCK 01 LOT 25	0.102	4,464
BLOCK 01 LOT 26	0.138	6,008
BLOCK 02 HOA LOT 14X	0.513	22,329
BLOCK 02 LOT 1	0.097	4,230
BLOCK 02 LOT 2	0.099	4,291
BLOCK 02 LOT 3	0.100	4,352
BLOCK 02 LOT 4	0.101	4,412
BLOCK 02 LOT 5	0.103	4,473
BLOCK 02 LOT 6	0.113	4,925
BLOCK 02 LOT 7	0.157	6,828
BLOCK 02 LOT 8	0.101	4,384
BLOCK 02 LOT 9	0.099	4,314
BLOCK 02 LOT 10	0.098	4,281
BLOCK 02 LOT 11	0.115	5,023
BLOCK 02 LOT 12	0.097	4,230

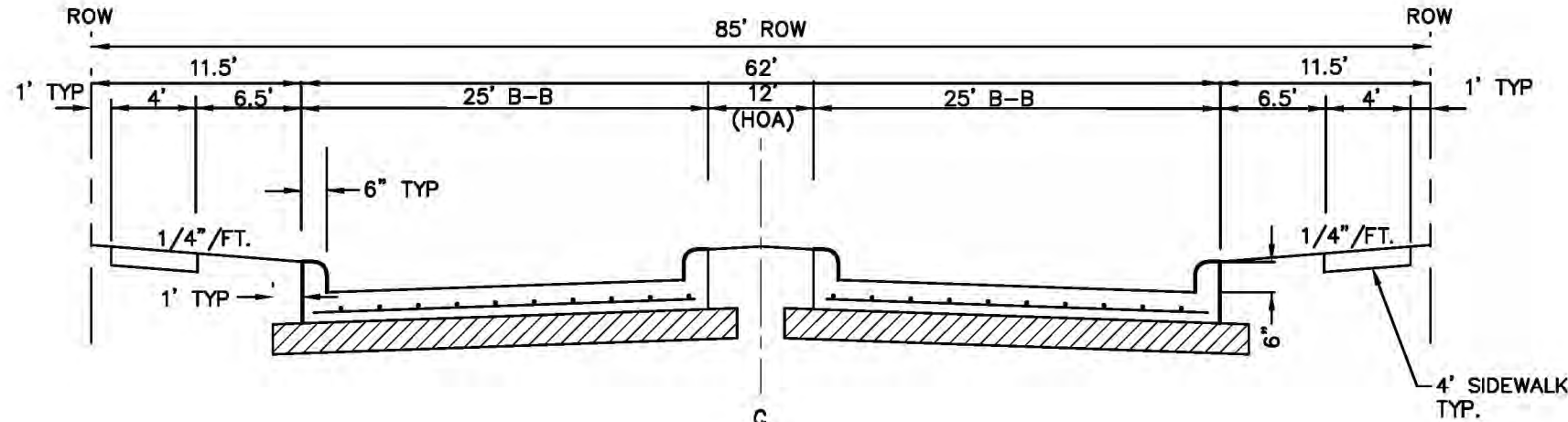
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 02 LOT 13	0.149	6,477
BLOCK 03 HOA LOT 1X	1.126	49,061
BLOCK 03 HOA LOT 46X	0.306	13,328
BLOCK 03 LOT 2	0.119	5,200
BLOCK 03 LOT 3	0.119	5,200
BLOCK 03 LOT 4	0.119	5,200
BLOCK 03 LOT 5	0.119	5,200
BLOCK 03 LOT 6	0.119	5,200
BLOCK 03 LOT 7	0.119	5,200
BLOCK 03 LOT 8	0.119	5,200
BLOCK 03 LOT 9	0.119	5,200
BLOCK 03 LOT 10	0.119	5,200
BLOCK 03 LOT 11	0.119	5,200
BLOCK 03 LOT 12	0.119	5,200
BLOCK 03 LOT 13	0.119	5,200
BLOCK 03 LOT 14	0.119	5,200
BLOCK 03 LOT 15	0.119	5,200
BLOCK 03 LOT 16	0.119	5,200
BLOCK 03 LOT 17	0.115	5,023
BLOCK 03 LOT 18	0.170	7,415

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 03 LOT 19	0.258	11,241
BLOCK 03 LOT 20	0.162	7,051
BLOCK 03 LOT 21	0.137	5,982
BLOCK 03 LOT 22	0.121	5,255
BLOCK 03 LOT 23	0.098	4,271
BLOCK 03 LOT 24	0.100	4,346
BLOCK 03 LOT 25	0.103	4,478
BLOCK 03 LOT 26	0.106	4,602
BLOCK 03 LOT 27	0.103	4,473
BLOCK 03 LOT 28	0.254	11,062
BLOCK 03 LOT 29	0.205	8,920
BLOCK 03 LOT 30	0.101	4,386
BLOCK 03 LOT 31	0.147	6,386
BLOCK 03 LOT 32	0.191	8,317
BLOCK 03 LOT 33	0.120	5,218
BLOCK 03 LOT 34	0.131	5,692
BLOCK 03 LOT 35	0.283	12,329
BLOCK 03 LOT 36	0.156	6,787
BLOCK 03 LOT 37	0.113	4,902
BLOCK 03 LOT 38	0.132	5,768

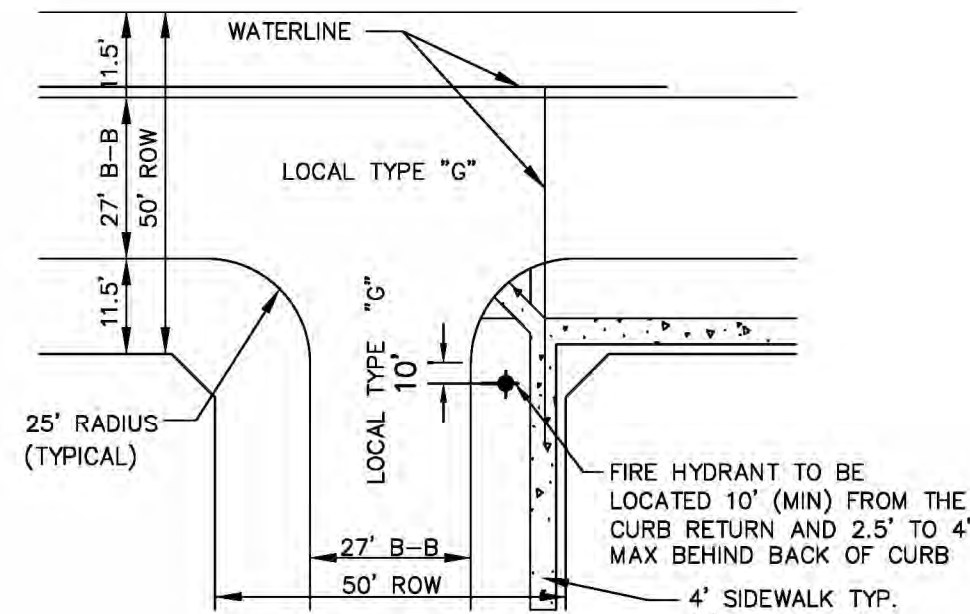
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BLOCK 03 LOT 39	0.144	6,259
BLOCK 03 LOT 40	0.154	6,716
BLOCK 03 LOT 41	0.139	6,033
BLOCK 03 LOT 42	0.126	5,507
BLOCK 03 LOT 43	0.121	5,260
BLOCK 03 LOT 44	0.121	5,271
BLOCK 03 LOT 45	0.140	6,102
BLOCK 04 HOA LOT 7X	0.595	25,908
BLOCK 04 LOT 1	0.143	6,232
BLOCK 04 LOT 2	0.120	5,229
BLOCK 04 LOT 3	0.128	5,572
BLOCK 04 LOT 4	0.139	6,075
BLOCK 04 LOT 5	0.112	4,900
BLOCK 04 LOT 6	0.097	4,245
BLOCK 05 HOA LOT 1X	0.027	1,184
ROW DEDICATION 01	0.093	4,062
ROW DEDICATION 02	0.003	112



50' RESIDENTIAL STREET
NTS



85' DIVIDED ENTRY STREET
NTS



RESIDENTIAL STREET INTERSECTING
RESIDENTIAL STREET
NTS

All that certain lot, tract or parcel of land situated in the Thomas Stone Survey, Abstract No. 1330, City of Garland, Dallas County, Texas, and being part of that tract of land described as the Second Parcel in a Deed from Garth W. Daniel, et ux, to Thomas Gorman, Bishop, Roman Catholic Diocese Dallas, as recorded in Volume 3848, Page 427 of the Deed Records of Dallas County, Texas (hereinafter called Subject Tract One), and being part of that tract of land described in a Deed from Glenn Justice to Thomas Gorman, Bishop, Roman Catholic Diocese Dallas Fort-Worth, as recorded in Volume 5030, Page 357 of the Deed Records of Dallas County, Texas (hereinafter called Subject Tract Two), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "CARTER & BURGESS" found for corner at the intersection of the East line of Wellington Avenue (80' right-of-way per plat recorded in Volume 86065, Page 4077 of the Map Records of Dallas County, Texas), with the South line of Waterhouse Boulevard (80' right-of-way per plat recorded in Volume 2000134, Page 10 of the Map Records of Dallas County, Texas),

THENCE S. 89 deg. 48 min. 00 sec. E. with the South line of Waterhouse Boulevard a distance of 113.60 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner at the beginning of a curve to the left;

THENCE in a Northeasterly direction with the Southeast line of Waterhouse Boulevard and with said curve to the left having a central angle of 47 deg. 45 min. 41 sec., a radius of 540.00 feet, a chord bearing of N. 73 deg. 53 min. 09 sec. E., a chord distance of 437.22 feet and an arc length of 450.14 feet to a 1/2" iron rod set for corner;

THENCE N. 42 deg. 26 min. 19 sec. E. with the Southeast line of Waterhouse Boulevard a distance of 399.16 feet to a 1/2" iron rod set for corner at the beginning of a curve to the right;

THENCE in a Northeasterly direction with the Southeast line of Waterhouse Boulevard and with said curve to the right having a central angle of 62 deg. 54 min. 14 sec., a radius of 460.00 feet, a chord bearing of N. 73 deg. 53 min. 25 sec. E., a chord distance of 480.04 feet and an arc length of 505.02 feet to a 1/2" iron rod set for corner;

THENCE S. 74 deg. 39 min. 28 sec. E. with the South line of Waterhouse Boulevard a distance of 120.67 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner at the intersection of the South line of Waterhouse Boulevard with the West line of Zion Road, said point also being the Northwest corner of that tract of land conveyed to the City of Garland by Deed recorded in Volume 2004155, Page 6786 of the Deed Records of Dallas County, Texas;

THENCE S. 16 deg. 06 min. 07 sec. W. with the West line of Zion Road a distance of 171.25 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner at the beginning of a curve to the left;

THENCE in a Southwesterly direction with the West line of Zion Road and with said curve to the left having a central angle of 00 deg. 23 min. 31 sec., a radius of 10035.00 feet, a chord bearing of S. 15 deg. 54 min. 22 sec. W., a chord distance of 68.64 feet and an arc length of 68.64 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner in the North line of Interstate Highway No. 30 at the Southwest corner of said City of Garland tract;

THENCE N. 74 deg. 28 min. 16 sec. W. with a North line of Interstate Highway No. 30 a distance of 2.52 feet to a 1/2" iron rod set for corner at a Northwest corner of Interstate Highway No. 30;

THENCE S. 15 deg. 29 min. 21 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 91.37 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner;

THENCE S. 54 deg. 59 min. 02 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 396.21 feet to a 1/2" iron rod set for corner;

THENCE S. 19 deg. 18 min. 33 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 201.41 feet to a concrete monument with brass cap stamped "TXDOT" found for corner;

THENCE S. 00 deg. 05 min. 09 sec. W. with a West line of Interstate Highway No. 30 a distance of 271.26 feet to a 1/2" iron rod found for corner at the Northeast corner of Lot 1, Block 1 of Faulkner Meadows East, an Addition to the City of Garland, according to the Plat thereof recorded in Volume 83082, Page 2070 of the Map Records of Dallas County, Texas;

THENCE N. 88 deg. 54 min. 19 sec. W. with the North line of Faulkner Meadows East a distance of 763.49 feet to

a 1/2" iron rod with cap stamped "RPLS 1988" found for corner at the Northwest corner of Faulkner Meadows East;

THENCE S. 05 deg. 56 min. 32 sec. W. with the West line of Faulkner Meadows East a distance of 481.08 feet to a 5/8" iron rod found for corner in a Northwest line of Interstate Highway No. 30 at the Southwest corner of Faulkner Meadows East;

THENCE S. 64 deg. 35 min. 10 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 47.50 feet to a 1/2" iron rod found for corner at the intersection of a Northwest line of Interstate Highway No. 30 with the East line of Wellington Avenue, said point also being at the beginning of a non-tangent curve to the right;

THENCE in a Northwesterly direction with the East line of Wellington Avenue and with said non-tangent curve to the right having a central angle of 31 deg. 38 min. 49 sec., a radius of 343.67 feet, a chord bearing of N. 09 deg. 34 min. 09 sec. W., a chord distance of 187.42 feet and an arc length of 189.82 feet to a 1/2" iron rod set for corner;

THENCE N. 06 deg. 15 min. 15 sec. E. with the East line of Wellington Avenue a distance of 34.35 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left;

THENCE in a Northeasterly direction with the East line of Wellington Avenue and with said curve to the left having a central angle of 06 deg. 12 min. 28 sec., a radius of 1129.89 feet, a chord bearing of N. 03 deg. 09 min. 01 sec. E., a chord distance of 122.36 feet and an arc length of 122.42 feet to a 1/2" iron rod set for corner;

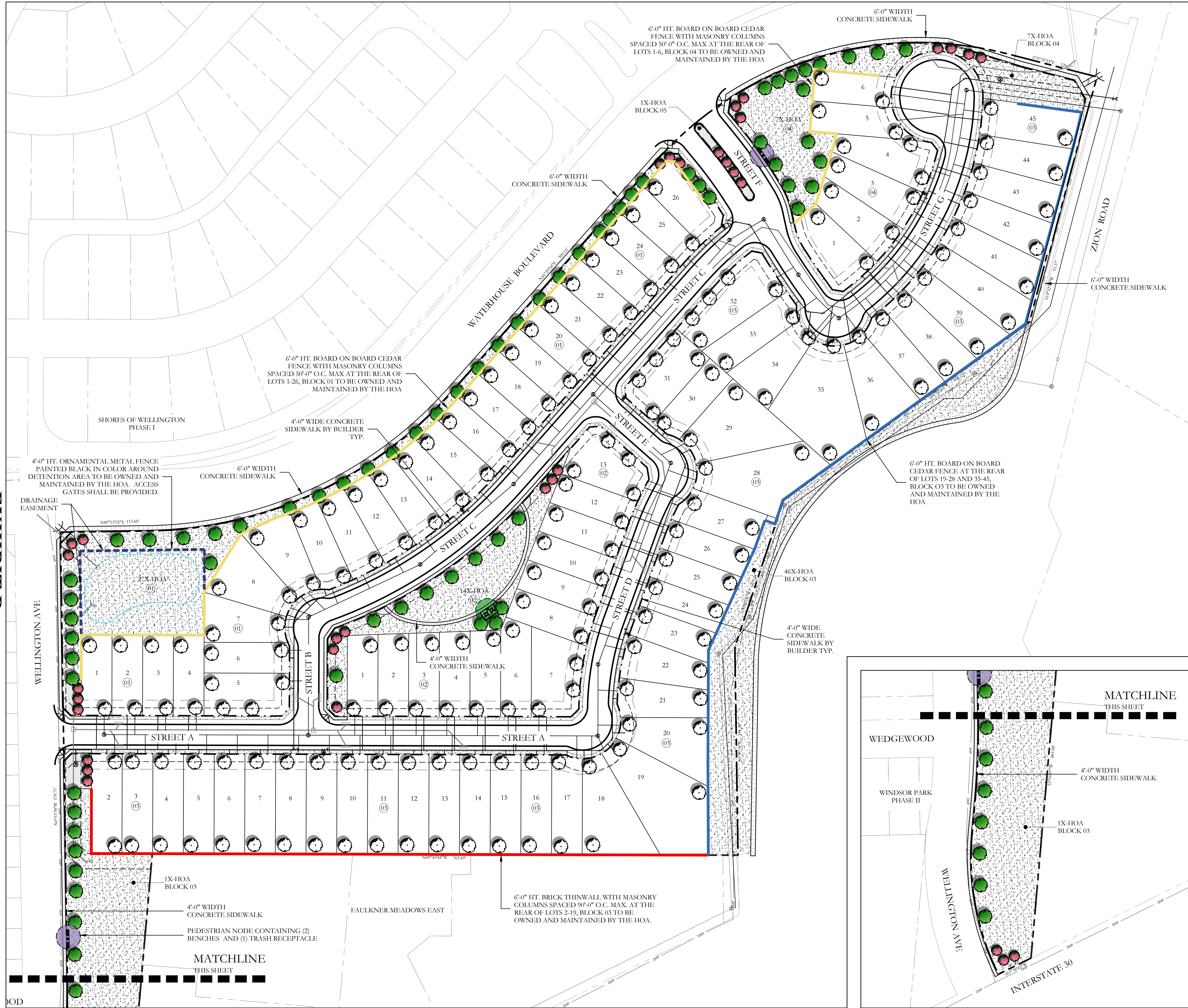
THENCE N. 00 deg. 02 min. 47 sec. E. with the East line of Wellington Avenue a distance of 578.72 feet to the **POINT OF BEGINNING** and containing 18.045 acres of land.

NOTE:

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

CITY CASE NO. 191210-2

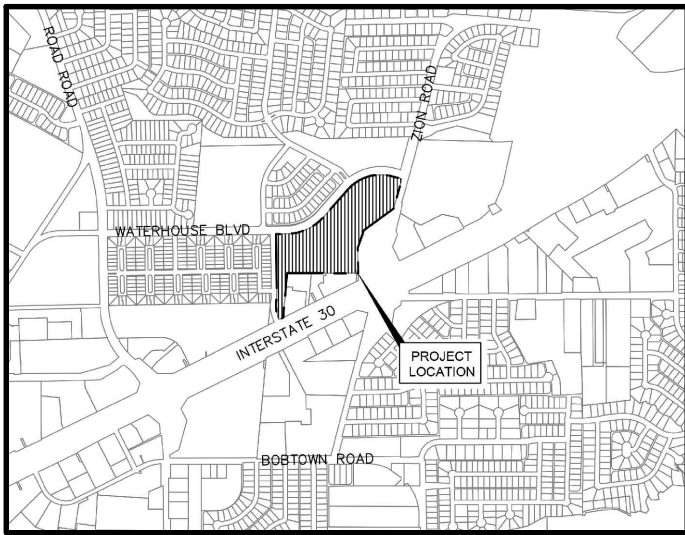
DETAIL PLAN FOR BRIDGEWATER 89 RESIDENTIAL LOTS / 6 HOA OPEN SPACES BEING 18.045 ACRES OUT OF THE THOMAS STONE SURVEY, ABSTRACT NO. 1330 IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS					
OWNER:		DEVELOPER: Pulte Group 9111 Cypress Waters Blvd Suite 100 Coppell, TX 75019 Tel: (972) 304-2854 Contact: Marc Zell		ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Rd., Two Galleria Office Tower Ste. 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Matthew Duenwald, P.E.	
DESIGNED CJF	DRAWN	CHECKED MRD	SCALE AS SHOWN	DATE APRIL 2020	KH PROJECT NO. 057/05801
					D-4



LANDSCAPE LEGEND

- 76-3" CALIPER, 7' HT., SHADE TREE AT TIME OF PLANTING, 35' HT. AT MATURITY. SPECIES SHALL BE ONE OF THE FOLLOWING: LIVE OAK (QUERCUS VIRGINIANA), SHUMARD OAK (QUERCUS SHUMARDII), BUR OAK (QUERCUS MACROCARPA), LACEBARK ELM (ULMUS PARVIFOLIA), CEDAR ELM (ULMUS CRASSIFOLIA), CHINESE PISTACHE (PISTACIA CHINENSIS)
- 33-2" CALIPER, 7' HT., ORNAMENTAL TREE AT TIME OF PLANTING, 20' HT. AT MATURITY. SPECIES SHALL BE ONE OF THE FOLLOWING: TEXAS REDBUD (CERCIS CANADENSIS VAR. TEXENSIS), GRAPE MYRTLE (VARYING SPECIES) MEXICAN PLUM (PRUNUS MEXICANA), YAUPON HOLLY (ILEX VOMITORIA)
- 189-3" CALIPER, 7' HT., SHADE TREE AT TIME OF PLANTING, 35' HT. AT MATURITY. SPECIES SHALL BE ONE OF THE FOLLOWING: LIVE OAK (QUERCUS VIRGINIANA), SHUMARD OAK (QUERCUS SHUMARDII), BUR OAK (QUERCUS MACROCARPA), LACEBARK ELM (ULMUS PARVIFOLIA), CEDAR ELM (ULMUS CRASSIFOLIA), CHINESE PISTACHE (PISTACIA CHINENSIS)
- 4,400 SF - SHRUB AND GROUNDCOVER PLANTING. SPECIES SHALL BE ONE OF THE FOLLOWING: 7 GALLON GLOSSY ABELIA (ABELIA GRANDIFLORA), 3 GALLON INDIAN HAWTHORN (RAPIHOLEPIS INDICA), 7 GALLON DWARF BURFORD HOLLY (ILEX CORNUTA 'BURFORDII NANA'), 3 GALLON MORNING LIGHT MISCANTHUS (MISCANTHUS SINENSIS 'GRACILLIMUS'), 1 GALLON LIRIOPE (LIRIOPE MUSCARD), 1 GALLON WINTERCREEPER (EUONYMUS FORTUNEI)
- COMMON BERMUDA GRASS LAWN
- PEDESTRIAN NODE CONTAINING (2) PARK TABLES, (1) TRASH RECEPTACLE AND 12x20' CEDAR SHADE STRUCTURE. NODE SHALL HAVE SHRUB AND GROUNDCOVER SURROUND.
- PEDESTRIAN NODE CONTAINING (2) BENCHES AND (1) TRASH RECEPTACLE. NODE SHALL HAVE SHRUB AND GROUNDCOVER SURROUND.
- 6'-0" HT. BRICK THINWALL WITH MASONRY COLUMNS SPACED 90'-0" O.C. MAX.
- 6'-0" HT. BOARD ON BOARD CEDAR FENCE WITH MASONRY COLUMNS SPACED 90'-0" O.C. MAX. TO BE OWNED AND MAINTAINED BY THE HOA
- 6'-0" HT. BOARD ON BOARD CEDAR FENCE TO BE OWNED AND MAINTAINED BY THE HOA
- 4'-0" HT. ORNAMENTAL METAL FENCE PAINTED BLACK IN COLOR AROUND DETENTION AREA. ACCESS GATES SHALL BE PROVIDED.

NOTE:
A. ALL SIDEWALKS ALONG WATERHOUSE BLVD. AND ZION RD. SHALL BE 6' WIDTH.
B. ALL REMAINING SIDEWALKS SHALL BE 4' WIDTH.
C. ALL AREAS BETWEEN CURB AND SIDEWALK SHALL RECEIVE COMMON BERMUDA GRASS LAWN.



LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER:
PULTE GROUP
9111 CYPRESS WATERS BLVD.
SUITE 100
COPPELL, TEXAS 75019
PH. (972) 304-2854
CONTACT: MARC ZETT

LANDSCAPE ARCHITECT:
CODY JOHNSON STUDIO, LLC
9720 COIT ROAD SUITE 220-333
PLANO, TEXAS 75025
PH. (903) 570-0162
CONTACT: CODY JOHNSON, RLA, ASLA, LI

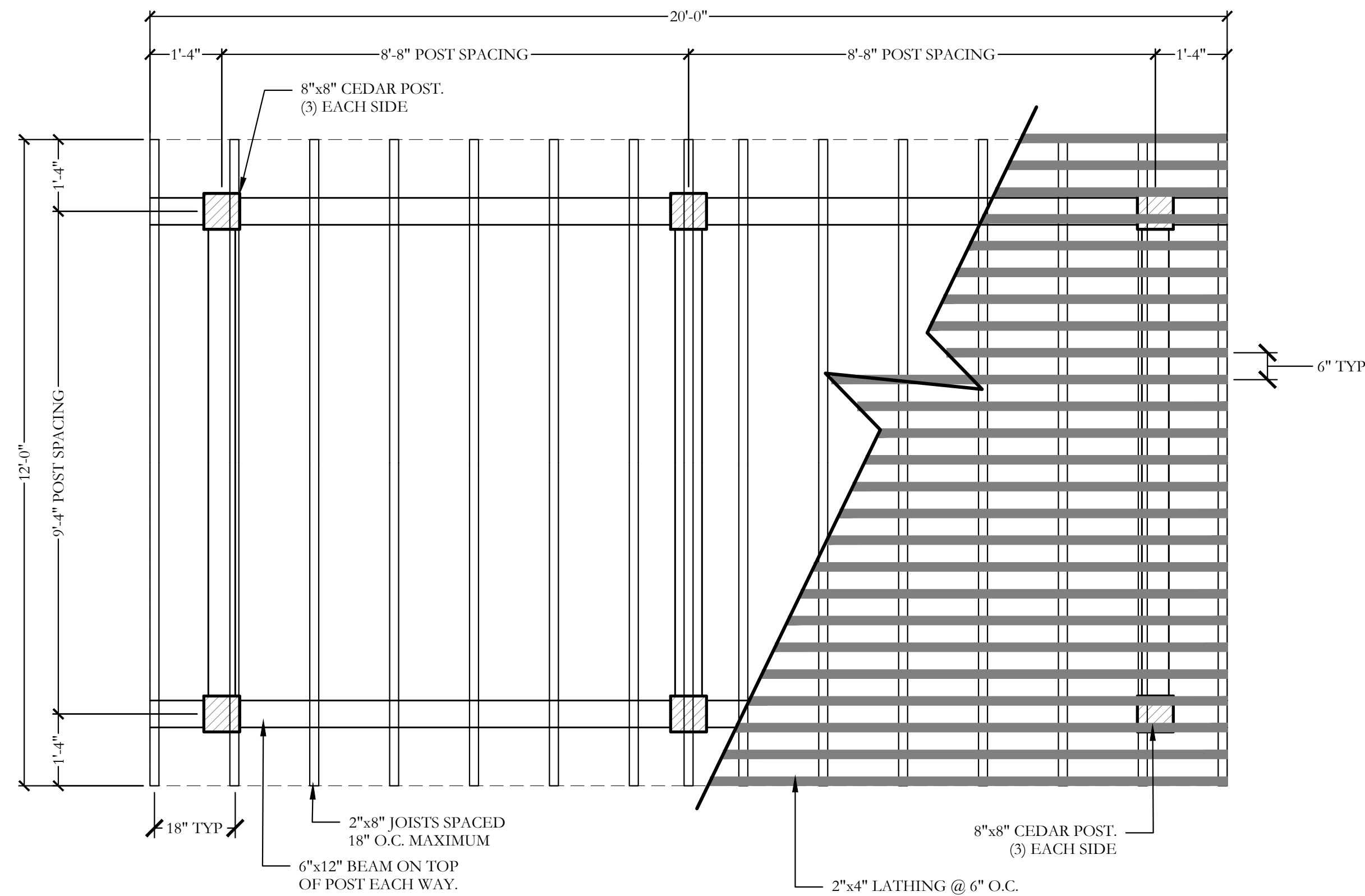
LANDSCAPE DETAIL PLAN

Landscape Detail Plan

Bridgewater Detail Plan

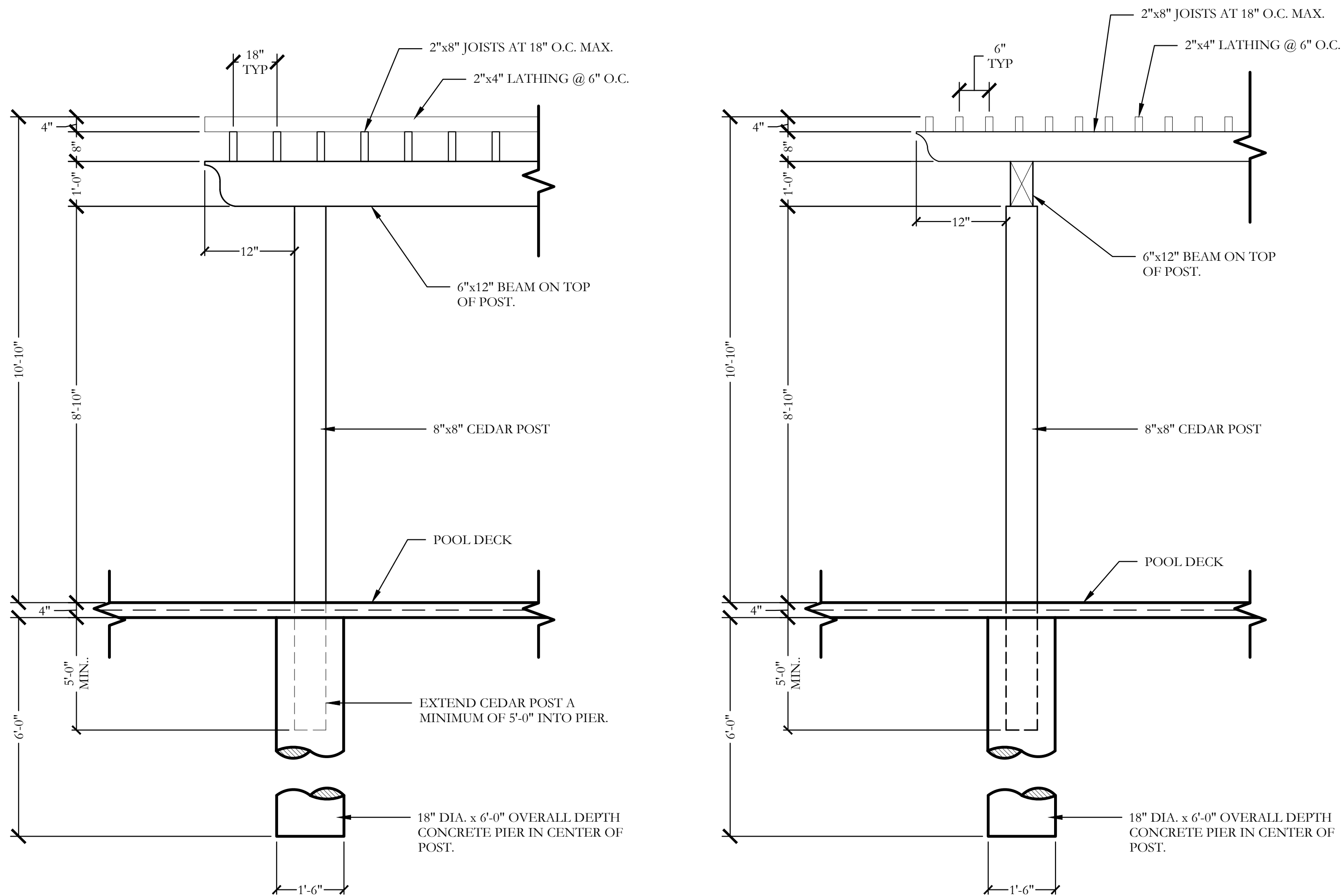
City of Garland, Dallas County, Texas

CJS PROJECT NO.
PHM038
SHEET NO.
LS1 of 3



1 CEDAR SHADE STRUCTURE LAYOUT (20'x12') PLAN

SCALE: 1/2" = 1'-0"



2 CEDAR SHADE STRUCTURE DETAILS SECTION

SCALE: 1/2" = 1'-0"

Item: Superior Pet Waste Eliminator

Basic Specifications
Sign
Size: 12" x 18"
Material: Aluminum
Thickness: 0.063
Mounting Hole Diameter: 3/8"

Dispenser Box
Size: 10" x 18"
Material: Aluminum
Thickness: 0.032
Mounting Hole Diameter: 3/8"
Backspring Material: Stainless Steel
Lock Material: 301 Stainless Steel
Paint: Powder Coating

Trash Receptacle
Size: 12" x 24"
Material: G90
Thickness: 1.2 mm
Mounting Hole Diameter: 3/8"
Paint: Powder Coating

Pole: Powder coated steel

Some additional notes:

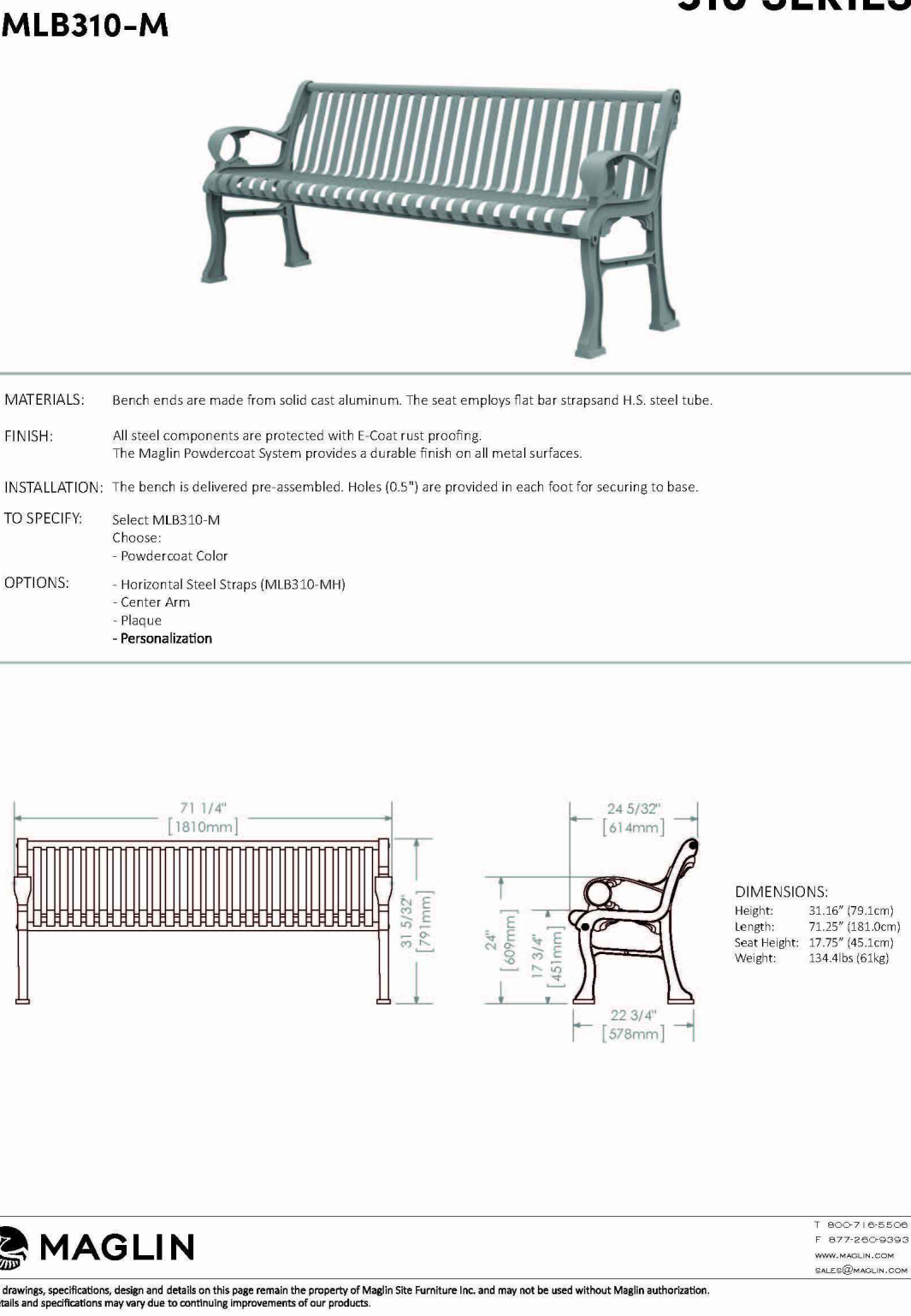
Hardware: All mounting hardware is provided and is either stainless steel or nylon (to protect painted surfaces)
Guarantee: Lifetime

Testing is done on dispenser boxes and trash receptacles to insure quality. I've listed some of the test below
Salt spray test - 500hrs with less than 3mm creepage to ASTM G85-08 and ASTM D 1654-08
Pencil hardness - H or 2 H (ASTM D3362)
Impact resistance - ASTM D2794 - No visible cracking an 100 inch/pounds
Adhesion - ASTM D3359
Cure test - 50 double rubs using MEK

3 PET WASTE STATION

NOT TO SCALE

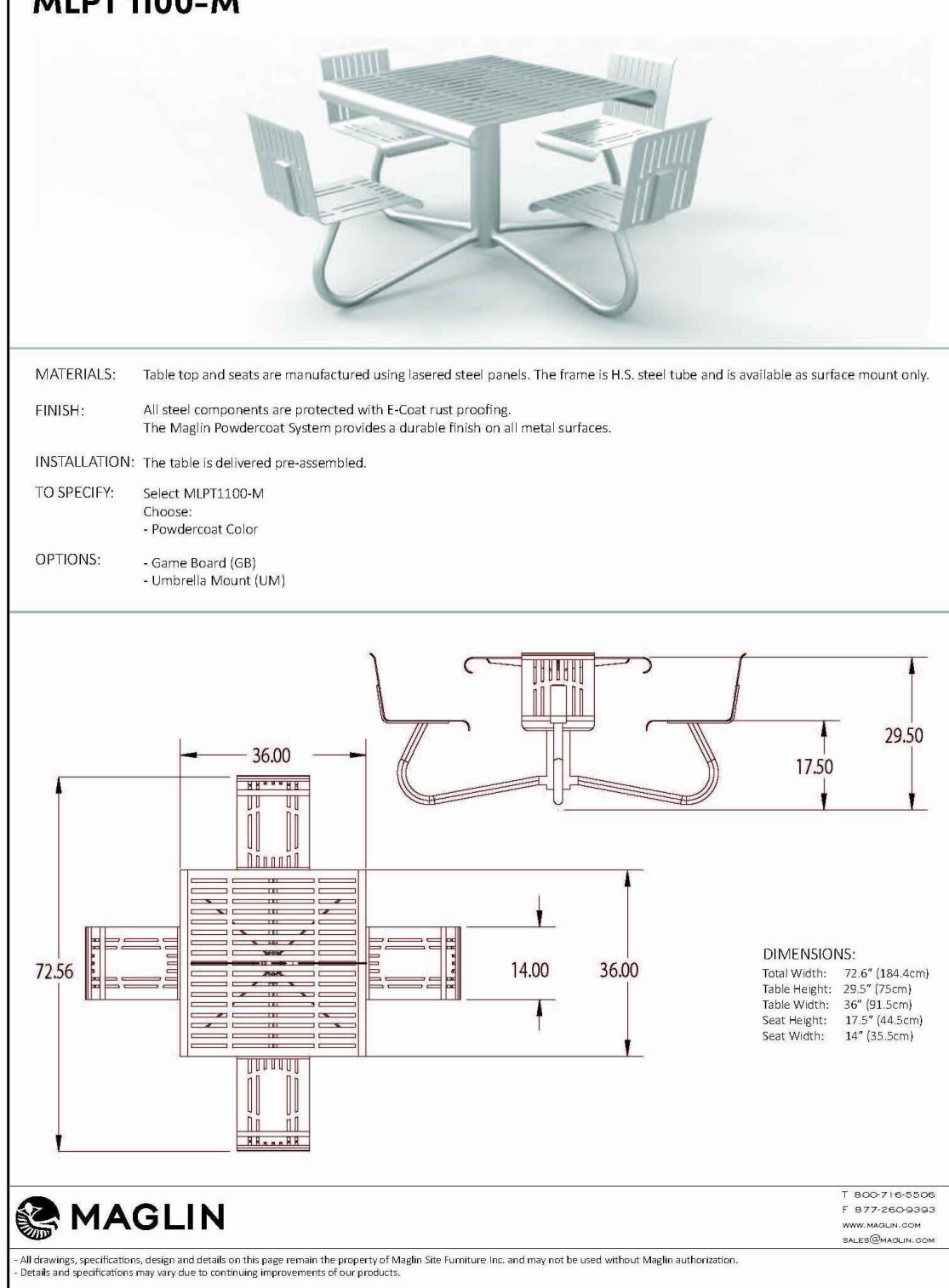
310 SERIES



4 MAGLIN BENCH

NOT TO SCALE

1100 SERIES

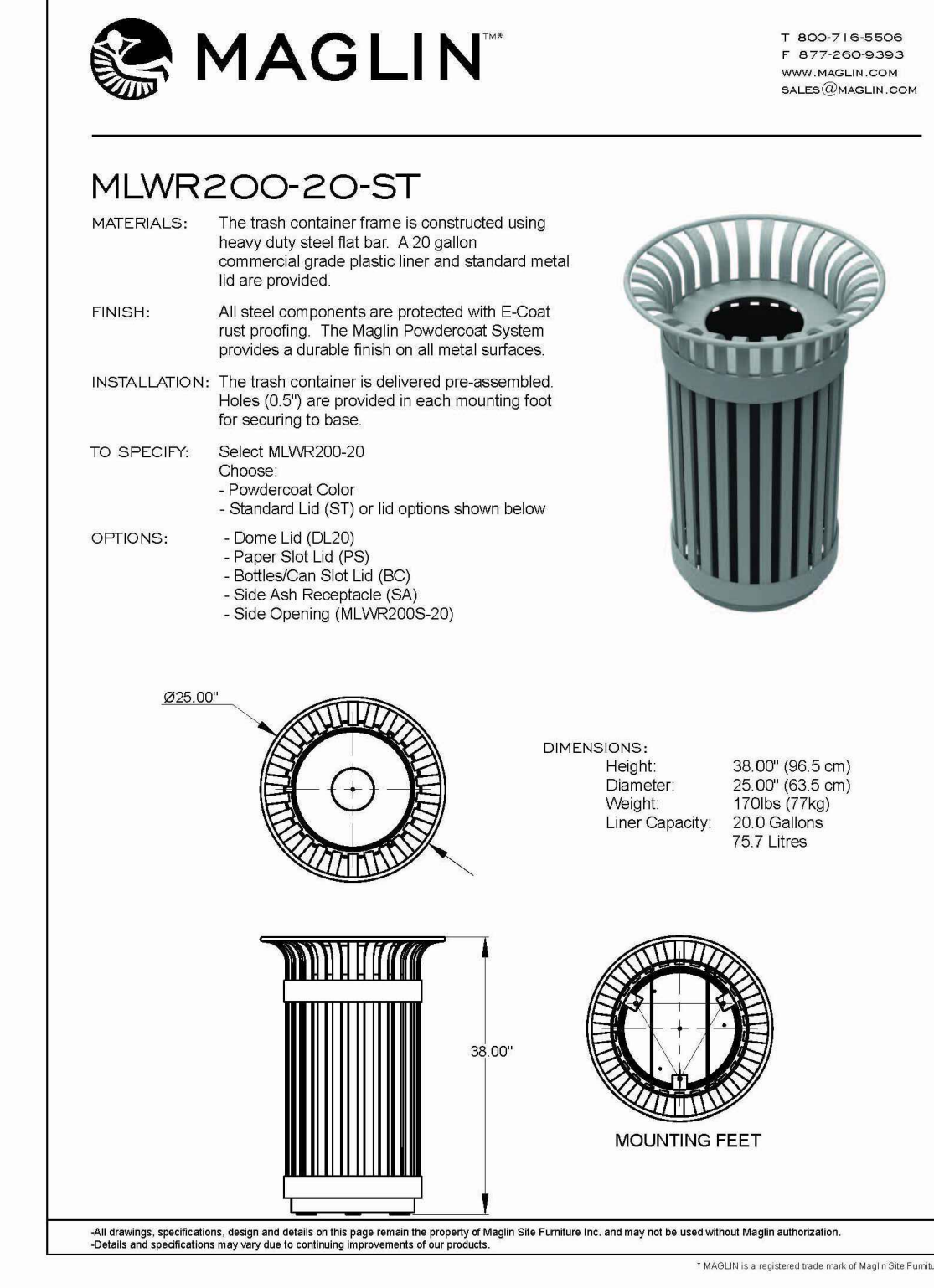


5 MAGLIN TABLE

NOT TO SCALE

ALL MAGLIN SITE FURNISHINGS SHALL BE POWDER-COATED BLACK IN COLOR.

310 SERIES



6 MAGLIN TRASH RECEPTACLE

NOT TO SCALE































Z 20-04



Looking at the subject property from Waterhouse Boulevard.



Looking at the properties across Waterhouse Blvd.



Looking at the subject property from Wellington Avenue



Looking at the properties across Wellington Avenue



GARLAND

Plan Commission

4. c.

Meeting Date: 05/11/2020

Item Title: Z 20-07 Garland Senior Living, Ltd. - Zoning (District 8)

Summary:

Consideration of the application of **Garland Senior Living, Ltd.**, requesting approval of an Amendment to Planned Development (PD) District 07-33 for Single-Family-7 (SF-7) Uses to add Multi-Family Uses (Elder Care – Independent Living Use). This property is located at 502 Belt Line Road, 301 Tina Drive and 2222 Monarch Drive. (District 8) (File Z 20-07)

Attachments

Z 20-07 Garland Senior Living, Ltd. - Zoning Report and Attachments

Planning Report

File No: Z 20-07/District 8

Agenda Item:

Meeting: Plan Commission

Date: May 11, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) an Amendment to Planned Development (PD) District 07-33 for Single-Family-7 (SF-7) Uses to add Multi-Family Uses (Elder Care – Independent Living Use).

Approval of an Amended Detail Plan.

LOCATION

502 Belt Line Road, 301 Tina Drive and 2222 Monarch Drive

APPLICANT

Garland Senior Living, Ltd.

OWNER

First United Pentecostal Church of Garland

BACKGROUND

In 2007, City Council approved Planned Development (PD) 07-33 District and a Detail Plan to allow the development of a church, on a 16.29-acre tract located south of Kingsbridge Drive and west of Belt Line Road.

The applicant requests the development of a Senior (Independent) Living Facility on the undeveloped tract near the existing church. The development will consist of one hundred twenty two (122) units on the unimproved 6.675-acre site.

SITE DATA

The overall site consists of approximately 15 acres with frontage along Belt Line Road. A church exists along the northern portion of the site with access to its parking area from Belt Line Road. The remainder of the property is unimproved.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned PD 07-33 District for Single-Family Uses. A Detail Plan was approved with PD 07-33 which shows the entire site with improvements for use with a church and youth center. A Detail Plan is required for the unimproved tract through a public hearing process.

The applicant proposes to build a Senior Independent Living apartment community on an unimproved portion of the property that is developed with a church. This use requires an amendment to the existing PD 07-33 to add Elder Care – Independent Living Use and an amended Detail Plan.

CONSIDERATIONS

Development and Site Plan

1. The applicant requests the development of a Senior Living Facility on the undeveloped tract near the church. The development will consist of one hundred twenty-two (122) units on the unimproved 6.675-acre site. The resulting density is eighteen and two-tenths (18.2) units per acre whereas the Garland Development Code maximum density is eighteen (18) units per acre.

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

Average minimum dwelling unit size.

Required: 600 square feet

Proposed: 832 square feet

Minimum dwelling unit size.

Required one- bedroom: 475 square feet

Proposed: 695 square feet

Required two-bedroom: 725 square feet

Proposed: 1,005 square feet

3. Independent Living facilities generally follow the standards outlined in the Multi-Family (MF) District. The applicant requests to deviate from the required Multi-Family (MF) District development standards per Section 2.34 (Table 2-3), Section 4.47, and Section 4.45 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	Required	Proposed
Building Height	40 feet *	45 feet
Storage Space	25 square feet and 175 cubic feet	1-bedroom units are 9 square feet and 81 cubic feet 2-bedroom units are 15 square feet and 136 cubic feet
Covered Parking	50% of required parking must be covered parking	None provided
Setbacks along the south and west property line	1.25 times the height of the building or a maximum of 50 feet	South 35 feet
Mechanical Screening	Screening required	See note**
Refuse Enclosure	Outside of setbacks at residential boundaries	Setback 34 feet, seven inches

*It should be noted that the existing PD 07-33 has a maximum height of fifty (50) feet for the sanctuary building, and fifty-six (56) feet for the top of the parapet.

**The bulk of roof mounted condenser units will be screened and will be on the "back" side of the roof ridgeline away from the public view. Further, the rooftop mechanical will face the courtyard and be screened. Ground level condensers will be screened with plants/shrubs where visible from Belt Line Road. Pool equipment will be fully screened and not in public view. The ground mounted condensers at the front of the building will be screened; the remainder will not.

4. With the exception of placing required landscaping behind the required fifteen (15) foot landscape buffer along Belt Line Road, the proposed landscape layout (Exhibit D) complies with the applicable screening and landscape regulations of the GDC.
5. The site plan (Exhibit C) shows the proposed parking spaces on site with 193 parking spaces provided, satisfying the minimum GDC parking requirements.

Building Design

6. The building design complies with the architecture elements and articulation requirements of the GDC.
 - At least six (6) architectural elements must be incorporated into the design of the building. The north, south, east and west facades meet the GDC requirement.
 - Street-facing elevations should be horizontally and vertically articulated on street-facing facades. The articulation of the building meets the GDC standards.

Amenities

7. The applicant is proposing 4,000 square feet of indoor common or recreational areas. The GDC requires indoor common or recreational areas at a ratio of at least one hundred square feet of gross floor area per dwelling unit, or 12,200 square feet for this development. Examples of common areas are: common living and sitting rooms, dining rooms, libraries, game rooms, exercise rooms, dance floors, arts and crafts rooms, music rooms, and other age appropriate indoor recreational facilities. The proposed indoor spaces include a laundry room (units will have their own washer/dryer hookups), theater, library, kitchen, dining, sitting, multi-purpose, computer, and gym indoor spaces. However, the development will also provide 12,649 square feet of outdoor common and recreational areas including: pool, butterfly garden, and garden area with raised planters. Additionally, a dog park will be provided. The amenities will have trellis shade, seating, trash cans, grill, and tables along with walking paths throughout the development.
8. Per the GDC, Elder Care – Independent Living facilities may provide a limited number of support services such as meals, laundry, housekeeping, transportation, social/recreational activities, and hairdressing. The application indicates that the amenities would include social/recreational activities and services.

Signage

9. No deviations were requested regarding signage.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre).

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Property to the north, across Belt Line Road, is zoned Planned Development (PD) District 80-30 for Single-Family Uses and is developed with single-family homes. Property to the east is zoned Planned Development (PD) District 05-04 for a Senior Living Facility and is developed with the Primrose Senior Living facility. Property to the south and west are zoned Single-Family-7 (SF-7) District and are developed with single-family homes.

STAFF RECOMMENDATION

Approval of 1) an Amendment to Planned Development (PD) District 07-33 for Single-Family-7 (SF-7) Uses to add Multi-Family Uses (Elder Care – Independent Living Use).

Approval of an Amended Detail Plan.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: June 2, 2020

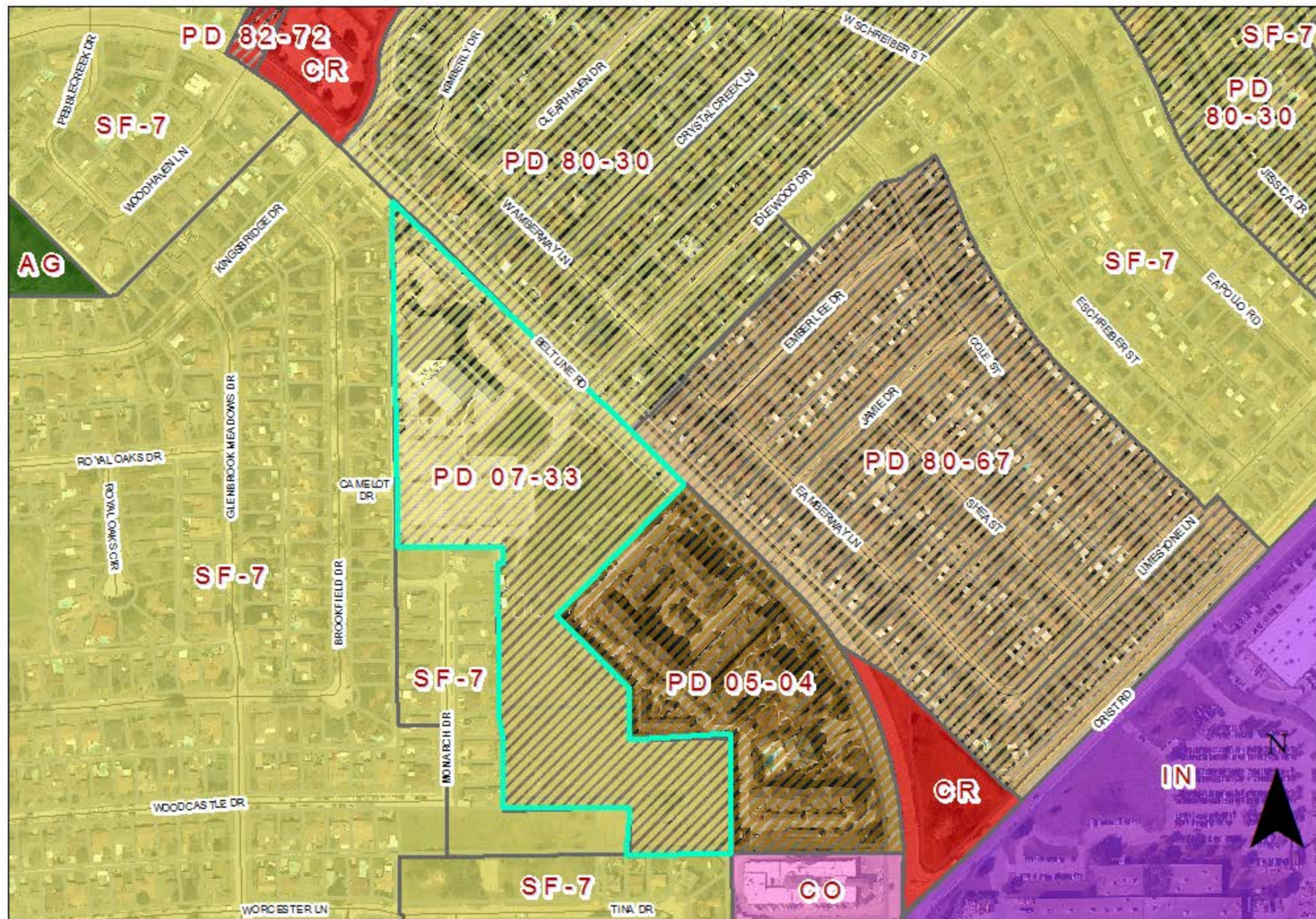
PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

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



Zoning Map Z 20-07



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-07

502 Belt Line Road, 301 Tina Drive, and 2222 Monarch Drive

- I. Statement of Purpose:** The purpose of this Planned Development is to amend Planned Development (PD) District 07-33 to add Multi-Family Dwelling Uses (Elder Care - Independent Living Use) and for an Amended Detail Plan for Elder Care - Independent Living Use.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Planned Development (PD) 07-33, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations set forth in Planned Development (PD) 07-33 and the Multi-Family (MF) District including the Special Standards of the Elder Care Living Facilities as set forth in Chapter 2 and Site Development Standards as set forth in Chapter of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
Detail Plan: Development shall conform to the Site Plan, Landscape Plan, and Elevations set forth in Exhibit C, Exhibit D, Exhibit E and Exhibit F; however, in the event of conflict between the Detail Plan and the written conditions contained in this ordinance, the written conditions shall control.
- V. Specific Conditions:**
 - A. Permitted Uses:** Only an Elder Care - Independent Living Facility and Church or Place of Worship shall be permitted on the subject property.
 - B. Density:** The density is allowed at 18.2 dwelling units per acre.
 - C. Maximum Number of Dwelling Units:** The maximum number of dwelling units shall be 122 distributed as follows:
 - 1) One Bedrooms = maximum number of 68 units, and
 - 2) Two Bedrooms = maximum number of 54 units.

- D. Minimum Dwelling Unit Types and Area: The unit types shall be one (1) and two (2) bedroom unit types. The minimum floor area of a dwelling unit shall be as follows:
- 1) One-Bedroom Unit - 695 square feet, and
 - 2) Two-Bedroom Unit - 1,005 Square feet.
- E. Storage Area Per Unit: Storage areas shall not be less than the following:
- 1) One-Bedroom Units - 9 square feet and 81 cubic feet, and
 - 2) Two-Bedroom Units - 15 square feet and 136 cubic feet.
- F. Indoor and Outdoor Common Areas/Amenities: Indoor and Outdoor Common Areas/Amenities shall be provided as shown on Exhibit D and Exhibit F.
- G. Site Layout and Parking: The site development and parking shall be in conformance to the layout reflected on Exhibit C.
- H. Covered Parking: Covered parking is not required.
- I. Refuse Enclosure: The refuse enclosure setback is allowed as shown on Exhibit C.
- J. Setbacks: Setbacks are allowed as shown on Exhibit C.
- K. Building Height: Buildings shall not exceed a maximum of forty-five (45) feet in height reflected in Exhibit E.
- L. Building Elevations: Building elevations shall be in general conformance with Exhibit E.
- M. Screening and Landscaping: Screening and landscaping shall be in conformance as shown on Exhibit D.
- N. Mechanical Screening: Mechanical equipment shall be screened from public view.

Z 20-07



Looking south to the property from beltline.



Looking east along Beltline.



Neighborhood to the west of the property.



Site looking down west property line from drive aisle.



GARLAND

Plan Commission

4. d.

Meeting Date: 05/11/2020

Item Title: Z 20-07 Garland Senior Living, Ltd. - Detail Plan (District 8)

Summary:

Consideration of the application of **Garland Senior Living, Ltd.**, requesting approval of an Amended Detail Plan for Elder Care – Independent Living Use. This property is located at 502 Belt Line Road, 301 Tina Drive and 2222 Monarch Drive. (District 8) (File Z 20-07)

Attachments

Z 20-07 Garland Senior Living, Ltd. - Detail Plan Report and Attachments

Planning Report

File No: Z 20-07/District 8

Agenda Item:

Meeting: Plan Commission

Date: May 11, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) an Amendment to Planned Development (PD) District 07-33 for Single-Family-7 (SF-7) Uses to add Multi-Family Uses (Elder Care – Independent Living Use).

Approval of an Amended Detail Plan.

LOCATION

502 Belt Line Road, 301 Tina Drive and 2222 Monarch Drive

APPLICANT

Garland Senior Living, Ltd.

OWNER

First United Pentecostal Church of Garland

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STAFF RECOMMENDATION

Approval of 1) an Amendment to Planned Development (PD) District 07-33 for Single-Family-7 (SF-7) Uses to add Multi-Family Uses (Elder Care – Independent Living Use).

Approval of an Amended Detail Plan.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: June 2, 2020

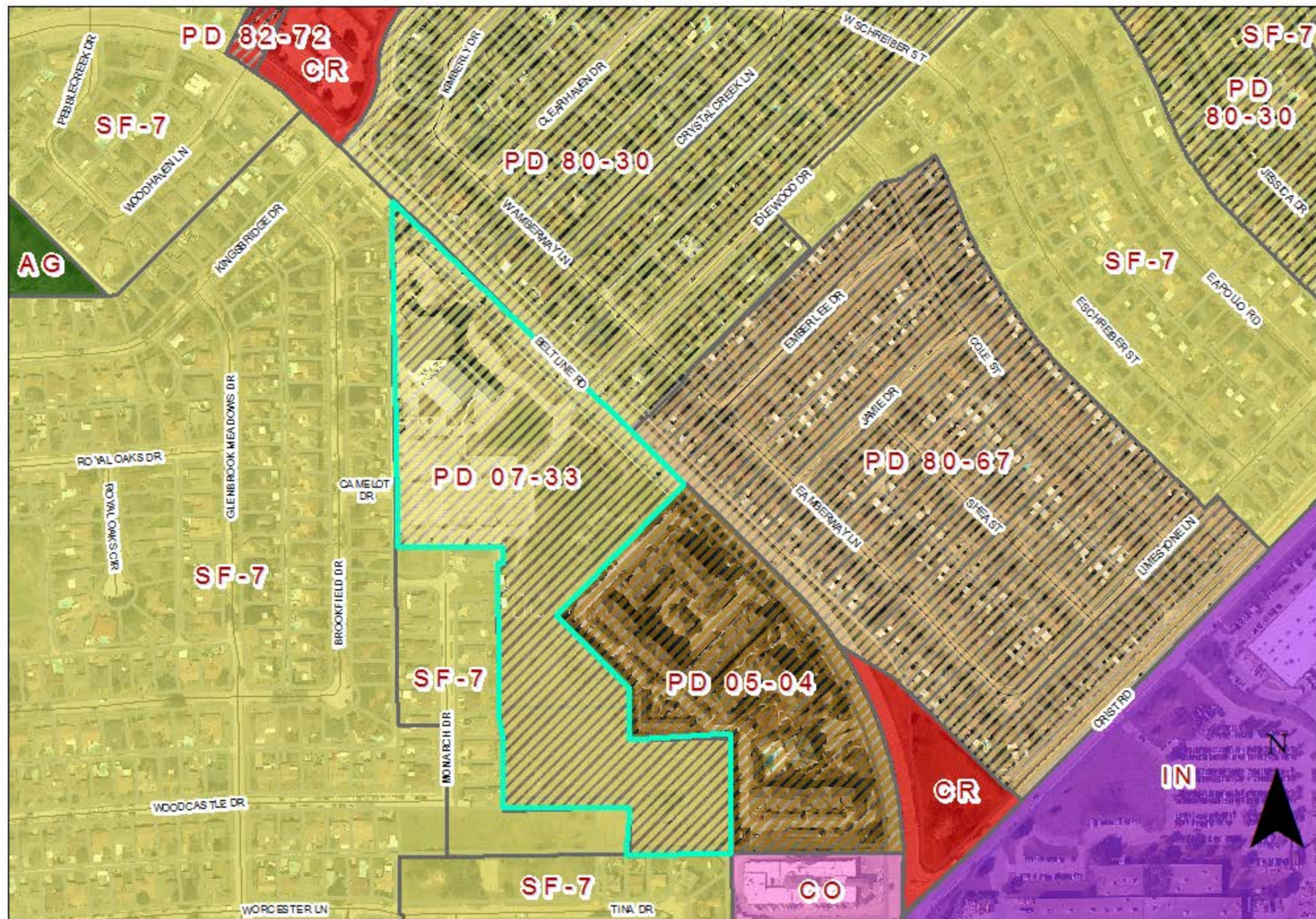
PREPARED BY:

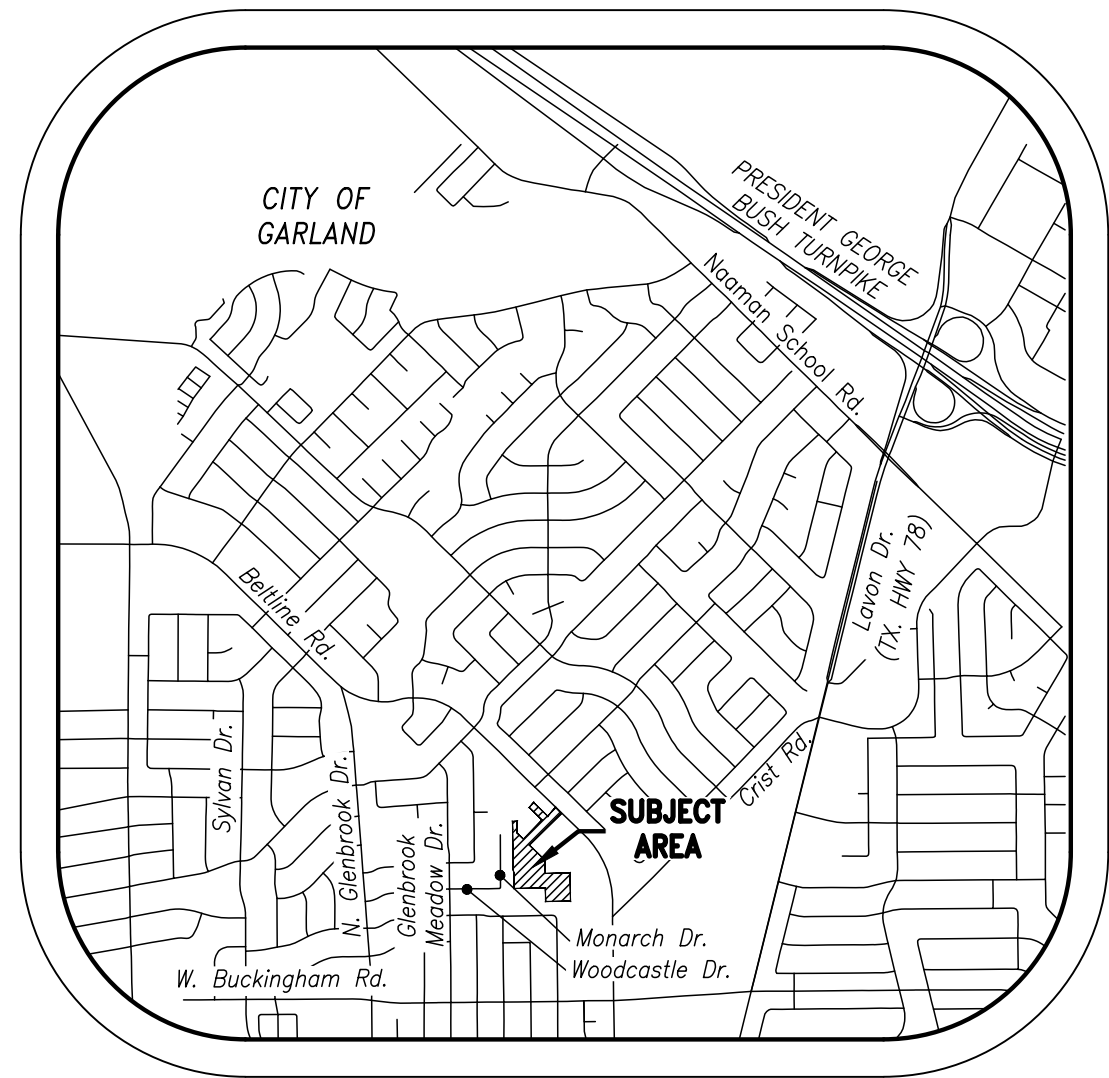
Kira Wauwie, AICP
Principal Development Planner
Planning & Community Development
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REVIEWED BY:

Will Guerin, AICP
Director of Planning

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





VICINITY MAP
NTS

LEGEND

- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp
- City Utility Easement

EXHIBIT C

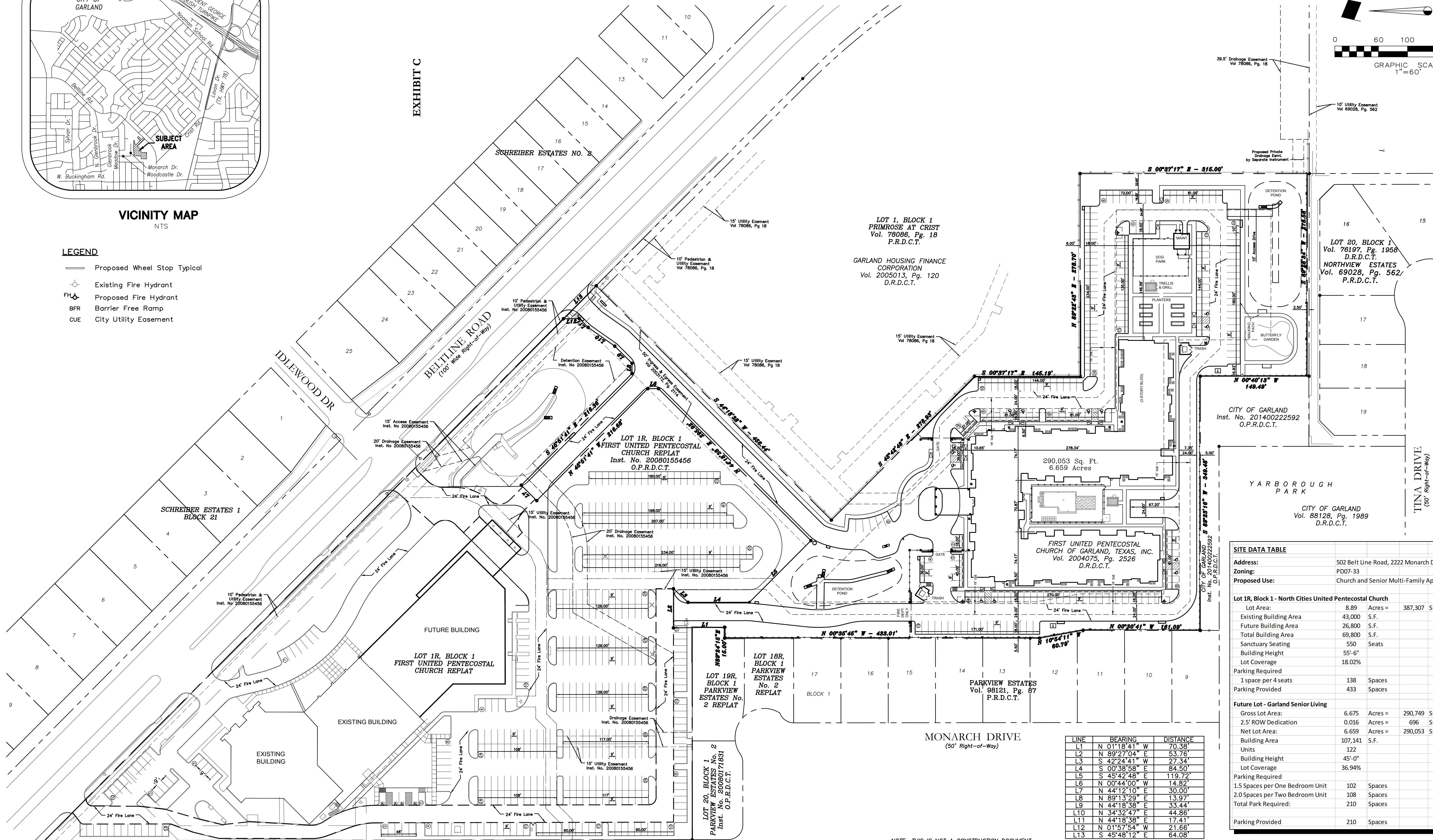
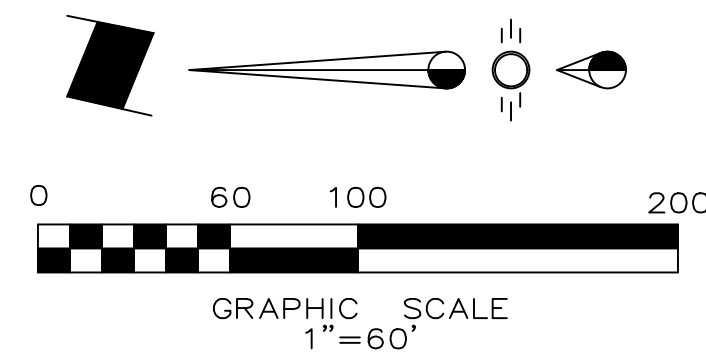


EXHIBIT C

SITE DATA TABLE			
Address:	502 Belt Line Road, 2222 Monarch Dr. & 301 Tina Dr.		
Zoning:	PD07-33		
Proposed Use:	Church and Senior Multi-Family Apartments		
Lot 1R, Block 1 - North Cities United Pentecostal Church			
Lot Area:	8.89	Acres =	387,307 SF
Existing Building Area	43,000	S.F.	
Future Building Area	26,800	S.F.	
Total Building Area	69,800	S.F.	
Sanctuary Seating	550	Seats	
Building Height	55'-6"		
Lot Coverage	18.02%		
Parking Required			
1 space per 4 seats	138	Spaces	
Parking Provided	433	Spaces	
Future Lot - Garland Senior Living			
Gross Lot Area:	6.675	Acres =	290,749 SF
2.5' ROW Dedication	0.016	Acres =	696 SF
Net Lot Area:	6.659	Acres =	290,053 SF
Building Area	107,141	S.F.	
Units	122		
Building Height	45'-0"		
Lot Coverage	36.94%		
Parking Required			
1.5 Spaces per One Bedroom Unit	102	Spaces	
2.0 Spaces per Two Bedroom Unit	108	Spaces	
Total Park Required:	210	Spaces	
Parking Provided	210	Spaces	

LINE	BEARING	DISTANCE
L1	N 01°18'41" W	70.38'
L2	N 89°27'04" E	53.76'
L3	S 42°24'41" W	27.34'
L4	S 00°38'58" E	84.50'
L5	S 45°42'48" E	119.72'
L6	N 00°44'00" W	14.82'
L7	N 44°12'10" E	30.00'
L8	N 89°13'29" E	13.97'
L9	N 44°18'38" E	33.44'
L10	N 34°32'47" E	44.86'
L11	N 44°18'38" E	17.41'
L12	N 01°57'54" W	21.66'
L13	S 45°48'12" E	64.08'

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:

Revisions:

Date:

1	02/21/2020	1
2	04/08/2020	2
3	04/28/2020	3
4		4
5		5
6		6

CROSS ENGINEERING CONSULTANTS

1720 W. Virginia Street
McKinney, Texas 75069
972.562.4409

McKinney, Texas 75069
Texas P.E. Firm No. F-5935

Drawn By:

Checked By:

Scale:

C.E.C.I.

C.E.C.I.

1" = 60'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 04/28/20. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

CASE NUMBER: 200109-2

DETAIL PLAN

GARLAND SENIOR LIVING
PROPOSED FIRST UNITED PENTECOSTAL REPLAT
LOT 1R, BLOCK 1

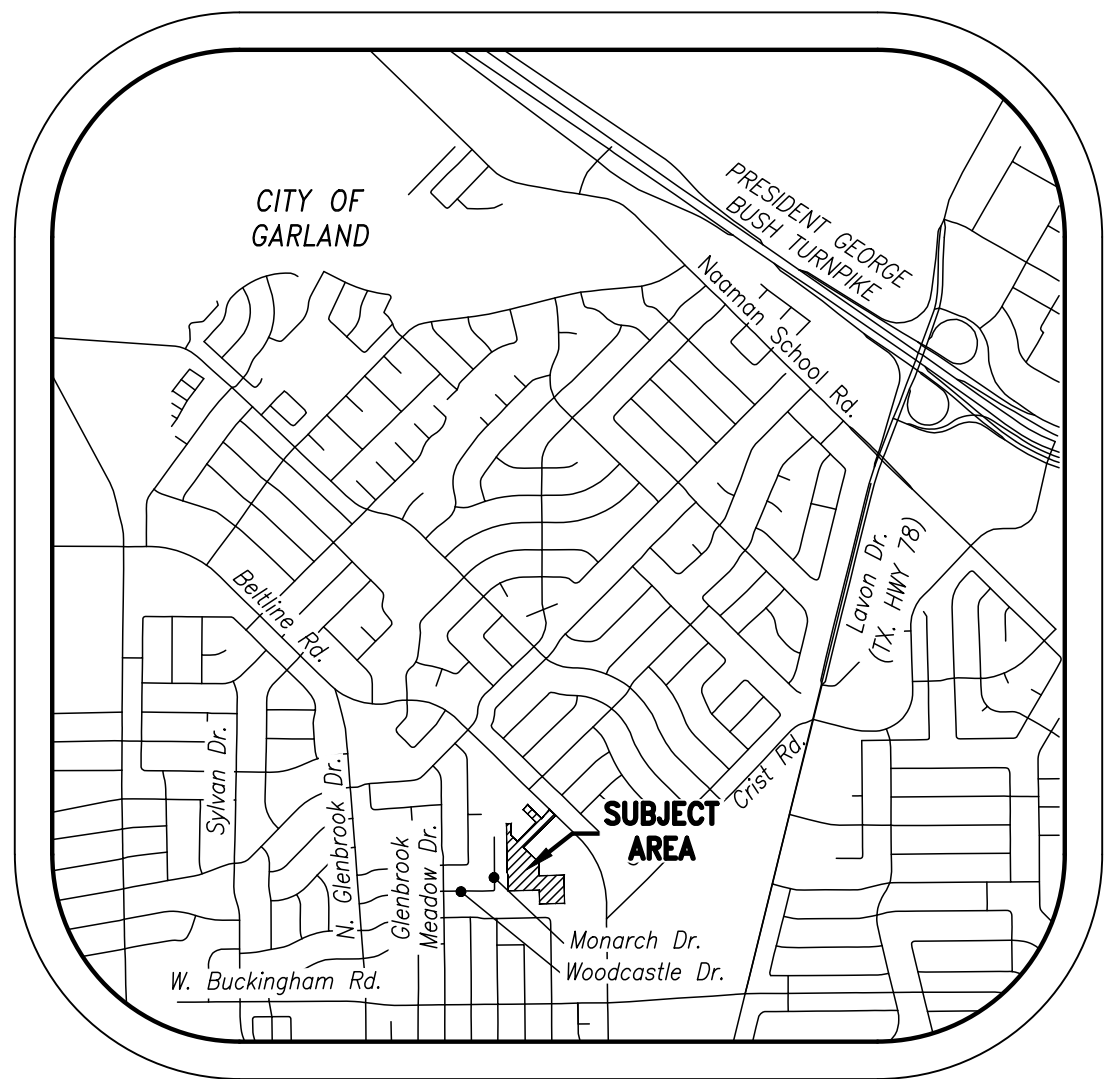
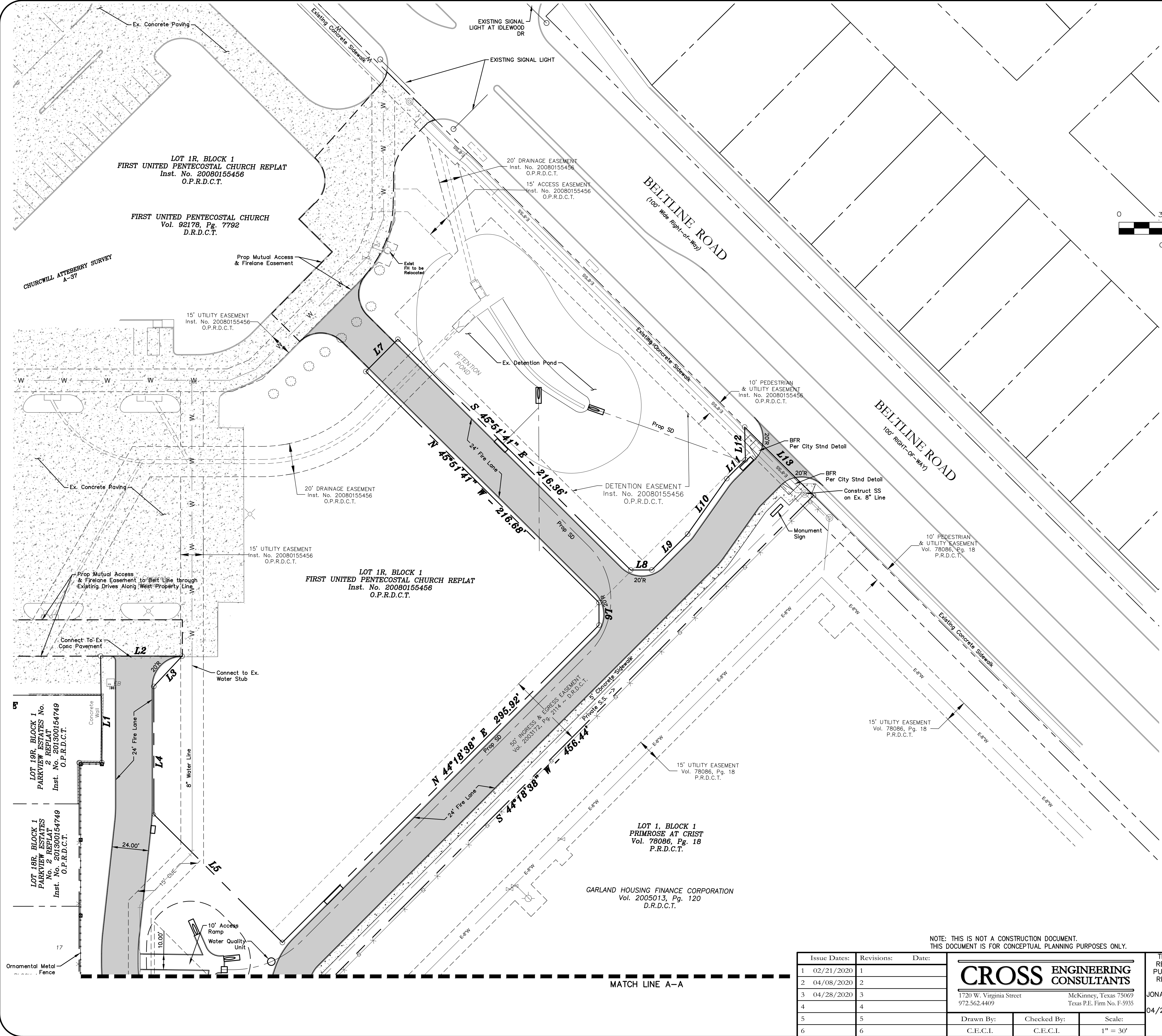
GARLAND SENIOR LIVING, LTD.
GARLAND, TEXAS

Sheet No.

DP

Project No.

19136



- LEGEND**
- Proposed Firelane
 - Proposed Sidewalk
 - Ex. Concrete
 - Proposed Retaining Wall
 - Proposed Wheel Stop Typical
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Barrier Free Ramp

LINE	BEARING	DISTANCE
L1	N 01°18'41" W	70.38'
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L10	N 34°32'47" E	44.86'
L11	N 44°18'36" E	17.41'
L12	N 01°57'54" W	21.66'
L13	S 45°48'12" E	64.08'

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

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Issue Dates:	Revisions:	Date:			
1	02/21/2020	1	CROSS ENGINEERING CONSULTANTS 1720 W. Virginia Street 972.562.4409 McKinney, Texas 75069 Texas P.E. Firm No. F-3935		
2	04/08/2020	2			
3	04/28/2020	3			
4		4			
5		5			
6		6			
			Drawn By:	Checked By:	Scale:
			C.E.C.I.	C.E.C.I.	1" = 30'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 04/28/20. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PRELIMINARY DEVELOPMENT PLAN	
GARLAND SENIOR LIVING PROPOSED FIRST UNITED PENTECOSTAL REPLAT LOT 1R, BLOCK 1	
GARLAND SENIOR LIVING, LTD. GARLAND, TEXAS	

CASE NUMBER: 200109-2

Contact: Lawrence Ringley, RPLS

Sheet No.
PSP#1
Project No.
19136

EXHIBIT C

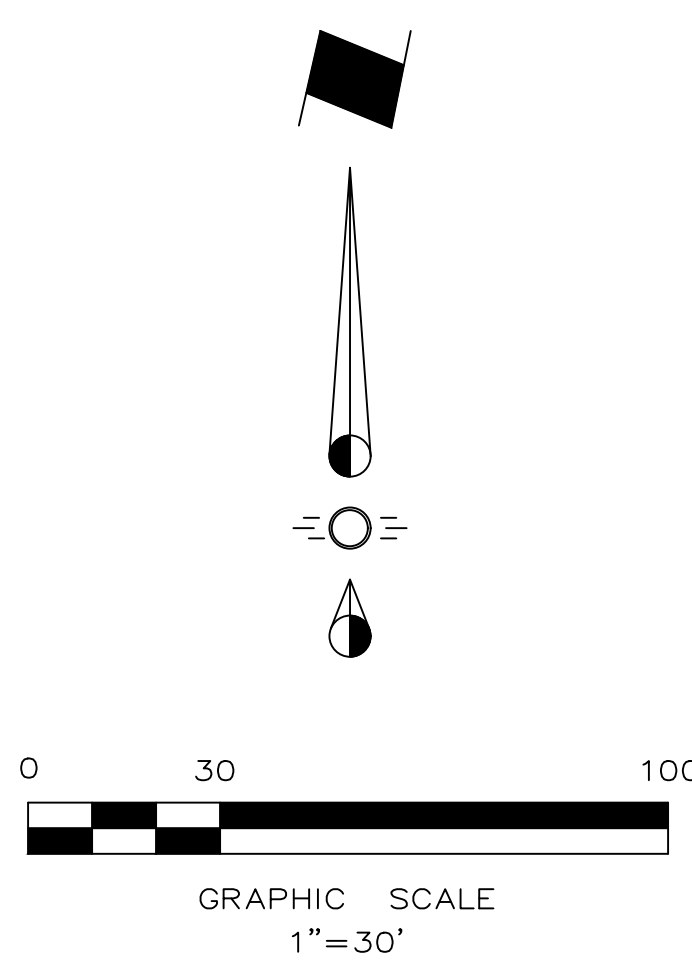
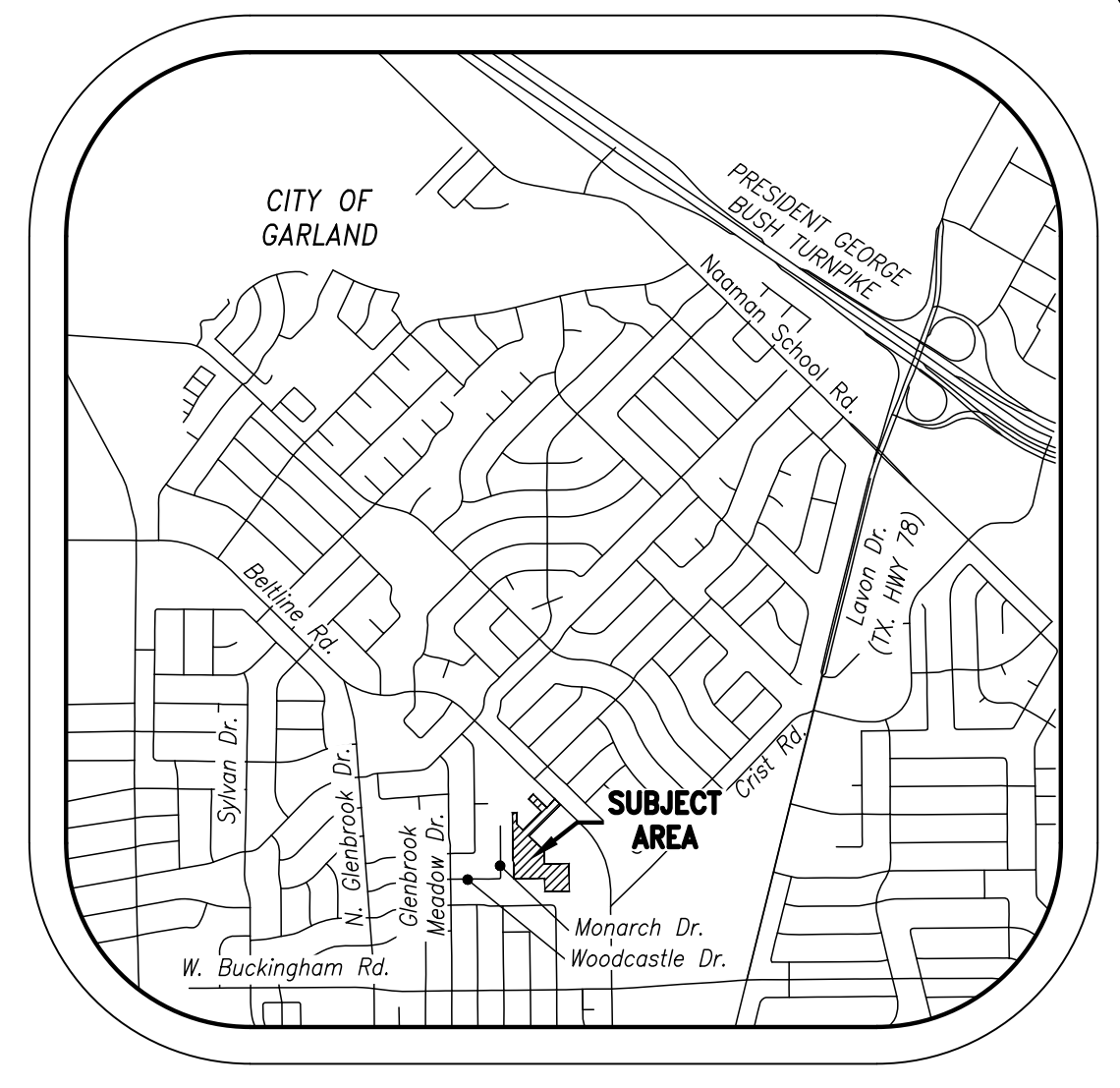
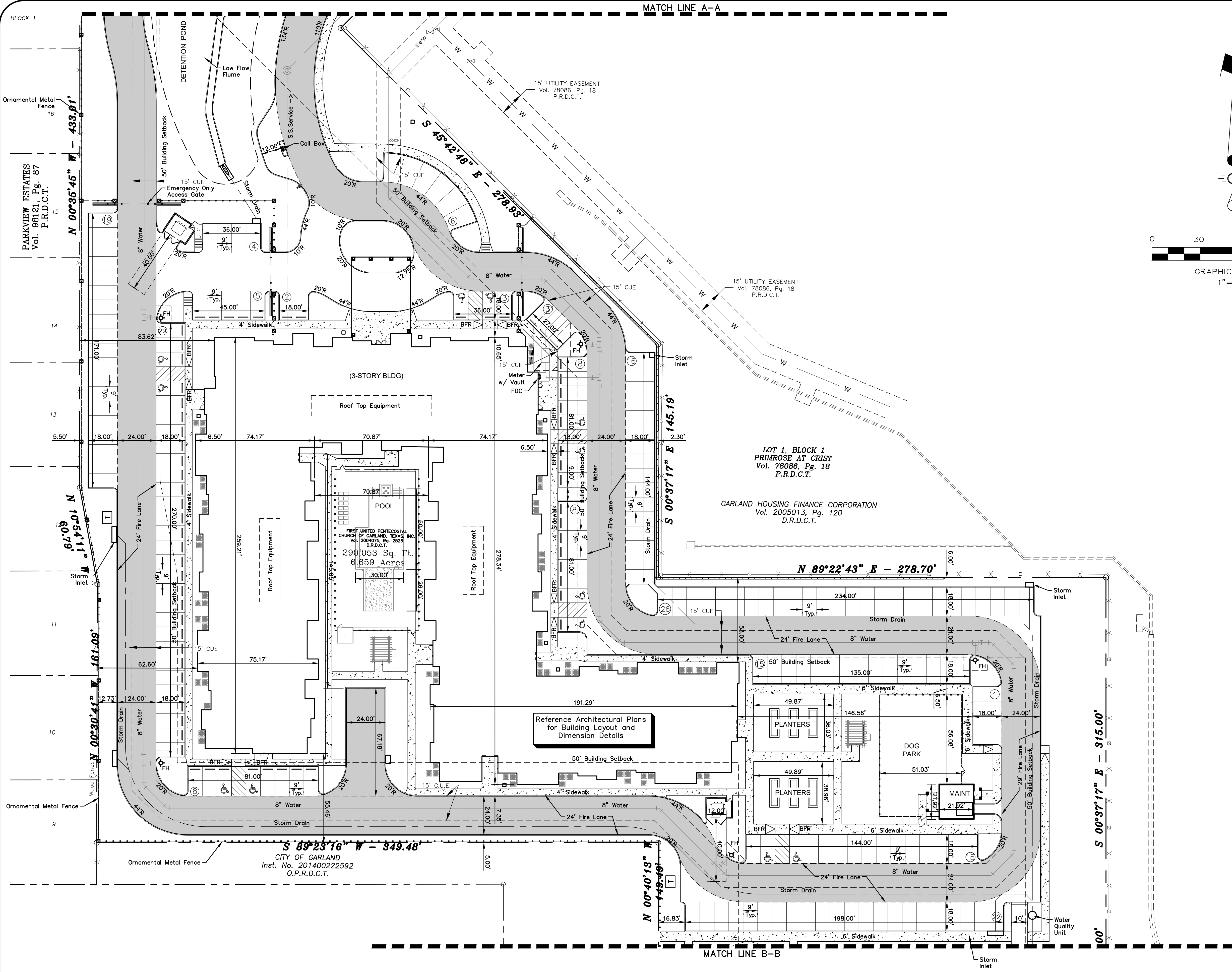
GARLAND SENIOR LIVING

DEVELOPER:
Garland Senior Living, Ltd.
13455 Noel Road, Suite 400
Dallas, Texas 75240
Phone (972) 774-4435
Fax (972) 774-4495

ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan D. Hake, P.E.

ARCHITECT:
HEDK Architects
4202 Beltway Drive,
Addison, Texas 75001
Phone (214) 520-8878
Contact: Lester Young

SURVEYOR:
Ringley & Associates, Inc.
701 S. Tennessee Street
McKinney, Texas 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley, RPLS



- LEGEND**
- Firelane
 - Proposed Sidewalk
 - Ex. Concrete
 - Proposed Retaining Wall
 - Proposed Wheel Stop Typical
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Barrier Free Ramp

EXHIBIT C

DEVELOPER:
Garland Senior Living, Ltd.
13455 Noel Road, Suite 400
Dallas, Texas 75240
Phone (972) 774-4435
Fax (972) 774-4495

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Fax (972) 542-8682
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CASE NUMBER: 200109-2

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1 02/21/2020	1	
2 04/08/2020	2	
3 04/28/2020	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS	
1720 W. Virginia Street McKinney, Texas 75069	
972.562.4409 Texas P.E. Firm No. F-3935	
Drawn By:	Checked By:
C.E.C.I.	C.E.C.I.
Scale: 1" = 30'	

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PRELIMINARY DEVELOPMENT PLAN

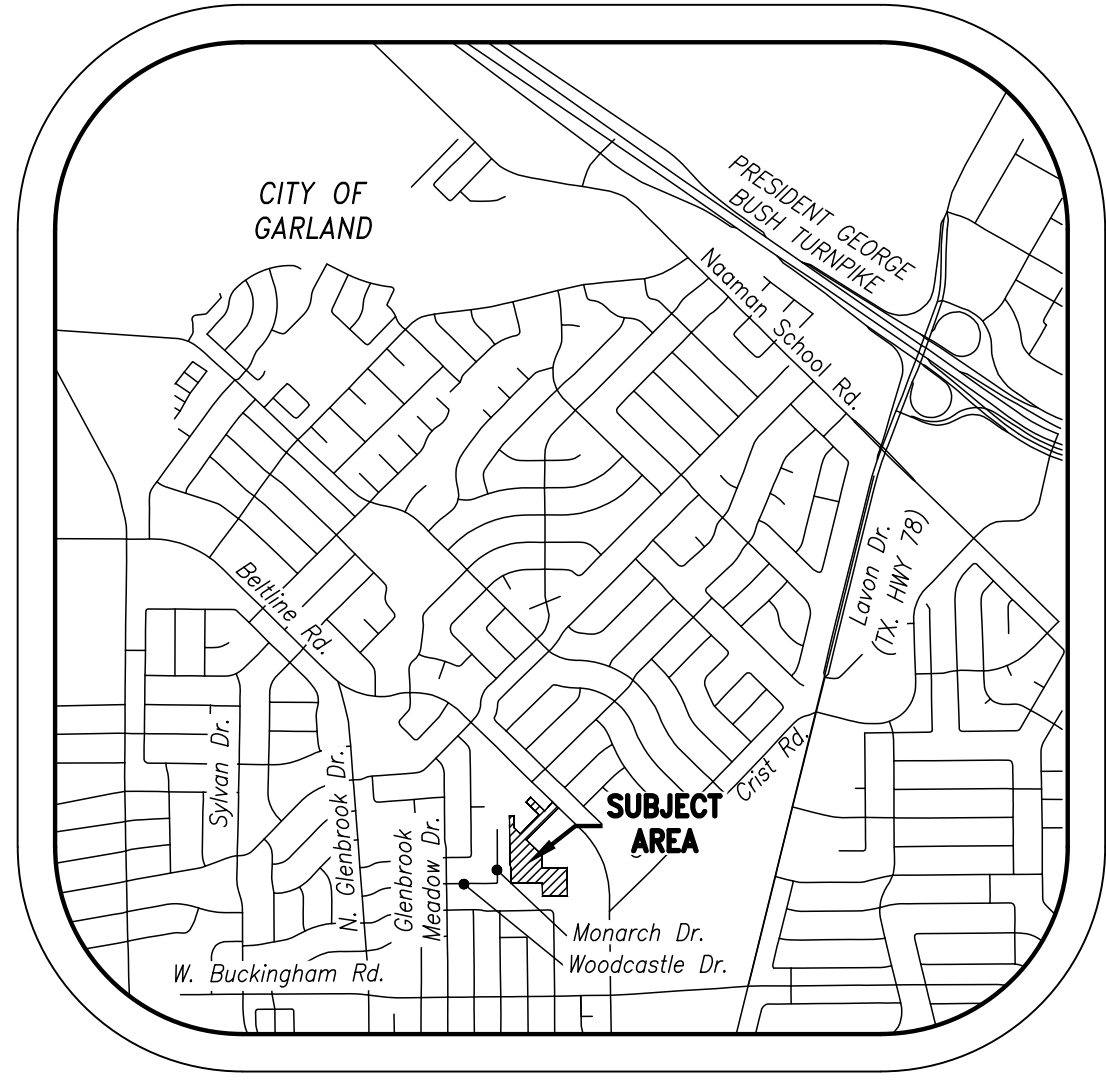
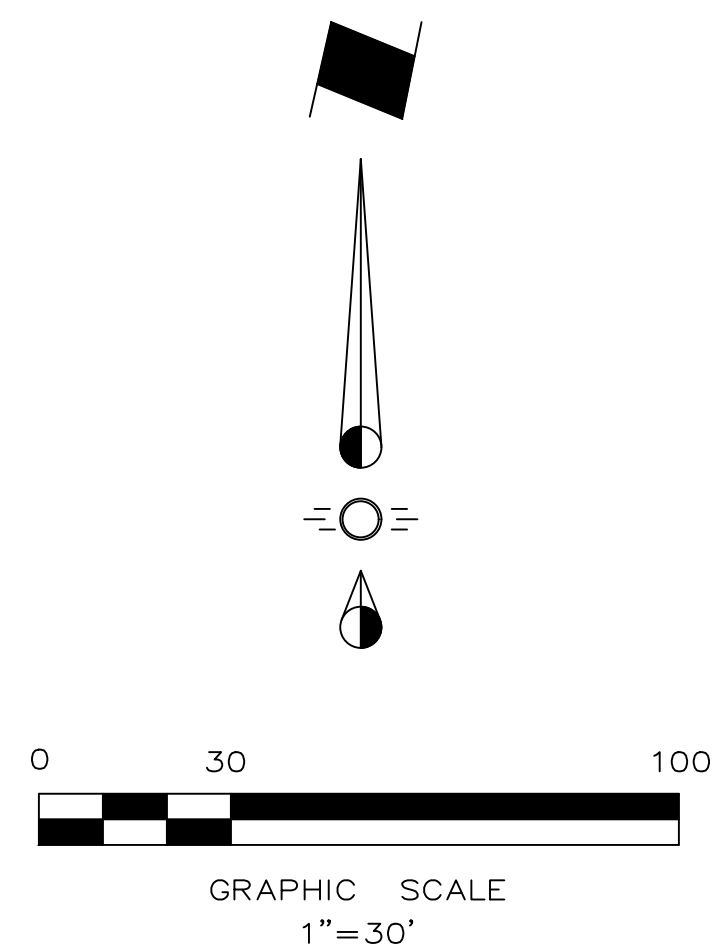
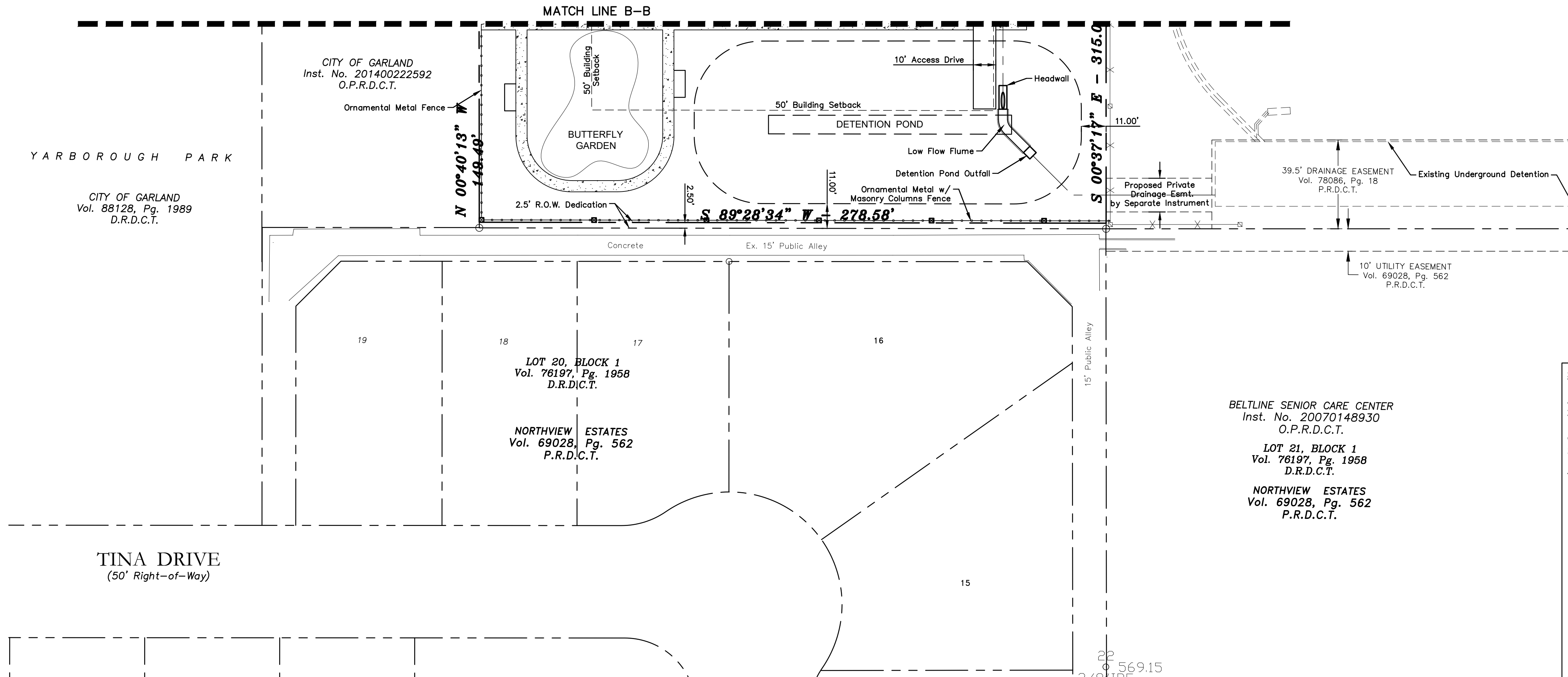
GARLAND SENIOR LIVING
PROPOSED FIRST UNITED PENTECOSTAL REPLAT LOT 1R, BLOCK 1

GARLAND SENIOR LIVING, LTD.
GARLAND, TEXAS

Sheet No.
PSP#2

Project No.
19136

GARLAND SENIOR LIVING



SITE DATA TABLE

Address:	2222 Monarch Dr. & 301 Tina Dr.		
Zoning:	PD07-33		
Proposed Use:	Elder-Care - Independent Living Facility		
Gross Lot Area:	6.675	Acres =	290,749 SF
2.5' ROW Dedication	0.016	Acres =	696 SF
Net Lot Area:	6.659	Acres =	290,053 SF
Total Units:	122	Units	
Density:	18.277	Units/Acres	

Unit Information:

	Floor Area (SF)	# Units	Bedrooms	Minimum Unit Size (SF)	Provided Unit Size (SF)	Storage Required (SF)	Storage Provided (SF)	%	Total Area (SF)
Unit Type A1	695	68	1-Bedroom	600	695	13	16.4	55.74%	47,260
Unit Type B1	1,005	48	2-Bedroom	475	1,005	13	13.4	39.34%	48,240
Unit Type B2	1,005	6	2-Bedroom	475	1,005	13	22.6	4.92%	6,030
Total:		122							47,260

Building Information:

	Allowable Height	Building Height	Floor Area (SF)	# of Floors	Total Building Area (SF)
Building Type A	40'-0"	45'-0"	33,843	3	101,530
Unit Storage Space			1,906	3	1,906
Clubhouse			3,264	2	3,264
Maintenance Building			441	1	441
				Total Area:	107,141

Leisure Area Information:

	Area (SF)		
Pool Area	1,575		
Surface Water	2,915		
Pool Deck			
Total:	4,490		
	Area (SF)	# of	Total Area (SF)
Picnic/BBQ Areas	150	2	300
Shade Trellis/Charcoal BBQ			
	Area (SF)		
Garden Planter Area:	4,000		
(6) Raised Planters			
	Area (SF)		
Butterfly Garden Area:	4,000		
Garden & 200 L.F. Sidewalk			
Lot Coverage:	36.94%		
Floor to Area Ratio (FAR):	0.37	:1	
Impervious Area:	172,018	SF	
Impervious Percentage:	59.31%		
Open/Recreational Area	2.71	Ac	
Open/Recreational Percentage	40.70%		

Parking Requirement:

	Required	# of Units	Required Parking
	1 Space per Unit	122	122

Parking Provided:

193 Spaces (including 12 ADA Spaces)

EXHIBIT C

EXHIBIT C

LEGEND		
	Firelane	
	Proposed Sidewalk	
	Ex. Concrete	
	Proposed Retaining Wall	
	Proposed Wheel Stop Typical	
	Existing Fire Hydrant	
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4		4
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CROSS ENGINEERING CONSULTANTS

1720 W. Virginia Street
McKinney, Texas 75069
972.562.4409

McKinney, Texas 75069
Texas P.E. Firm No. F-5935

Drawn By:

Checked By:

Scale:

C.E.C.I.

C.E.C.I.

1" = 30'

ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan D. Hake, P.E.

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Phone (214) 520-8878
Contact: Lester Young

DEVELOPER:
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13455 Noel Road, Suite 400
Dallas, Texas 75240
Phone (972) 774-4435
Fax (972) 774-4495
CASE NUMBER: 200109-2

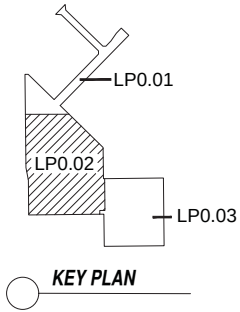
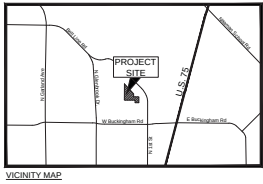
SURVEYOR:
Ringley & Associates, Inc.
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McKinney, Texas 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley, RPLS

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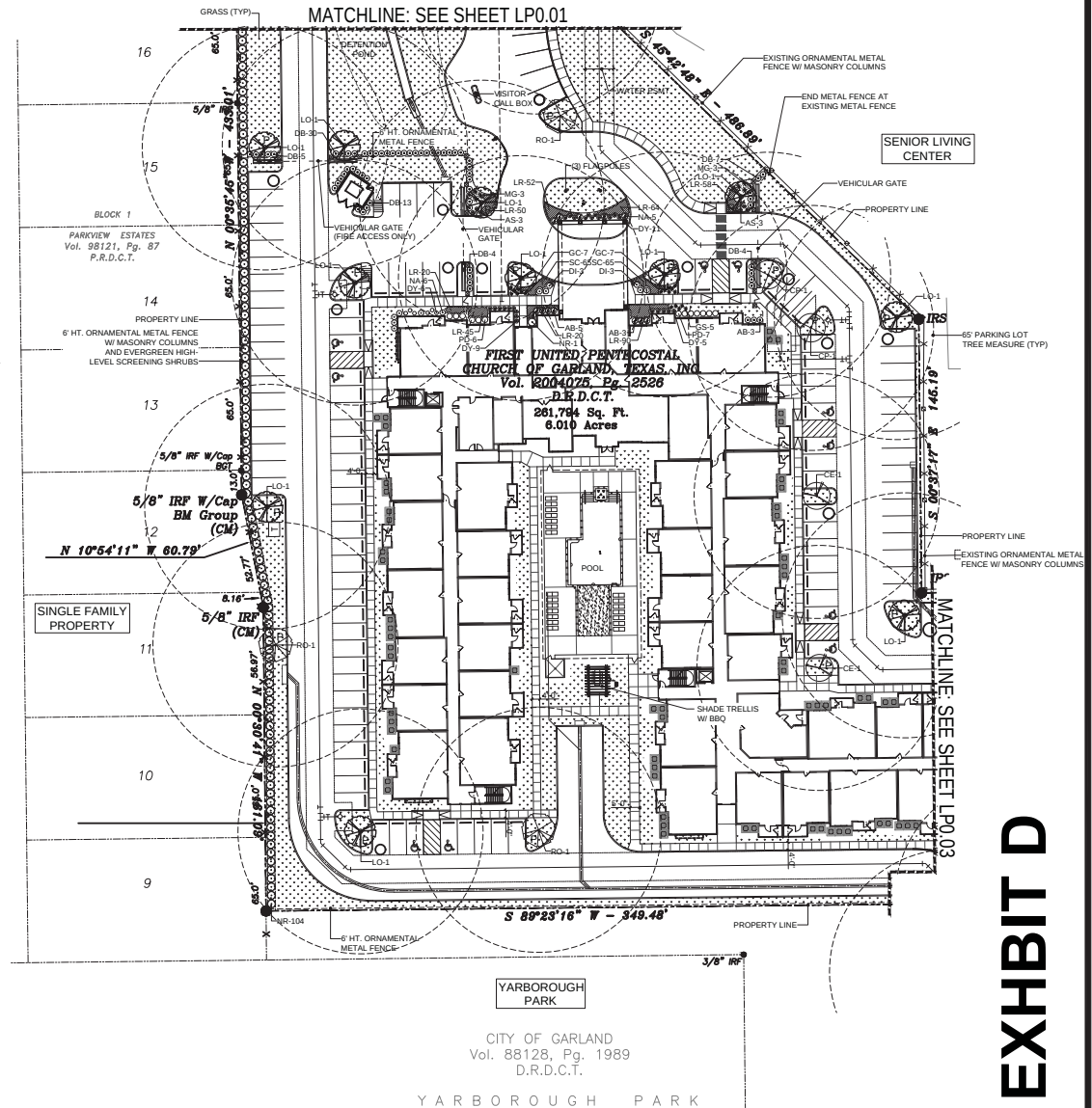
PRELIMINARY DEVELOPMENT PLAN
GARLAND SENIOR LIVING
PROPOSED FIRST UNITED PENECOSTAL REPLAT LOT 18, BLOCK 1
GARLAND SENIOR LIVING, LTD.
GARLAND, TEXAS

Sheet No.
PSP#3
Project No.
19136

GARLAND SENIOR LIVING



MONARCH DRIVE
(50' Right-of-Way)



LANDSCAPE ARCHITECT

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

APPLICANT/OWNER

GARLAND SENIOR LIVING, LTD.
SCOTT JOHNSON
972-774-4450

1 LANDSCAPE ORDINANCE PLAN
SCALE: 1"=30'-0"

CASE # 200109-2

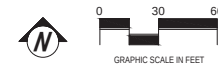


EXHIBIT D

ISSUES:	
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1	02-21-20 SITE PLAN SUBMITTAL
REVISIONS:	
1	04-08-20 PER CITY COMMENTS
2	04-29-20 PER CITY COMMENTS
3	04-29-20 PER CITY COMMENTS
4	04-29-20 PER CITY COMMENTS
5	04-29-20 PER CITY COMMENTS
6	04-29-20 PER CITY COMMENTS
7	04-29-20 PER CITY COMMENTS
8	04-29-20 PER CITY COMMENTS
9	04-29-20 PER CITY COMMENTS
10	04-29-20 PER CITY COMMENTS

CLIENT:

PALLADIUM GARLAND
GARLAND, TEXAS



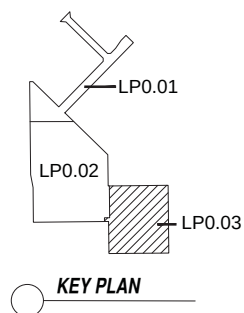
SITE PLAN
SUBMITTAL

PALLADIUM GARLAND

GARLAND, TEXAS
JOB NUMBER: HED-2005

LANDSCAPE
ORDINANCE PLAN

LP0.02



APPLICANT/OWNER

① LANDSCAPE ORDINANCE PLAN
SCALE: 1"=30'-0"

SCALE: 1"=30'-0"

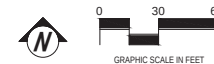


EXHIBIT D

[illegible]

CLIENT:

PALLADIUM GARLAND
GARLAND, TEXAS

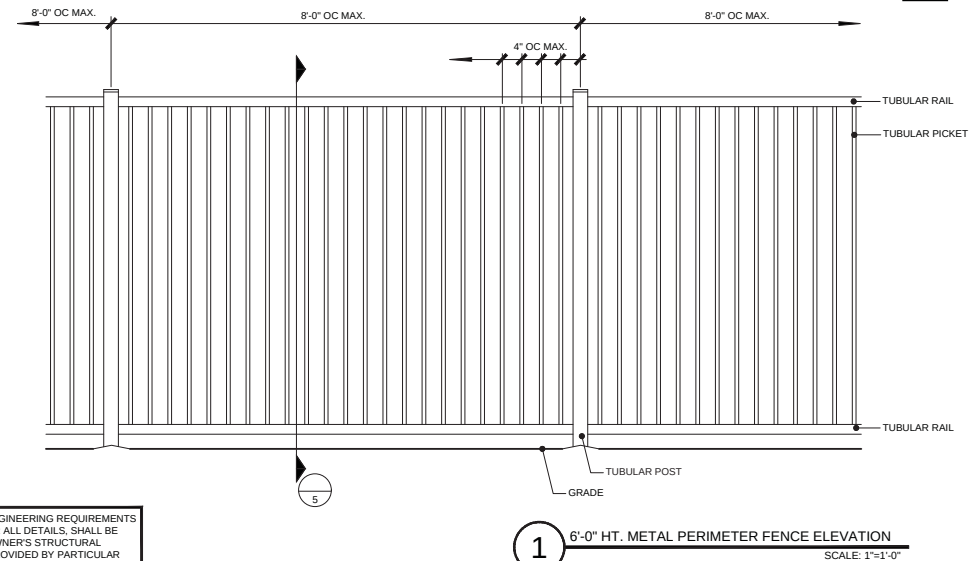
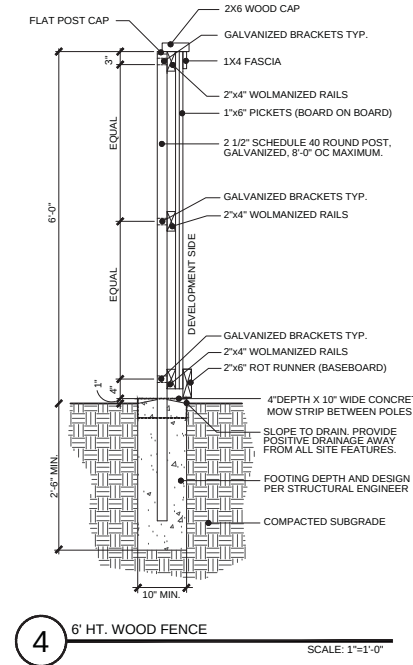
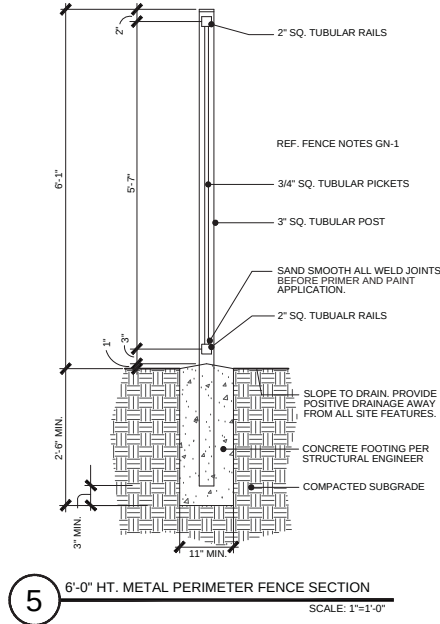
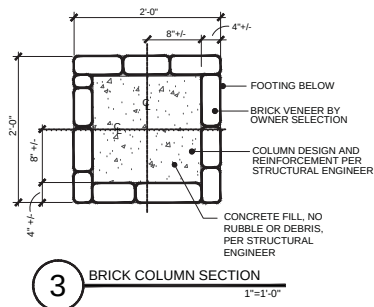
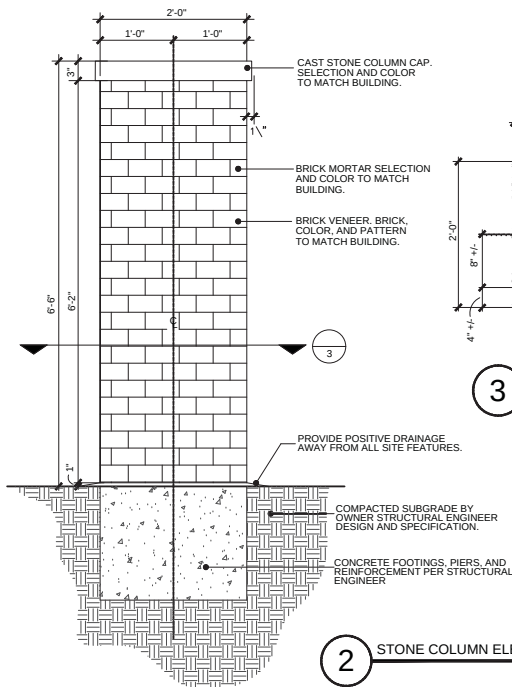
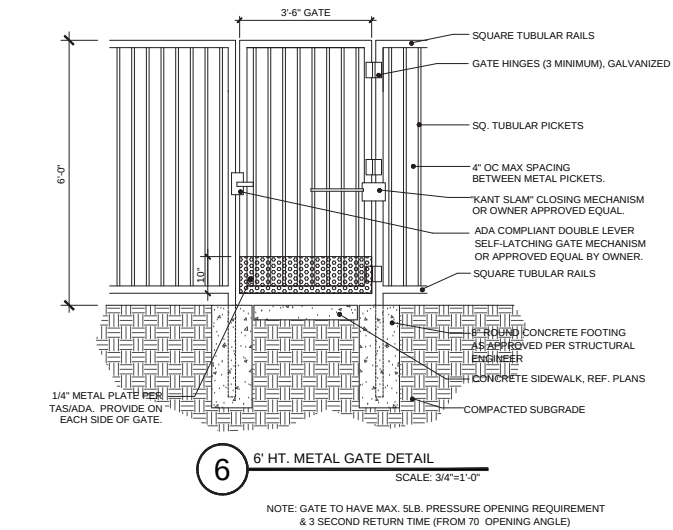
**SITE PLAN
SUBMITTAL**

PALLADIUM GARLAND

JOB NUMBER: HED-2005

LANDSCAPE
ORDINANCE PLAN

LP0.03



STRUCTURAL ENGINEERING REQUIREMENTS AND DESIGN FOR ALL DETAILS, SHALL BE PROVIDED BY OWNER'S STRUCTURAL ENGINEER OR PROVIDED BY PARTICULAR TRADES' STRUCTURAL ENGINEER, WITH SEALED STRUCTURAL ENGINEERING DRAWINGS SUBMITTED FOR REVIEW.

EXHIBIT D

ISSUES:
01-21-20 SITE PLAN SUBMITTAL
02-08-20 PER CITY COMMENTS
03-29-20 PER CITY COMMENTS
04-29-20 PER CITY COMMENTS
05-29-20 PER CITY COMMENTS
06-29-20 PER CITY COMMENTS
07-29-20 PER CITY COMMENTS
08-29-20 PER CITY COMMENTS
09-29-20 PER CITY COMMENTS
10-29-20 PER CITY COMMENTS
11-29-20 PER CITY COMMENTS
12-29-20 PER CITY COMMENTS

CLIENT:

PALLADIUM GARLAND
GARLAND, TEXAS

mgg
MEKIS DESIGN GROUP, INC.
1705 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7070

STATE OF TEXAS
04-29-20

SITE PLAN
SUBMITTAL

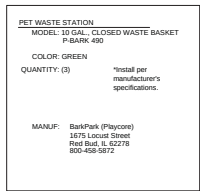
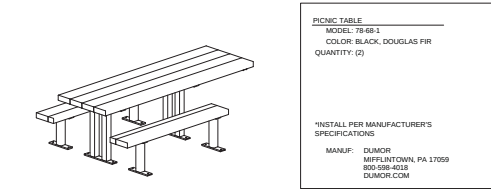
PALLADIUM GARLAND

GARLAND, TEXAS
JOB NUMBER: HED-2025

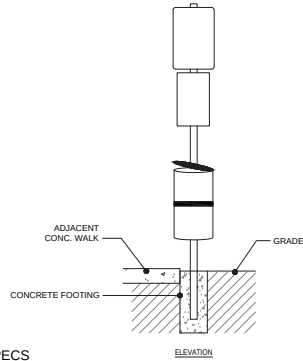
DETAILS

LP0.04

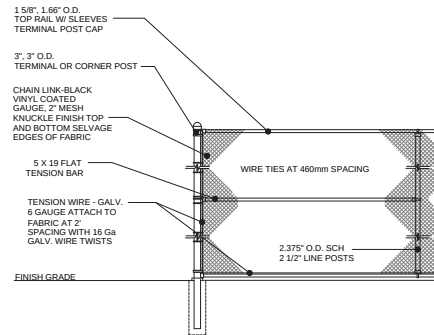
6 PICNIC TABLE 1"=1'-0"



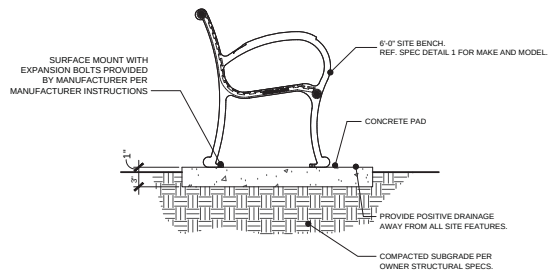
5 DOG PARK SCHEDULE SPECS NTS



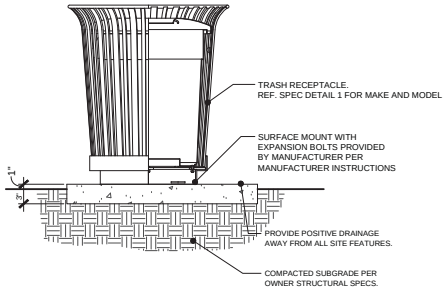
4 5'-0" HT. VINYL COATED CHAIN LINK FENCE (DOG PARK FENCING) NTS



3 SEATING BENCH DETAIL 1"=1'-0"



2 TRASH RECEPTACLE DETAIL 1"=1'-0"



1 FURNITURE SCHEDULE NTS

NOTE:
THIS PLAN SHEET HAS BEEN INCLUDED IN THE SITE PERMIT CONSTRUCTION PLANS FOR INFORMATIONAL PURPOSES ONLY. PRIOR TO CONSTRUCTION, A SEPARATE SUBMITTAL, REVIEW AND PERMIT MAY BE REQUIRED FROM THE BUILDING INSPECTION DEPARTMENT AT 972-205-2300 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



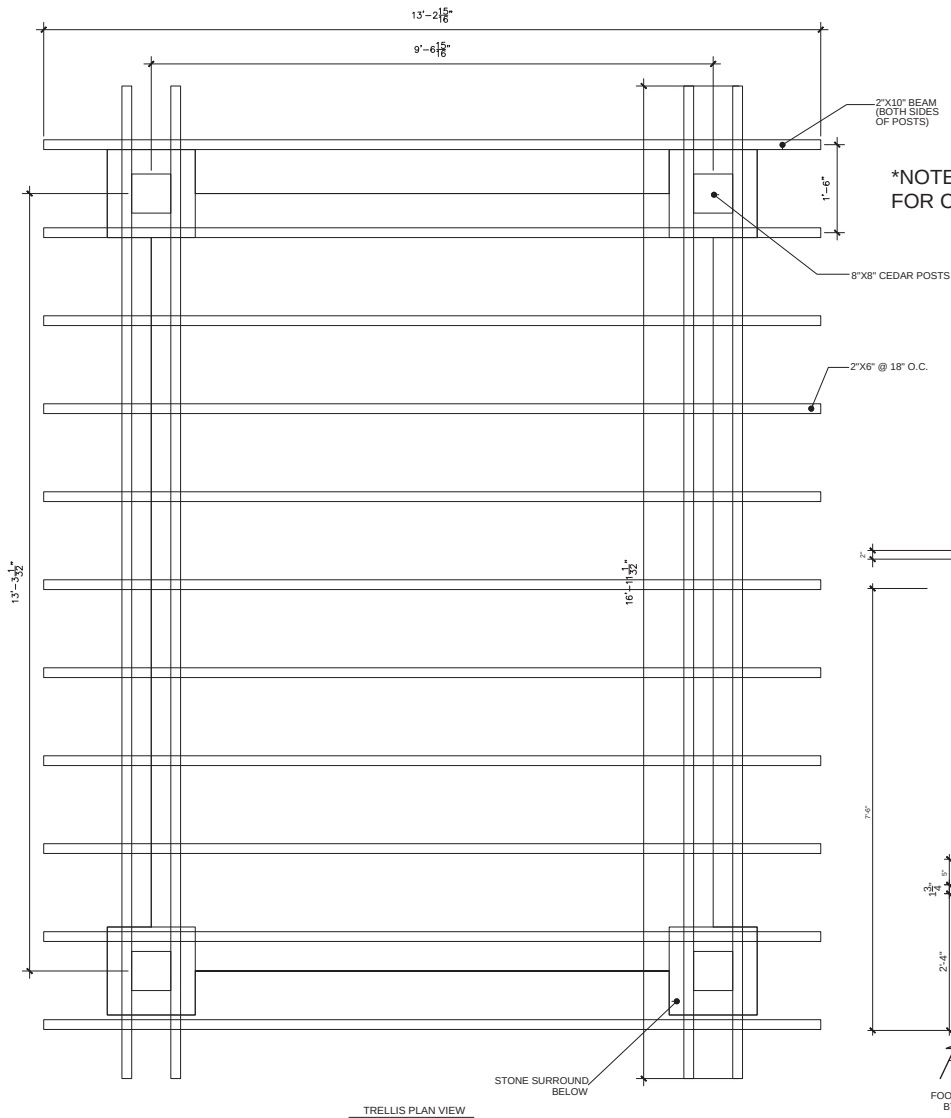
ISSUES:	
0	02-21-20 SITE PLAN SUBMITTAL
1	
2	
REVISIONS:	
1	04-08-20 PER CITY COMMENTS
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3	
4	
5	
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7	
8	
9	

CLIENT:

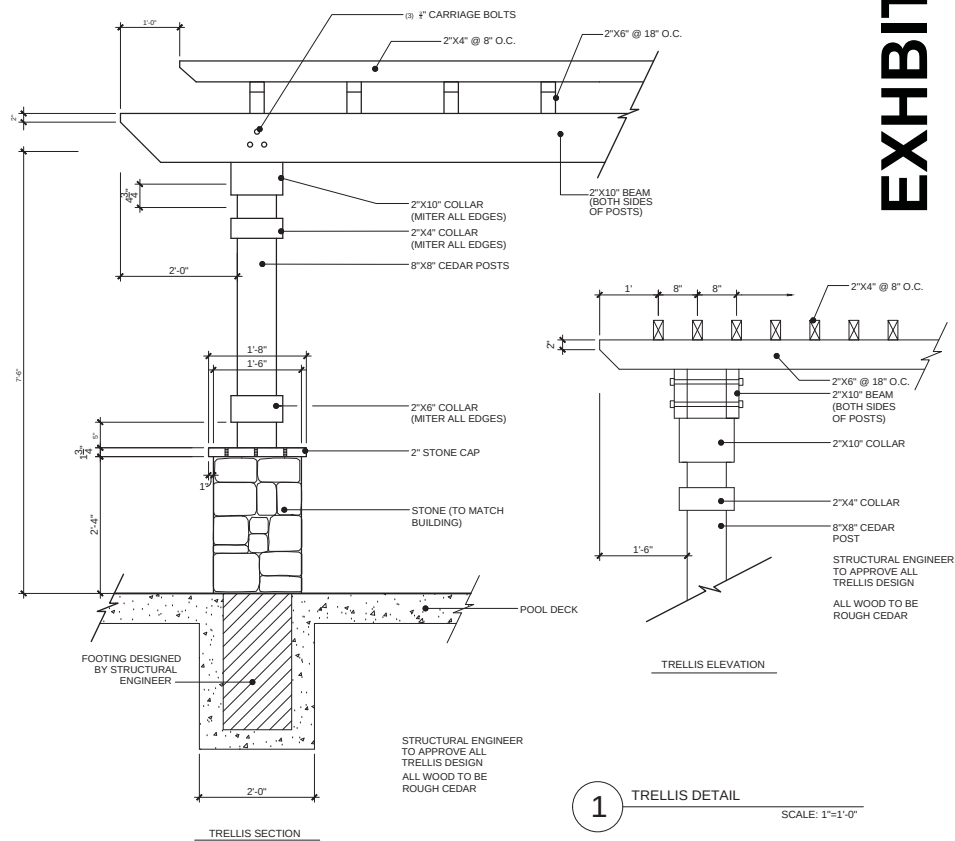
PALLADIUM GARLAND
GARLAND, TEXAS



SITE PLAN SUBMITTAL	
PALLADIUM GARLAND	
GARLAND, TEXAS	
JOB NUMBER: HED-2025	
DETAILS	



*NOTE: 2"x4" NOT SHOWN
FOR CLARITY



STRUCTURAL ENGINEERING REQUIREMENTS
AND DESIGN FOR ALL DETAILS, SHALL BE
PROVIDED BY OWNER'S STRUCTURAL
ENGINEER OR PROVIDED BY PARTICULAR
TRADES' STRUCTURAL ENGINEER, WITH
SEALED STRUCTURAL ENGINEERING
DRAWINGS SUBMITTED FOR REVIEW.

1 TRELLIS DETAIL

SCALE: 1"=1'-0"

EXHIBIT D

ISSUES:
03-21-20 SITE PLAN SUBMITTAL
04-08-20 PER CITY COMMENTS
04-29-20 PER CITY COMMENTS

CLIENT:

PALLADIUM GARLAND
GARLAND, TEXAS

mgg
landscape
architects

MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7676

STATE OF TEXAS
04-29-20

SITE PLAN
SUBMITTAL

PALLADIUM GARLAND

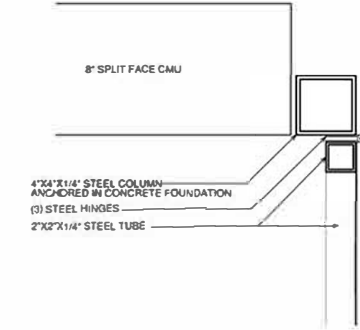
GARLAND, TEXAS

JOB NUMBER: HED-3055

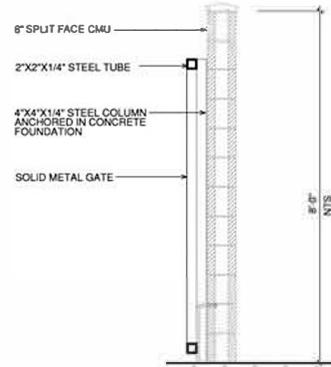
DETAILS

LP0.06

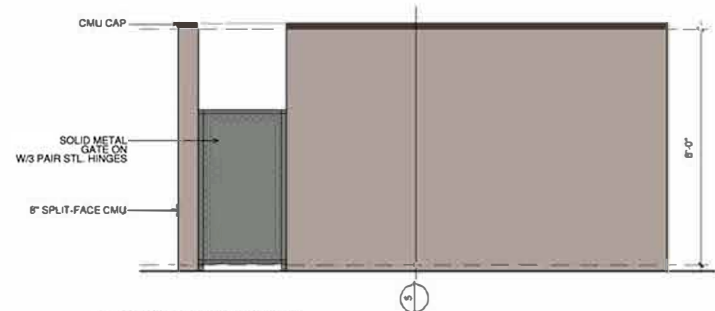
ESTIMATED % OF BUILDING MATERIALS:	
BRICK	100%



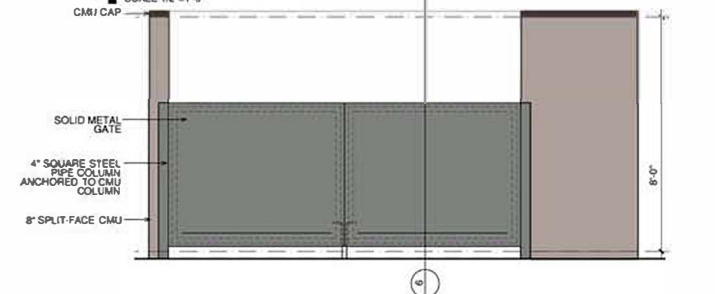
7 GATE HINGE DETAIL
SCALE 3\"/>



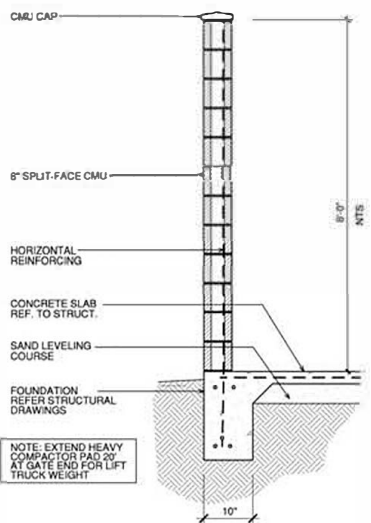
6 GATE
SCALE 1\"/>



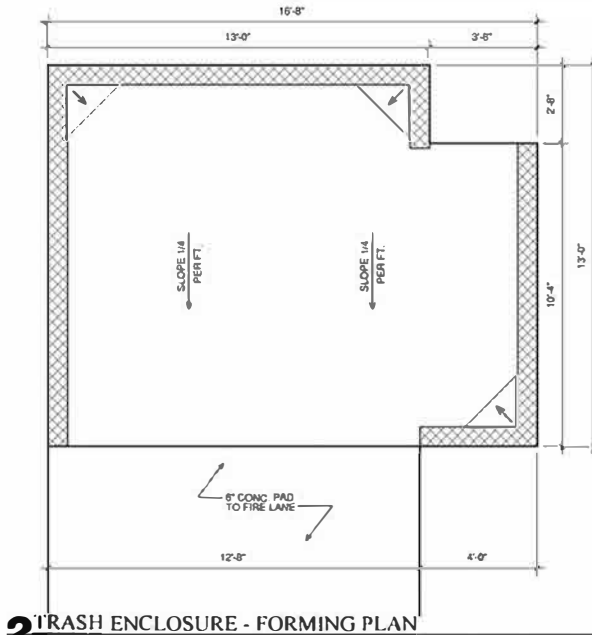
4 END ELEVATION
SCALE 1/2\"/>



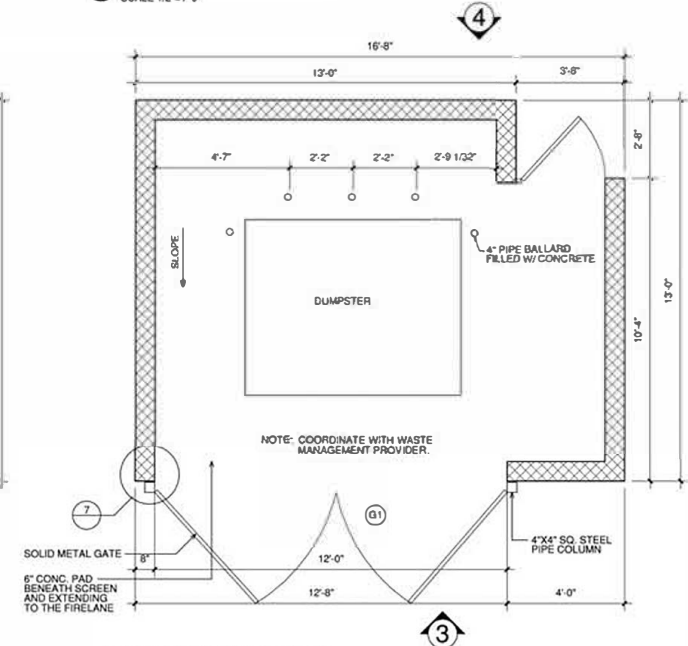
3 FRONT ELEVATION
SCALE 1/2\"/>



5 SCREEN WALL
SCALE 1\"/>



2 TRASH ENCLOSURE - FORMING PLAN
SCALE 1/2\"/>



1 TRASH ENCLOSURE
SCALE 1/2\"/>

EXHIBIT D

REVISIONS	
GARLAND SENIOR LIVING GARLAND, TEXAS	
CITY RESUBMITTAL 03-08-2020	
 1470445 Hwy 290 Suite 100 Dallas, TX 75001 214.332.8478	
DATE	02-20-2020
PROJECT	20110
SHEET NUMBER	A2-30
TRASH ENCLOSURE	

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



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

NAME OF OWNER: GARLAND SENIOR LIVING LTD
NAME OF ARCHITECT: JONATHAN HARRIS, DESIGN ENGINEERING
PLAN PREPARED: ERIN EARNHAM, HEDK ARCHITECTS
4202 BELTWAY ROAD
ADDISON, TEXAS 75001
214.520.8878

BUILDING ARTICULATION - ELEVATION #1	
4. HORIZONTAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 328.8 FT X 20% = 65.3 FT MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK
BUILDING FACADE LENGTH 328.8 FT X 30% = 98.6 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK
8. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 328.8 FT X 20% = 65.3 FT MINIMUM VERTICAL ELEVATION CHANGE	OK
MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE (FLAT ROOF)	OK
AVERAGE NON-ARTICULATED BUILDING HEIGHT	31.4 FT

BUILDING MATERIAL CALCULATION - ELEVATION #1	
MATERIAL	PERCENTAGE
STONE	28%
STUCCO	38%
SHINGLES	10%
GLAZING	24%

MINIMUM OF 8 ARCHITECTURAL ELEMENTS

ELEMENT	MINIMUM OF 8 ARCHITECTURAL ELEMENTS
1. CORNERS	4. CORNER WINDOW HEADERS
2. RECESSED ENTRY	5. DIVIDED LIGHT WINDOWS
3. VARIED ROOF HEIGHTS	6. ORNAMENTAL FACADE TRIM



ELEVATION LEGEND	
T.O.F. = TOP OF FINISH	
T.O.S. = TOP OF SILL	
T.O.P. = TOP OF PLATE	
T.O.F. = TOP OF FOUNDATION	

NOTE: CONTRACTOR TO VERIFY ELECTRICAL, MECHANICAL, AND PLUMBING LOCATIONS AND COORDINATE WITH BUILDING FEATURE.

REVISIONS

GARLAND SENIOR LIVING

GARLAND, TEXAS

CITY RESUBMITTAL
03-08-2020

HEDK ARCHITECTS

4202 BELTWAY DRIVE ADDISON, TX 75001
214.520.8878

DATE
03-08-2020

PROJECT
20110

SHEET NUMBER
A4-00

BUILDING
EXTERIOR ELEVATIONS



S1 - STONE MANUFACTURE: CORCORADO COLOR: FREEDOM BUILDING STONE - TEXAS CREAM	P1 - PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: TURKISH COFFEE SW 6076	P2 - PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: ORIGINAL WHITE SW 7077	P3 - PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: TRAVY TAURE SW 6038	P4 - PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: ACCESSIBLE CRESC SW 7034
TRIM, WINDOW TRIM, DOOR TRIM, FASCIAS	B1 - ROOF MANUFACTURE: SHERWIN WILLIAM COLOR: CITYSCAPE SW 7507	B2 - ROOF MANUFACTURE: CLAYTILE COLOR: CANADIAN DRIFTWOOD	W1 - WINDOW MANUFACTURE: SHERWIN WILLIAM COLOR: PT. GEM COLOR: CLAY	
STUCCO	STUCCO	STUCCO	STUCCO	STUCCO



2a BUILDING WEST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING ARTICULATION - ELEVATION #2		STATUS		STATUS	
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION		C. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH 256.0 FT. X 20% = 51.2 FT. MINIMUM PERPENDICULAR OFFSET OF 3 FEET		BUILDING FACADE LENGTH 256.0 FT. X 20% = 51.2 FT. MINIMUM VERTICAL ELEVATION CHANGE		BUILDING FACADE LENGTH 256.0 FT. X 20% = 51.2 FT. MINIMUM VERTICAL ELEVATION CHANGE	
BUILDING FACADE LENGTH 256.0 FT. X 30% = 76.8 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE (PLAN ROOFS)		MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE (PLAN ROOFS)	
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		AVERAGE NON-ARTICULATED BUILDING HEIGHT		AVERAGE NON-ARTICULATED BUILDING HEIGHT	
OK		OK		OK	

NAME OF OWNER: GARLAND SENIOR LIVING LTD.
NAME OF APPLICANT: JONATHAN HALE, CROSS ENGINEERS
PLANNING/DESIGN: LISA KANAWAN, HEDK ARCHITECTS
PROJECT ADDRESS: 2022 MONARCH DRIVE, 381 TINA DRIVE
EXISTING ZONING: PD 07 03 55.7
PROPOSED ZONING: PD 07 03 55.7
400 BELTWAY ROAD
ADDISON, TEXAS 75001
214.520.8878

BUILDING MATERIAL CALCULATION - ELEVATION #2	
MATERIAL	PERCENT
STONE	27%
STUCCO	73%
BLANK	0%
BUILDING FACADES COMPLY WITH: SDC CHAPTER 4, ARTICLE 6, DIVISION 1, SEC. 4.8.8	
MINIMUM OF 8 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
1 CORNER	4 CORNER
2 WINDOW	5 WINDOW
3 WINDOW	6 WINDOW



ELEVATION LEGEND	
1.0M - TOP OF REEL	
1.0D - TOP OF DECK	
1.0P - TOP OF PLATE	
1.0F - TOP OF FOUNDATION	
MATERIALS KEY	
COMPOSITION	
SHINGLES	
FIBER CEMENT	
LAP SIDING 4" EXP.	
FIBER CEMENT	
LAP SIDING 4" EXP.	
FIBER CEMENT	
BOARD & BATTEN	
BOARD	
NOTE: CONTRACTOR TO VERIFY ELECTRICAL METRIC BOX SIZES AND FOOTING	

2b BUILDING WEST ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS

GARLAND SENIOR LIVING

GARLAND, TEXAS

CITY RESUBMITTAL
03-08-2020

HEDK ARCHITECTS

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DATE
03-08-2020

PROJECT
20110

SHEET NUMBER
A4-01
BUILDING
EXTERIOR ELEVATIONS



3a BUILDING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



3c BUILDING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXHIBIT E

BUILDING ARTICULATION - ELEVATION #3a				
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH: 85.1 FT X 30% = 13.5 FT MINIMUM PERPENDICULAR OFFSET OF 2 FEET		NA	BUILDING FACADE LENGTH: 85.1 FT X 30% = 13.5 FT MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 85.1 FT X 30% = 13.5 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	31.4 FT

BUILDING ARTICULATION - ELEVATION #3b				
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH: 71.1 FT X 20% = 14.2 FT MINIMUM PERPENDICULAR OFFSET OF 3 FEET		OK	BUILDING FACADE LENGTH: 71.1 FT X 20% = 14.2 FT MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 71.1 FT X 30% = 21.3 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET		NA	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET			AVERAGE NON-ARTICULATED BUILDING HEIGHT	31.4 FT

BUILDING ARTICULATION - ELEVATION #3c			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH 187.6 FT X 30% = 37.5 FT MINIMUM PERPENDICULAR OFFSET OF 3 FEET	OK	BUILDING FACADE LENGTH 187.6 FT X 30% = 37.5 FT MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 187.6 FT X 30% = 37.5 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET	N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	31.1 FT

NAME OF OWNER: GARLAND SENIOR LIVING, LTD. NAME OF ARCHITECT: JAVAHAN HAME, CROSS ENGINEERING PLAN PREPARED BY: DRK ARCHITECTS 4202 BELTWAY ROAD ADDISON, TEXAS 75001 214.520.8878	PROJECT ADDRESS: 2222 MONARCH DRIVE, SUITE 301 DALLAS, TEXAS 75201 PROPOSED ZONING: PD 01-30-3.7 SIGNAGE TO COMPLY WITH CITY STANDARDS CASE NUMBER: 201009	BUILDING MATERIAL CALCULATION - ELEVATION #3 MATERIAL: STONE 25% STONE 2,500 SF 30% STUCCO 30% STUCCO 4,500 SF 40% SIDING 45% SIDING 4,500 SF 50% BUILDING FACADES COMPLY WITH: SDC CHAPTER 4 (ARTICLE 6 DIVISION 01, SEC. 4.0)
---	--	--

MINIMUM OF 8 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
1 CORNERS	4 ORNAMENTAL WINDOW HEADERS
3 RECESSED ENTRY	3 DIVIDED LIGHT WINDOW
3 VARIED ROOF HEIGHTS	3 ORNAMENTAL FACADE TRIM



REVISIONS

GARLAND SENIOR LIVING

GARLAND, TEXAS

CITY RESUBMITTAL
03-08-2020

HECK ARCHITECTS

4202 BELTWAY DRIVE ADDISON, TX 75001
214.520.8878 heck.com

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DATE: 03-08-2020

PROJECT: 20110

SHEET NUMBER: A4-02

BUILDING EXTERIOR ELEVATIONS



4a BUILDING - COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"



4b BUILDING - COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING ARTICULATION - ELEVATION #4			
A. HORIZONTAL ARTICULATION FOR POSTERIOR			
STATUS	DESCRIPTION	STATUS	DESCRIPTION
NA	BUILDING FACADE LENGTH 208.5 FT. X 20% = 41.7 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)
OK	BUILDING FACADE LENGTH 208.5 FT. X 20% = 41.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	AVERAGE NONARTICULATED BUILDING HEIGHT
OK	MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	34 FT.

NAME OF OWNER: GARLAND SENIOR LIVING LTD	PROJECT ADDRESS: 2022 MONARCH DRIVE, 301 TINA DRIVE
NAME OF ARCHITECT: JONATHAN HALE, CROSS ENGINEERING	EXISTING ZONING: PD 01-03-01
PLAN PREPARED BY: ERIN LARSEN, HEDK ARCHITECTS	PROPOSED ZONING: PD-10F BASE
400 BELTWAY ROAD	SIGNAGE TO COMPLY WITH CITY STANDARDS
ADDISON, TEXAS 75001	CASE NUMBER: 201109-2
214.520.8878	

BUILDING MATERIAL CALCULATION - ELEVATION #4			
MATERIAL	PERCENT	AREA (SQ. FT.)	PERCENT
STONE	45%	1,688 SF	37%
STUCCO	45%	1,688 SF	37%
SHINGLES	3%	108 SF	2%
CLAY TILE	3%	108 SF	2%
BUILDING FACADES COMPLY WITH SOC CHAPTER 4 (ARTICLE 8, DIVISION 01, SEC. 4.8.8)			

MINIMUM OF 8 ARCHITECTURAL ELEMENTS			
ELEMENT	DESCRIPTION	ELEMENT	DESCRIPTION
1. DORMERS	4. ORNAMENTAL WINDOW HEADERS	9. 3-DIVIDED LIGHT WINDOWS	12. ORNAMENTAL FACADE TRIMS
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]	FIBER CEMENT PANELS
[Pattern]	FIBER CEMENT LAP SIDING 4" EXP.
[Pattern]	FIBER CEMENT LAP SIDING 6" EXP.
[Pattern]	FIBER CEMENT BOARD & BATTEN SIDING

NOTE: CONTRACTOR TO VERIFY ELECTRICAL AND MECHANICAL SURROUNDING SISING FEATURE.

REVISIONS

GARLAND SENIOR LIVING

GARLAND, TEXAS

CITY RESUBMITTAL
03-08-2020

HEDK ARCHITECTS

4203 BELTWAY DRIVE ADDISON, TX 75001
214.520.8878 hedk.com

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DATE: 03-08-2020

PROJECT: 20110

SHEET NUMBER: A4-03

BUILDING EXTERIOR ELEVATIONS

I1- STONE
MANUFACTURE: CORONA
COLOR: FREEDOM
BUILDING: TEXAS CREAM

P1- PAINT
MANUFACTURE: SHERWIN WILLIAM
COLOR: TURKISH COFFEE
SW 6076

P2- PAINT
MANUFACTURE: SHERWIN WILLIAM
COLOR: ORIGINAL WHITE
SW 7017

P3- PAINT
MANUFACTURE: SHERWIN WILLIAM
COLOR: TRULY TAUPE
SW 6038

P4- PAINT
MANUFACTURE: SHERWIN WILLIAM
COLOR: ACCESSIBLE
SW 7018

T1- TRIM
MANUFACTURE: SHERWIN WILLIAM
COLOR: ACCESSIBLE
SW 7018

T2- TRIM
MANUFACTURE: SHERWIN WILLIAM
COLOR: ACCESSIBLE
SW 7018

T3- TRIM
MANUFACTURE: SHERWIN WILLIAM
COLOR: ACCESSIBLE
SW 7018

T4- TRIM
MANUFACTURE: SHERWIN WILLIAM
COLOR: ACCESSIBLE
SW 7018

S1- SHINGLES
MANUFACTURE: SHERWIN WILLIAM
COLOR: ACCESSIBLE
SW 7018

S2- SHINGLES
MANUFACTURE: SHERWIN WILLIAM
COLOR: ACCESSIBLE
SW 7018

S3- SHINGLES
MANUFACTURE: SHERWIN WILLIAM
COLOR: ACCESSIBLE
SW 7018

S4- SHINGLES
MANUFACTURE: SHERWIN WILLIAM
COLOR: ACCESSIBLE
SW 7018

W1- WINDOW
MANUFACTURE: SHERWIN WILLIAM
COLOR: ACCESSIBLE
SW 7018

W2- WINDOW
MANUFACTURE: SHERWIN WILLIAM
COLOR: ACCESSIBLE
SW 7018

W3- WINDOW
MANUFACTURE: SHERWIN WILLIAM
COLOR: ACCESSIBLE
SW 7018

W4- WINDOW
MANUFACTURE: SHERWIN WILLIAM
COLOR: ACCESSIBLE
SW 7018



5a BUILDING - COURTYARD EAST ELEVATION
SCALE: 1/8" = 1'-0"



5a BUILDING - COURTYARD EAST ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING ARTICULATION - ELEVATION #5			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FAÇADE LENGTH 193.4 FT. X 20% = 38.7 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	N/A	BUILDING FAÇADE LENGTH 193.4 FT. X 20% = 38.7 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FAÇADE LENGTH 193.4 FT. X 20% = 38.7 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	31.4 FT.



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
	FIBER CEMENT PANEL
	FIBER CEMENT LAP SIDING 4" EXP.
	FIBER CEMENT LAP SIDING 6" EXP.
	FIBER CEMENT BOARD & BATTEN SIDING

NOTE: CONTRACTOR TO VERIFY ELECTRICAL WITH FOUR CORNERS AND COORDINATE SURROUNDING SCENE FEATURE

GARLAND SENIOR LIVING
GARLAND, TEXAS

CITY RESUBMITTAL
03-08-2020

HECK ARCHITECTS
4203 BELTWAY DRIVE ADDISON, TX 75001
214.520.8878

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DATE
03-08-2020

PROJECT
20110

SHEET NUMBER
A4-04
BUILDING EXTERIOR ELEVATIONS

EXHIBIT E



6a BUILDING - EAST ELEVATION
SCALE: 1/8" = 1'-0"



6b BUILDING - EAST ELEVATION
SCALE: 1/8" = 1'-0"

S1- STONE MANUFACTURE: CORONADO COLOR: FREEDOM BUILDING STONE: TEXAS CREAM	P1- PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: TURKISH COFFEE SW 6076	P2- PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: ORIGINAL WHITE SW 7077	P3- PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: TRULY TAUPE SW 6038	P4- PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: ACCESSIBLE GREIGE SW 7026
TRIM, WINDOW TRIM, DOOR TRIM, FASCIAS	BALCONY SIDING, STUCCO, TRIM	STUCCO	TRIM	
P5- PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: CITYSCAPE SW 7067	R1- ROOF MANUFACTURE: GAF COLOR: CANADIAN DRIFTWOOD	R2- ROOF MANUFACTURE: CLAYTILE COLOR: ANTICUO MISSION STYLE	W1- WINDOW MANUFACTURE: PLY GEM COLOR: CLAY	
STUCCO	SHINGLES	CLAY TILE		



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
	FIBER CEMENT PANEL
	FIBER CEMENT LAP SIDING 4" EXP.
	FIBER CEMENT BOARD & BATTEN SIDING

NOTE: CONTRACTOR TO VERIFY ELECTRICAL WITH NEW TIES AND COORDINATE SURROUNDING SILING FEATURE

BUILDING ARTICULATION - ELEVATION #6	
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	B. VERTICAL ARTICULATION FOR ELEVATION
STATUS	STATUS
BUILDING FACADE LENGTH 270.1 FT. X 20% = 54.0 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	BUILDING FACADE LENGTH 270.1 FT. X 20% = 54.0 FT. MINIMUM VERTICAL ELEVATION CHANGE
BUILDING FACADE LENGTH 270.1 FT. X 30% = 81.0 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	MINIMUM 1 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	AVERAGE NON-ARTICULATED BUILDING HEIGHT
OK	31.4 FT

NAME OF OWNER: GARLAND SENIOR LIVING LTD
NAME OF ARCHITECT: CHARTER HALL CROSS ENGINEERING
PLANNING: DRK SARSHAN, HEDK ARCHITECTS
4203 BELTWAY ROAD
ADDISON, TEXAS 75011
214.520.8878

PROJECT ADDRESS: 2021 MONARCH DRIVE, 301 TINA DRIVE
DISTRICT ZONING: PD 20 B 30.7
PROPOSED ZONING: PD 10 B 30.7
DESIGNED TO COMPLY WITH CITY STANDARDS
CASE NUMBER: 20105-2

BUILDING MATERIAL CALCULATION - ELEVATION #6	
MATERIAL	PERCENTAGE
STONE	32%
STUCCO	44%
SHINGLES	4%
GLAZING	18%
BUILDING FACADES COMPLY WITH GDC CHAPTER 4 ARTICLE 6 DIVISION 01, SEC. 4.8B	

MINIMUM OF 8 ARCHITECTURAL ELEMENTS	
ELEMENT	PERCENTAGE
1 DORMERS	4 ORNAMENTAL WINDOW HEADERS
2 RECESSED ENTRY	5 WINDOW LIGHT WINDOWS
3 VARIOUS ROOF HEIGHTS	6 ORNAMENTAL FACADE TRIMS



EXHIBIT E

 REVISIONS 03-08-2020	GARLAND SENIOR LIVING GARLAND, TEXAS	CITY RESUBMITTAL 03-08-2020	 4203 BELTWAY DRIVE ADDISON, TX 75011 214.520.8878	DATE 03-08-2020	SHEET NUMBER A4-05
				PROJECT 20110	BUILDING EXTERIOR ELEVATIONS

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NAME OF OWNER - GARLAND SENIOR LIVING LTD
NAME OF APPLICANT - JONATHAN HAKE, CROSS ENGINEERING
PLAN PREPARER - ERK EARNSHAW, HEDK ARCHITECTS
4202 BELTWAY ROAD
ADDISON, TEXAS 75001
214.520.8878

PROJECT ADDRESS: 2222 MONARCH DRIVE, 301 TINA DRIVE
EXISTING ZONING: PD 07-33 SS-7
PROPOSED ZONING: PD - MF BASE
SIGNAGE TO COMPLY WITH CITY STANDARDS
CASE NUMBER - 200109-2

BUILDING MATERIAL CALCULATION - ELEVATION #4			
MATERIAL		MATERIAL	
STONE	28%	STONE	22 SF 28%
STUCCO	72%	STUCCO	58 SF 72%
GLAZING	0%		

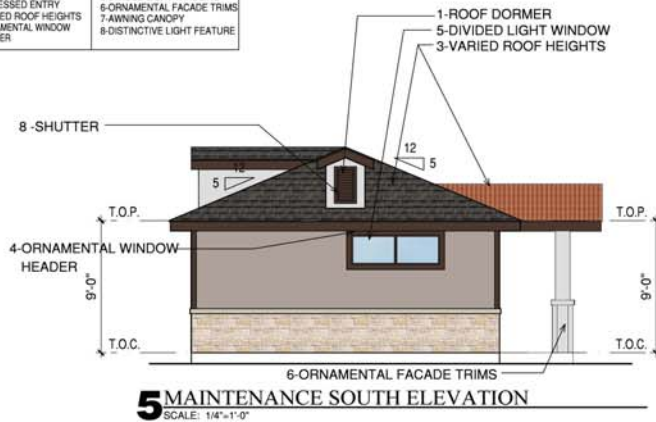
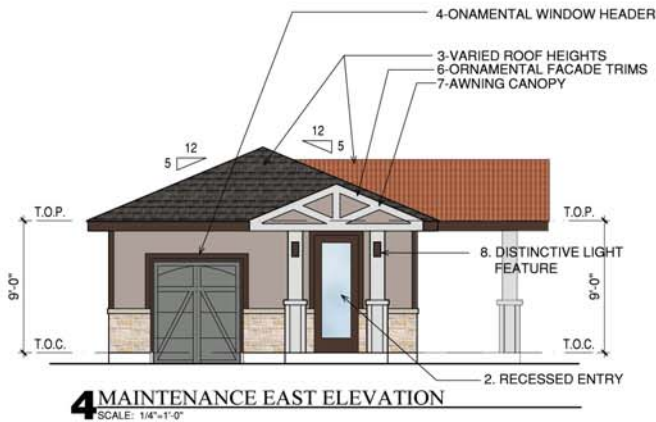
BUILDING FACADES COMPLY WITH:
GDC CHAPTER 4 (ARTICLE 6; DIVISION 01, SEC. 4.83)

BUILDING MATERIAL CALCULATION - ELEVATION #5			
MATERIAL		MATERIAL	
STONE	34%	STONE	54 SF 37%
STUCCO	58%	STUCCO	93 SF 63%
GLAZING	8%		

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

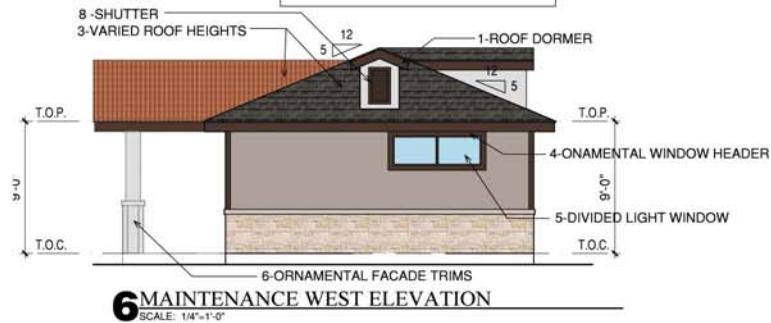
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
1-DORMERS	5-DIVIDED LIGHT WINDOWS
2-RECESSED ENTRY	6-ORNAMENTAL FACADE TRIM
3-VARIED ROOF HEIGHTS	7-AWNING CANOPY
4-ORNAMENTAL WINDOW HEADER	8-DISTINCTIVE LIGHT FEATURES

1-ROOF DOOR
5-DIVIDED L
2-VARIED R



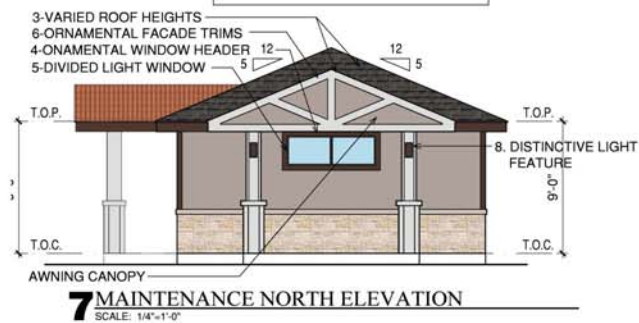
BUILDING MATERIAL CALCULATION - ELEVATION #7			
MATERIAL		MATERIAL	
STONE	33%	STONE	54 SF 33%
STUCCO	67%	STUCCO	110 SF 67%
GLAZING	0%		

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



BUILDING MATERIAL CALCULATION - ELEVATION #8			
MATERIAL		MATERIAL	
STONE	30%	STONE	110 SF 30%
STUCCO	70%	STUCCO	58 SF 70%
GLAZING	0%		

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



FORMING LEGEND:

	INDICATES BROOM FINISH CONCRETE AT CORRIDORS AND BREEZEWAYS		INDICATES BROOM FINISH SLOPED CONCRETE AT F.F. CORRIDORS AND BREEZEWAYS
	INDICATES CONCRETE TO BE AT F.F. ELEVATION		INDICATES 1/2" MASONRY LEDGE
			INDICATES DROP IN ELEVATION
			INDICATES SLOPE FROM FINISH FLOOR (MAX. 1/4" PER FOOT)
		F.F.	FINISH FLOOR
		B.F.F.	BELOW FINISH FLOOR
			RADON VENT

FORMING NOTES:

- REFER TO STRUCTURAL PLANS AND SPECIFICATIONS FOR FOUNDATION REQUIREMENTS
- CONTRACTOR SHALL COMPARE STRUCTURAL AND ARCHITECTURAL DRAWINGS AND REPORT ANY DISCREPANCY TO THE ARCHITECT
- 1" FABRICATION OF ALL STRUCTURAL MEMBERS
- MAX. SLOPE IS 1/4" PER FOOT AT LOCATIONS INDICATED IN PLAN
- ARROWS INDICATE DIRECTION OF SLOPE DOWN
- DIMENSION AT EDGE OF CONCRETE INDICATED WITH B.F.F. NOTATION (BELOW FINISH FLOOR)
- ALL CONCRETE SHALL BE NON-SKID NO PICKING OF WATER WILL OCCUR
- CONCRETE FINISH TO BE FLOOR SLIP (BROOM FINISH) IN BREEZEWAYS, CORRIDORS AND PATIOS
- COORDINATE CONTROL JOINTS IN ARCHITECTURAL FINISH WITH STRUCTURAL

ROOF LEGEND:

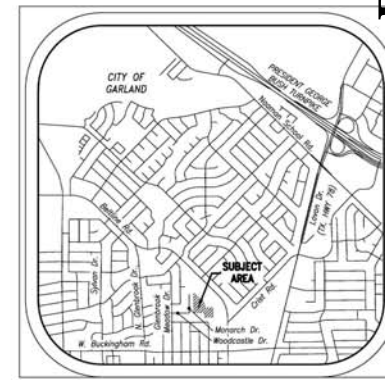
	HATCH INDICATES ROOF MARKING SURFACE REF. MARK. SPEC.		DRAFT STOP
	HIGH ATTIC VENT (EXHAUST) 113 NFA		20'X60' ONE-HOUR RATED ATTIC ACCESS (LOCKABLE)
	LOW ATTIC VENT (INTAKE) 113 NFA		DRAFT STOP OVER HATCH REF. MARK. SPEC.
	SCUPPER - REF. A7.32		NO ROOF PENETRATIONS WITHIN 4' OF FIREWALL
	OVERFLOW SCUPPER REF. A7.32		STANDING SEAM METAL ROOF
	DOWN SPOUT		
	ROOF SLOPE		
	A.P.L. ABOVE PLATE LINE		

GENERAL NOTES:

- **ROOF TRUSS MANUFACTURER, PROFILES AND DESIGN ARE TO BE PROVIDED BY THE TRUSS MANUFACTURER BY WAY OF SHOP DRAWINGS, AND ARE TO BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ARCHITECT.**
- **DOWNPOUT LOCATIONS ARE CONCEPTUAL IN NATURE AND MUST BE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, PAVING, AND UTILITY ENGINEERS, BEFORE CONSTRUCTION BEGINS. ORIENTATION AND DRAINAGE TO INSURE THAT OUTFLOW FROM DOWNPOUTS DOES NOT CROSS WALKWAYS OR DRIVEWAY SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNPOUTS TERMINATE IN A DRAINAGE DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE.**
- **REFER TO ELEVATIONS FOR FINISH HEIGHTS.**
- **ROOF DRAIN LOCATIONS HAVE BEEN PROVIDED TO SHOW THE REQUIRED NIPAL.**
- **REFER TO 1347-20 FOR ATTIC ACCESS DOOR DETAILS.**
- **WOOD PENETRATIONS PROHIBITED WITHIN 4' OR 5A SIDE OF 2 HOUR FIRE WALL.**
- **NAIL ATICS TO BE SPRINKLERED PER NCTCOA AMENDMENTS**



8 HIGH VENT SEPERATION



REVISIONS

GARLAND SENIOR LIVING

GARLAND, TEXAS

CITY RESUBMITTAL
03-08-2020

HECK
ARCHITECTS
4303 BELTWAY DRIVE ADDISON, TX 75001
972.343.8329
www.heckarchitects.com

DATE
02-20-2020

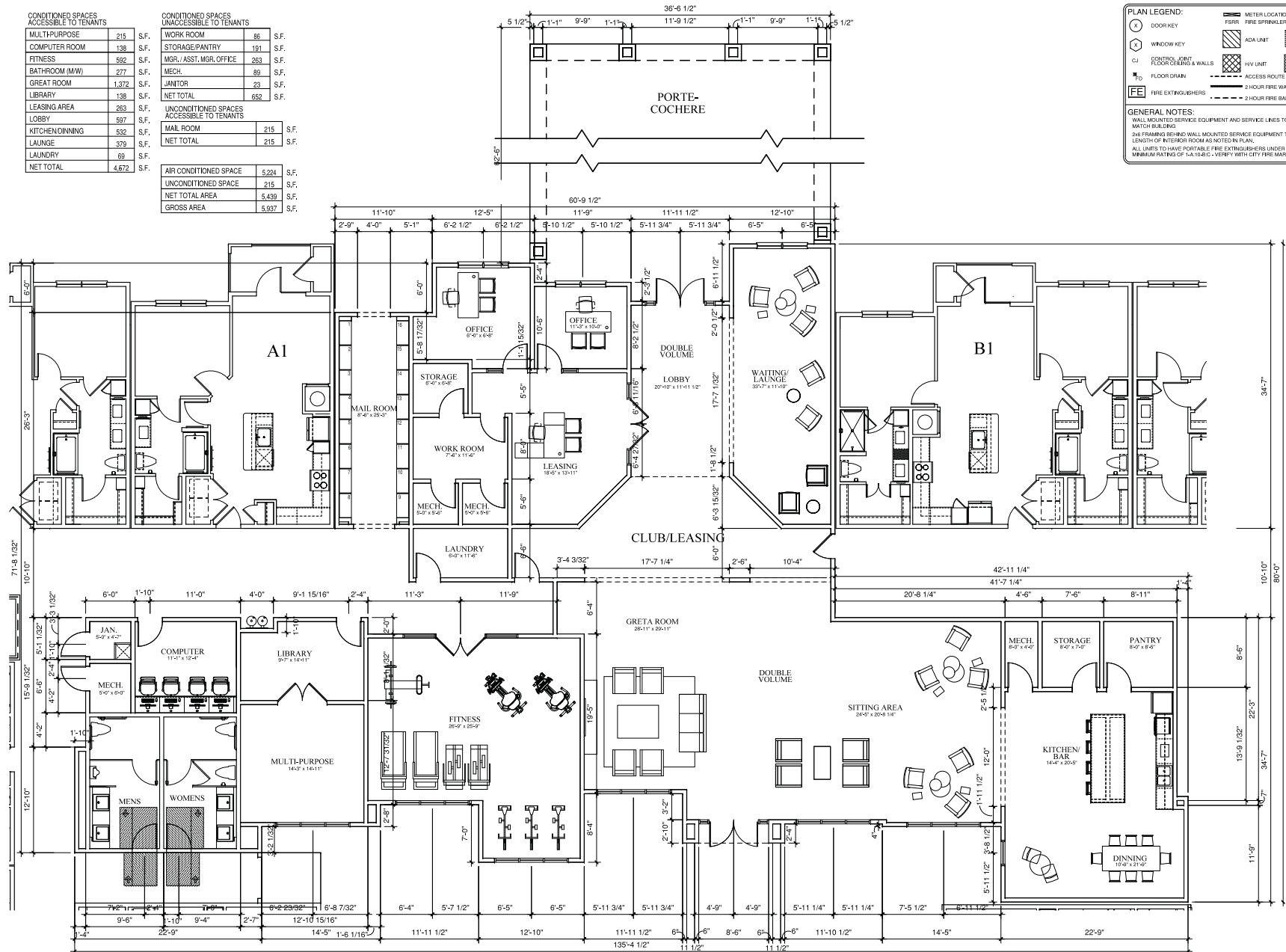
PROJECT
20110

SHEET NUMBER

A2-41
MAINTENANCE
BUILDING

EXHIBIT E

CONDITIONED SPACES ACCESSIBLE TO TENANTS			CONDITIONED SPACES UNACCESSIBLE TO TENANTS		
MULTI-PURPOSE	215	S.F.	WORK ROOM	86	S.F.
COMPUTER ROOM	138	S.F.	STORAGE/PANTRY	191	S.F.
FITNESS	592	S.F.	MGR./ASST. MGR. OFFICE	263	S.F.
BATHROOM (MW)	277	S.F.	MECH.	89	S.F.
GREAT ROOM	1,372	S.F.	JANITOR	23	S.F.
LIBRARY	138	S.F.	NET TOTAL	652	S.F.
LEASING AREA	263	S.F.	UNCONDITIONED SPACES ACCESSIBLE TO TENANTS		
LOBBY	597	S.F.	MAIL ROOM	215	S.F.
KITCHEN/DINING	532	S.F.	NET TOTAL	215	S.F.
LAUNDRY	379	S.F.	AIR CONDITIONED SPACE		
LAUNDRY	69	S.F.	UNCONDITIONED SPACE	215	S.F.
NET TOTAL	4,672	S.F.	NET TOTAL AREA	5,439	S.F.
			GROSS AREA	5,937	S.F.



PLAN LEGEND:

- DOOR KEY
- WINDOW KEY
- CONTROL LIGHT
- FLOOR DRAIN
- FIRE EXTINGUISHERS
- METER LOCATIONS
- FIRE SPRINKLER RISER ROOM
- ADA UNIT
- HV UNIT
- ACCESS ROUTE
- 2 HOUR FIRE WALL
- 2 HOUR FIRE BARRIER WALL
- RACON VENT
- WET AREA

GENERAL NOTES:

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING
- 24" FRAMED SERVICE WALL MOUNTED SERVICE EQUIPMENT TO EXTEND ENTIRE LENGTH OF INTERIOR ROOM AS NOTED IN PLAN
- ALL UNITS TO HAVE PORTABLE FIRE EXTINGUISHERS UNDER KITCHEN SINK WITH MINIMUM RATING OF 1-A:10-B:C - VERIFY WITH CITY FIRE MARSHAL

1 CLUB AND LEASING FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 5,937 GROSS S.F.
 5,439 NET S.F.



EXHIBIT F

03-08-2020

REVISIONS

NO.	DATE	DESCRIPTION

GARLAND SENIOR LIVING

GARLAND, TEXAS

CITY RESUBMITTAL

03-08-2020

HECK ARCHITECTS

4202 BELTWAY DRIVE ADDISON, TX 75001

214.525.0975

DATE

02-20-2020

PROJECT

20110

SHEET NUMBER

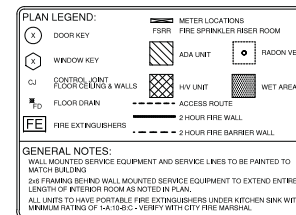
A2-20

CLUB/LEASING FIRST FLOOR

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CONDITIONED SPACES UNACCESSIBLE TO TENANTS		
STORAGE/PANTRY	92	S.F.
MECH./TELECOM	67	S.F.
NET TOTAL	159	S.F.

BATHROOM (M/W)	90	S.F.
NET TOTAL	645	S.F.

[illegible]

GARLAND SENIOR LIVING

CITY RESUBMITTAL
03-08-2020



DATE
02-20-2020

PROJECT
20110

SHEET NUMBER

A2-21
CLUB/LEASING
SECOND FLOOR

911 GROSS S.F.
804 NET S.F.



Z 20-07



Looking south to the property from beltline.



Looking east along Beltline.



Neighborhood to the west of the property.



Site looking down west property line from drive aisle.