



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
April 24, 2023 at 7:00 p.m.

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

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

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

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

Public Comments

Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Chairman as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes.

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

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

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the April 10, 2023 meeting.

2. PLATS

- a. P 23-14 Centerville Garland Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Consideration of the application of **Modern TH, LLC.**, requesting approval of a Change in Zoning from Planned Development (PD) District 02-38 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached. This property is located at 1951 and 1975 State Highway 66. (District 2) (File Z 22-48 – Zoning)
- b. Consideration of the application of **Modern TH, LLC.**, requesting approval of a Detail Plan for a Single-Family Attached (SFA) development. This property is located at 1951 and 1975 State Highway 66. (District 2) (File Z 22-48 – Detail Plan)
- c. Consideration of the application of **McGinnis Development**, requesting approval of a Change in Zoning from Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family Attached Uses. This property is located at 417 East Centerville Road, 402, 502, and 698 East Kingsley Road. (District 5) (File Z 22-59 – Zoning)
- d. Consideration of the application of **McGinnis Development**, requesting approval of a Detail Plan for Single-Family Attached (SFA) development. This property is located at 417 East Centerville Road, 402, 502, and 698 East Kingsley Road. (District 5) (File Z 22-59 – Detail Plan)
- e. Consideration of the application of **Pape-Dawson Engineers, INC.** approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District. This property is located at 6002 North Garland Avenue. (District 1) (File Z 23-01 – SUP)
- f. Consideration of the application of **Pape-Dawson Engineers, INC.** approval of a Plan for a Restaurant, Drive-Through Use. This property is located at 6002 North Garland Avenue. (District 1) (File Z 23-01 – Plan)

4. ADJOURN

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 04/24/2023

Item Title: Plan Commission Minutes for April 10, 2023

Summary:

Consider approval of the Plan Commission Minutes for the April 10, 2023 meeting.

Attachments

Plan Commission Minutes for April 10, 2023



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, April 10, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present: Scott Roberts, Chairman
Wayne Dalton, Commissioner
Julius Jenkins, Commissioner
Stephanie Paris, Commissioner
Rich Aubin, Commissioner
Douglas Williams, 2nd Vice Chair
Michael Rose, Commissioner
Chris Ott, Commissioner

Absent: Georgie Cornelius, Plan Commissioner

Staff Present: Scott Levine, First Assistant City Attorney
Nabiha Ahmed, Lead Development Planner
Matthew Wolverton, Development Planner
Evelyn Martinez, Planning Technician
Elisa Morales, Secretary

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.

Motion was made by Commissioner Jenkins to **approve** the Consent Agenda as presented. Seconded by Commissioner Paris. **Motion carried: 8 Ayes, 0 Nays**

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the March 27, 2023 meeting. **APPROVED**

2. PLATS

- | | | |
|----|---|----------|
| a. | P 23-08 Stonehawk Garland Addition Final Plat | APPROVED |
| b. | P 23-09 North Garland Commons No. 2 Conveyance Plat | APPROVED |
| c. | P 23-10 SDC-VII Addition Replat | APPROVED |
| d. | P 23-11 Digital Realty Final Plat | APPROVED |
| e. | P 23-12 Crescent Heights Townhomes Preliminary Plat | APPROVED |
| f. | P 23-13 Zaki Home Addition Final Plat | APPROVED |

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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4. ZONING

- | | | |
|----|--|-----------|
| a. | Consideration of the application of Pape-Dawson Engineers , requesting approval of an Amendment to Planned Development (PD) District 00-39 and Planned Development (PD) District 04-45 for Community Retail Uses to allow a Texas Department of Public Safety office. This property is located at 4802 North President George Bush Turnpike. (District 1) (File Z 22-73 – Planned Development amendment) (The applicant has withdrawn the application at this time. Any new application will require new notifications.) | WITHDRAWN |
| b. | Consideration of the application of Pape-Dawson Engineers , requesting approval of a Detail Plan for a Texas Department of Public Safety office. This property is located at 4802 North President George Bush Turnpike. (District 1) (File Z 22-73 – Detail Plan) (The applicant has withdrawn the application at this time. Any new application will require new notifications.) | WITHDRAWN |
| c. | Consideration of the application of Jerry Handy , requesting approval of an Amendment to Planned Development (PD) District 21-01 to allow an Elder Care - Independent Living Use based in the Multi-Family-0 (MF-0) District. This property is located at 2055 Arapaho Road. (District 7) (File Z 22-80 – Planned Development Amendment) | APPROVED |

Representing the applicant, with the architecture firm Jeffrey DeMure & Associates, Stephen Ballay, remained available for questions.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application per staff recommendation. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nays.**

- d. Consideration of the application of **Jerry Handy**, requesting approval of a **APPROVED** Detail Plan for an Elder Care - Independent Living development. This property is located at 2055 Arapaho Road. (District 7) (File Z 22-80 – Detail Plan)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application per staff recommendation. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nays.**

- e. Consideration of the application of **Wier & Associates, INC.**, requesting **APPROVED** approval of a Specific Use Provision for a Financial Institution, Drive-Through Service Use on a property zoned Community Retail (CR) District. This property is located at 3150 Broadway Boulevard. (District 3) (File Z 23-03 – Specific Use Provision)

Representing the applicant, with the civil engineer Wier & Associates, Pria Acharia, remained available for questions.

Motion was made by Commissioner Williams to **approve** the application. Seconded by Commissioner Paris.

Commissioner Jenkins requested that the motion be amended approving the application with the Special Use Provision being for 25-30 year period.

Commissioner Paris requested that the Specific Use Provision be for a 25-year period as recommended by staff.

Motion was made by Commissioner Williams to amend the motion and **approve** the application with the Special Use Provision for a 25-year period. Seconded by Commissioner Paris. **Motion carried. 8 Ayes, 0 Nays.**

- f. Consideration of the application of **Wier & Associates, INC.**, requesting **APPROVED** approval of a Plan for a Financial Institution, Drive-Through Use. This property is located at 3150 Broadway Boulevard. (District 3) (File Z 23-03 – Plan)

Motion was made by Commissioner Williams to amend the motion and **approve** the application with the Special Use Provision for a 25-year period. Seconded by Commissioner Paris. **Motion carried. 8 Ayes, 0 Nays.**

- g.** Consideration of the application of **Vazquez Engineering, LLC.**, **APPROVED**
requesting approval of a Change of Zoning from Agricultural (AG) District
to Single Family-Estate (SF-E) District. This property is located at 6401
Lyons Road. (District 3) (File Z 23-10)

Representing the applicant, Juan Vasquez, 1919 S. Shiloh Road,
Garland, TX, remained available for questions.

Motion was made by Commissioner Jenkins to close the public hearing
and **approve** the application as presented. Seconded by Commissioner
Rose. **Motion carried: 8 Ayes, 0 Nays.**

5. MISCELLANEOUS

- a.** Consideration of amended Plan Commission Bylaws. **APPROVED**

Motion by Commissioner Aubin to **approve** the amendments as
presented. Seconded by Commissioner Williams. **Motion carried: 8**
Ayes, **0 Nays.**

6. ADJOURN

There being no further business to come before the Plan Commission,
the meeting adjourned at 7:13 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 04/24/2023

Item Title: P 23-14 Centerville Garland Final Plat

Summary:

P 23-14 Centerville Garland Final Plat

Attachments

P 23-14 Centerville Garland Final Plat Report and Attachments

Planning Report

File No: P 23-14 / District 2

Agenda Item:

Meeting: Plan Commission

Date: April 24, 2023



GARLAND

TEXAS MADE HERE

FINAL PLAT

Centerville Garland

LOCATION

2815 East Centerville Road

ZONING

Industrial (IN) District

NUMBER OF LOTS

One

ACREAGE

9.334 Acres

BACKGROUND

The applicant requests approval of the Final Plat to construct a warehouse.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

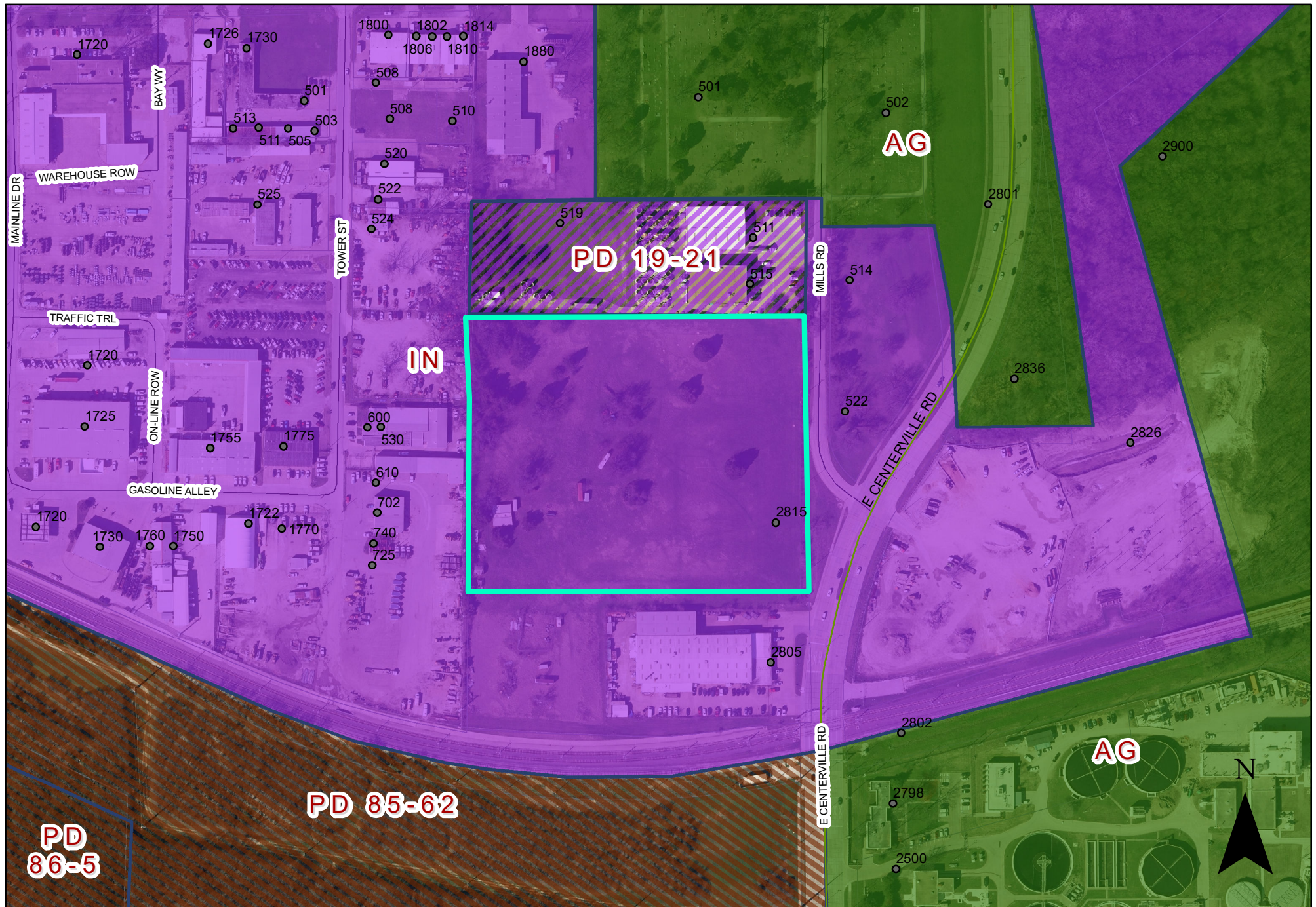
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

Matthew Wolverton
Development Planner
Planning and Development
972-205-2454
Mwolverton@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



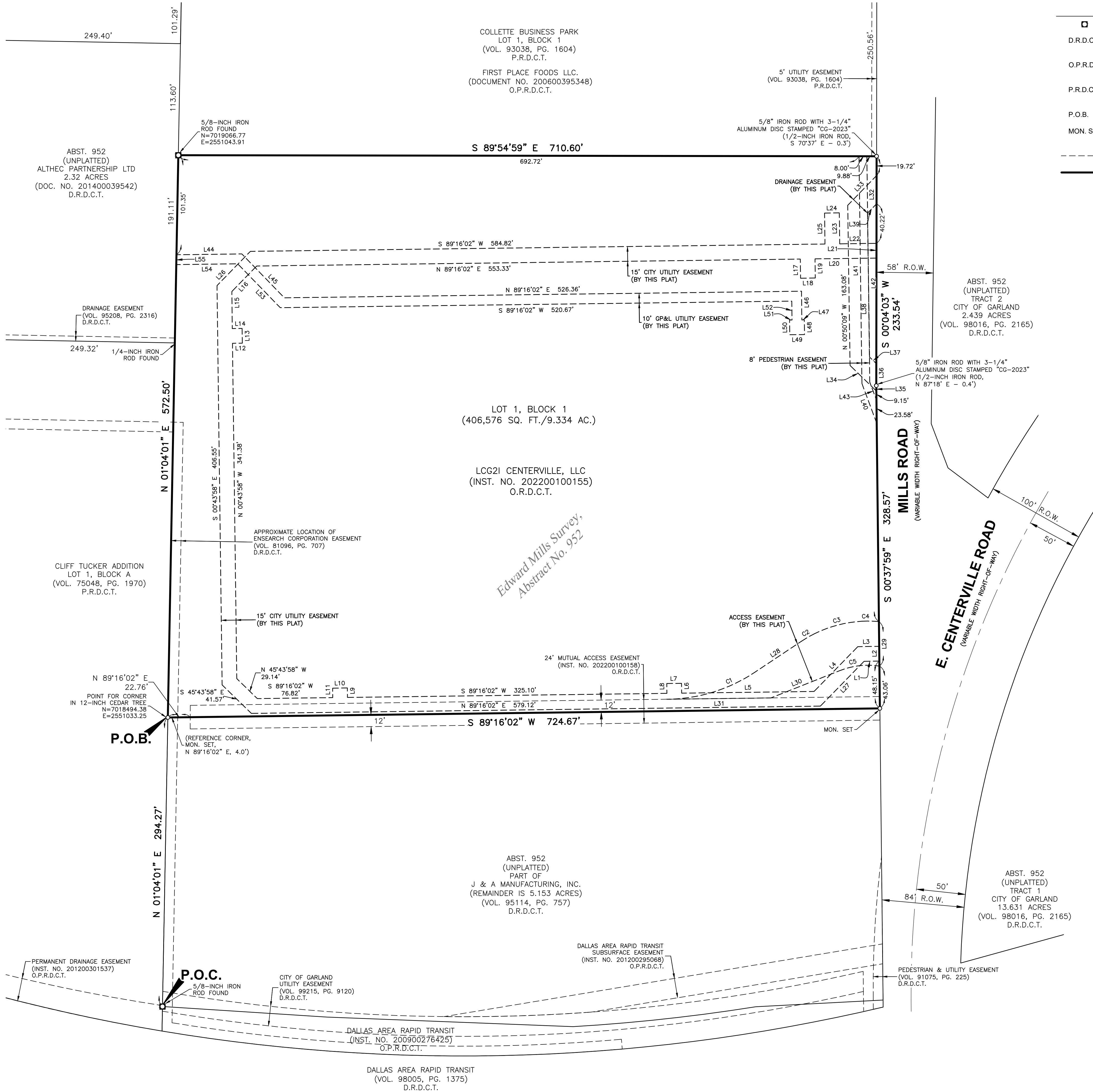
0 175 350 Feet
1 inch = 266 feet

PLAT MAP P 23-14

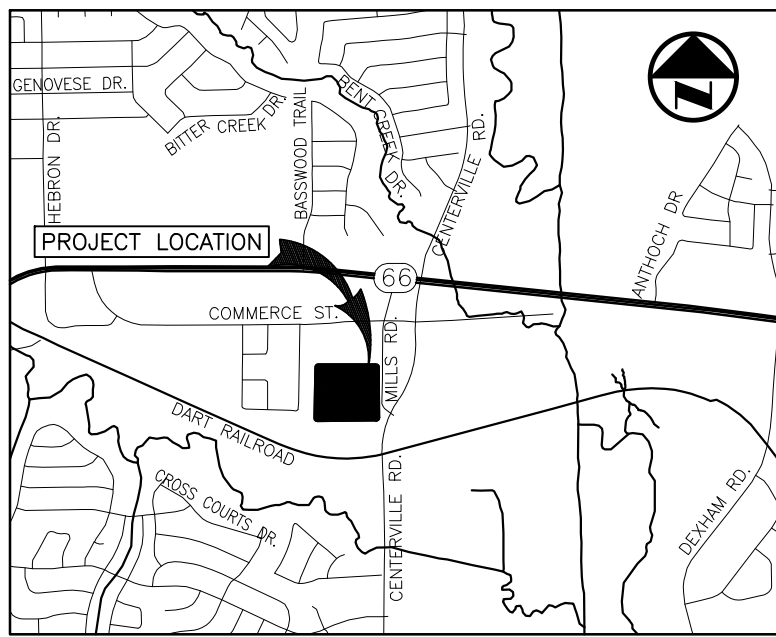
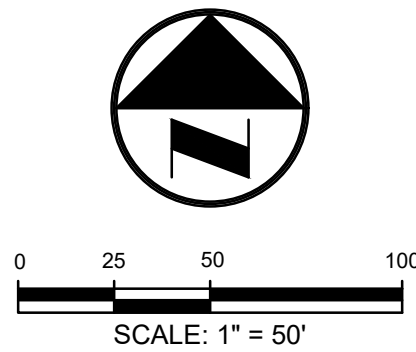
2815 East Centerville Road

INDICATES AREA
OF REQUEST

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LEGEND	
	MONUMENT OF RECORD DIGNITY
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORD DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DALLAS COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
MON. SET	3-1/4" ALUMINUM DISK ON 5/8" REBAR SET STAMPED "LCG-2023"
---	EASEMENT LINE
---	PROPERTY LINE



VICINITY MAP
(NOT TO SCALE)

CURVE TABLE				
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	33°17'43"	163.03'	N 73°00'55" E	93.41'
C2	7°24'53"	122.50'	N 60°04'26" E	15.84'
C3	22°37'17"	126.30'	N 75°26'52" E	49.54'
C4	8°01'29"	122.50'	S 88°52'24" E	17.14'
C5	30°15'38"	77.50'	S 83°31'08" W	40.46'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 89°16'02" E	15.55'
L2	N 00°37'59" W	15.00'
L3	S 89°16'02" W	21.79'
L4	S 44°16'02" W	63.72'
L5	S 89°16'02" W	134.76'
L6	N 00°43'58" W	10.00'
L7	S 89°16'02" W	15.02'
L8	S 00°43'58" E	10.00'
L9	N 00°50'14" W	9.66'
L10	S 89°09'59" W	15.00'
L11	S 00°49'56" E	9.63'
L12	N 89°16'02" E	10.00'
L13	N 00°43'58" W	14.98'
L14	S 89°16'02" W	10.00'
L15	N 00°43'58" W	37.76'
L16	N 44°16'02" E	36.21'
L17	S 00°43'58" E	19.50'
L18	N 89°16'02" E	14.97'
L19	N 00°43'58" W	19.50'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L20	N 89°16'02" E	62.52'
L21	N 00°04'03" E	15.00'
L22	S 89°16'02" W	37.42'
L23	N 00°43'55" W	31.51'
L24	S 89°16'05" W	15.00'
L25	S 00°43'55" E	31.51'
L26	S 44°16'02" W	48.64'
L27	N 44°16'02" E	63.72'
L28	N 56°22'00" E	57.36'
L29	S 00°37'59" E	45.33'
L30	S 68°23'20" W	75.54'
L31	S 89°16'02" W	106.01'
L32	N 00°04'03" E	28.74'
L33	N 44°09'51" E	42.12'
L34	N 45°50'09" W	37.33'
L35	N 00°37'59" W	5.46'
L36	N 00°04'03" E	22.45'
L37	S 45°50'09" E	9.57'
L38	S 00°50'09" E	146.51'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L39	S 44°09'51" W	13.20'
L40	S 20°27'55" E	43.09'
L41	S 00°43'58" E	231.40'
L42	S 00°43'58" E	229.90'
L43	S 20°27'55" E	19.52'
L44	N 89°16'02" E	66.49'
L45	S 44°06'14" E	62.19'
L46	S 00°43'58" E	29.21'
L47	N 89°16'02" E	2.50'
L48	S 00°43'58" E	15.00'
L49	S 89°16'02" W	15.00'
L50	N 00°43'58" W	15.00'
L51	N 89°16'02" E	2.50'
L52	N 00°43'58" W	19.21'
L53	N 44°06'14" W	62.19'
L54	S 89°16'02" W	62.49'
L55	N 01°04'01" E	10.00'

GENERAL NOTES:

- Coordinates and bearing system shown hereon are based on the Texas Coordinate System of 1983, North Central Zone (4202) using City of Garland Geodetic Control Monuments 122 and 123 via VRS-RTK observations based on the Alterra VRS network. Distances and areas shown are surface values in U.S. Survey Feet.
- The purpose of this plat is to create a legal lot of this zoned Industrial tract.
- Each lot corner is monumented by a 5/8" iron rod with yellow plastic cap stamped "BGE" unless denoted otherwise.
- Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.
- 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.
- All easements shown hereon are dedicated by this plat unless specifically noted otherwise by Instrument recording information.

CITY MONUMENT VALUES
GPS 122 N= 7108168.09 E= 2551751.99 Z= 464.797
GPS 123 N= 7018797.37 E= 2551757.57 Z= 460.829

SPACE RESERVED FOR COUNTY RECORDING LABEL

FINAL PLAT

CENTERVILLE GARLAND
LOT 1, BLOCK 1
EDWARD MILLS SURVEY, ABSTRACT NO. 952
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 220324-1
MARCH 2023
SHEET 1 OF 2

OWNER
LCG2I CENTERVILLE, LLC
3500 Maple Avenue, Suite 1600
Dallas, Texas 75219

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416

Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rslivas@bgeinc.com

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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, all of that 9.334 acre (406,576 square foot) tract of land situated in the Edward Mills Survey, Abstract No. 952, in the City of Garland, Dallas County, Texas; being all of that tract of land described in Special Warranty Deed with Vendor's Lien to LCG21 Centerville, LLC, Inc. as recorded in Instrument No. 202200100155 of the Deed Records of Dallas County, Texas; said 9.334 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING, at a 5/8-inch iron rod found for corner in the west line of said 14.9626 acre tract; said point being the northwest corner of that tract of land described in General Warranty Deed to Dallas Area Rapid Transit as recorded in Instrument No. 200900276425 of the Official Public Records of Dallas County, Texas; said point being in the east line of Lot 1, Block A, Cliff Tucker Addition, an addition to the City of Garland, Texas, as recorded in Volume 75048, Page 1970 of the Plat Records of Dallas County, Texas;

THENCE, North 01 degrees 04 minutes 01 seconds East, with the west line of said 14.9626 acre tract and the east line of said Cliff Tucker Addition, a distance of 294.27 feet to a point in a 12-inch cedar tree at the POINT OF BEGINNING; from said point a 3-1/4-inch aluminum disk on 5/8-inch rebar set stamped "LCG-2023" for reference corner bears North 89 degrees 16 minutes 02 seconds East, a distance of 4.0 feet;

THENCE, North 01 degrees 04 minutes 01 seconds East, with the west line of said 14.9626 acre tract, a distance of 572.50 feet to a 5/8-inch iron rod found at the northwest corner of said 14.9626 acre tract; said point being the southwest corner of Lot 1, Block 1, Collette Business Park, an addition to the City of Garland, Texas, as recorded in Volume 93038, Page 1604 of the Plat Records of Dallas County, Texas;

THENCE, South 89 degrees 54 minutes 59 seconds East, with the north line of said 14.9626 acre tract and the south line of said Lot 1, a distance of 710.60 feet to a 5/8" iron rod with 3-1/4" aluminum disc stamped "CG-2023"; said point being in the west right-of-way line of Mills Road (variable width right-of-way); from said point a 1/2-inch iron rod bears South 70 degrees 37 minutes East, a distance of 0.3 feet;

THENCE, South 00 degrees 04 minutes 03 seconds West, with the east line of said 14.9626 acre tract and the west line of said Mills Road, a distance of 233.54 feet to a 5/8" iron rod with 3-1/4" aluminum disc stamped "CG-2023"; from said point a 1/2-inch iron rod bears North 87 degrees 18 minutes East, a distance of 0.4 feet;

THENCE, South 00 degrees 37 minutes 59 seconds East, continuing with the east line of said 14.9626 acre tract and the west line of said Mills Road, a distance of 328.57 feet to a 3-1/4-inch aluminum disk on 5/8-inch rebar set stamped "LCG-2023" for corner; said point being in the west right-of-way line of E. Centerville Road (variable width right-of-way);

THENCE, South 89 degrees 16 minutes 02 seconds West, departing the east line of said 14.9626 acre tract and the west line of said E. Centerville Road, a distance of 724.67 feet to the POINT OF BEGINNING and containing an area of 9.334 acres or 406,576 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That LCG21 Centerville, 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 **CENTERVILLE GARLAND**, 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 purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

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

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

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

The undersigned does covenant and agree that the access easement(s) dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in along, upon, and across the premises containing the access easement(s). The City of Garland shall not be responsible for maintenance of the access easement(s) or any improvements therein.

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

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2023.

By: LCG21 Centerville, LLC Owner

By: _____
Sean Wood, President

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared Alberto Perez Medellin, 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 the _____ day of _____, 2023.

Notary Public for and in the State of Texas

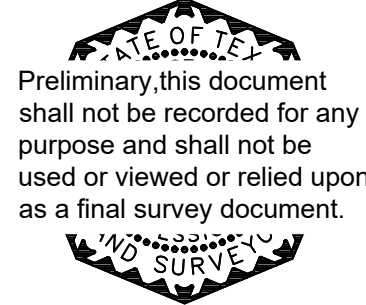
My commission expires: _____

SURVEYOR'S STATEMENT

I, René Silvas, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, Texas Local Government Code, Chapter 212, and the 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 _____, 2023.

René Silvas
Texas Registered Professional Land Surveyor No. 5921



STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared René Silvas, 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 the _____ day of _____, 2023.

Notary Public for and in the State of Texas

My commission expires: _____

Approved and accepted for the City of Garland this _____ day of _____, 2023 by the Plan Commission of the City of Garland, Texas.

Director of Planning

Chairman of Plan Commission

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

SPACE RESERVED FOR COUNTY RECORDING LABEL

FINAL PLAT

CENTERVILLE GARLAND

LOT 1, BLOCK 1
EDWARD MILLS SURVEY, ABSTRACT NO. 952
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 220324-1
MARCH 2023
SHEET 2 OF 2

OWNER

LCG21 CENTERVILLE, LLC
3500 Maple Avenue, Suite 1600
Dallas, Texas 75219

SURVEYOR

BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416



Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com

Copyright 2022



Plan Commission

3. a.

Meeting Date: 04/24/2023

Item Title: Z 22-48 Modern TH, LLC - Zoning (District 2)

Summary:

Consideration of the application of **Modern TH, LLC.**, requesting approval of a Change in Zoning from Planned Development (PD) District 02-38 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached. This property is located at 1951 and 1975 State Highway 66. (District 2) (File Z 22-48 – Zoning)

Attachments

Z 22-48 Modern TH, LLC Report & Attachments (PD)

Z 22-48 Modern TH, LLC Responses

Planning Report

File No: Z 22-48/District 2

Agenda Item:

Meeting: Plan Commission

Date: April 24, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Planned Development (PD) District 02-38 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached Uses

Approval of a Detail Plan for a Single-Family Attached (SFA) development.

LOCATION

1951 and 1975 State Highway 66

APPLICANT

Modern TH, LLC.

OWNER

Monar Inc.

BACKGROUND

In 1985, the City Council approved a Concept Plan for three (3) tracts. The subject property was within Tract 3 and it was approved for office/retail type of development. Tract 1 was approved for an office development and Tract 2 was approved for an office, retail and warehouse development.

In 2002, the northern tract was approved for a single-family development, which has been constructed. The remaining tracts were intended for commercial uses but never developed.

The applicant proposes to construct fifty (50) townhouses and two (2) HOA open space lots on the tract at the northwest corner of State Highway 66 and East Centerville Road. The tract west of the subject property is still unimproved.

SITE DATA

The subject property contains approximately 5.88 acres and has approximately 621 linear feet of frontage along State Highway 66 and 396 linear feet of frontage along East Centerville Road. The property can be accessed from East Centerville Road and State Highway 66.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Planned Development (PD) District 02-38 for Mixed Uses. The PD consisted of three (3) tracts. The northern tract has been developed with a single-family development. The remaining two (2) tracts, including the subject property, were approved for commercial uses.

CONSIDERATIONS

Detail Plan

1. The applicant proposes a Detail Plan for a development of fifty (50) solar-powered, renewable energy townhouses with tankless water heaters and two (2) HOA lots. In addition, the applicant is proposing 9.50 units per acre, therefore meeting the SFA GDC requirement.

Screening and Landscaping

2. The GDC requires at least one tree is required for each townhouse unit and must be placed either on that lot or within fifty feet of that unit. For each townhouse structure, at least fifty percent of the required trees must be large canopy trees. The remainder of the required trees may be small ornamental trees. The landscape plan (Exhibit D) shows all small ornamental trees either on a lot or within fifty (50) feet of that lot.

Planned Development (PD) District 02-38 requires a fifty (50)-foot landscape buffer and fifteen (15) large canopy trees are required to be within the landscape buffer along State Highway 66. The applicant proposes the width to be ten (10) feet and (2) feet at the southern knuckle. In addition, the applicant proposes thirteen (13) large canopy trees, due to the knuckle. It should be noted the GDC requires the landscape buffer to be fifteen (15) feet in width.

Planned Development (PD) District 02-38 also requires a thirty (30)-foot landscape buffer along East Centerville Road and eight (8) large canopy trees are required. The site plan (Exhibit D) reflects a ten (10)-foot wide landscape buffer and thirteen (13) large canopy trees. The GDC requires the landscape buffer to be fifteen (15) feet in width.

The applicant proposes a minimum of seven (7)-foot masonry wall with landscaping along the northern and western perimeter of the property and a minimum of six (6)-foot ornamental fence with masonry columns with landscaping along East Centerville Road and State Highway 66. It should be noted that this application was submitted prior to the GDC fencing and screening amendment related to residential developments along thoroughfares.

The GDC requirement is to place the vegetation on the street side of the ornamental fence and the vegetation along East Centerville Road is placed behind the fence due to the large easements.

3. Amenities

The GDC requires 5,000 square feet of open space. The applicant proposes 4,612 square feet of open space. The large easement along East Centerville Road caused the fence to be placed farther back and reduced the common area space. However, the site plan (Exhibit C) reflects picnic tables, a barbeque grill and playground equipment.

4. Parking

The site plan (Exhibit C) complies with the required enclosed garages spaces and guest parking per the GDC.

5. Garages

The GDC requires the face of a garage door to be at least twenty (20) feet from the street or alley right-of-way line that the garage door faces (twenty-four feet if facing an

interior lot/property line), and must have at least one of the following designs, as depicted in Illustrations 4-9 through 4-13:

- 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.

The site plan (Exhibit C) reflects alley-loaded lots. However, the applicant requests the driveway to be five (5) feet in lieu of the required twenty (20) feet.

6. Building Design

The building elevations comply with the articulation requirements per Section 4.84.

The GDC has a list of architectural elements and each building requires a minimum of three (3) architectural elements for each dwelling unit. The applicant proposes another set of architectural elements listed below. Per the applicant’s narrative, the list of GDC architectural elements are not congruent with the proposed building design.

GDC Architectural Elements	Proposed Architectural Elements
• Multiple pane windows featuring either divided light or simulated divided light; • A front porch area enclosed by a railing at least thirty inches in height, and containing decorative columns at least six inches in diameter; • Gable(s) with window(s); • Dormer(s); • Bay windows with a minimum projection of twenty-four inches; • Minimum 8:12 roof pitch; • Split garage doors with a separate door for each vehicle bay; or • Front covered porch with at least forty square feet of usable space,	• Modern roof parapet with steps and with metal coping cap • Projecting flat roof or awning cantilevered or suspended with max slope 12” per foot • Two-story high projecting brick divider between units • Faux wood ceramic tile used as design accent material • Exterior second floor corner balcony with 2’ min. overhang, wall columns & roof. (Overhang may be eliminated where street curves reduce setback) • Exterior second floor recessed Juliet balcony • Full unit width porch/patio. (Extends max. 30” into front yard setback so no columns or railing are to be provided) • Full unit width second floor

and a minimum depth of five feet.	overhang/cantilever
-----------------------------------	---------------------

Signage

7. Planned Development (PD) District 02-38 allows a maximum of three (3) monument signs. Each sign should be a maximum of seven (7) feet in height and fifty (50) square feet in surface area. Each sign should be have a setback of twenty-five (25) feet from the property line.

The applicant proposes 3 monument signs. Each sign is a maximum of 7 feet in height and 50 square feet in surface area. Sign C is more than twenty-five (25) feet from the property line. However, Sign A has an eleven (11)-foot setback and Sign B has a three (3)-foot setback.

It should be noted that a five (5)-foot setback is required per the GDC for monument signs.

8. Deviations

Development Standards	Required	Proposed	Applicant's Justification
Lot Area	Minimum 2,000 SF	Minimum 1,568 SF	The minimum lot area is being reduced due to the irregular shape of the site.
Lot Depth	Minimum 90 feet	Minimum 70 feet for Block B, Lot 16 All other lots will have a minimum lot depth of 72 feet.	The overall tract geometry, topography and incorporating necessary infrastructure, creates constraints of the lot impacting the lot depths.
Driveway Depth	The GDC requires the distance from the face of a garage door must be at least twenty (20) feet from the street or alley right-of-way line.	5 feet	The reduced lot depth impacted the driveway depth. The 20-foot driveway allows a vehicle to be parked. The applicant proposes a 5-foot driveway to not allow any vehicles to be parked.
Lot Coverage	75%	79%	The applicant states the irregular shape of

			the site requires an increase in the lot coverage.
Landscaping and fencing along East Centerville Road	The landscaping should be located on the street side of the ornamental fence	Large canopy trees and shrubs are located on the development's side of the fence.	The applicant states there are large easements and floodplain that prevent the landscaping to be on the street side of the fence. However, the fence is along the common area and the townhouses are set farther back to minimize visibility from East Centerville Road.
Landscape Buffer along State Highway 66	PD 02-38 requires a 50-foot landscape buffer and 15 large canopy trees are required to be within the landscape buffer.	The applicant proposes the width to be 10 feet and 2 feet at the southern knuckle. In addition, the applicant proposes 13 large canopy trees due to the knuckle.	The GDC requires the landscape buffer to be 15 feet in width. The applicant states floodplain, easements and infrastructure caused the reduction of the landscape buffer.
Landscape Buffer along East Centerville Road	PD 02-38 requires a 30-foot landscape buffer along East Centerville Road	The applicant proposes a 10-foot landscape buffer.	
Signage Setbacks	PD 02-38 allows a maximum of 3 monument signs. Each sign should be a maximum of 7 feet in height and 50 square feet in surface area. Each sign should be have a setback of 25 feet from the property line.	The applicant proposes 3 monument signs. Each sign is a maximum of 7 feet in height and 50 square feet in surface area. Sign C is more than 25 feet. However, Sign A has an eleven (11)-foot setback and Sign B has a three (3)-foot setback.	The applicant requests this deviation due to the easements and infrastructure proposed.
Common Area	5,000 square feet	4,612 square feet	The large easements reduce the common

			area space.
Architectural elements	The GDC has a list of architectural elements (see Consideration 7)	The applicant proposes a different set of architectural elements (see Consideration 7)	The list of GDC architectural elements does not align with the applicant's building design.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends 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

This proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Planned Development (PD) District 02-47 and Planned Development (PD) District 81-55; these properties are developed with single-family homes. The properties to the east, across East Centerville Road, are zoned Agricultural (AG) District and Planned Development (PD) District 05-18 and developed with a restaurant with a drive-through. The properties to the south, across State Highway 66, are zoned Planned Development (PD) District 07-73 and developed with a gas station, convenience store, restaurant and car wash. The property to the west is zoned Planned Development (PD) District 02-38 and it is currently vacant.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Planned Development (PD) District 02-38 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached Uses

Approval of a Detail Plan for a Single-Family Attached (SFA) development.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Exhibits
- iv. Photos

CITY COUNCIL DATE: May 16, 2023

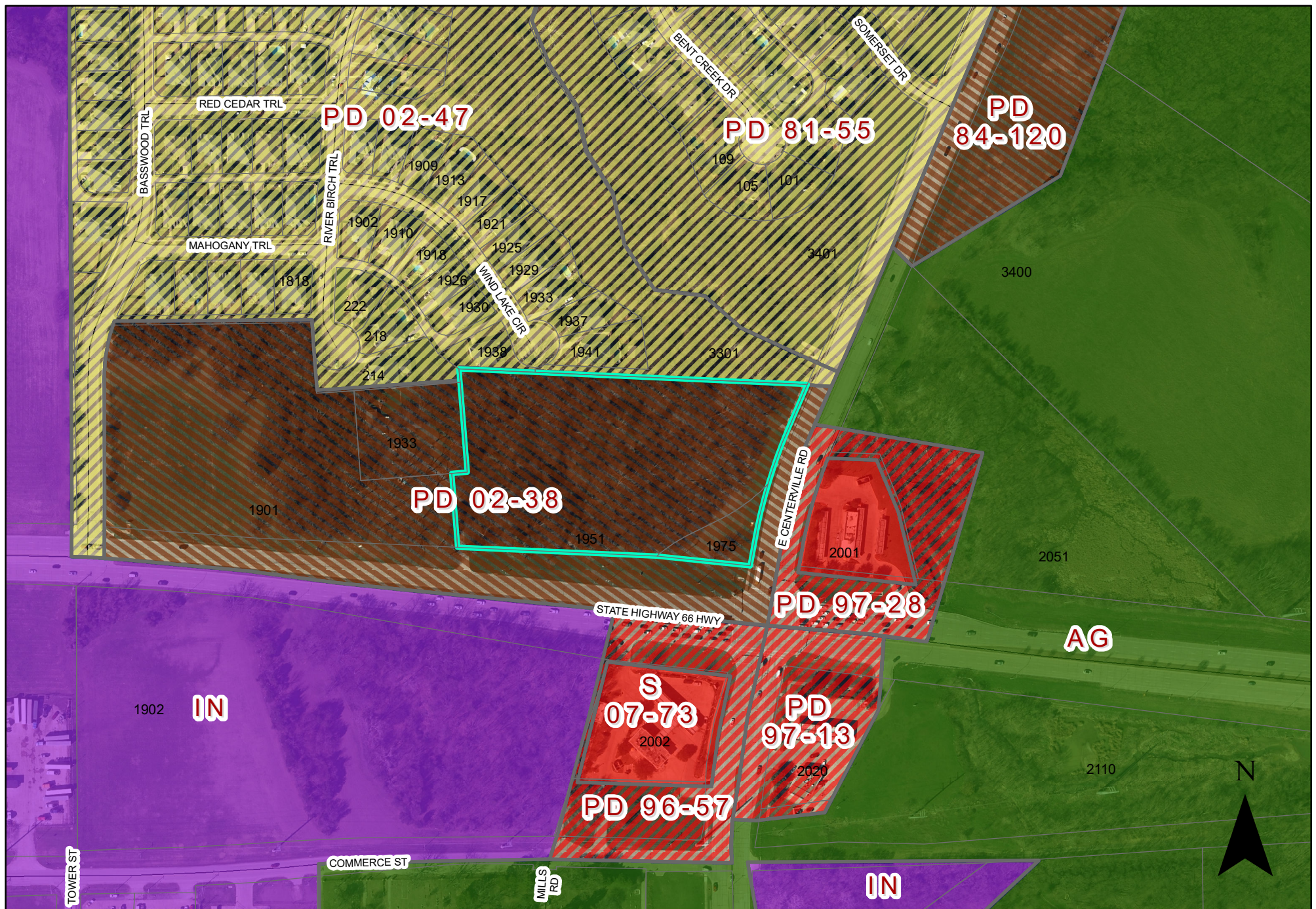
PREPARED BY:

Nabiha Ahmed
Lead Development Planner
Planning & Development

REVIEWED BY:

Will Guerin, AICP
Director of Planning

972-205-2453
nahmed@garlandtx.gov



ZONING MAP Z 22-48

1951 and 1975 State Highway 66

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-48

1951 and 1975 State Highway 66

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for fifty (50) Single-Family Attached (Townhouse) and two (2) 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-Attached (SFA) District, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-Attached(SFA) District and Planned Development (PD) District 02-38 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, 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 Dwelling, Single-Family-Attached (SFA) units are permitted.
- B. Maximum Number of Lots:** A total of fifty (50) single-family attached units shall be permitted.
- C. Minimum Lot Area:** The minimum lot area shall be 1,568 square feet and as reflected in Exhibit C.
- D. Minimum Lot Depth:** The minimum lot depth shall be seventy-two (72) feet, except for Block B, Lot 16, which shall be a minimum of seventy (70) feet as reflected in Exhibit C. The lot depth is measured between the lot lines.
- E. Minimum Dwelling Size:** The minimum dwelling size shall

be 1,400 square feet.

F. Maximum Lot Coverage: The maximum lot coverage shall be seventy-nine (79%) percent.

G. Driveway Depth: The minimum driveway depth shall be five (5) feet from the face of the garage door to the alley right-of-way line.

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

I. Open Space and Amenities: Open Space and Amenities shall be provided as shown in Exhibit D.

J. Signage: A maximum of three (3) monument signs shall be provided as reflected in Exhibit F. Each monument sign shall be a maximum of seven (7) feet in height and maximum of fifty (50) square feet in surface area.

Sign A shall be placed at least eleven (11) feet from the property line.

Sign B shall be placed at least three (3) feet from the property line.

Sign C shall be placed at least twenty-five (25) feet from the property line.

K. Building Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E. In addition, the following architectural elements shall be permitted:

- Modern roof parapet with steps and with metal coping cap
- Projecting flat roof or awning cantilevered or suspended with max slope 12 inches per foot
- Two-story high projecting brick divider between units
- Faux wood ceramic tile used as design accent material

- Exterior second floor corner balcony with 2' min. overhang, wall columns & roof. (Overhang may be eliminated where street curves reduce setback)
- Exterior second floor recessed Juliet balcony
- Full unit width porch/patio. (Extends max. 30" into front yard setback so no columns or railing are to be provided)
- Full unit width second floor overhang/cantilever

L. Homeowners Association: A Homeowners Association shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws and/or declaration 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; shall obligate the association, through assessment of homeowners, to maintain all open space areas; and other provisions as deemed appropriate to secure a sound and stable association.

M. Maintenance of Open/Common Space and Landscaped Areas, Entry Features, Access Easements, and Amenities in HOA Lots: Pursuant to the declaration for the Homeowner's Association, the Homeowners Association shall be obligated to repair and maintain all common areas of the community (including open/common space, landscaped areas, entry features, access easements, and amenities in HOA lots) and the bylaws and/or declaration for the association shall authorize the association to pay for the cost thereof through the assessment of homeowners within the community.

N. Required Assessments and Reserves: The declaration for the Homeowner's Association shall provide that each homeowner owning a real property interest in a residential lot within the community land shall be obligated to pay assessments to the Homeowners Association to pay for the operation and common expenses of the association, including, without limitation, the repair and maintenance of association common areas, including repairing, maintaining or replacing the association screening walls and perimeter fences. If the Homeowners Association fails

to perform the above-described maintenance due to lack of funds, the Homeowners Association shall assess members on a pro rata basis for the cost of performing such maintenance and shall thereafter promptly and diligently perform the maintenance required. To help ensure that funds will be available to perform such maintenance, the Homeowners Association shall establish and maintain a reserve fund for the periodic maintenance, repair and replacement of association improvements, which shall include adequate reserves for the expected future costs to repair, maintain and replace association screening walls and perimeter fences.

- O. City's Right to Enforce: The declaration for the Homeowner's Association shall contain a provision stating that if the Homeowner's Association fails to maintain an association screening wall or perimeter fence in good repair, then the City may send written notice to the Homeowner's Association demanding the proper repair and maintenance of such screening wall or perimeter fence. If the Homeowner's Association has not repaired or replaced such screening wall or perimeter fence within 120 days after the date of the City's written notice to the Homeowner's Association, the City shall have the right, but not the obligation, to exercise all access easements and other rights of the Homeowners Association to repair and/or replace, as necessary, such screening wall or perimeter fence and to charge all reasonable costs incurred therefor to the Homeowners Association. The Homeowner's Association shall promptly pay such costs to the City upon completion of the repairs and/or replacement upon written demand by the City. If the reserves required by these conditions and the declaration are not sufficient to fully reimburse the City, the Homeowner's Association shall assess its members for the funds necessary to fully reimburse the City and to re-establish its required reserves. Such provision in the declaration for the Homeowner's Association shall further state that such provision may not be amended or modified without the prior written consent of the City.

Z 22-48



View of the subject property



North of the subject property



East of the subject property



South of the subject property

1951 and 1975 State Highway 66

Morales, Elisa

From: Ahmed, Nabiha
Sent: Wednesday, April 19, 2023 8:36 AM
To: Morales, Elisa
Subject: FW: [EXTERNAL] RE: Z 22-48 Modern TH, LLC.

FYI, I believe she is in favor of the request.

From: Naaz Malek <maleknaaz@gmail.com>
Sent: Tuesday, April 18, 2023 4:33 PM
To: Ahmed, Nabiha <NAhmed@garlandtx.gov>; Nasir Uddin <nasiruddin06@gmail.com>
Subject: [EXTERNAL] RE: Z 22-48 Modern TH, LLC.

Salaam Nabiha,

My name is Naaz Malek. My husband, Nasir Uddin and I, own the gas station/c-store (La Verde) across the street (2002 Hwy 66) from the proposed site for the 50 townhouses.

I just wanted to introduce my husband and I to you. We are new owners of the property as of 12/22 and this is our first time voting for something related to the business.

The research I've done thus far on the company and the owner checks out. I think this will be a positive addition for the store. Is there anything we should be aware of?

We plan on attending the public hearing. Can we cast our vote in person there? Will we get to meet you there?

Sincerely,
Naaz Malek
6789083424

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City of Garland Planning Department
P.O. Box 469002
Garland, Texas 75046-9002



GARLAND
TEXAS MADE HERE

La Verde Convenience Store
2002 Hwy 66
Garland, TX 75040



SCAN ME/
ESCANÉAME/
QUÉT TÔI

**NOTICE OF PUBLIC HEARING OF
THE GARLAND PLAN COMMISSION**

New Property Owner:
Malek Investment, LLC
Alaaz Malek

Dear Garland Resident, Property Owner or Business Owner: You are receiving this letter because your address is within 400 feet of the proposed zoning change.

RE: Z 22-48 Modern TH, LLC. The applicant requests approval of fifty (50) townhouses. The site is located at 1951 and 1975 State Highway 66. (District 2) (see included map)

Date: A Public hearing will be held by the City of Garland Plan Commission at 7:00 p.m., Monday, April 24, 2023.

Location: William E. Dollar Municipal Building (City Hall), Council Chambers, 200 North Fifth Street, Garland, Texas 75040

The Meeting and Agenda webpage can be found at:
<https://www.garlandtx.gov/801/Meeting-Agendas-and-Minutes> (Agendas are posted at least 72 hours before the meeting.)

For more information about Case Z 22-48 and other zoning cases, and to register a position for or against, go to: www.garlandplanning.org or scan the QR code in the upper corner. (Agendas will also contain additional information. See link above.)

You may also contact City Planner Nabiha Ahmed at 972-205-2453 or email at nahmed@garlandtx.gov.

Para Espanol, por favor contactar a Josue De La Vega a 972-205-2833 o correo electrónico a jdelavega@garlandtx.gov

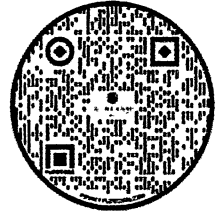
(It is important that you include your property address, your name, and mailing address in any correspondence concerning the case)

City of Garland Planning Department
P.O. Box 469002
Garland, Texas 75046-9002



GARLAND

TEXAS MADE HERE



SCAN ME/
ESCANÉAME/
QUÉT TÔI

AVISO DE AUDIENCIA PÚBLICA DEL COMISIÓN DEL PLAN GARLAND

Estimado residente, propietario o empresario de Garland: Usted recibe esta carta porque su dirección está a 400 pies del cambio de zonificación propuesto.

- RE:** **Z 22-48 Modern TH, LLC.** El solicitante solicita la aprobación de cincuenta (50) casas adosadas. El sitio está ubicado en 1951 y 1975 State Highway 66. (Distrito 2) (ver mapa incluido)
- Fecha de la reunión:** La Comisión del Plan de la Ciudad de Garland llevará a cabo una audiencia pública a las 7:00 p. m. el lunes, 24 de abril de 2023.
- Ubicación:** Edificio Municipal William E. Dollar (Ayuntamiento), Cámaras del Consejo, 200 North Fifth Street, Garland, Texas 75040
La página web de la reunión y la agenda se puede encontrar en:
<https://www.garlandtx.gov/801/Meeting-Agendas-and-Minutes> (Las agendas se publican al menos 72 horas antes de la reunión).

Para obtener más información sobre el Caso Z 22-48 y otros casos de zonificación, y para registrar una posición a favor o en contra, visite: www.garlandplanning.org o escanee el código QR en la esquina superior. (Las agendas también contendrán información adicional. Consulte el enlace anterior).

Para Español, por favor contactar a Josue De La Vega a 972-205-2833 o correo electrónico a jdelaavega@garlandtx.gov

(Es importante que incluya la dirección de su propiedad, su nombre y dirección postal en cualquier correspondencia relacionada con el caso)

THÔNG BÁO VỀ VIỆC NGHE CỦA CÔNG CHỨC NHIỆM VỤ KẾ HOẠCH GARLAND*

Kính gửi Cư dân Garland, Chủ sở hữu Bất động sản hoặc Chủ Doanh nghiệp: Bạn nhận được thư này vì địa chỉ của bạn nằm trong phạm vi 400 feet kể từ khi thay đổi quy hoạch được đề xuất.

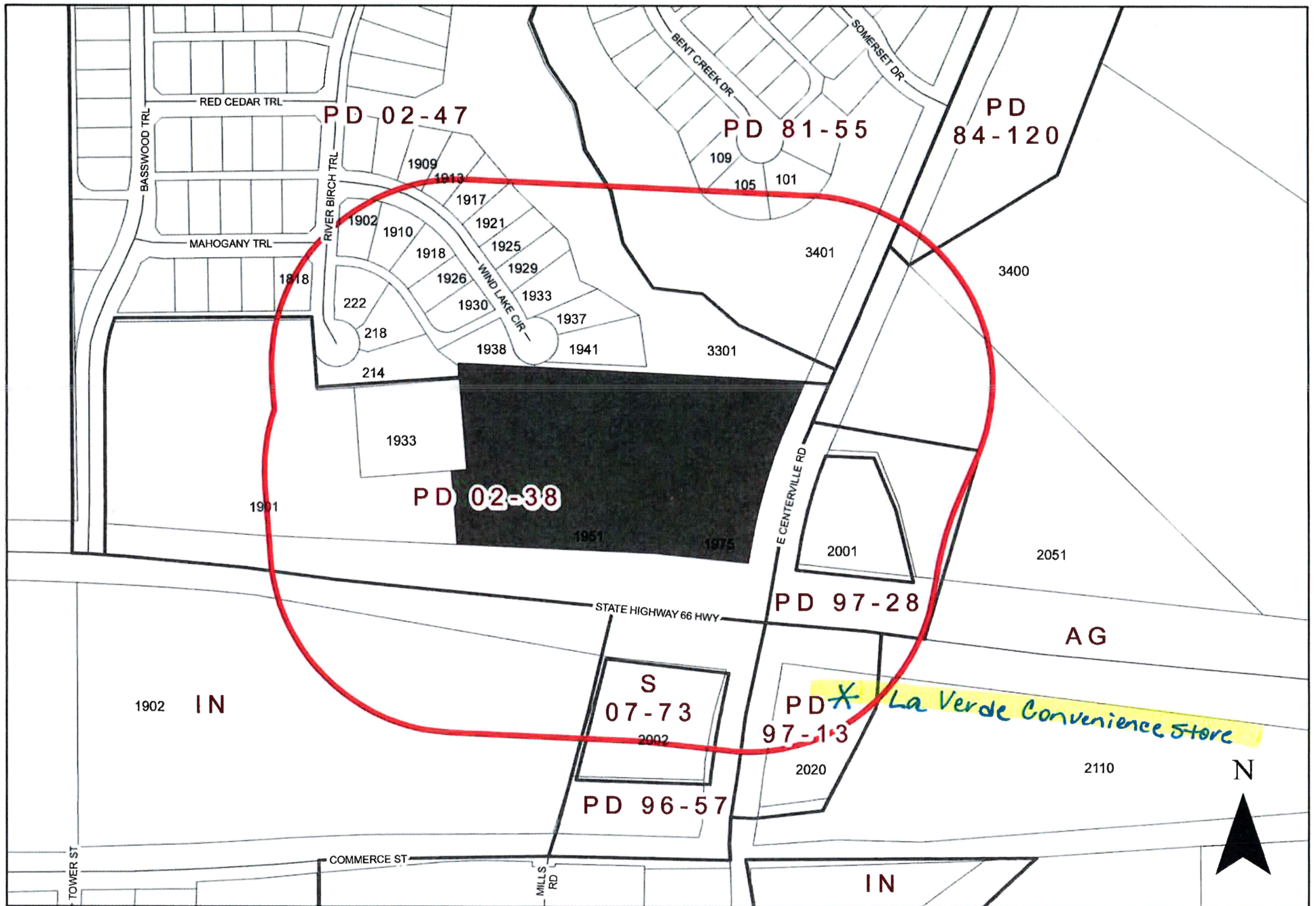
- RE:** **Z 22-48 Modern TH, LLC.** Người nộp đơn yêu cầu phê duyệt năm mươi (50) căn nhà phố. Địa điểm tọa lạc tại 1951 và 1975 State Highway 66. (Quận 2) (xem bản đồ kèm theo)
- Ngày:** Một buổi điều trần Công khai sẽ được tổ chức bởi Ủy ban Kế hoạch Thành phố Garland lúc 7:00 tối, Thứ Hai, Ngày 24 tháng 4 năm 2023.
- Vị trí:** Tòa nhà thành phố William E. Dollar (Tòa thị chính), Phòng hội đồng, 200 North Fifth Street, Garland, Texas 75040
Truy cập ảo vào cuộc họp có thể được tìm thấy trên trang web của thành phố Garland, với trang web Cuộc họp và Chương trình làm việc và có thể được tìm thấy tại: <https://www.garlandtx.gov/801/Meeting-Agendas-and-Minutes> (Các câu chuyện được đăng trước cuộc họp ít nhất 72 giờ)

Để biết thêm thông tin về Trường hợp Z 22-48 và các trường hợp phân vùng khác, và để đăng ký vị trí ủng hộ hoặc chống lại, hãy truy cập: www.garlandplanning.org hoặc quét mã QR ở góc trên. (Truyền thuyết cũng sẽ chứa thông tin bổ sung. Xem liên kết ở trên.)

(Các chương trình nghị sự cũng sẽ chứa thông tin bổ sung. Xem liên kết ở trên.)

(Điều quan trọng là bạn phải bao gồm địa chỉ tài sản, tên của bạn và địa chỉ gửi thư trong bất kỳ thư từ liên quan đến trường hợp này)

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1951 and 1975 State Highway 66

Comment Form

Case Z 22-48

Z 22-48 Modern TH, LLC. The applicant requests approval of fifty (50) townhouses. The site is located at 1951 and 1975 State Highway 66. (District 2)

Z 22-48 Modern TH, LLC. El solicitante solicita la aprobación de cincuenta (50) casas adosadas. El sitio está ubicado en 1951 y 1975 State Highway 66. (Distrito 2)

Z 22-48 Modern TH, LLC. Người nộp đơn yêu cầu phê duyệt năm mươi (50) căn nhà phố. Địa điểm tọa lạc tại 1951 và 1975 State Highway 66. (Quận 2)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Naaz Malek, owner of Malek Investments, LLC

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

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

2002 Hwy 66

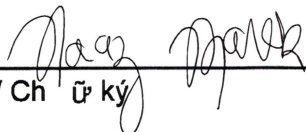
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính



April 19th 2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-48

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

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

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

I am in favor of this proposed construction



GARLAND
TEXAS MADE HERE

City of Garland
Planning & Community Development - 1502
P.O. Box 469002
Garland, TX 75046-9002

Property Owner: Malek Investments, LLC

Name: Maaz Malek

Email: maleknaaz@gmail.com

Phone: 972-276-4900

~~ALMO INVESTMENT II LTD.~~

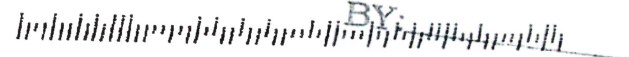
~~PO BOX 2599~~

~~WAXAHACHIE, TEXAS 751688599~~

RECEIVED

APR 14 2023

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BY: 

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-48	April 24, 2023	May 16, 2023	Nabiha Ahmed

Z 22-48 Modern TH, LLC. The applicant requests approval of fifty (50) townhouses. The site is located at 1951 and 1975 State Highway 66. (District 2)

Kim M Pearson

Against

4/17/2023
9:31:12 PM

105 Bent Creek D

dru.pearson@verizon.net

Garland

972-489-9400

Texas

United States

75040

I went to the first planning meeting and the biggest concern are the entrances/exits to the neighborhood and how close it will be to the creek that backs up to my house. When we moved we were told that area is protected as it is a floodplain. Persons living on the other side have already encroached on that protected area and have loud parties where their speakers face our neighborhood and we have to call several times a year to complain about the noise. It seems as if this would only add to it. If they can only go out at Centerville that intersection is already backed up and they would have to cross three lanes to make a left or u-turn. Also there are no u-turns on 66. I have lived here for 26 years and there have been many accidents for such a wide open intersection.

Kim M Pearson

Against

4/17/2023
9:31:09 PM

105 Bent Creek D

dru.pearson@verizon.net

Garland

972-489-9400

Texas

United States

75040

I went to the first planning meeting and the biggest concern are the entrances/exits to the neighborhood and how close it will be to the creek that backs up to my house. When we moved we were told that area is protected as it is a floodplain. Persons living on the other side have already encroached on that protected area and have loud parties where their speakers face our neighborhood and we have to call several times a year to complain about the noise. It seems as if this would only add to it. If they can only go out at Centerville that intersection is already backed up and they would have to cross three lanes to make a left or u-turn. Also there are no u-turns on 66. I have lived here for 26 years and there have been many

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-48	April 24, 2023	May 16, 2023	Nabiha Ahmed

accidents for such a wide open intersection.



Plan Commission

3. b.

Meeting Date: 04/24/2023

Item Title: Z 22-48 Modern TH, LLC - Detail Plan (District 2)

Summary:

Consideration of the application of **Modern TH, LLC.**, requesting approval of a Detail Plan for a Single-Family Attached (SFA) development. This property is located at 1951 and 1975 State Highway 66. (District 2) (File Z 22-48 – Detail Plan)

Attachments

Z 22-48 Modern TH, LLC Report & Attachments (Detail Plan)

Z 22-48 Modern TH, LLC Responses

Planning Report

File No: Z 22-48/District 2

Agenda Item:

Meeting: Plan Commission

Date: April 24, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Planned Development (PD) District 02-38 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached Uses

Approval of a Detail Plan for a Single-Family Attached (SFA) development.

LOCATION

1951 and 1975 State Highway 66

APPLICANT

Modern TH, LLC.

OWNER

Monar Inc.

BACKGROUND

In 1985, the City Council approved a Concept Plan for three (3) tracts. The subject property was within Tract 3 and it was approved for office/retail type of development. Tract 1 was approved for an office development and Tract 2 was approved for an office, retail and warehouse development.

In 2002, the northern tract was approved for a single-family development, which has been constructed. The remaining tracts were intended for commercial uses but never developed.

The applicant proposes to construct fifty (50) townhouses and two (2) HOA open space lots on the tract at the northwest corner of State Highway 66 and East Centerville Road. The tract west of the subject property is still unimproved.

SITE DATA

The subject property contains approximately 5.88 acres and has approximately 621 linear feet of frontage along State Highway 66 and 396 linear feet of frontage along East Centerville Road. The property can be accessed from East Centerville Road and State Highway 66.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Planned Development (PD) District 02-38 for Mixed Uses. The PD consisted of three (3) tracts. The northern tract has been developed with a single-family development. The remaining two (2) tracts, including the subject property, were approved for commercial uses.

CONSIDERATIONS

Detail Plan

1. The applicant proposes a Detail Plan for a development of fifty (50) solar-powered, renewable energy townhouses with tankless water heaters and two (2) HOA lots. In addition, the applicant is proposing 9.50 units per acre, therefore meeting the SFA GDC requirement.

Screening and Landscaping

2. The GDC requires at least one tree is required for each townhouse unit and must be placed either on that lot or within fifty feet of that unit. For each townhouse structure, at least fifty percent of the required trees must be large canopy trees. The remainder of the required trees may be small ornamental trees. The landscape plan (Exhibit D) shows all small ornamental trees either on a lot or within fifty (50) feet of that lot.

Planned Development (PD) District 02-38 requires a fifty (50)-foot landscape buffer and fifteen (15) large canopy trees are required to be within the landscape buffer along State Highway 66. The applicant proposes the width to be ten (10) feet and (2) feet at the southern knuckle. In addition, the applicant proposes thirteen (13) large canopy trees, due to the knuckle. It should be noted the GDC requires the landscape buffer to be fifteen (15) feet in width.

Planned Development (PD) District 02-38 also requires a thirty (30)-foot landscape buffer along East Centerville Road and eight (8) large canopy trees are required. The site plan (Exhibit D) reflects a ten (10)-foot wide landscape buffer and thirteen (13) large canopy trees. The GDC requires the landscape buffer to be fifteen (15) feet in width.

The applicant proposes a minimum of seven (7)-foot masonry wall with landscaping along the northern and western perimeter of the property and a minimum of six (6)-foot ornamental fence with masonry columns with landscaping along East Centerville Road and State Highway 66. It should be noted that this application was submitted prior to the GDC fencing and screening amendment related to residential developments along thoroughfares.

The GDC requirement is to place the vegetation on the street side of the ornamental fence and the vegetation along East Centerville Road is placed behind the fence due to the large easements.

3. Amenities

The GDC requires 5,000 square feet of open space. The applicant proposes 4,612 square feet of open space. The large easement along East Centerville Road caused the fence to be placed farther back and reduced the common area space. However, the site plan (Exhibit C) reflects picnic tables, a barbeque grill and playground equipment.

4. Parking

The site plan (Exhibit C) complies with the required enclosed garages spaces and guest parking per the GDC.

5. Garages

The GDC requires the face of a garage door to be at least twenty (20) feet from the street or alley right-of-way line that the garage door faces (twenty-four feet if facing an

interior lot/property line), and must have at least one of the following designs, as depicted in Illustrations 4-9 through 4-13:

- 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.

The site plan (Exhibit C) reflects alley-loaded lots. However, the applicant requests the driveway to be five (5) feet in lieu of the required twenty (20) feet.

6. Building Design

The building elevations comply with the articulation requirements per Section 4.84.

The GDC has a list of architectural elements and each building requires a minimum of three (3) architectural elements for each dwelling unit. The applicant proposes another set of architectural elements listed below. Per the applicant’s narrative, the list of GDC architectural elements are not congruent with the proposed building design.

GDC Architectural Elements	Proposed Architectural Elements
• Multiple pane windows featuring either divided light or simulated divided light; • A front porch area enclosed by a railing at least thirty inches in height, and containing decorative columns at least six inches in diameter; • Gable(s) with window(s); • Dormer(s); • Bay windows with a minimum projection of twenty-four inches; • Minimum 8:12 roof pitch; • Split garage doors with a separate door for each vehicle bay; or • Front covered porch with at least forty square feet of usable space,	• Modern roof parapet with steps and with metal coping cap • Projecting flat roof or awning cantilevered or suspended with max slope 12” per foot • Two-story high projecting brick divider between units • Faux wood ceramic tile used as design accent material • Exterior second floor corner balcony with 2’ min. overhang, wall columns & roof. (Overhang may be eliminated where street curves reduce setback) • Exterior second floor recessed Juliet balcony • Full unit width porch/patio. (Extends max. 30” into front yard setback so no columns or railing are to be provided) • Full unit width second floor

and a minimum depth of five feet.	overhang/cantilever
-----------------------------------	---------------------

Signage

7. Planned Development (PD) District 02-38 allows a maximum of three (3) monument signs. Each sign should be a maximum of seven (7) feet in height and fifty (50) square feet in surface area. Each sign should be have a setback of twenty-five (25) feet from the property line.

The applicant proposes 3 monument signs. Each sign is a maximum of 7 feet in height and 50 square feet in surface area. Sign C is more than twenty-five (25) feet from the property line. However, Sign A has an eleven (11)-foot setback and Sign B has a three (3)-foot setback.

It should be noted that a five (5)-foot setback is required per the GDC for monument signs.

8. Deviations

Development Standards	Required	Proposed	Applicant's Justification
Lot Area	Minimum 2,000 SF	Minimum 1,568 SF	The minimum lot area is being reduced due to the irregular shape of the site.
Lot Depth	Minimum 90 feet	Minimum 70 feet for Block B, Lot 16 All other lots will have a minimum lot depth of 72 feet.	The overall tract geometry, topography and incorporating necessary infrastructure, creates constraints of the lot impacting the lot depths.
Driveway Depth	The GDC requires the distance from the face of a garage door must be at least twenty (20) feet from the street or alley right-of-way line.	5 feet	The reduced lot depth impacted the driveway depth. The 20-foot driveway allows a vehicle to be parked. The applicant proposes a 5-foot driveway to not allow any vehicles to be parked.
Lot Coverage	75%	79%	The applicant states the irregular shape of

			the site requires an increase in the lot coverage.
Landscaping and fencing along East Centerville Road	The landscaping should be located on the street side of the ornamental fence	Large canopy trees and shrubs are located on the development's side of the fence.	The applicant states there are large easements and floodplain that prevent the landscaping to be on the street side of the fence. However, the fence is along the common area and the townhouses are set farther back to minimize visibility from East Centerville Road.
Landscape Buffer along State Highway 66	PD 02-38 requires a 50-foot landscape buffer and 15 large canopy trees are required to be within the landscape buffer.	The applicant proposes the width to be 10 feet and 2 feet at the southern knuckle. In addition, the applicant proposes 13 large canopy trees due to the knuckle.	The GDC requires the landscape buffer to be 15 feet in width. The applicant states floodplain, easements and infrastructure caused the reduction of the landscape buffer.
Landscape Buffer along East Centerville Road	PD 02-38 requires a 30-foot landscape buffer along East Centerville Road	The applicant proposes a 10-foot landscape buffer.	
Signage Setbacks	PD 02-38 allows a maximum of 3 monument signs. Each sign should be a maximum of 7 feet in height and 50 square feet in surface area. Each sign should be have a setback of 25 feet from the property line.	The applicant proposes 3 monument signs. Each sign is a maximum of 7 feet in height and 50 square feet in surface area. Sign C is more than 25 feet. However, Sign A has an eleven (11)-foot setback and Sign B has a three (3)-foot setback.	The applicant requests this deviation due to the easements and infrastructure proposed.
Common Area	5,000 square feet	4,612 square feet	The large easements reduce the common

			area space.
Architectural elements	The GDC has a list of architectural elements (see Consideration 7)	The applicant proposes a different set of architectural elements (see Consideration 7)	The list of GDC architectural elements does not align with the applicant's building design.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends 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

This proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Planned Development (PD) District 02-47 and Planned Development (PD) District 81-55; these properties are developed with single-family homes. The properties to the east, across East Centerville Road, are zoned Agricultural (AG) District and Planned Development (PD) District 05-18 and developed with a restaurant with a drive-through. The properties to the south, across State Highway 66, are zoned Planned Development (PD) District 07-73 and developed with a gas station, convenience store, restaurant and car wash. The property to the west is zoned Planned Development (PD) District 02-38 and it is currently vacant.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Planned Development (PD) District 02-38 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached Uses

Approval of a Detail Plan for a Single-Family Attached (SFA) development.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Exhibits
- iv. Photos

CITY COUNCIL DATE: May 16, 2023

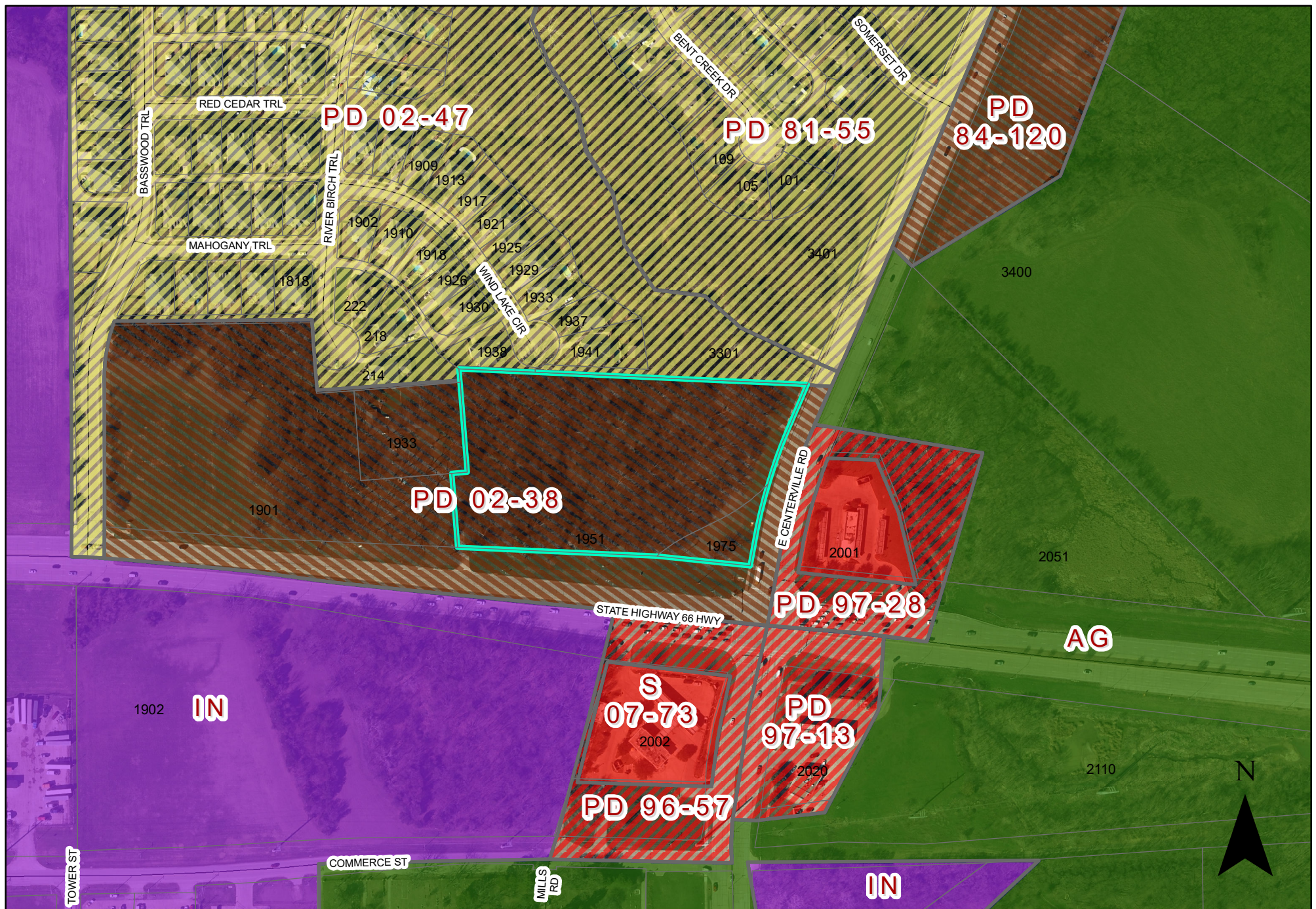
PREPARED BY:

Nabiha Ahmed
Lead Development Planner
Planning & Development

REVIEWED BY:

Will Guerin, AICP
Director of Planning

972-205-2453
nahmed@garlandtx.gov

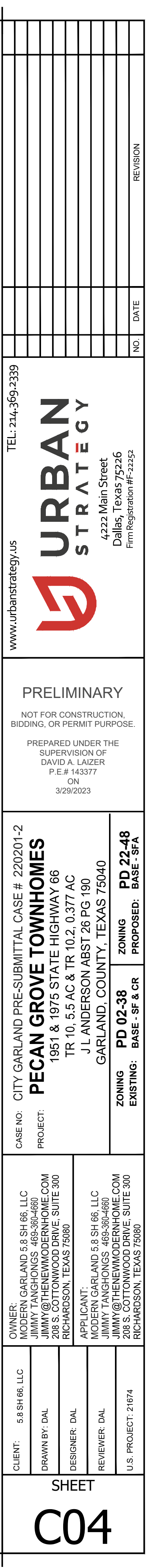


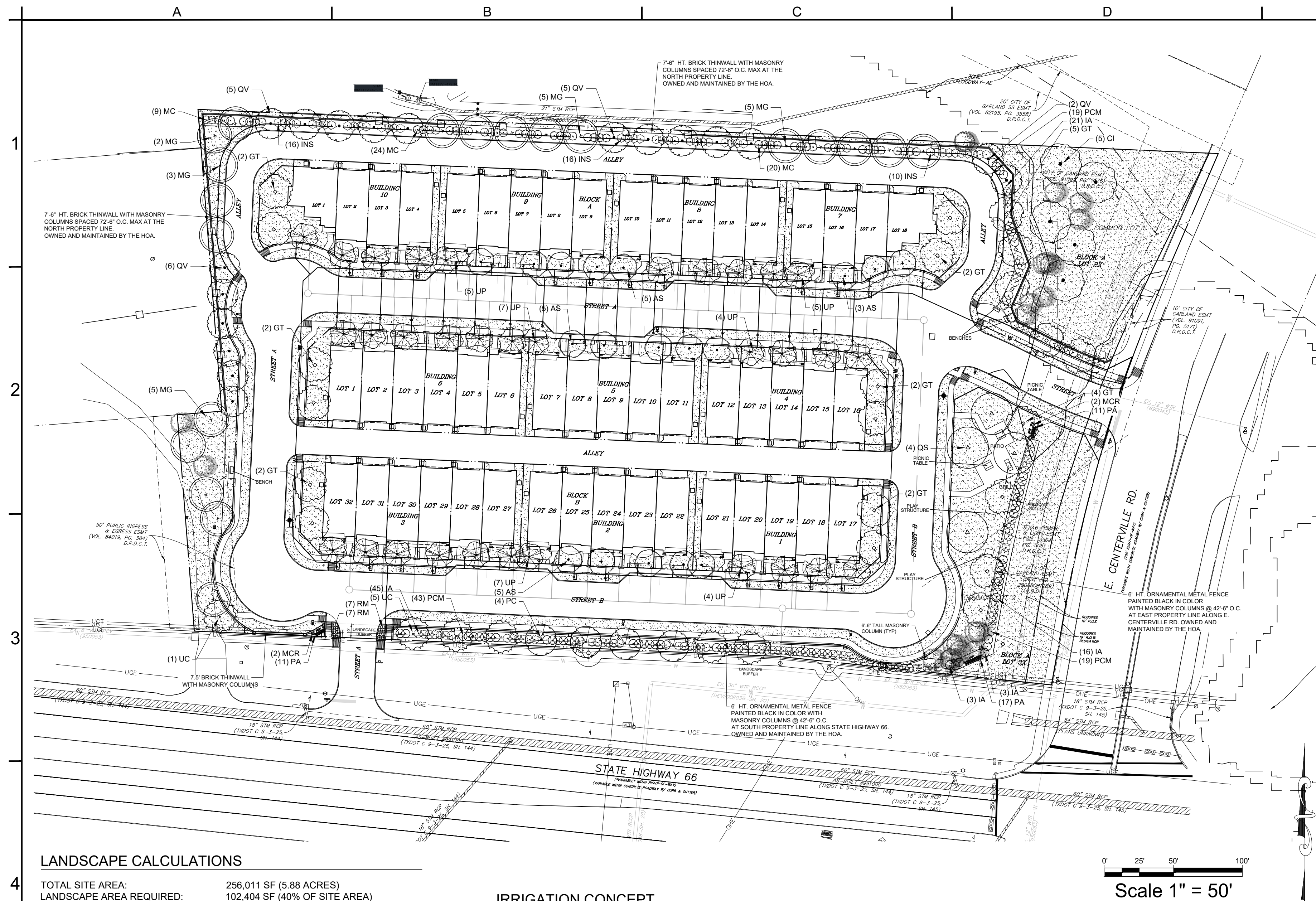
0 175 350 Feet
1 inch = 268 feet

ZONING MAP Z 22-48

 INDICATES AREA OF REQUEST

1951 and 1975 State Highway 66





LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	256,011 SF (5.88 ACRES)
LANDSCAPE AREA REQUIRED:	102,404 SF (40% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	102,452 SF (40% OF SITE AREA)
STREET TREES	
STATE HIGHWAY 66 FRONTAGE:	625 LF - 150' EASEMENT - 42' DRIVES = 433 LF
STREET TREES REQUIRED:	15 TREES (1 PER 30 LF OF FRONTAGE)
STREET TREES PROVIDED:	13 TREES (11 PROPOSED, 3 EXISTING)*
SHRUBS REQUIRED:	
SHRUBS PROVIDED:	101 SHRUBS (7 PER 30 LF OF FRONTAGE) 101 HIGH-LEVEL SCREENING SHRUBS PROVIDED
E. CENTERVILLE RD FRONTAGE:	
STREET TREES REQUIRED:	407 LF - 153' EASEMENT - 30' DRIVE = 224 LF
STREET TREES PROVIDED:	8 TREES (1 PER 30 LF OF FRONTAGE) 13 TREES (6 EXISTING, 7 PROPOSED)
SHRUBS REQUIRED:	
SHRUBS PROVIDED:	53 SHRUBS (7 PER 30 LF OF FRONTAGE) 67 HIGH-LEVEL SCREENING SHRUBS PROVIDED
PARKING LOT	
PARKING LOT AREA:	1,655 SF
LANDSCAPE AREA REQUIRED:	83 SF (5% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	320 SF (19.3%)
PARKING SPACES:	
TREES REQUIRED:	3
TREES PROVIDED:	1 TREES (1 TREE PER 10 SPACES)
TREES AT TERMINUS:	2 TREES
TREE WITHIN 65' OF EACH SPACE:	PROVIDED PROVIDED
PERIMETER SCREENING	
TREES REQUIRED:	1,035 LF
TREES PROVIDED:	42 TREES (1 TREE PER 25 LF) 42 TREES (4 EXISTING, 38 PROPOSED)

IRRIGATION CONCEPT

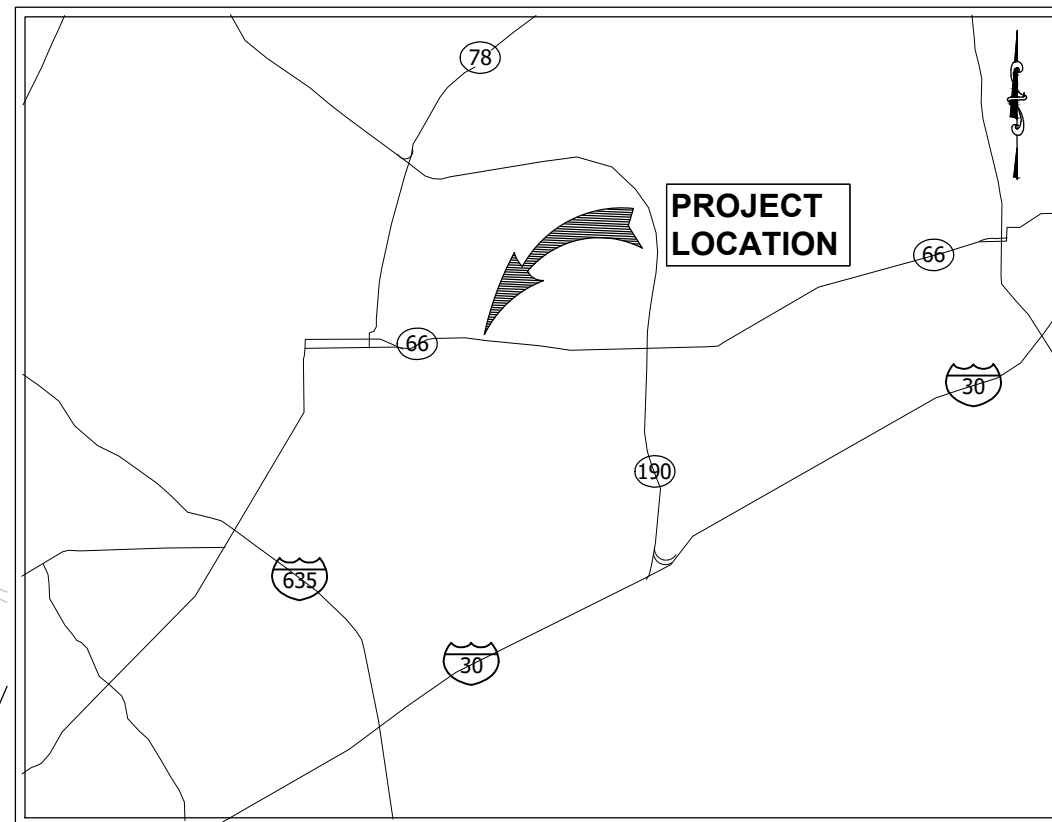
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS. MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCRIRCLE THE ROOTBALL.

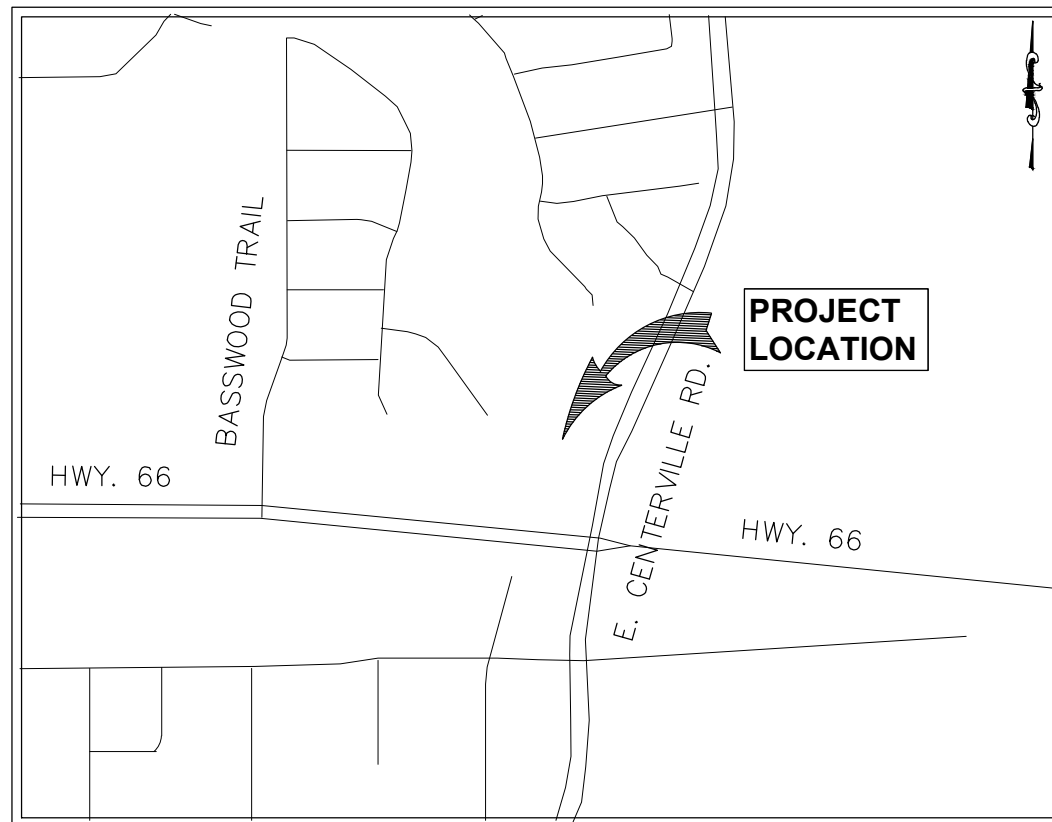
MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED. (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).



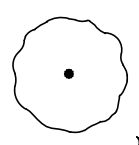
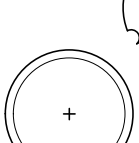
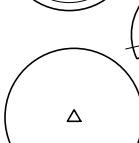
VICINITY MAP

(NOT TO SCALE)

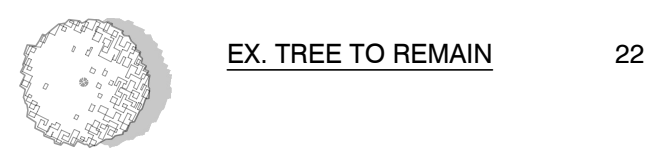


LOCATION MAP
(NOT TO SCALE)

PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	UP	Allele Lacebark Elm / Ulmus parviflora 'Elmer II' min. 8' ht.;	CONT.	3" Cal	32
	AS	Caddo Maple / Acer saccharum 'Caddo' min. 8' ht.; street tree	CONT.	3" Cal	15
	CI	Carya illinoensis 'Sioux' / Pecan 'Sioux'	CONT.	30 Gal	5
	GT	Shademaster Honey Locust / Gleditsia triacanthos min. 8' ht.; street tree	CONT.	3" Cal	21
	MG	Southern Magnolia / Magnolia Grandiflora min. 8' ht.;	CONT.	3" Cal	17
	PC	Chinese Pistache / Pistacia chinensis min. 8' ht., (male)	CONT.	3" Cal	8
	QS	Red Oak / Quercus shumardii min. 8' ht.; parking lot tree	CONT.	3" Cal	2
	QV	Live Oak / Quercus virginiana min. 8' ht.	CONT.	3" Cal	19
	UC	Cedar Elm / Ulmus crassifolia min. 8' ht.	CONT.	3" Cal	8
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE		QTY
	IA	Foster Holly / Ilex x attenuata 'Foster' 48" o.c., 4' Tall	15 gal		87
	PCM	Bright & Tight Cherry Laurel / Prunus caroliniana 'Monus' 48" o.c., 4' Tall	15 gal		81
	INS	Nellie R. Stevens Holly / Ilex x 'Nellie R. Stevens' 48" o.c., 4' Tall	15 gal		42
	MC	Wax Myrtle / Myrica cerifera 48" o.c., 4' Tall	15 gal		53
	MCR	Gulf Muhly Grass / Muhlenbergia capillaris 'Regal Mist'	3 gal		2
	PA	Dwarf Fountain Grass / Pennisetum alopecuroides 'Little Bunny'	3 gal		35
	RM	Drift Rose / Rosa meidrifora' PP 19,148	3 gal		14
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE		QTY
	CD	Bermuda Grass / Cynodon dactylon 'tif 419'	sod		

EXISTING TREES



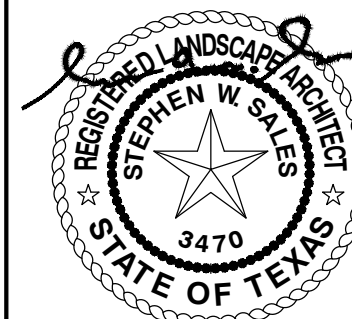
CASE #: 220201-2
<u>OWNER:</u> MODERN TH, LLC CONTACT: JIMMY TANGHONGS
Current Zoning - PD 22-48



EXHIBIT D

[illegible]

LANDSCAPE PLANTING



04/12/2023

CASE NO: CITY GARLAND PRE-SUBMITTAL CASE # 220201-2

PROJECT: **PECAN GROVE TOWNHOMES**

1951 & 1975 STATE HIGHWAY 66
TR 10, 5.5 AC & TR 10.2, 0.377 AC
J L ANDERSON ABST 26 PG 190

Garland, County, Texas 75040

OWNER:
MODERN GARLAND 5.8 SH 66, LLC

JIMMY TANGHONGS 469-360-4660
JIMMY@THENEWMODERNHOME.COM

2028 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080

APPLICANT:
MODERN GARI AND 58 SH 66 LLC

JIMMY TANGHONGS 469-360-4660
JIMMY@THENEWMODERNHOME.COM

CLIENT: 5.8 SH 66, LLC

DRAWN BY: - SWS

DESIGNER: - SWS

REVIEWER: - RM

SHEET

LP-2

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR

1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE / APPROPRIATE JURISDICTION, AS WELL AS OPERATE UNDER A COMMERCIAL LANDSCAPE PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK

1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.

B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:

1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POUT-BOND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.

E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).

G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

H. TREE STAKING AND GUYING

1. STAKES: 6' LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 84, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.

I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COLMET OR APPROVED EQUAL.

J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION

1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.

2. SOIL TESTING:

- a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.

b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR), AND BORON CONTENT.

c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.

d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.

4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:

- a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PRE-PLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS. PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE

b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:

- i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
- ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
- iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
- iv. IRON SULPHATE - 2 LBS. PER CU. YD.

5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE PLANS.

a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.

b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.

c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.

d. ENSURE THAT THE FINISH GRADE IN FINISH AREAS IS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES; AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.

e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES; AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.

f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE GENERAL CONTRACTOR, OWNER, OR OWNER'S REPRESENTATIVE.

6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE OWNER OR OWNER'S REPRESENTATIVE, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.

2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).

3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).

4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING

1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.

3. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER THE PLAN. NOTIFY THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.

4. TRENCHING NEAR EXISTING TREES:

- a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).

b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.

c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.

d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

D. TREE PLANTING

1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.

2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.

3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.

4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.

5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.

6. TREES SHALL NOT BE STAKED UNLESS THE JURISDICTION OR LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

- a. 1-2" TREES (OR #15 GAL - 24" BOX): TWO STAKES PER TREE
- b. 2-1/2" TREES (OR #6" - 48" BOX): THREE STAKES PER TREE
- c. TREES OVER 4" CALIPER (OR >48" BOX): GUY AS REQUIRED

d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).

8. FOR TREES IN TURF AREAS, DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA OVER THE ROOT BALL AND INSTALL MULCH WITH AT LEAST 2" OF SPECIFIED MULCH. SEE MULCH SPECIFICATION FOR ADDITIONAL INFORMATION.

E. SHRUB, PERENNIAL, AND GROUND COVER PLANTING

1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.

2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.

3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

F. SODDING

1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.

2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.

3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.

4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.

5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

G. HYDROMULCHING

1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. WINTER MIX (OCTOBER 1 - MARCH 31)
 - i. 50# CELLULOSE FIBER MULCH
 - ii. 2# UNHULLED BERMUDA SEED
 - iii. 2# ANNUAL RYE SEED
 - iv. 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 - i. 50# CELLULOSE FIBER MULCH
 - ii. 2# UNHULLED BERMUDA SEED
 - iii. 15# 15-15-15 WATER SOLUBLE FERTILIZER

2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:

- a. GENERAL:
 - i. 50# CELLULOSE FIBER MULCH
 - ii. 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - iii. SEED RATE PER LEGEND

3. ALL HARDSCAPE ELEMENTS ADJACENT TO HYDROMULCH APPLICATION SHALL BE PROTECTED FROM OVERSPRAY DURING INSTALLATION.

H. DRILL SEEDING

1. ALL SEED SHALL BE DRILL SEEDING AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.

a. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:

- i. 50# CELLULOSE FIBER MULCH
- ii. 15# 15-15-15 WATER SOLUBLE FERTILIZER
- iii. 4# ORGANIC BINDER

I. MULCH

1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.

2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE. MULCH AT THE BASE OF SHRUBS SHALL BE A MAXIMUM 1" DEPTH OVER ROOT BALL.

3. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. FINISH GRADE OF MULCH AT CURBS AND SIDEWALKS SHALL BE 1" LOWER THAN THE ADJACENT CURB OR SIDEWALK. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

J. CLEAN UP

1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.

2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

K. INSPECTION AND ACCEPTANCE

1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTANCE.

2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

L. LANDSCAPE MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP AND TO THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

2. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.

3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

- i. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

j. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

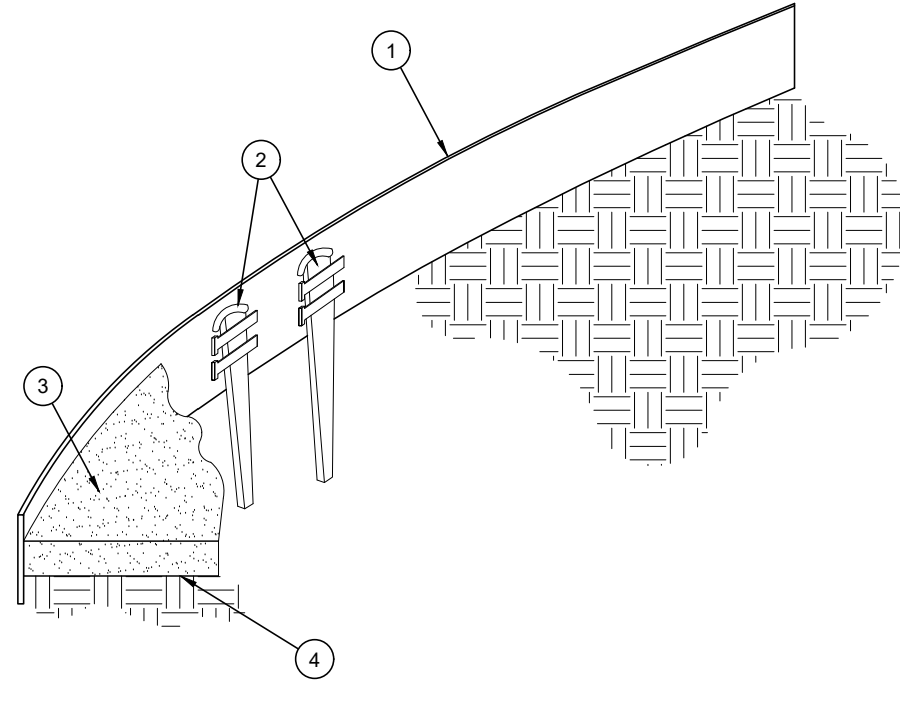
k. SODDED AREAS MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THE TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.

2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDUM, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

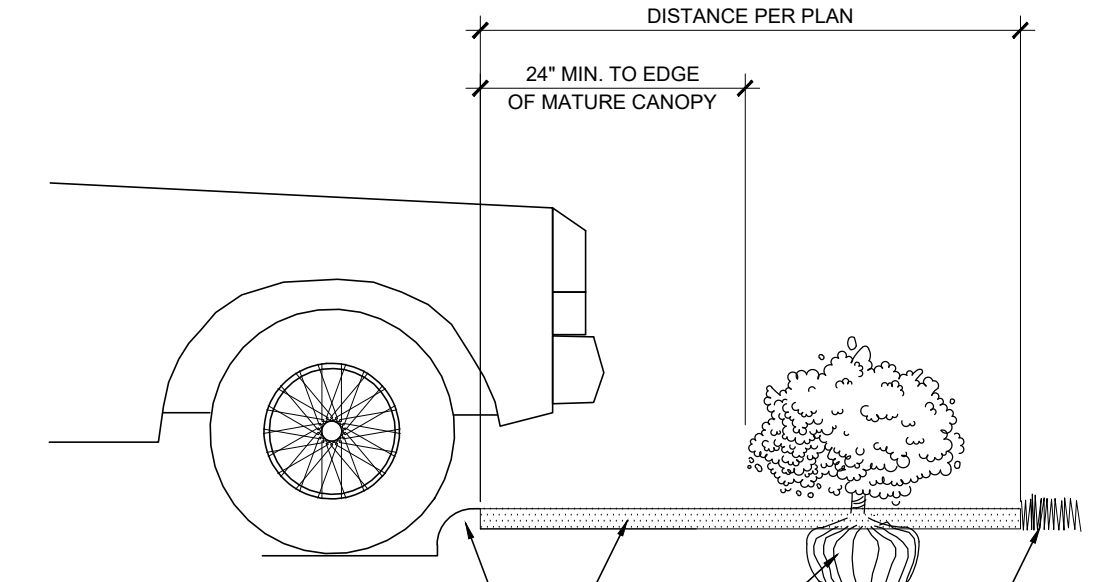


1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

- NOTES:
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING

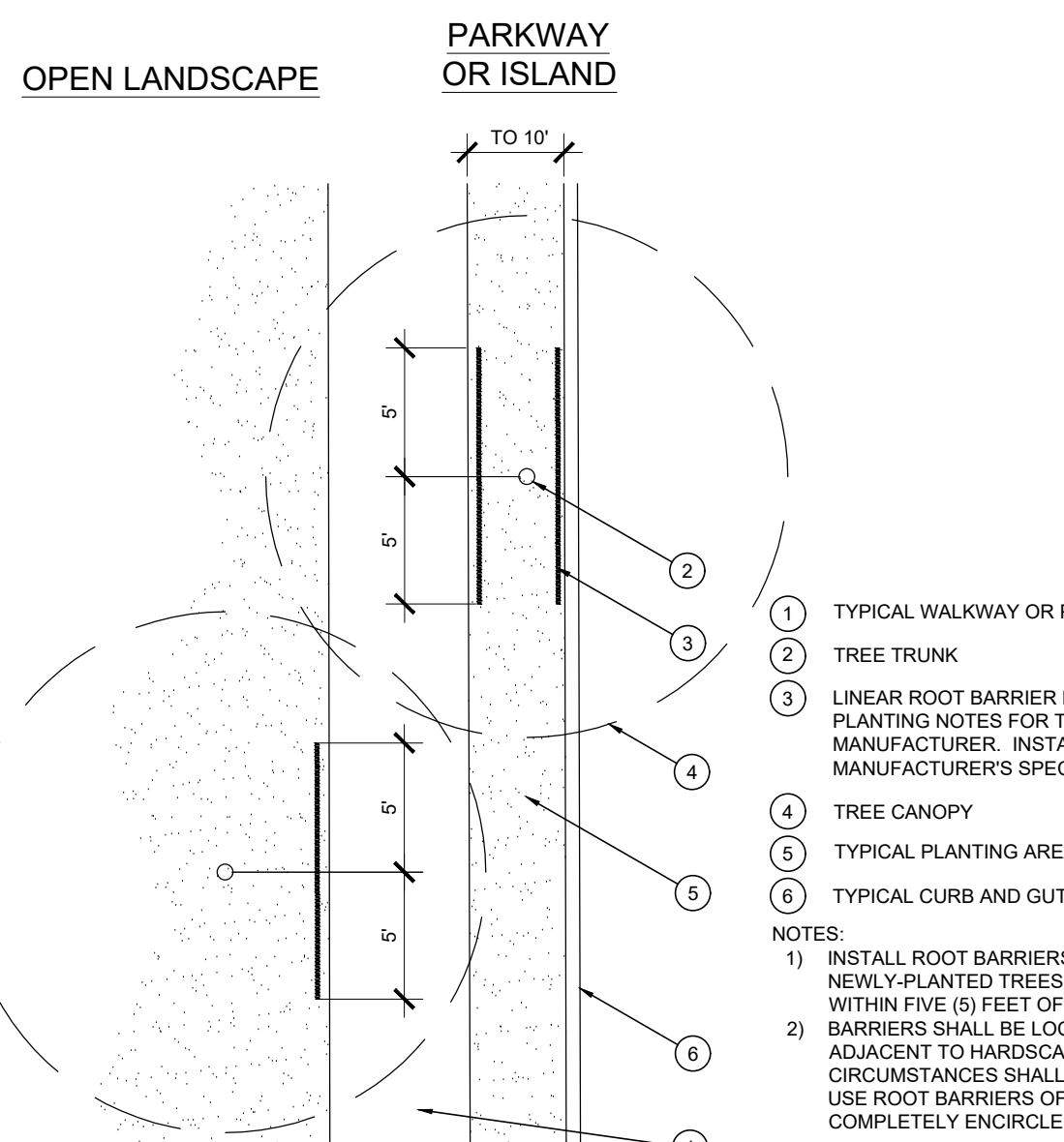
SCALE: NOT TO SCALE



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

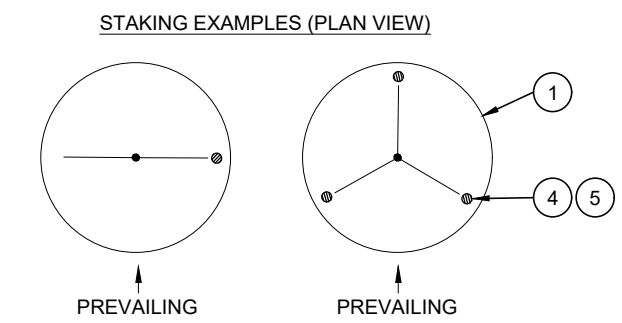
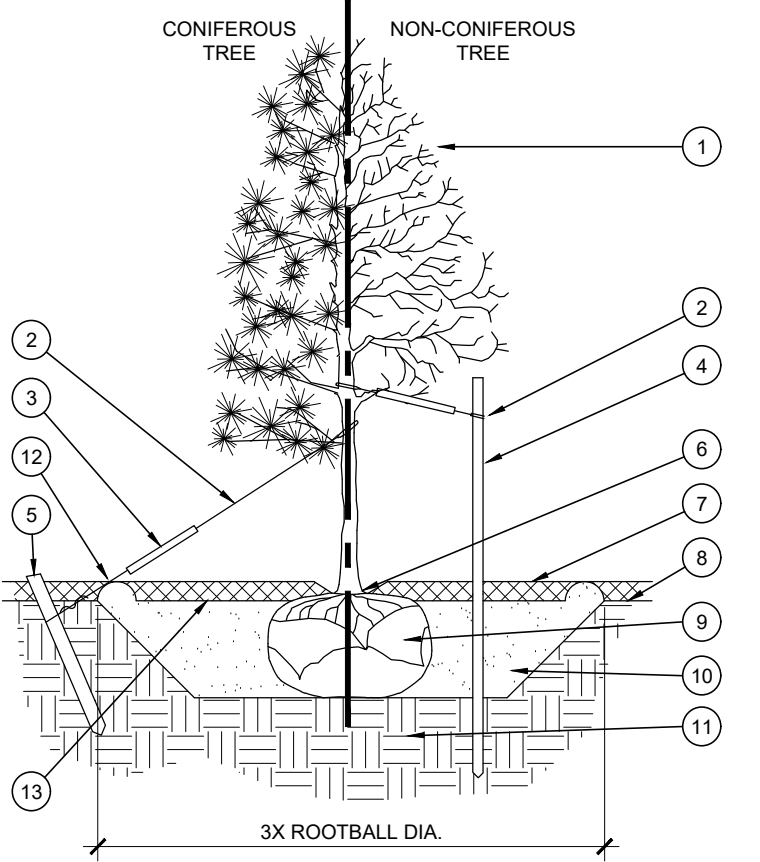
E PLANTING AT PARKING AREA

SCALE: NOT TO SCALE



F ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE



A TREE PLANTING

SCALE: NOT TO SCALE

1. TREE CANOPY.
2. CROWN-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TIE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
 3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWIR, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
 5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMAN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH

6

A DUMOR BENCH
SCALE: NOT TO SCALE

D **DUMOR TABLE - TRASH RECEPTACLE**
SCALE: NOT TO SCALE

B **DUMOR TABLE**
SCALE: NOT TO SCALE

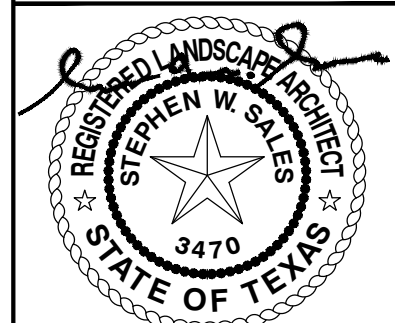
C **DUMOR TABLE - ADA COMPLIANT**
SCALE: NOT TO SCALE

E PET WASTE ELIMINATOR
SCALE: NOT TO SCALE

ALL DUMOR SITE FURNISHINGS SHALL BE
POWDER-COATED BLACK IN COLOR

[illegible]

LANDSCAPE DETAILS & SPECIFICATIONS



04/12/2023

CASE NO: CITY GARLAND PRE-SUBMITTAL CASE # 220201-2

PECAN GROVE TOWNHOMES
1054 S 1075 STATE HIGHWAY 66

IR 10, 5.3 AC & IR 10.2, U.377 AC
JL ANDERSON ABST 26 PG 190

ZONING PD 22-48
PROPOSED: BASE SEASIDE

OWNER:
MODERN GARLAND 5.8 SH 66, LLC

MODERN GARLAND 5.8 SH 66, LLC
JIMMY TANGHONGS 469-360-4660
JIMMY@THENEWMODERNHOME.COM

APPLICANT:
MODERN CABINET & SHED LLC

JIMMY@THENEWMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300
DALLAS, TEXAS 75201

CLIENT: 5.8 SH 66, LLC

CLIENT: 5.8 SH 66, LLC

DRAWN BY: -

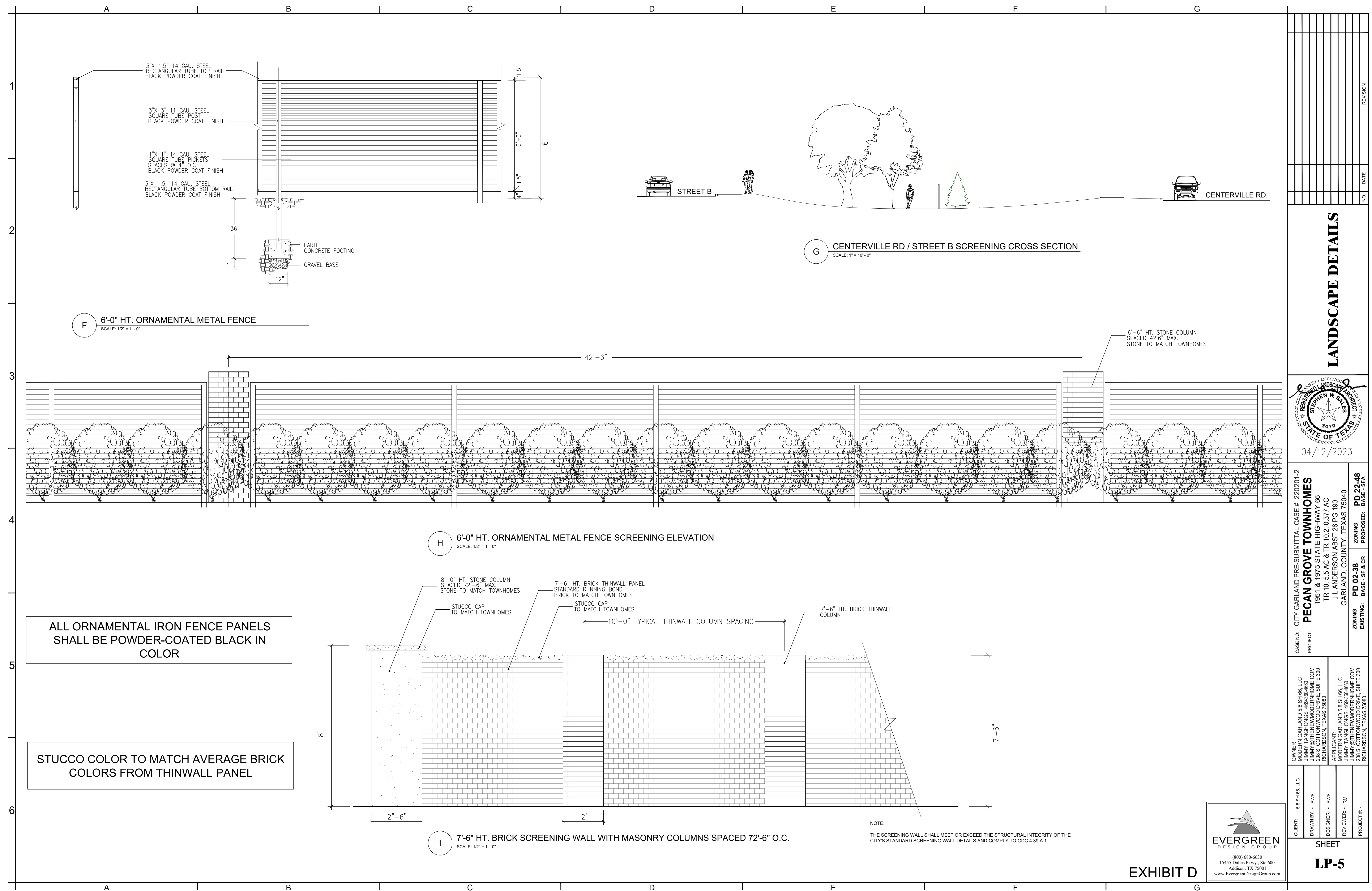
DESIGNER: -

PROJECT #: -

SHEET

LP-4

EXHIBIT D



LANDSCAPE DETAILS



04/12/2023

CASE NO:

CITY GARLAND PRE-SUBMITTAL CASE # 202011-2

PROJECT:

PECAN GROVE TOWNHOMES

1951 & 1975 STATE HIGHWAY 66

TR 10, 5.5 AC & TR 10.2, 0.377 AC

J L ANDERSON APTS 26 PG 190

GARLAND, COUNTY, TEXAS 75040

ZONING

EXISTING:

PD 02-38

BASE - SF & CR

ZONING

PROPOSED:

PD 22-48

BASE - SFA

OWNER:
MODERN GARLAND 5.8 SH 66, LLC
JIMMY TANGHONGS 469-360-4660
JIMMY@THEWIMMERNHOMES.COM
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080

APPLICANT:
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JIMMY@THEWIMMERNHOMES.COM
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RICHARDSON, TEXAS 75080

CLIENT:	5.8 SH 66, LLC
DRAWN BY:	- SWS
DESIGNER:	- SWS
REVIEWER:	- RM
PROJECT #:	-

SHEET

LP-5



EXHIBIT D

TREE PROTECTION SPECIFICATIONS

MATERIALS

1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
7. WITHIN THE CRZ:
- a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
 - e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
 - f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC., TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

TREE PROTECTION GENERAL NOTES

- (A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
- (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
 - (2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
 - (3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- (E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- (F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY STAFF, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (G) THE CITY STAFF MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- (H) IF, IN THE OPINION OF THE CITY STAFF, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

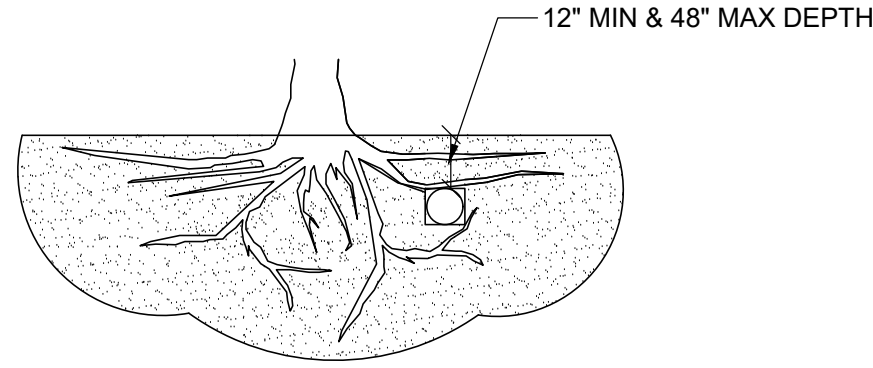
TREE RELOCATION GUIDELINES

1. TREES SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT OR REPLANTING OF THE TREE.
2. IF THE TREE HAS A DORMANT PERIOD, THEY SHOULD BE TRANSPLANTED DURING THAT TIME. TREES SHOULD NOT BE TRANSPLANTED DURING PERIODS OF STRONG WINDS, DRY WINTER WINDS OR DURING DROUGHT.
3. ADEQUATE SPACES FOR ROOT AND CROWN DEVELOPMENT SHALL BE PROVIDED.
4. TREES SHALL BE ROOT AND CANOPY PRUNED IN ACCORDANCE WITH SOUND ARBORICULTURAL STANDARDS PRIOR TO TRANSPLANTING.
5. DURING AND FOLLOWING TRANSPLANTING, THE ROOT BALL AND TRUNK SHALL BE PROTECTED. THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES.
6. TRANSPLANTED TREES SHALL BE BRACED FOR A MINIMUM OF ONE (1) YEAR.
7. TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME, BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
8. ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH "THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300, TREE SHRUB AND OTHER WOODY PLANT MAINTENANCE-STANDARD PRACTICES", AND "Z-133.1 PRUNING, REPAIRING, MAINTAINING AND REMOVING TREES, AND CUTTING BRUSH-SAFETY REQUIREMENTS" OR PALM PRUNING IN ACCORDANCE WITH THE STANDARDS IN, RICHARD HARRIS, "ARBORICULTURE INTEGRATED MANAGEMENT OF LANDSCAPE TREES, SHRUBS AND VINES", AS AMENDED.
9. CONTRACTOR IS RESPONSIBLE FOR REGULAR WATERING AND MAINTENANCE OF TRANSPLANTED TREES DURING STORAGE PERIOD.

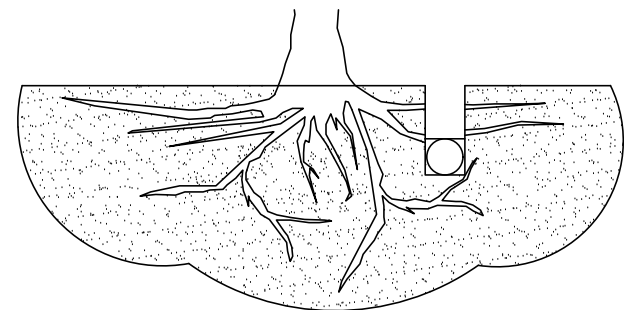
8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



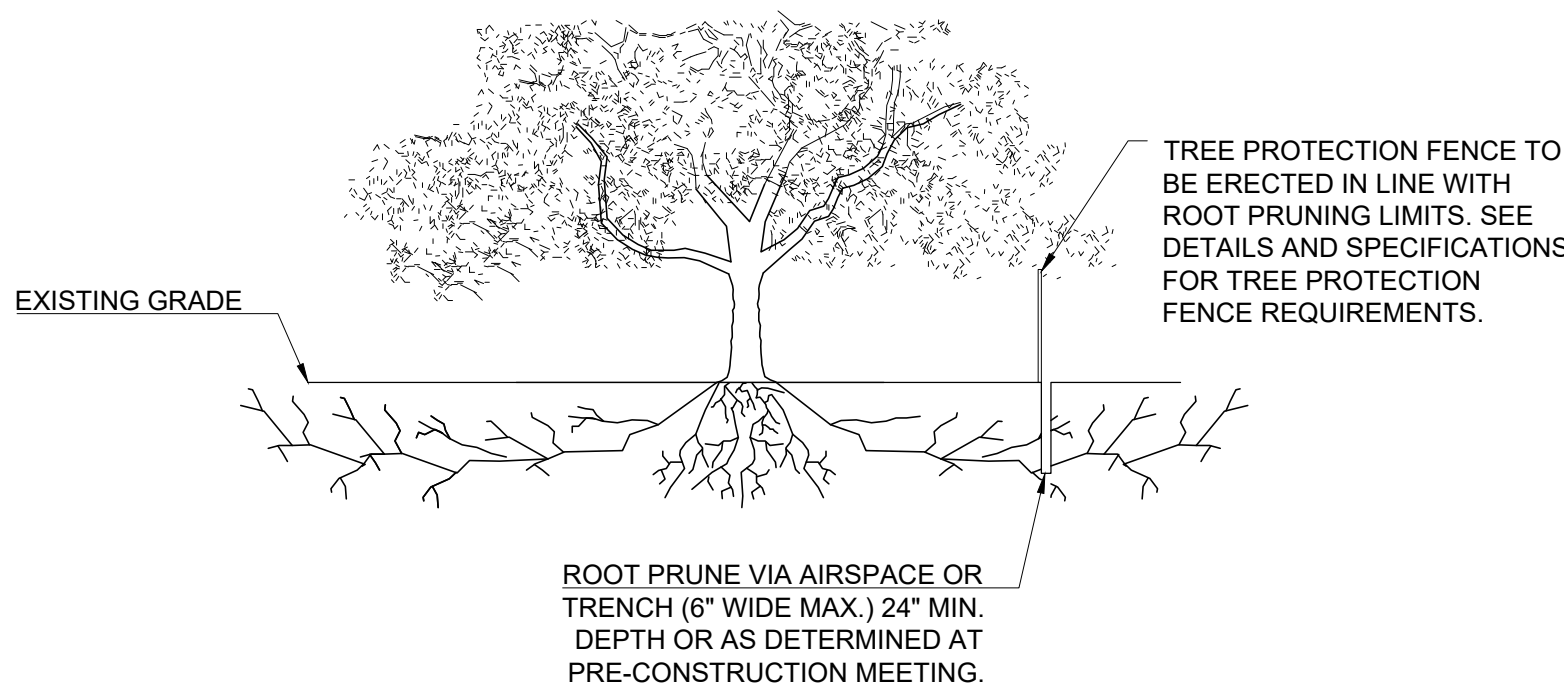
TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

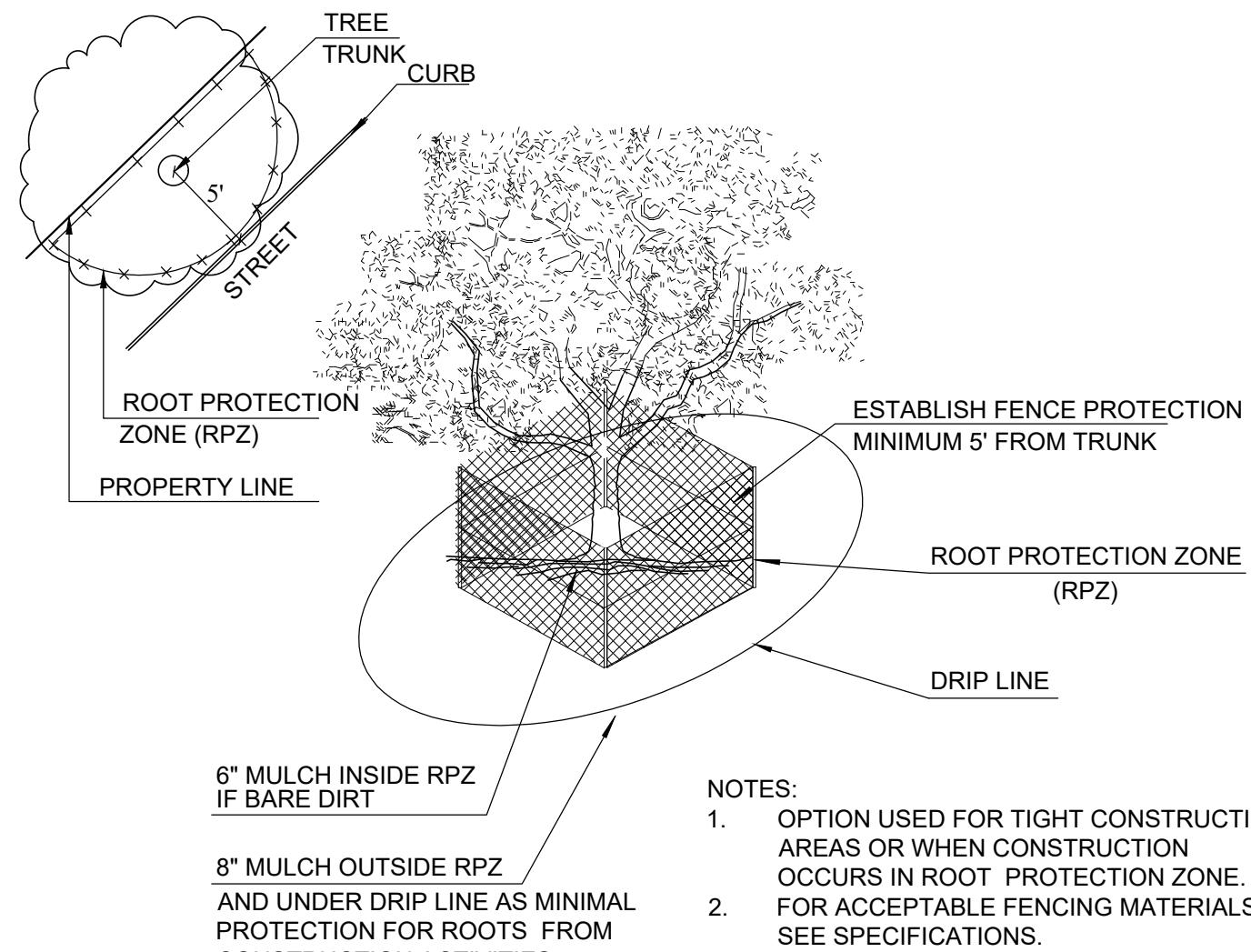
C BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE

- NOTES
- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
 - BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
 - EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
 - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
 - ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
 - ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
 - SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.



D ROOT PRUNING DETAIL
SCALE: NOT TO SCALE

A TREE PROTECTION FENCE
SCALE: NOT TO SCALE

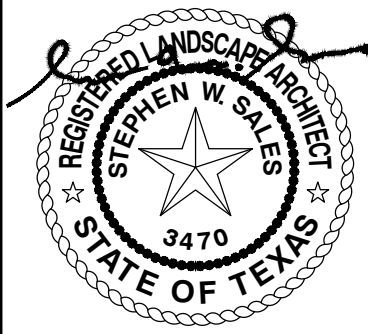


B TREE PROTECTION FENCE - TIGHT CONSTRUCTION
SCALE: NOT TO SCALE



EXHIBIT D

TREE MANAGEMENT
DETAILS &
SPECIFICATIONS



04/12/2023

CASE NO: CITY GARLAND PRE-SUBMITTAL CASE # 220201-2

PROJECT: PECAN GROVE TOWNHOMES

1951 & 1975 STATE HIGHWAY 66

TR 10, 5.5 AC & TR 10.2, 0.377 AC

J.L. ANDERSON ABST 26 PG 190

GARLAND, COUNTY, TEXAS 75040

OWNER: MODERN GARLAND 5.8 SH 66, LLC

JIMMY TANGHONGS 469-380-4660

JIMMY@THENEWMODERNEHOME.COM

208 S. COTTONWOOD DRIVE, SUITE 300

RICHARDSON, TEXAS 75080

CLIENT: 5.8 SH 66, LLC

DRAWN BY: SWS

DESIGNER: SWS

REVIEWER: RM

PROJECT #:

SHEET

TD-4

KEY TO ADDED ARCHITECTURAL DESIGN ELEMENTS

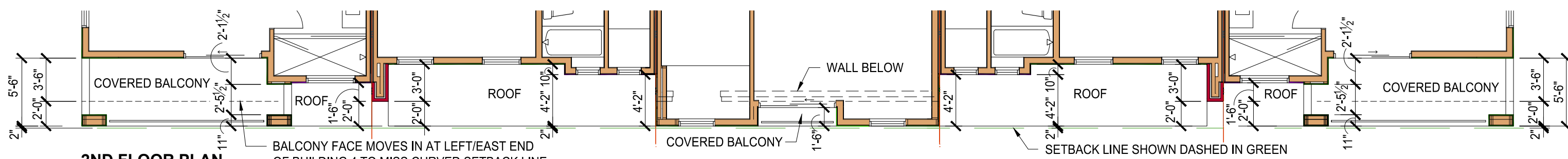
- SEE KEYED NOTES ON ELEVATIONS
1. MODERN ROOF PARAPET WITH STEPS AND WITH METAL CAP
 2. PROJECTING FLAT ROOF OR AWNING CANTILEVERED OR SUSPENDED WITH MAX SLOPE 1/2" PER FOOT
 3. TWO-STORY HIGH PROJECTING BRICK DIVIDER BETWEEN UNITS
 4. FAUX WOOD CERAMIC TILE USED AS DESIGN ACCENT MATERIAL
 5. EXTERIOR SECOND FLOOR CORNER BALCONY WITH 2' MIN. OVERHANG. WALL COLUMNS & ROOF. (OVERHANG MAY BE ELIMINATED WHERE STREET CURVES REDUCE SETBACK)
 6. EXTERIOR SECOND FLOOR RECESSED JULIET BALCONY
 7. FULL UNIT WIDTH PORCH/PATIO. (EXTENDS MAX. 30" INTO FRONT YARD SETBACK SO NO COLUMNS OR RAILING ARE TO BE PROVIDED)
 8. FULL UNIT WIDTH SECOND FLOOR OVERHANG/CANTILEVER

STUCCO COLOR & UNIT SEPARATION

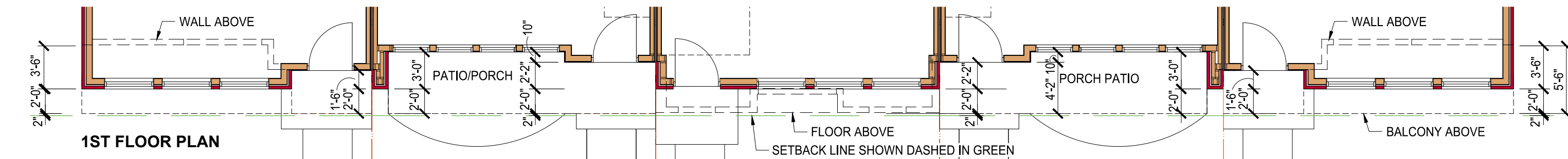
1. IN LIEU OF UNIT SEPARATION REQUIREMENT EVERY 3 UNITS EACH TOWNHOUSE UNIT IS TO RECEIVE EITHER A LIGHT OR MEDIUM STUCCO SHADE GRAY COLOR. THESE SHADES ARE TO ALTERNATE BETWEEN UNITS AND BETWEEN BUILDINGS. REFER TO SHEET A3.0 FOR STUCCO SHADING OF EACH UNIT IN EACH BUILDING.
2. STUCCO COLOR IS TO BE CONSISTANT WITHIN EACH UNIT EVEN THOUGH ELEVATION DRAWING COLORS VARY DUE COMPUTER RENDERING OF SUN AND SHADOWS



ELEVATION SOUTH/FRONT BUILDINGS 1, 2, 8, & 9



2ND FLOOR PLAN



1ST FLOOR PLAN

ELEVATION NORTH/FRONT BUILDINGS 4 & 5 ARE MIRROR IMAGE

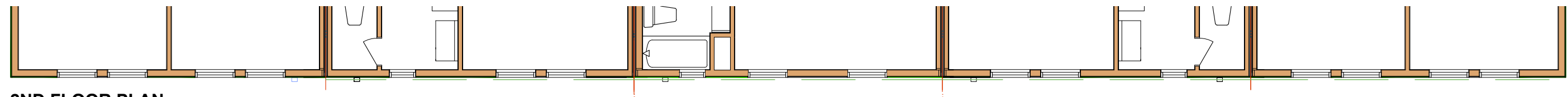
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NOTE:

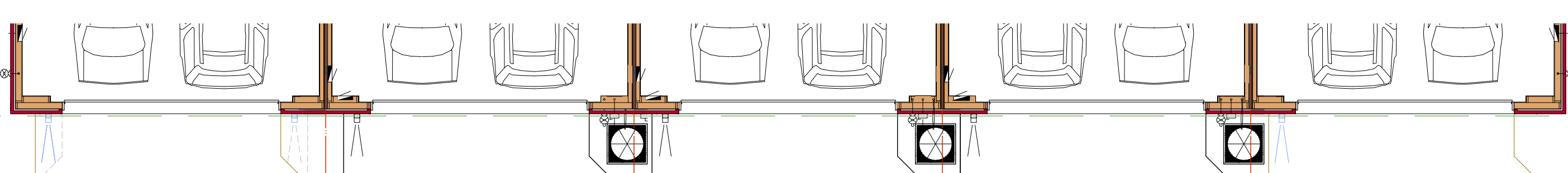
FOR FURTHER INFORMATION ON NUMBERED ELEVATION NOTES, REFER TO CORRESPONDING ADDED ARCHITECTURAL DESIGN ELEMENTS KEY ON SHEET A3.1.



ELEVATION



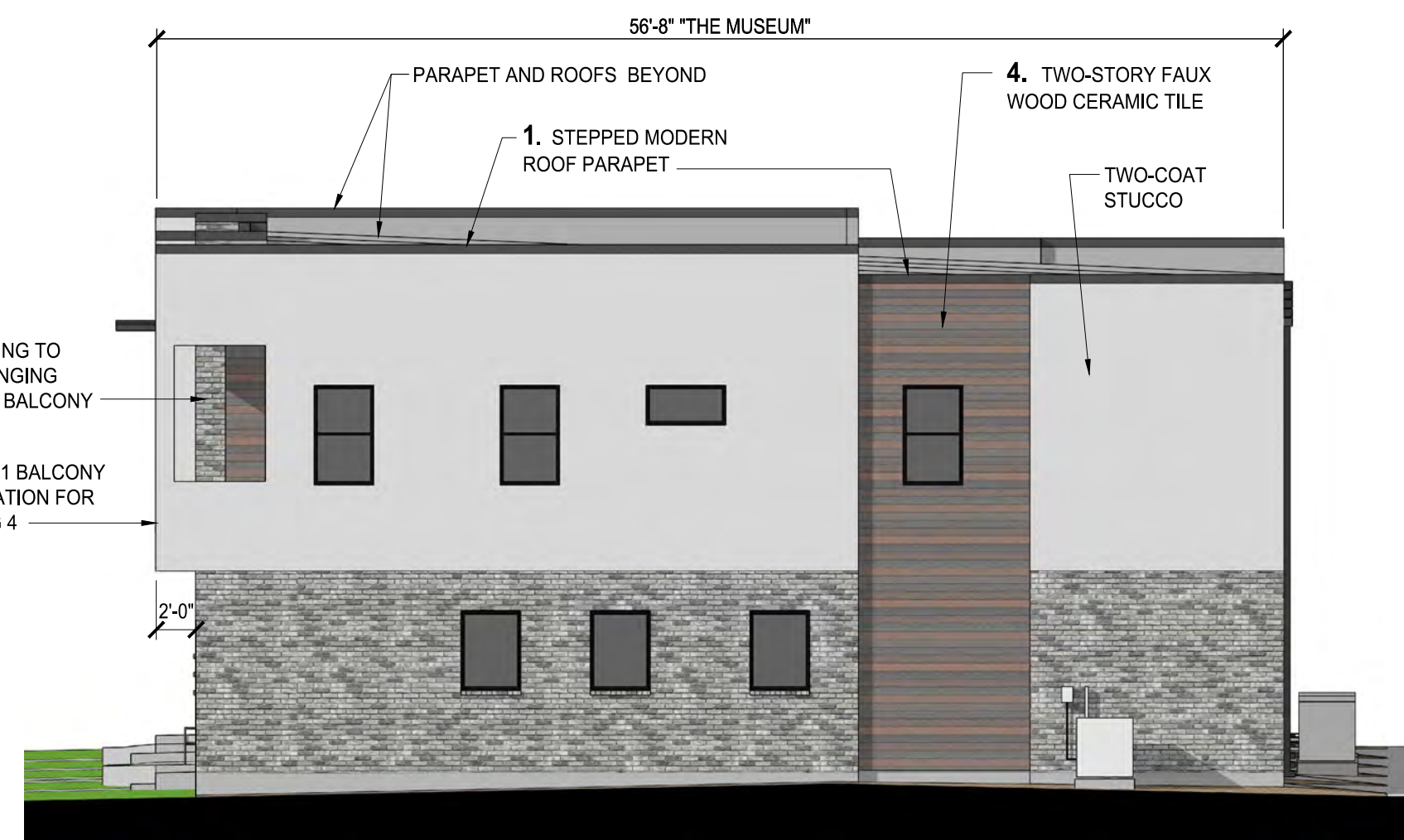
2ND FLOOR PLAN



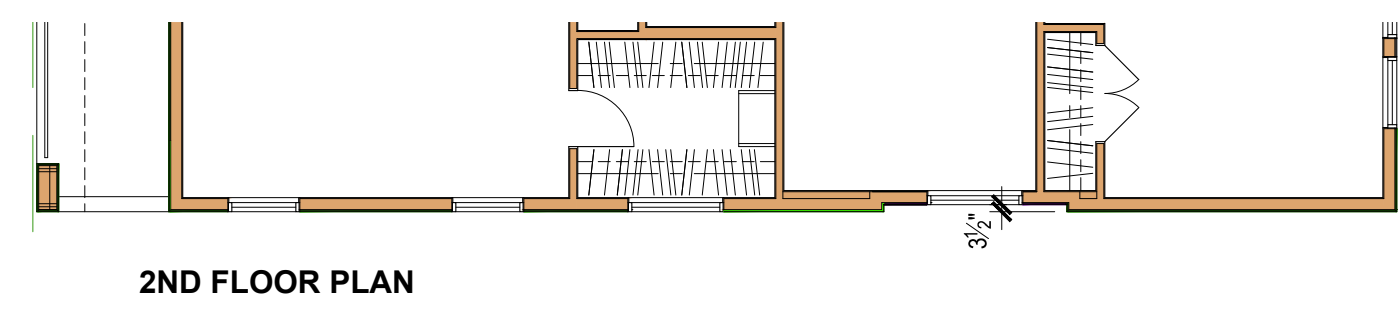
1ST FLOOR PLAN

ELEVATION REAR/SOUTH BUILDINGS 4 & 5 ARE MIRROR IMAGE

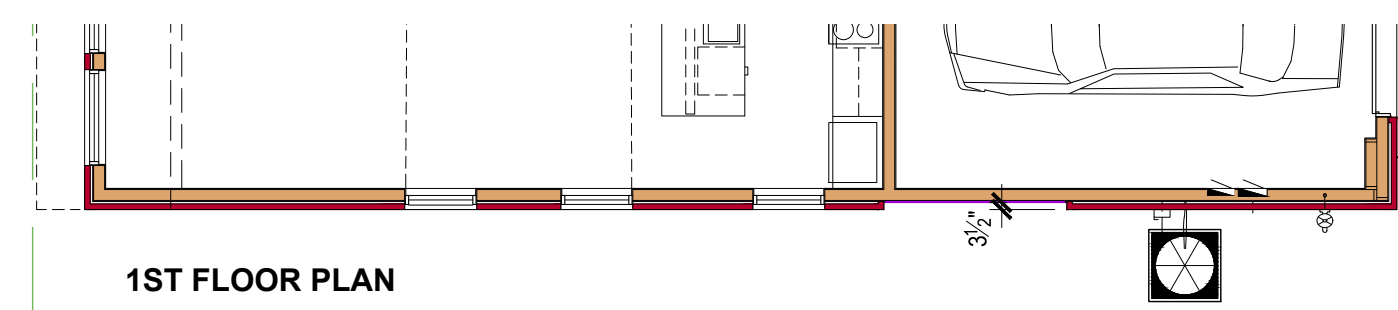
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ELEVATION



2ND FLOOR PLAN

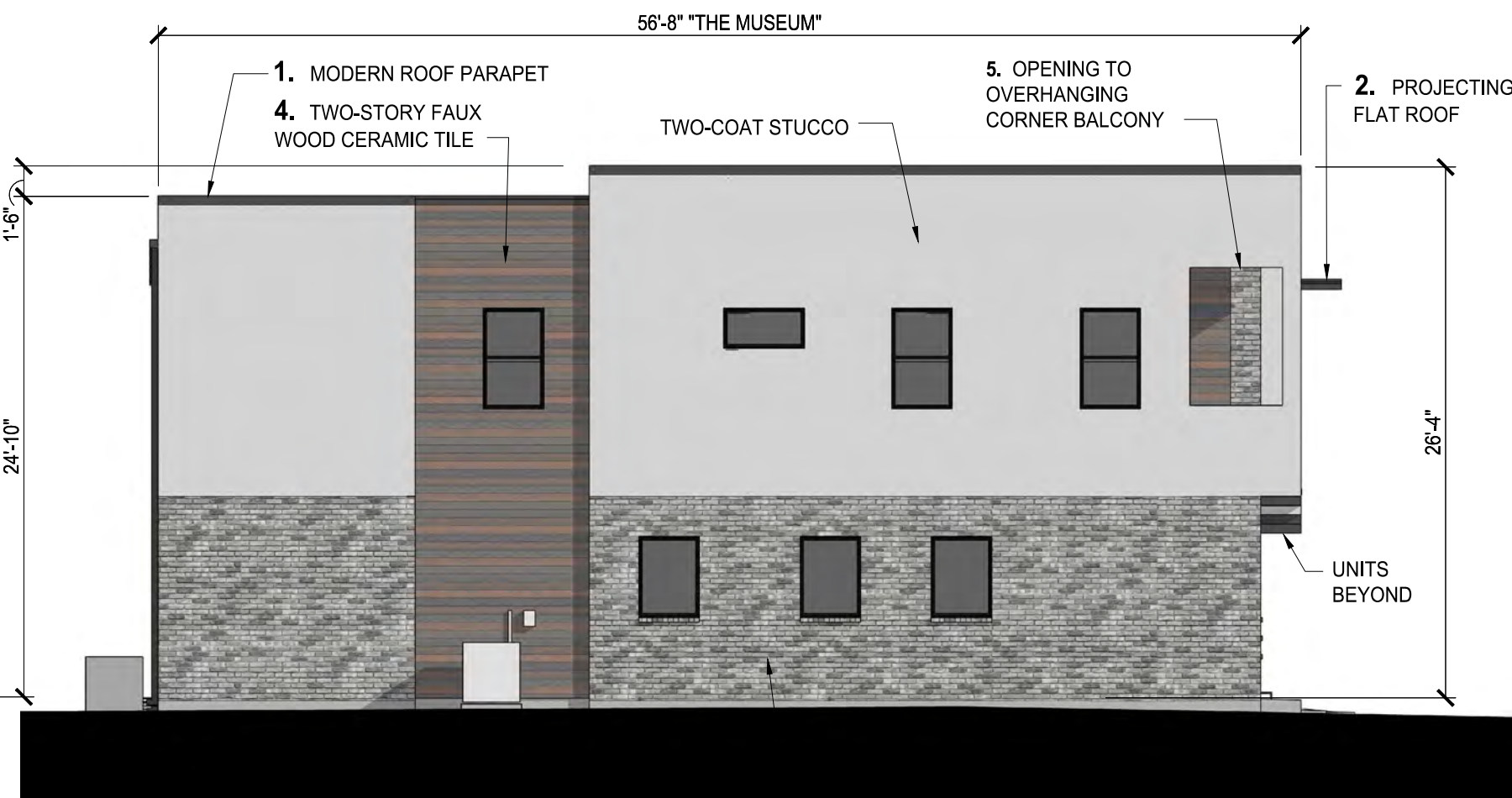


1ST FLOOR PLAN

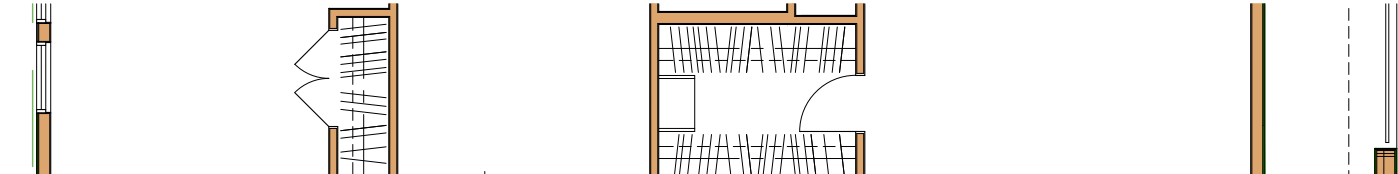
ELEVATION RIGHT/EAST BUILDINGS 1, 2, 8, & 9

ELEVATION LEFT/EAST BUILDINGS 4 & 5 ARE MIRROR IMAGE

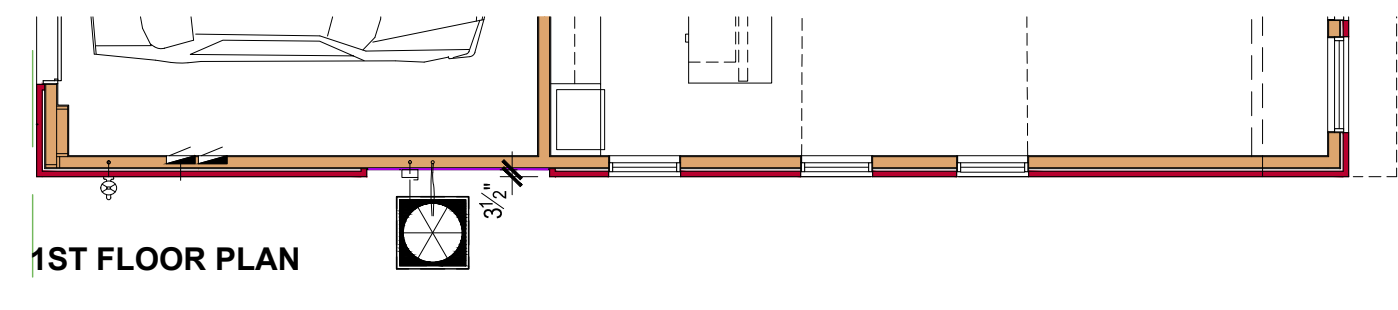
SCALE: 1/8" = 1'-0"



ELEVATION



2ND FLOOR PLAN



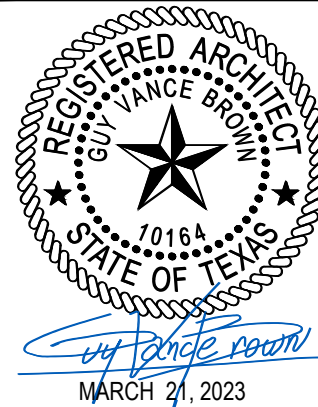
1ST FLOOR PLAN

ELEVATION LEFT/WEST BUILDINGS 1, 2, 8, & 9

ELEVATION RIGHT/WEST BUILDINGS 4 & 5 ARE MIRROR IMAGE

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

ELEVATIONS - BUILDINGS 1, 2, 4, 5, 8, & 9



CASE NO: CITY GARLAND PRE-SUBMITTAL CASE # 220201-2

PROJECT: PECAN GROVE TOWNHOMES

1951 & 1975 STATE HIGHWAY 66

TR 10, 5.5 AC & TR 10.2, 0.377 AC

J.L. ANDERSON ABST 26 PG 190

GARLAND, COUNTY, TEXAS 75040

OWNER: MODERN GARLAND 5.8 SH 66, LLC

JIMMY TANGHONGS 489-880-4680

JIMMY@THEMODERNHOME.COM

208 S. COTTONWOOD DRIVE, SUITE 300

RICHARDSON, TEXAS 75080

CLIENT: 5.8 SH 66, LLC

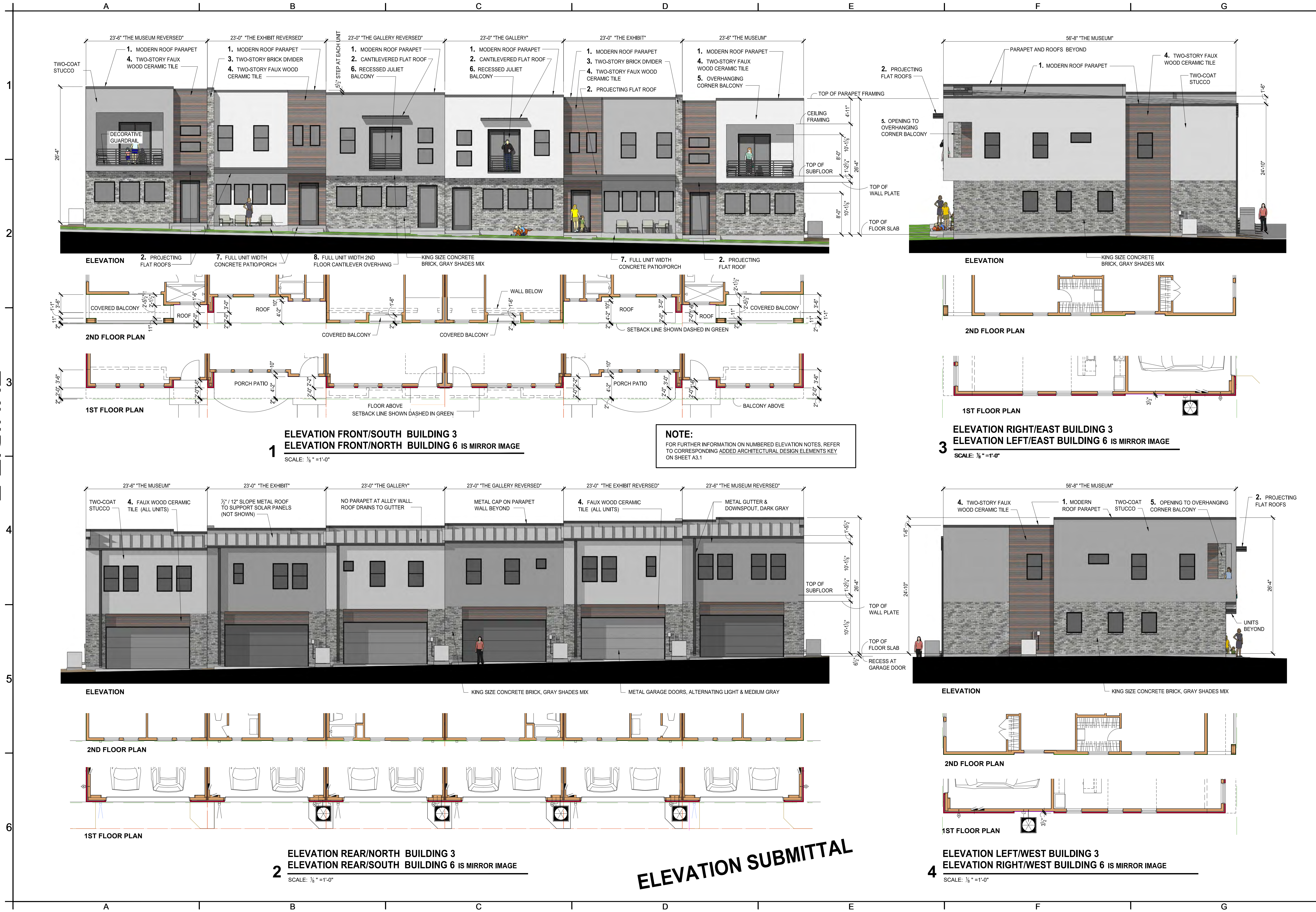
DRAWN BY: JIMMY TANGHONGS

DESIGNER: JIMMY TANGHONGS

REVIEWER: JIMMY TANGHONGS

PROJECT #: 220201-2

SHEET A3.1



NO.		DATE	REVISION
1			
2			
3			
4			
5			
6			
ELEVATIONS - BUILDINGS 3 & 6			
REGISTERED ARCHITECT GUILLERMO VARGAS 10164 STATE OF TEXAS JULY 2000 MARCH 21, 2023			
CASE NO: CITY GARLAND PRE-SUBMITTAL CASE # 220201-2		PROJECT: PECAN GROVE TOWNHOMES	
1951 & 1975 STATE HIGHWAY 66		TR 10, 5.5 AC & TR 10.2, 0.377 AC	
J.L. ANDERSON ABST 26 PG 190		GARLAND, COUNTY, TEXAS 75040	
ZONING PD 02-38		PROPOSED PD 22-48	
EXISTING BASE-SF & CR		BASE-SF	
OWNER: MODERN GARLAND 5.8 SH 66, LLC	CLIENT: 5.8 SH 66, LLC	DRAWN BY: JIMMY TANGHONGS 489-980-4680	DESIGNER: JIMMY TANGHONGS 489-980-4680
JIMMY.TANGHONGS@THEMODERNHOME.COM	JIMMY.TANGHONGS@THEMODERNHOME.COM	JIMMY.TANGHONGS@THEMODERNHOME.COM	JIMMY.TANGHONGS@THEMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300	208 S. COTTONWOOD DRIVE, SUITE 300	208 S. COTTONWOOD DRIVE, SUITE 300	208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080	RICHARDSON, TEXAS 75080	RICHARDSON, TEXAS 75080	RICHARDSON, TEXAS 75080
SHEET A3.2		PROJECT #	

ELEVATION SUBMITTAL

PLAN OFFSETS NOTE:

OFFSET PLANS FOR THIS BUILDING WILL NOT FIT ON SHEET DUE TO THIS BUILDINGS LARGE OFFSETS FOLLOWING CURVED SETBACK . SEE BUILDING PLAN

NOTE:

FOR FURTHER INFORMATION ON NUMBERED ELEVATION NOTES, REFER
TO CORRESPONDING ADDED ARCHITECTURAL DESIGN ELEMENTS KEY
ON SHEET A3.1

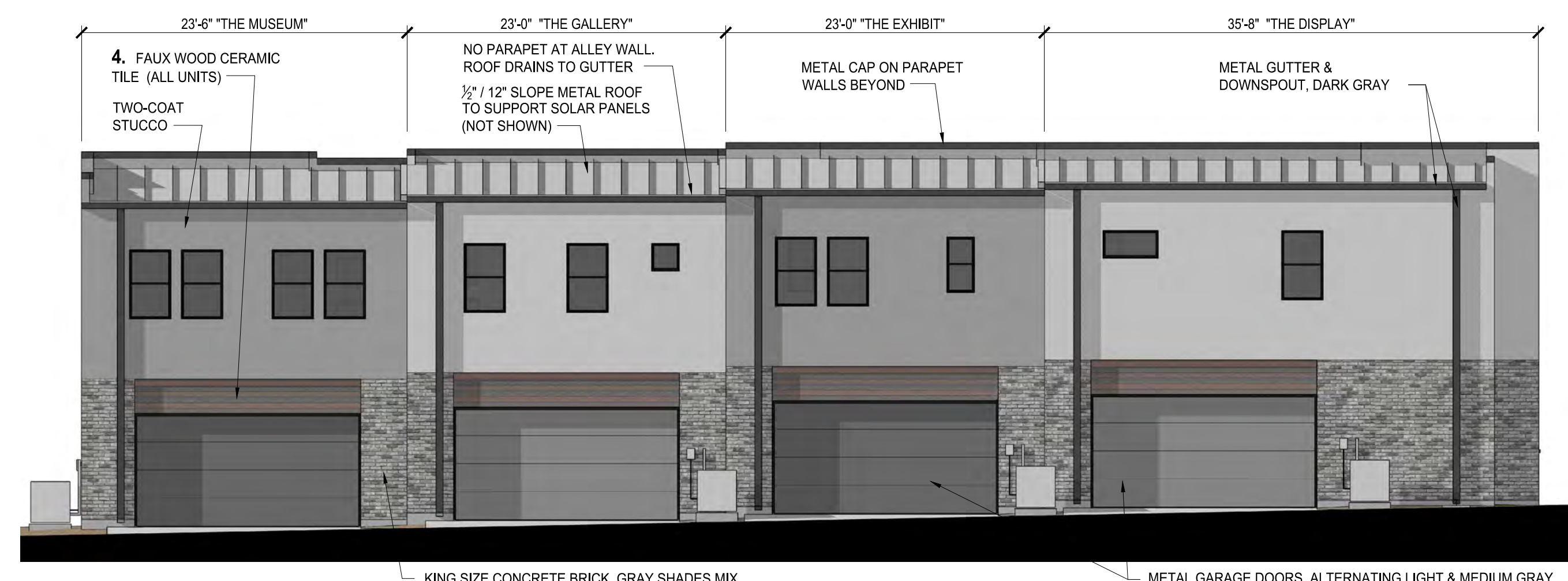


BUILDING 10



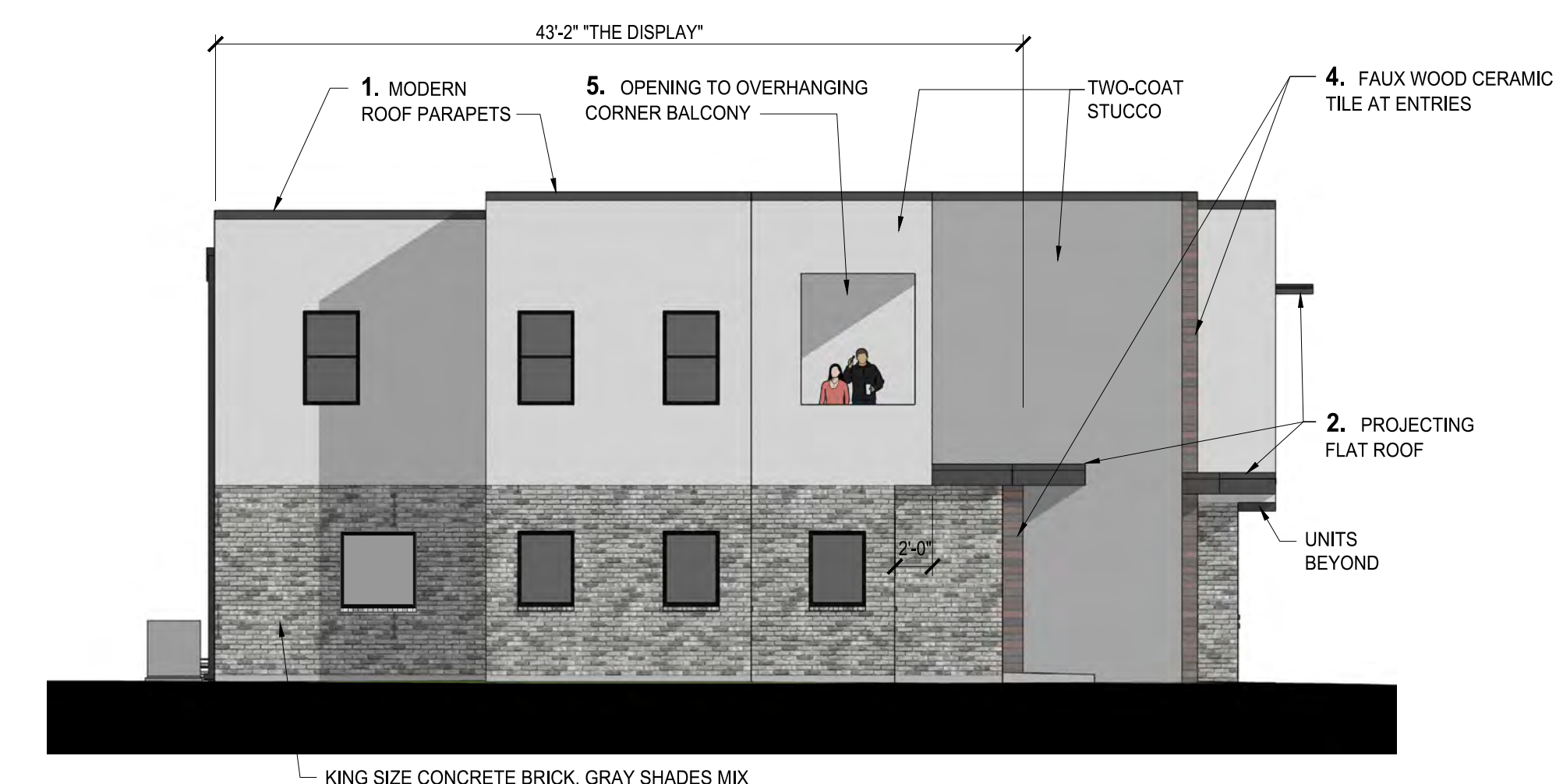
1 ELEVATION SOUTH/FRONT BUILDING 10
ELEVATION SOUTH/FRONT BUILDING 7 IS MIRROR IMAGE

SCALE: $\frac{1}{8}" = 1'-0"$



2 ELEVATION REAR/NORTH BUILDING 10
ELEVATION REAR/NORTH BUILDING 7 IS MIRROR IMAGE

SCALE: $\frac{1}{8}" = 1'-0"$



4 **ELEVATION LEFT/WEST BUILDING 10**
ELEVATION RIGHT/EAST BUILDING 7 IS MIRROR IMAGE

SCALE: $\frac{1}{8}" = 1'-0"$

CITY CASE NO: 220201-12
 PROJECT: **PECAN GROVE TOWNHOMES**
 1511 & 1975 STATE HIGHWAY 66
 TR 10, 5.5 AC & TR 10.2, 0.377 AC
 J L ANDERSON ABST 28 PG 190
 GARLAND, COUNTY, TEXAS 75040

CLIENT	5.8 SH 66, LLC	OWNER	MODERN GARLAND 5.8 SH 66, LLC
DRAWN BY			JIMMY TANGCHONG 469.300.4680
DESIGNER			JIMMY TANGCHONG 469.300.4680
REVIEWER			JIMMY TANGCHONG 469.300.4680
PROJECT #			208 S. COTTONWOOD DRIVE, SUITE 300
			RICHARDSON, TEXAS 75080

SHEET
A3.3

EXHIBIT E

ELEVATION SUBMITTAL

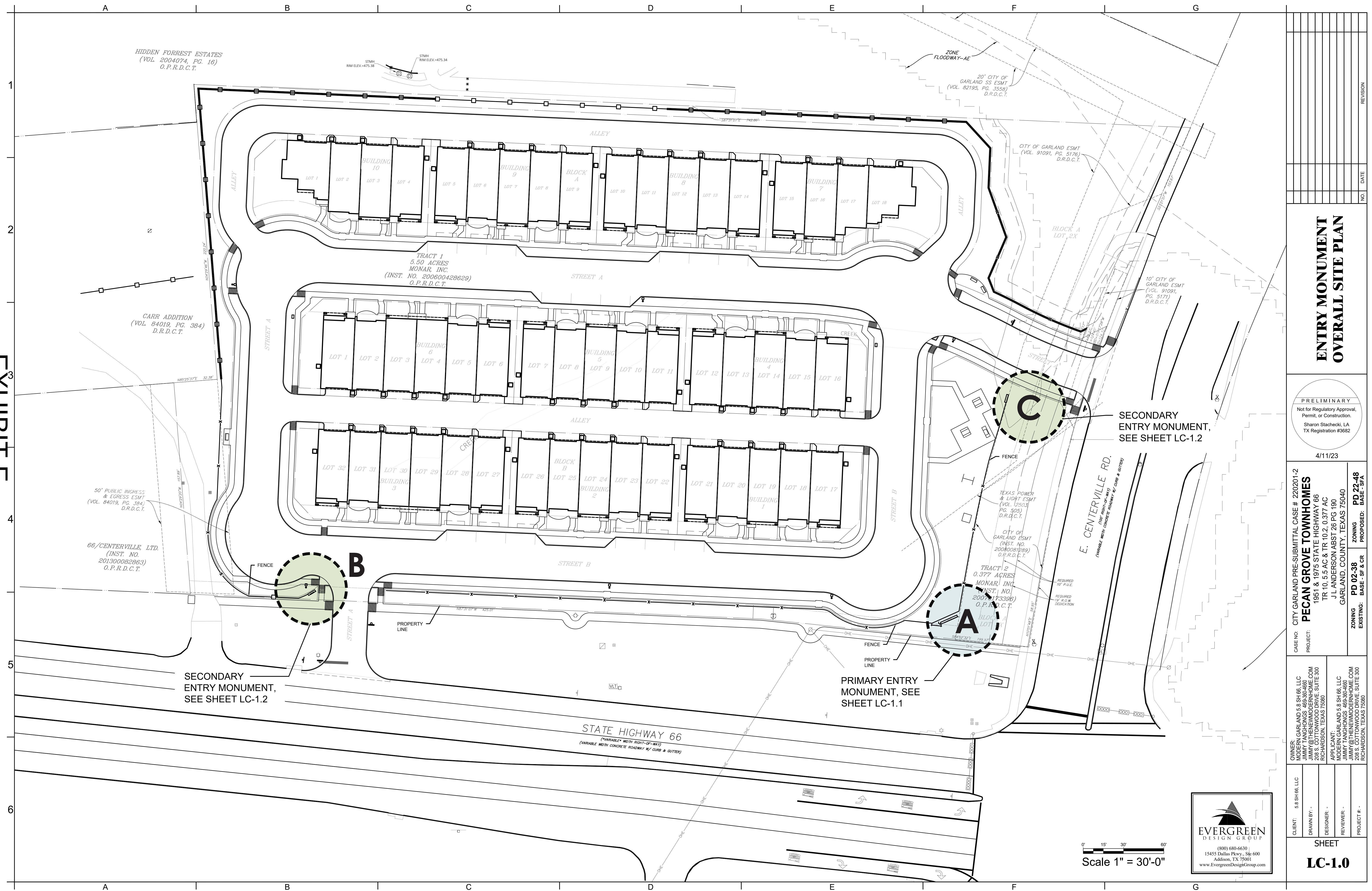


3 BUILDING 3D MODELS

NO SCALE

[illegible]

EXHIBIT F³



ENTRY MONUMENT OVERALL SITE PLAN

PRELIMINARY

Not for Regulatory Approval,
Permit, or Construction.

Sharon Stachecki, LA
TX Registration #3682

4/11/23

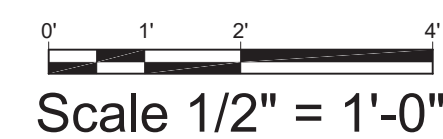
CASE NO: CITY GARLAND PRE-SUBMITTAL CASE # 220201-2
PECAN GROVE TOWNHOMES
 PROJECT: 1951 & 1975 STATE HIGHWAY 66
 TR 10, 5 S AC & TR 10, 2, 0.377 AC
 J L ANDERSON ABST 26 PG 190
 GARLAND, COUNTY, TEXAS 75040

CLIENT: 5.8 SH 66, LLC	OWNERS: MODERN GARLAND 5.8 SH 66, LLC JIMMY TANGHOS 469.392.4660 JIMMY@THENEWMODERNE.COM
DRAWN BY: -	208 S COTTONWOOD DRIVE, SUITE 300 RICHARDSON, TEXAS 75080
DESIGNER: -	APPLICANT: MODERN GARLAND 5.8 SH 66, LLC JIMMY TANGHOS 469.392.4660 JIMMY@THENEWMODERNE.COM
	208 S COTTONWOOD DRIVE, SUITE 300 RICHARDSON, TEXAS 75080
	PROJECT #-

SHEET
LC-1.0



- MAX HEIGHT: 7'
- MAX SIGN AREA: 50 SF
- ALL MONUMENTS TO BE PLACED MIN 5' FROM ANY PROPERTY LINE OR R.O.W. LINE
- 1 SIGN PER 300 FEET (3 MONUMENT MAX)
- PRIMARY SIGN TO BE PLACED AT CORNER OF E. CENTERVILLE RD AND STATE HIGHWAY 66.
- SECONDARY SIGNAGE TO BE PLACED ON THE WEST SIDE OF ROSE DRIVE AT STATE HIGHWAY 66 AND AT THE SOUTH SIDE OF ROSE DRIVE AT E CENTERVILLE RD.
- SIGN TO BE UPLIT WITH DIRECTIONAL LANDSCAPE LIGHTING. LIGHTING SHALL HAVE NO MORE THAN 2 FOOT- CANDLES ABOVE NATURAL AMBIENT LIGHT LEVEL AS MEASURED FROM THE NEAREST PROPERTY LINE.



EVERGREEN
DESIGN GROUP

(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

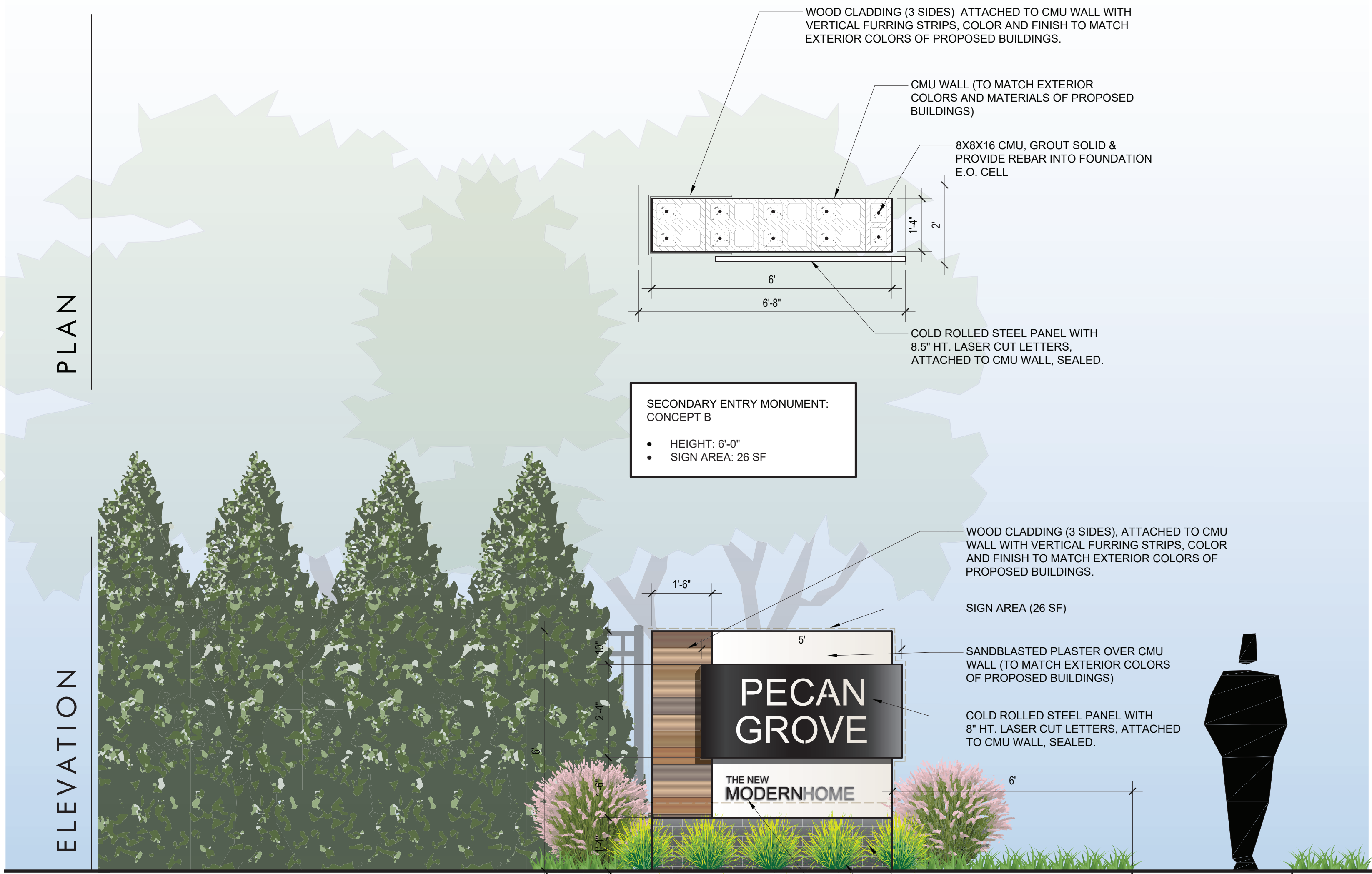


SIGN A
SITE PLAN:
PRIMARY SIGN AT
EAST CENTERVILLE
AND STATE HWY 66

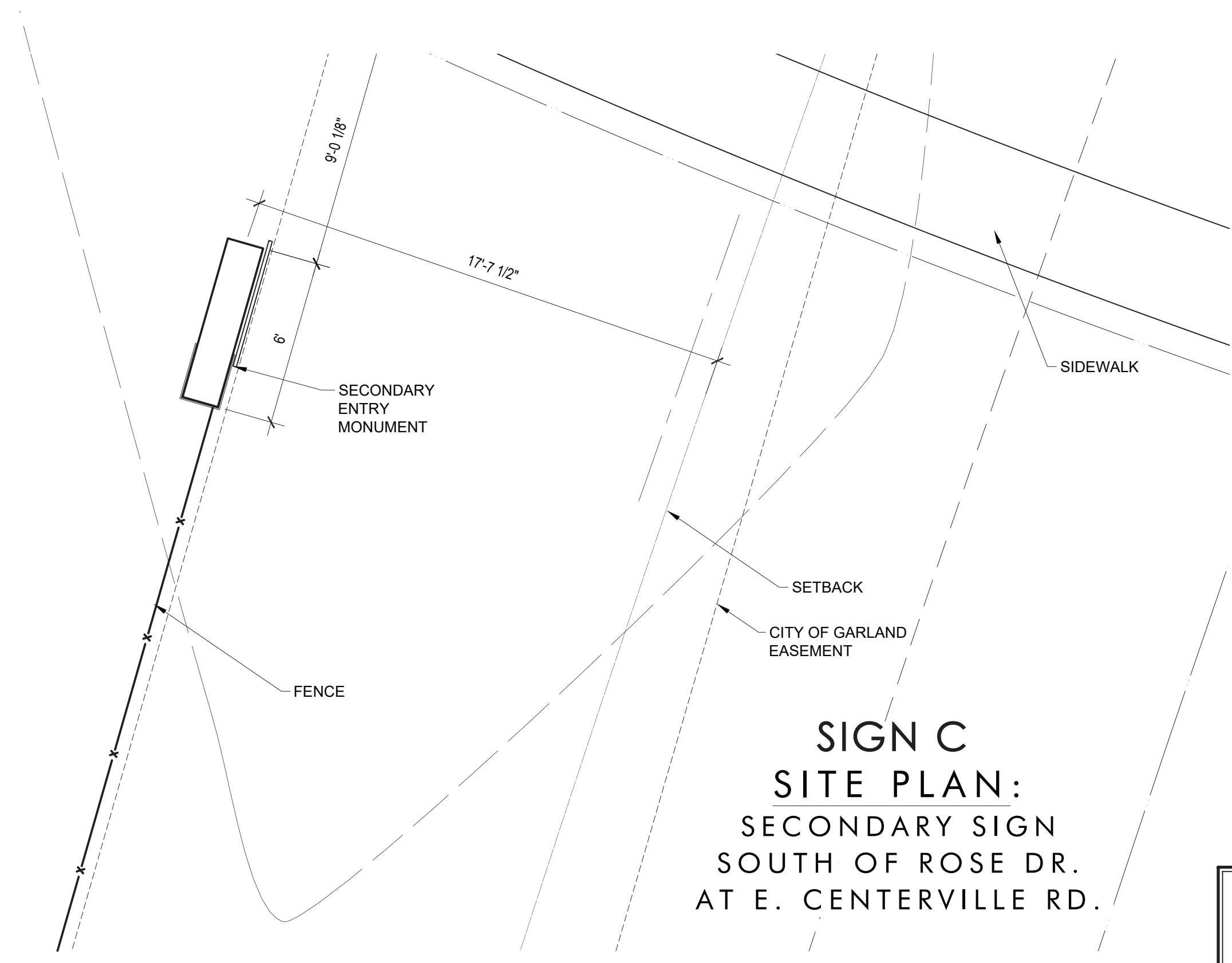
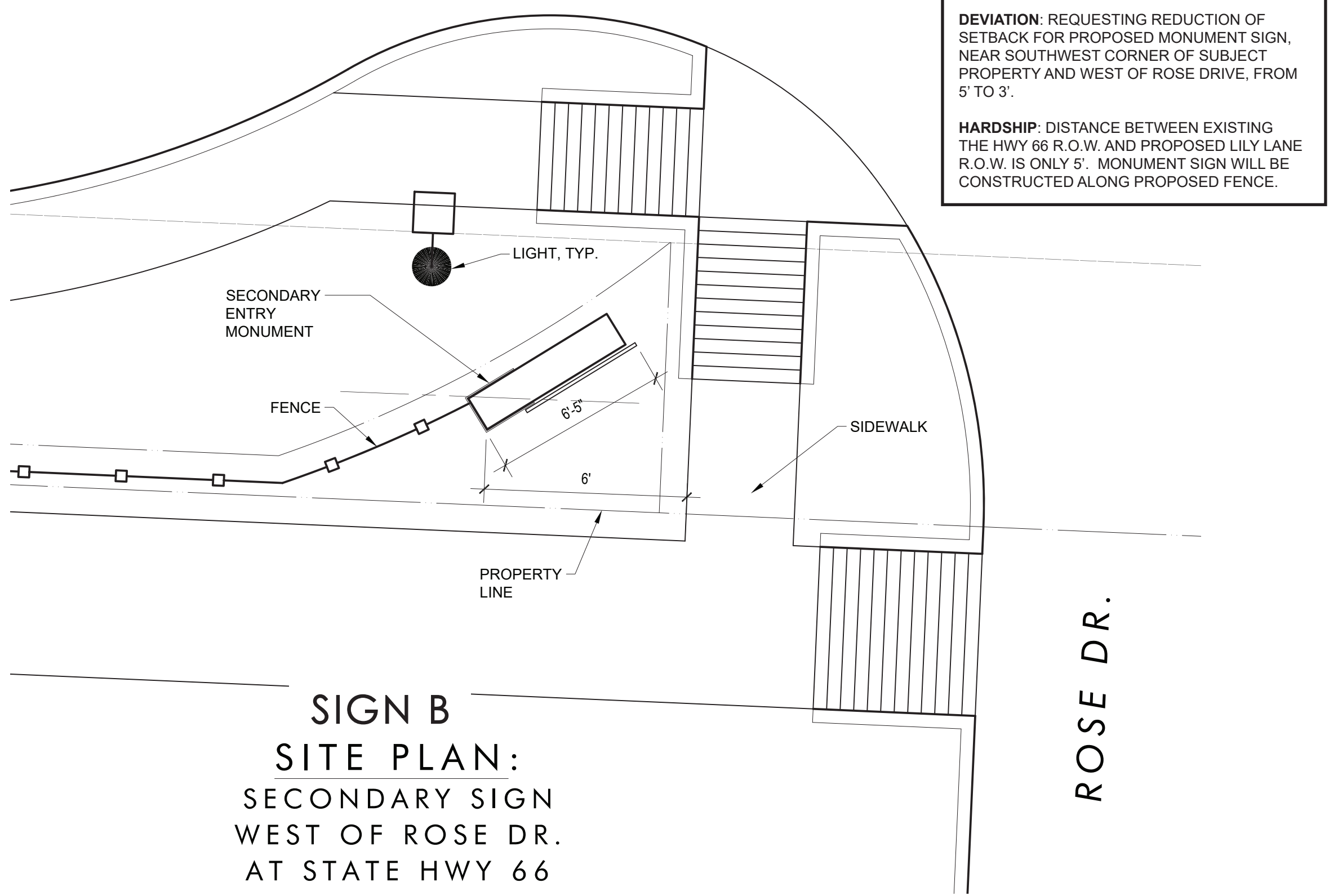
[illegible]

ENTRY MONUMENT REQUIREMENTS

- MAX HEIGHT: 7'
- MAX SIGN AREA: 50 SF
- ALL MONUMENTS TO BE PLACED MIN 5' FROM ANY PROPERTY LINE OR R.O.W. LINE
- 1 SIGN PER 300 FEET (3 MONUMENT MAX)
- PRIMARY SIGN TO BE PLACED AT CORNER OF E. CENTERVILLE RD AND STATE HIGHWAY 66.
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- SIGN TO BE UPLIT WITH DIRECTIONAL LANDSCAPE LIGHTING. LIGHTING SHALL HAVE NO MORE THAN 2 FOOT- CANDLES ABOVE NATURAL AMBIENT LIGHT LEVEL AS MEASURED FROM THE NEAREST PROPERTY LINE.



SECONDARY SIGN - B & C



SECONDARY ENTRY
MONUMENT
B / C

PRELIMINARY
Not for Regulatory Approval,
Permit, or Construction.
Sharon Stachecki, LA
TX Registration #3682
4/11/23

CASE NO: CITY GARLAND PRE-SUBMITTAL CASE # 220201-2
PROJECT: PECAN GROVE TOWNHOMES
1951 & 1975 STATE HIGHWAY 66
TR 10, 5.5 AC & TR 10.2, 0.377 AC
J.L. ANDERSON ABST 26 PG 190
GARLAND, COUNTY, TEXAS 75040
ZONING PD 02-38 PD 22-48
EXISTING: BASE - SF & CR PROPOSED: BASE - SFA

OWNER: MODERN GARLAND & S SH 66, LLC
JIMMY TANGHONGS 469-980-4660
JIMMY@THENEWMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080
APPLICANT: MODERN GARLAND & S SH 66, LLC
JIMMY TANGHONGS 469-980-4660
JIMMY@THENEWMODERNHOME.COM
208 S. COTTONWOOD DRIVE, SUITE 300
RICHARDSON, TEXAS 75080
CLIENT: 58 SH 66, LLC
DRAWN BY: -
DESIGNER: -
REVIEWER: -
PROJECT #: -

Z 22-48



View of the subject property



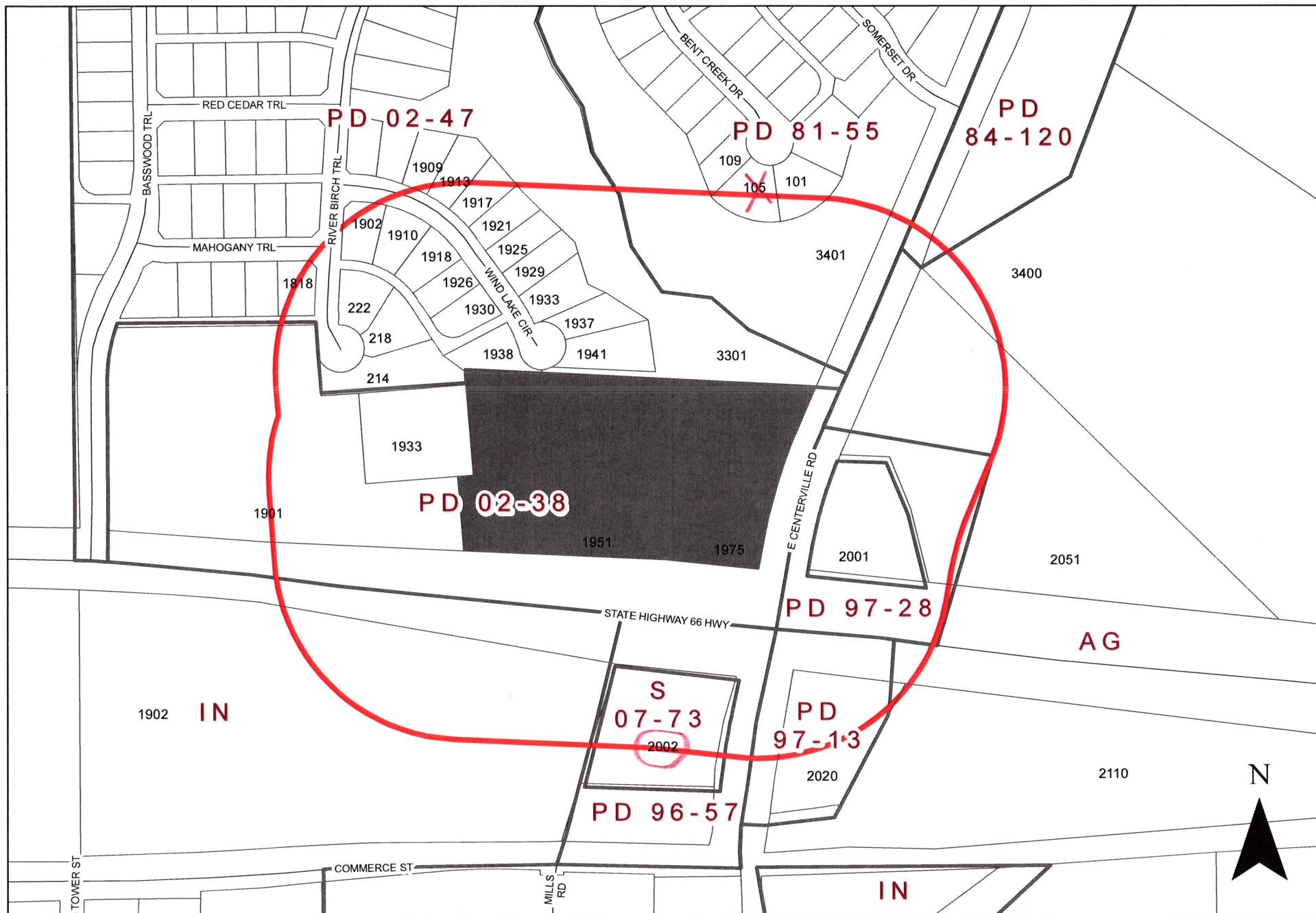
North of the subject property



East of the subject property



South of the subject property



0 175 350 Feet 1 inch = 268 feet	ZONING MAP Z 22-48	INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA
---	-----------------------------	---

1951 and 1975 State Highway 66

Morales, Elisa

From: Ahmed, Nabiha
Sent: Wednesday, April 19, 2023 8:36 AM
To: Morales, Elisa
Subject: FW: [EXTERNAL] RE: Z 22-48 Modern TH, LLC.

FYI, I believe she is in favor of the request.

From: Naaz Malek <maleknaaz@gmail.com>
Sent: Tuesday, April 18, 2023 4:33 PM
To: Ahmed, Nabiha <NAhmed@garlandtx.gov>; Nasir Uddin <nasiruddin06@gmail.com>
Subject: [EXTERNAL] RE: Z 22-48 Modern TH, LLC.

Salaam Nabiha,

My name is Naaz Malek. My husband, Nasir Uddin and I, own the gas station/c-store (La Verde) across the street (2002 Hwy 66) from the proposed site for the 50 townhouses.

I just wanted to introduce my husband and I to you. We are new owners of the property as of 12/22 and this is our first time voting for something related to the business.

The research I've done thus far on the company and the owner checks out. I think this will be a positive addition for the store. Is there anything we should be aware of?

We plan on attending the public hearing. Can we cast our vote in person there? Will we get to meet you there?

Sincerely,
Naaz Malek
6789083424

CAUTION: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter **USERNAME, PASSWORD or SENSITIVE INFORMATION** on linked pages from this email. If you are unsure about the message, please contact the **Help Desk at x7240** for assistance.

City of Garland Planning Department
P.O. Box 469002
Garland, Texas 75046-9002



La Verde Convenience Store
2002 Hwy 66
Garland, TX 75040



GARLAND
TEXAS MADE HERE



SCAN ME/
ESCANÉAME/
QUÉT TÔI

**NOTICE OF PUBLIC HEARING OF
THE GARLAND PLAN COMMISSION**

New Property Owner:
Malek Investment, LLC
Alaaz Malek

Dear Garland Resident, Property Owner or Business Owner: You are receiving this letter because your address is within 400 feet of the proposed zoning change.

RE: Z 22-48 Modern TH, LLC. The applicant requests approval of fifty (50) townhouses. The site is located at 1951 and 1975 State Highway 66. (District 2) (see included map)

Date: A Public hearing will be held by the City of Garland Plan Commission at 7:00 p.m., Monday, April 24, 2023.

Location: William E. Dollar Municipal Building (City Hall), Council Chambers, 200 North Fifth Street, Garland, Texas 75040

The Meeting and Agenda webpage can be found at:
<https://www.garlandtx.gov/801/Meeting-Agendas-and-Minutes> (Agendas are posted at least 72 hours before the meeting.)

For more information about Case Z 22-48 and other zoning cases, and to register a position for or against, go to: www.garlandplanning.org or scan the QR code in the upper corner. (Agendas will also contain additional information. See link above.)

You may also contact City Planner Nabiha Ahmed at 972-205-2453 or email at nahmed@garlandtx.gov.

Para Espanol, por favor contactar a Josue De La Vega a 972-205-2833 o correo electrónico a jdelavega@garlandtx.gov

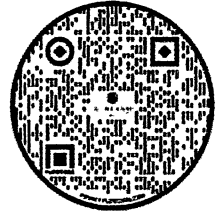
(It is important that you include your property address, your name, and mailing address in any correspondence concerning the case)

City of Garland Planning Department
P.O. Box 469002
Garland, Texas 75046-9002



GARLAND

TEXAS MADE HERE



SCAN ME/
ESCANÉAME/
QUÉT TÔI

AVISO DE AUDIENCIA PÚBLICA DEL COMISIÓN DEL PLAN GARLAND

Estimado residente, propietario o empresario de Garland: Usted recibe esta carta porque su dirección está a 400 pies del cambio de zonificación propuesto.

- RE:** **Z 22-48 Modern TH, LLC.** El solicitante solicita la aprobación de cincuenta (50) casas adosadas. El sitio está ubicado en 1951 y 1975 State Highway 66. (Distrito 2) (ver mapa incluido)
- Fecha de la reunión:** La Comisión del Plan de la Ciudad de Garland llevará a cabo una audiencia pública a las 7:00 p. m. el lunes, 24 de abril de 2023.
- Ubicación:** Edificio Municipal William E. Dollar (Ayuntamiento), Cámaras del Consejo, 200 North Fifth Street, Garland, Texas 75040
La página web de la reunión y la agenda se puede encontrar en:
<https://www.garlandtx.gov/801/Meeting-Agendas-and-Minutes> (Las agendas se publican al menos 72 horas antes de la reunión).

Para obtener más información sobre el Caso Z 22-48 y otros casos de zonificación, y para registrar una posición a favor o en contra, visite: www.garlandplanning.org o escanee el código QR en la esquina superior. (Las agendas también contendrán información adicional. Consulte el enlace anterior).

Para Español, por favor contactar a Josue De La Vega a 972-205-2833 o correo electrónico a jdelaavega@garlandtx.gov

(Es importante que incluya la dirección de su propiedad, su nombre y dirección postal en cualquier correspondencia relacionada con el caso)

THÔNG BÁO VỀ VIỆC NGHE CỦA CÔNG CHỨC NHIỆM VỤ KẾ HOẠCH GARLAND*

Kính gửi Cư dân Garland, Chủ sở hữu Bất động sản hoặc Chủ Doanh nghiệp: Bạn nhận được thư này vì địa chỉ của bạn nằm trong phạm vi 400 feet kể từ khi thay đổi quy hoạch được đề xuất.

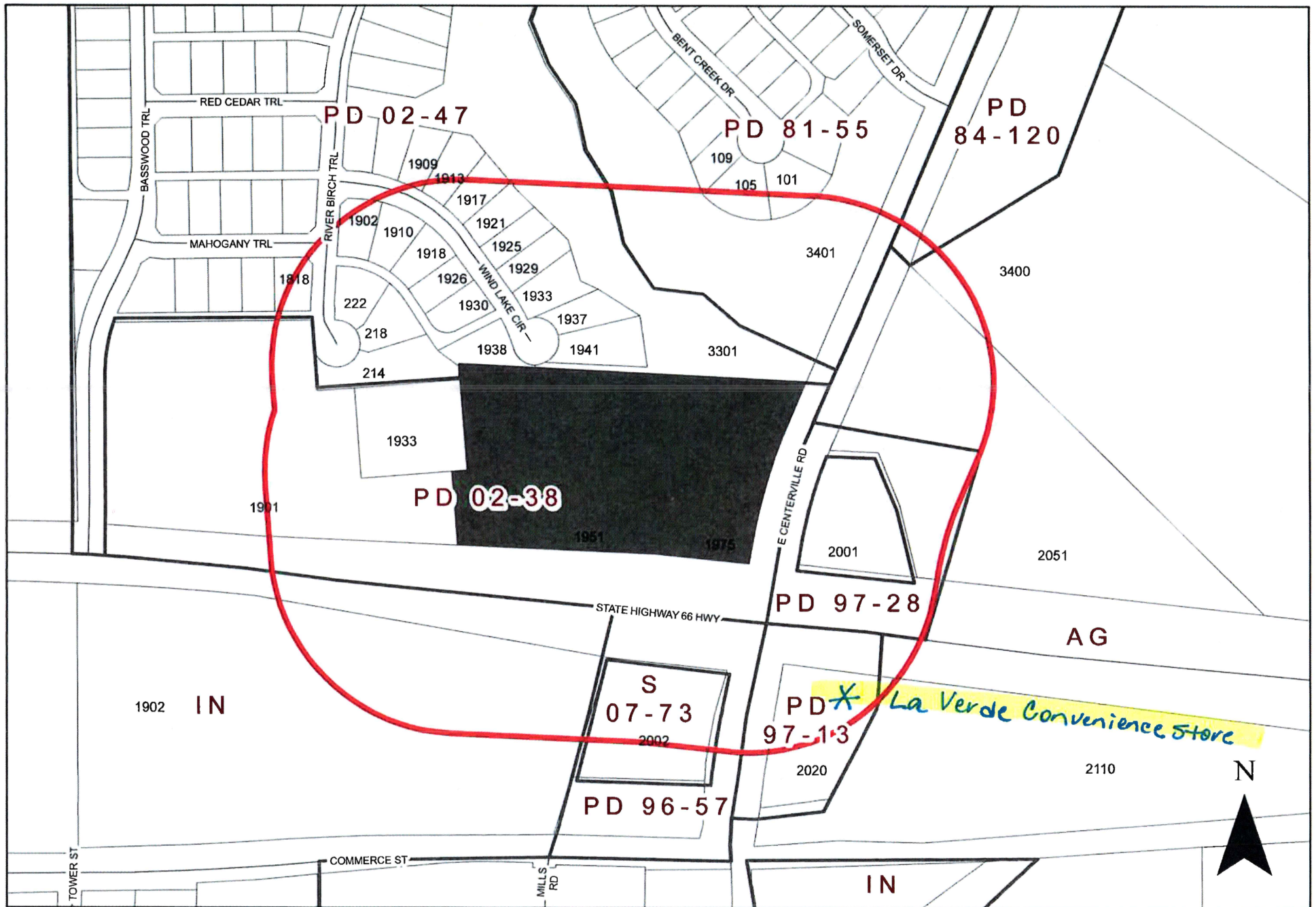
- RE:** **Z 22-48 Modern TH, LLC.** Người nộp đơn yêu cầu phê duyệt năm mươi (50) căn nhà phố. Địa điểm tọa lạc tại 1951 và 1975 State Highway 66. (Quận 2) (xem bản đồ kèm theo)
- Ngày:** Một buổi điều trần Công khai sẽ được tổ chức bởi Ủy ban Kế hoạch Thành phố Garland lúc 7:00 tối, Thứ Hai, Ngày 24 tháng 4 năm 2023.
- Vị trí:** Tòa nhà thành phố William E. Dollar (Tòa thị chính), Phòng hội đồng, 200 North Fifth Street, Garland, Texas 75040
Truy cập ảo vào cuộc họp có thể được tìm thấy trên trang web của thành phố Garland, với trang web Cuộc họp và Chương trình làm việc và có thể được tìm thấy tại: <https://www.garlandtx.gov/801/Meeting-Agendas-and-Minutes> (Các câu chuyện được đăng trước cuộc họp ít nhất 72 giờ)

Để biết thêm thông tin về Trường hợp Z 22-48 và các trường hợp phân vùng khác, và để đăng ký vị trí ủng hộ hoặc chống lại, hãy truy cập: www.garlandplanning.org hoặc quét mã QR ở góc trên. (Truyền thuyết cũng sẽ chứa thông tin bổ sung. Xem liên kết ở trên.)

(Các chương trình nghị sự cũng sẽ chứa thông tin bổ sung. Xem liên kết ở trên.)

(Điều quan trọng là bạn phải bao gồm địa chỉ tài sản, tên của bạn và địa chỉ gửi thư trong bất kỳ thư từ liên quan đến trường hợp này)

**Translation provided by Google Translate / *Traducción proporcionada por el traductor de Google /
Bản dịch do Google Dịch cung cấp



0 175 350 Feet 1 inch = 268 feet	ZONING MAP Z 22-48	 INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA
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1951 and 1975 State Highway 66

Comment Form

Case Z 22-48

Z 22-48 Modern TH, LLC. The applicant requests approval of fifty (50) townhouses. The site is located at 1951 and 1975 State Highway 66. (District 2)

Z 22-48 Modern TH, LLC. El solicitante solicita la aprobación de cincuenta (50) casas adosadas. El sitio está ubicado en 1951 y 1975 State Highway 66. (Distrito 2)

Z 22-48 Modern TH, LLC. Người nộp đơn yêu cầu phê duyệt năm mươi (50) căn nhà phố. Địa điểm tọa lạc tại 1951 và 1975 State Highway 66. (Quận 2)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Naaz Malek, owner of Malek Investments, LLC

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

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

2002 Hwy 66

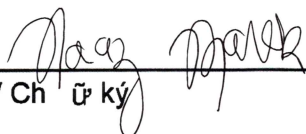
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính



April 19th 2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-48

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

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

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

I am in favor of this proposed construction



GARLAND
TEXAS MADE HERE

City of Garland
Planning & Community Development - 1502
P.O. Box 469002
Garland, TX 75046-9002

Property Owner: Malek Investments, LLC

Name: Maaz Malek

Email: maleknaaz@gmail.com

Phone: 972-276-4900

~~ALMO INVESTMENT II LTD.~~

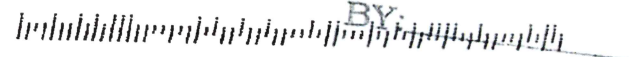
~~PO BOX 2599~~

~~WAXAHACHIE, TEXAS 751688599~~

RECEIVED

APR 14 2023

751688599 8013

BY: 

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-48	April 24, 2023	May 16, 2023	Nabiha Ahmed

Z 22-48 Modern TH, LLC. The applicant requests approval of fifty (50) townhouses. The site is located at 1951 and 1975 State Highway 66. (District 2)

Kim M Pearson

Against

4/17/2023
9:31:12 PM

105 Bent Creek D

dru.pearson@verizon.net

Garland

972-489-9400

Texas

United States

75040

I went to the first planning meeting and the biggest concern are the entrances/exits to the neighborhood and how close it will be to the creek that backs up to my house. When we moved we were told that area is protected as it is a floodplain. Persons living on the other side have already encroached on that protected area and have loud parties where their speakers face our neighborhood and we have to call several times a year to complain about the noise. It seems as if this would only add to it. If they can only go out at Centerville that intersection is already backed up and they would have to cross three lanes to make a left or u-turn. Also there are no u-turns on 66. I have lived here for 26 years and there have been many accidents for such a wide open intersection.

Kim M Pearson

Against

4/17/2023
9:31:09 PM

105 Bent Creek D

dru.pearson@verizon.net

Garland

972-489-9400

Texas

United States

75040

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Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-48	April 24, 2023	May 16, 2023	Nabiha Ahmed

accidents for such a wide open intersection.



Plan Commission

3. c.

Meeting Date: 04/24/2023

Item Title: Z 22-59 McGinnis Development - Zoning (District 5)

Summary:

Consideration of the application of **McGinnis Development**, requesting approval of a Change in Zoning from Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family Attached Uses. This property is located at 417 East Centerville Road, 402, 502, and 698 East Kingsley Road. (District 5) (File Z 22-59 – Zoning)

Attachments

Z 22-59 McGinnis Development Report & Attachments (Zoning)

Z 22-59 McGinnis Development Responses

Planning Report

File No: Z 22-59/District 5

Agenda Item:

Meeting: Plan Commission

Date: April 24, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family Attached Uses.

Approval of a Detail Plan for Single-Family Attached (SFA) development.

LOCATION

417 East Centerville Road, 402, 502 and 698 East Kingsley Road

APPLICANT

McGinnis Development

OWNER

Don Valk, Garland ISD, and Garland Foundation for Development, Inc.

BACKGROUND

The subject property is currently undeveloped. The applicant proposes eighty-eight (88) townhouse lots and eight (8) HOA open space lots.

SITE DATA

The subject property contains approximately 9.713 acres and has approximately 495 linear feet of frontage along East Centerville Road and 990 linear feet of frontage along East Kingsley. The property can be accessed from East Centerville Road and East Kingsley Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District.

The Multifamily district is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development.

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between residential uses and more intense uses. With appropriate buffers and landscaping, this district may be located contiguous to residential districts. Allowed uses should be compatible with adjacent residential areas by limiting heights to one story, and may not include uses that create excessive amounts of traffic, noise, trash, or late-night business operations

CONSIDERATIONS

Detail Plan

1. The applicant proposes a Detail Plan for a development of eighty-eight (88) townhouses and eight (8) HOA open space lots. In addition, forty-three (43) mews lots and forty-five (45) front-loaded lots are proposed.

Per the applicant's narrative, "any lot that may front onto a common area in lieu of a public street, in which the common lot line shall serve as the front property line for purposes of minimum front yard building setbacks and the lot shall be alley-served with a mews type alley as shown on the Site Plan (Exhibit C)."

Entry Option B

2. Apart from the deviations listed, the site plan (Exhibit C) meets all technical requirements. However, the site plan (Exhibit C) currently reflect the access from East Kingsley Road to not align with Keen Drive and it also reflects an alternative alignment to Keen Drive. The alignment to Keen Drive requires right-of-way dedication from the western church property. The applicant has been working with the church property for right-of-way. If the church is amenable to the alternative option, the access from East Kingsley Road will align to Keen Drive, while maintaining eighty-eight (88) townhouses. It should be noted both layouts meet the technical requirement.

Screening and Landscaping

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

A six (6)-foot ornamental fence along with required landscaping is proposed along East Kingsley Road and East Centerville Road.

4. Amenities

Common open space area is included with the proposed development in accordance with the GDC. The amenity requirements of the Single-Family Attached (SFA) District per the GDC are satisfied.

5. Parking

The site plan (Exhibit C) complies with the required enclosed garages spaces and guest parking per the GDC.

6. Garages

The GDC requires the face of a garage door to be at least twenty (20) feet from the street or alley right-of-way line that the garage door faces (twenty-four feet if facing an interior lot/property line), and must have at least one of the following designs, as depicted in Illustrations 4-9 through 4-13:

- 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.

The site plan (Exhibit C) reflects forty-three (43) alley-loaded lots and forty-five (45) front-loaded lots. No deviations have been requested by the applicant

7. Building Design

Building elevations were not submitted with this request, as the applicant states there is no builder under contract at this time. However, the applicant confirmed the building elevations will comply with the articulation requirements per Section 4.84. Staff will verify full GDC and PD compliance for the building elevations during permitting review.

Signage

8. No deviations have been requested on signage. All GDC requirements will be satisfied.

Alley Waiver

9. The applicant requests a partial alley waiver for forty-five (45) townhouse lots. 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

10. Development Standards and Deviations:

Development Standards	Required	Proposed	Applicant’s Justification
Lot Area	Minimum 2,000 SF	Minimum 1,980 SF	The proposed lot size is to allow front-loaded and rear-loaded lots. The front-loaded lots are a minimum of 2,250 square feet and the rear-loaded (mews) lots are a minimum 1,980 square feet.
Lot Width	Minimum 20 feet (internal lots)	22 feet for rear-loaded lots	The only deviation is for the end lot width

	Minimum 30 feet (end lots)	25 feet for front-loaded lots 27 feet for rear-loaded lots 30.5 feet for front-loaded lots	for rear-loaded lots. Per the applicant's narrative, "the PD envisions Townhomes to appeal to homeowners who desire less yard and lower maintenance living. These homes may be rear or front entry."
Minimum dwelling size	1,400 square feet	1,200 square feet	The applicant states "The analysis of increased construction, development cost within the last 2 years, median incomes and demand for high quality townhomes at an affordable market-rate pricing determined the desired living space for townhomes in this area to be between 1,200 and 2,000 sq. ft."
Alley	Alleys are required	45 lots are alley-loaded (mews lane) 43 lots are front-loaded	Per the applicant's narrative, "This project location has its challenges, from frontage on two major roadways, adjacent to an older existing subdivision, and triangular in shape. Our vision for the development was to allow as much open space as possible with views from the major roadways. In our planning of the site we selected the "Mews" alley concept and front entry townhomes, eliminating the need for some alley dedication in order to

			preserve the open space and views.”
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COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends 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).

This proposed use nine (9) dwelling units per acre; therefore, it is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north, across East Kingsley Road, is zoned Neighborhood Office (NO) District and Single-Family-7 (SF-7) District; it is developed with a school. The property carved out along East Centerville Road is zoned Neighborhood Office (NO) District and it is developed with a general office use. The properties to the southeast, across East Centerville Road, are zoned Single-Family-7 (SF-7) District and are developed with single-family homes. The property directly to the south is zoned Neighborhood (NO) District. These properties are developed with medical offices. The properties to the west are zoned Single-Family-7 (SF-7) District. These properties are developed with single-family homes.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family Attached Uses

Approval of a Detail Plan for Single-Family Attached (SFA) development.

In addition, staff recommends that the Plan Commission’s motion to approve include that the Entry Option B, as mentioned in Consideration 2, may be approved administratively should the applicant move forward with that layout.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Exhibits
- iv. Photos

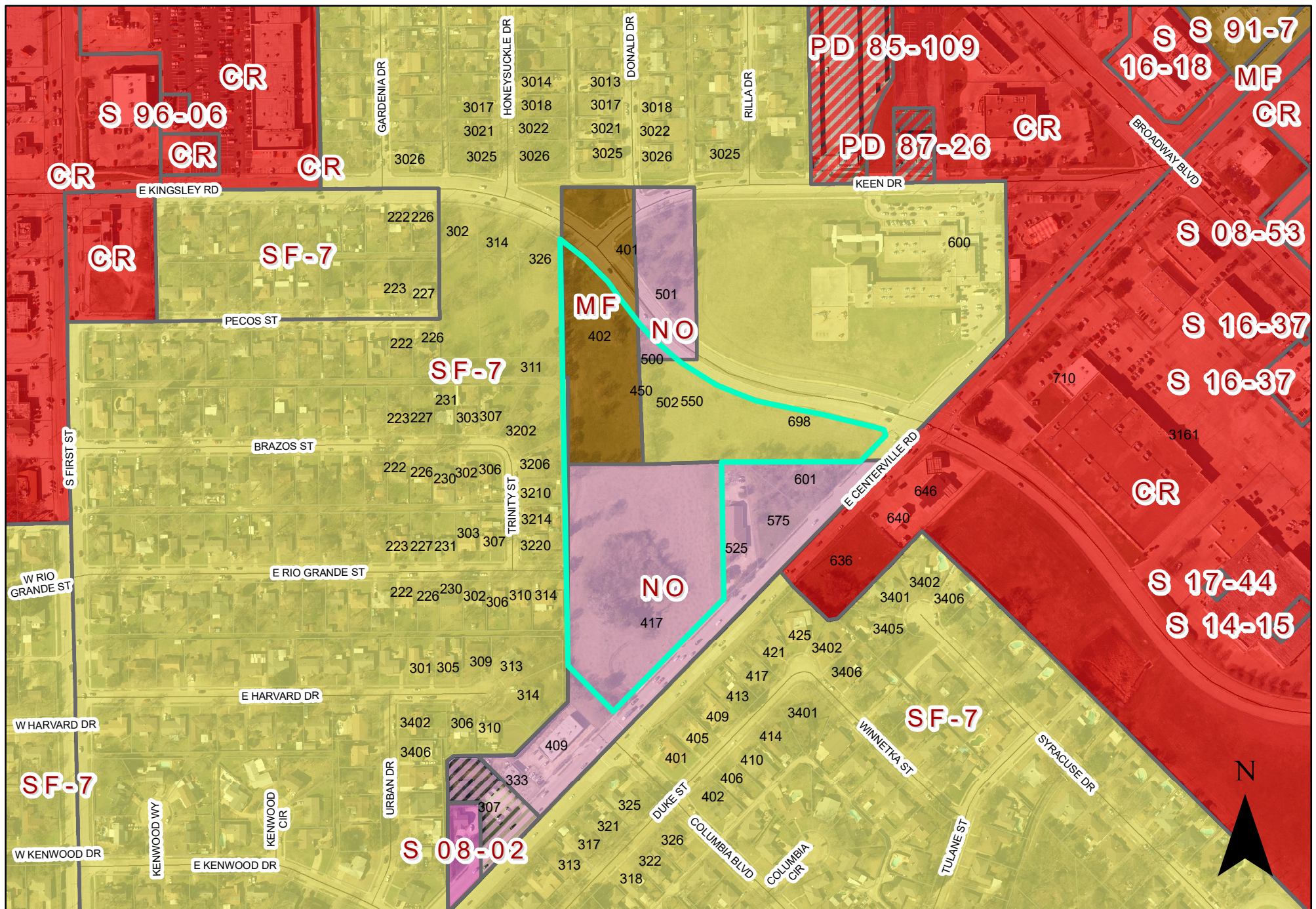
CITY COUNCIL DATE: May 16, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 220 440 Feet
1 inch = 329 feet

ZONING MAP Z 22-59

INDICATES AREA
OF REQUEST

402 E Kingsley, 417 E Centerville Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-59

417 East Centerville Road, 402, 502 and 698 East Kingsley Road

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for eight-eight (88) Single-Family Attached (Townhouse) and eight (8) 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-Attached (SFA) District, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-Attached (SFA) 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, Exhibit D, and Exhibit E; 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-Attached (SFA) units are permitted.
- B. Maximum Number of Lots:** A total of eight-eight (88) single-family attached units shall be permitted. In addition, forty-three (43) of those lots shall be mews lots and forty-five (45) lots shall be front-loaded lots.
- C. Minimum Lot Area:** The minimum lot area shall be 1,980 square feet and as reflected in Exhibit C.
- D. Minimum Dwelling Size:** The minimum dwelling size shall be 1,200 square feet.

- E. Lot Width: The minimum end lot width for rear-loaded lots shall be twenty-seven (27) feet.
- F. Screening and Landscaping: Screening and landscaping shall be in conformance with the Landscape Plan set forth in Exhibit D.
- G. Open Space and Amenities: Open Space and Amenities shall be provided as shown in Exhibit D. All open spaces shall be landscaped per Section 4.37 (B) (2) of the Garland Development Code.
- H. Elevations: Building Elevations shall be in conformance per Section 4.84 of the Garland Development Code.
- I. Alley: Alleys shall be required for forty-three (43) single-family attached lots.
- J. Entry Option B: Entry Option B as shown on Exhibit C may be approved administratively.
- K. Homeowners Association: A Homeowners Association shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws and/or declaration 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; shall obligate the association, through assessment of homeowners, to maintain all open space areas; and other provisions as deemed appropriate to secure a sound and stable association.
- L. Maintenance of Open/Common Space and Landscaped Areas, Entry Features, Access Easements, and Amenities in HOA Lots: Pursuant to the declaration for the Homeowner's Association, the Homeowners Association shall be obligated to repair and maintain all common areas of the community (including open/common space, landscaped areas, entry features, access easements, and amenities in HOA lots) and the bylaws and/or declaration for the association shall authorize the association to pay for the cost thereof through the assessment of homeowners within the community.

EXHIBIT B

- M. Required Assessments and Reserves: The declaration for the Homeowner's Association shall provide that each homeowner owning a real property interest in a residential lot within the community land shall be obligated to pay assessments to the Homeowners Association to pay for the operation and common expenses of the association, including, without limitation, the repair and maintenance of association common areas, including repairing, maintaining or replacing the association screening walls and perimeter fences. If the Homeowners Association fails to perform the above-described maintenance due to lack of funds, the Homeowners Association shall assess members on a pro rata basis for the cost of performing such maintenance and shall thereafter promptly and diligently perform the maintenance required. To help ensure that funds will be available to perform such maintenance, the Homeowners Association shall establish and maintain a reserve fund for the periodic maintenance, repair and replacement of association improvements, which shall include adequate reserves for the expected future costs to repair, maintain and replace association screening walls and perimeter fences.
- N. City's Right to Enforce: The declaration for the Homeowner's Association shall contain a provision stating that if the Homeowner's Association fails to maintain an association screening wall or perimeter fence in good repair, then the City may send written notice to the Homeowner's Association demanding the proper repair and maintenance of such screening wall or perimeter fence. If the Homeowner's Association has not repaired or replaced such screening wall or perimeter fence within 120 days after the date of the City's written notice to the Homeowner's Association, the City shall have the right, but not the obligation, to exercise all access easements and other rights of the Homeowners Association to repair and/or replace, as necessary, such screening wall or perimeter fence and to charge all reasonable costs incurred therefor to the Homeowners Association. The Homeowner's Association shall promptly pay such costs to the City upon completion of the repairs and/or replacement upon written demand by the City. If the reserves required by these conditions and the declaration are not sufficient to fully reimburse the City, the

Homeowner's Association shall assess its members for the funds necessary to fully reimburse the City and to re-establish its required reserves. Such provision in the declaration for the Homeowner's Association shall further state that such provision may not be amended or modified without the prior written consent of the City.

Z 22-59



View of the subject property



East of the subject property



North of the subject property



South of the subject property



0 220 440 Feet
1 inch = 329 feet

ZONING MAP Z 22-59

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

402 E Kingsley, 417 E Centerville Road

Comment Form

Case Z 22-59

Z 22-59 McGinnis Development. The applicant requests approval of eighty-eight (88) townhouses. The site is located at 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road and 698 East Kingsley Road. (District 5)

Z 22-59 McGinnis Development. El solicitante solicita la aprobación de ochenta y ocho (88) casas adosadas. El sitio está ubicado en 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road y 698 East Kingsley Road. (Distrito 5)

Z 22-59 McGinnis Development. Người nộp đơn yêu cầu phê duyệt tám mươi tám (88) nhà phố. Địa điểm tọa lạc tại 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road và 698 East Kingsley Road. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Ramirez, Aguirre, Daniel Alberto

Ramirez, Rebecca Jennette

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

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

313 E Harvard Dr.

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

Garland TX ~~7504~~

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Qhính

[Signature]

Rebecca J. Ramirez

April 15, 2023

Date / Fecha / Ngày

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

APR 19 '23 04:46

Comment Form Continued – Case Z 22-59

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

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

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

We prefer to not have townhomes built directly behind our house as we feel there would be less privacy for our children playing in the yard and they would be less safe.

Comment Form

Case Z 22-59 Outside the Notification Area

Z 22-59 McGinnis Development. The applicant requests approval of eighty-eight (88) townhouses. The site is located at 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road and 698 East Kingsley Road. (District 5)

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



For / A Favor / Đúng



Against / En Contra / Không

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PITMAN PARTNERS LTD / MATT JOHNSON / REAL ESTATE ADMINISTRATOR

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

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

800 E KINGSLEY RD

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

4/19/2023

Date / Fecha / Ngày

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

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

Z 22-59 McGinnis Development. The applicant requests approval of eighty-eight (88) townhouses. The site is located at 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road and 698 East Kingsley Road. (District 5)

Diane Whitlock

Against

4/19/2023
11:17:37 PM

421 Duke Street

dewhitlock40@hotmail.com

Garland

214-435-2631

Texas

United States

75043

Diane Whitlock

Against

4/19/2023
11:17:26 PM

421 Duke Street

dewhitlock40@hotmail.com

Garland

214-435-2631

Texas

United States

75043

Pat Barnhart

Against

4/14/2023
7:28:33 PM

425 Duke Sr

Patbarnhart60@yahoo.com

Garland

214-394-1963

Texas

United States

75043

Very misleading! Had to change from for to against, really? The traffic in the area is already to heavy.

**Brenda
Barnhart**

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

4/14/2023
7:16:56 PM

425 Duke St
Garland
Texas
United States
75043

Thebombfriedpies@yahoo.com
214-394-1981

This is very misleading!!! When you open voting site, it's already marked FOR!! Do NOT Build!!We do not need any more places to live in Garland.

Nettie Messimer

Against

4/14/2023
7:11:03 PM

213 Duke St
Garland
Texas
United States
75043

nettiemessimer@yahoo.com
2148082750

Outside the Notification Area

Too crowded

Tim Messimer

Against

4/14/2023
7:06:59 PM

213 st garland
Garland
Texas
United States
75043

tmess52@ymail.com
469-834-8087

Outside the Notification Area

Traffic is already bad enough without adding hundreds more cars



Plan Commission

3. d.

Meeting Date: 04/24/2023

Item Title: Z 22-59 McGinnis Development - Detail Plan (District 5)

Summary:

Consideration of the application of **McGinnis Development**, requesting approval of a Detail Plan for Single-Family Attached (SFA) development. This property is located at 417 East Centerville Road, 402, 502, and 698 East Kingsley Road. (District 5) (File Z 22-59 – Detail Plan)

Attachments

Z 22-59 McGinnis Development Report & Attachments (Detail Plan)

Z 22-59 McGinnis Development Responses

Planning Report

File No: Z 22-59/District 5

Agenda Item:

Meeting: Plan Commission

Date: April 24, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family Attached Uses.

Approval of a Detail Plan for Single-Family Attached (SFA) development.

LOCATION

417 East Centerville Road, 402, 502 and 698 East Kingsley Road

APPLICANT

McGinnis Development

OWNER

Don Valk, Garland ISD, and Garland Foundation for Development, Inc.

BACKGROUND

The subject property is currently undeveloped. The applicant proposes eighty-eight (88) townhouse lots and eight (8) HOA open space lots.

SITE DATA

The subject property contains approximately 9.713 acres and has approximately 495 linear feet of frontage along East Centerville Road and 990 linear feet of frontage along East Kingsley. The property can be accessed from East Centerville Road and East Kingsley Road.

USE OF PROPERTY UNDER CURRENT ZONING

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- “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.

The site plan (Exhibit C) reflects forty-three (43) alley-loaded lots and forty-five (45) front-loaded lots. No deviations have been requested by the applicant

7. Building Design

Building elevations were not submitted with this request, as the applicant states there is no builder under contract at this time. However, the applicant confirmed the building elevations will comply with the articulation requirements per Section 4.84. Staff will verify full GDC and PD compliance for the building elevations during permitting review.

Signage

8. No deviations have been requested on signage. All GDC requirements will be satisfied.

Alley Waiver

9. The applicant requests a partial alley waiver for forty-five (45) townhouse lots. 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

10. Development Standards and Deviations:

Development Standards	Required	Proposed	Applicant’s Justification
Lot Area	Minimum 2,000 SF	Minimum 1,980 SF	The proposed lot size is to allow front-loaded and rear-loaded lots. The front-loaded lots are a minimum of 2,250 square feet and the rear-loaded (mews) lots are a minimum 1,980 square feet.
Lot Width	Minimum 20 feet (internal lots)	22 feet for rear-loaded lots	The only deviation is for the end lot width

	Minimum 30 feet (end lots)	25 feet for front-loaded lots 27 feet for rear-loaded lots 30.5 feet for front-loaded lots	for rear-loaded lots. Per the applicant's narrative, "the PD envisions Townhomes to appeal to homeowners who desire less yard and lower maintenance living. These homes may be rear or front entry."
Minimum dwelling size	1,400 square feet	1,200 square feet	The applicant states "The analysis of increased construction, development cost within the last 2 years, median incomes and demand for high quality townhomes at an affordable market-rate pricing determined the desired living space for townhomes in this area to be between 1,200 and 2,000 sq. ft."
Alley	Alleys are required	45 lots are alley-loaded (mews lane) 43 lots are front-loaded	Per the applicant's narrative, "This project location has its challenges, from frontage on two major roadways, adjacent to an older existing subdivision, and triangular in shape. Our vision for the development was to allow as much open space as possible with views from the major roadways. In our planning of the site we selected the "Mews" alley concept and front entry townhomes, eliminating the need for some alley dedication in order to

			preserve the open space and views.”
--	--	--	-------------------------------------

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends 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).

This proposed use nine (9) dwelling units per acre; therefore, it is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north, across East Kingsley Road, is zoned Neighborhood Office (NO) District and Single-Family-7 (SF-7) District; it is developed with a school. The property carved out along East Centerville Road is zoned Neighborhood Office (NO) District and it is developed with a general office use. The properties to the southeast, across East Centerville Road, are zoned Single-Family-7 (SF-7) District and are developed with single-family homes. The property directly to the south is zoned Neighborhood (NO) District. These properties are developed with medical offices. The properties to the west are zoned Single-Family-7 (SF-7) District. These properties are developed with single-family homes.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family Attached Uses

Approval of a Detail Plan for Single-Family Attached (SFA) development.

In addition, staff recommends that the Plan Commission’s motion to approve include that the Entry Option B, as mentioned in Consideration 2, may be approved administratively should the applicant move forward with that layout.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Exhibits
- iv. Photos

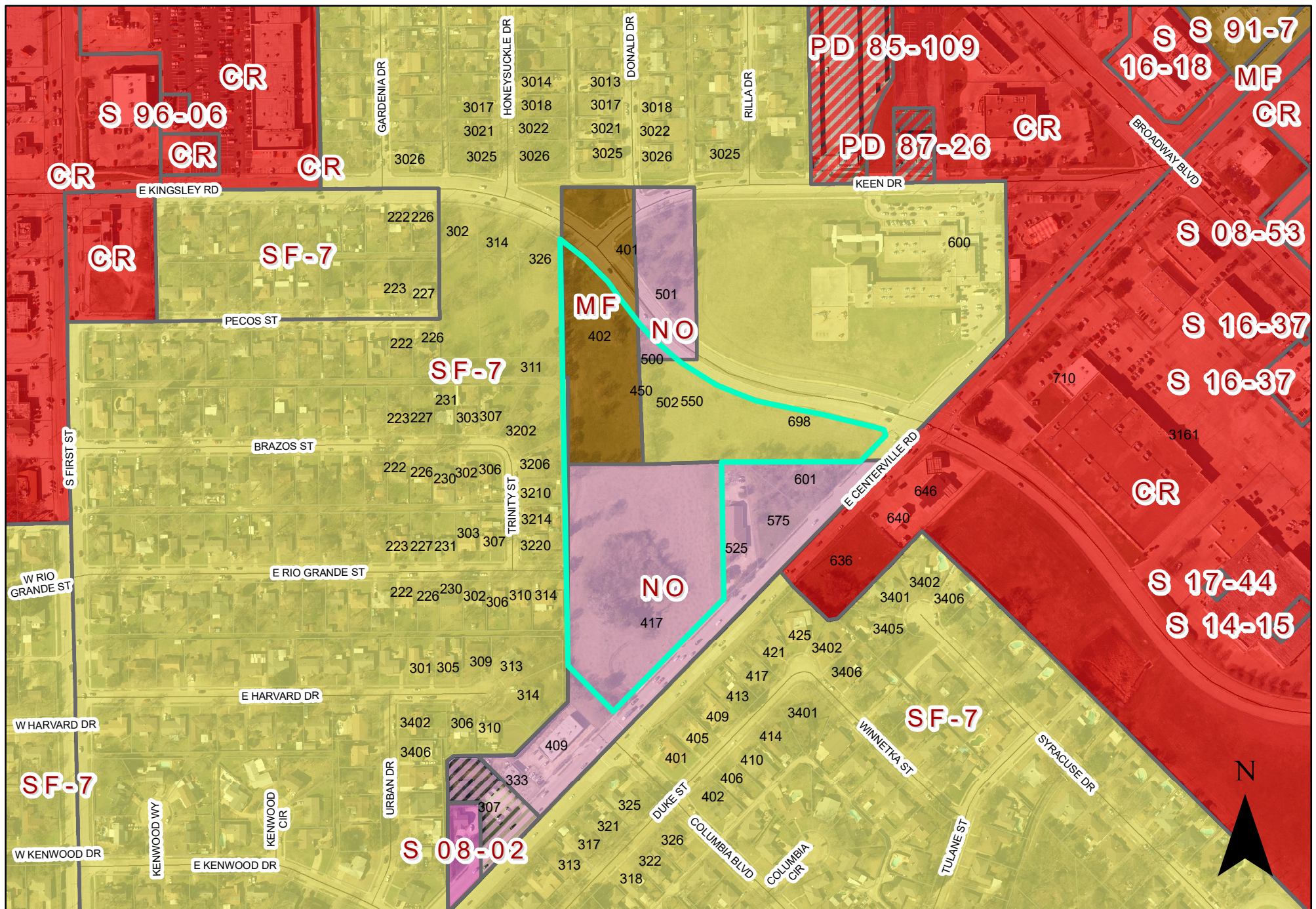
CITY COUNCIL DATE: May 16, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

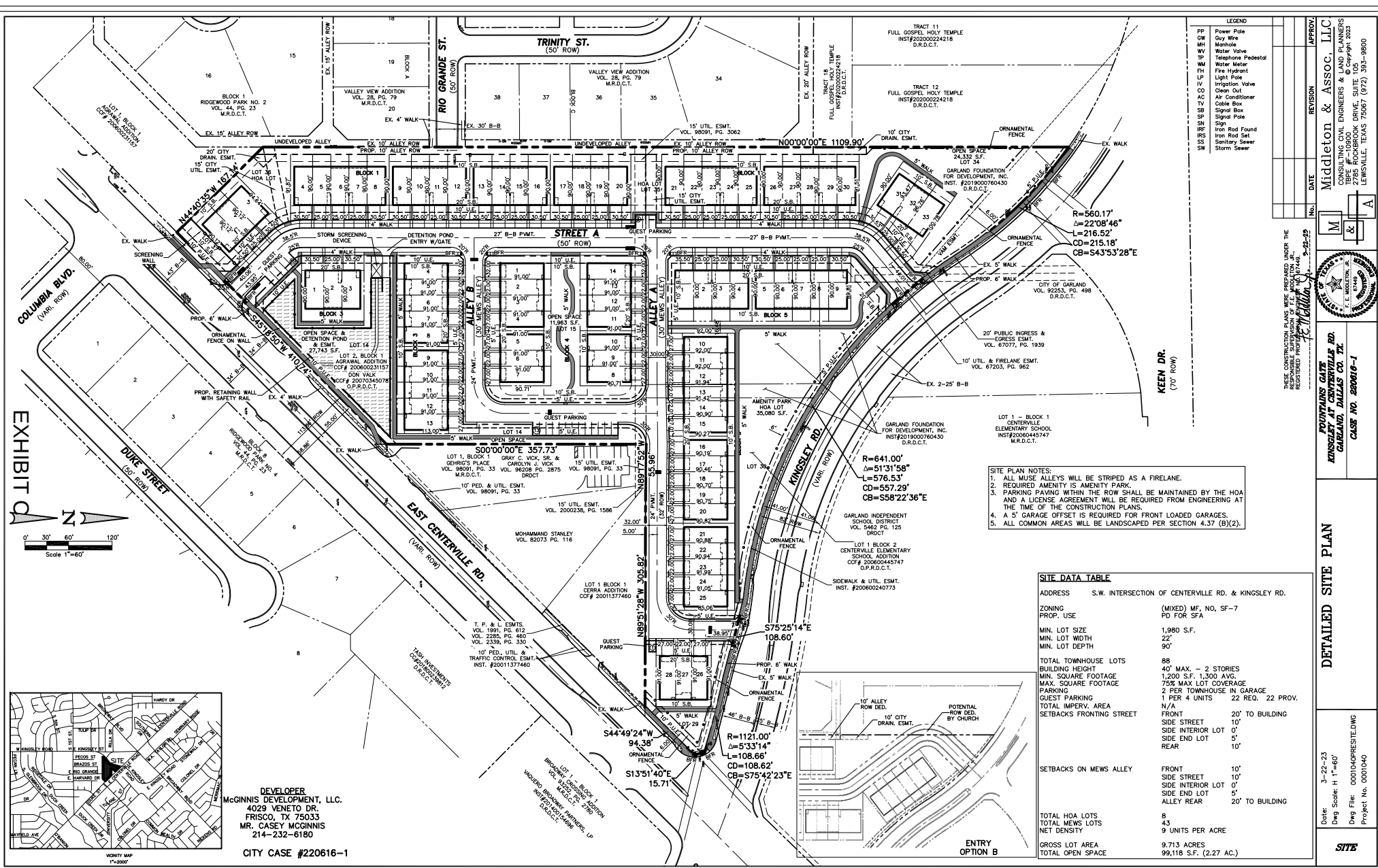


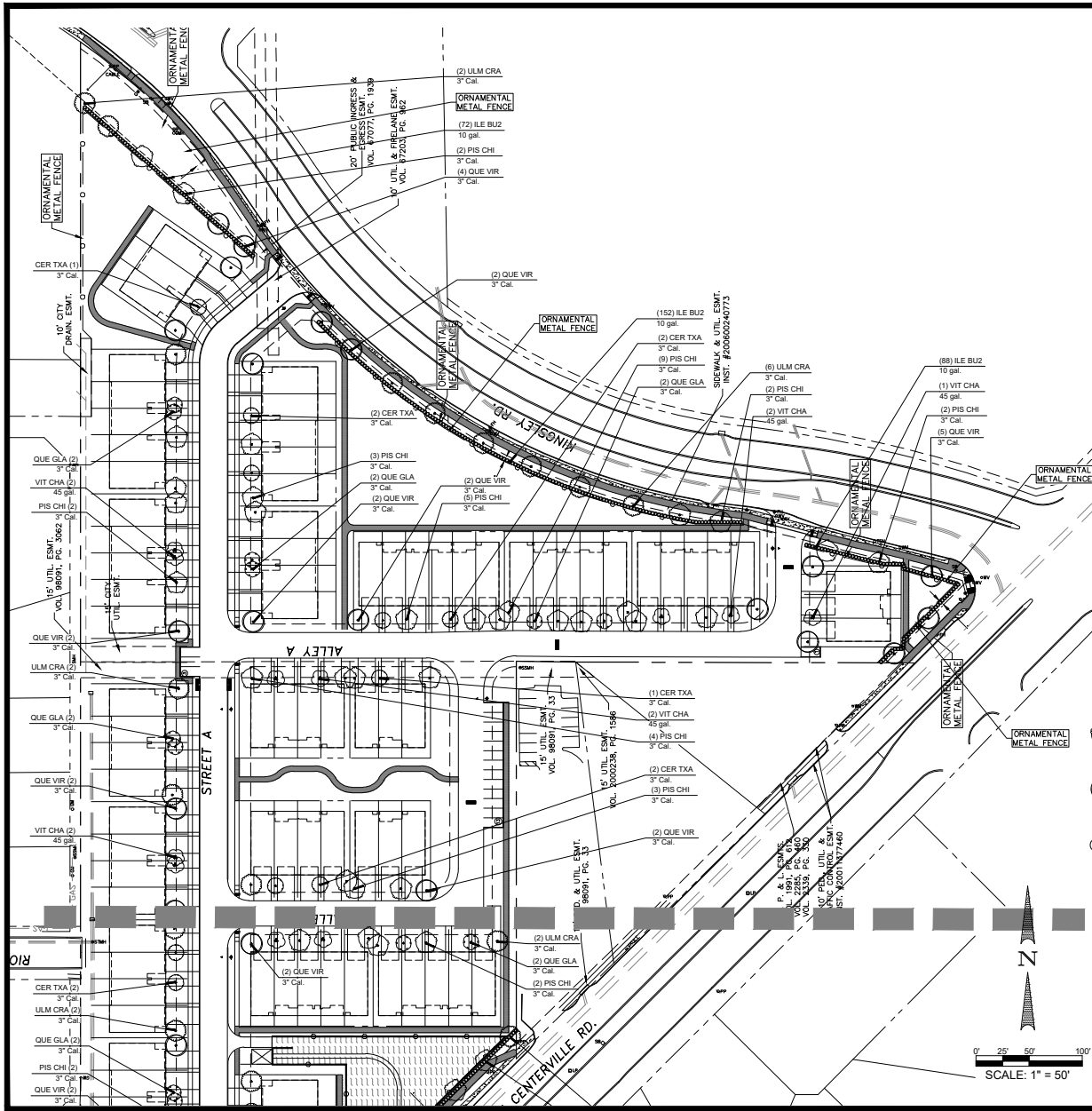
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1 inch = 329 feet

ZONING MAP Z 22-59

 INDICATES AREA OF REQUEST

402 E Kingsley, 417 E Centerville Road





CITY OF GARLAND TOWNHOME LANDSCAPE REQUIREMENTS		
RESIDENTIAL DEVELOPMENT LANDSCAPING	ONE TREE IS REQUIRED PER LOT AND AT LEAST 50% OF WHICH MUST BE A CANOPY TREE WITHIN THE FRONT YARD	
	REQUIRED	PROVIDED
	1 TREE PER LOT	1 TREE PER LOT
PERMETER SCREENING BETWEEN RESIDENTIAL DEVELOPMENT AND THOROUGHFARES	A MASONRY WALL IS REQUIRED IN ACCORDANCE WITH SECTION 4.39 (A) (1) WITH TREES 50' O.C. MAX. THE TREES AND SCREENING WALL MUST BE 6" MINIMUM WIDE BUFFER STRIP SPACED TO THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE	
	REQUIRED	PROVIDED
	SCREENING MASONRY WALL + TREES 50' O.C.	SCREENING MASONRY WALL + TREES 50' O.C.

PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURBS, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. IF EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE AS DIRECTED BY OWNER'S REPRESENTATIVE. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH, DEAD AND DISEASED BRANCHES AND LIMBS, VINES, BRIARS AND OTHER INVASIVE GROWTH, AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUND COVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
16. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	CER TXA	11	Cercis canadensis texensis	Texas Redbud	3" Cal.			
	PIS CHI	38	Pistacia chinensis	Chinese Pistache	3" Cal.			
	QUE GLA	12	Quercus glaucoides	Lacey Oak	3" Cal.			
	QUE VIR	27	Quercus virginiana	Southern Live Oak	3" Cal.			
	ULM CRA	22	Ulmus crassifolia	Cedar Elm	3" Cal.			
	VIT CHA	11	Vitex agnus-castus	Chaste Tree	45 gal.			
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	ILE BUZ	430	Ilex cornuta 'Burfordi'	Burford Holly	10 gal.	36" Min	36" O.C.	

Date: MAR 28, 2023
 Drawn by: GAC
 Checked by: GAC
 Revisions:

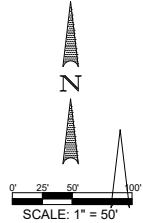
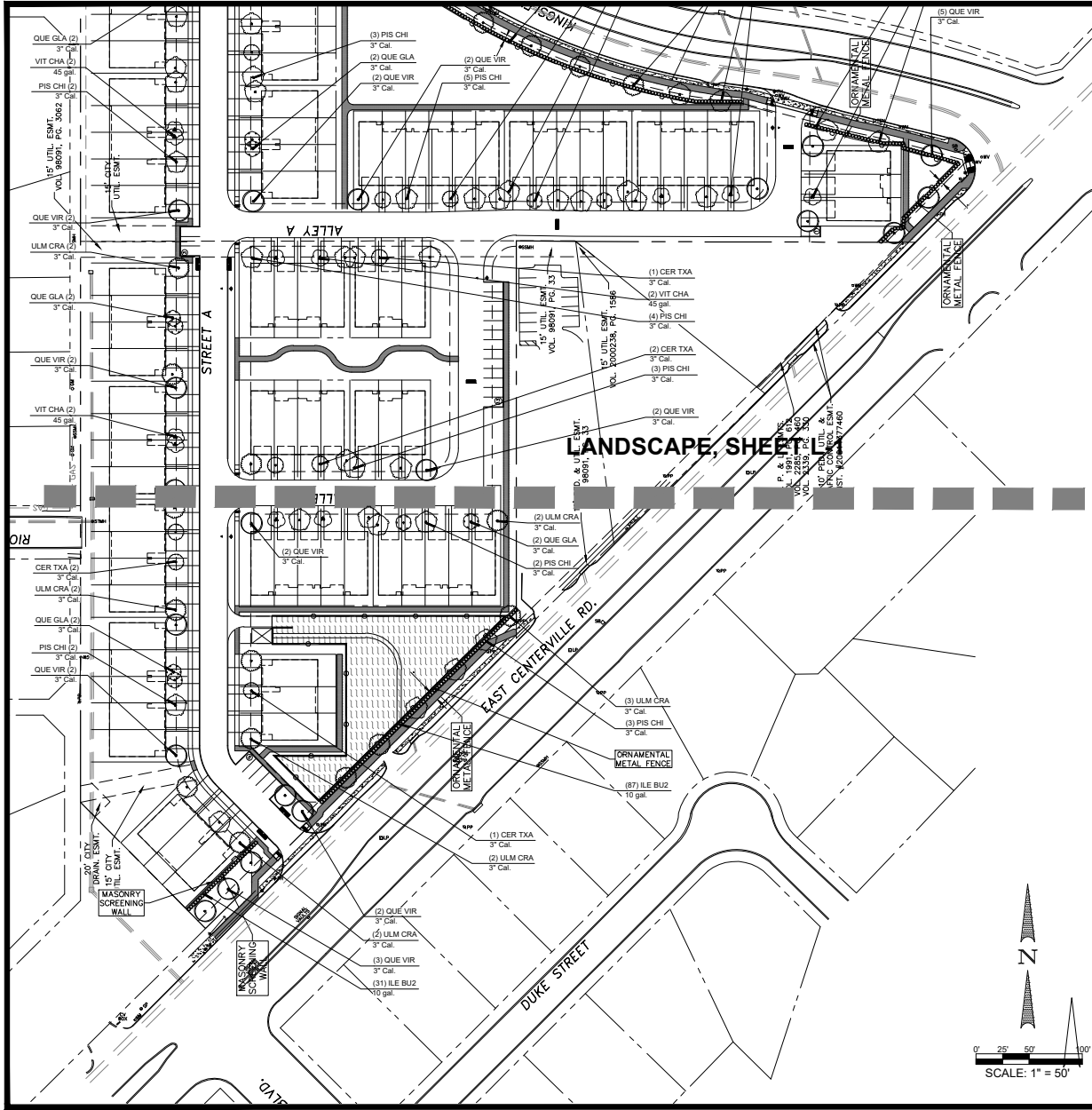


THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND STRUCTURES.

FOUNTAIN GATE
 GARLAND, TEXAS

Sheet No.

L-1



Date: MAR 28, 2020
 Drawn by: LGC
 Checked by: LGC
 Revisions:



THIS PLANSET IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF FVH GROUP, LLC. THE CLIENT, PROPERTY OWNER, AND ALL OTHERS ARE ADVISED THAT THE PRELIMINARY PROPOSED DESIGN, SPECIFICATIONS, AND MATERIALS SHOWN ON THIS PLANSET ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF FVH GROUP, LLC.

FOUNTAIN GATE
 GARLAND, TEXAS

Sheet No.
L-2

Z 22-59



View of the subject property



East of the subject property



North of the subject property



South of the subject property



0 220 440 Feet
1 inch = 329 feet

ZONING MAP Z 22-59

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

402 E Kingsley, 417 E Centerville Road

Comment Form

Case Z 22-59

Z 22-59 McGinnis Development. The applicant requests approval of eighty-eight (88) townhouses. The site is located at 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road and 698 East Kingsley Road. (District 5)

Z 22-59 McGinnis Development. El solicitante solicita la aprobación de ochenta y ocho (88) casas adosadas. El sitio está ubicado en 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road y 698 East Kingsley Road. (Distrito 5)

Z 22-59 McGinnis Development. Người nộp đơn yêu cầu phê duyệt tám mươi tám (88) nhà phố. Địa điểm tọa lạc tại 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road và 698 East Kingsley Road. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Ramirez, Aguirre, Daniel Alberto

Ramirez, Rebecca Jennette

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

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

313 E Harvard Dr.

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

Garland TX ~~7504~~

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Qhính

[Signature]

Rebecca J. Ramirez

Signature / Firma / Ch ữ ký

April 15, 2023

Date / Fecha / Ngày

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

APR 19 '23 04:46

Comment Form Continued – Case Z 22-59

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

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

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

We prefer to not have townhomes built directly behind our house as we feel there would be less privacy for our children playing in the yard and they would be less safe.

Comment Form

Case Z 22-59 Outside the Notification Area

Z 22-59 McGinnis Development. The applicant requests approval of eighty-eight (88) townhouses. The site is located at 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road and 698 East Kingsley Road. (District 5)

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Z 22-59 McGinnis Development. Người nộp đơn yêu cầu phê duyệt tám mươi tám (88) nhà phố. Địa điểm tọa lạc tại 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road và 698 East Kingsley Road. (Quận 5)

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



For / A Favor / Đúng



Against / En Contra / Không

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

PITMAN PARTNERS LTD / MATT JOHNSON / REAL ESTATE ADMINISTRATOR

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

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

800 E KINGSLEY RD

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

4/19/2023

Date / Fecha / Ngày

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

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

Z 22-59 McGinnis Development. The applicant requests approval of eighty-eight (88) townhouses. The site is located at 417 East Centerville Road, 402 East Kingsley Road, 502 East Kingsley Road and 698 East Kingsley Road. (District 5)

Diane Whitlock

Against

4/19/2023
11:17:37 PM

421 Duke Street

Garland
Texas
United States
75043

dewhitlock40@hotmail.com

214-435-2631

Diane Whitlock

Against

4/19/2023
11:17:26 PM

421 Duke Street

Garland
Texas
United States
75043

dewhitlock40@hotmail.com

214-435-2631

Pat Barnhart

Against

4/14/2023
7:28:33 PM

425 Duke Sr

Garland
Texas
United States
75043

Patbarnhart60@yahoo.com

214-394-1963

Very misleading! Had to change from for to against, really? The traffic in the area is already to heavy.

**Brenda
Barnhart**

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-59	April 24, 2023	May 16, 2023	Nabiha Ahmed

4/14/2023
7:16:56 PM

425 Duke St
Garland
Texas
United States
75043

Thebombfriedpies@yahoo.com
214-394-1981

This is very misleading!!! When you open voting site, it's already marked FOR!! Do NOT Build!!We do not need any more places to live in Garland.

Nettie Messimer

Against

4/14/2023
7:11:03 PM

213 Duke St
Garland
Texas
United States
75043

nettiemessimer@yahoo.com
2148082750

Outside the Notification Area

Too crowded

Tim Messimer

Against

4/14/2023
7:06:59 PM

213 st garland
Garland
Texas
United States
75043

tmess52@ymail.com
469-834-8087

Outside the Notification Area

Traffic is already bad enough without adding hundreds more cars



Plan Commission

3. e.

Meeting Date: 04/24/2023

Item Title: Z 23-01 Pape-Dawson Engineers, Inc. - Specific Use Provision (District 1)

Summary:

Consideration of the application of **Pape-Dawson Engineers, INC.** approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District. This property is located at 6002 North Garland Avenue. (District 1) (File Z 23-01 – SUP)

Attachments

Z 23-01 Pape-Dawson Engineers, Inc. - Specific Use Provision (District 1)

Z 23-01 Pape Dawson Engineers Responses

Planning Report

File No: Z 23-01/District 1

Agenda Item:

Meeting: Plan Commission

Date: April 24, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District

Approval of a Plan for a Restaurant, Drive-Through Use.

LOCATION

6002 North Garland Avenue

APPLICANT

Pape-Dawson Engineers, Inc.

OWNER

C&M Villarreal FLP

BACKGROUND

The subject property is currently unimproved. The applicant proposes to open a restaurant with a drive-through service [Starbucks Coffee]. The GDC requires a Specific Use Provision for a Drive-Through Service in the Community Retail (CR) District.

SITE DATA

The subject property contains approximately 1.05 acres and has approximately 161.03 linear feet of frontage along North Garland Avenue. The site can be accessed from North Garland Avenue, including a mutual access driveway to the south.

USE OF PROPERTY UNDER CURRENT ZONING

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 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

Specific Use Provision:

1. The applicant proposes to construct a 2,186 square foot coffee shop with a drive-through.

2. The applicant is requesting the SUP to be valid for twenty-five (25) years, which aligns with the SUP time period guide.
3. The site plan (Exhibit C) complies with the parking requirements per the GDC.
4. The landscape layout (Exhibit D) complies with the screening and landscaping standards per the GDC.
5. The building elevations (Exhibit E) complies with the building design standards per the Garland Development Code (GDC).
6. The applicant is not requesting any signage deviations with this request.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The immediate properties to the north, east and south are zoned Community Retail (CR) District and are currently undeveloped. Further to the south is a bank with a drive-through service. Further to the north is a church zoned Single-Family-10 (SF-10) District with an SUP [S 13-18] for a child care center. Approximately 350 feet to the east/southeast is a residential neighborhood zoned Planned Development (PD) 92-20. The property to the west, across North Garland Avenue, is zoned Agricultural (AG) District and is currently undeveloped.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District

Approval of a Plan for a Restaurant, Drive-Through Use.

ADDITIONAL INFORMATION

- i. Location Map
- ii. SUP Conditions
- iii. Exhibits
- iv. Photos

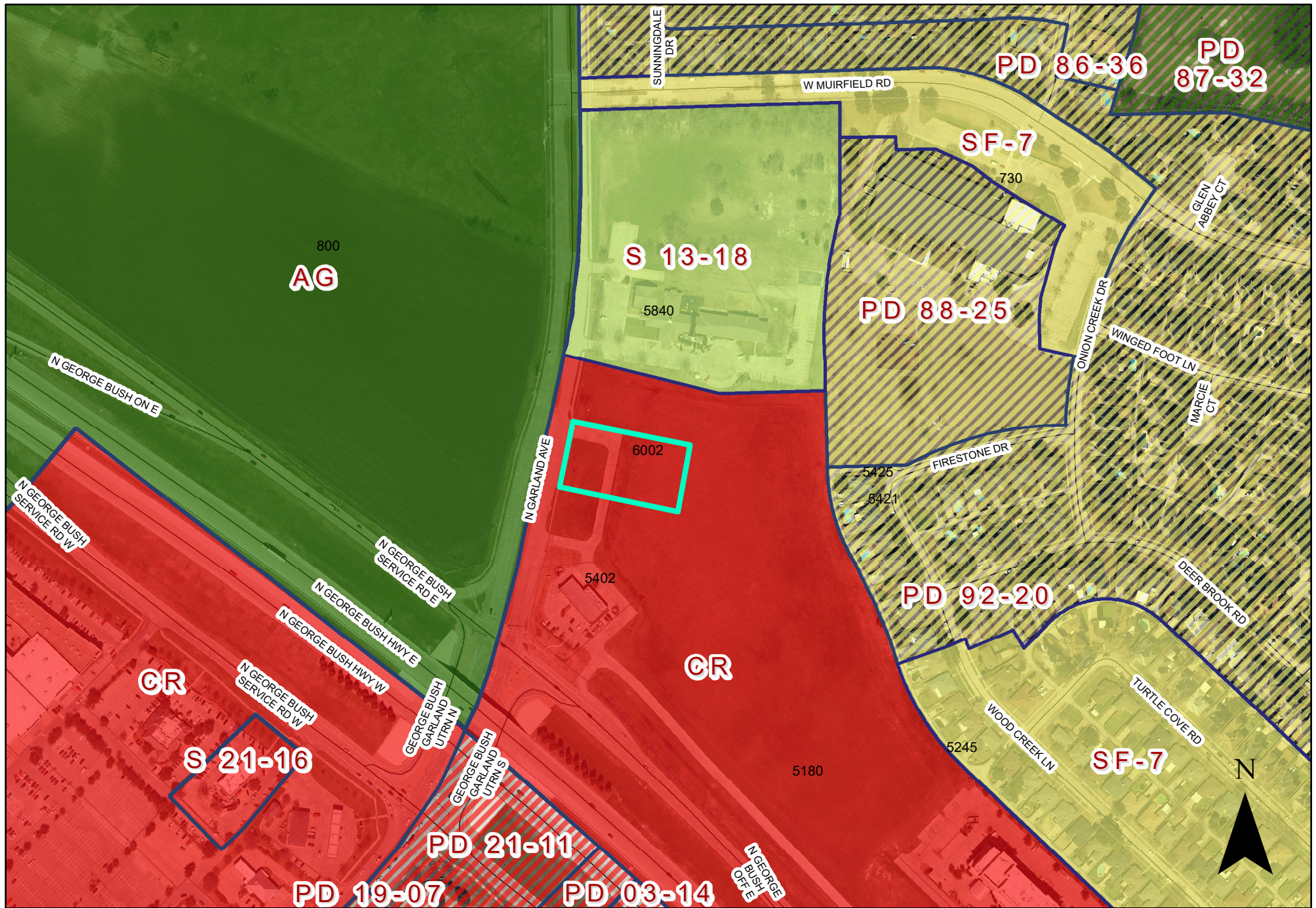
CITY COUNCIL DATE: May 16, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 210 420 Feet
1 inch = 317 feet

ZONING MAP Z 23-01

 INDICATES AREA OF REQUEST

6002 North Garland Avenue

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-01

6002 North Garland Avenue

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Site Layout: The site shall be in general conformance with the approved Site Plan, Landscape Plan, and Elevations labeled Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

- V. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

VI. Specific Regulations:

- A. Time Period: The Specific Use Provision shall be valid for a time period of twenty-five (25) years.
- B. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- D. Maintenance requirements:

(1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance with this ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all landscaping as promptly as needed to comply with the requirements of this subsection. All exposed ground surfaces shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.

(2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days

after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approvals, consents and the certificate of occupancy for the retail fuel pumps and convenience store. See Section 4 of the granting ordinance.

(3) Screening and paving must be installed and continuously maintained in compliance with this ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and the certificate of occupancy for the travel center.

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

Z 23-01



View of the subject property



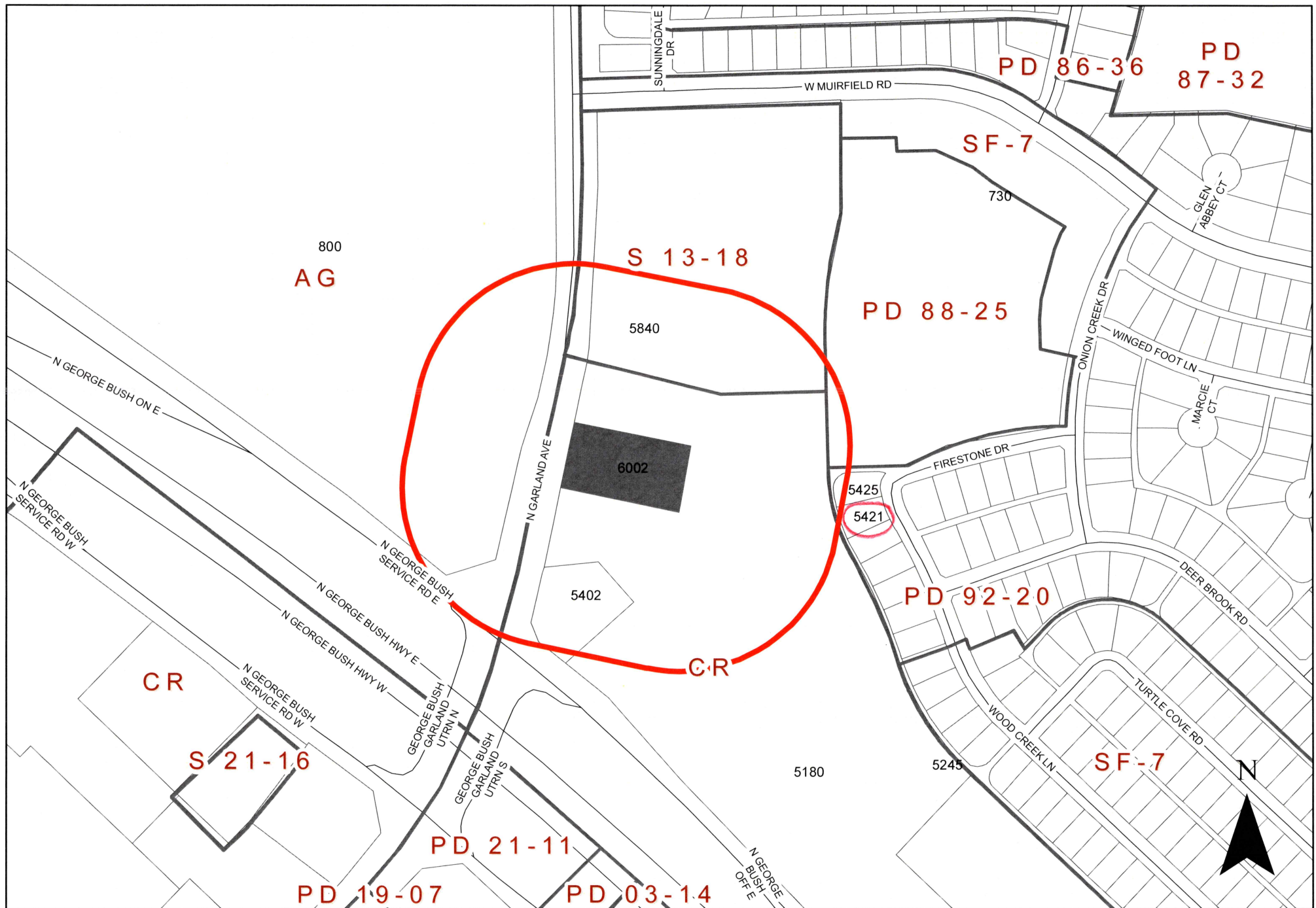
North of the subject property



South of the subject property



West of the subject property



0 210 420 Feet
1 inch = 317 feet

ZONING MAP Z 23-01

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

6002 North Garland Avenue

Comment Form

Case Z 23-01

Z 23-01 Pape-Dawson Engineers. The applicant requests to construct a coffee shop with a drive-through [Starbucks]. The site is located at 6002 North Garland Avenue. (District 1)

Z 23-01 Pape-Dawson Engineers. El solicitante solicita la construcción de una cafetería con servicio de autoservicio [Starbucks]. El sitio está ubicado en 6002 North Garland Avenue. (Distrito 1)

Z 23-01 Pape-Dawson Engineers. Người nộp đơn yêu cầu xây dựng một quán cà phê có đường lái xe qua [Starbucks]. Địa điểm tọa lạc tại 6002 North Garland Avenue. (Quận 1)

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



For / A Favor / Đúng



Against / En Contra / Không

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

JORGE M. GAMEZ

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

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

5421 WOODCREEK LN

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

4 / 19 / 23

Date / Fecha / Ngày

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



Plan Commission

3. f.

Meeting Date: 04/24/2023

Item Title: Z 23-01 Pape-Dawson Engineers, Inc. - Plan (District 1)

Summary:

Consideration of the application of **Pape-Dawson Engineers, INC.** approval of a Plan for a Restaurant, Drive-Through Use. This property is located at 6002 North Garland Avenue. (District 1) (File Z 23-01 – Plan)

Attachments

Z 23-01 Pape-Dawson Engineers, Inc. - Plan (District 1)

Z 23-01 Pape Dawson Engineers Responses

Planning Report

File No: Z 23-01/District 1

Agenda Item:

Meeting: Plan Commission

Date: April 24, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District

Approval of a Plan for a Restaurant, Drive-Through Use.

LOCATION

6002 North Garland Avenue

APPLICANT

Pape-Dawson Engineers, Inc.

OWNER

C&M Villarreal FLP

BACKGROUND

The subject property is currently unimproved. The applicant proposes to open a restaurant with a drive-through service [Starbucks Coffee]. The GDC requires a Specific Use Provision for a Drive-Through Service in the Community Retail (CR) District.

SITE DATA

The subject property contains approximately 1.05 acres and has approximately 161.03 linear feet of frontage along North Garland Avenue. The site can be accessed from North Garland Avenue, including a mutual access driveway to the south.

USE OF PROPERTY UNDER CURRENT ZONING

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 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

Specific Use Provision:

1. The applicant proposes to construct a 2,186 square foot coffee shop with a drive-through.

2. The applicant is requesting the SUP to be valid for twenty-five (25) years, which aligns with the SUP time period guide.
3. The site plan (Exhibit C) complies with the parking requirements per the GDC.
4. The landscape layout (Exhibit D) complies with the screening and landscaping standards per the GDC.
5. The building elevations (Exhibit E) complies with the building design standards per the Garland Development Code (GDC).
6. The applicant is not requesting any signage deviations with this request.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The immediate properties to the north, east and south are zoned Community Retail (CR) District and are currently undeveloped. Further to the south is a bank with a drive-through service. Further to the north is a church zoned Single-Family-10 (SF-10) District with an SUP [S 13-18] for a child care center. Approximately 350 feet to the east/southeast is a residential neighborhood zoned Planned Development (PD) 92-20. The property to the west, across North Garland Avenue, is zoned Agricultural (AG) District and is currently undeveloped.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District

Approval of a Plan for a Restaurant, Drive-Through Use.

ADDITIONAL INFORMATION

- i. Location Map
- ii. SUP Conditions
- iii. Exhibits
- iv. Photos

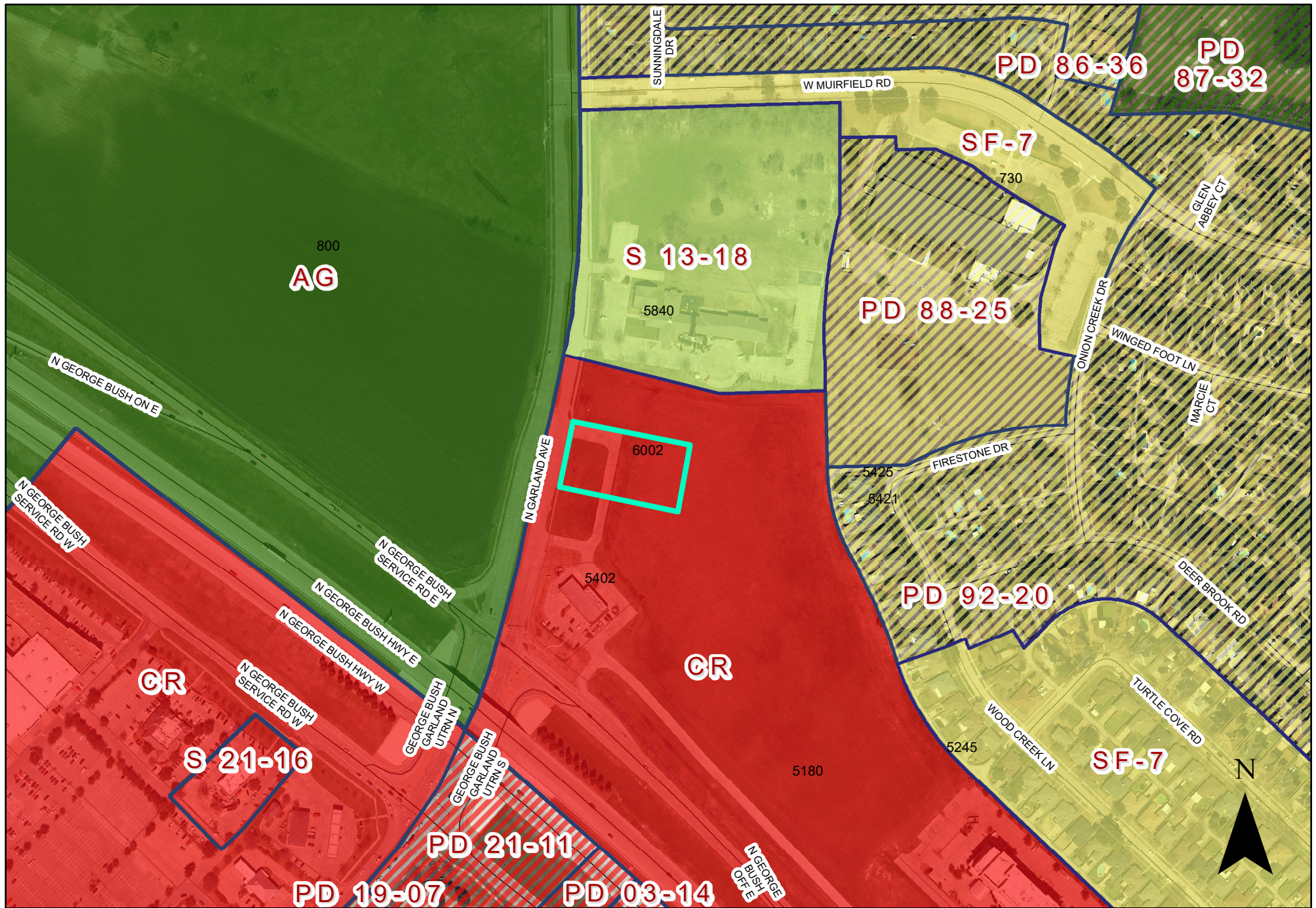
CITY COUNCIL DATE: May 16, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 210 420 Feet
1 inch = 317 feet

ZONING MAP Z 23-01

 INDICATES AREA OF REQUEST

6002 North Garland Avenue

	PROPOSED
ZONING	COMMUNITY RETAIL (CR)
PROPOSED USE	DRIVE-THRU COFFEE SHOP
LOT AREA (SF/AC)	45,545 SF / 1.05 AC
TOTAL BUILDING AREA (SF)	2,106 SF
BUILDING HEIGHT/NUMBER OF STORIES	20'-0" / 1 STORY
LOT COVERAGE	4.80%
FLOOR AREA RATIO	0.0480
IMPERVIOUS COVER	69.05%

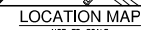
		PARKING SPACES (REQUIRED)	MIN. PARKING (REQUIRED)
STARBUCKS SPACE	2,186 SF	1/100 SF	22
ADA REQUIREMENT		2 HC	2
TOTAL ADA SPACES PROVIDED			2
TOTAL STANDARD PARKING SPACES PROVIDED			22
TOTAL OVERALL PARKING SPACES PROVIDED			24

7.0171 AC.
LOT 1R-1R-3
NORTH GARLAND COMMONS NO. 2
DOC.#2022-202200228962
P.R.D.C.T.

C&M VILLARREAL FAMILY LIMITED PARTNERSHIP, LTD.
INST#202200231590
D.B.D.C.T.

CITY BENCHMARK NO. GPS 9 N: 7038961.06 E: 2543341.51 PUBLISHED ELEV: 492.85' MEASURED ELEV: 493.01'	CITY BENCHMARK NO. GPS 104B N: 7040339.45 E: 2544957.85 PUBLISHED ELEV: 493.37' MEASURED ELEV: 493.54'
---	--

9 CITY BENCHMARK NO. GPS 104B
N: 7040338.45
E: 2544957.85
PUBLISHED ELEV: 493.37'
MEASURED ELEV: 493.54'



SCALE: 1" = 20'

A horizontal graphic scale bar with tick marks at 0, 20, 40, and 60 feet. The bar is divided into alternating black and white segments.

---	PROPERTY BOUNDARY
---	EXISTING RIGHT-OF-WAY
---	EXISTING EASEMENT
EX-W	EXISTING WATER LINE
	EXISTING GATE VALVE
---	EXISTING FIRE HYDRANT
EX-SS	EXISTING SANITARY SEWER LINE
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING STORM DRAIN
	EXISTING CURB INLET
W	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT ASSEMBLY
SS	PROPOSED WATER METER
SS	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE (FLOW DIRECTION ARROWS)
W	PROPOSED SANITARY SEWER CLEANOUT
---	PROPOSED STORM DRAIN
	PROPOSED FIRE LINE
	PROPOSED CURB
	PROPOSED BIKESTOP
	PROPOSED ADA PARKING STALL
	PROPOSED PARKING SIGN
	PROPOSED TRANSFORMER & PAD (RD. AREA)
	PROPOSED IRRIGATION
	PROPOSED SIGN
	PROPOSED PARKING COUNT

- 1 PROPOSED CONNECTION TO EXISTING PAVEMENT
- 2 PROPOSED 6" CONCRETE CURB (TYP.)
- 3 PROPOSED 5' WIDE SIDEWALK
- 4 TYPE 1 CURB RAMP
- 5 TYPE 2 CURB RAMP
- 6 PROPOSED DUMPSTER ENCLOSURE
- 7 PROPOSED CONCRETE WHEELSTOP (TYP.)
- 8 PROPOSED CONCRETE KNEEWALL
- 9 PROPOSED MENU BOARD

1. ANY PROPOSED SIGNAGE WILL COMPLY WITH THE GDC.
2. DURING THE CIVIL PLAN DESIGN PROCESS, A PHOTOMETRIC ANALYSIS WILL BE PERFORMED AND INCLUDED WITH THE PLAN SUBMITTAL. THE LIGHTING WILL COMPLY WITH ART. 2, CH-4 OF THE GDC.
3. OFFSITE DRIVE PAVING, WATER, WASTEWATER AND DRAINAGE THAT SERVICES THIS PROJECT IS BEING PROPOSED BY OTHERS.

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

STARBUCKS - GARLAND
STARBUCKS AT N GARLAND AVE. & N GEORGE BUSH HWY
DETAILED SITE PLAN

CASE NO: 221201-1

DATE: Mar 27, 2023, 2:29pm User: B. Leary File: C:\Users\leary\OneDrive\LPD - Starbuck\2023\Starbucks\Starbucks - Garland TX\STARB - Garland 2023-03-27.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN IMPROPERLY ALTERED. RELY ONLY ON FINAL, UNCHANGED MATERIALS REGARDING THE CONSULTANT'S ORIGINAL CREATION AND REAL, LEGAL, HARMONY PROVIDED BY GOOGLE: UNLESS OTHERWISE NOTED. Image by : SHALAPCOVA/istockphoto (Edin, Texas Orthodontology Program, WDA Photo Studio Agency)

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES 10" TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
 7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCTURED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
- J. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN.
- N. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

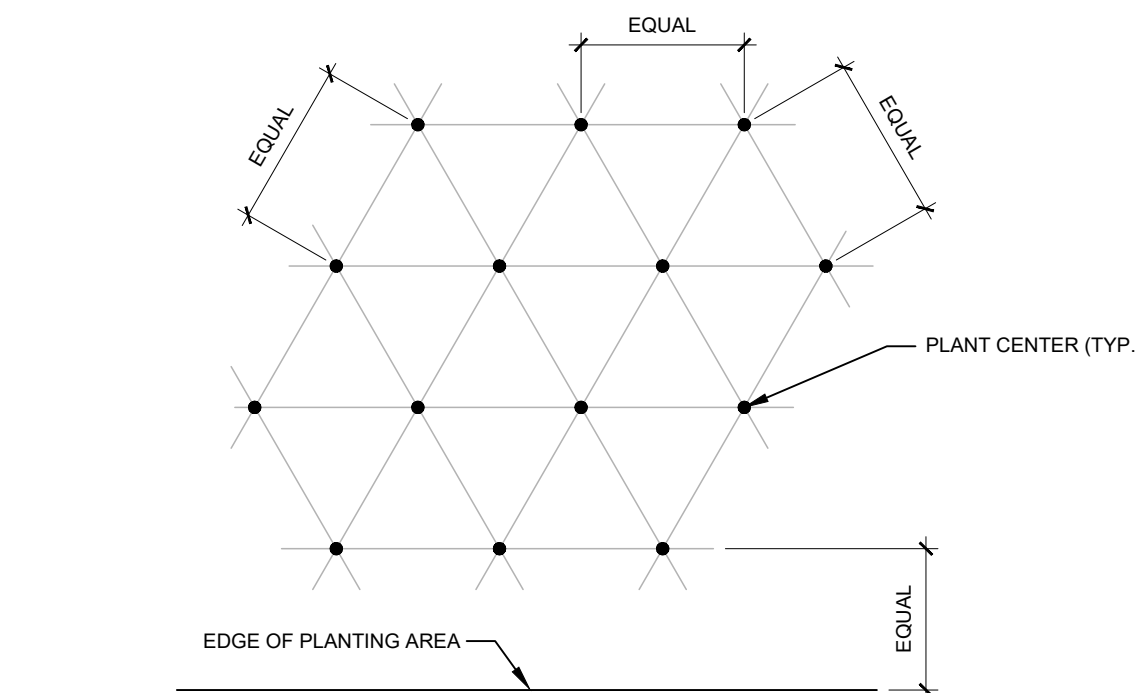
- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
 - iii. AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
 - iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
 - c. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

GENERAL PLANTING

1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. TRENCHING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
 4. TREE PLANTING:
 1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 5. FILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TRUNK OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1"-2" TREES: TWO STAKES PER TREE
 - b. 2"-1/2" TREES: THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER: GUY AS NEEDED
 - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
 5. SHRUB, PERENNIAL, AND GROUND COVER PLANTING:
 1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANTS ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL, AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
 6. SODDING:
 1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
 7. CLEAN UP:
 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
 8. INSPECTION AND ACCEPTANCE:
 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE WARRANTY PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE WARRANTY PERIOD WILL COMMENCE.
 9. PLANT GUARANTEE AND REPLACEMENTS:
 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

PLANT SPACING

SCALE: NTS



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

- 1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

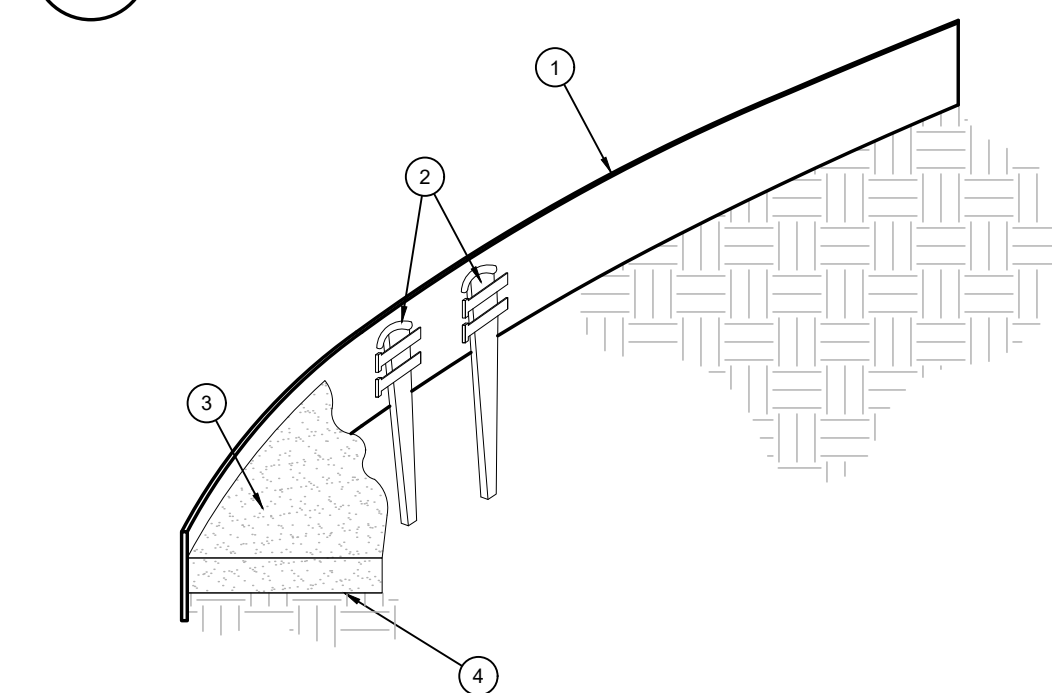
PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.96
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

- 2) STEP 2: SUBTRACT THE ROW(S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF / 1.96 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

ROOT BARRIER - PLAN VIEW

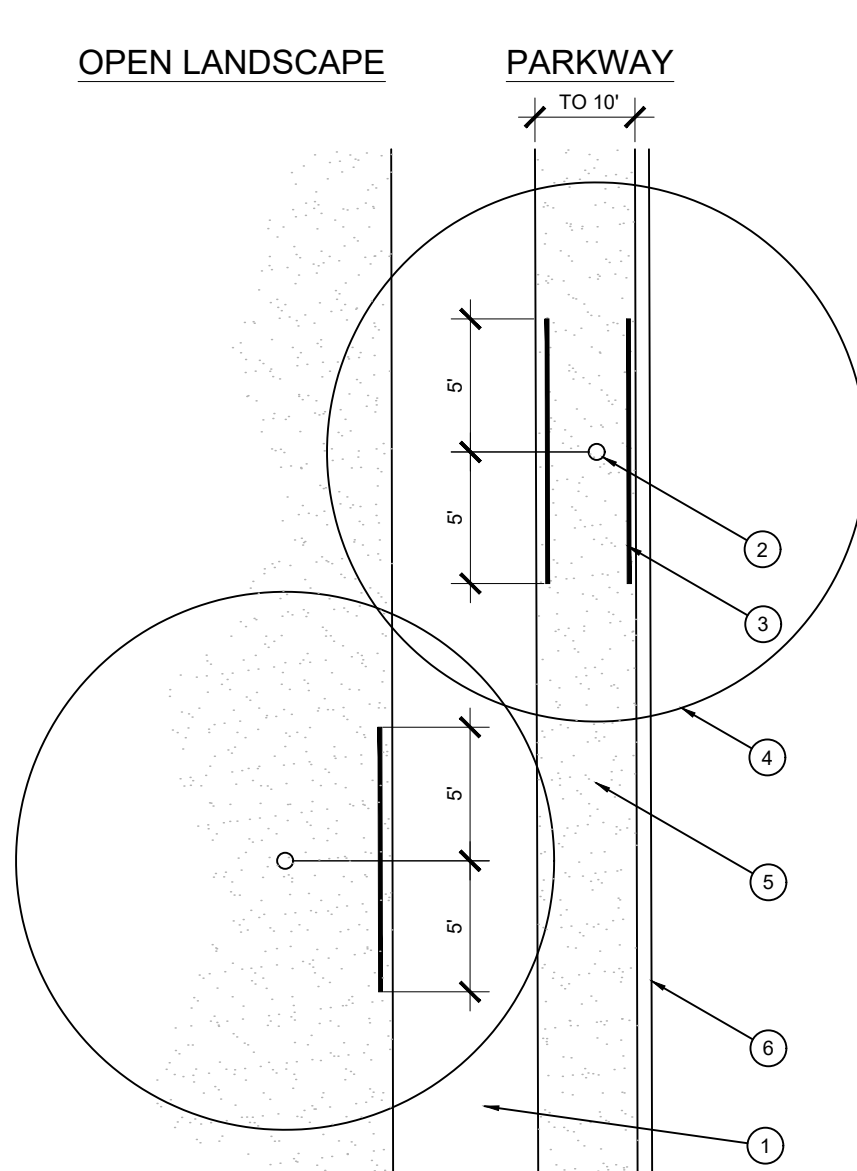
SCALE: NOT TO SCALE



- NOTES:
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

STEEL EDGING

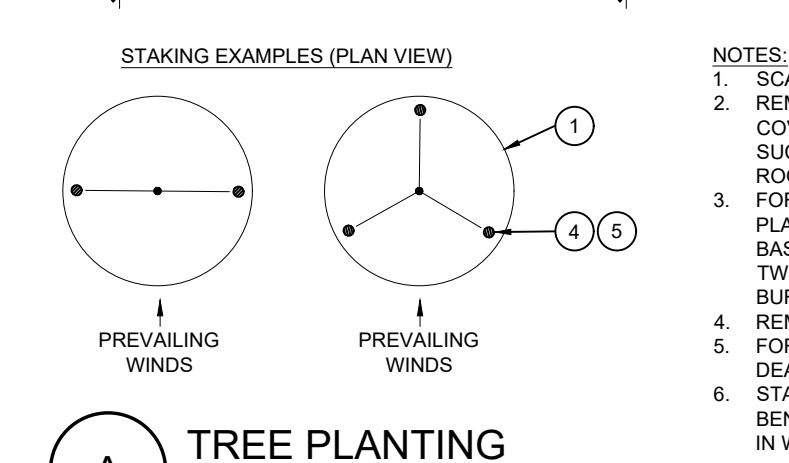
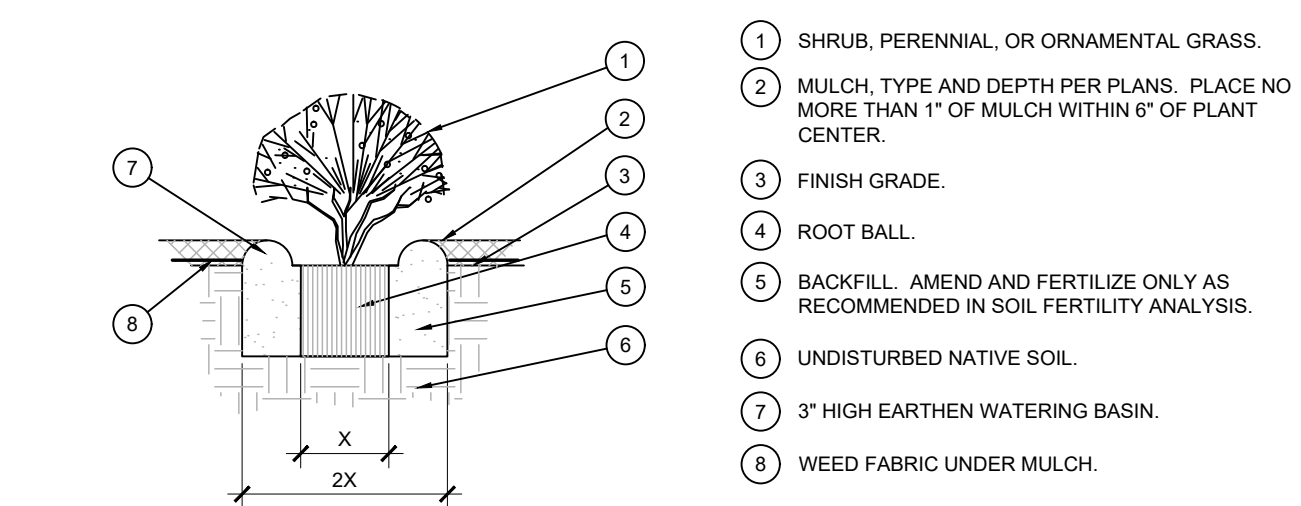
SCALE: NOT TO SCALE



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. TYPICAL SYMBOL FOR LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

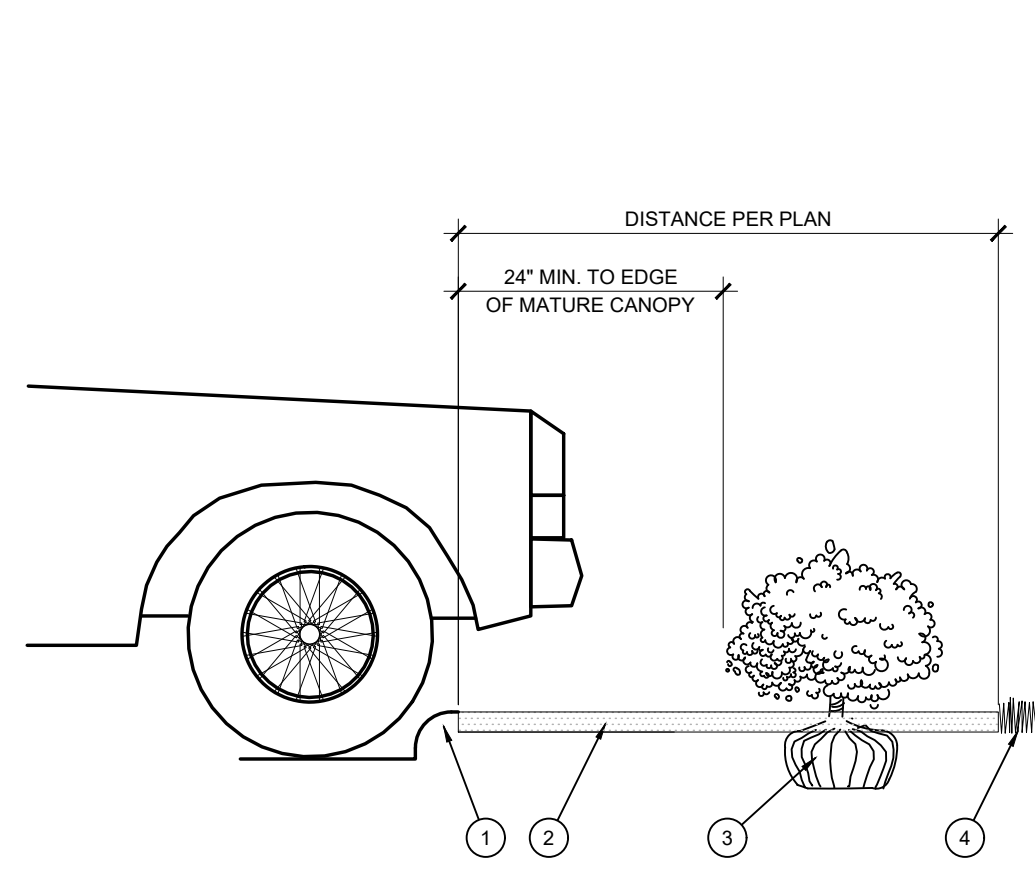
SHRUB AND PERENNIAL PLANTING

SCALE: NTS



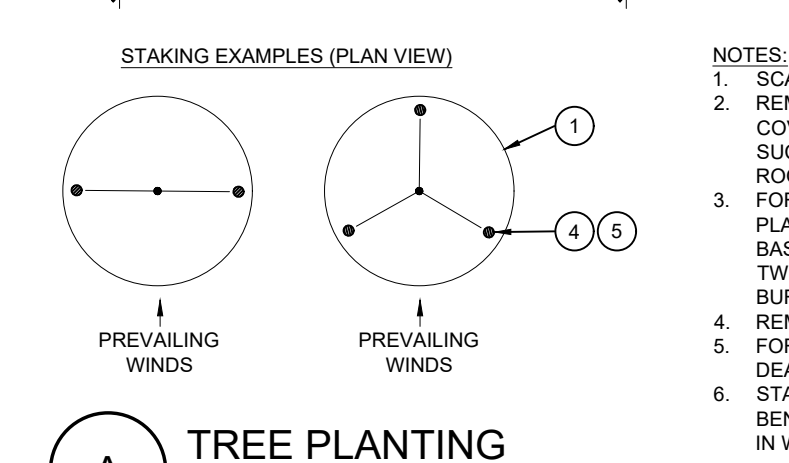
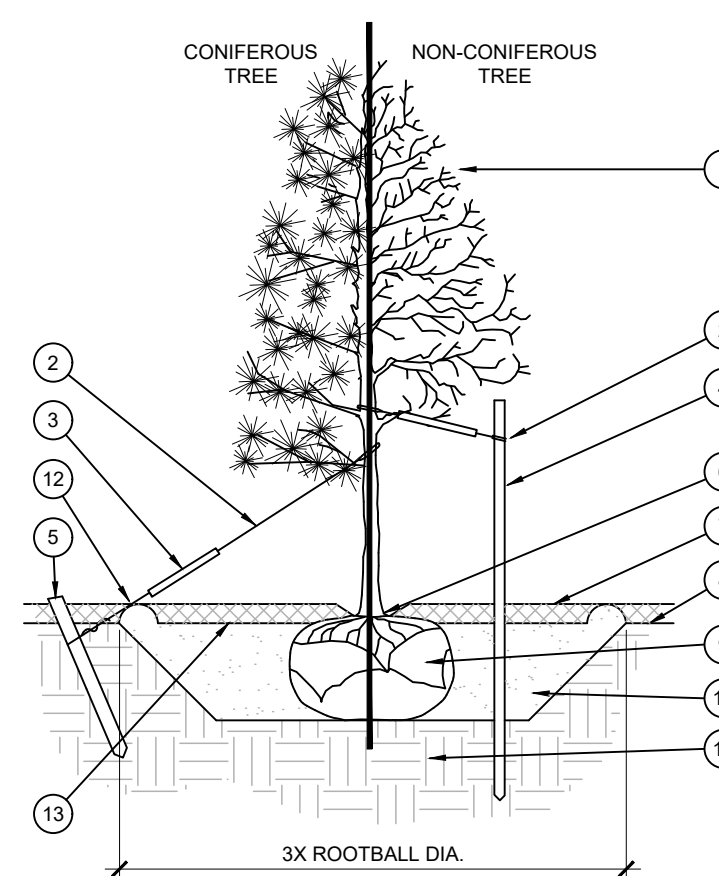
TREE PLANTING

SCALE: NOT TO SCALE



PLANTING AT PARKING AREA

SCALE: NOT TO SCALE



TREE PLANTING

SCALE: NOT TO SCALE

UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

DATE	
NO.	
REVISION	

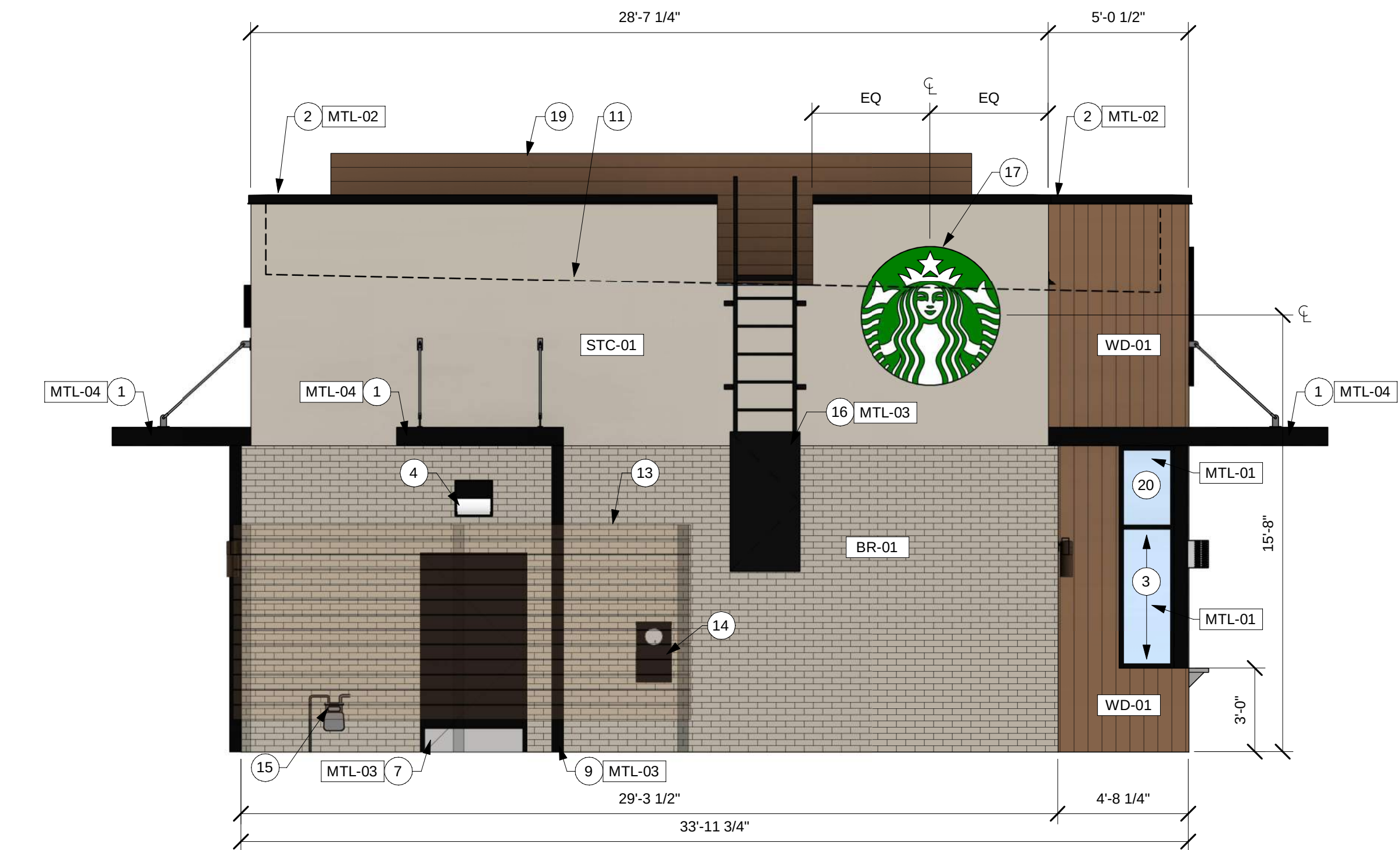


PAPE-DAWSON ENGINEERS
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON |
8500 W. FWY., STE. 900 | FT. WORTH, TX 76116
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 4

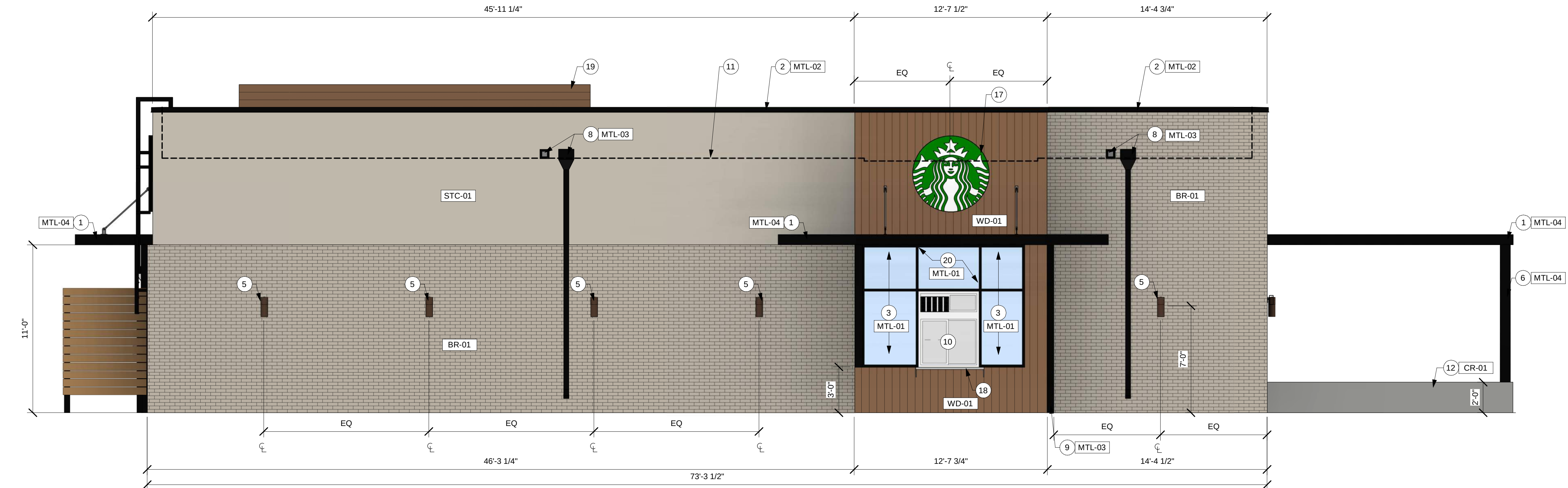
STARBUCKS - GARLAND
STARBUCKS AT N GARLAND AVE. & N GEORGE BUSH HWY
LANDSCAPE DETAILS AND SPECIFICATIONS



PLAT NO.	
JOB NO.	61364-00
DATE	MARCH 2023
DRAWN	EMS
CHECKED/MSD/RM/RAWN	EMS
SHEET	LP-2



2 COLOR ELEVATION @ EAST
Scale: 1/4" = 1'-0"



1 COLOR ELEVATION @ NORTH
Scale: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE					
	DESCRIPTION	MANUFACTURER	FINISH	COLOR	NOTES
BR-01	BRICK VENEER	MUTUAL MATERIALS 888-688-8250 OR EQUAL TO MATCH	RUNNING BOND, SM100 GRAY COLORED MORTAR	PEWTER MISSION	-
STC-01	EIFS	DRYVIT 732-276-0404	SANDBLAST TEXTURE	COLOR TO MATCH SW7030 - ANEW GRAY	3 COAT STUCCO SYSTEM
WD-01	WOOD CLADDING (@FACADE & UNDERSIDE OF CANOPY)	IDENTITY WOOD PRODUCTS 770-704-7140	SANDBLAST TEXTURE	1200 - PRETZEL MEDIUM BROWN W/ DARK GLAZE 1/16" REVEAL	SEALED FACE AND BACK 5/8" THICK X 1/4" WIDE ALUMINUM TRIM POWDER COATED TO MATCH CLADDING
MTL-01	METAL	LOCALLY SOURCED	ANODIZED	MT0028 FLAT BLACK	STOREFRONT
MTL-02	METAL	LOCALLY SOURCED	PRE-FINISHED	MT0028 FLAT BLACK	COPING, METAL DECK, SCREEN
MTL-03	METAL	LOCALLY SOURCED	PAINT	MT0028 FLAT BLACK	ROOF LADDER, SCUPPERS, DOWNSPOUT, SERVICE DOOR & FRAMES
MTL-04	METAL	LOCALLY SOURCED	POWDERCOAT	MT0028 FLAT BLACK	ALL STEEL/METAL COMPONENTS OF AWNINGS/CANOPIES/SHADE STRUCTURES
CR-01	CONCRETE KNEE WALL	INCRETE SYSTEMS	CAST-IN-PLACE BOARD FORMED EXPOSED CONCRETE, FREE OF ROCK POCKETS & BURNOUT MARKS	CRETE LIQUID - SOFT GRAY	-

HORIZONTAL BUILDING ARTICULATION COMPLIANCE	
A	PICKUP TOWER MEETS ARTICULATION REQUIREMENTS
B	BUILDING IS 73'-3 1/2" IN LENGTH
C	TOWER DEPTH IS 4'-8 1/4"

GENERAL NOTES

- GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.
- GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.
- GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING OR EQUIVALENT TO SUPPORT SIGNAGE.

KEYED NOTES

- CANOPY AS SCHEDULED.
- 24 GA PREFINISHED METAL COPING.
- STOREFRONT & DIVIDED LIGHT WINDOW AS SCHEDULED.
- WALL PACK AS SCHEDULED. REFER TO ELECTRICAL.
- BUILDING MOUNTED DISTINCTIVE LIGHT FIXTURES AS SCHEDULED. REFER TO ELECTRICAL.
- PATIO SHADE STRUCTURE CANOPY PER MANUFACTURER.
- SERVICE DOOR PER DOOR SCHEDULE.
- PRE-FINISHED ROOF SCUPPER AND OVERFLOW AS SCHEDULED.
- PRE-FINISHED VERTICAL DOWNSPOUT.
- DRIVE THRU SERVICE WINDOW, SHELF AND AIR CURTAIN AS SCHEDULED.
- DASHED LINE INDICATES ROOF LINE BEYOND.
- KNEE WALL; REF: STRUCTURAL
- DASHED LINE INDICATES UTILITY SCREEN; REFER TO DETAILS.
- ELECTRICAL EQUIPMENT REFER TO ELECTRICAL.
- GAS METER; REFER TO PLUMBING AND CIVIL DRAWINGS.
- ACCESS ROOF LADDER REFER TO DETAILS.
- FUTURE SIGNAGE BY TENANT GC TO COORDINATE WALL BLOCKING AS REQUIRED.
- WINDOW SHELF 42" PAPERSTONE OR EQUAL.
- RTU SCREEN AS SCHEDULED; REFER TO STRUCTURAL DRAWINGS.
- TRANSOM PART OF STOREFRONT AS SCHEDULED.

GC TO PROVIDE 3" (75MM) HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING OR PER LOCAL JURISDICTIONAL CODE OR JURISDICTION REQUIREMENTS.

ARCHITECT OF RECORD



513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

SEAL



IFP - 02/21/2023

GRACO
REAL ESTATE DEVELOPMENT, INC.

5307 W. LOOP 289
SUITE 302

PROJECT NAME:
**STARBUCKS
SHELL BUILDING**

PROJECT ADDRESS:
**N. GARLAND AVE. & N. GEORGE
BUSH HWY
GARLAND, TX**

PROJECT #:

22-0502

ISSUE DATE: 06/15/2022
PRODUCTION DESIGNER: S. CLARK
CHECKED BY: T. GRANDORF

REVISION SCHEDULE

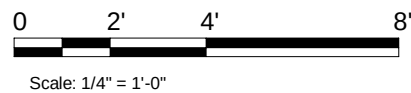
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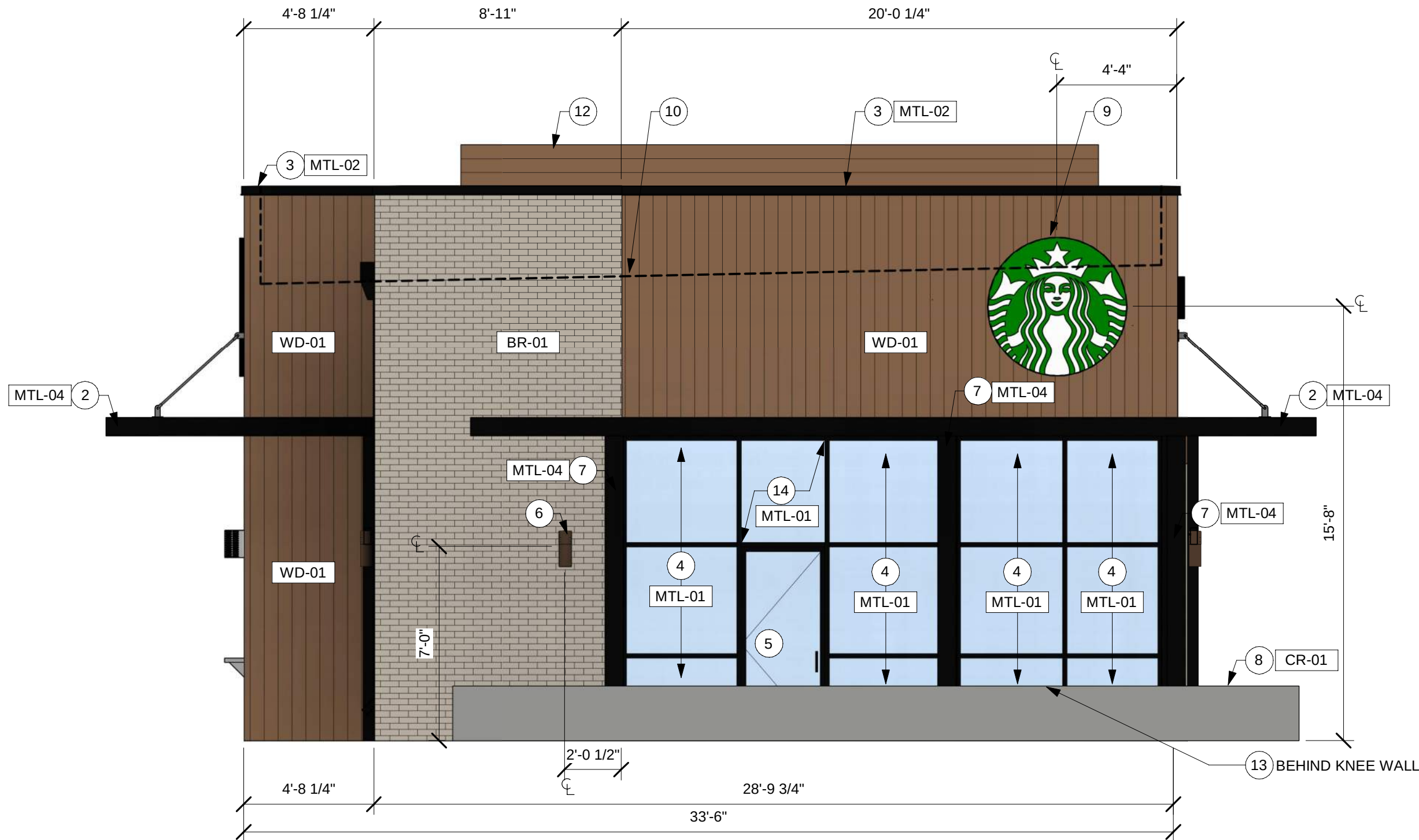
SHEET TITLE:
**BUILDING EXTERIOR
ELEVATIONS - COLOR**

SCALE: AS SHOWN

SHEET NUMBER:

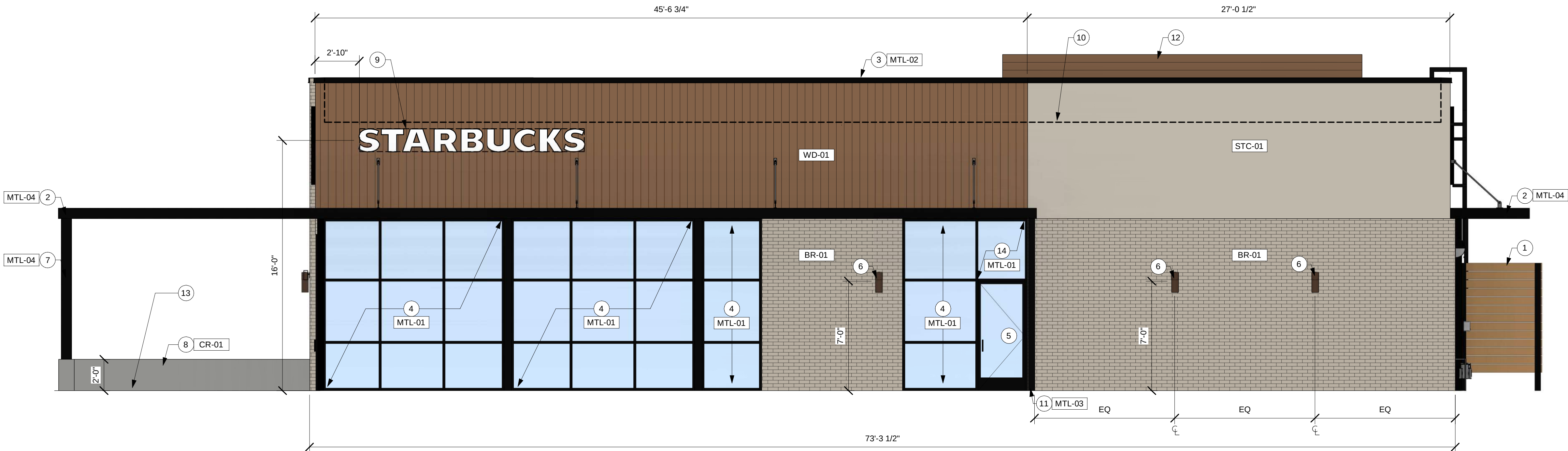
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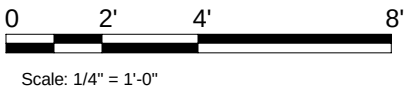
2 COLOR ELEVATION @ WEST

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



1 COLOR ELEVATION @ SOUTH

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



EXTERIOR FINISH SCHEDULE					
	DESCRIPTION	MANUFACTURER	FINISH	COLOR	NOTES
BR-01	BRICK VENEER	MUTUAL MATERIALS 888-688-8250 OR EQUAL TO MATCH	RUNNING BOND, SM100 GRAY COLORED MORTAR	PEWTER MISSION	-
STC-01	EIFS	DRYVIT 732-276-0404	SANDBLAST TEXTURE	COLOR TO MATCH SW7030 - ANEW GRAY	3 COAT STUCCO SYSTEM
WD-01	WOOD CLADDING (@FACADE & UNDERSIDE OF CANOPY)	IDENTITY WOOD PRODUCTS 770-704-7140	SANDBLAST TEXTURE	1200 - PRETZEL MEDIUM BROWN W/ DARK GLAZE 1/16" REVEAL	SEALED FACE AND BACK 5/8" THICK X 1/4" WIDE ALUMINUM TRIM POWDER COATED TO MATCH CLADDING
MTL-01	METAL	LOCALLY SOURCED	ANODIZED	MT0028 FLAT BLACK	STOREFRONT
MTL-02	METAL	LOCALLY SOURCED	PRE-FINISHED	MT0028 FLAT BLACK	COPING, METAL DECK, SCREEN
MTL-03	METAL	LOCALLY SOURCED	PAINT	MT0028 FLAT BLACK	ROOF LADDER, SCUPPERS, DOWNSPOUT, SERVICE DOOR & FRAMES
MTL-04	METAL	LOCALLY SOURCED	POWDERCOAT	MT0028 FLAT BLACK	ALL STEEL/METAL COMPONENTS OF AWNINGS/CANOPIES/SHADE STRUCTURES
CR-01	CONCRETE KNEE WALL	INCRETE SYSTEMS	CAST-IN-PLACE BOARD FORMED EXPOSED CONCRETE. FREE OF ROCK POCKETS & BURNOUT MARKS	CRETE LIQUID - SOFT GRAY	-

HORIZONTAL BUILDING ARTICULATION COMPLIANCE	
A	PICKUP TOWER MEETS ARTICULATION REQUIREMENTS
B	BUILDING IS 73'-3 1/2" IN LENGTH
C	TOWER DEPTH IS 4'-8 1/4"

GENERAL NOTES

- GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.
- GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.
- GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING OR EQUIVALENT TO SUPPORT SIGNAGE.

KEYED NOTES

- UTILITY SCREEN, REFER TO SITE DETAILS.
- CANOPY AS SCHEDULED.
- 24 GA PREFINISHED METAL COPING.
- STOREFRONT & DIVIDED LIGHT WINDOW AS SCHEDULED.
- STOREFRONT DOOR PER DOOR SCHEDULE. DOORS UNDER CANOPY CREATING A RECESSED ENTRY.
- BUILDING MOUNTED DISTINCTIVE LIGHT FIXTURES AS SCHEDULED. REFER TO ELECTRICAL.
- PATIO SHADE STRUCTURE CANOPY PER MANUFACTURER.
- KNEE WALL; REF: STRUCTURAL
- FUTURE SIGNAGE BY TENANT GC TO COORDINATE WALL BLOCKING AS REQUIRED.
- DASHED LINE INDICATES ROOF LINE BEYOND.
- PRE-FINISHED VERTICAL DOWNSPOUT.
- RTU SCREEN AS SCHEDULED; REFER TO STRUCTURAL DRAWINGS.
- FUTURE OUTSIDE SEATING DESIGNED BY TENANT.
- TRANSOM PART OF STOREFRONT AS SCHEDULED.

GC TO PROVIDE 3" (75MM) HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING OR PER LOCAL JURISDICTIONAL CODE OR JURISDICTION REQUIREMENTS.

ARCHITECT OF RECORD



513 MAIN STREET, SUITE 300
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SEAL



IFP - 02/21/2023

GRACO
REAL ESTATE DEVELOPMENT, INC.

5307 W. LOOP 289
SUITE 302

PROJECT NAME:
STARBUCKS
SHELL BUILDING

PROJECT ADDRESS:
N. GARLAND AVE. & N. GEORGE
BUSH HWY
GARLAND, TX

PROJECT #:

22-0502

ISSUE DATE: 06/15/2022
PRODUCTION DESIGNER: S. CLARK
CHECKED BY: T. GRANDORF

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION

SHEET TITLE:
BUILDING EXTERIOR
ELEVATIONS - COLOR

SCALE: AS SHOWN

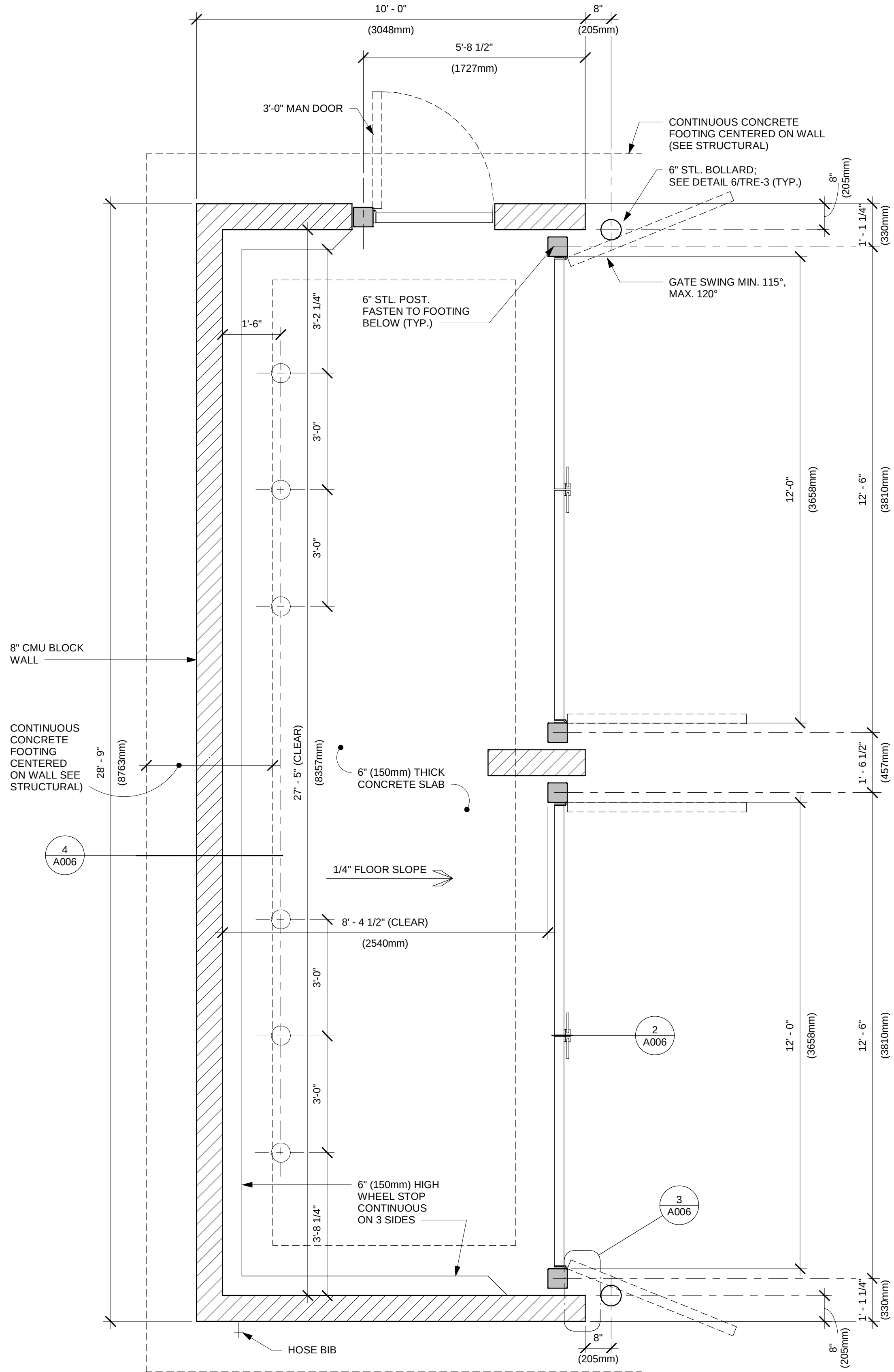
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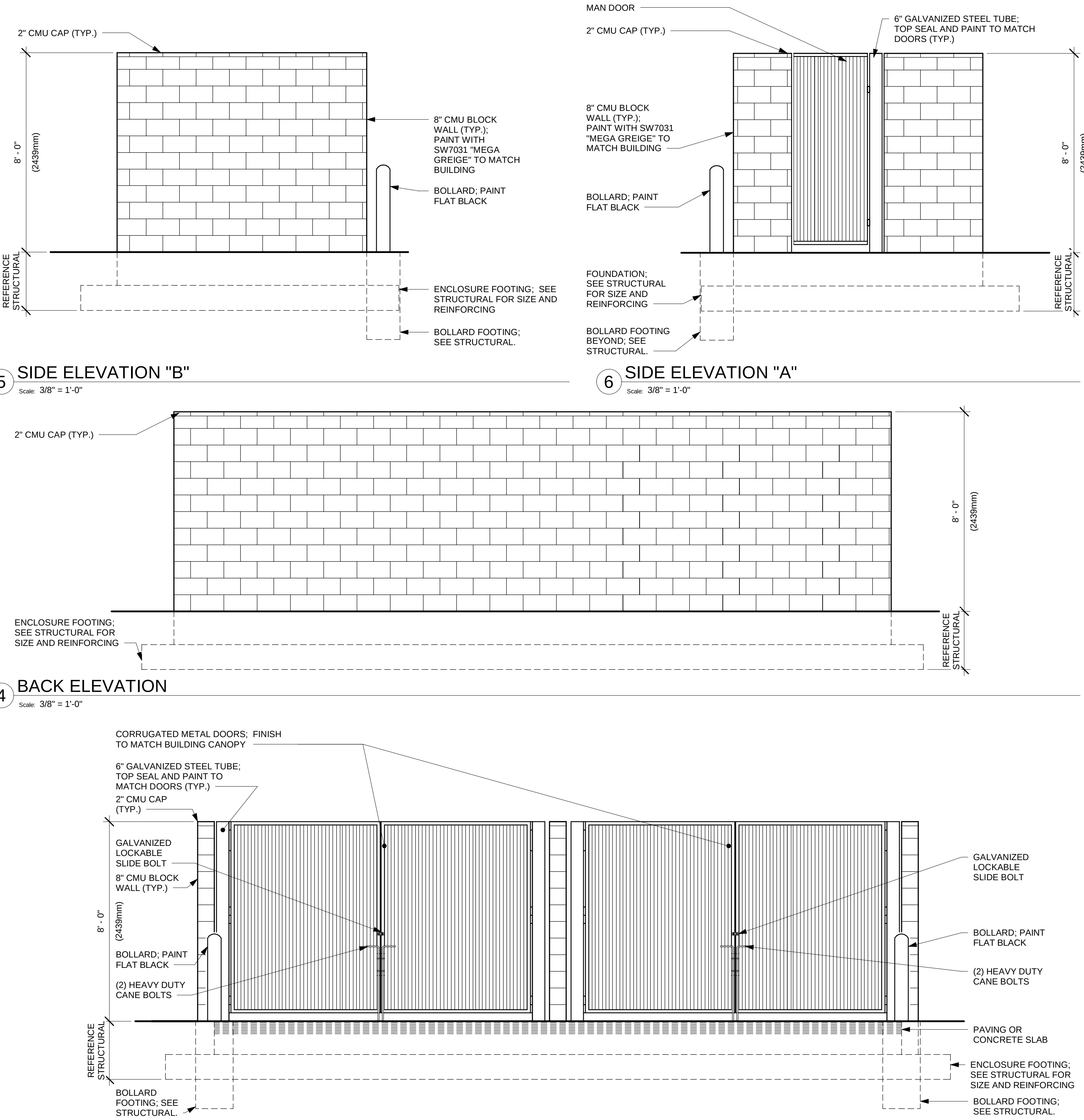
1 TRASH ENCLOSURE FLOOR PLAN

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



2 FRONT ELEVATION

Scale: 3/8" = 1'-0"



EXTERIOR FINISH NOTES

1. THE INTERIOR WALL SURFACES OF THE TRASH ENCLOSURE ARE TO BE SMOOTH, SEALED AND WASHABLE. APPLY ONE COAT EPOXY FILLER/SEALER AND ONE COAT GLOSS POLYURETHANE.
2. RUNNING BOND INTEGRAL CMU COLOR OR CMU PAINTED TO MATCH BUILDING. STRUCTURAL ENGINEER TO PROVIDE MASONRY SPECIFICATIONS.

ARCHITECT OF RECORD



513 MAIN STREET, SUITE 300
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SEAL



IFP - 02/21/2023

GRACO
REAL ESTATE DEVELOPMENT, INC.

5307 W. LOOP 289
SUITE 302

PROJECT NAME:
STARBUCKS
SHELL BUILDING

PROJECT ADDRESS:
N. GARLAND AVE. & N. GEORGE
BUSH HWY
GARLAND, TX

PROJECT #:

22-0502

ISSUE DATE: 06/15/2022
PRODUCTION DESIGNER: S. CLARK
CHECKED BY: T. GRANDORF

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION

SHEET TITLE:
DUMPSTER ENCLOSURE
PLANS

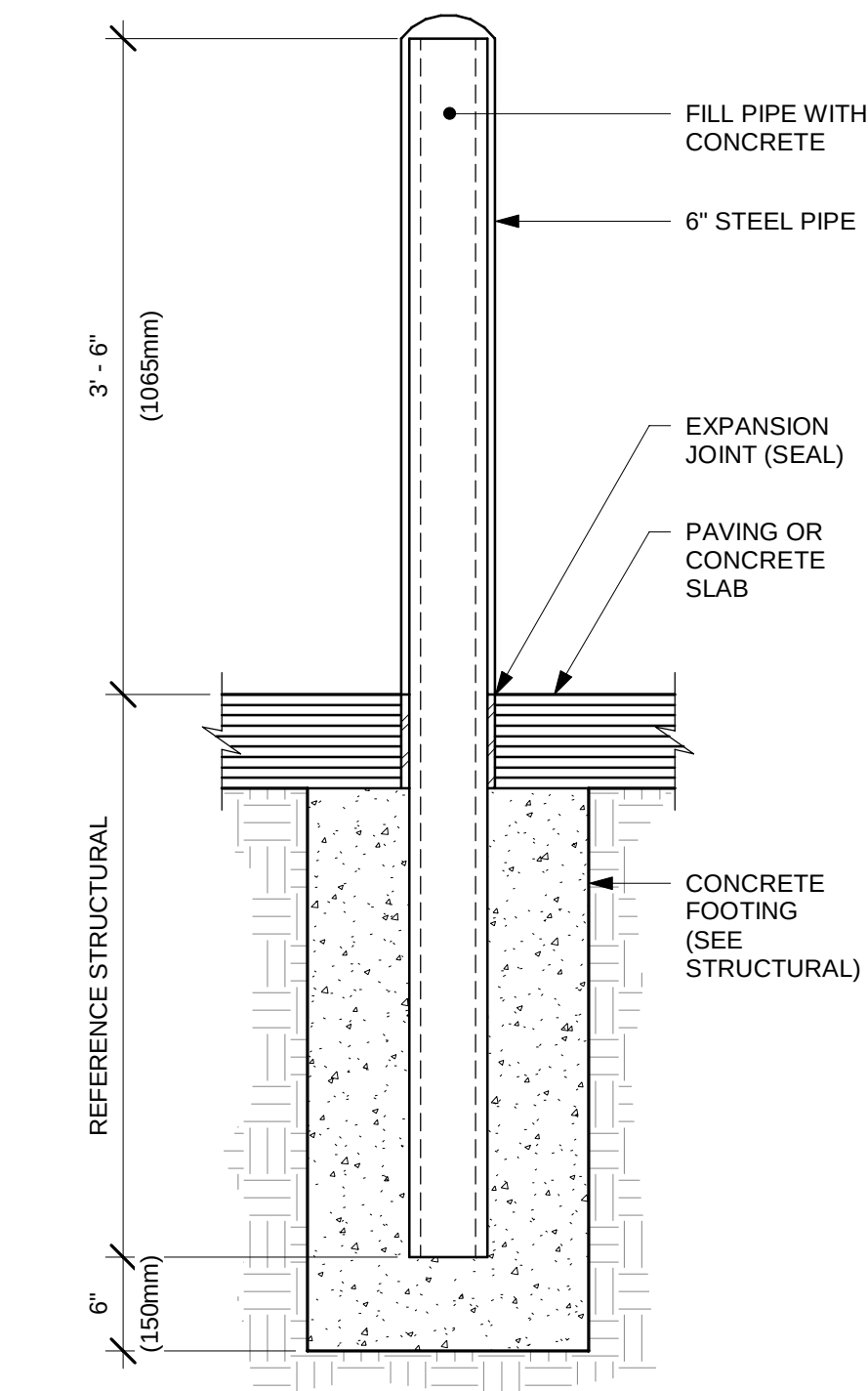
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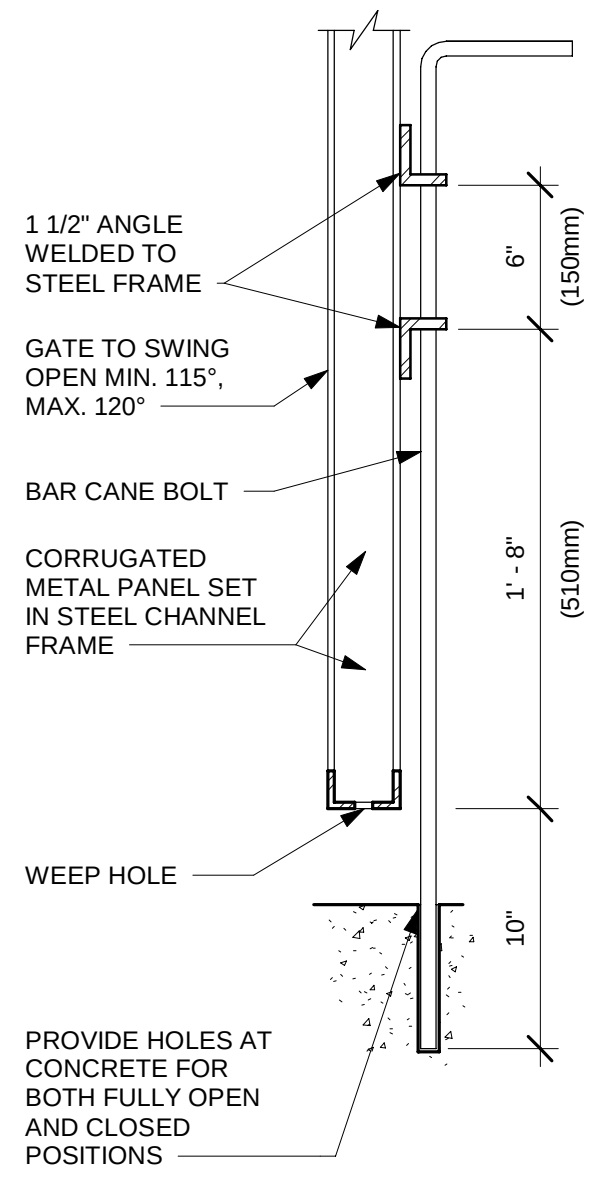
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CASE NO: 221201-1

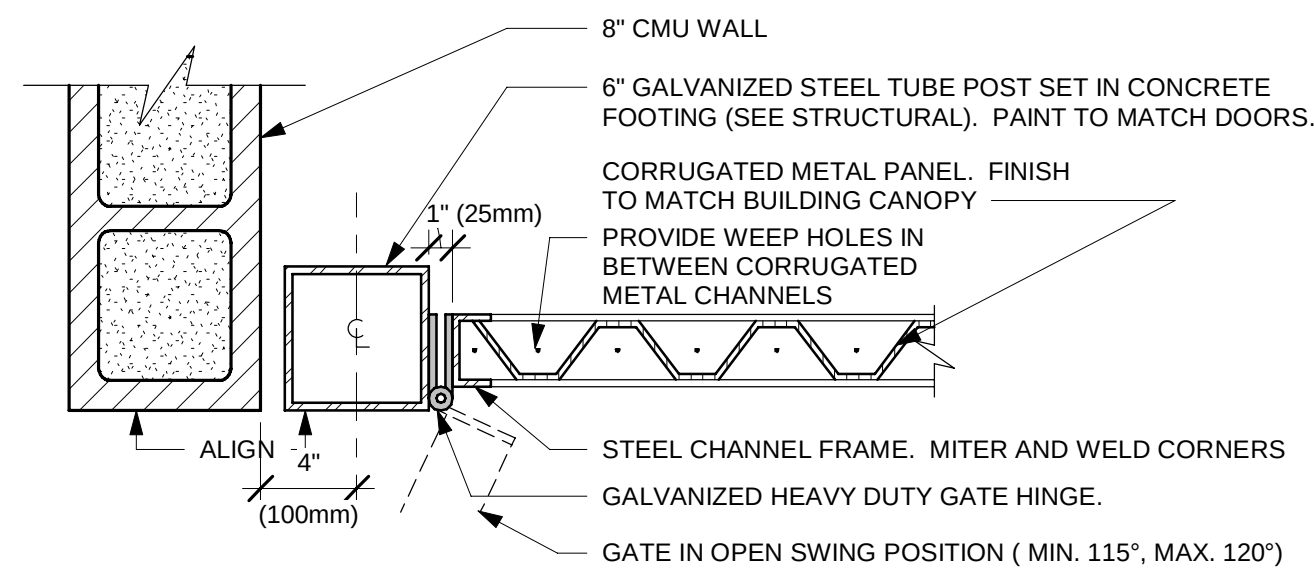
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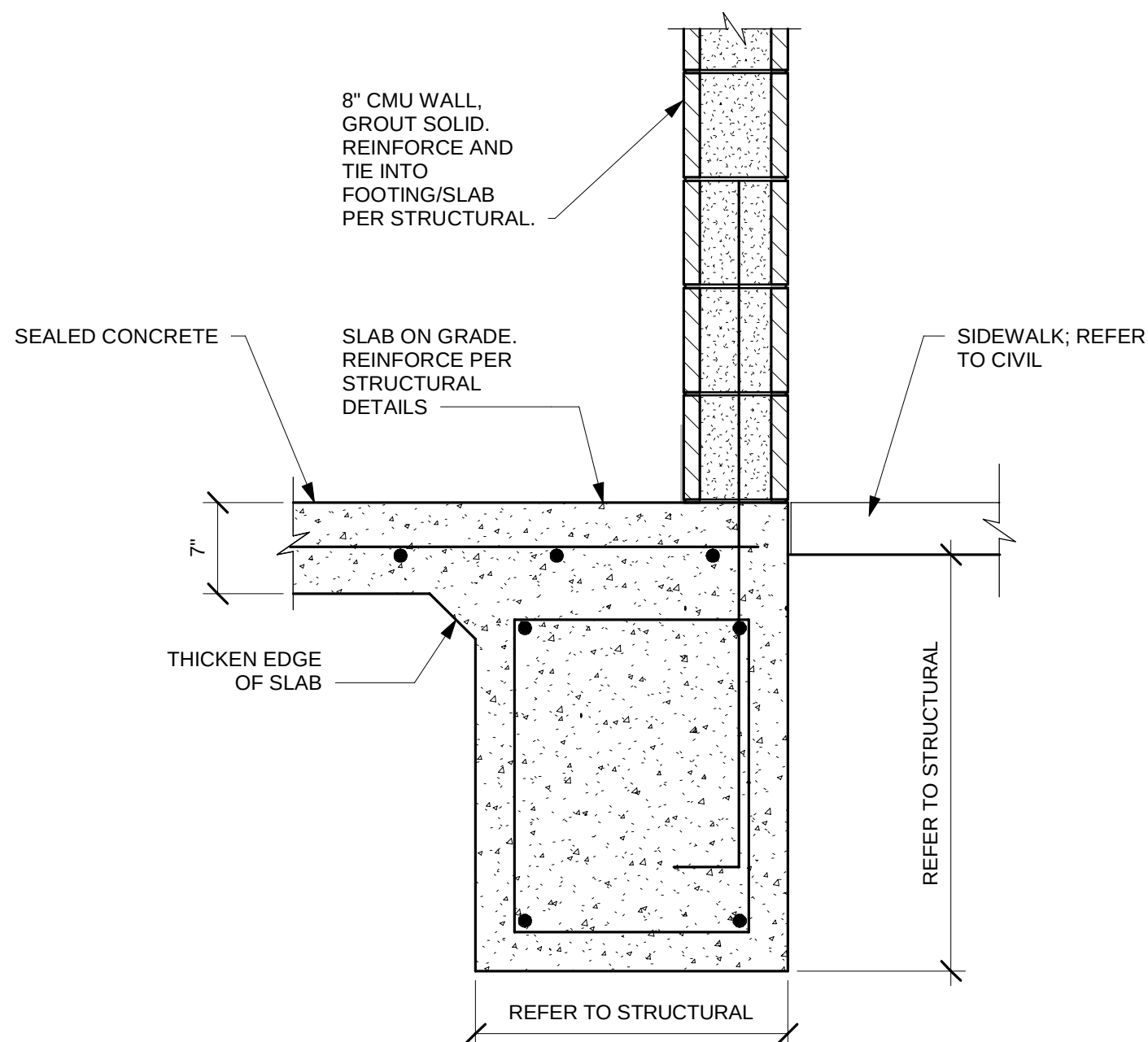
1 TRASH ENCLOSURE BOLLARD
Scale: 1" = 1'-0"



2 SECTION AT CANE BOLT
Scale: 1 1/2" = 1'-0"



3 GATE HINGE DETAIL
Scale: 1 1/2" = 1'-0"



4 TYPICAL CMU WALL FOOTING
Scale: 1" = 1'-0"

EXTERIOR FINISH NOTES

1. THE INTERIOR WALL SURFACES OF THE TRASH ENCLOSURE ARE TO BE SMOOTH, SEALED AND WASHABLE. APPLY ONE COAT EPOXY FILLER/SEALER AND ONE COAT GLOSS POLYURETHANE.
2. RUNNING BOND INTEGRAL CMU COLOR OR CMU PAINTED TO MATCH BUILDING. STRUCTURAL ENGINEER TO PROVIDE MASONRY SPECIFICATIONS.

ARCHITECT OF RECORD



513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

SEAL



IFP - 02/21/2023

GRACO
REAL ESTATE DEVELOPMENT, INC.

5307 W. LOOP 289
SUITE 302

PROJECT NAME:
**STARBUCKS
SHELL BUILDING**

PROJECT ADDRESS:
**N. GARLAND AVE. & N. GEORGE
BUSH HWY
GARLAND, TX**

PROJECT #:
22-0502

ISSUE DATE: 06/15/2022
PRODUCTION DESIGNER: S. CLARK
CHECKED BY: T. GRANDORF

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION

SHEET TITLE:
**DUMPSTER ENCLOSURE
DETAILS**

SCALE: AS SHOWN

SHEET NUMBER:

A006

CASE NO: 221201-1

Z 23-01



View of the subject property



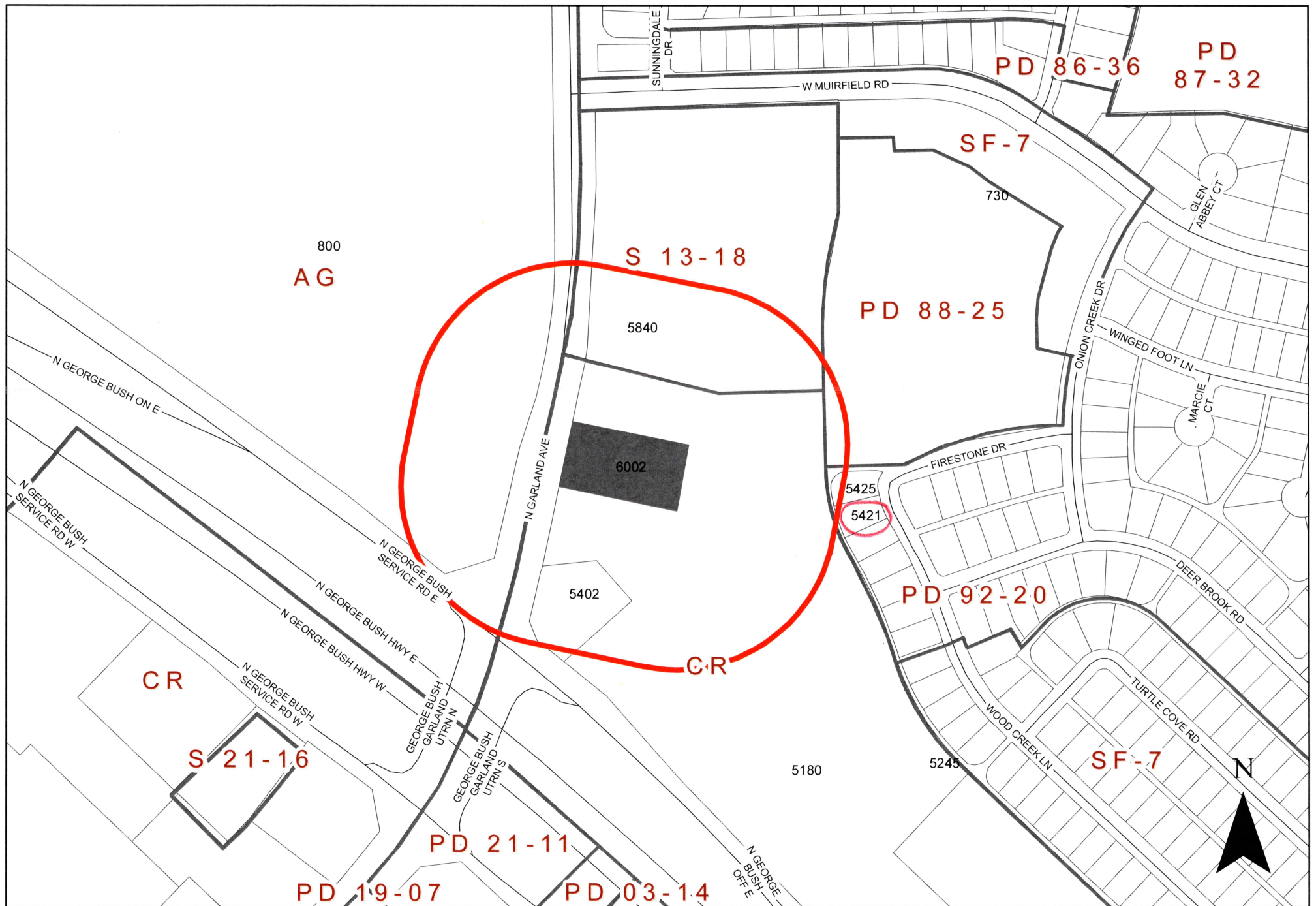
North of the subject property



South of the subject property



West of the subject property



0 210 420 Feet
1 inch = 317 feet

ZONING MAP Z 23-01

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

6002 North Garland Avenue

Comment Form

Case Z 23-01

Z 23-01 Pape-Dawson Engineers. The applicant requests to construct a coffee shop with a drive-through [Starbucks]. The site is located at 6002 North Garland Avenue. (District 1)

Z 23-01 Pape-Dawson Engineers. El solicitante solicita la construcción de una cafetería con servicio de autoservicio [Starbucks]. El sitio está ubicado en 6002 North Garland Avenue. (Distrito 1)

Z 23-01 Pape-Dawson Engineers. Người nộp đơn yêu cầu xây dựng một quán cà phê có đường lái xe qua [Starbucks]. Địa điểm tọa lạc tại 6002 North Garland Avenue. (Quận 1)

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



For / A Favor / Đúng



Against / En Contra / Không

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

JORGE M. GAMEZ

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

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

5421 WOODCREEK LN

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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