



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION -REMOTE MEETING- April 26, 2021 at 7:00 p.m.

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the Plan Commission will hold this meeting by internet/telephonic remote means on Monday, April 26, 2021 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_AuzpZzH2Q36PnvxGSdciKw

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: 930 8286 1415

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 Plan Commission and relevant City staff. Public access to that call is prohibited by State law.

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for April 12, 2021.

2. PLATS

- a. P 21-08 Embree Replat Lot 4R, Block 29
- b. P 21-09 Embree Replat Lot 2R, Block 28

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 **Manhard Consulting**, requesting approval of a Change in Zoning from Multi-Family (MF) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses. This property is located at 1214 and 1302 West Miller Road. (District 5) (File Z 20-45 - Zoning)
- b.** Consideration of the application of **Manhard Consulting**, requesting approval of a Detail Plan for a Multi-Family development. This property is located at 1214 and 1302 West Miller Road. (District 5) (File Z 20-45 - Detail Plan)

5. ADJOURN

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 04/26/2021

Item Title: Plan Commission Minutes for April 12, 2021

Summary:

Consider approval of the Plan Commission Minutes for April 12, 2021.

Attachments

Plan Commission Minutes for April 12, 2021

Minutes of the Garland Plan Commission Meeting

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

The Plan Commission of the City of Garland met in regular session on Monday, April 12, 2021 at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

Chairman	Scott Roberts
1 st Vice Chairman	Christopher Ott
2 nd Vice Chairman	Douglas Williams
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Mike Rose

STAFF PRESENT

Assistant City Manager	Judson Rex
Sr. Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Planning Director	Will Guerin
Development Planner	Nabiha Ahmed
Development Planner	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 Rose. **Motion carried: 9 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of Minutes for the March 22, 2021 meeting.

2a. APPROVED** P 21-12 Garland Shiloh Addition Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. APPROVED Consideration of the application of **Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.)**, requesting approval of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses. This property is located at 1010 State Highway 66. (District 2) (File Z 21-06 - Zoning)

Nabiha Ahmed, Development Planner, presented the staff report.

There was discussion between Commissioner Jenkins and Ms. Ahmed regarding amenities.

The registered applicant speakers included: Avis Chaisson, 13455 Noel Road, Suite 400, Dallas, Texas 75240, and Maxwell Fisher, 2201 Main Street, Dallas, Texas, 75201.

Jessica Salmeron, 1010 State Highway 66, Garland, Texas 75040, spoke on behalf of Garland Canaan Church and spoke in support of the request.

Isela and Gonzalo Trevino, 1029 Richard Drive, Garland, Texas 75040 raised concerns regarding noise, traffic, the possible increase in crime and spoke in opposition of the request.

Mr. Fisher and Ms. Chaisson provided additional information regarding the operations of the proposed development and the notifications sent by the applicant.

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

There was discussion among the Commissioners regarding the project timeframe, information provided on the notifications by the applicant, property grading and maintenance of the existing trees, and traffic concerns were addressed. There was also discussion in support of the request.

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

3b. APPROVED Consideration of the application of **Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.)**, requesting approval of a Detail Plan for Multi-Family Uses. This property is located at 1010 State Highway 66. (District 2) (File Z 21-06 - Detail Plan)

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

MISCELLANEOUS

4a. APPROVED Consideration of the application of **Good Samaritans of Garland**, requesting approval of a Major Waiver to allow the construction of a 2,700 square-foot building for an existing Social Service Facility/Agency on a property zoned Downtown (DT) District, InTown Residential Sub-District. This property is located at 212 and 214 North Twelfth Street. (District 2) (File DD 20-03 - Major Waiver) *(This item was postponed from the March 22, 2021 Plan Commission meeting.)*

Planning Director, Will Guerin, presented the staff report.

There was discussion between Commissioner Ott and Mr. Guerin regarding the specific buildings that will be removed.

The applicant speakers included Lori Dodson, 2501 Lakeside Drive, Garland, Texas 75042.

Ms. Dodson provided an overview of the request.

There was additional discussion between Ms. Dodson and the Commission regarding the on-site porta-potty and the purpose for the temporary request for the Major Waiver.

Residents speaking in support of the request:

Alexander Helgar, 1413 Melody Lane, Garland, Texas, 75042

Residents registering their position of support, but not speaking:

Patricia Meyer, 813 Royal Birkdale Drive, Garland, Texas 75044

Sheena Sharapata, 3419 Meadowside Drive, Sachse, Texas 75048 and Monica Narvaez, 8206 Bridgewater Drive, Rowlett, Texas 75088.

Ms. Dodson addressed resolutions to some of the complaints received by the Planning Department.

Motion was made by Commissioner Rose to close the public hearing and **approve** the request. Seconded by Commissioner Edwards. **Motion carried: 7 Ayes, 2 Nays** from Commissioner Jenkins and Welborn.

4b. APPROVED Consideration of the application of **Good Samaritans of Garland**, requesting approval of a Downtown Development Plan for a 2,700 square-foot building with storage, restrooms and office space. This property is located at 212 and 214 North Twelfth Street. (District 2) (File DD 20-03 - Plan) *(This item was postponed from the March 22, 2021 Plan Commission meeting.)*

Motion was made by Commissioner Rose to close the public hearing and **approve** the request. Seconded by Commissioner Edwards. **Motion carried: 7 Ayes, 2 Nays** from Commissioner Jenkins and Welborn.

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 8:22 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 04/26/2021

Item Title: P 21-08 Embree Replat Lot 4R, Block 29

Summary:

P 21-08 Embree Replat Lot 4R, Block 29

Attachments

P 21-08 Embree Replat, Lot 4R, Block 29 Report and Attachments

Planning Report

File No: P 21-08/District 2

Agenda Item:

Meeting: Plan Commission

Date: April 26, 2021



GARLAND

TEXAS MADE HERE

FINAL PLAT

Embree Replat, Lot 4R, Block 29

LOCATION

616 West Avenue F

ZONING

Multi-Family (MF) District

NUMBER OF LOTS

One (1)

ACREAGE

0.29 acres

BACKGROUND

The applicant requests to establish one (1) lot of record for future development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

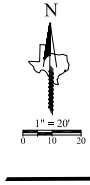
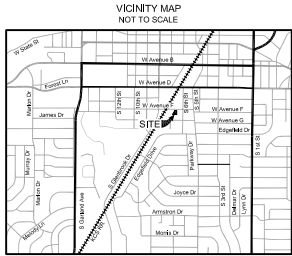


0 30 60 Feet
1 inch = 54 feet

Plat Map P 21-08



INDICATES AREA
OF REQUEST



ABST. 735
RUIZ MARTIN & MARIA GUADALUPE
CALLED 2.15 ACRES
INST. No. 20180020996
O.P.R.D.C.T.

(174.40)

ABST. 735
RUIZ MARTIN & MARIA GUADALUPE
CALLED 2.15 ACRES
INST. No. 20180020996
O.P.R.D.C.T.

GUSTAVO ARANA
AND ALMA ARANA
INST. No. 20170050227
O.P.R.D.C.T.

DO HOLDINGS GROUP, LLC
INST. No. 201700148210
O.P.R.D.C.T.

WEST AVENUE F

GENERAL PLAT NOTES

- All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "Eagle Surveying" set (CRS) unless otherwise noted.
- The purpose of this plat is to create one lot of record from a portion of two existing lots of record.
- Coordinates and bearings shown hereon are on GDA, are not scaled, and are tied to the Texas Coordinate System of 1983, (NAD83/2011), North Central Zone (4202) based on GPS observations utilizing the AITerra RTK Network.
- Selling a portion of this addition by Metes and Bounds is a violation of City of Garland Development Code and is subject to withholding of utilities and building permits.
- Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland, Texas.

ABST. 735
(UNPLATTED)
SCB INVESTMENTS
INC 40% TRUST
CALLED 2.28 ACRES
INST. No. 20160020996
O.P.R.D.C.T.

ABNER KEEN SURVEY,
ABSTRACT NO. 735

LOT 4R
BLOCK 29
14.134 SQUARE FEET
0.324 ACRES

DO HOLDINGS GROUP, LLC
INST. No. 20170044487
CORRECTED IN INST. No.
20180025157
O.P.R.D.C.T.

MARTHA F. MAREK, TRUSTEE
INST. No. 20021830229
O.P.R.D.C.T.

LOT 2
BLOCK 29
TOWN OF EMBREE
VOL. 77, PG. 441
M.R.D.C.T.

LOT 1
BLOCK 29
TOWN OF EMBREE
VOL. 77, PG. 441
M.R.D.C.T.

LOT 5
BLOCK 29
TOWN OF EMBREE
VOL. 77, PG. 441
M.R.D.C.T.

LOT 6
BLOCK 29
TOWN OF EMBREE
VOL. 77, PG. 441
M.R.D.C.T.

CITY OF GARLAND
INST. No. 201200083951
O.P.R.D.C.T.

RICHARD BLAKE MANN
INST. No. 20180070238
O.P.R.D.C.T.

JAMES JOSEPH
INST. No. 201200347842
O.P.R.D.C.T.

LOT 9
BLOCK 29
TOWN OF EMBREE
VOL. 77, PG. 441
M.R.D.C.T.

FIDENCIO PAVIA
VOL. 200597, PG. 3082
O.P.R.D.C.T.

LOT 8
BLOCK 29
TOWN OF EMBREE
VOL. 77, PG. 441
M.R.D.C.T.

JAMES JOSEPH
INST. No. 201200347842
O.P.R.D.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, DO Holdings Group LLC, is the sole owner of a 0.324 acre tract of land out of the ABNER KEEN SURVEY, ABSTRACT NO. 735, situated in the City of Garland, Dallas County, Texas and being all of that certain tract of land conveyed by the General Warranty Deed to DO Holdings Group, LLC, of record in Instrument No. 201700144167 and corrected in Instrument No. 20180025157, both of the Official Public Records of Dallas County, Texas; also being all of Lot 4, and the West 10 feet of Lot 3, in Block 29 of Town of Embree, and addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 77, Page 441 of the Map Records of Dallas County, Texas; Said 0.324 acre of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod found at the intersection of the South right-of-way line of West Avenue F (70' R.O.W.) and the East line of a 25 foot Alley of said Block 29, being the Northwest corner of said Lot 4, said DO Holdings Group, LLC tract and heretofore;

THENCE, N89°21'31"E, along the South right-of-way line of West Avenue F, being the North lines of said Lots 3 and 4, and said DO Holdings Group, LLC tract, a distance of 65.65 feet to a 1/2 inch iron rod with a green plastic cap stamped "Eagle Surveying" set at the Northwest corner of that certain tract of land conveyed to Martha F. Marek, Trustee, by deed of record in Document No. 20021830229 of said Official Public Records, being the Northeast corner of said DO Holdings Group, LLC tract and heretofore;

THENCE, S00°27'48"W, leaving the South right-of-way line of West Avenue F, over and across said Lot 3, along the common line of said DO Holdings Group, LLC tract and said Marek tract, a distance of 133.94 feet to a 1/2 inch iron rod found in the North line of a 20 foot Alley of said Block 29, being the Southwest corner of said Marek tract, also being the Southwest corner of said DO Holdings Group, LLC tract and heretofore;

THENCE, S89°19'05"W, along the North line of a 20 foot Alley, being the South lines of said Lots 3 and 4, and said DO Holdings Group, LLC tract, a distance of 144.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "R.S.C.I. RPLS 5034" found at the intersection of the North line of said 20 foot Alley and the East line of said 25 foot Alley, being the Southwest corner of said Lot 4, said DO Holdings Group, LLC tract and heretofore;

THENCE, N30°10'15"E, along the East line of said 25 foot Alley, being West line of said Lot 4, a distance of 156.04 feet to the **POINT OF BEGINNING** and containing an area of 0.324 Acres, or (14,134 Square Feet) of land, more or less.

OWNER'S DEDICATION

That DO Holdings Group LLC, 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 EMBREE REPLAT PARTS OF LOTS 4 AND 3, BLOCK 29, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purposes of constructing, reconstructing, inspecting, 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 the lanes is the responsibility of the property owner.

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

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

By: DANE OHLEN _____ Date: _____

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared **DANE OHLEN**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, _____ County, Texas.

My commission expires _____.

SURVEYOR'S AFFIRMATION:

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

Dated this 26th day of February, 2021.

Matthew Raabe
Registered Professional Land Surveyor No. 6402

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared **Matthew Raabe**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of the office this 26th day of February, 2021.

Notary Public, Denton County, Texas.

My commission expires May 5th, 2024.



APPROVAL BLOCK

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

Chairman of the City Plan Commission

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

REPLAT
EMBREE REPLAT PARTS OF
LOTS 4 AND 3, BLOCK 29
LOT 4R, BLOCK 29

A REPLAT OF ALL OF LOT 4
AND A PORTION OF LOT 3, BLOCK 29,
TOWN OF EMBREE

ABNER KEEN SURVEY, ABSTRACT NO. 735,
AN ADDITION TO THE CITY OF GARLAND,
DALLAS COUNTY, TEXAS
CITY CASE NO. 190820-1

LEGEND

IRF = IRON ROD FOUND	R.O.W. = RIGHT-OF-WAY
(CM) = CONTROLLING MONUMENT	POB = POINT OF BEGINNING
CRF = CAPPED IRON ROD FOUND	M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
CRS = CENTERLINE OF ROAD	O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL. = VOLUME	INST. No. = DALLAS COUNTY CLERK INSTRUMENT
PG. = PAGE	() = RECORD CALL

SURVEYOR

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE 104
DENTON, TX 76201
940.222.3009

OWNER

DO Holdings Group LLC
407 Valley Glen Dr
Richardson, Texas 75080
214-625-7611

JOB #: 18-08-73

DATE: 11-18-2020

DRAWN BY: CF



EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009
TX FIRM # 10194177



GARLAND

Plan Commission

2. b.

Meeting Date: 04/26/2021

Item Title: P 21-09 Embree Replat Lot 2R, Block 28

Summary:

P 21-09 Embree Replat Lot 2R, Block 28

Attachments

P 21-09 Embree Replat Lot 2R, Block 28 Report and Attachments

Planning Report

File No: P 21-09/District 2

Agenda Item:

Meeting: Plan Commission

Date: April 26, 2021



GARLAND

TEXAS MADE HERE

FINAL PLAT

Embree Replat, Lot 2R, Block 28

LOCATION

525 West Avenue F

ZONING

Multi-Family (MF) District

NUMBER OF LOTS

One (1)

ACREAGE

0.13 acres

BACKGROUND

The applicant requests to establish one (1) lot of record for future development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 30 60 Feet
1 inch = 47 feet

Plat Map P 21-09



INDICATES AREA
OF REQUEST



GARLAND

Plan Commission

3. a.

Meeting Date: 04/26/2021

Item Title: Impact Fee Report

Summary:

Impact Fee Report

Attachments

Impact Fee Report

TO: Chairman Roberts and Members of the Plan Commission

FROM: Will Guerin, Director of Planning

DATE: April 19, 2021

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, 2020 through March 21, 2021. There is an item on the April 26, 2021 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: April 26, 2021

SUBJECT: Impact Fee Report

Garland's Impact Fee Ordinance outlined in Chapter 1, Article 3, Division 3 of the Garland Development Code (GDC) 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, 2020 through March 21, 2021.

COLLECTION OF IMPACT FEES

During the period covering September 22, 2020 through March 21, 2021 impact fees were collected for 261 developments. Of these, 251 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
2	A	\$55.00	\$3,948.00	\$4,003.00
68	B	\$1,845.00	\$49,612.80	\$51,457.80
81	C	\$38,635.80	\$143,870.11	\$182,505.91
100	D	\$5,913.00	\$205,978.50	\$211,891.50
Total: 251		\$46,448.80	\$403,409.41	\$449,858.21

Multi-Family Development

Location	Service Area	Water	Roadway	Total
402 Beltline Road	A	\$3,242.00	\$92,110.00	\$95,352.00
3232 N Garland Ave	A	\$43,882.00	\$345,184.00	\$389,066.00
Total: 2		\$47,124.00	\$437,294.00	\$484,418.00

Commercial/Churches/Schools Development

Location	Service Area	Water	Roadway	Total
1805 W Campbell Road	A	\$6,227.00	\$24,513.08	\$30,740.08
1815 W Campbell Road	A	\$6,227.00	\$28,492.00	\$34,719.00
2905 Forest Lane	B	\$0.00	\$1,062.00	\$1,062.00
3428 Buckingham Road	B	\$6,227.00	\$33,762.50	\$39,989.50
2902 Lavon Drive	C	\$2,966.00	\$2,957.89	\$5,923.89
1402 River Vale Road	D	\$45.00	\$0.00	\$45.00
3926 Zion Road	D	\$0.00	\$37,884.32	\$37,884.32
5601 Southern Fern Road	D	\$72.50	\$0.00	\$72.50
Total: 8		\$21,764.50	\$128,671.79	\$150,436.29
Total (All Land Uses)		\$115,337.30	\$969,375.20	\$1,084,712.50

Impact fees totaling \$1,084,712.50 were collected during this period. Of this, \$115,337.30 was collected for water facilities and \$969,375.20 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:

Status/Roadway Segment

Service Area

Under Design:

Holford, SH 190 to City Limits
Naaman School, Brand to SH 78
Chaha, Lake Hubbard to Bass Pro
Callejo, Botello to Big Spring

A
A
D
A

Under Construction:

Shiloh, IH 635 to Kingsley
Bobtown, Rowlett to Rosehill
Bobtown, Rosehill to Waterhouse
Waterhouse, Bobtown to Hayman

B
D
D
D

Completed:

Oates, Broadway to Rosehill

D

Water Facilities

Water Master Plan – Completed

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: 04/26/2021

Item Title: Z 20-45 Manhard Consulting - Zoning (District 5)

Summary:

Consideration of the application of **Manhard Consulting**, requesting approval of a Change in Zoning from Multi-Family (MF) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses. This property is located at 1214 and 1302 West Miller Road. (District 5) (File Z 20-45 - Zoning)

Attachments

Z 20-45 Manhard Consulting Report and Attachments (Zoning)

Z 20-45 Manhard Consulting Responses

Planning Report

File No: Z 20-45/District 5

Agenda Item:

Meeting: Plan Commission

Date: April 26, 2021



GARLAND

TEXAS MADE HERE

REQUEST

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

Approval of a Detail Plan for Multi-Family Use.

LOCATION

1214 and 1302 West Miller Road

APPLICANT

Manhard Consulting

OWNER

La Rosa Capital and Alex T. Phillip

BACKGROUND

The western portion of the subject property is developed with a vacant church building and the remaining portion is unimproved. The applicant intends to acquire the church property to incorporate amenities for the proposed multi-family development. Both properties will be platted as one (1) lot in the future.

SITE DATA

The overall site consists of approximately 2.26 acres with 297.6 lineal feet of frontage along West Miller Road. The site plan (Exhibit C in the Detail Plan item) shows two (2) access points from West Miller Road.

USE OF PROPERTY UNDER CURRENT ZONING

The majority of the subject site, particularly where the multi-family dwellings would be located, is currently zoned for multi-family use [Multi-Family District]. The Multi-Family (MF) District is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development. This district accommodates a variety of housing types including triplexes, quadplexes, apartments, and condominiums.

The Community Retail (CR) District, where the vacant church building is currently located, is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a Community

Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of 63 multi-family dwelling units. The multi-family dwelling units are proposed on the unimproved portion of the subject property which is currently zoned Multi-Family (MF) District, and the amenities will be located on the existing church property that the applicant will acquire. The development will consist of two (2) multi-family buildings.

2. Parking

The GDC requires 101 parking spaces for this proposal. The site layout shows one hundred (100) parking spaces. Additionally, the applicant will comply with the covered parking requirement.

3. Building Height

The maximum height allowed for a multi-family development is forty (40) feet and the applicant proposes the overall height to be thirty-seven (37) feet and two and seven-eighths ($2 \frac{7}{8}$) inches, complying with the building height.

4. Building Placement

The GDC states where there are multiple multi-family structures located within a development, a minimum of fifty percent of the structures that are located within one hundred feet of, or visible from, any public right-of-way must be positioned where the structures' facades are at an angle of at least thirty degrees to the street right-of-way line. The applicant requests to deviate from this requirement due to site constraints.

5. Density

The maximum density required per the GDC Multi-Family (MF) District standards is eighteen (18) dwelling units per acre. The applicant requests the density at twenty-eight (28) units per acre due to the limited size of the site.

6. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 4,280 square-foot clubhouse which the application indicates will include amenities such as a multi-purpose room, lounge and a business center. The proposed clubhouse use is an existing church building that has been vacant. The applicant will remodel the building to use as a clubhouse for the multi-family development.
- **Swimming Pool:** One swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family

development. The applicant proposes a swimming pool with 1,200 square feet of surface water.

- **Leisure Areas:** One leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a picnic table, barbecue grills and a shaded structure.

7. Dwelling unit/mix

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

Average minimum dwelling unit size.

Required:	725 square feet
Proposed:	789 square feet
Total number of units:	63 units

Minimum dwelling unit size.

Required Efficiency:	500 square feet
Proposed:	530 square feet
Maximum units allowed	6
Number of units:	6 units

Minimum dwelling unit size.

Required one- bedroom:	650 square feet
Proposed:	652, 691, 703, 771 and 802 square feet
Number of units:	39 units

Required two-bedroom:	800 square feet
Proposed:	1,028 square feet and 1,101 square feet
Number of units:	18 units

8. Screening and Landscaping

The landscape plan (Exhibit D) complies with the applicable screening and landscaping standards.

Although screening is not required for this development, the applicant proposes a six (6)-foot ornamental metal fence around the perimeter of the property.

9. Building Design

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

10. Signage

No deviations are requested regarding signage.

11. Summary of Deviations

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

Development Standards	Required	Proposed	Analysis
Building Placement	Where there are multiple multi-family structures located within a development, a minimum of fifty percent of the structures that are located within one hundred feet of, or visible from, any public right-of-way must be positioned where the structures' facades are at an angle of at least thirty degrees to the street right-of-way line.	As shown in Exhibit C (Detail Plan item)	The applicant requests this deviation to not require the multi-family structures to be positioned at an angle of at least thirty degrees due to site constraints.
Density	Eighteen (18) dwelling units per acre	Twenty-eight (28) dwelling units per acre.	The applicant requests the density at twenty-eight (28) units per acre due to the limited size of the site.
Parking	One-hundred-one (101) parking spaces	One-hundred (100) parking spaces	The request is for a small reduction (1 parking space) given the limited size of the site and to comply with the landscaping 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. This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

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

The proposed development is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across West Miller Road, are zoned Multi-Family (MF) District; these properties are developed with multi-family dwelling units and a cemetery. The properties to the east are zoned Community Retail (CR) District and Multi-Family (MF) District; these properties are developed with an apartment complex, a car wash, a vacant restaurant and a dental office. The properties to the south are zoned Multi-Family (MF) District and Community Retail (CR) District; these properties are developed with an apartment complex and a church. The properties to the west are zoned Community Retail (CR) District; these properties are developed with a gas station and an indoor RC car racing establishment.

The proposed development represents an infill development on the subject property.

STAFF RECOMMENDATION

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

Approval of a Detail Plan for Multi-Family Use.

ADDITIONAL INFORMATION

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

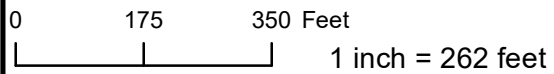
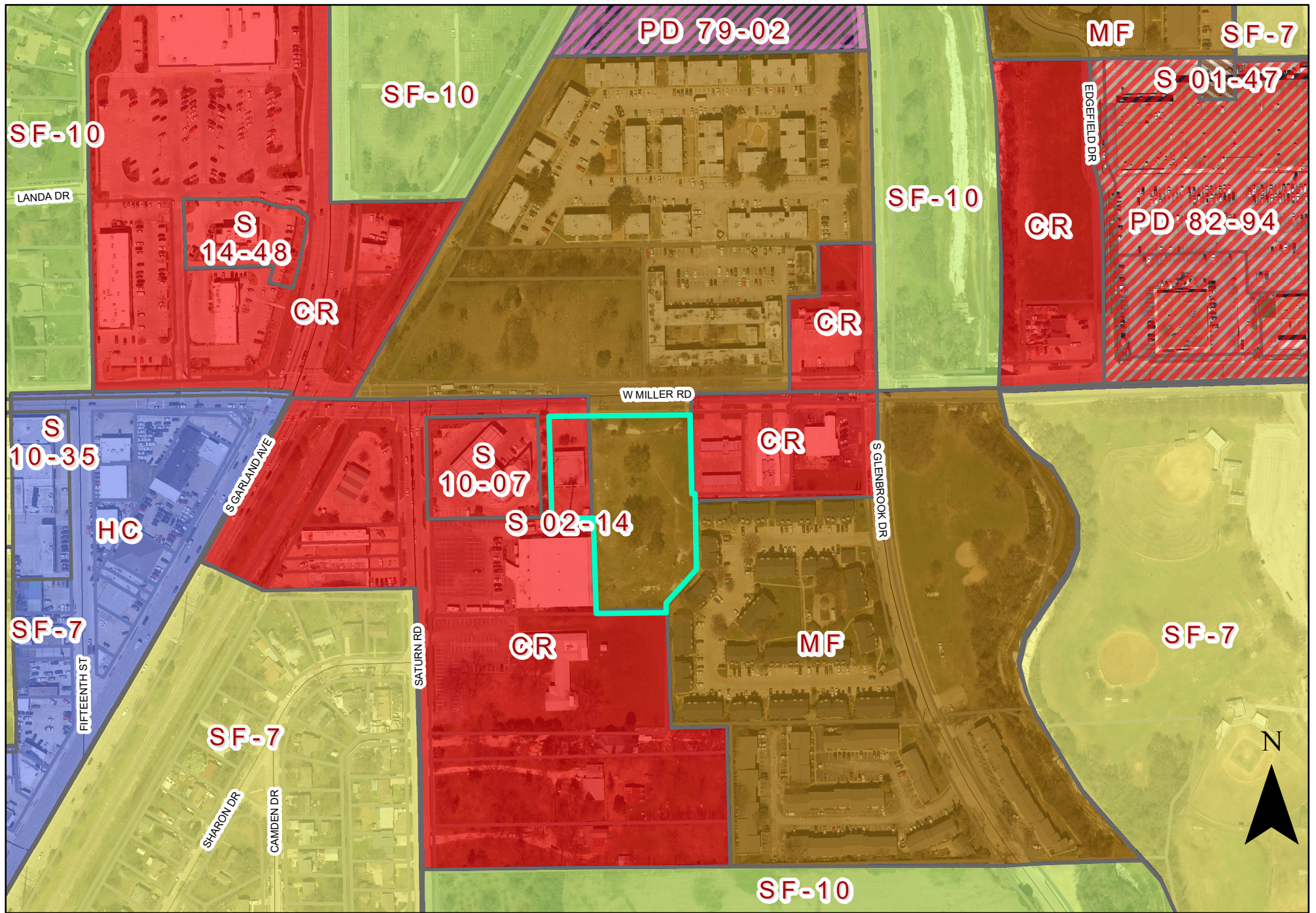
CITY COUNCIL DATE: May 18, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 20-45



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-45

1214 and 1302 West Miller Road

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

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

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

IV. Development Plans:

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

V. Specific Conditions:

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

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

C. Density: The maximum density for this development shall be twenty-eight (28) dwelling units per acre.

D. Building Height: The maximum building height shall be thirty-eight (38) feet.

- E. Amenities: Amenities shall be provided as shown on the Exhibits C and D.
- F. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- G. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

Z 20-45



View of the subject property from West Miller Road



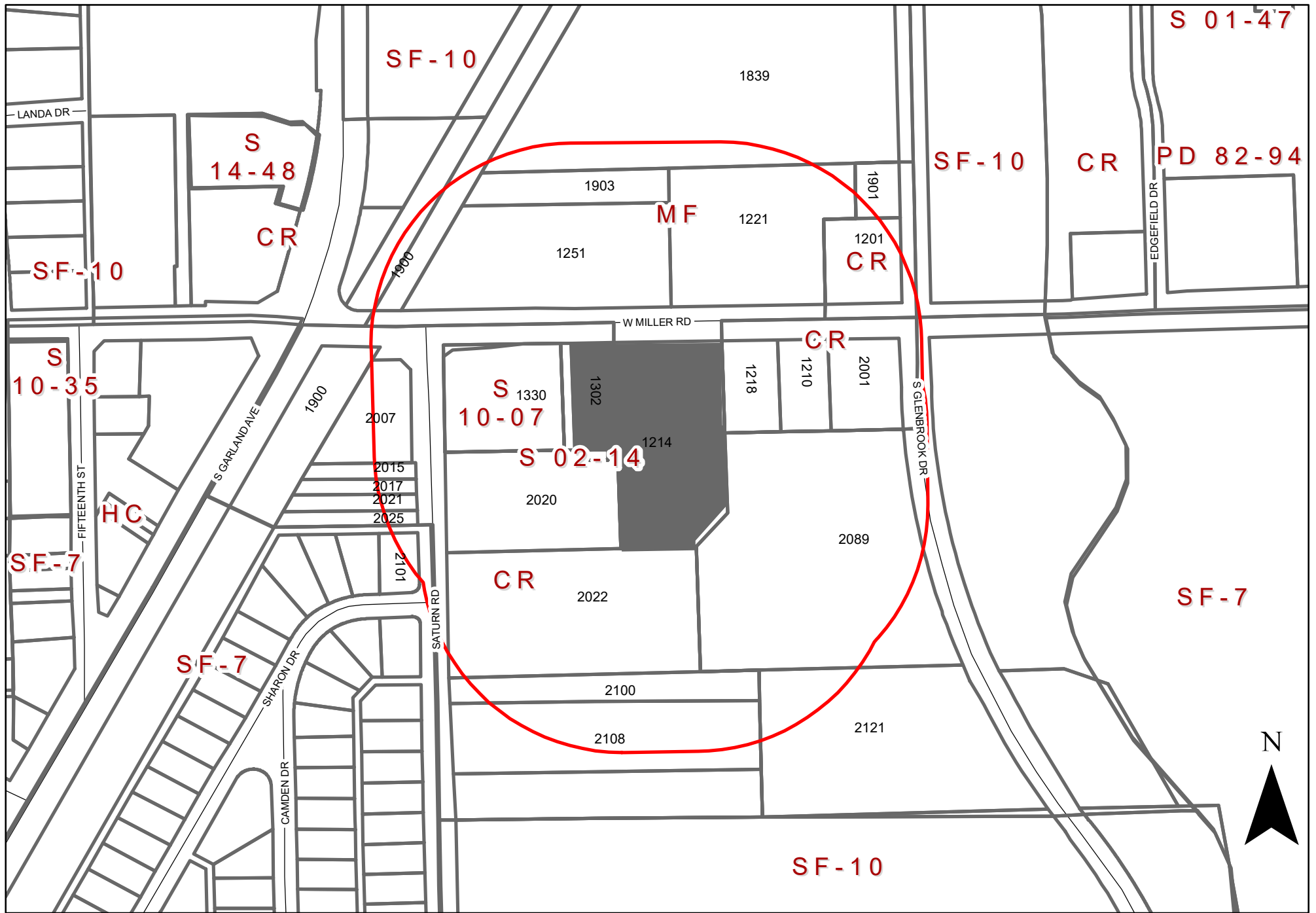
Looking west of the subject property



Looking north of the subject property



Looking east of the subject property



0 175 350 Feet
1 inch = 250 feet

Zoning Map Z 20-45

1214 & 1302 West Miller Road

 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA

We have not received any responses for this case.



GARLAND

Plan Commission

4. b.

Meeting Date: 04/26/2021

Item Title: Z 20-45 Manhard Consulting - Detail Plan (District 5)

Summary:

Consideration of the application of **Manhard Consulting**, requesting approval of a Detail Plan for a Multi-Family development. This property is located at 1214 and 1302 West Miller Road. (District 5) (File Z 20-45 - Detail Plan)

Attachments

Z 20-45 Manhard Construction Report and Attachments (Detail Plan)

Z 20-45 Manhard Consulting Responses

Planning Report

File No: Z 20-45/District 5

Agenda Item:

Meeting: Plan Commission

Date: April 26, 2021



GARLAND

TEXAS MADE HERE

REQUEST

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

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OWNER

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STAFF RECOMMENDATION

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

Approval of a Detail Plan for Multi-Family Use.

ADDITIONAL INFORMATION

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

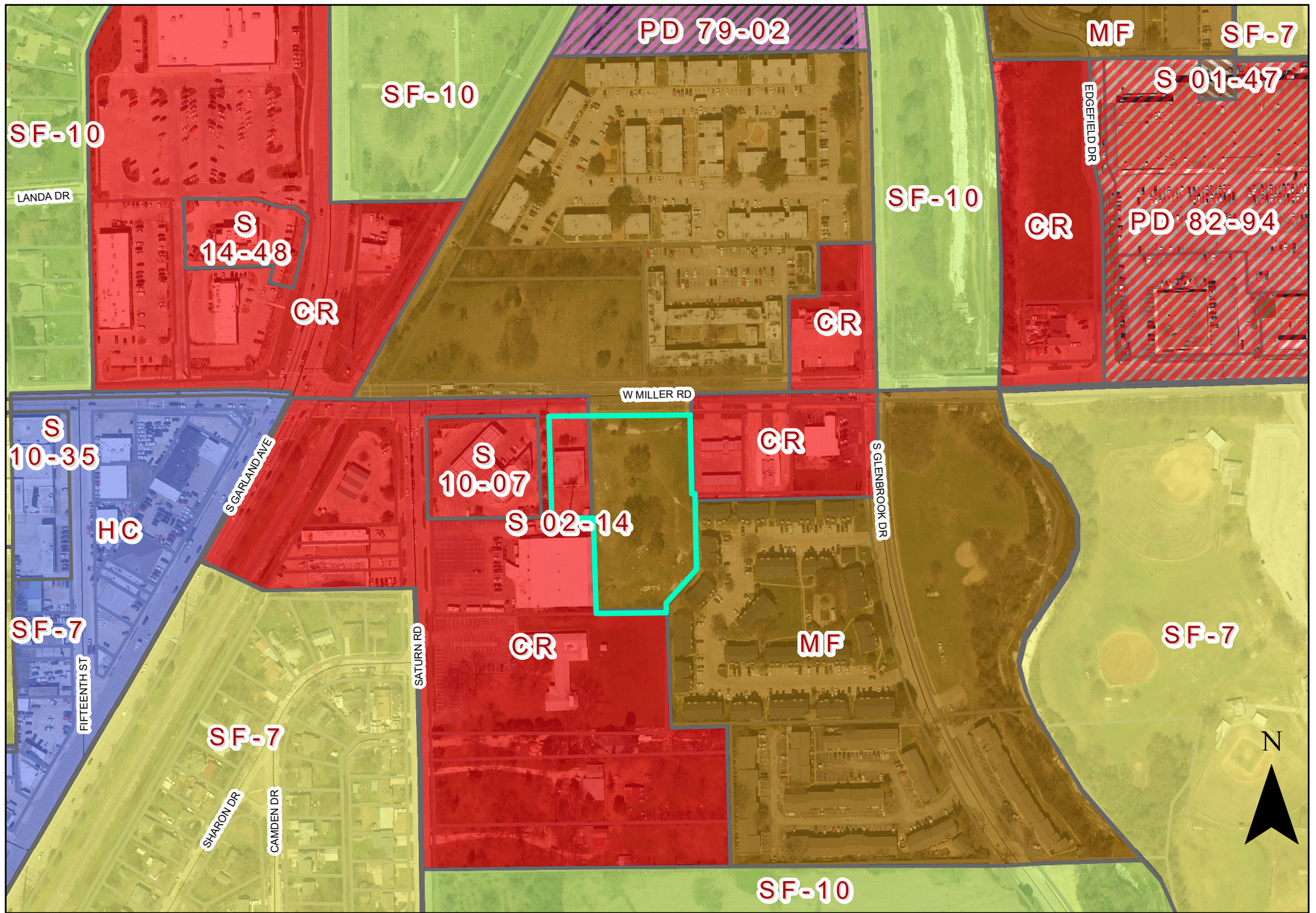
CITY COUNCIL DATE: May 18, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



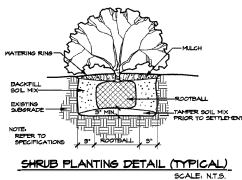
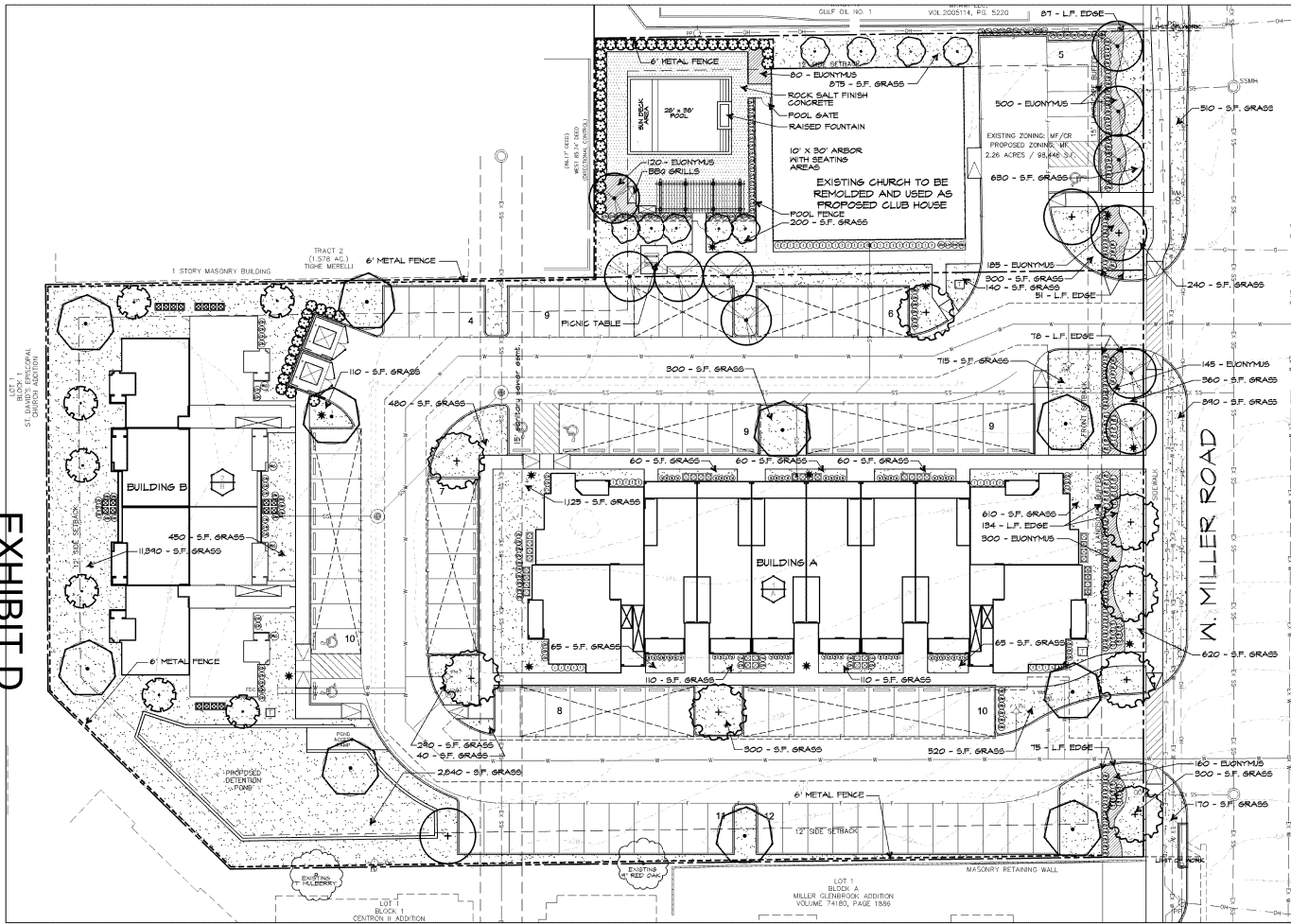
0 175 350 Feet
1 inch = 262 feet

Zoning Map Z 20-45

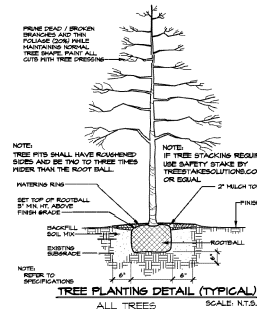


INDICATES AREA
OF REQUEST

EXHIBIT D

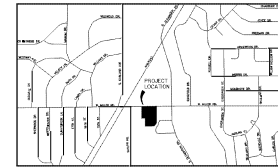


SHRUB PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.



TREE PLANTING DETAIL (TYPICAL)
ALL TREES
SCALE: N.T.S.

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
22	(S)	ROSE CREEK	Abelia grandifolia	5 gallon, 20"-24" H/18"-20" spread, full, bushy specimen
45	(T)	BLANCK TADOR	Rhodopis indica	5 gallon, 14" H/12"-14" spread, bushy, full to ground
116	(S)	DIANER BURFORD HOLLY	Ilex cornuta	5 gallon, 24"-26" H/18"-20" spread, full, bushy specimen
55	(S)	DIANER BURFORD HOLLY	Ilex cornuta	5 gallon, 24"-26" H/18"-20" spread, bushy, full to ground
54	(S)	DIANER BURFORD HOLLY	Ilex cornuta	5 gallon, 24"-26" H/18"-20" spread, bushy, full to ground
5	(S)	SUN SHINE	Ligustrum sinense	5 gallon, 14" H/12"-14" spread, bushy, full to ground
14	(S)	RED YUCCA	Hesperaloe parviflora	5 gallon, 14" H/12"-14" spread, bushy, full to ground
TURF GRASS				
24,955 S.F.	(G)	S.F. GRASS	Cynodon dactylon	Solid sod



LOCATION MAP

OWNER / DEVELOPER:
T. CAPITAL, LP
125 E. JOHN CARPENTER FWY.
IRVING TEXAS 75012
PHONE 817.907.9251
RAVI MEHTA
MEHTA@PSGMAIL.COM
LANDSCAPE PLAN
CASE NUMBER: 200910-2

LANDSCAPE TABULATIONS

SITE AREA
REQUIRED LANDSCAPE AREA 40%
OVERALL SITE AREA (2.26 ACRES) 15,446 S.F.
REQUIRED LANDSCAPE AREA (1.13 ACRES) 9,418 S.F.
PROVIDED LANDSCAPE (48.5%) 11,300 ACRES 485,000 S.F.

BUFFER PLANT MATERIALS REQUIRED:
1-3" CAL. TREE AND 1 ORNAMENTAL SHRUBS PER 50 L.F. OF REQUIRED LANDSCAPE BUFFER. MAX. 15% GRASS COVERAGE.
FRONTAGE L.F. (246.35' - N. MILLER ROAD) 241 L.F.
REQUIRED STREET TREES (241/50 =) 4.8 TREES
STREET TREES PROVIDED 10 TREES
REQUIRED ORNAMENTAL SHRUBS (241/50 x 10) 64.3 SHRUBS
ORNAMENTAL SHRUBS PROVIDED 71 SHRUBS
MAX. ALLOWED GRASS COVERAGE (4455 x 15%) 668 S.F.
GRASS AREA PROVIDED IN BUFFER (44%) 1,970 S.F.

PARKING LOT TREES AND LANDSCAPE REQUIRED:
1-3" CAL. PARKING TREE PER 10 PARKING SPACES AND NO PARKING TREE MORE THAN 65 FEET TO ANY PARKING SPACE.
PARKING TREE MORE THAN 65 FEET TO ANY PARKING SPACE.
PARKING SPACES (SURFACE+CARPORT) 100
REQUIRED PARKING TREES (100/10 =) 10 TREES
PARKING TREES PROVIDED 14 TREES
PARKING AREA (100 x 162 =) 16,200 S.F.
REQUIRED PARKING LANDS AREA (16,200 x 5% =) 810 S.F.
PARKING LANDSCAPE AREA PROVIDED 2,180 S.F.

NOTE:
ALL SIGNAGE MUST BE APPROVED BY BUILDING INSPECTION.
LOCATIONS SHOWN ON THIS PLAN DO NOT INDICATE APPROVAL.
ALL LANDSCAPE AREAS TO RECEIVE UNDERGROUND AUTOMATIC IRRIGATION.

LARGE TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
8	(S)	RED OAK	Quercus shumardii	8" caliper, 12' H/ 5'-4" spread, D4D, straight trunk.
10	(S)	CEDAR ELM	Ulmus crassifolia	8" caliper, 12' H/ 5'-4" spread, D4D, straight trunk.
10	(S)	HISTACHE	Histia cinnamomea	8" caliper, 12' H/ 5'-4" spread, D4D, straight trunk.
5	(S)	LIVE OAK	Quercus virginiana	8" caliper, 12' H/ 5'-4" spread, D4D, straight trunk.

ORNAMENTAL TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
4	(S)	MUKDAGEE	Loganthelema indica	8" H/2" spread min., 50 gallon, 3 trunk min., full, bushy tree formed specimen.
50	(S)	NELLIE R. STEVENS HOLLY	Ilex cornuta	5" H/2" spread min., D4D, full, bushy specimen.
1	(S)	VITEK	Vitek agave-castro	8" H/2" spread min., 50 gallon, 3 trunk min.

GROUNDCOVER / MISCELLANEOUS

1,350	(S)	ELIANTHUS	Elanthus fortunei	4" pots (quantity as shown on plan)
425 L.F.	(S)	RYERSON STEEL EDGE		

ALL LANDSCAPE BEDS SHALL BE EXCAVATED 2" IN DEPTH AND SOIL REMOVED, THEN FILLED WITH 2" OF "PROFESSIONAL BEDDING SOIL" FROM LIVING EARTH TECHNOLOGY AND TILLED TO THE DEPTH OF 4".
ALL LANDSCAPE BEDS AND TREE WELLS SHALL RECEIVE A TOP DRESSING OF 2" DEEP "FINE SHREDDED HARDWOOD MULCH" FROM LIVING EARTH TECHNOLOGY.
LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.

Date	
Revisions	

Issued For:
SUBMITTAL
Job No.
20144
Scale
1" = 20'-0"
Drawn By:
JDS
Date
04-16-2021

Miller Road Multifamily
1214 W. Miller Road
Garland Texas

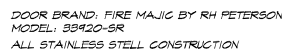


Landscape Plan

Sheet Number:
L1
of L4 Sheets



- NOTES:
1. ALL POOL GATE LATCHES MUST BE INSTALLED ON THE POOL YARD SIDE OF THE GATE AND SHALL BE 3' MIN. BELOW TOP OF GATE (48" HT GATES).
 2. THE GATE OR ENCLOSURE SHALL HAVE NO OPENING GREATER THAN ONE-HALF INCH IN ANY DIRECTION EXCEPT 18 INCHES FROM THE LATCH, INCLUDING THE SPACE BETWEEN THE GATE AND THE GATE POST TO WHICH THE GATE LATCHES.
 3. AT HANDICAP GATE LOCATIONS ONLY SURE-T LATCHES AND SUPPLY KEY PAD LOCK. REEF PLAN FOR LOCATION.



- NOTES:
1. ALL STEPS IN WROUGHT IRON SCREEN FENCE AND GATE TO BE 6"
 2. ALL HELDS TO BE GROUND SMOOTH AND PRIMED IN THE FIELD BY THE FENCE CONTRACTOR.
 3. FENCE TO BE PAINTED WITH (1) COAT RED OXIDE AND (2) COATS OF EXTERIOR RATED LATEX ENAMEL. COLOR BY OWNER.

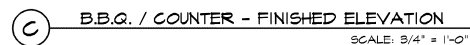
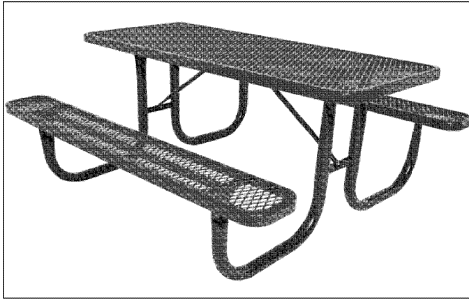
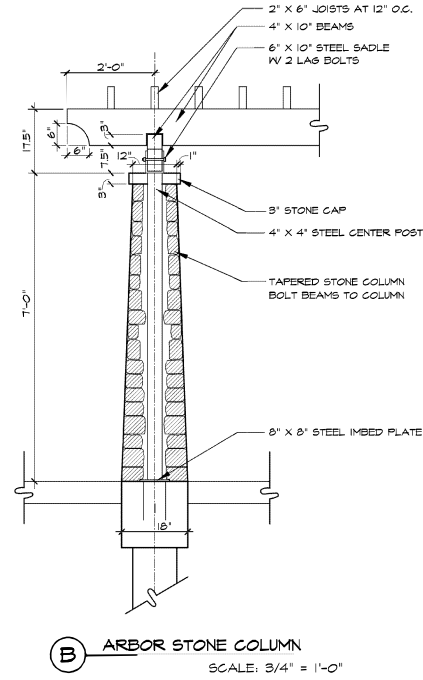
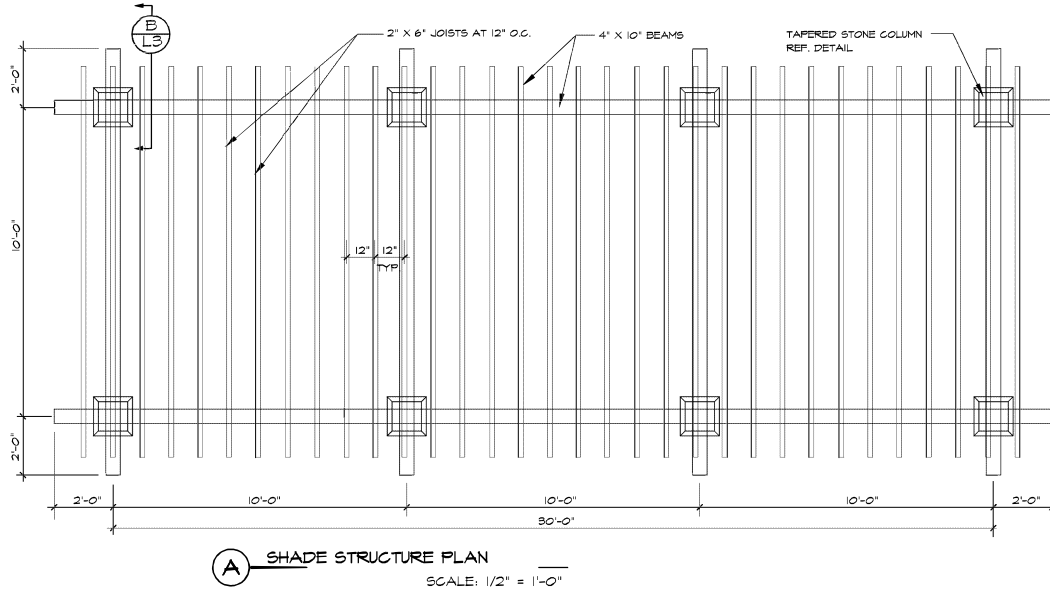


EXHIBIT D



PICNIC TABLE BRAND: BELSON OUTDOORS
MODEL: 238-EP6
ALL BLACK POWDER COAT FINISH

Revisions:	Date:

Issued For:	CONSTRUCTION
Job No.	20149
Scale	
Drawn By:	JDG
Date	03-22-2021

Miller Road Multifamily

1214 W. Miller Road
Garland Texas

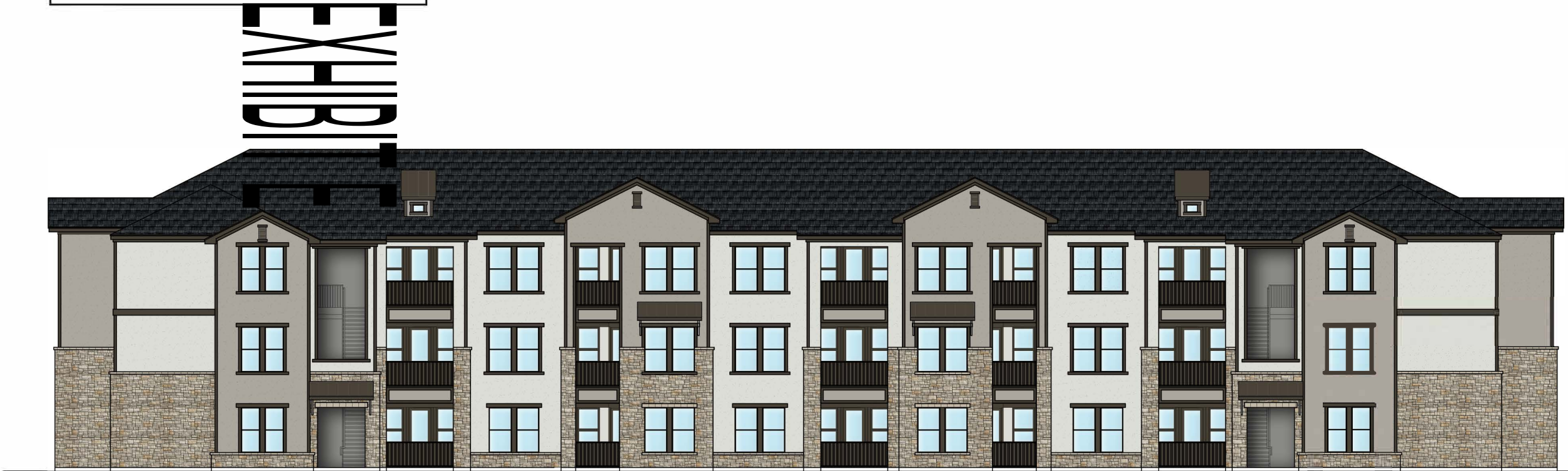
Hardscape Construction Details

Sheet Title:	
Sheet Number:	L3
of L3 Sheets	

MATERIAL LEGEND	
	R1 ARCHITECTURAL COMPOSITION SHINGLES
	R2 STANDING SEAM METAL ROOF
	P1 - SW6196 (FROSTY WHITE) STUCCO MAIN FIELD COLOR
	P2 - SW7017 (DORIAN GRAY) STUCCO FIELD COLOR
	M1 - SW7048 (URBANE BRONZE) METAL
	C2 SIMULATED STONE VENEER



02 BUILDING 'A' - ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



01 BUILDING 'A' - ELEVATION - WEST
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

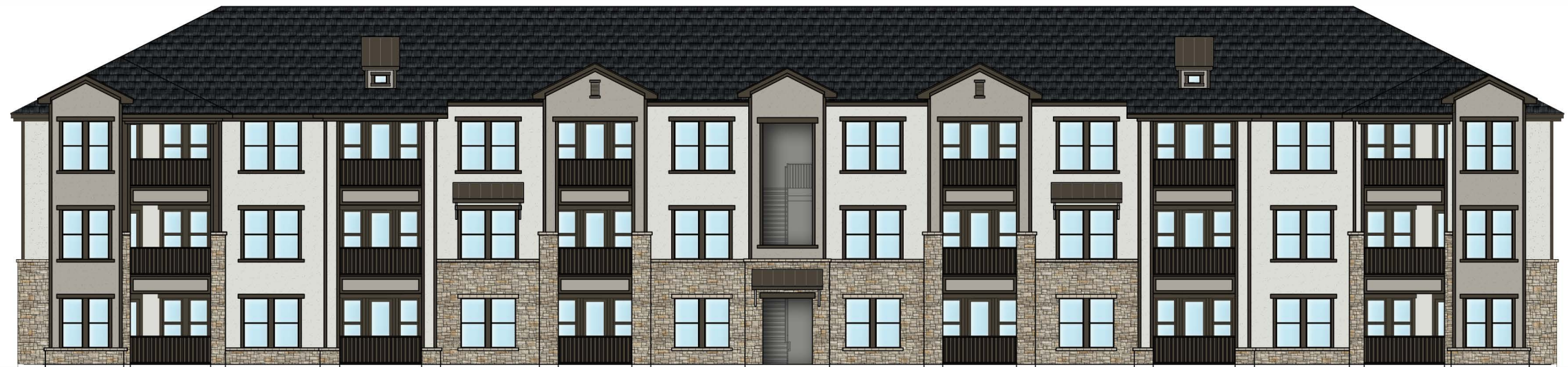
- R1
ARCHITECTURAL COMPOSITION
SHINGLES
- R2
STANDING SEAM METAL ROOF
- P1 - SW6196 (FROSTY WHITE)
STUCCO MAIN FIELD COLOR
- P2 - SW7017 (DORIAN GRAY)
STUCCO FIELD COLOR
- M1 - SW7048 (URBANE BRONZE)
METAL
- C2
SIMULATED STONE VENEER



02

BUILDING 'A' - ELEVATION - SOUTH

SCALE: 1/16" = 1'-0"



01

BUILDING 'A' - ELEVATION - EAST

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND	
	R1 ARCHITECTURAL COMPOSITION SHINGLES
	R2 STANDING SEAM METAL ROOF
	P1 - SW6196 (FROSTY WHITE) STUCCO MAIN FIELD COLOR
	P2 - SW7017 (DORIAN GRAY) STUCCO FIELD COLOR
	M1 - SW7048 (URBANE BRONZE) METAL
	C2 SIMULATED STONE VENEER



02 BUILDING TYPE 'B' - ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"



01 BUILDING TYPE 'B' - ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

EXHIBIT E

MATERIAL LEGEND	
	R1 ARCHITECTURAL COMPOSITION SHINGLES
	R2 STANDING SEAM METAL ROOF
	P1 - SW6196 (FROSTY WHITE) STUCCO MAIN FIELD COLOR
	P2 - SW7017 (DORIAN GRAY) STUCCO FIELD COLOR
	M1 - SW7048 (URBANE BRONZE) METAL
	C2 SIMULATED STONE VENEER

EXHIBIT



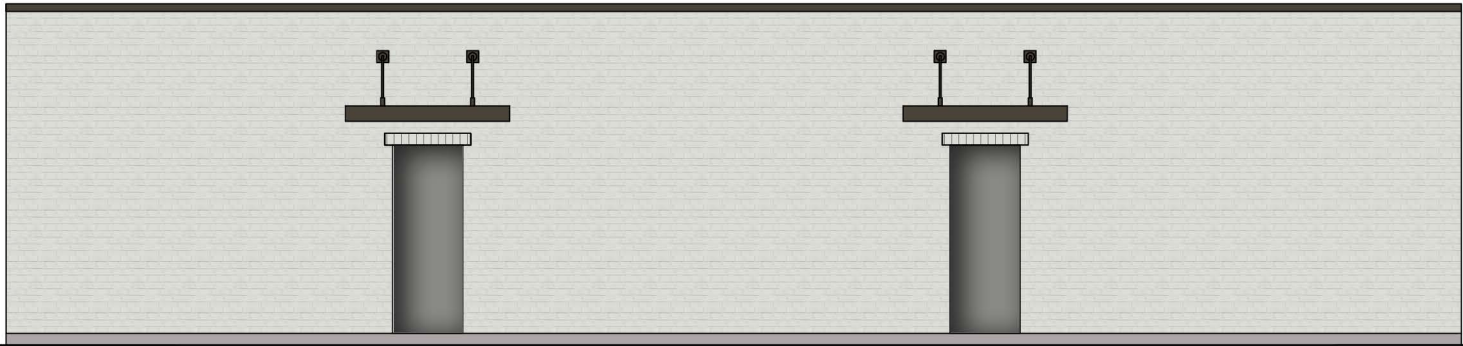
02 BUILDING TYPE 'B' - ELEVATION -EAST
SCALE: 1/16" = 1'-0"



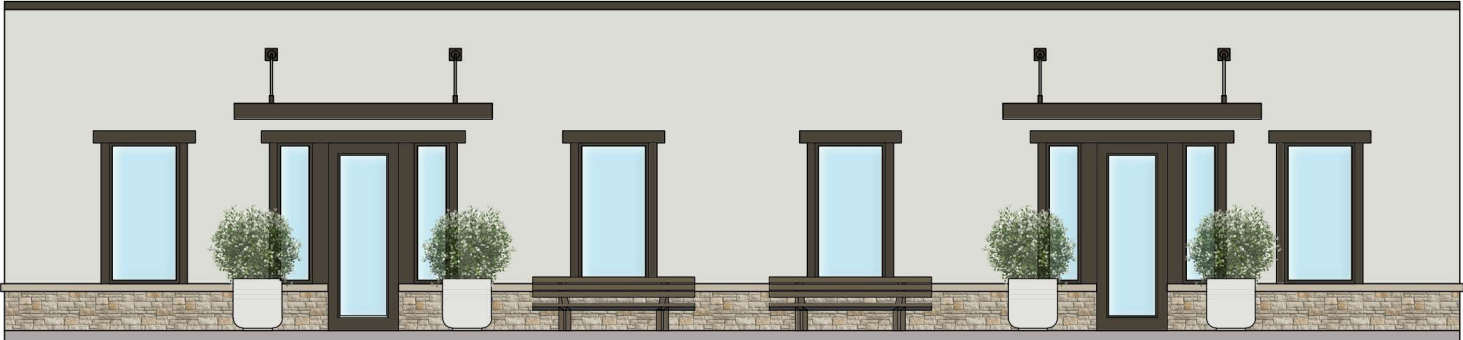
01 BUILDING TYPE 'B' - ELEVATION - WEST
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND	
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	R2 STANDING SEAM METAL ROOF
	P1 - SW6196 (FROSTY WHITE) STUCCO MAIN FIELD COLOR
	P2 - SW7017 (DORIAN GRAY) STUCCO FIELD COLOR
	M1 - SW7048 (URBANE BRONZE) METAL
	C2 SIMULATED STONE VENEER
	S1 BRICK VENEER

EXHIBIT

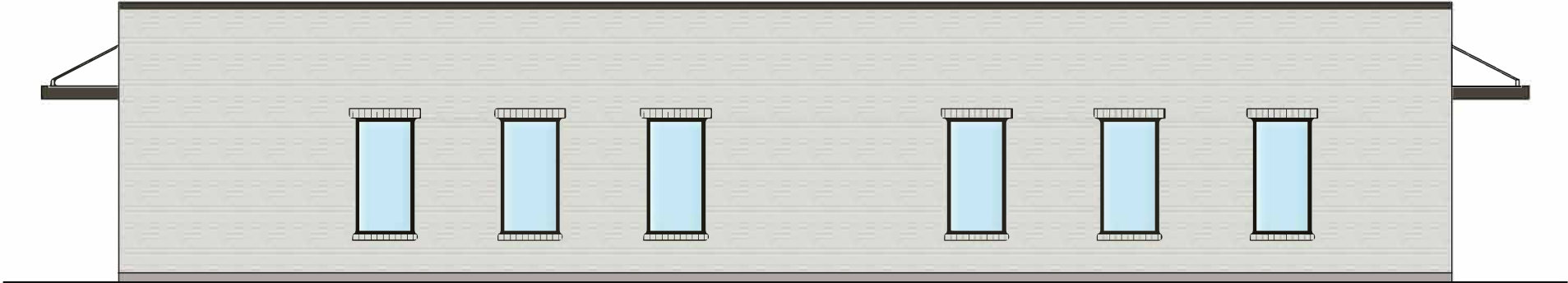


02 CLUBHOUSE - CONCEPTUAL ELEVATION - SOUTH



01 CLUBHOUSE - CONCEPTUAL ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

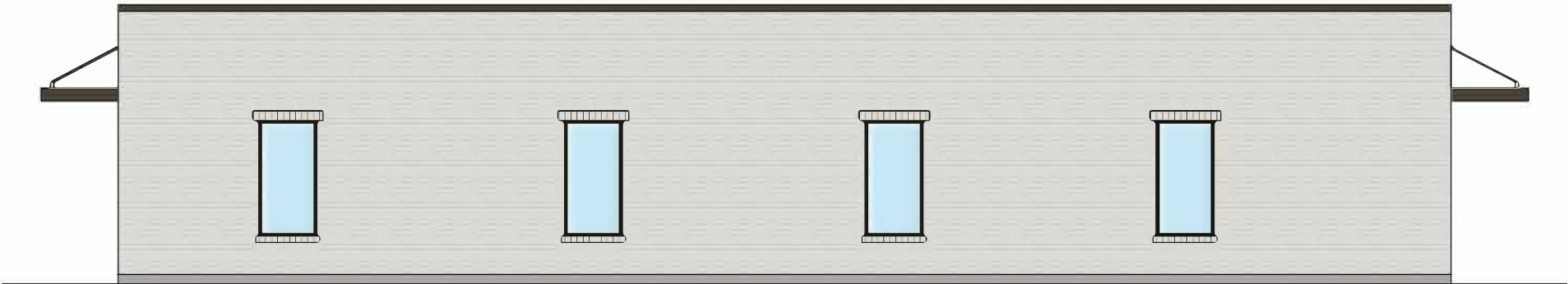
MATERIAL LEGEND	
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	R2 STANDING SEAM METAL ROOF
	P1 - SW6196 (FROSTY WHITE) STUCCO MAIN FIELD COLOR
	P2 - SW7017 (DORIAN GRAY) STUCCO FIELD COLOR
	M1 - SW7048 (URBANE BRONZE) METAL
	C2 SIMULATED STONE VENEER
	S1 BRICK VENEER



02

CLUBHOUSE - CONCEPTUAL ELEVATION - WEST

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



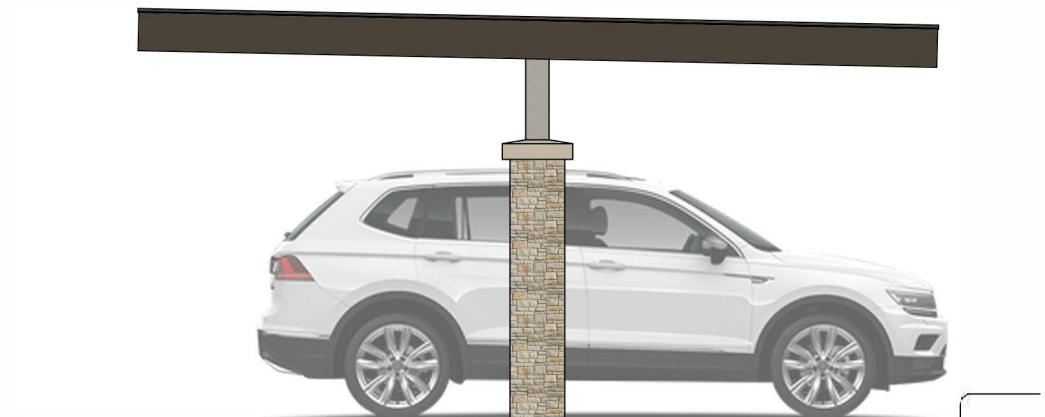
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CLUBHOUSE - CONCEPTUAL ELEVATION - EAST

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

EXHIBIT E

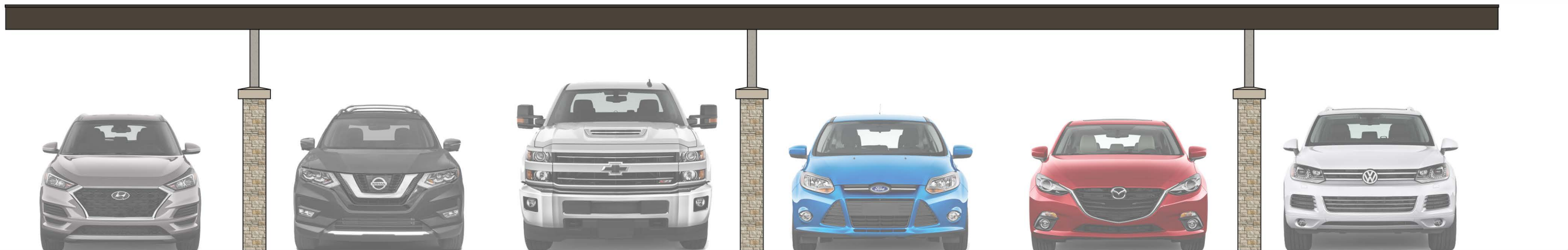
EXHIBIT



02

CARPORT SIDE ELEVATION/SECTION

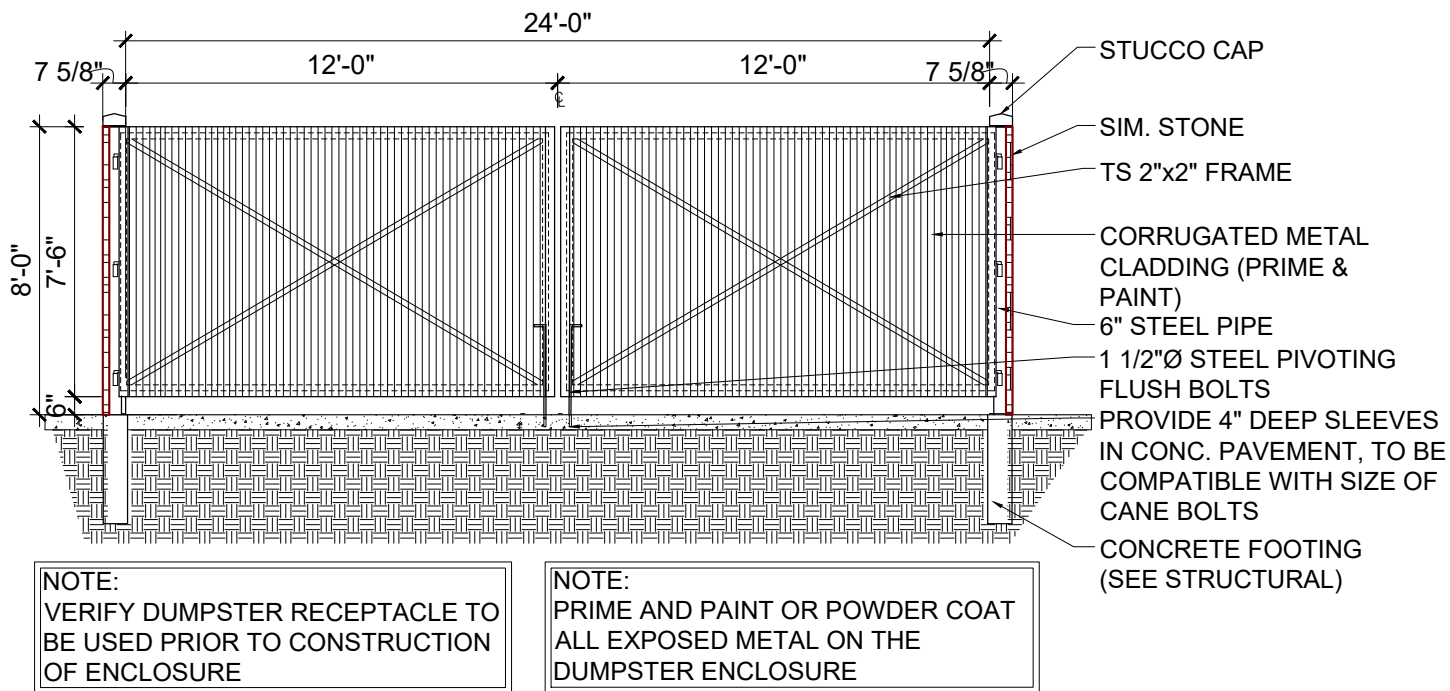
SCALE: 1/4" = 1'-0"



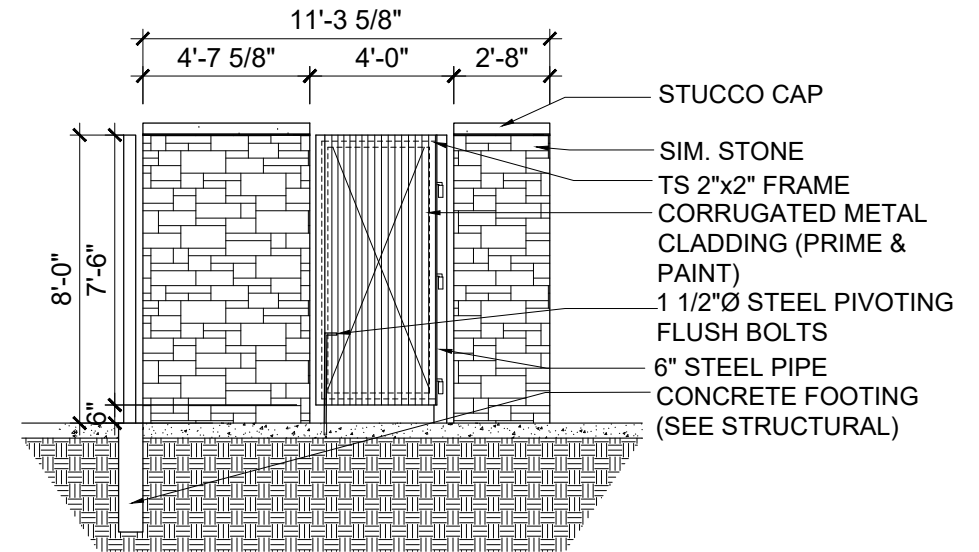
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CARPORT FRONT ELEVATION

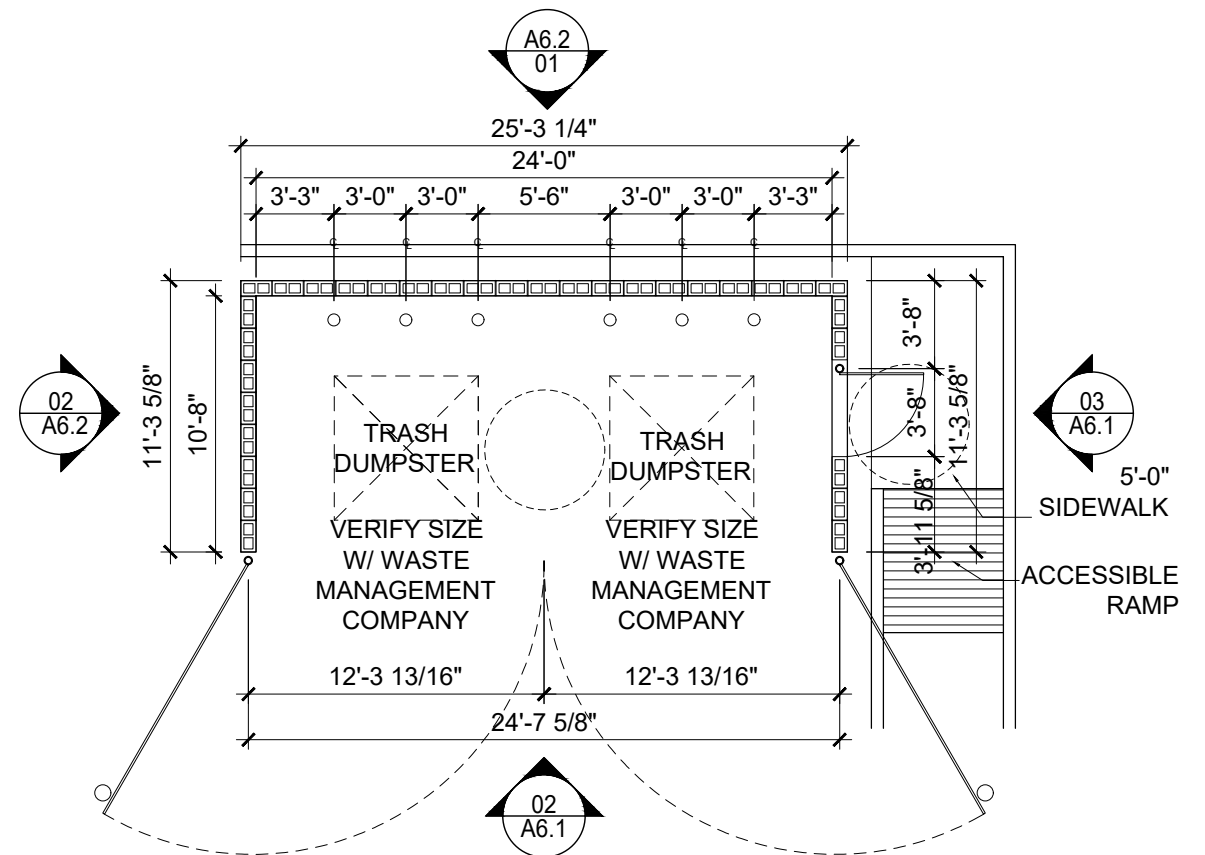
SCALE: 1/4" = 1'-0"



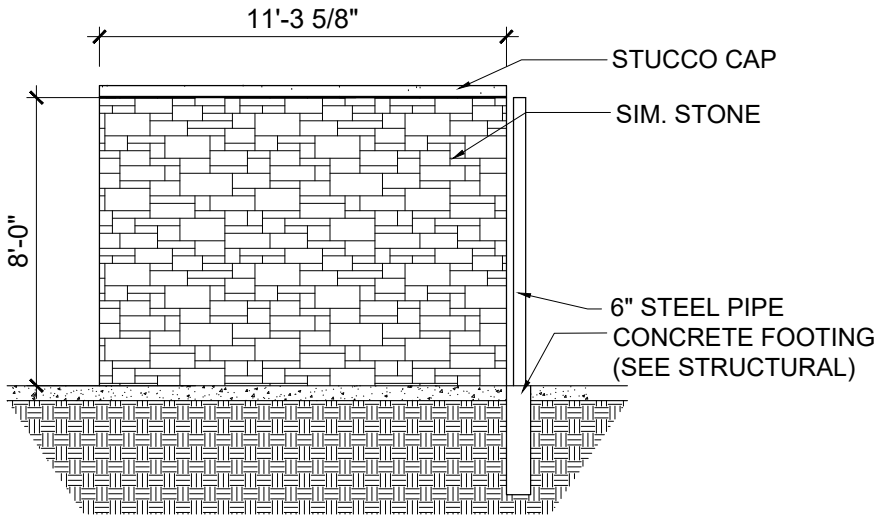
02 DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: 3/16" = 1'-0"



03 DUMPSTER ENCLOSURE SIDE ELEVATION
SCALE: 3/16" = 1'-0"



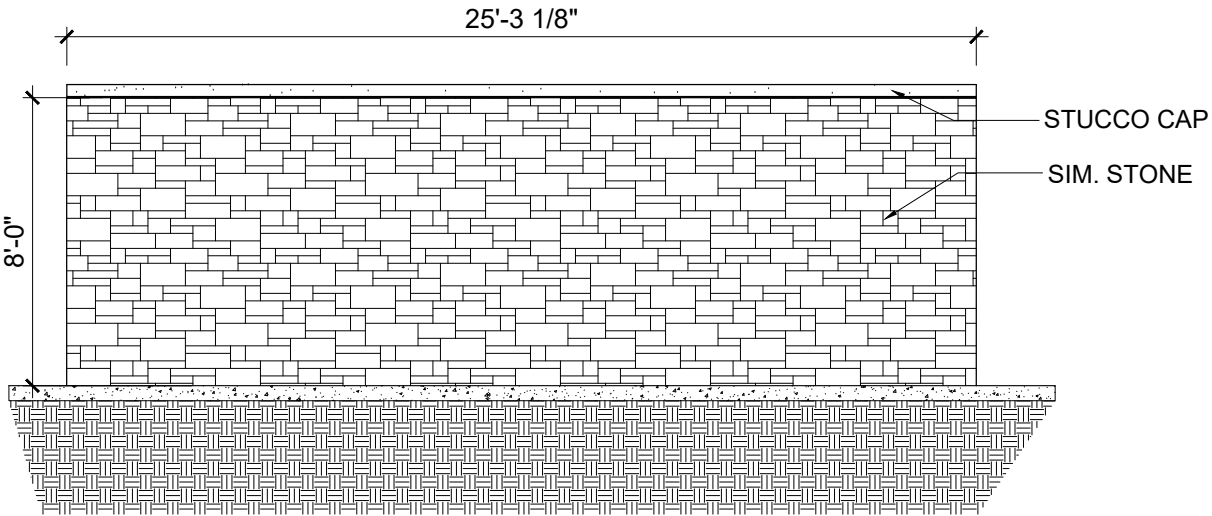
01 DUMPSTER ENCLOSURE PLAN
SCALE: 1/8" = 1'-0"



02

DUMPSTER ENCLOSURE SIDE ELEVATION

SCALE: 3/16" = 1'-0"



01

DUMPSTER ENCLOSURE FRONT ELEVATION

SCALE: 3/16" = 1'-0"

Z 20-45



View of the subject property from West Miller Road



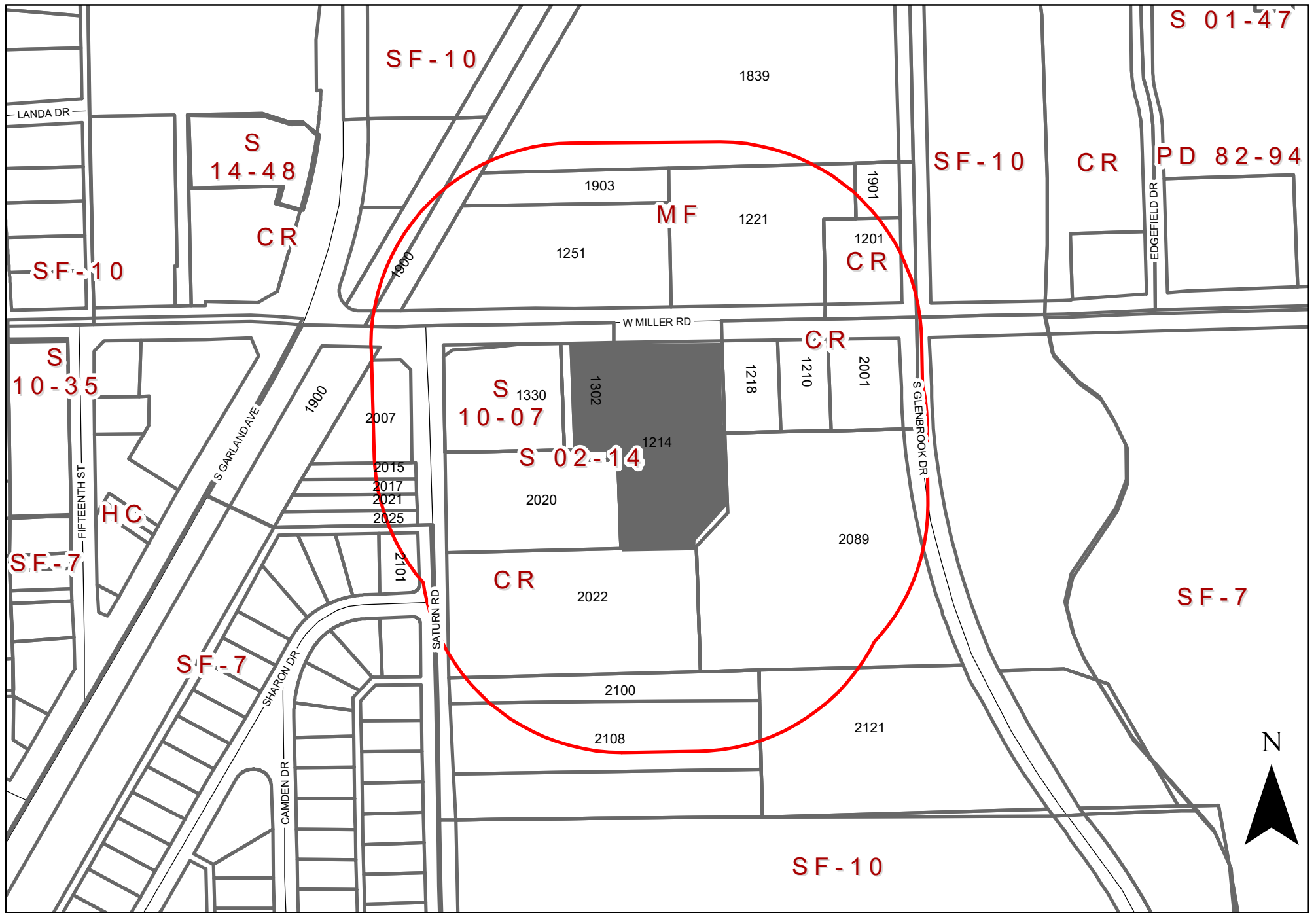
Looking west of the subject property



Looking north of the subject property



Looking east of the subject property



0 175 350 Feet
1 inch = 250 feet

Zoning Map Z 20-45

1214 & 1302 West Miller Road



INDICATES AREA
OF REQUEST



INDICATES
NOTIFICATION AREA

We have not received any responses for this case.