



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, 2017 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 6:10 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 Board of Adjustment 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 Board of Adjustment and will not affect the decisions to be made during the meeting.

AGENDA:

1. MINUTES

Consider approval of Minutes for the April 10, 2017 meeting.

2. PLATS

- a. Bobtown Commons Lot 1, Block 1 and Lot 2, Block 1 Final Plat
- b. Garland West Industrial Park Second Replat of Part of Lot 13, Block 1

3. ZONING

- a.** Consideration of the application of **Nexmetro Development**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) Uses. This property is located at the southeast corner of West Campbell Road and North Shiloh Road. (District 7) (File Z 17-05) (This item was postponed from the April 10, 2017 Plan Commission meeting).

4. MISCELLANEOUS

- a.** Discussion and Possible Action Regarding Plan Commission Bylaws
- b.** Impact Fee Report

5. ADJOURN

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

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



GARLAND

Plan Commission

1.

Meeting Date: 04/24/2017

Item Title: Plan Commission Minutes - April 10, 2017

Summary:

MINUTES

Consider approval of Minutes for the April 10, 2017 meeting.

Attachments

Plan Commission Minutes Attachment

Garland, Texas
April 11, 2017

The Plan Commission of the City of Garland met in regular session on Monday, April 10, 2017, at 7:00 p.m. in the Council Chambers at City Hall, with the following members present:

Chairman	Scott Roberts
Commissioner	Stan Luckie
Commissioner	Louis Moore
Commissioner	Wayne Dalton
Commissioner	Truett Welborn
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

Sr. Assistant City Attorney	Christopher D. Livingston
Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Josue de la Vega

CALL TO ORDER

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

MINUTES

Approval of Minutes for the regular meeting of March 27, 2017.

Motion was made by Commissioner Moore, seconded by Commissioner Welborn to **approve** the minutes of the March 27, 2017 meeting. **Motion carried: 7 Ayes, 0 Nays.**

PLATS

Final Plat – North Garland Commons No. 2 Lot 1R-1R-1 and Lot 1R-3R

The applicant was available for questions. There were no questions of this applicant.

Motion was made by Commissioner Luckie, seconded by Commissioner Moore to **approve** the request. **Motion carried: 7 Ayes, 0 Nays**

ZONING

1. Consideration of the application of **Skorburg Company**, requesting approval of 1) a change of zoning from Planned Development (PD) District 01-03 for Limited Community Retail Uses to a Planned Development (PD) District for Single-Family Attached (Townhouse) Uses, 2) a Detail Plan for Dwelling, Single-Family Attached (Townhouse) and 3) an Alley Waiver. This property is located on southwest corner of Foster Road and Crist Drive. (District 1) (File Z 17-04) (The Plan Commission postponed this request from the March 13, 2017 Plan Commission.)

The applicant Noah Flabiano, 8214 Westchester, Suite 710, Dallas, TX, 75225, provided an overview of the request and additional information regarding the abandonment of Foster Road, the proposed Detail Plan and centralized open space.

John Arnold, 8214 Westchester, Suite 710, Dallas, TX 75225 provided additional information regarding the development process and proposed request, the location decision and screening of the utility boxes.

University of Texas at Dallas student Jason Hickman, 6210 Lakecrest Drive, Sachse, TX 75048, spoke in favor of the request.

Commissioner Moore requested additional information regarding the utility location and screening.

Motion was made by Commissioner Moore, seconded by Commissioner Dalton to close the public hearing and open the case for discussion. **Motion carried: 6 Ayes, 0 Nays.**

Chairman Roberts raised concerns regarding the full two-story front façade, lack of articulation on the buildings, and front entry drives. He also stated that the road abandonment request has yet to be brought forward.

Commissioner Dalton initially spoke in favor the request; however, he yielded to Chairman Roberts' comments and spoke against the request.

Commissioner Hedrick, Moore and Ott spoke of the need for rear entry garages and concerns regarding the rear fencing.

Commissioner Moore spoke of the difficulty of approval by City Council to the permanent closing of a road.

Motion was made by Commissioner Moore, seconded by Commissioner Welborn to deny the request as presented. **Motion**

carried: 6 Ayes, 0 Nays. Commissioner Luckie recused himself from this case.

2. Consideration of the application of **Nexmetro Development**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) Uses. This property is located at the southeast corner of West Campbell Road and North Shiloh Road. (District 7) (File Z 17-05) (This item was postponed from the March 27, 2017 Plan Commission meeting).

The applicant, Jon Van De Voorde, provided an overview of the request, additional information regarding existing developments, the ornamental fencing and the aging of the community.

Bill Dalhstrom, 2323 Ross Avenue, Suite 600, Dallas, Texas 75201, spoke of the need for the development of this property, reduction of traffic on Campbell Road and accessibility of the local establishments.

Commissioner Hedrick requested additional information regarding the long term viability, compatibility with the Envision Garland Plan, and raised concerns regarding the elevations and the repetitive nature of the development.

Commissioner Moore inquired to the choice not to restrict the proposed development to a 55 years of age & older community.

Commissioner Dalton inquired as to the property rental rates and the decision not to develop multi-story homes.

Chairman Roberts raised concerns regarding the view of the development due to the close proximity from unit to another and the side facing orientation, the need for additional landscaping and the size of the proposed signage and possible market saturation.

Commissioner Luckie spoke of the durability of metal roofing and the need for this type of community and proposed the encasing of the carport poles.

Motion was made by Commissioner Hedrick, seconded by Commissioner Luckie to close the public hearing and open the case for discussion. **Motion carried: 7 Ayes, 0 Nays.**

Commissioner Hedrick and Moore spoke in favor of the request.

Commissioner Luckie spoke in favor of the request with additional elevations, reduction of the signage from fifteen feet to ten feet, and the wrapping of the carport poles.

Commissioner Dalton raised concerns regarding the style of the proposed request and the longevity of the development. Chairman Roberts raised concerns regarding the close proximity of the buildings.

Motion was made by Commissioner Hedrick, seconded by Commissioner Ott to approve the Change of Zoning, Concept Plan and Detail Plan. Additionally a recommendation was made to reduce the sign elevation to ten feet, provide additional elevations for each unit type available, the addition of landscaping per staff recommendation and brick facing on the carport columns. **Motion failed: 3 Ayes, 4 Nays** from Chairman Roberts, Commissioner Dalton, Welborn and Ott.

Motion was made by Commissioner Ott, seconded by Commissioner Hedrick to postpone the request to the April 24, 2017 Plan Commission meeting. Motion carried: **7 Ayes, 0 Nays**.

MISCELLANEOUS

1. Discussion and Possible Action regarding Plan Commission Bylaws

Chairman Roberts stated most changes were legal in nature to comply with state law and to allow the removal of certain items that are now addressed in the Garland Development Code.

Chairman Roberts asked the Commission to review the updated bylaws to take possible action at the April 24, 2017 Plan Commission Meeting.

Commissioner Luckie spoke in favor of the updated bylaws.

Commissioner Moore questioned why the Commission is prohibited from abstaining.

Staff stated they would research Commissioner Moore's question and determine if it is a legal or policy decision.

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 8:21 p.m.

The City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 04/24/2017

Item Title: Bobtown Commons Lot 1, Block 1 and Lot 2, Block 1 (District 3)

Summary:

Bobtown Commons Lot 1, Block 1 and Lot 2, Block 1 Final Plat

Attachments

Bobtown Commons Lot 1, Block 1 and Lot 2, Block 1 Report

Bobtown Commons Lot 1, Block 1 and Lot 2, Block 1 Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 17-07/District 3

Agenda Item:

Meeting: Plan Commission

Date: April 24, 2017

FINAL PLAT

Bobtown Commons Lot 1, Block 1 and Lot 2, Block 1

LOCATION

Southwest corner of Roan Road and Bobtown Road

ZONING

Community Office (CO) District

NUMBER OF LOTS

2

ACREAGE

7.881 acres

BACKGROUND

The purpose of this final plat is to create two buildable lots and dedicate an easement.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

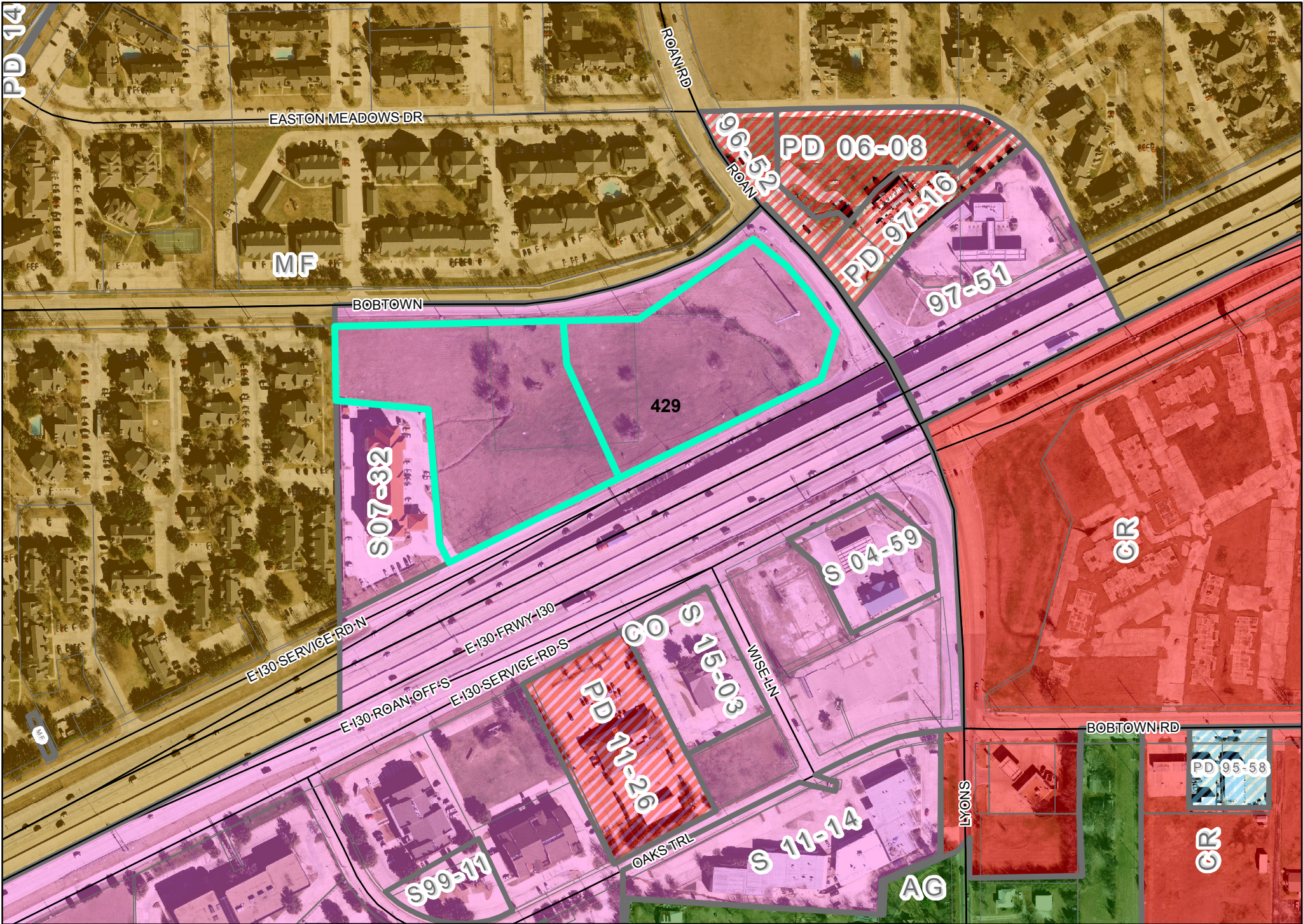
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

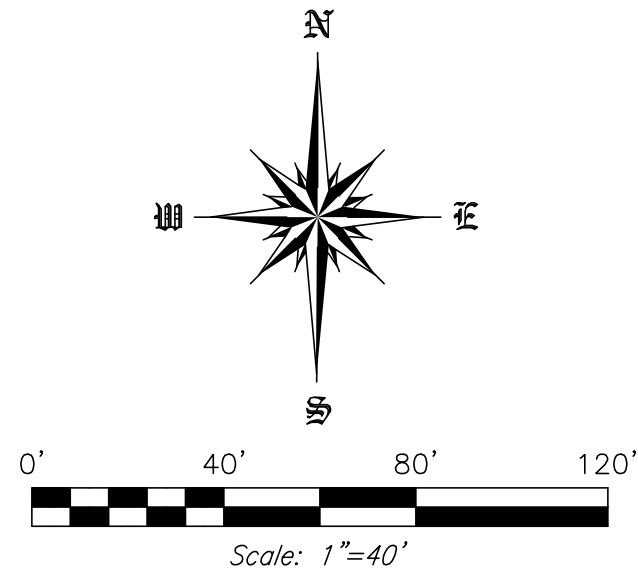
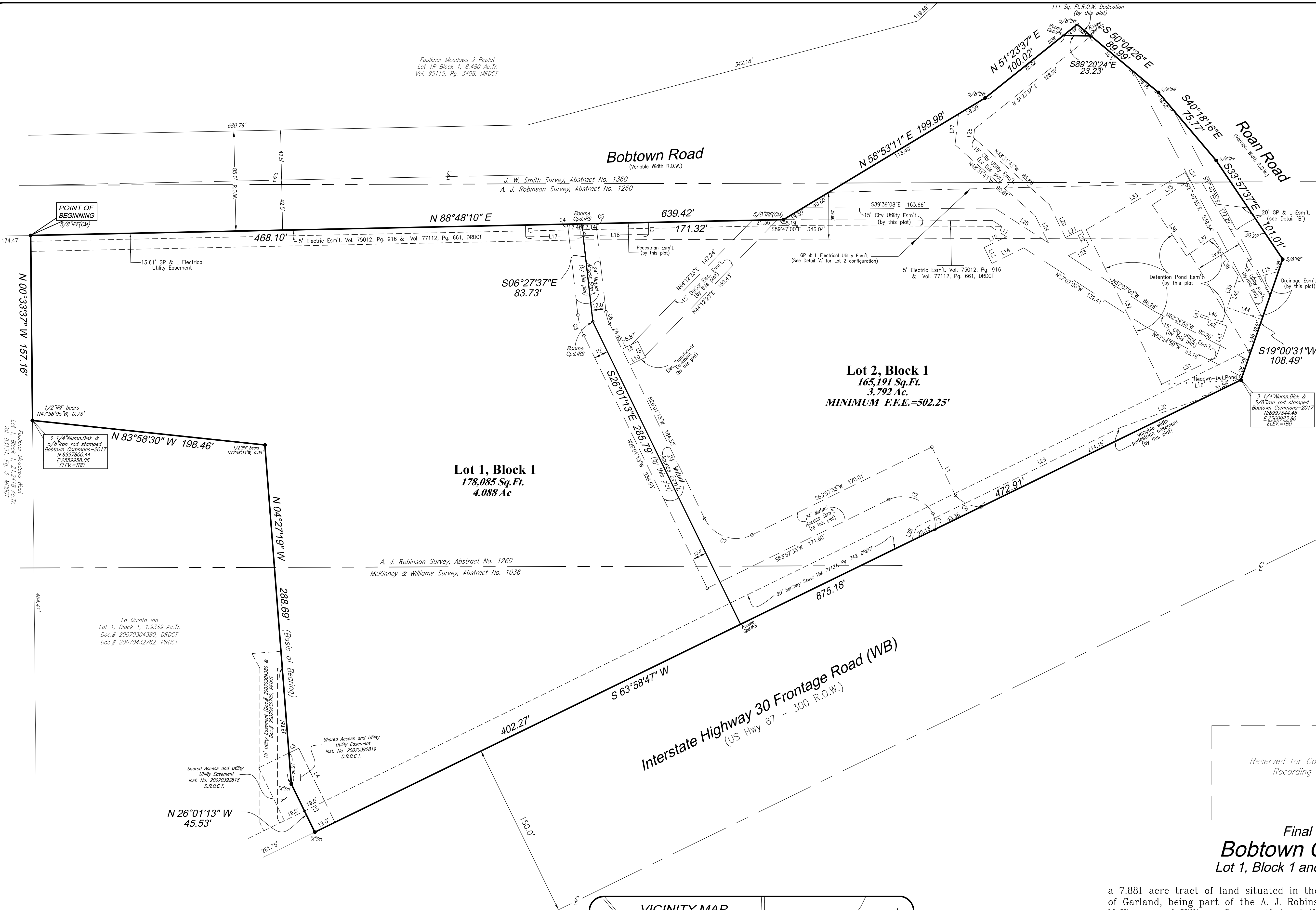
Will Guerin, AICP
Director of Planning



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1 inch = 261 feet

PLAT P 17-07

 INDICATES AREA OF REQUEST

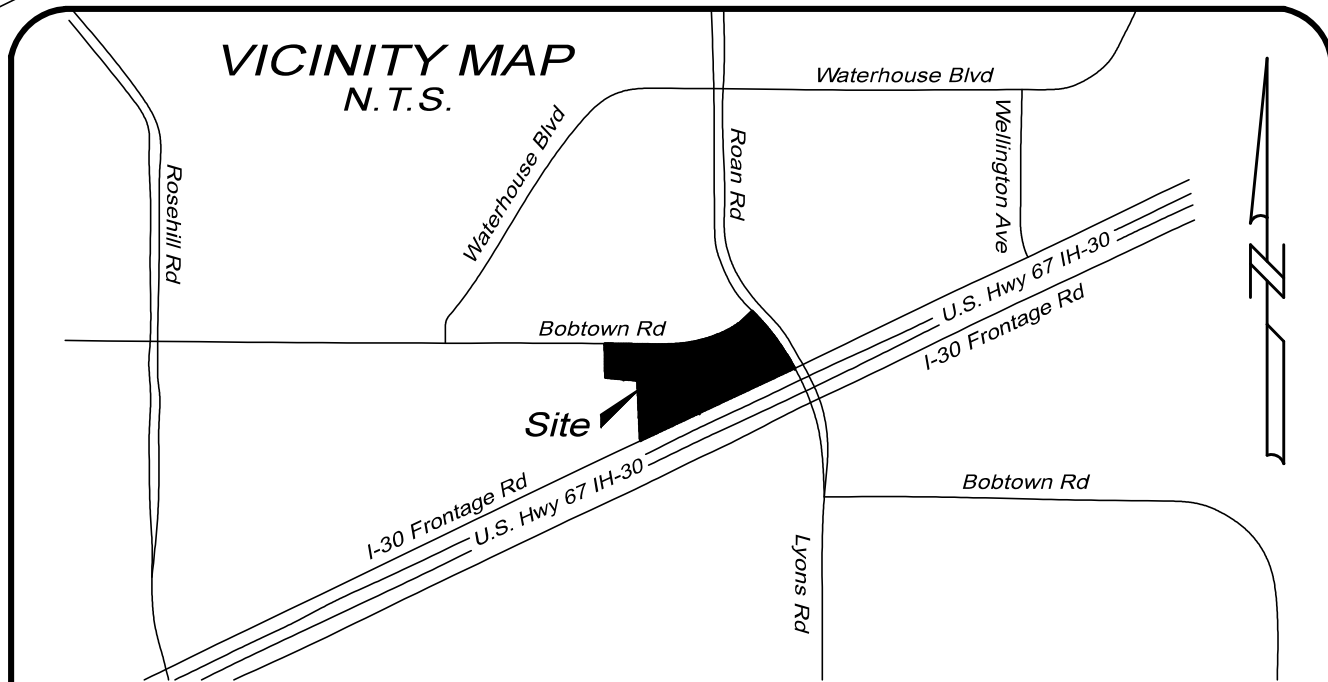


Reserved for County Clerk
Recording label

Final Plat
Bobtown Commons
Lot 1, Block 1 and Lot 2, Block 1

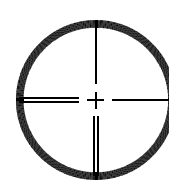
a 7.881 acre tract of land situated in the State of Texas, County of Dallas and City of Garland, being part of the A. J. Robinson Survey, Abstract No. 1260, part of the McKinney and Williams Survey, Abstract No. 1036, being part of the J. W. Smith Survey, Abstract No. 1360, part of the 8.6989 acre tract conveyed to Bobtown Enterprises Inc. as recorded in Volume 2003209, Page 5870 of the Deed Records of Dallas County, Texas and including the Frank B. McGehee Subdivision as recorded in Volume 70019, Page 1789 of the Map Records of Dallas County, Texas

City of Garland, Dallas County, Texas
April 2015
Case No. 130917-2



Owner
Bobtown Enterprises Inc.
6900 Alma Drive, Suite 180
Plano, TX 75023-2067
(O) 469-229-9000
(C) 214-882-4333
Contact: David Najafi
dnajafi@21legacy.com

Engineer
Houshang Jahvani, P.E.
2121 N. Josey Lane, Suite 100
Carrollton, Texas 75006
(214) 718-9469
Contact: jahvani@hotmail.com



ROOME LAND SURVEYING, INC.
2000 AVENUE G
SUITE 810
PLANO, TX 75074
Phone Number (972) 423-4372
Fax Number (972) 423-7523

Legend	
Roome Cpd.IRS	Roome Yellow Capped 1/2" Iron Rod Set
DRDCT	Deed Records Dallas County, Texas
MRDCT	Map Records Dallas County, Texas
IRF	Iron Rod Found
ℙ	Property Line
℄	Centerline
GP&L	Garland Power & Light



GARLAND

Plan Commission

2.b.

Meeting Date: 04/24/2017

Item Title: Garland West Industrial Park Second Replat of Part of Lot 13, Block

Summary:

Garland West Industrial Park Second Replat of Part of Lot 13, Block 1

Attachments

RP 17-08 Garland West Industrial Park Second Replat of Part of Lot 13, Block 1 Report

RP 17-08 Garland West Industrial Park Second Replat of Part of Lot 13, Block 1 Attachments

Planning Report

File No: P 17-08/District 6

Agenda Item:

Meeting: Plan Commission

Date: April 24, 2017



GARLAND

TEXAS MADE HERE

REPLAT PLAT

Garland West Industrial Park Second Replat of Part of Lot 13, Block 1

LOCATION

3810 Miller Park Drive

ZONING

Industrial (IN) District

NUMBER OF LOTS

1

ACREAGE

1.524 acres

BACKGROUND

The purpose of this replat is to create Lot 13R-1 for development of site facilities located within the subject tract.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

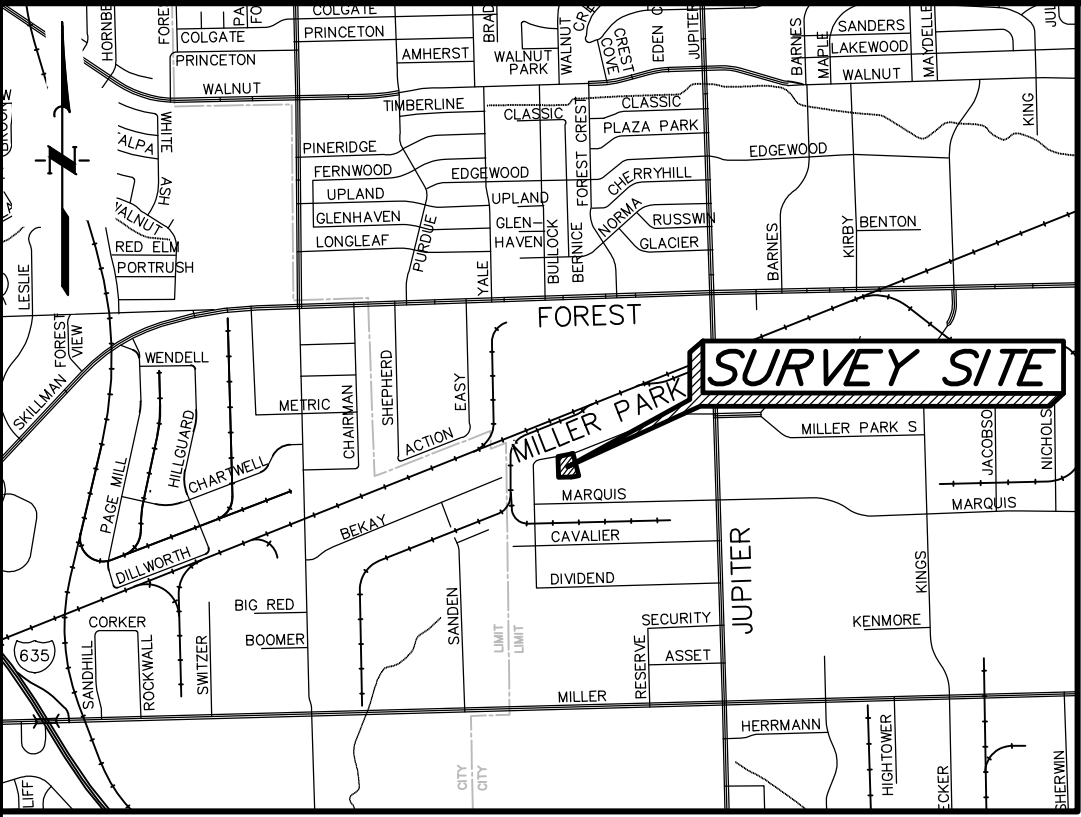


0 130 260 Feet
1 inch = 261 feet

PLAT

P 17-08

 INDICATES AREA OF REQUEST



VICINITY MAP – NTS

STATE OF TEXAS § OWNER'S CERTIFICATE
COUNTY OF DALLAS §

A METES AND BOUNDS description of a certain 1.542 acre tract situated in the William D. Reed Survey, Abstract No. 1249, in Dallas County, Texas, being all of a tract of land conveyed by Deed to Henry Company LLC, recorded in Instrument No. 200116807571, of the Deed Records of Dallas County, Texas (DRDCT), also referred to as being a part of Lot 13, Block 1, of Garland West Industrial Park, an Addition to the City of Garland, Dallas County, Texas, as shown on the Plat of Garland West Industrial Park, recorded in Volume 551, Page 1691, of the Map Records of Dallas County, Texas, (MRDCT) said 1.542 acres being more particularly described as follows, with all bearings based on the Texas Coordinate System of 1983, North Central Zone;

BEGINNING at a found 1/2-inch iron rod with broken Yellow Plastic Cap in the occupied south right-of-way (ROW) of Miller Park Drive, called 60 feet wide, marking the most easterly northeast corner of the herein described subject tract, being common with the northwest corner of a called 3.462 acre tract conveyed by General Warranty Deed to Monsey Products Co., recorded in Volume 83218, Page 4978 DRDCT, also known as Lot 13R, Block 1 of Garland West Industrial Park Replat of Part of Lot 13, Block 1 recorded in 201600339650 of the Official Public Records of Dallas County, Texas;

THENCE South 15° 16' 54" East, along the east line of the herein described subject tract, being common with the west line of said 3.462 acre tract, 298.31 feet to a found 1/2-inch iron rod (with yellow cap stamped "AH Half Assoc.") marking the southeast corner of the herein described subject tract being common with the southwest corner of said 3.462 acre tract and a northwesterly corner of a called 7.2028 acre tract conveyed by Special Warranty Deed with Vendor's Lien to Nuzinc Properties, LP, recorded in Instrument No. 201300244426 DRDCT, and the beginning of a curve to the right;

THENCE along said curve to the right, having a radius of 318.62 feet, a delta angle of 19° 01' 09", an arc length of 105.76 feet, a chord bearing of South 79° 38' 59" West and a chord length of 105.28 feet, to a set 5/8-inch iron rod (with yellow plastic cap stamped "Jones|Carter Property Corner") for angle in the south line of the herein described subject tract, passing along said curve at an arc length of 75.71 feet a found PK Nail marking the northeast corner of a called 1.002 acre tract (Tract 2), conveyed by Special Warranty Deed to 3930 Miller Park, LTD., recorded in Volume 2005178, Page 3143 DRDCT;

THENCE South 89° 08' 41" West, 158.67 feet to a set 5/8-inch iron rod (with yellow plastic cap stamped "Jones|Carter Property Corner") marking the southwest corner of the herein described subject tract being common with the southeast corner of a called 1.658 acre tract conveyed by Warranty Deed to Robert N. Quenell and Jacque Quenell, recorded in Volume 84145, Page 497 DRDCT, and being in the north line of a called 2.263 acre tract (Tract 1), conveyed by Special Warranty Deed to 3930 Miller Park, LTD., recorded in Volume 2005178, Page 3143 DRDCT, from which a found 1/2-inch iron rod bears South 89° 08' 41" West, 291.75 feet;

THENCE North 01° 53' 38" West, 270.36 feet to a set 5/8-inch iron rod (with yellow plastic cap stamped "Jones|Carter Property Corner") marking the northwest corner of the herein described subject tract being common with the northeast corner of said 1.658 acre tract and in the aforementioned occupied south ROW of Miller Park Drive, from which a found 1/2-inch iron rod bears South 78° 49' 20" West, 232.30 feet;

THENCE North 78° 49' 20" East, along said ROW and north line of the herein described subject tract, 173.04 feet to a point-for-corner in said ROW marking the beginning of a curve to the left, from which a found 60D Nail bears South 00° 46' 59" West, 0.35 feet;

THENCE along said curve to the left, having a radius of 316.48 feet, a delta angle of 04° 14' 01", an arc length of 23.39 feet, a chord bearing of North 76° 55' 41" East, and a chord length of 23.38 feet to the POINT OF BEGINNING, CONTAINING 1.524 acres (66365.2 sq. ft.) of land in Dallas County, Texas, as shown on Dwg. No. 1450, filed in the office of Jones|Carter in College Station, Texas.

NOW THEREFORE, KNOW ALL BY THESE PRESENTS: OWNER'S DEDICATION

That Henry Company 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 **Garland West Industrial Park Second Replat of Part of Lot 13, Block 1** 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 the such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing any 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 storm waters 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.

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 _____, 2017.

AUTHORIZED SIGNATURE _____ PRINTED NAME _____ TITLE _____
STATE OF TEXAS
COUNTY OF DALLAS

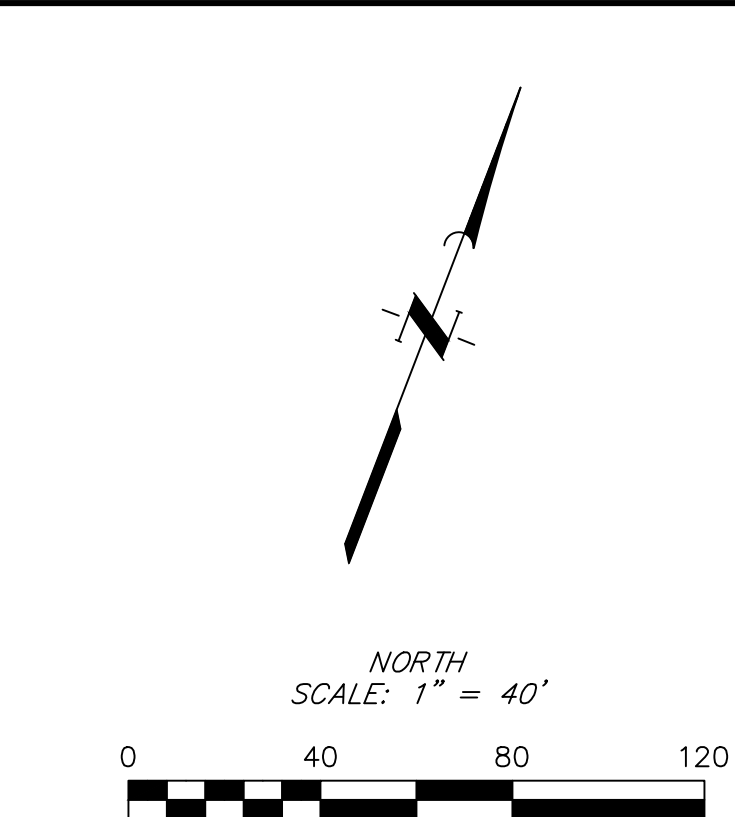
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2017.

OWNER: Henry Company LLC
999 North Sepulveda Blvd., Suite 800
El Segundo, California 90245

SURVEYOR: Jones|Carter
150 Venture Drive, Suite 100
College Station, Texas 77845

Notary Public for and in the State of Texas
My commission expires: _____



LEGEND									
CM*	CONTROL MONUMENT								
DRDCT	DEED RECORDS OF DALLAS COUNTY TEXAS								
MRDCT	MAP RECORDS OF DALLAS COUNTY TEXAS								
OPRDCT	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS								
PRDCT	PLAT RECORDS OF DALLAS COUNTY TEXAS								
NTS	NOT TO SCALE								
N:	NORTHING								
E:	EASTING								
Pg:	PAGE								
PFC:	POINT FOR CORNER								
POB:	POINT OF BEGINNING								
ROW:	RIGHT-OF-WAY								
"S":	SET 5/8-INCH IRON ROD (W/ YELLOW PLASTIC CAP STAMPED "JONES CARTER PROPERTY CORNER")								
Vol:	VOLUME								
€	CENTERLINE								
—	BOUNDARY LINE								
—	ADJOINER LINE								
○	SUBJECT TRACT CORNER								
●	ADJOINER TRACT CORNER								
●	REFERENCE CORNER								

SURVEYOR'S AFFIRMATION:

I, Christopher E. Curtis, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed 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 3rd day of APRIL, 2017.

(Signature) _____
Christopher E. Curtis
Texas Registered Professional Land Surveyor No. 6111

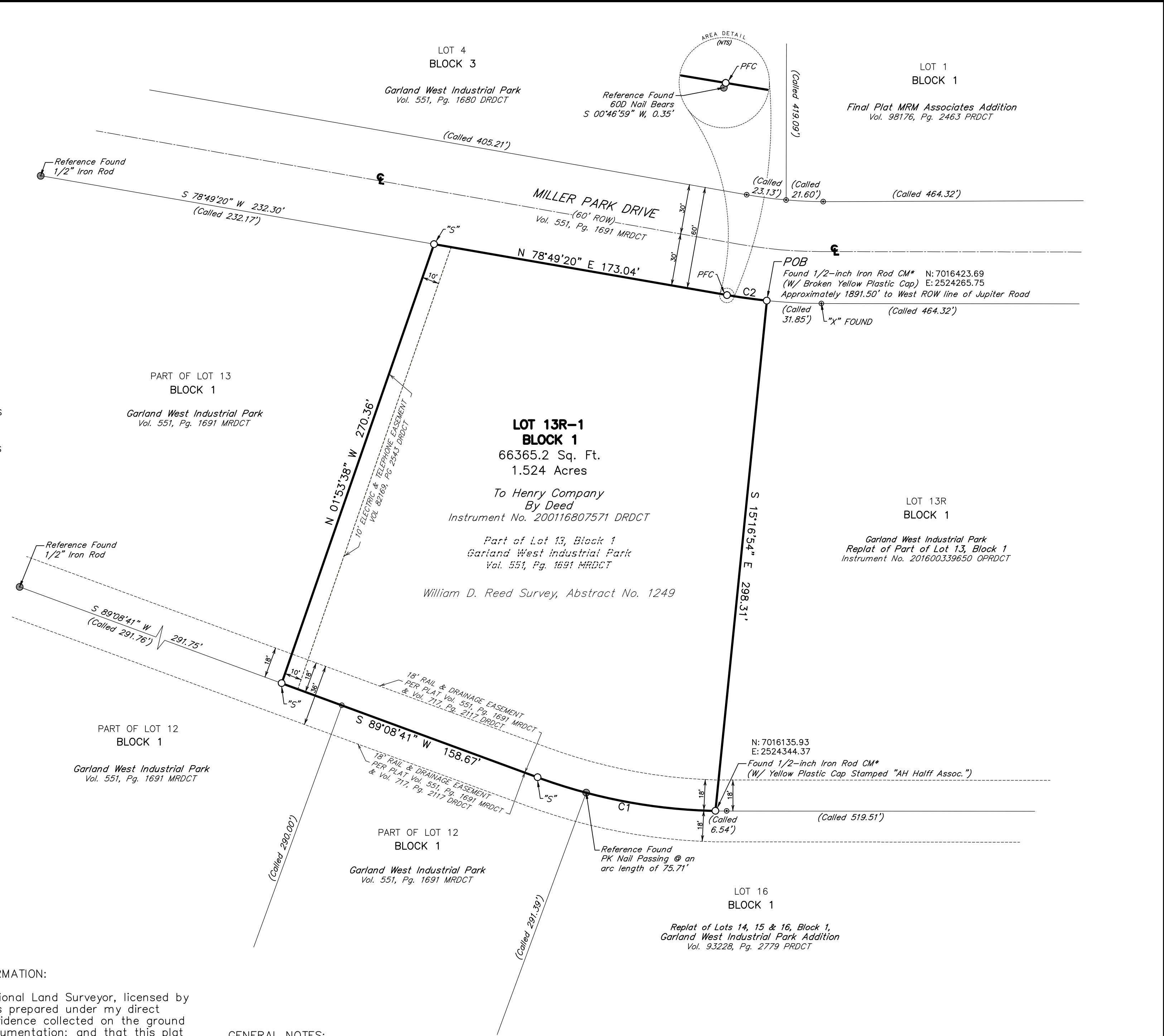
STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN under my hand and seal of office this _____ day of _____, 2017.



Notary Public for and in the State of Texas
My commission expires: _____



GENERAL NOTES:

- Coordinates and bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone (4202) as obtained by GPS observation. Coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone (4202) as obtained by GPS observation (via RTK methods). These observations were submitted to OPUS (Online Positioning User Service) for post processing from the static observations obtained in the field.
- Tract subject to Restrictive Covenants recorded in Volume 3093, Page 84, of the Deed Records of Dallas County, Texas. Amendments of certain said covenants and conditions more particularly described in Volume 3252, Page 637, of the Deed Records of Dallas County, Texas.
- The purpose of this replat is to create Lot 13R-1 for development of site facilities located within the subject tract shown hereon.
- Previously established 30' Building setback lines are abandoned per this Replat. Building setback lines prescribed by Garland Development Code (GDC) for the district in which the property is located do not affect the subject tract.
- Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is Subject to fines and withholding of utilities and building permits.

APPROVED AND ACCEPTED for the City of Garland this ____ day of _____ by the City Plan Commission of the City of Garland, Texas.
THE APPROVAL of this plat being filed with the County Clerk of Dallas County within 180 days from the above date.
Chairman of the City Plan Commission _____ Planning Director _____

REPLAT
**GARLAND WEST INDUSTRIAL PARK
SECOND REPLAT
OF PART OF LOT 13, BLOCK 1**
LOT 13R-1, BLOCK 1
A REPLAT OF LOT 13, BLOCK 1
GARLAND WEST INDUSTRIAL PARK
WILLIAM D. REED SURVEY, ABSTRACT NO. 1249
CITY OF GARLAND, DALLAS COUNTY, TEXAS
APRIL 2017
CITY CASE # 160929-3





GARLAND

Plan Commission

3.a.

Meeting Date: 04/24/2017

Item Title: Z 17-05 Nexmetro Development (District 7)

Summary:

Consideration of the application of **Nexmetro Development**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) Uses. This property is located at the southeast corner of West Campbell Road and North Shiloh Road. (District 7) (File Z 17-05) (This item was postponed from the April 10, 2017 Plan Commission meeting).

Attachments

Z 17-05 Nexmetro Development Report

Z 17-05 Nexmetro Development Attachments

Planning Report

File No: Z 17-05/District 7

Agenda Item:

Meeting: Plan Commission

Date: April 24, 2017



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) Uses.

LOCATION

The property is located at the southeast corner of North Shiloh Road and West Campbell Road.

APPLICANT

Nexmetro Development

OWNER

Outer Loop Ventures

BACKGROUND

In 1985 City Council approved Planned Development (PD) District 85-50 and a Concept Plan (Exhibit H) to allow the development of a shopping center, on Tract 1, subject to approval of a subsequent Detail Plan. However, a Detail Plan has not been proposed and the shopping center has not been built. The applicant proposes a Change in Zoning to a Planned Development (PD) District along with a Detail Plan that would allow the construction of a multi-family residential development on the subject property.

The Plan Commission at its April 10, 2017 meeting, by a vote of seven (7) to zero (0) postponed the request to the April 24, 2017 meeting to allow additional consideration of the case.

After the hearing, an additional elevation of each dwelling unit building was submitted. Also a revised elevation distribution plan has been provided, and in accordance with the Garland Development Code, the applicant has requested a Building Official waiver of the strict reading of the GDC for consideration that the variations of the elevations are satisfactory and the elevation plan is acceptable. All other submittal materials have remained unchanged.

SITE DATA

Currently the subject property consists of approximately 12.79 gross acres and 11.91 net acres. The site has approximately 955 linear feet of frontage along West Campbell Road and approximately 567 linear feet of frontage along North Shiloh Road. The development would be accessed from both roads.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 85-50 limits the list of allowable land uses on the subject property to uses similar to those in the Community Retail (CR) District. Residential use is not currently permitted; therefore, a Change of Zoning is required.

CONSIDERATIONS

1. This proposal is for Multi-Family (MF) District development. The residential dwelling

types proposed include single-family detached dwellings and two-family (duplex) dwellings. The Multi-Family (MF) District Section 2.39 (K) of the Garland Development Code includes these residential types as uses permitted. However, the uses are associated to specified district standards. Single-family must comply with the Single-Family-5 (SF-5) District standards. Two-family (duplex) homes must comply with the Single-Family-5 (SF-5) District standards. The development concept is intended to create a unique community consisting of single-family detached homes and duplex homes in a setting that more closely resembles a Multi-Family (MF) District development, as the proposal is a single-ownership tract and the dwelling units are to be rented. Therefore, the application requests Multi-Family (MF) District uses and standards with some deviations from the Multi-Family (MF) District standards.

2. The proposed development will consist of one-hundred fourteen (114) residential dwelling units in a gated multi-family dwelling community. In addition to the dwelling units the proposal includes a leasing office, pool, shaded amenity and open common area with a walking path and benches. The dwelling units are not traditional multi-unit buildings but consist of individual buildings containing one (a single-dwelling unit) or two units (a duplex). The unit count includes:

a. One Bedroom Units (single-dwelling unit)	34
b. Two Bedroom Units (duplex)	41
c. Three Bedroom Units (single-dwelling unit)	<u>39</u>
Total Number of Units	114

3. The development results in a density of 9.57 units per net acre, which is compatible with the surrounding area. The nearby single-family attached townhome and multi-family residential zoned densities include:

a. East	Shoal Creek townhomes	7.78 units per acre
b. North	Seven Oaks multi-family	16.0 units per acre
c. South	Equinox on the Park multi-family	17.0 units per acre

4. A number of development standard deviations are proposed with the Multi-Family (MF) District as the base district. The following is a comparison of the Multi-Family (MF) District standards established by the Garland Development Code (GDC) Table 2-4 Residential District Standards, and the proposed standards (**differences are in bold**):

STANDARD	MULTI-FAMILY (MF) DISTRICT	PROPOSED DEVIATION
Maximum Density	18 units per acre	10 units per acre
Minimum Yard Setback		
Adjacent to Street		
Front	20-feet	20-feet
Side	20-feet	20-feet
Rear	20-feet	20-feet
Not Adj. to Street		
Side	12-feet	10-feet
Rear	12-feet	10-feet
Minimum Dwelling Unit Area		
One Bedroom	650 square feet	650 square feet
Two Bedroom	800 square feet	1,000 square feet
Three Bedroom	950 square feet	1,200 square feet
Minimum Lot Width	75-feet	500-feet
Minimum Lot Depth	100-feet	500-feet
Maximum Lot Coverage	60 percent	40 percent
Maximum Building Height	40-feet	20-feet

In summary, the site layout results in lower density, less height, larger unit sizes for two- and three-bedroom units, larger lot width and depth, and less lot coverage. In addition, non-residential structures will not be higher than 20-feet.

The standards proposed at less than the Multi-Family (MF) District requirement are side and rear setbacks not adjacent to the street. The proposal would reduce those setbacks from twelve (12) feet to ten (10) feet. These setbacks occur along the south property line adjacent to the Equinox on the Park multi-family development which is improved with landscaping and parking along approximately seventy-five percent of the common property line, and the remaining area is improved with landscaping and two large multi-unit buildings. Along this property line the proposed site design places a row of single-dwelling units with a duplex unit at the east and west ends of the row. Except the eastern-most duplex, all of the proposed single and duplex unit backyards face towards the Equinox on the Park's side yard landscaping and parking areas.

5. Section 2.34 Regulations Applicable to all Residential Districts. (E) Yard Setbacks in all Residential Districts. (1) Yards Adjacent to Streets. (e) Garage Doors Facing Street or Alley. The application proposes to deviate from this standard. Garage doors facing the project's interior drive would be set at the drive edge, with no setback. However, the GDC requires a minimum setback of twenty (20) feet from the street or alley right-of-way line. The intent of a twenty (20) foot garage setback is to establish a street face with landscaped open areas in front of dwellings and to minimize views of residential service and storage areas. However, this project is proposed as a multi-family residential development; twenty foot setbacks to garage faces are not typical of multi-family developments.
6. Section 2.34 Regulations Applicable to all Residential Districts. (F) Height Limits in all Residential Districts. (2) Height of Non-Occupied Structures. The GDC allows structures a greater height up to fifty feet above the average grade of the building with a setback of an additional one foot for each foot greater than the district's height limit. As discussed above, the proposal would limit all non-occupied structures to no more than 20-feet in height.
7. Section 2.34 Regulations Applicable to all Residential Districts. (G) Parking in all Residential Districts. (1) Required Off-Street Parking, (2) Garages Required, and (3) Minimum Driveway Length. For single-family detached and two-family dwellings (duplex) off-street parking must be located within an enclosed garage. This project offers garage parking as an option with each unit and the overall ratio of garages is 0.34 per dwelling unit. Specifically, there are 226 parking spaces with the following distribution:

Garage spaces*	40	18%
Covered carport spaces	88	39%
Surface spaces uncovered	<u>98</u>	<u>43%</u>
TOTAL	226	100%

*One garage space is dedicated to serve as the site's maintenance garage.

Chapter 4 of the GDC, Article 2 Parking and Loading contains additional off-street parking provisions for multi-family developments. Fifty percent of the required parking spaces are in either an enclosed garage or a covered parking structure. Chapter 4 requires garage parking to be attached to the dwelling. This proposal deviates from the parking standard of attached garage parking. One-hundred twenty eight parking spaces

are covered, meeting the requirement of one covered parking space for each dwelling unit (there are 114 dwelling units). The detached covered parking and detached garage parking are within one hundred (100) feet of the dwelling being served. Dwelling units in the northeastern portion of the site are further than one hundred (100) feet to a covered or detached garage parking space.

In addition to parking, the project designates a loading space. This feature is not commonly included in single-family or two-family (duplex) residential developments. The loading area was recommended by staff for inclusion due to the compact site layout and observed deficiencies for loading space in existing multi-family communities.

- 8.** Section 2.38 2F, Two-Family (Duplex) District. The Multi-Family (MF) District allows two family (duplex) dwellings provided the development conforms to the 2F, Two-Family (Duplex) District standards. This proposal would implement the duplex two-family dwelling unit with unique standards as proposed under the Multi-Family (MF) District deviations contained in the project application and described throughout this report.
- 9.** Section 3.39. MF, Multi-Family District (G) Building Placement. The site layout proposes buildings aligned parallel and at ninety (90) degree angles to the street frontages. However, the GDC compels development with fifty (50) percent of the structures located within 100 feet of or visible from a public right-of-way to be positioned with the facades set at an angle of least thirty (30) degrees to the street right-of-way. Angled positioning of multi-story apartment buildings is typically enforced as a means of minimizing the visual impact of towering buildings on the street scape, particularly in suburban areas. This development proposes single-story buildings of no more than twenty (20) feet in height along the streets. In addition, proposed are solid eight-foot high masonry walls, or wood fences and ornamental metal fences, with landscaping separate the right-of-way and the buildings. The dimension between the right-of-way and the buildings along Shiloh Road varies from thirty-six (36) feet to thirty-three (33) feet, depending upon the placement of patio roof covers, on the north end of the property to forty-four (44) feet to forty-two (42) feet, depending upon the placement of patio roof covers, on the south end of the property. Along Campbell Road the distance between the right-of-way and the buildings are twenty-four (24) feet at the west end and twenty (20) feet on the east end of the property. The size and height of the buildings, as well as the larger distance to the buildings along Shiloh Road alleviates the angle requirement.
- 10.** Section 3.39. MF, Multi-Family District (G) (2) Building Separation. The GDC requires buildings be placed twenty (20) feet minimum between each other. This proposal minimizes that to six (6) feet. In review of safety considerations, the residential units will be fire sprinkled. Therefore, the residential units may be placed, for safety considerations, with six (6) foot separations as requested. The spacing between residential units and garages, however, will maintain a separation of ten (10) feet as required by fire safety limitations. In addition to safety considerations, the GDC establishes separations between buildings in order to provide light, air, and open spaces. However, this development conceives a compact community evoking an old-country atmosphere. Except this development proposes one-story buildings and features alley-like walkways with courtyard landscaping between buildings. Such compact communities typically lack substantial landscaping between buildings; the one-story construction will allow light and air to penetrate to the ground level whereas a multi-story development lessens the opportunity for light and air penetration.
- 11.** Section 3.39. MF, Multi-Family District (H) Exterior Construction requires exterior design of structures to comply with GDC Chapter 4 Article 6 – Building Design. Due to the proposed Multi-Family (MF) District zoning, it would be expected that the design

components of Section 4.83 Nonresidential & Multi-Family Building Materials and Design be implemented. However the proposal consists of one-story, ranch style dwellings more characteristic of single and two-family construction. Therefore, the application elects to use Section 4.84 Residential Building Materials & Design which is applicable to non-multi-family dwellings.

Masonry and Non-Masonry. The masonry construction materials and percentages are satisfied in the proposed application materials. However, the use of hardiboard (hardieboard) is proposed for portions of the building facades. Hardiboard is allowed as nonmasonry construction (twenty (20) percent or less of the façade area) for nonresidential and multi-family building materials and design. Further, residential design allows consideration of hardiboard with a Planned Development (PD) zoning.

Design Standards.

Garages are not only regulated by the GDC as described in #5 and #7 above, but also are addressed in Chapter 4 Article 6 – Building Design.

- The garage construction is proposed of like and similar materials to that of the primary structures.
- As a result of the proposed development having no driveways or attached garages for the dwelling units, the provisions for garage door at rear entry, “J” drives, “Swing” drives, and offset front entry are not provided.

Architectural Relief. Architectural requirements for dwellings includes architectural relief for street facing facades to contain offsets. The proposed development is internalized and consists of one-story buildings. The elevations that would be visible to the Shiloh Road frontage will be limited in visibility as a result of landscaping and a six (6) foot high masonry screen wall. The majority of the elevations visible to Campbell Road will be limited from view through placement of landscaping. The dwellings proposed will, however, have more exposure to the Campbell Road frontage. The visible portions of the buildings are the side facades which would be composed of brick walls, windows, pitched roofs, and open porches. The application proposes that the architectural relief not be required for this development and justifies the deviation due to the interior orientation of the buildings, perimeter screening, hardscape and landscaping.

Elevation Variation. The project does not propose to meet the minimum number of elevations (distribution of elevations). However, an Elevation Distribution Plan was submitted which demonstrates deviation from the standard. Along Shiloh Road, the elevation distribution plan shows that three (3) variations required by the GDC are not met. However, it should be noted that those street facing elevations are rear elevations of buildings which face the front yard. Further, the solid masonry wall and landscaping along Shiloh Road, combined with the low twenty (20) foot total building height, alleviate some elevation visibility along Shiloh Road.

A similar condition exists along Campbell Road where the side elevations of dwelling units repeats with two (2) elevations rather than three (3) variations. Although along Campbell Road in front of these elevations there is a view (metal ornamental) fence.

The front yard designation for this project is due to the Multi-family (MF) District development standards. The elevation distribution requirement is contained in the design standards for single-family, two-family, and townhouse residential buildings.

The elevation distribution standards serve to prevent the “cookie cutter” effect, where the facades in a residential development lack distinguishing characteristics. The

standards prevent duplication of three adjacent dwelling units on both sides, or on the four dwelling units directly across the street.

In the interior of the development, the primary building view is of the sides of dwelling units, where these are visible between parking garages and structures. Some units have exposure of the dwelling unit front doors and backyards facing onto the interior street

Design Elements. The development concept proposes the use of three (3) design elements per the GDC. These include:

- Multiple pane windows featuring either divided light or simulated divided light
- Split garage doors with separate doors for each vehicle bay
- Front covered porch with a minimum of forty (40) square feet useable space and a minimum depth of five (5) feet.

In addition, the project includes front porches with minimum six (6) inch columns and optional enclosed railing of at least thirty inches of height.

Windows and doors comprise more than twenty-five (25) percent of the wall area of the building front faces.

Carport support columns would deviate from the masonry column standard. The support columns are proposed as metal poles. Other applications for various types of development have implemented the use of various masonry column wrap. It is recommended to maintain the GDC standard and require that the metal poles be finished with a masonry material.

Patio Covers. In addition to the requisite building design considerations for materials and architectural elements, staff requested that patio covers be incorporated for the backyard porches. Although the backyards are small (at ten (10) and eight (8) feet wide and extending the entire length of the unit), shade is an important consideration contributing to cooling environments for outdoor entertaining and recreation. In response, the applicant is proposing six (6) shaded patios for residential units along Shiloh Road. Plan notes indicate these are optional due to the uncertainty of which units the patio covers will pair with. These shade structures would project into the front yard setback along with the backyard fences which are addressed below; staff recommends a condition that would allow both the backyard fences and the patio covers in the front yard setback. It is recommended that additional patio covers be included throughout the project, preferably for each dwelling unit.

- 12.**The GDC Section 2.39 MF, Multi-Family District (H) (2) Roofscapes requires the implementation of tile or architectural composition shingles. The elevations indicate asphalt roof shingles for the main roofing material on the gable roofs. The lean-to roofs (also identified as shed roof) above the front porches and rear patios are proposed as metal roofs. It is recommended that the roofing material of the lean-to roofs (shed roofs) be composed of asphalt roof shingles to match the main roofing material.

This section also regulates the placement of rooftop equipment, requiring that it be screened. Mechanical equipment will be contained in building attics, and air conditioner condensers will be ground-mounted and screened with landscaping. Other mechanical equipment and utility units will be ground-mounted throughout the development and screened from view where possible. Due to the compact site layout, these will be placed in areas otherwise intended for landscaping. Please refer to considerations below for parking lot landscaping and general area open space landscaping.

- 13.**Section 3.39. MF, Multi-Family District (I) Other Considerations.

Storage space will be provided within the individual units as part of the bedroom closet storage and utility room storage, by unit types the areas are:

Unit Type 1: 33 square feet (includes storage in closet and in utility area)
 Unit Type 2: 72 square feet (includes storage in closet, but no storage in utility area)
 Unit Type 3: 62 square feet (includes storage in closet, but no storage in utility area)

As a practice, combining utility (water heater, furnace, etc.) and storage spaces has been discouraged. In this proposal, eliminating the calculation of utility room storage from the proposed square feet of storage space would not reduce the area below the standard twenty-five (25) foot requirement.

A *clubhouse* is required to be constructed on-site and available to all residents of the development. Furthermore, a development with a minimum of two-hundred (200) dwelling units or less must have a clubhouse that is a minimum 2,500 square feet in size. This proposal features centralized amenities including a leasing office building which is comprised of two offices, a reception area, and two restrooms access from the exterior of the leasing office building. This building is not intended as a clubhouse and no clubhouse is proposed for the community.

Swimming pool(s) are required for multi-family developments. The swimming pools are required to have a surface water area of at least 800 square feet for projects with less than 250 dwelling units. This proposal includes a 1,000 square-foot surface area pool with a sun deck and spa.

Leisure areas are proposed as depicted on the Detail Plan (Exhibit C). These include a shade structure with seating near the leasing office/restrooms and pool as well as a passive trail that meanders through open space at the center of the project. Stone seating benches are proposed along the trail at intervals of approximately 100 feet. A bicycle rack to accommodate 7 bicycles is provided along the trail near the pool and cedar pergola (arbor) amenity. The leisure area improvements specified by the GDC include:

- 1,000 square-foot area (over 18,000 square feet is proposed),
- Two (2) pieces of play equipment (none proposed), or
- Other outdoor amenities: such as, picnic areas with tables, barbeque pits, arbors, or gazebos (pergola amenity with seating and passive open space area with trail and seating benches are proposed)

14. Street improvements. A Traffic Impact Analysis was not required; however, the Transportation Department requires street improvements including, on Shiloh Road a variable width right-of-way dedication with a maximum width of nineteen (19) feet for the purpose of a right-turn lane at Campbell Road. Also, additional right-of-way dedication with a variable width at a maximum of eight (8) feet along Campbell Road extending east from Shiloh Road is required. In addition, at the site entrance on Campbell Road a new median break would allow left turn movement into the development. The project would implement these requirements. A right-turn lane is not required for the project at either of its entrances.

15. Six (6) foot high wood fences surround the backyards of the dwelling units. Along the south property line the wood backyard fence serves a dual function as a perimeter fence. In addition, along Shiloh Road the six (6) foot high perimeter screening masonry wall

functions as the dwelling unit backyard fence with returns to the dwelling unit consisting of six (6) foot high wood fencing. The same condition is proposed for the western seventy-five (75) feet along Campbell Road. Front yard fences are allowed provided they are no more than three and one-half (3 ½) feet in total height. It is reasonable to allow the fences as proposed for two reasons. First, the positioning of the unit faces the dwelling units' backyards towards the overall project's front yard. In addition, the solid masonry wall obscures visibility into the front yard.

The project perimeter fences constructed of ornamental metal fence at a height of seven (7) feet are also located within the front setback. These fences connect to perimeter fencing required of the project by the GDC Chapter 4 landscape and screening requirements.

16. GDC Chapter 4 Article 3 – Screening & Landscaping, Section 4.34, 4.35, and 4.40. Exceptions to these GDC provisions are proposed.

Section 4.34 (A) requires forty (40) percent of the site to be landscaped and the site layout proposes forty (40) percent of the total site area in landscape area. A significant portion of the site's landscape area is contained in a creek bed and associated flood plain. The site design places an internal street and the leasing office/amenity area along the open space area offering a view of the undisturbed portion of the site.

Landscape buffers of minimum fifteen feet in depth are required along major thoroughfares. These buffers are satisfied along both Campbell Road with a fifteen (15) foot buffer and Shiloh Road is proposed with a twenty-one (21) foot variable width buffer that widens to over thirty (30) feet at its south end.

The plantings in these buffers is required with one large canopy tree for every thirty feet of frontage along with seven shrubs or ornamental grasses. On sites with large frontages of more than one hundred and twenty feet, large canopy trees may be substituted with small ornamental trees at a rate of one large canopy tree equals three small ornamental trees.

The development proposed along Shiloh Road makes use of the equivalency for small ornamental trees. Thus that buffer incorporates twenty-two (22) large canopy trees (including six (6) small ornamental trees). The development landscaping along Campbell Road is required to include 26 large canopy trees and these are provided in total.

However, the buffers are also required to include seven ornamental trees or ornamental grasses for every thirty lineal feet of landscape buffer. The applicant's intent is to comply with the GDC and no deviation is requested of this GDC standard although these plants are not shown on the landscape plans. Staff suggests that a condition be included to assure these planting requirements.

The landscape plan includes supplemental landscaping at the corner of Shiloh Road and Campbell Road and at the site entrances.

Also, the planter zone for the trees is required at six (6) feet in total width. However, there are multiple easements that restrict it, along with the demands of the site layout; therefore, the planter width is reduced. A four (4) foot planter is proposed along Shiloh Road and a five (5) foot planter is proposed along Campbell Road. The development proposal includes this planter zone width as a deviation from standards for the PD District.

- 17.** Parking lot landscaping is required per Chapter 4 Article 3. Though the landscape plans show some landscaping scattered throughout the parking areas, the application proposes to deviate from parking lot landscaping requirements. In compliance, one large canopy tree is provided for every ten (10) parking spaces.

The deviation is requested for the remainder of the parking lot landscaping requirements contained in Section 4.34 (A) and (B). Except, the requirement of up to thirty-five (35) percent of the required large canopy trees may substitute with small ornamental trees would be modified to up to fifty (50) percent. This is requested due to the compact style of development and associated need for meters, transformers, phone pedestals, sidewalks. The deviation justification indicates that if required, the parking area landscape requirements would be provided in other areas of the site. Landscaping is provided in other areas of the site including in the open spaces, at the entrances, and along the sidewalks between dwelling units.

- 18.** Perimeter screening for this development is proposed along the north, west, and south property lines. A deviation is proposed for the area of the east property line due to the existing creek and heavily wooded land. Otherwise along the perimeter, screening is provided in conformity with Chapter 4 Article 3 Division 5.

Along the north side of the property a six (6) foot high ornamental fence will be installed with landscaping. At the west end of the north boundary, the ornamental fence transitions to a solid masonry fence also at a height of six (6) feet with landscaping, placed where dwelling unit backyards face the street. Along the west side of the site a six (6) foot high brick masonry wall with landscaping extends to the south entrance where a six (6) foot high ornamental fence encloses the site. At the south side of the property the six (6) foot high ornamental fence extends to the first dwelling unit. At that point, the ornamental fence terminates and the dwelling unit backyard's six (6) foot high wood cedar fence which provides screening. The backyard fencing continues eastward to the east side of the eastern-most dwelling unit's backyard. From that point the fencing reverts to a six (6) foot high ornamental fence that extends to the west edge of a sanitary sewer line and extends north to join with a proposed retaining wall in the open space at the east side of the property. The ornamental view fence is consistent with fencing of property in the area. The solid fencing and masonry wall is also consistent with the character of the general area and the masonry wall serves to screen the backyards of dwelling units along the street.

- 19.** Refuse enclosures are provided throughout the development. The refuse enclosures are to comply with the GDC standards of Chapter 4 Article 3. The materials on the enclosure walls will be consistent with the building exteriors.
- 20.** Three monument signs are proposed for the development. One is placed at the corner of Shiloh Road and Campbell Road integrated with the proposed brick perimeter wall. That sign conforms to the GDC sign requirements. The two other monument signs are located at each of the site's entrances. The project narrative proposes that these signs be allowed a total height of fifteen (15) feet. However, the plans show the signs are monument signs with a proposed height of fourteen (14) feet whereas the maximum GDC height for monument signs is seven (7) feet. The applicant has indicated that the additional one (1) foot of height proposed in the narrative will allow for adjustments if greater height need is discovered during construction. All signs meet the other sign requirements including a five foot minimum setback.

- 21.** The Multi-Family (MF) District accommodates single-family detached dwelling units and two-family (duplex) dwelling units with development standards per the Single-Family-5

(SF-5) District. The resulting character of development of the SF-5 District would consist of a subdivision style development with individual lots being 5,000 square feet or 4,750 square feet on average. These developments would also have street frontages for each lot, five (5) foot setbacks between buildings, ten (10) foot rear yards, minimum dwelling sizes of 1,500 square feet, a maximum fifty (50) percent lot coverage, and a maximum building height of thirty-five (35) feet. Other requirements apply such as building materials and elements. The GDC includes the two-family and single-family as an option to develop a traditional subdivision within a Multi-Family (MF) District.

However, the subject application seeks to deviate from the GDC and proposes single- and two-family dwelling units in a multi-family regime with modified standards of development that include both multi-family and single-family standards. The proposal introduces a concept not included in the GDC which was crafted and adopted in 2015. Deliberative and focused analysis was undertaken to craft the GDC in response to the Envision Garland Plan as well as community values desires and needs. A key area of which is to elevate the quality and aesthetic of Garland development. Thoughtful consideration should be given as to whether this project elevates the community.

In balance, the GDC offers flexible opportunities for deviations from its standards and development requirements. It is recognized that Garland's zoning environment contains multiple Planned Development Districts each with their own unique uses and standards. However, each one stands independent on its own merits.

COMPREHENSIVE PLAN

Located within the Vital Neighborhoods Building Block, the Envision Garland Plan designates the subject property as Urban Neighborhoods.

Urban Neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character. This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

Urban Neighborhoods are characterized by moderate to high density single-family attached and multifamily residential units, greater than 12 dwelling units per acre. Developments within this category generally are predominantly residential, but may include compatible non-residential uses.

The Vital Neighborhoods Building Block recognizes that neighborhoods are an important asset in creating the community's desired future. The "Urban Neighborhoods" neighborhood type is one of three neighborhood types identified by the Envision Garland plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east, northeast and to the south of the subject property are zoned and developed for attached residential units including apartments and townhomes. At the northeast corner of Shiloh Road and Campbell Road is a commercial development consisting of a bank, minor automobile repair, and a shopping center anchored by a Kroger grocery store/supermarket. The proposed development's residents would likely bring additional customers to those commercial establishments. However, if the development does not age well, it could have a detrimental effect on the commercial center.

The proposal is for single-story, one and two-dwelling units. The nearby and adjacent residential development consists of two-story single-family attached townhomes; and two separate three-story multi-family apartment developments. The densities of the townhome development is slightly less than the proposed development. However, the townhome and proposed development are separated by a creek with substantial tree and under-story growth which visually obscures any potential impacts. The densities of the multi-family apartments are over one and one-half times that of the proposed development. In sum, the proposed height and density characteristic of the proposed development is not incompatible with the existing development.

The Multi-Family (MF) District is intended for attached residential dwellings in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. This district allows low-rise to mid-rise multiple-family dwellings that are renter-occupied or owner occupied (condominiums). The character of the proposed development represents a compact horizontal rather than vertical development; minimizes distances between buildings; and eliminates multiple streets and alleyways between dwelling units. The development also is intended to offer dwellings that are renter-occupied.

STAFF RECOMMENDATION

Denial of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) Uses.

The subject property is generally acceptable for Multi-Family (MF) District zoning, and a variety of other zoning districts for development including the existing retail, potential employment, and other districts supported by the Envision Garland Plan policies and its Urban Neighborhoods Land Use designation. This proposal would offer an alternative type of residential community, though concerns are raised regarding its mid-to-long term viability and its appropriateness for and ability to elevate the community. A Planned Development (PD) District should encourage flexible and creative planning, ensure compatible uses, allow for adjustment of changing demands to meet the current needs of the community and to result in higher quality development for the community than would result from the use of standard zoning districts. It is the final portion of the purpose that gives pause to a favorable recommendation. The Multi-Family (MF) District includes in its uses the ability to develop single-family and two-family dwellings as discussed above. The number of deviations from development standards creates a highly compact development. An example of deviation is the lack of landscaping provided for parking areas due to the need for utility and fit of project elements. The internal streets are lined with parking that includes minimal landscaping and views of garages or side building elevations. While a Planned Development (PD) District seeks to modify standards, those modifications should be embraced with higher levels of quality. Such components, using the parking area as an example, could include internal streets that focus parking to the fringes in less visible areas, front the buildings along streets creating a boulevard effect and walkable front yards along the dwelling units.

The Planned Development (PD) District and its supporting Detail Plan is uniform with the establishing predictable design; however, concerns remain about the proposed use and Detail Plan as presented. As such, staff is unable to support the proposal. Several recommendations have been stated in the analysis within this report should the request be approved, although inclusion of these would fail to relieve staff's concerns as they are provided here for consideration.

ADDITIONAL INFORMATION

Location Map

PD Conditions
Approved Concept Plan
Photos

CITY COUNCIL DATE: May 16, 2017

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PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-05

- I. Statement of Purpose:** The purpose of this Planned Development is to approve an amended Concept Plan and a Detail Plan for Dwelling, Multi-Family.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Multi-Family (MF) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

Concept Plan: Development shall be in general conformance with the Concept Plan set forth in Exhibit C; however, in the event of conflict between the Concept Plan and the written conditions, the written conditions shall apply.

Detail Plan: Development shall conform to the Detail Plan set forth in Exhibit D; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply. Approval of a Detail Plan is required prior to any development on any of the tracts reflected on the Concept Plan.

V. Specific Regulations to the Detail Plan:

- A. Permitted Uses: All uses are prohibited except Multi-Family Uses as shown on the Detail Plan.
- B. Maximum Density: Ten (10) units per net acre.
- C. Maximum Building Height: The maximum building height shall be limited to twenty (20) feet.
- D. Minimum Yard Setback, Not Adjacent to a Street:
- Side ten (10) feet
 - Rear ten (10) feet

- E. Minimum Dwelling Unit Type and Area. The following are the specified dwelling unit number of bedrooms and areas. Efficiency units shall not be allowed and the maximum number of bedrooms per dwelling unit shall be three. Each dwelling unit type shall meet the following minimum dwelling unit area, however larger dwelling unit areas are allowed:
- One Bedroom 650 square feet
 - Two Bedroom 1,000 square feet
 - Three Bedroom 1,200 square feet
- F. Minimum Lot Width and Minimum Lot Depth. The development shall be on one lot as shown on the Detail Plan.
- G. Maximum Lot Coverage. The maximum lot coverage shall be forty (40) percent.
- H. Yard setbacks in all Residential Districts. Yards adjacent to Streets. Garage Doors Facing Street or Alley. Garage doors facing the internal street shall be allowed with no setback from the street.
- I. Structures in Front Yards. Backyard fences and patio covers shall be allowed in the front yards. In addition, perimeter fencing shall be allowed in the front yards.
- J. Height limits in all Residential Districts. Height of Non-Occupied Structures. Non-occupied structures are allowed to a maximum height of 20-feet.
- K. Garage Parking (Enclosed Parking). Garage parking shall be provided as an option for the dwellings and shall be provided at a minimum ratio of 0.3 garage spaces per dwelling unit.
- L. Building Placement: Building placement is allowed with the building facades parallel to the adjacent street frontage.
- M. Building Separation: Except where greater separation is required for public safety standards, buildings shall be no closer than six (6) feet to one-another.
- N. Elevations: Building elevations shall be in general conformance with approved elevations set forth in Exhibit E.

- Architectural relief is not required.
- Elevation variation shall be allowed as shown on the Elevation Distribution Plan (Exhibit F)
- Front porches shall be allowed with the option of an enclosed railing of at least thirty inches of height.
- Carport support columns may be of bare metal poles.
- Six of the units along Shiloh Road shall include backyard patio covers.

O. Amenities: The property amenities shall be provided as shown on the Detail Plan (Exhibit D) and Landscape Plan (Exhibit G) and shall include:

- A leasing office and two restrooms,
- A swimming pool with a minimum 1,000 square feet of water surface area,
- A leisure area with shade pergola structure, seating, bicycle parking, and
- An open space area with walking path/trail and seating benches.

P. Buffer Planter Zone Width:

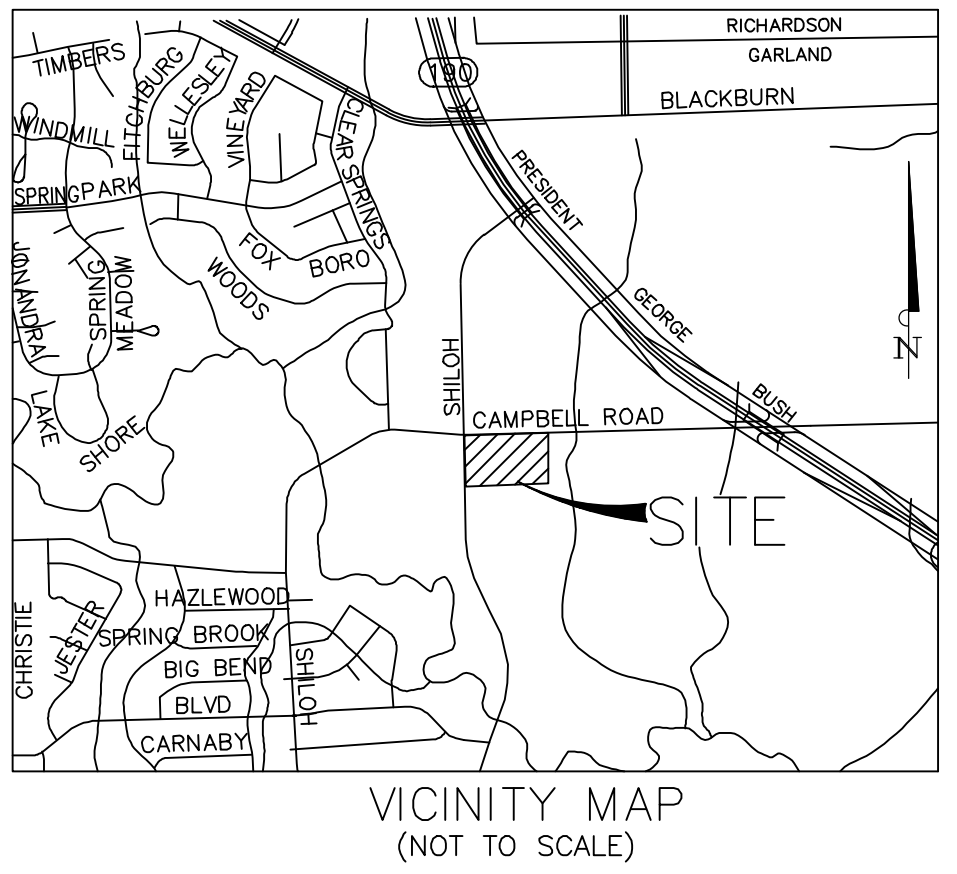
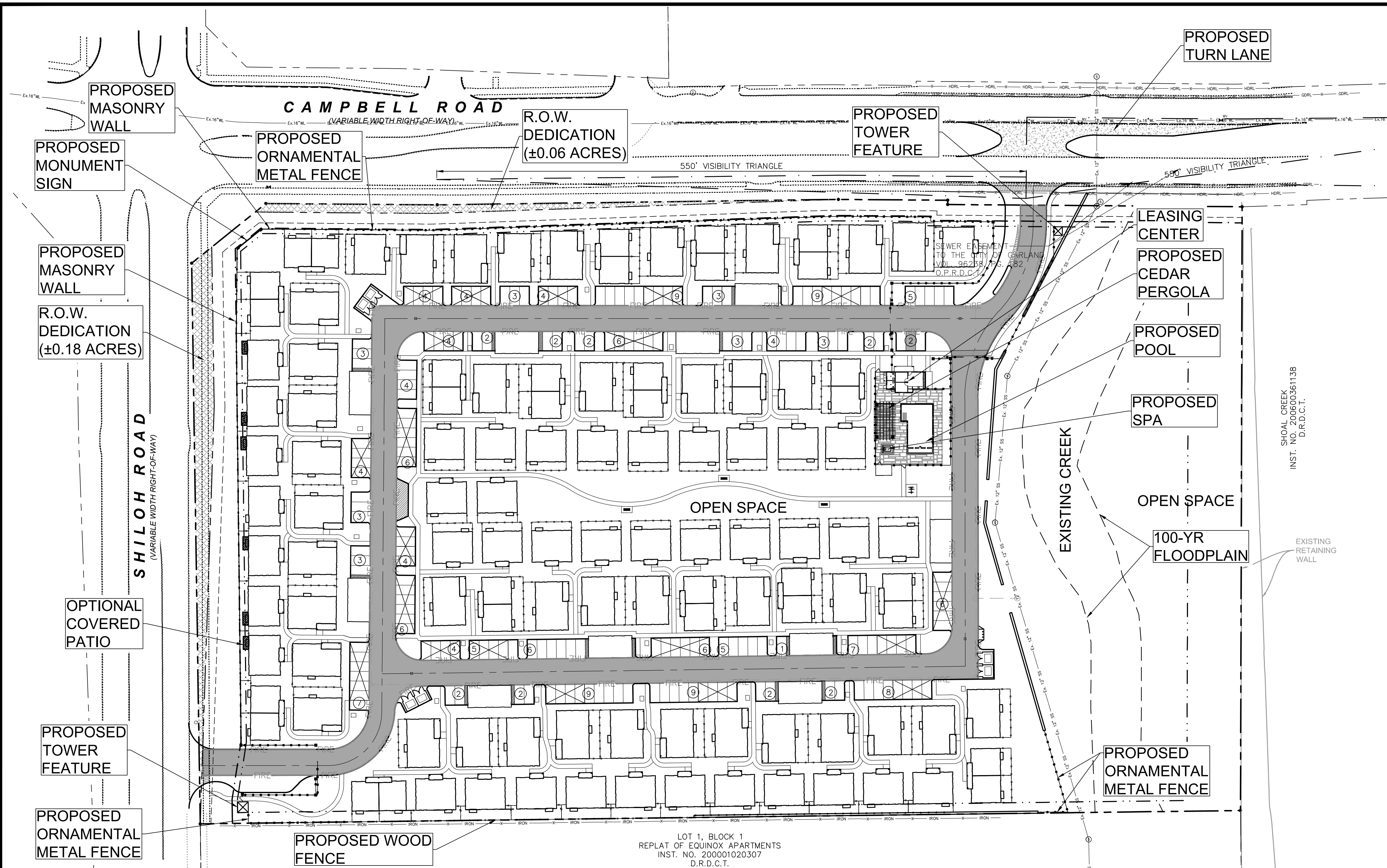
- The width of the planter zone along Shiloh Road shall be no less than four (4) feet.
- The width of the planter zone along Campbell Road shall be no less than five (5) feet.

Q. Parking Lot Landscaping:

- One large canopy tree shall be provided for every ten (10) parking spaces.
- Fifty (50) percent of the required large canopy trees may substitute with small ornamental trees.
- If parking lot landscaping is not provided within parking areas, then that landscaping shall be provided in other areas of the site rather than the parking lot.

R. Screening From Single-Family Attached Residential District: The existing natural vegetation shall serve as screening between the proposed multi-family development and the single-family attached residential development located to the east of the subject site.

- S. Landscaping. Except as provided in these conditions, landscaping shall be in general conformity to the Landscape Plan in Exhibit G.
- T. Signs. One monument sign shall be allowed at each entrance to the development. The maximum height of the monument signs shall be fifteen (15) feet. Signs shall be placed as shown on the Detail Plan Exhibit D.



CONCEPT PLAN
for
Avilla Creekside
557,328 s.f. out of P.H. Rice
Survey
Abstract Number 1241
City of Garland
Dallas County, Texas
1 of 1

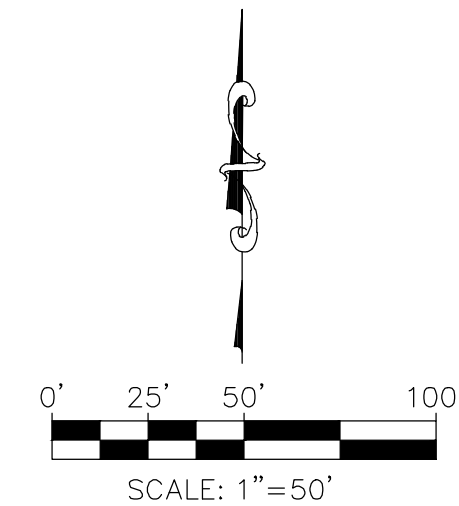
BGE
BGE, Inc.
500 West 7th St., Suite 1800
Forth Worth, TX 76102
Tel: 972-887-6130 • www.bgeinc.com
TBPE Registration No. F-1046
Contact: David Greer
Tel: 817-872-6005

OWNER:
PETER W. BALDWIN
9400 N. CENTRAL EXPRESSWAY
SUITE 320
DALLAS, TX 75213

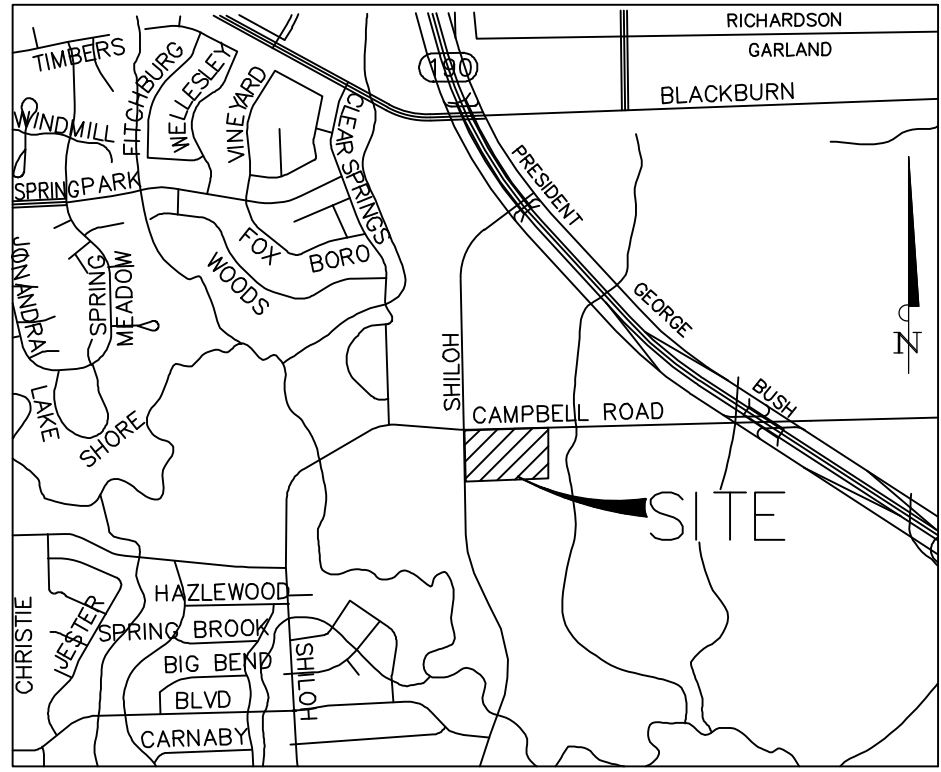
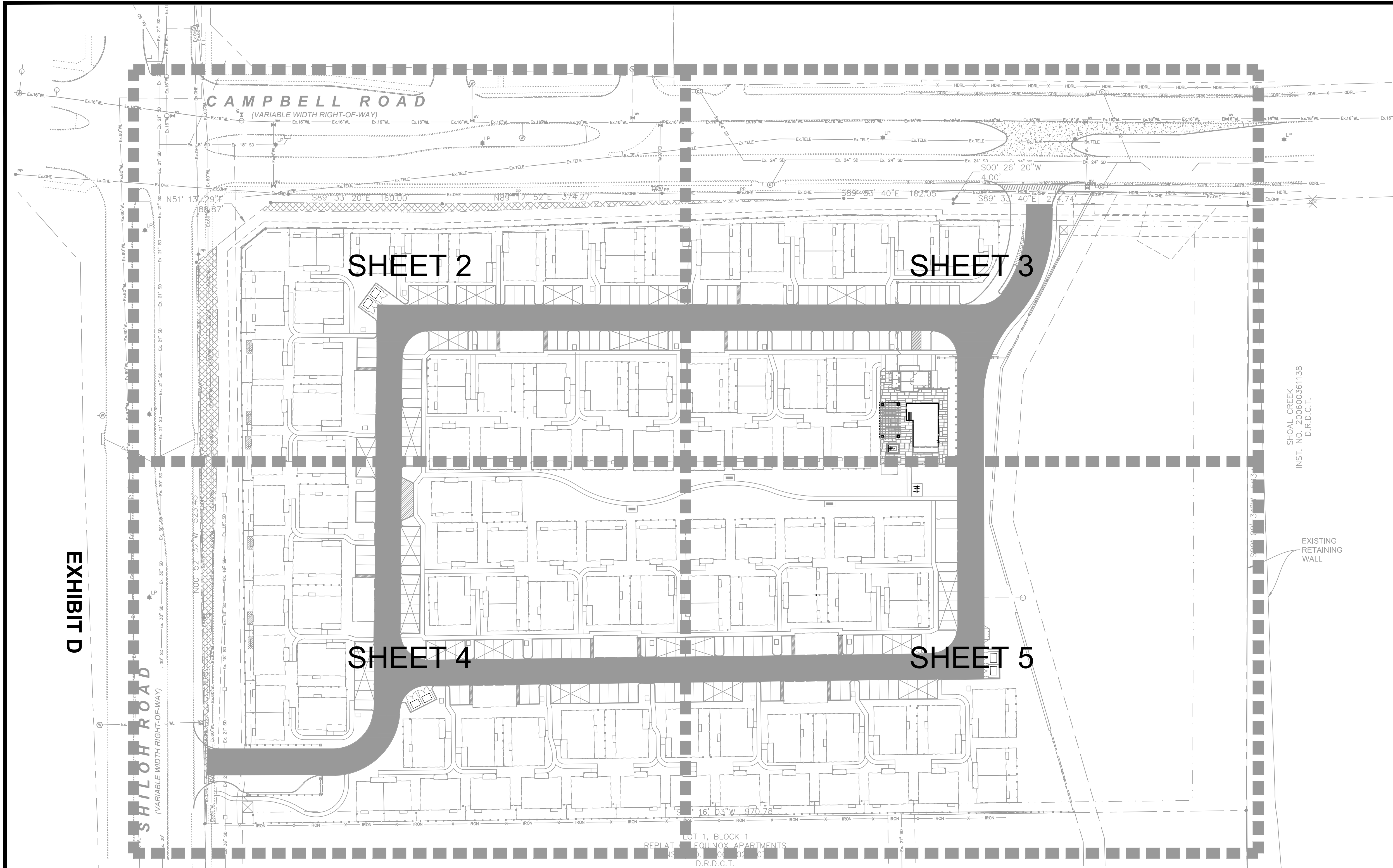
ENGINEER:
BGE, INC.
500 WEST 7TH ST., SUITE 1800
FORT WORTH, TX 76102
(817) 872-6005
CONTACT: DAVID GREER

DEVELOPER:
NEXMETRO COMMUNITIES
THREE ENERGY SQUARE
6688 N. CENTRAL EXPRESSWAY
SUITE, 278
DALLAS, TX 75206
(972) 795-00391

- 1-BEDROOM UNIT
- 2-BEDROOM UNIT
- 3-BEDROOM UNIT
- 4 CAR GARAGE
- COVERED PARKING (CARPORT)
- DUMPSTER ENCLOSURE
(6' MASONRY SCREENING WALL
TO MATCH BUILDING WITH 6'
SOLID METAL GATES)
- FIRE LANE (CONCRETE)



BENCHMARKS	
PRIMARY BENCHMARK	
CITY OF GARLAND MONUMENT #60	
N: 7044539.63	E: 2527286.32
ELEV. = 584.25	
ON-SITE BENCHMARKS	
BM#1:	
SANITARY SEWER MANHOLE, APPROX.	
350 L.F. N.W. OF S.E. PROPERTY CORNER	
N: 7042293.90	E: 2531866.48
ELEV. = 538.75	



SITE DATA SUMMARY TABLE

GENERAL SITE DATA			
ZONING - CURRENT	PD-85-50 (RETAIL)		
ZONING - CHANGE	PD WITH MF BASE		
LAND USE	RESIDENTIAL		
GROSS LOT AREA (SQUARE FEET / ACRES)	557,328	12.79	
NET LOT AREA MINUS ROW DEDICATION (SQUARE FEET / ACRES)	546,874	12.55	
BUILDING FOOTPRINT AREA (SQUARE FEET)			
1 BEDROOM	34	664	22,576
2 BEDROOM	41	1,041	42,681
3 BEDROOM	39	1,237	48,243
LEASING CENTER		624	624
TOTAL (UNITS / SQUARE FEET)	114		114,124
BUILDING HEIGHT (STORIES)			
RENTAL UNITS			1
LEASING CENTER			1
BUILDING HEIGHT (FEET - DIST. TO TALLEST BUILDING ELEMENT)			
RENTAL UNITS			20
LEASING CENTER			30
FLOOR AREA RATIO			0.2087:1
SITE COVERAGE (REFERENCE LANDSCAPE PLAN)			
PARKING COUNT			
REQUIRED PARKING RATIO (PER MF STANDARDS)			
1.5 SPACES PER 1 BEDROOM UNITS			51 SPACES
2 SPACES PER 2 BEDROOM UNITS OR LARGER			160 SPACES
TOTAL REQUIRED PARKING			211 SPACES
PROVIDED PARKING			
GARAGE SPACES (INCLUDING 1 MAINTENANCE BAY)			40 (18%)
COVERED SPACES			88 (39%)
SURFACE SPACES			96 (43%)
TOTAL PARKING PROVIDED*			224 SPACES
ACCESSIBLE / VAN REQUIRED			1
ACCESSIBLE / VAN PROVIDED			2
LOADING AREA (11'x30') PROVIDED			1
* PROVIDED PARKING SHALL MEET THE MINIMUM REQUIRED. ADDITIONAL SPACES IN EXCESS OF MINIMUM REQUIRED MAY BE CONVERTED TO OPEN SPACE AS NEEDED DURING PERMIT PHASE.			

EXHIBIT D



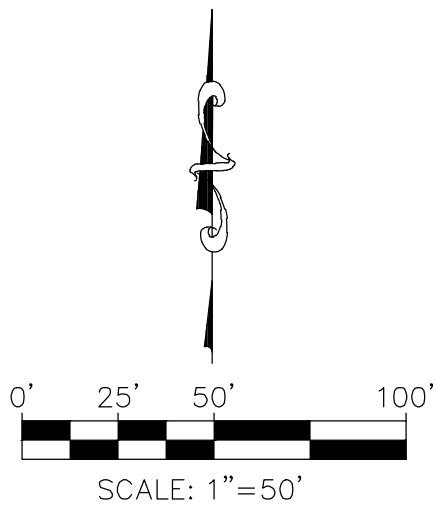
BGE, Inc.
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PRIMARY BENCHMARK	
CITY OF GARLAND MONUMENT #60	
N: 7044539.63	E: 2527286.32
ELEV. = 584.25	
ONSITE BENCHMARKS	
BM#1:	
SANITARY SEWER MANHOLE, APPROX.	
350 L.F. N.W. OF S.E. PROPERTY CORNER	
N: 7042293.90	E: 2531866.48
ELEV. = 538.75	

DETAIL PLAN
for
Avilla Creekside
557,328 s.f. out of P.H. Rice Survey
Abstract Number 1241
City of Garland
Dallas County, Texas
1 of 5

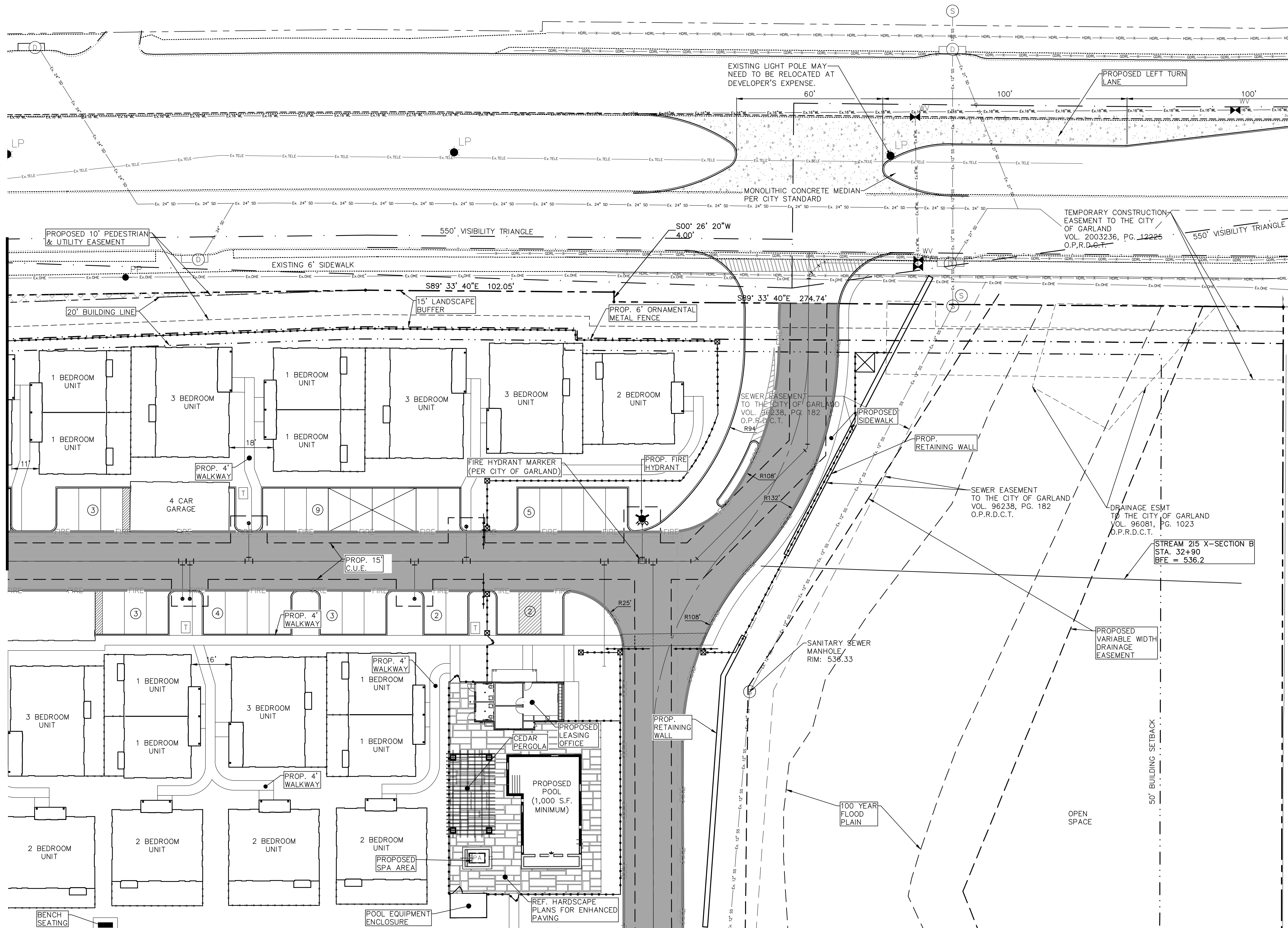
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DATE: 04-03-2017



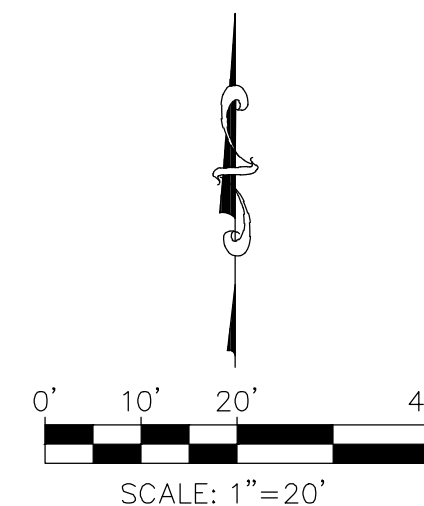
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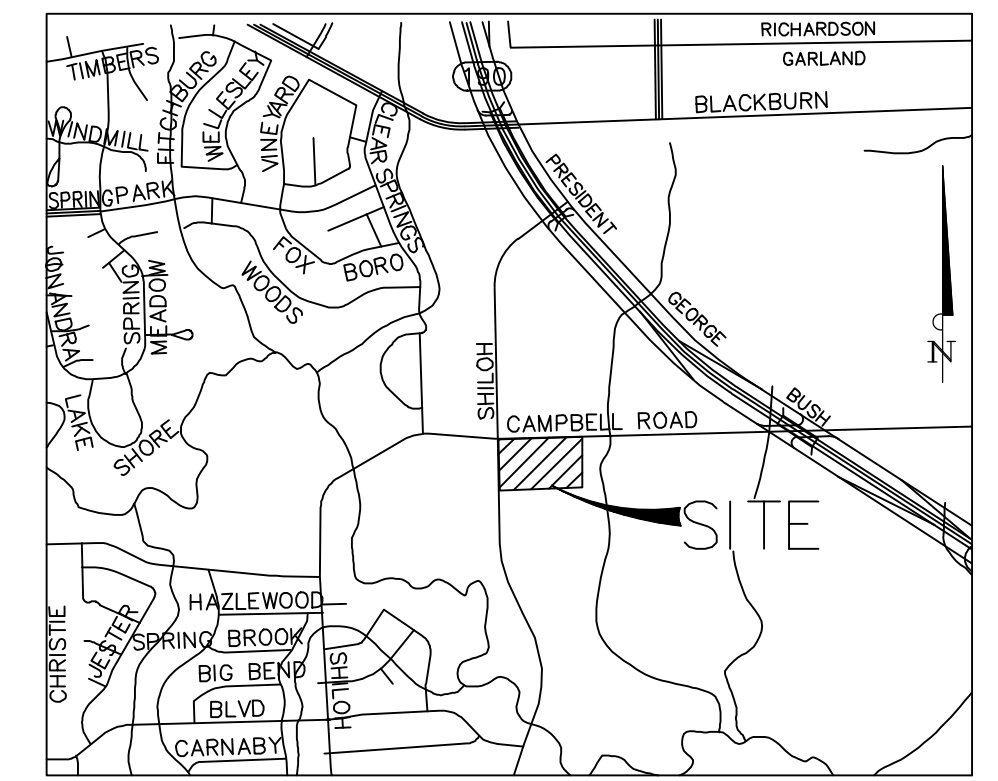
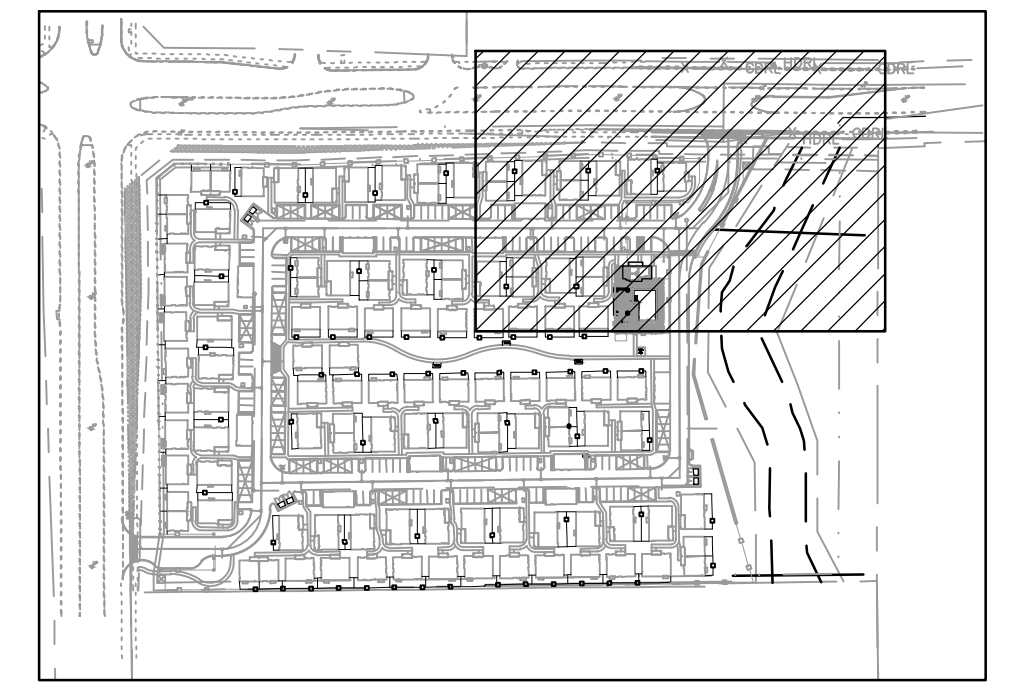
DEVELOPER
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DALLAS, TX 75206
(972) 795-00391



MATCH LINE SHEET 5



<u>BENCHMARKS</u>	
<u>PRIMARY BENCHMARK</u>	
CITY OF GARLAND MONUMENT #60	
N: 7044539.63	
E: 2527286.32	ELEV. = 584.2
<u>ONSITE BENCHMARKS</u>	
BM#1:	
SATISFACTORY SEWER MANHOLE, APPROX.	
350 L.F. N.W. OF S.E. PROPERTY CORNER	
N: 7042293.90	
E: 2531866.48	ELEV. = 538.7

VICINITY MAP
(NOT TO SCALE)

KEY MAP
N.T.S.

-
- 1-BEDROOM UNIT
- 2-BEDROOM UNIT
- 3-BEDROOM UNIT
- 4 CAR GARAGE
- COVERED PARKING (CARPORT)
- DUMPSTER ENCLOSURE
(6' MASONRY SCREENING WALL
TO MATCH BUILDING WITH 6'
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- FIRE LANE (CONCRETE)
- R.O.W. DEDICATION

DETAIL PLAN for Avilla Creekside

557,328 s.f. out of P.H. Rice Survey

Abstract Number 1241

City of Garland
Dallas County, Texas

3 of 5

CITY CASE NUMBER: 160920-1
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DETAIL PLAN
for
Avilla Creekside
557,328 s.f. out of P.H. Rice Survey
Abstract Number 1241
City of Garland
Dallas County, Texas
4 of 5



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SOLID METAL GATES)
- FIRE LANE (CONCRETE)
- R.O.W. DEDICATION
- OPTIONAL COVERED PATIO

LOT 1, BLOCK 1
REPLAT OF EQUINOX APARTMENTS
INST. NO. 200001020307
D.R.D.C.T.

BENCHMARKS

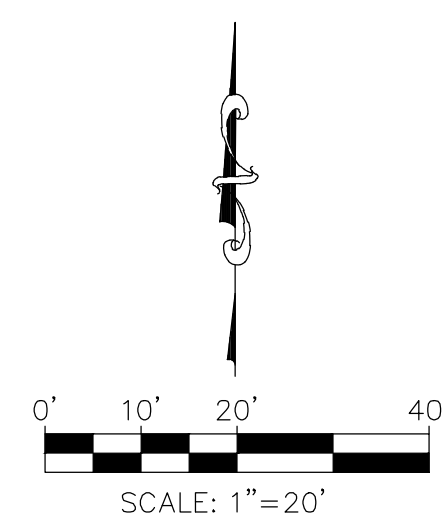
PRIMARY BENCHMARK

CITY OF GARLAND MONUMENT #60
N: 7044539.63
E: 2527286.32
ELEV. = 584.25

QNSITE BENCHMARKS

BM#1:
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350 L.F. N.W. OF S.E. PROPERTY CORNER

N: 7042293.90
E: 2531866.48
ELEV. = 538.75

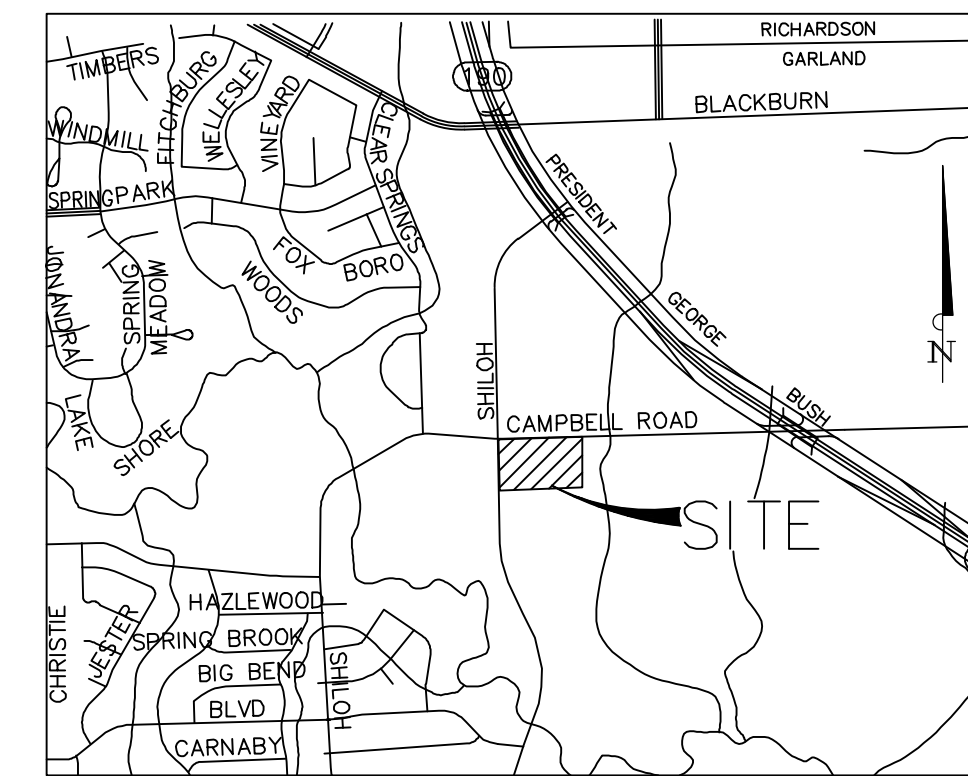
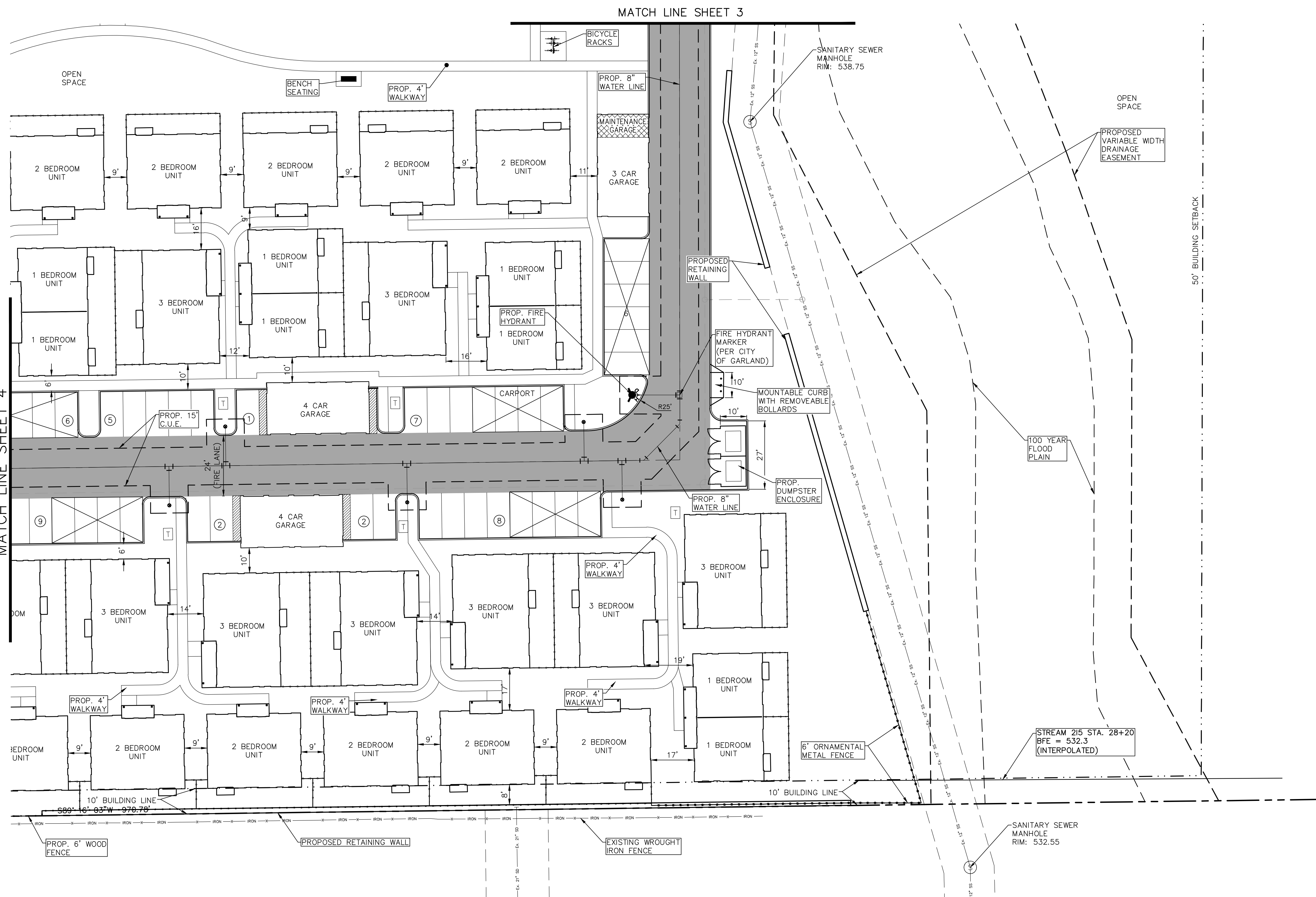


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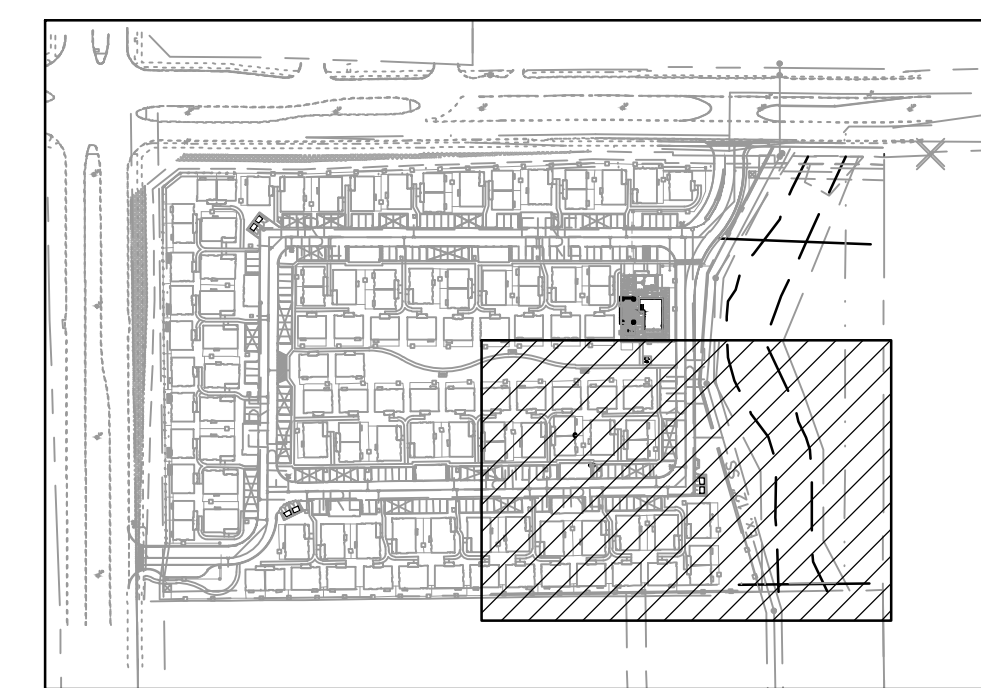
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VICINITY MAP
(NOT TO SCALE)



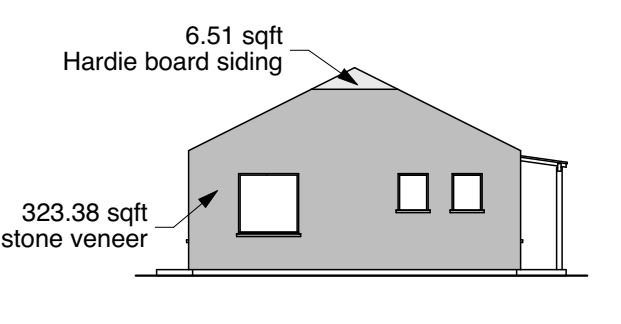
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N.T.S.

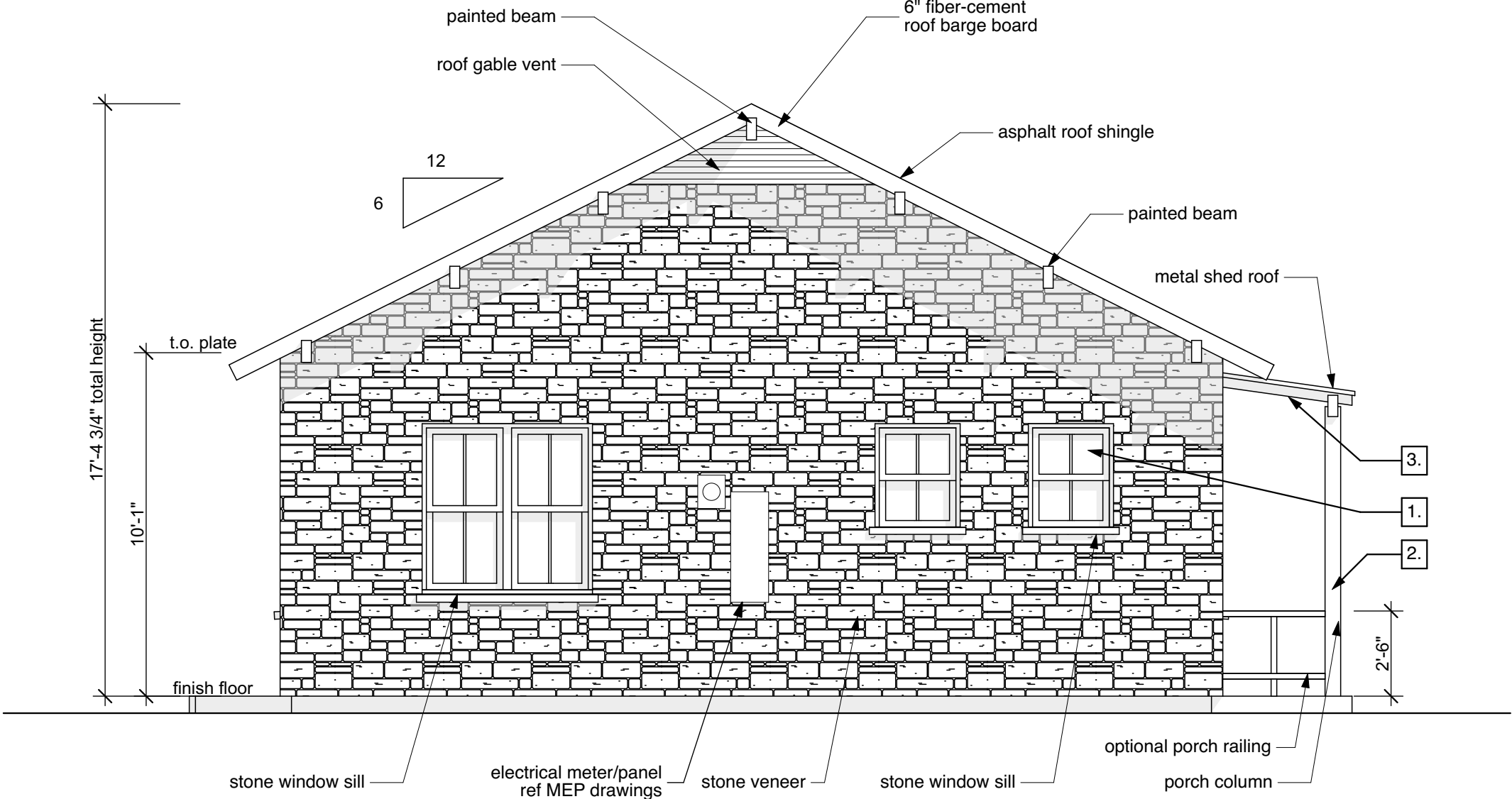
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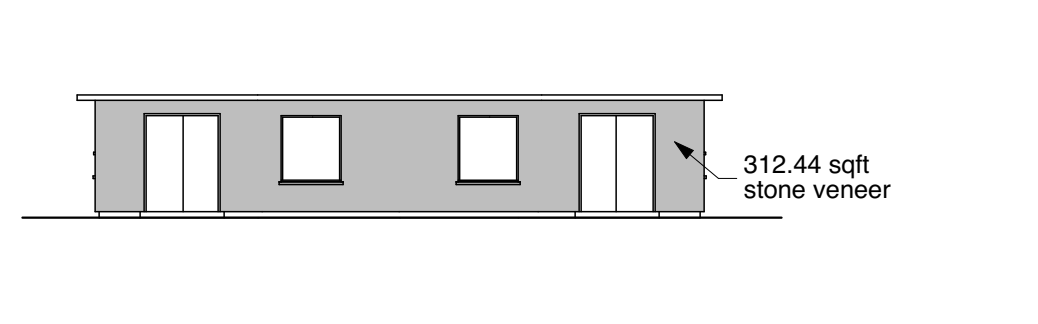
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DATE: 04-03-2017

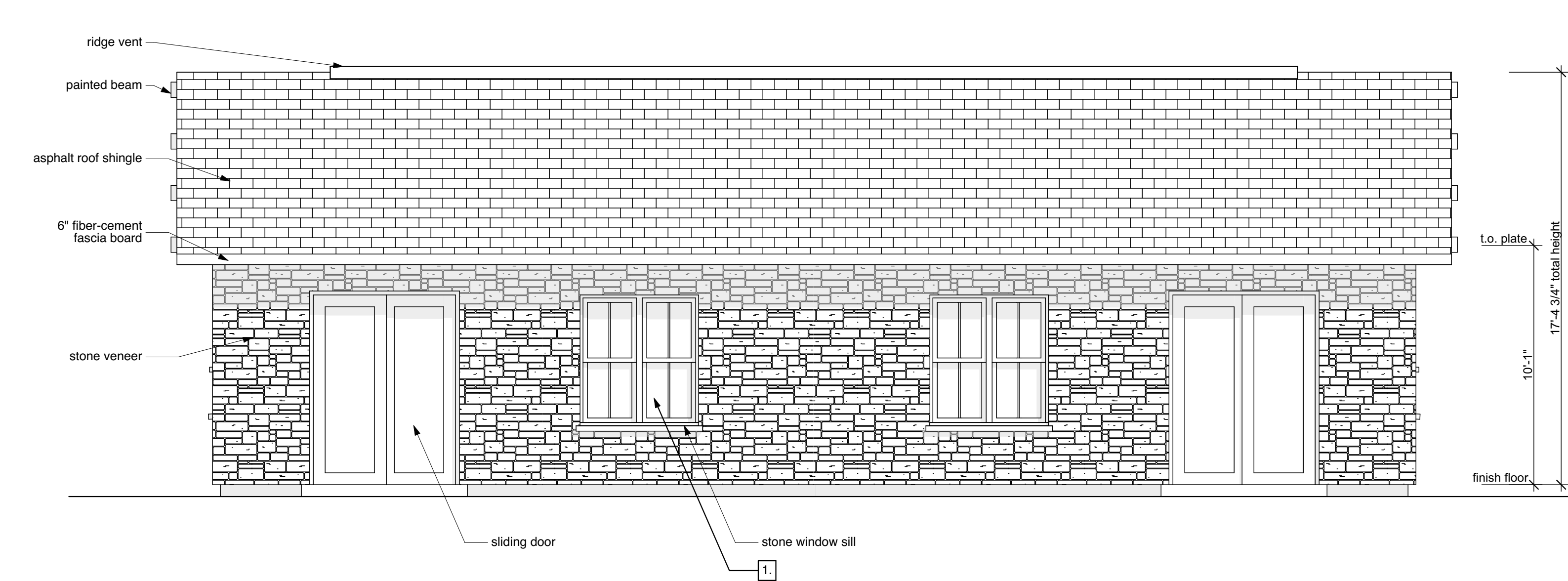
CITY CASE NUMBER: 160920-
DATE: 04-03-2017

Architectural Elements Table - 1A		Facade Materials Table - 1A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	323.38 sqft	98%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%	
SUM TOTAL			329.89 sqft	100%	

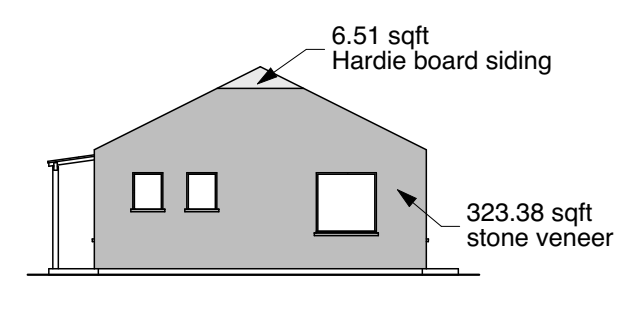


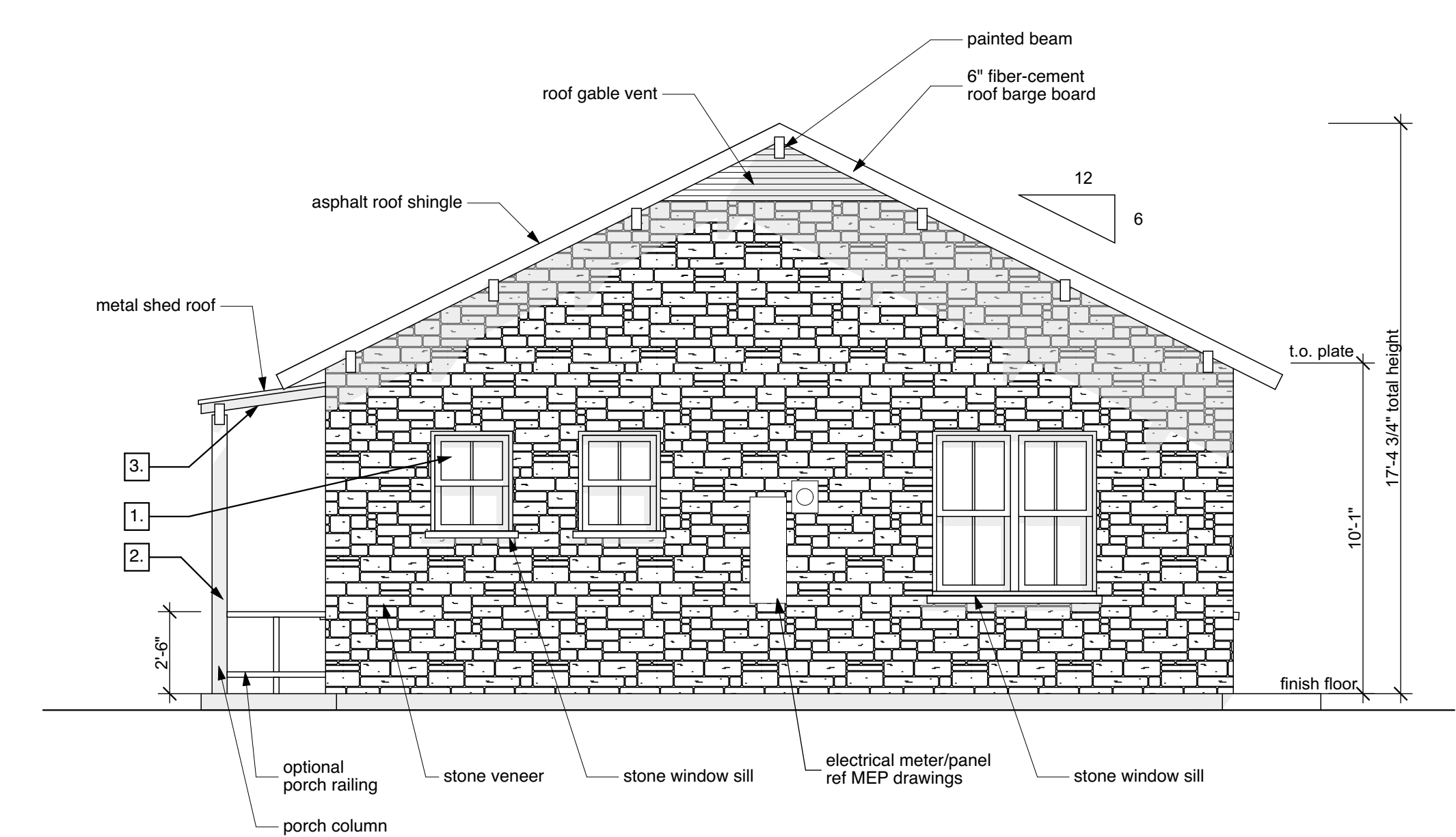
04 Left Elevation - 1A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 1A		Facade Materials Table - 1A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	312.44 sqft	100%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA	
SUM TOTAL			312.44 sqft	100%	

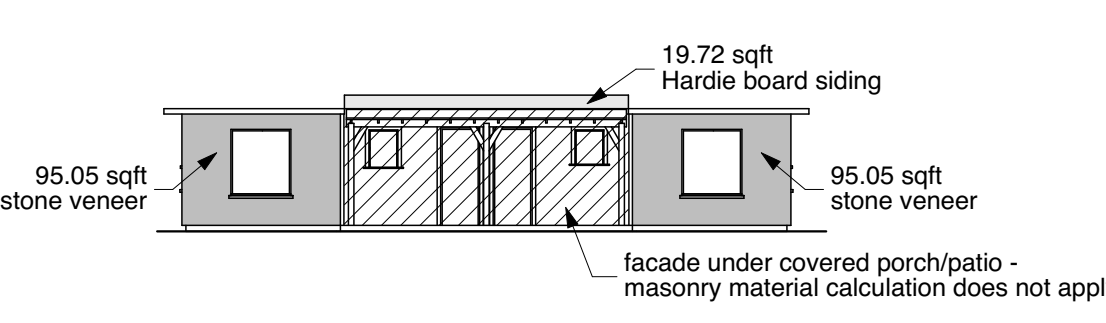


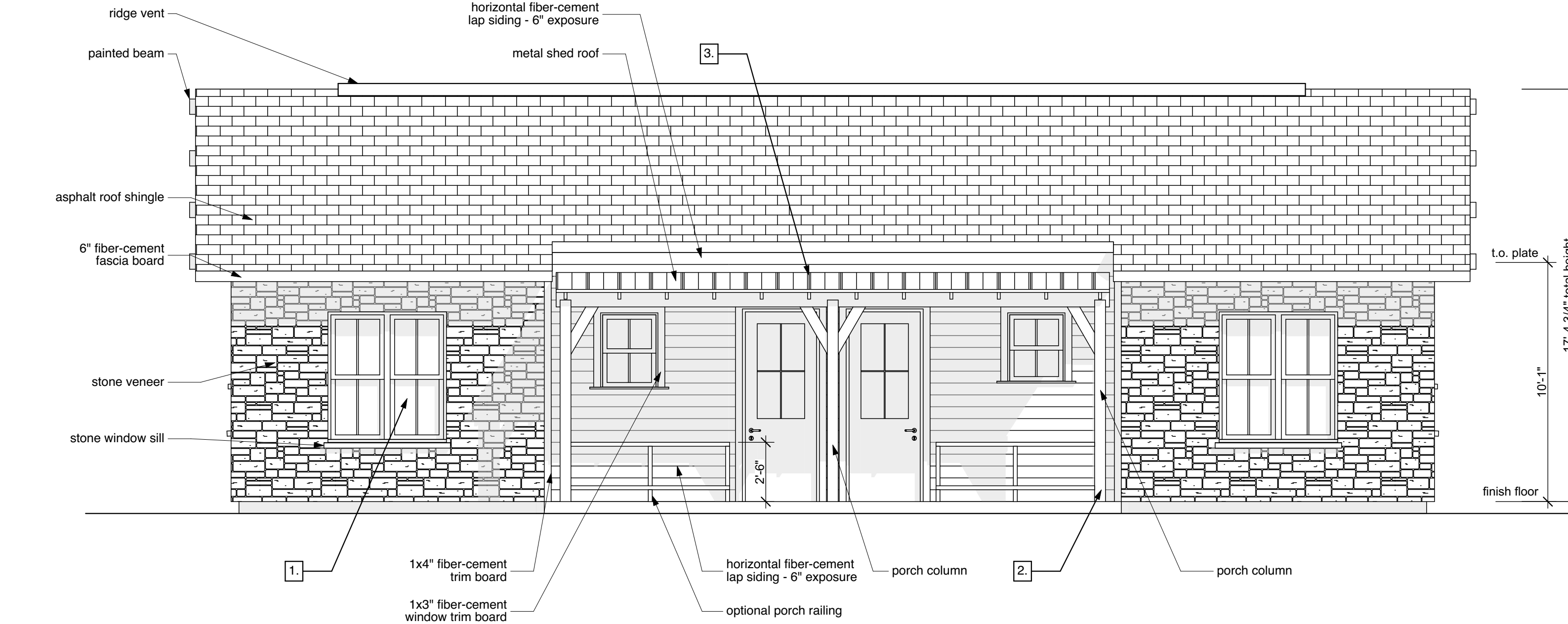
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SCALE: 1/4" = 1'-0"

Architectural Elements Table - 1A		Facade Materials Table - 1A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	323.38 sqft	98%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%	
SUM TOTAL			329.89 sqft	100%	



03 Right Elevation - 1A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 1A		Facade Materials Table - 1A				Front Facade Window/Door Percentage - 1A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%		27.57 sq ft	32.31 sq ft	10.14 sq ft	508.17 sq ft overall facade area
1.	Multiple pane windows	stone veneer	190.10 sqft	90%		10.14 sq ft	32.31 sq ft	27.57 sq ft	140.04 sq ft total door/window area
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA		facade under covered porch/patio - masonry material calculation does not apply			
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	19.72 sqft	10%		overall facade area	508.17 sq ft	window/door area	140.04 sq ft
SUM TOTAL			209.82 sqft	100%				27.6%	27.6%



01 Front Elevation - 1A
SCALE: 1/4" = 1'-0"



DSGN Associates, Inc.
115 West Greenbriar Lane
Dallas, Texas 75208 USA
t +214 748 7712
f +214 748 7737
e info@dsgn.com
w www.dsgn.com



Owner
NexMetro Communities
Architect
DSGN Associates, Inc.
MEP Consultant
Jordan and Skala Engineers, Inc.
Structural Engineer
Childress Engineering Services
General Contractor
BBL Builders, LP

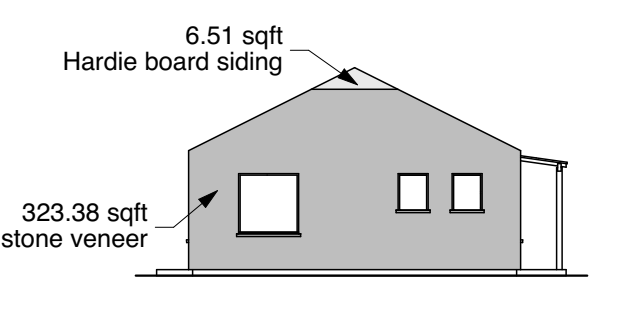
NOT FOR CONSTRUCTION
IN PROGRESS

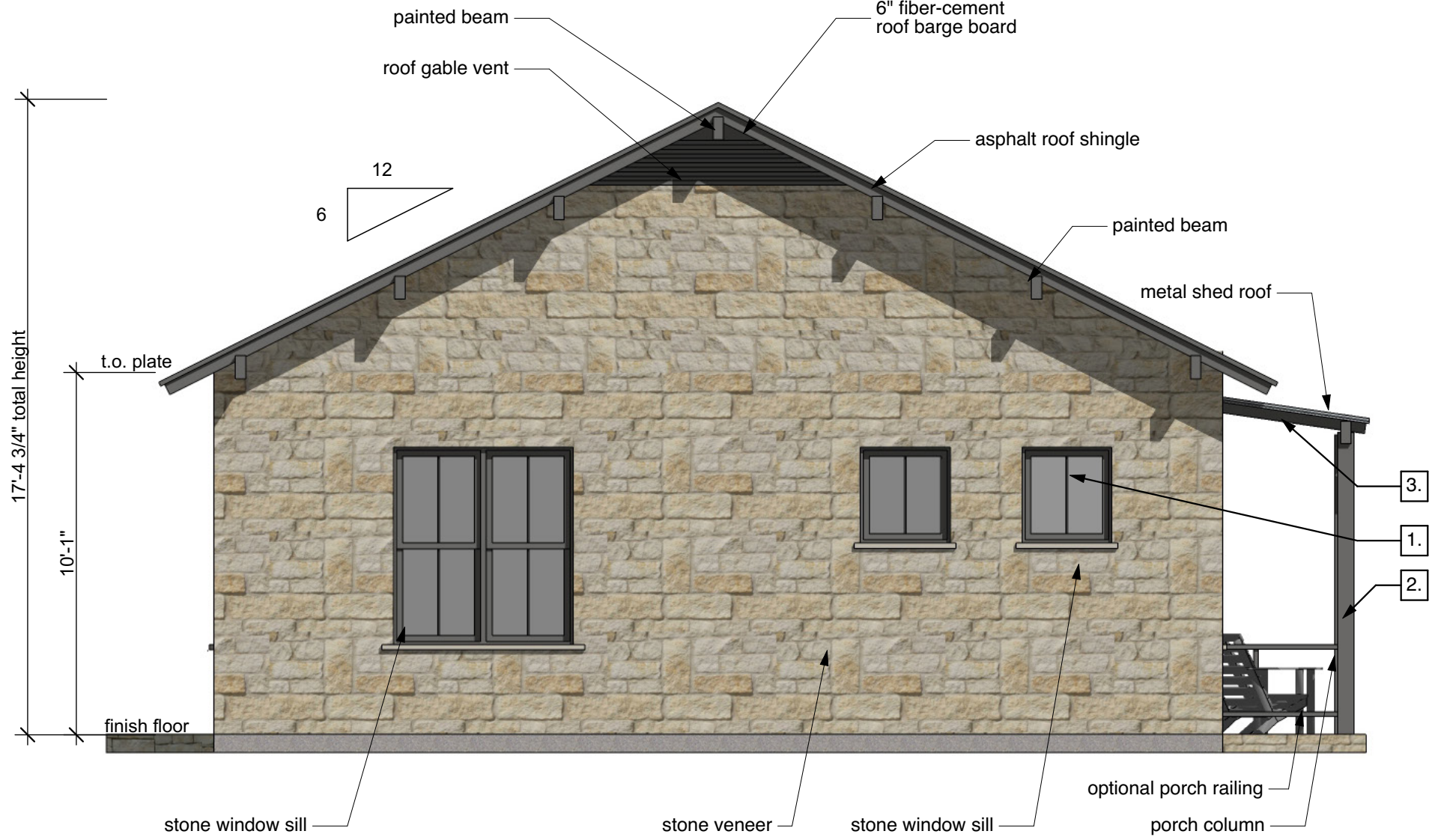
Not for regulatory approval,
permitting, or construction.
Issued under the authority of
Robert L. Meckfessel, FAIA.

Avilla - Creekside
Garland, Texas
1611.00

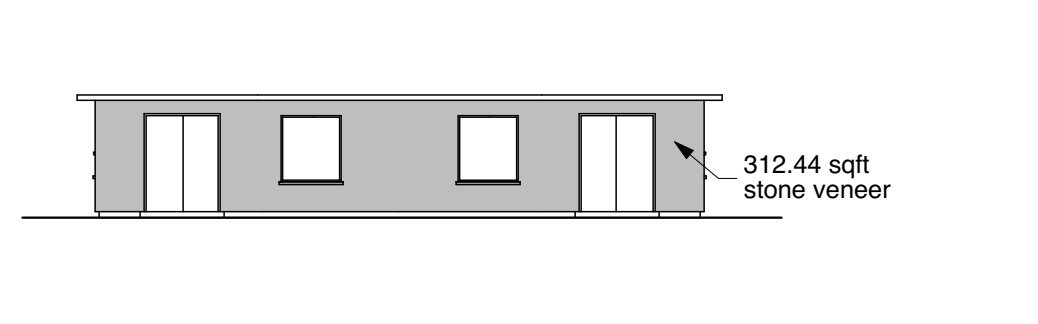
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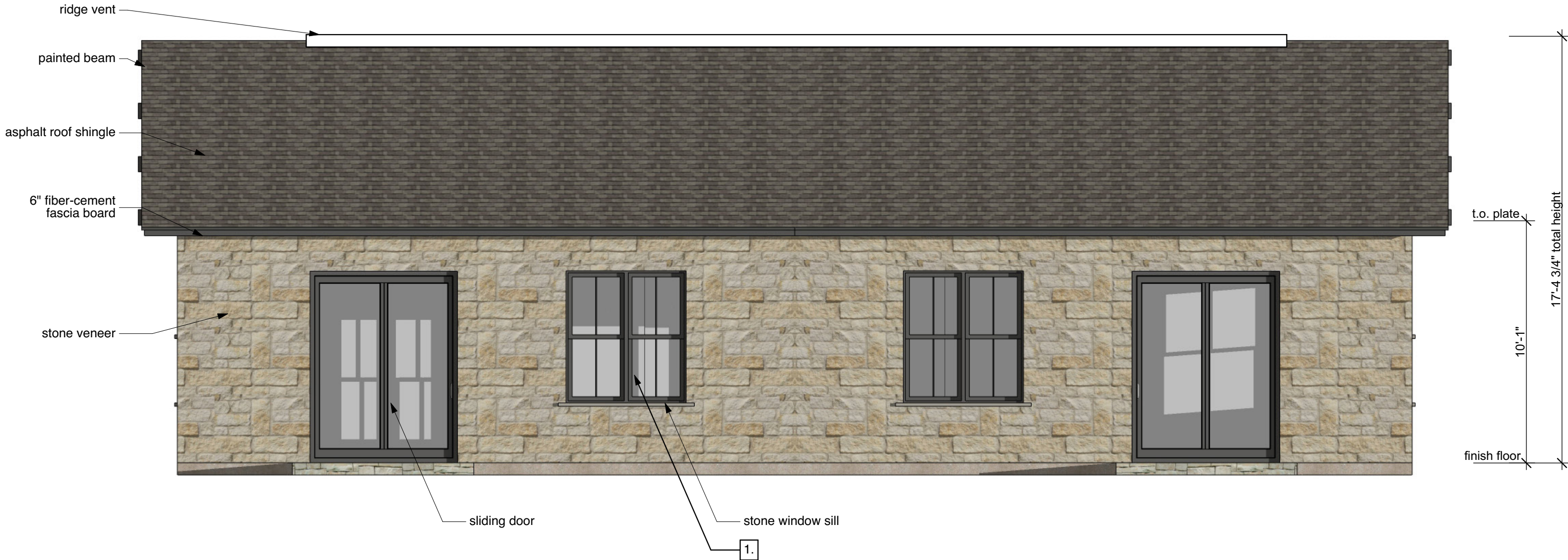
Exterior Elevations
1A - B/W
A1.02

Architectural Elements Table - 1A		Facade Materials Table - 1A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	323.38 sqft	98%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%	
SUM TOTAL			329.89 sqft	100%	

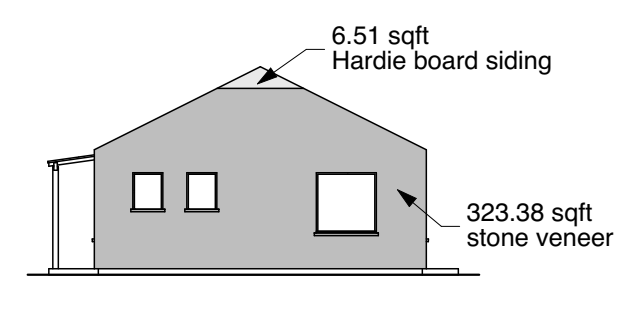


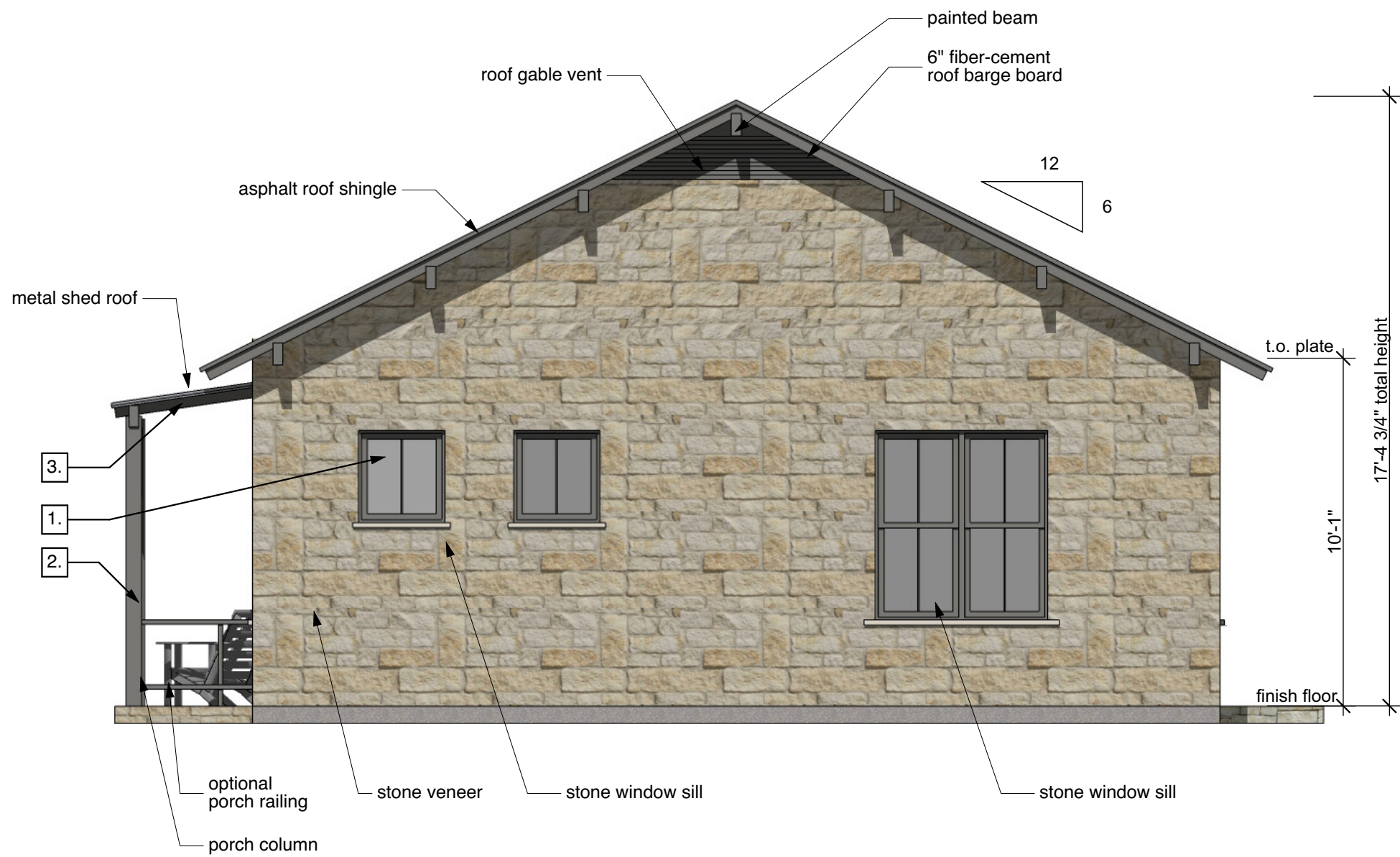
04 Left Elevation - 1A
NOT TO SCALE

Architectural Elements Table - 1A		Facade Materials Table - 1A			
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SUM TOTAL			312.44 sqft	100%	

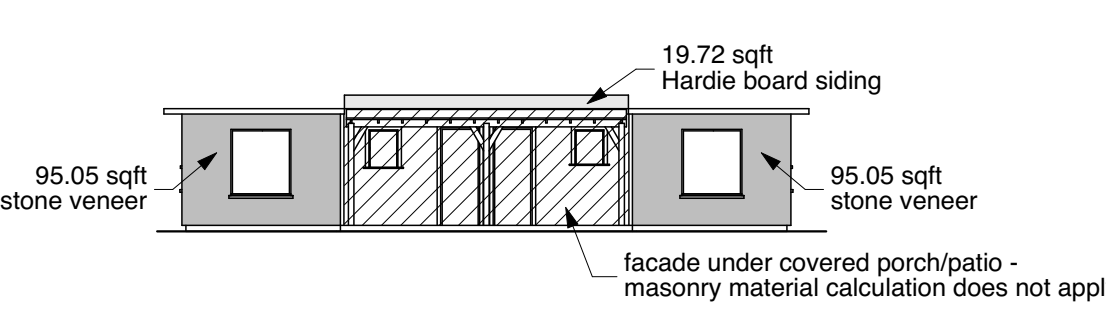


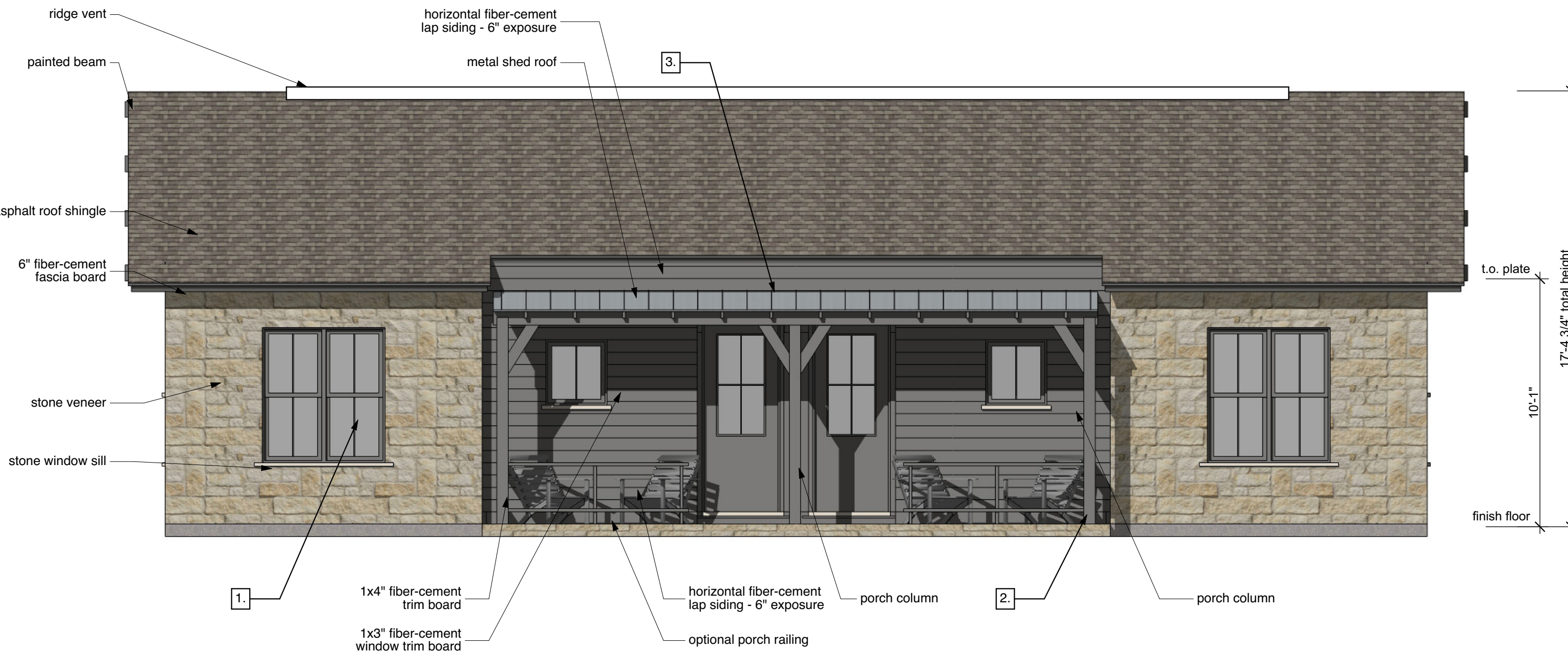
02 Back Elevation - 1A
NOT TO SCALE

Architectural Elements Table - 1A		Facade Materials Table - 1A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
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2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%	
SUM TOTAL			329.89 sqft	100%	



03 Right Elevation - 1A
NOT TO SCALE

Architectural Elements Table - 1A		Facade Materials Table - 1A				Front Facade Window/Door Percentage - 1A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%		27.57 sq ft	32.31 sq ft	10.14 sq ft	508.17 sq ft overall facade area
1.	Multiple pane windows	stone veneer	190.10 sqft	90%		10.14 sq ft	32.31 sq ft	27.57 sq ft	140.04 sq ft total door/window area
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA		facade under covered porch/patio - masonry material calculation does not apply			
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	19.72 sqft	10%		overall facade area	508.17 sq ft	window/door area	140.04 sq ft
SUM TOTAL			209.82 sqft	100%				27.6%	27.6%



01 Front Elevation - 1A
NOT TO SCALE



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Childress Engineering Services
General Contractor
BBL Builders, LP

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scale = 1/4" = 1'-0"

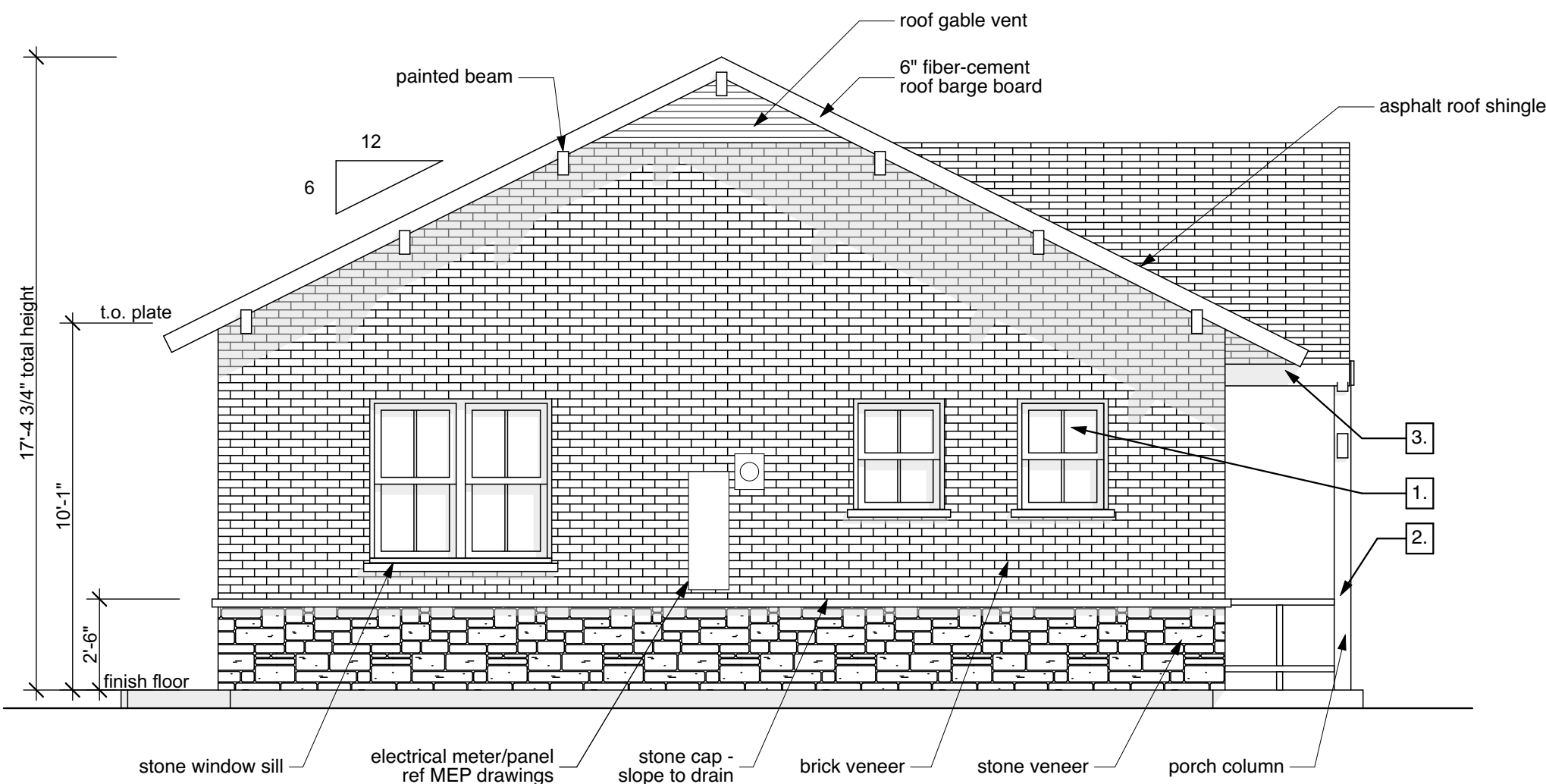
Avilla - Creekside
Garland, Texas
1611.00

22 Feb 17 Case No: 160920.1
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Color Exterior
Elevation 1A

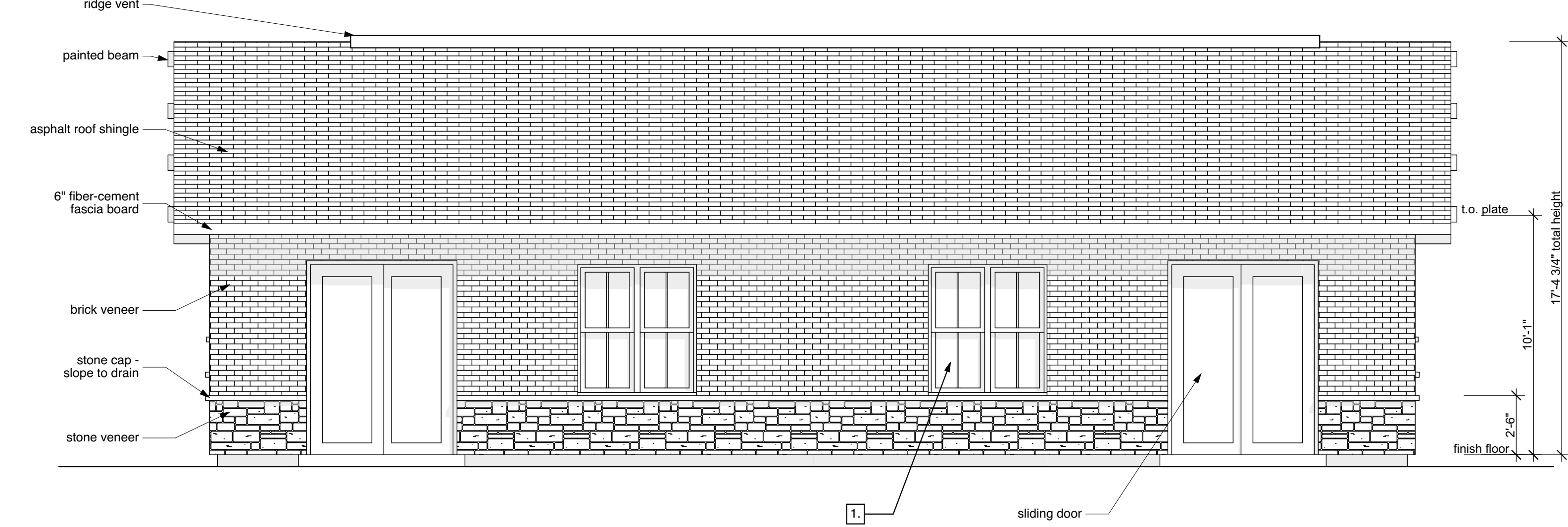
A1.03

Architectural Elements Table - 1B		Facade Materials Table - 1B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	69.17 sqft	21%
2.	Front porch w/ decorative columns & optional railing	brick veneer	256.71 sqft	77%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			332.39 sqft	100%



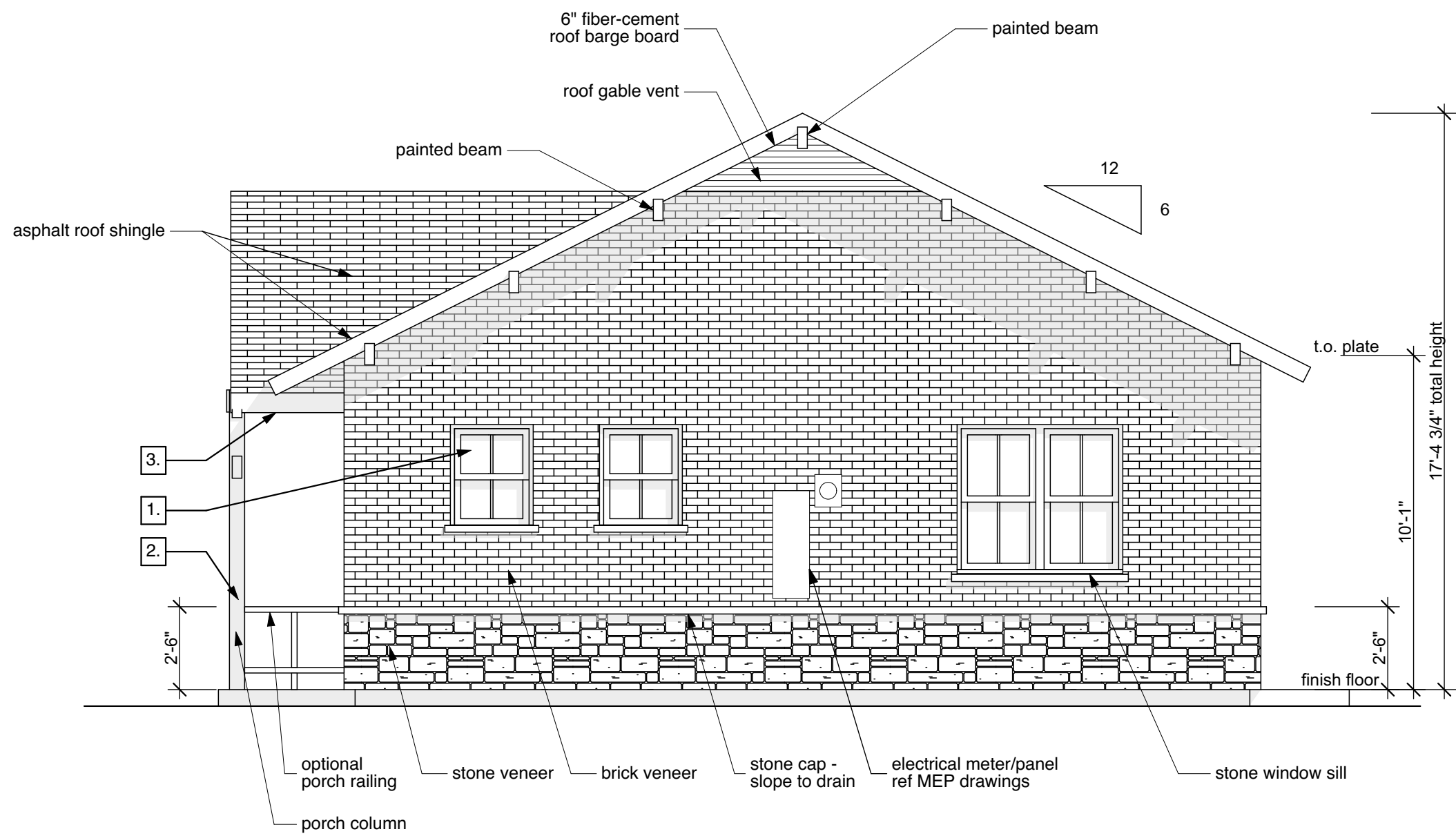
04 Left Elevation - 1B
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 1B		Facade Materials Table - 1B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	95.22 sqft	31%
2.	Front porch w/ decorative columns & optional railing	brick veneer	217.23 sqft	69%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			312.45 sqft	100%



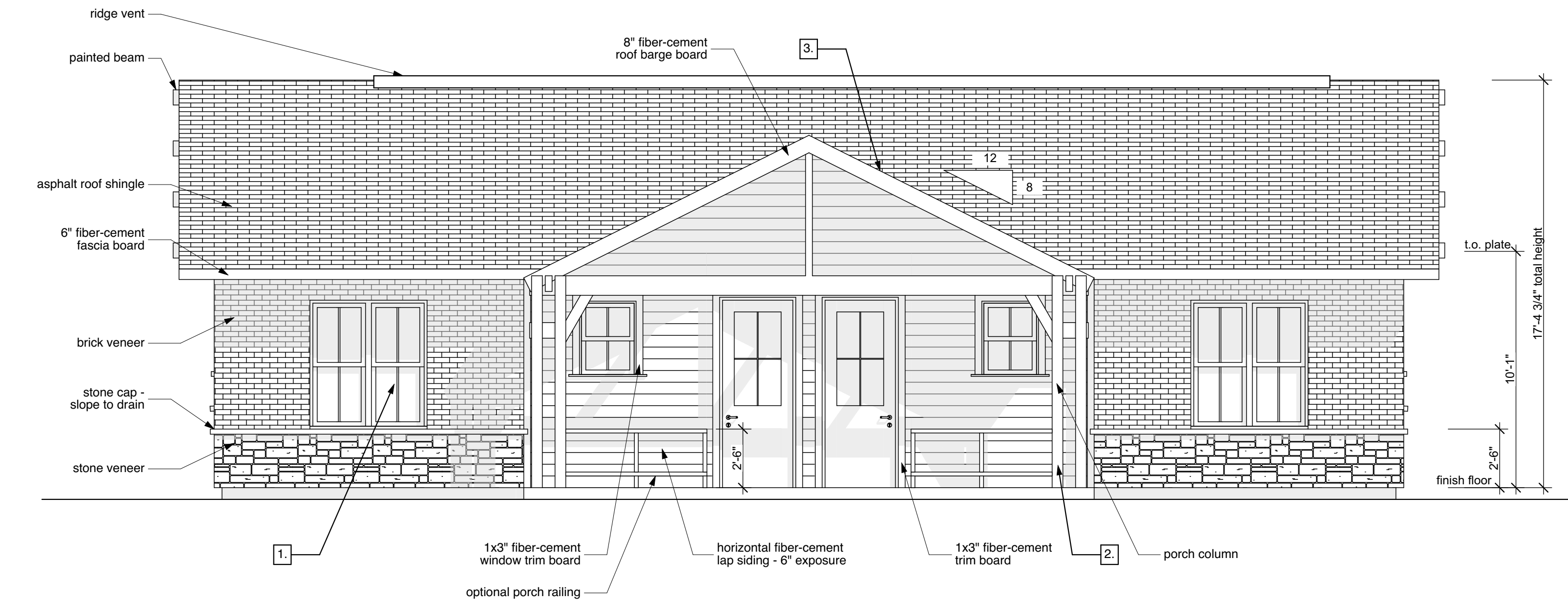
02 Back Elevation - 1B
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 1B		Facade Materials Table - 1B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	69.17 sqft	21%
2.	Front porch w/ decorative columns & optional railing	brick veneer	256.71 sqft	77%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			332.39 sqft	100%



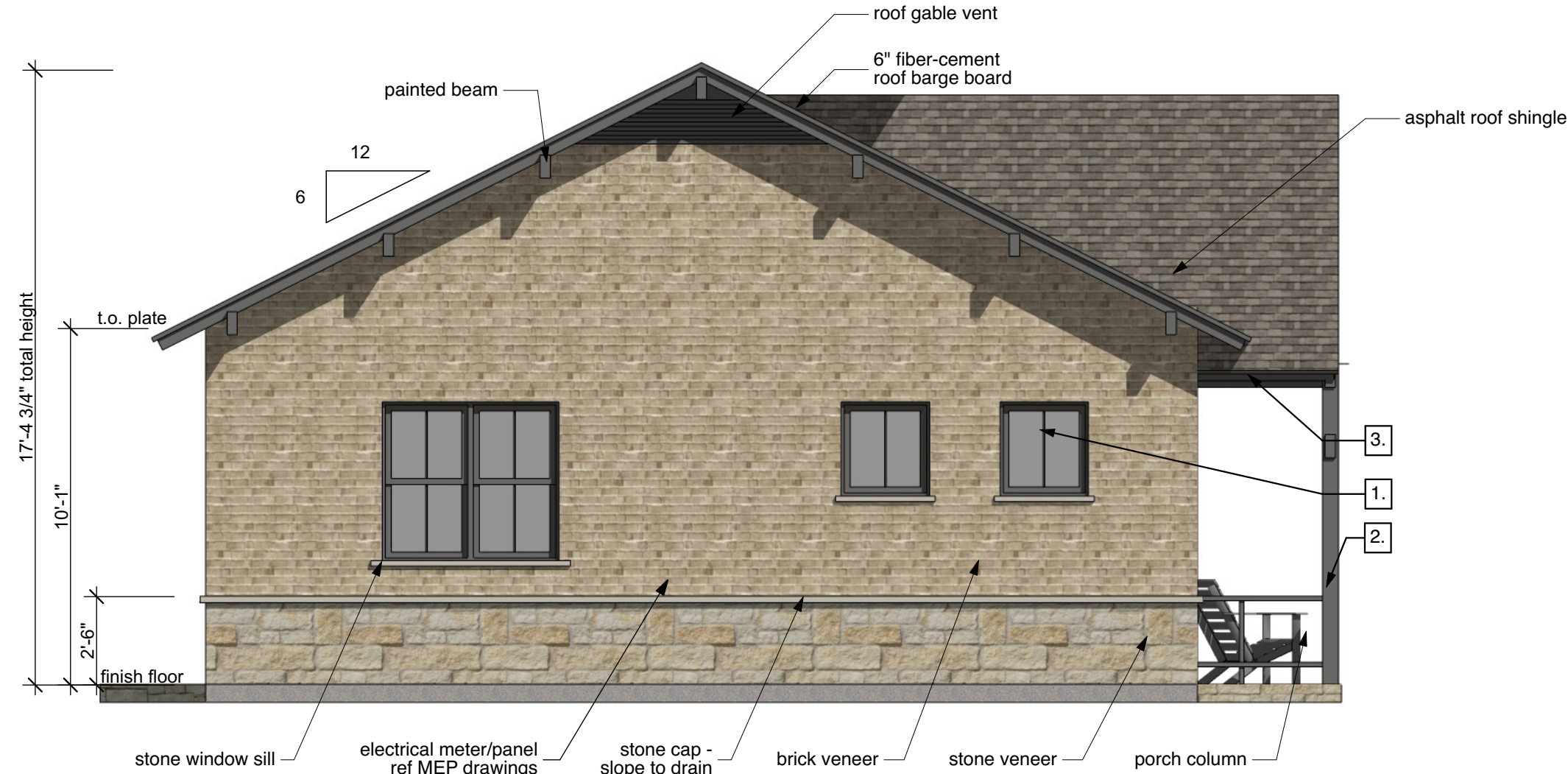
03 Right Elevation - 1B
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 1B		Facade Materials Table - 1B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	66.04 sqft	37%
2.	Front porch w/ decorative columns & optional railing	brick veneer	113.62 sqft	63%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			179.66 sqft	100%



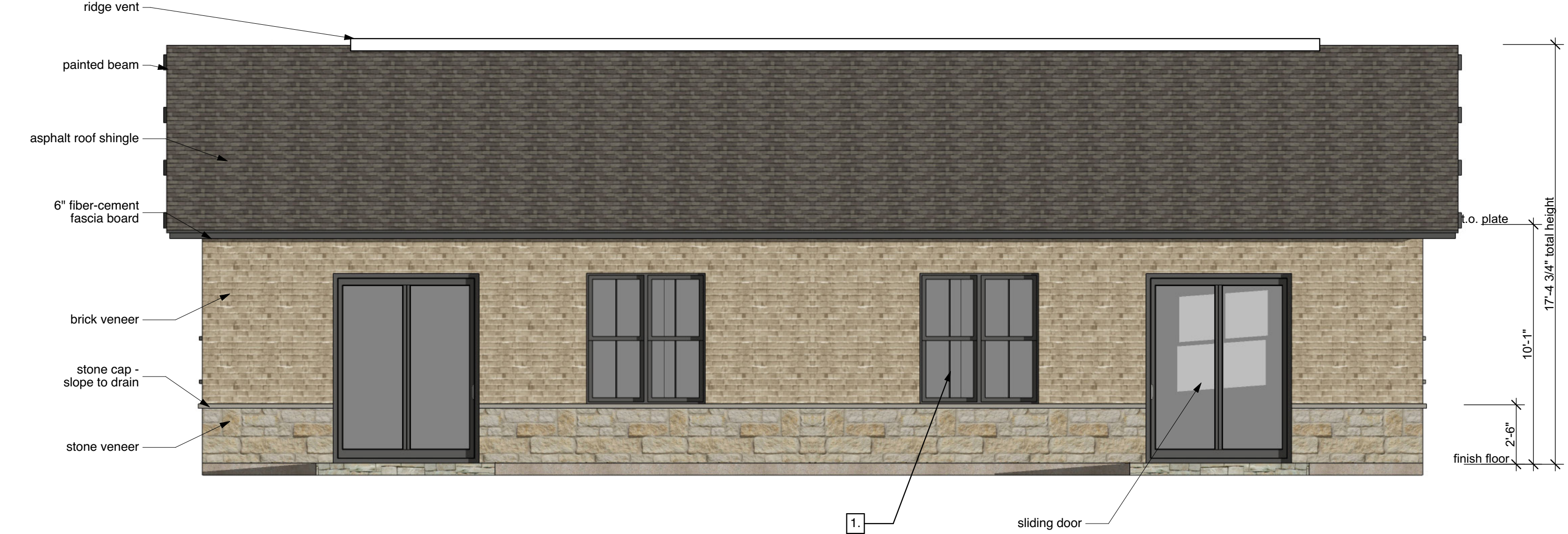
01 Front Elevation - 1B
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 1B		Facade Materials Table - 1B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	69.17 sqft	21%
2.	Front porch w/ decorative columns & optional railing	brick veneer	256.71 sqft	77%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			332.39 sqft	100%



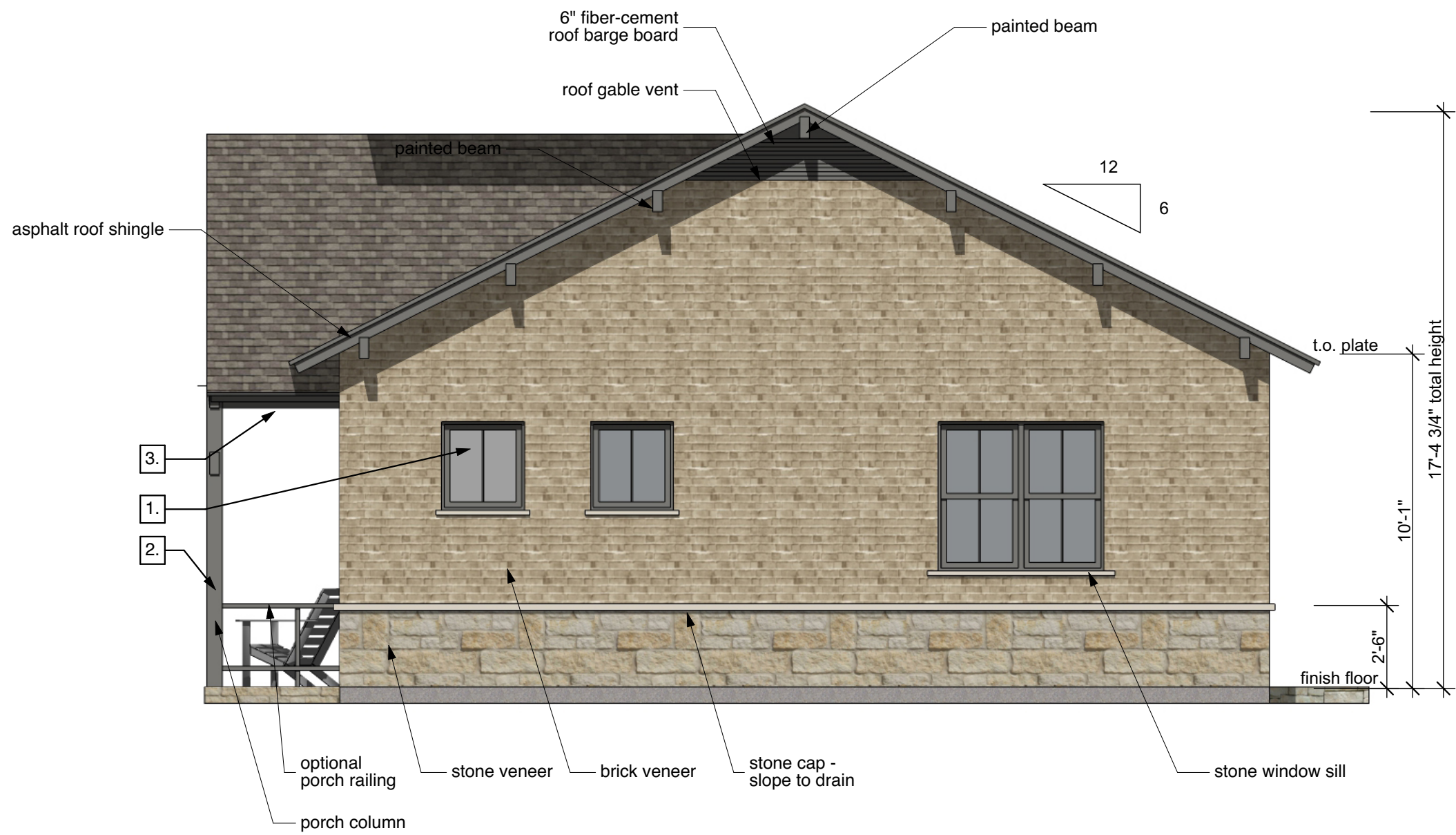
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NOT TO SCALE

Architectural Elements Table - 1B		Facade Materials Table - 1B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	95.22 sqft	31%
2.	Front porch w/ decorative columns & optional railing	brick veneer	217.23 sqft	69%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			312.45 sqft	100%



02 Back Elevation - 1B
NOT TO SCALE

Architectural Elements Table - 1B		Facade Materials Table - 1B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	69.17 sqft	21%
2.	Front porch w/ decorative columns & optional railing	brick veneer	256.71 sqft	77%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			332.39 sqft	100%

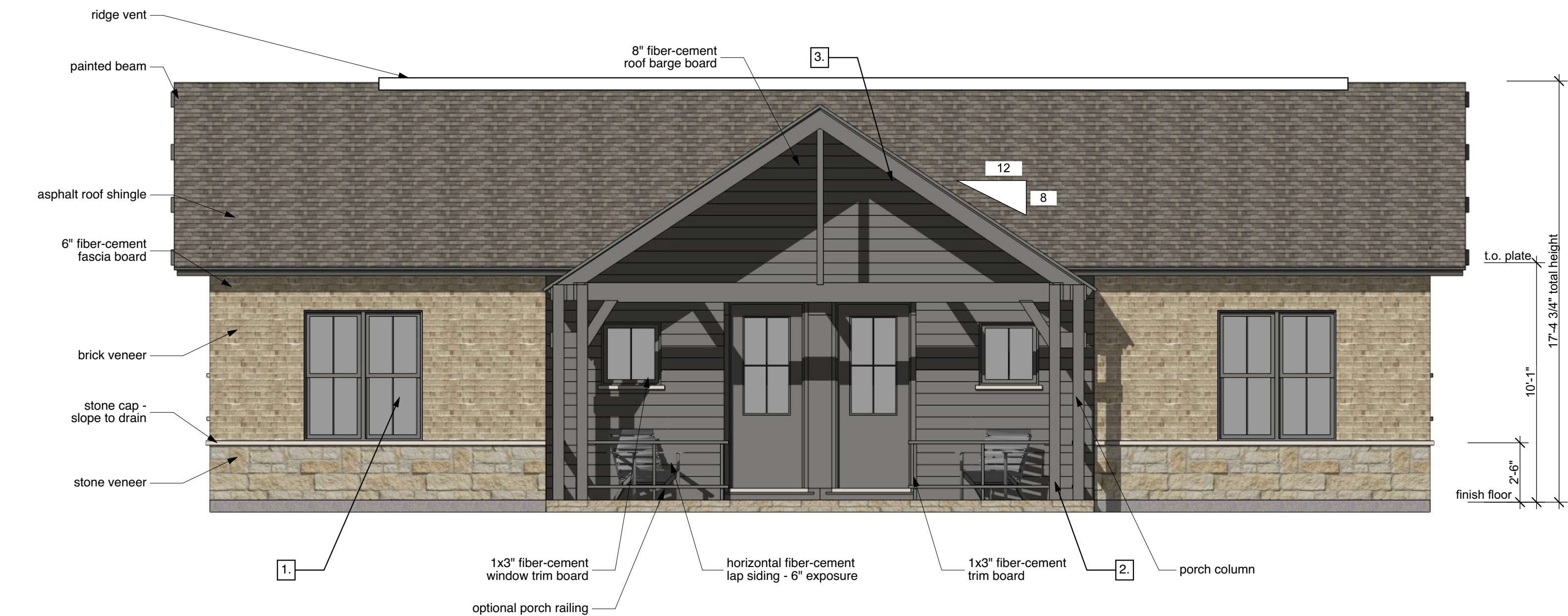


03 Right Elevation - 1B
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Architectural Elements Table - 1B		Facade Materials Table - 1B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	66.04 sqft	37%
2.	Front porch w/ decorative columns & optional railing	brick veneer	113.62 sqft	63%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			179.66 sqft	100%

facade under covered porch/patio - masonry material calculation does not apply

Front Facade Window/Door Percentage - 1B				
27.57 sq ft	32.31 sq ft	10.14 sq ft	526.68 sq ft	overall facade area
10.14 sq ft	32.31 sq ft	27.57 sq ft	140.04 sq ft	total door/window area
overall facade area	526.68 sq ft	window/door area	140.04 sq ft	26.6% window/door area



01 Front Elevation - 1B
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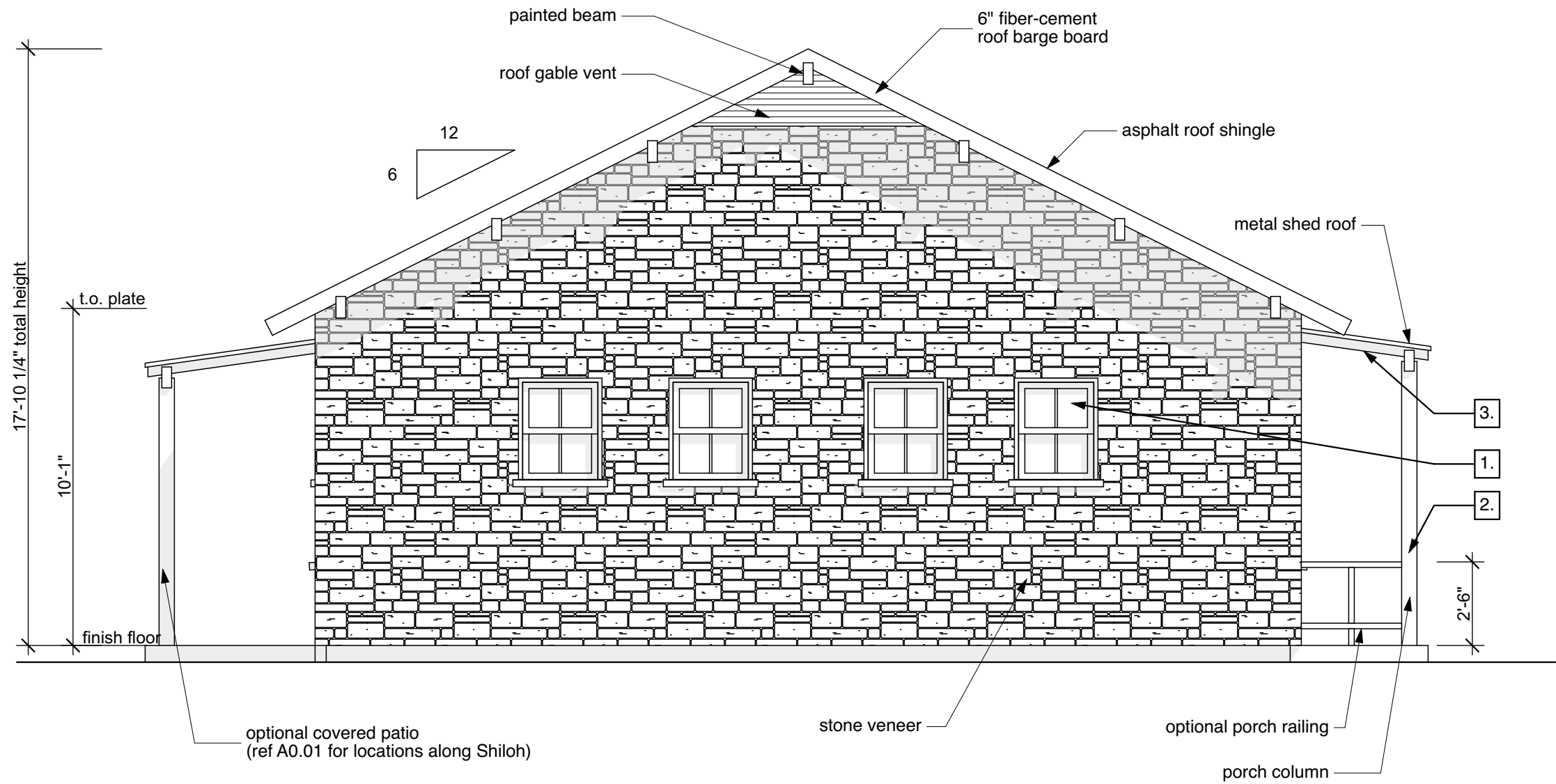
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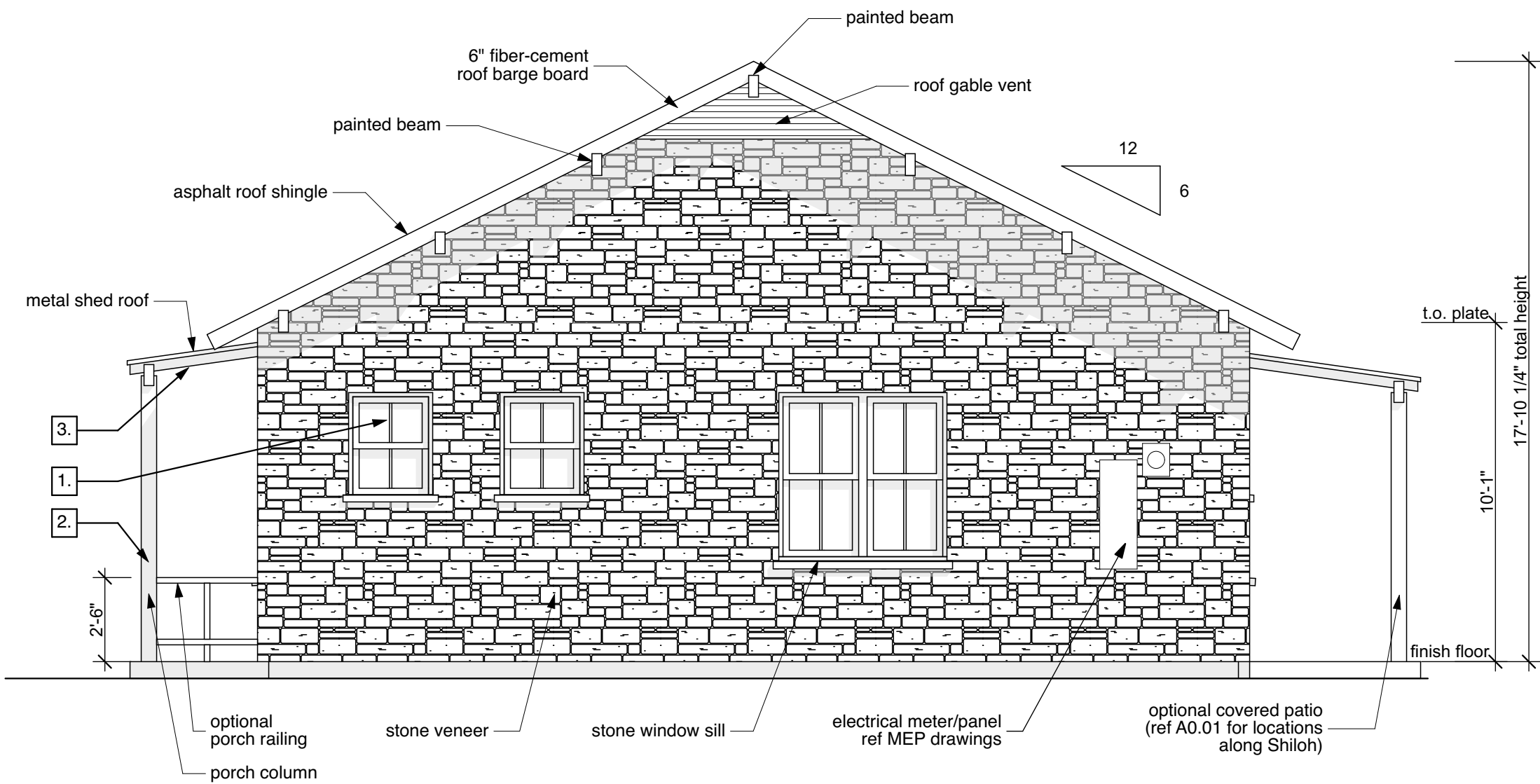
Color Exterior
Elevations 1B
A1.05

Architectural Elements Table - 2A		Facade Materials Table - 2A		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	335.02 sqft	98%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			341.53 sqft	100%



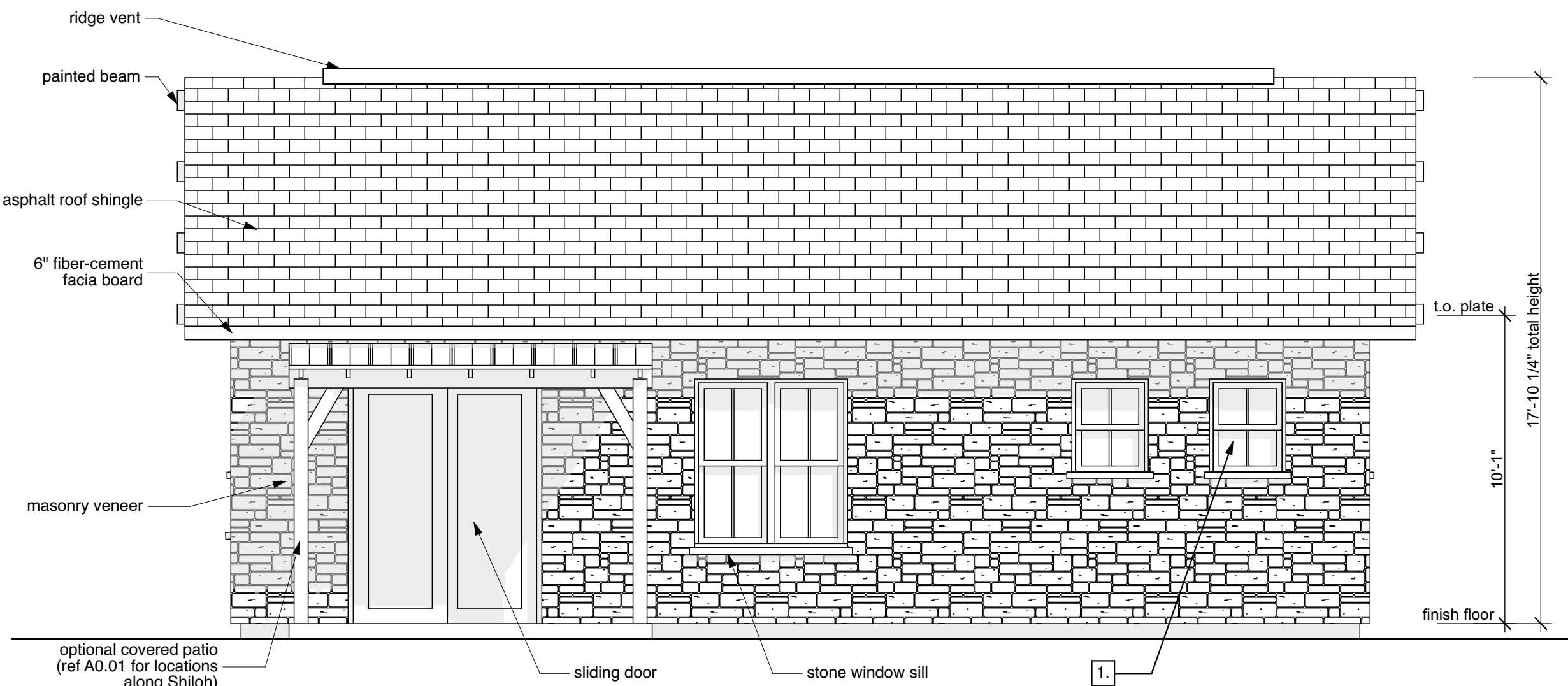
04 Left Elevation - 2A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 2A		Facade Materials Table - 2A		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	335.02 sqft	98%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			341.53 sqft	100%



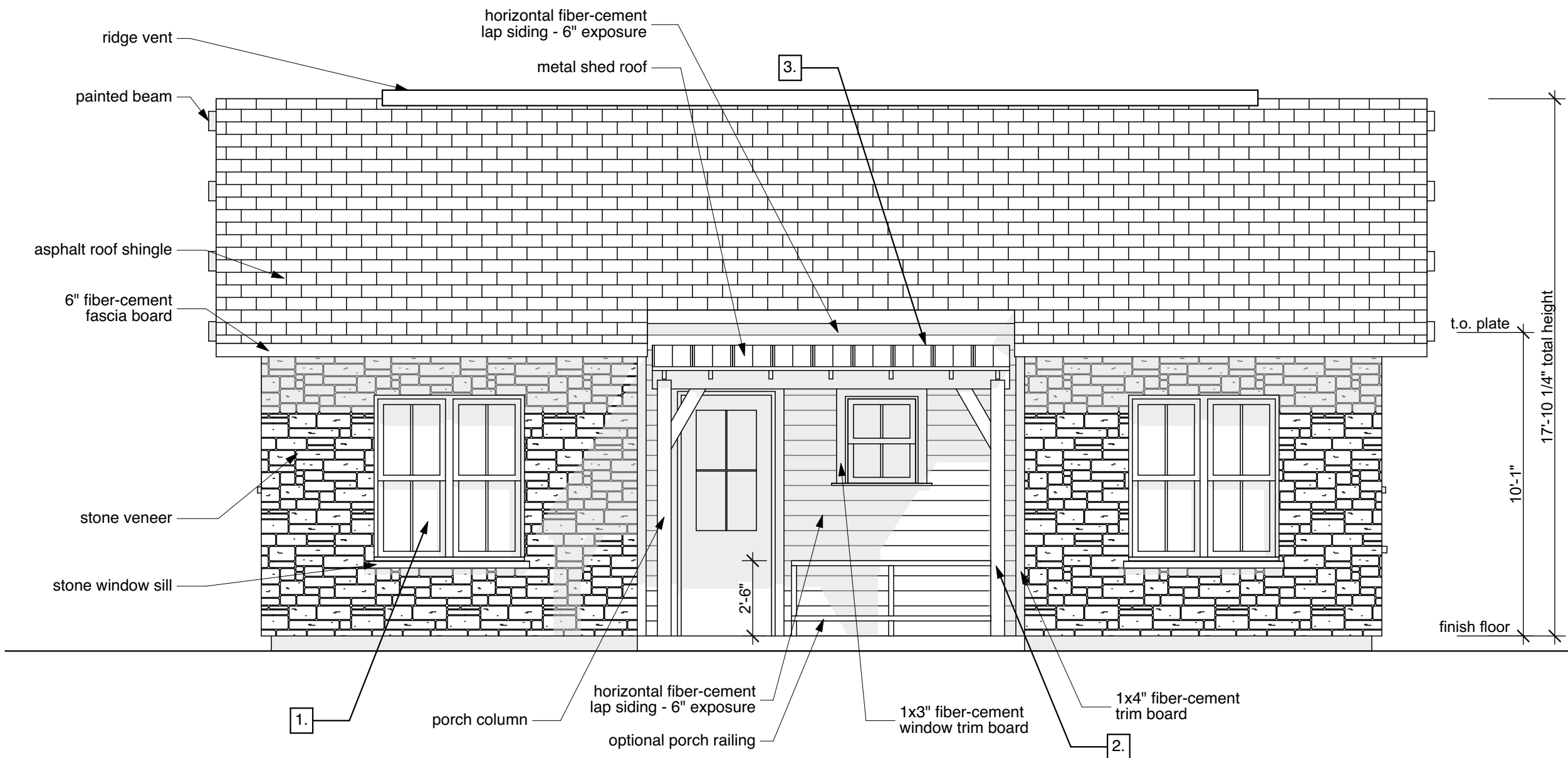
03 Right Elevation - 2A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 2A		Facade Materials Table - 2A		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	251.24 sqft	100%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			251.24 sqft	100%



02 Back Elevation - 2A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 2A		Facade Materials Table - 2A			Front Facade Window/Door Percentage - 2A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%				
1.	Multiple pane windows	stone veneer	171.16 sqft	95%				
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA				
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	8.79 sqft	5%				
SUM TOTAL			179.95 sqft	100%				



01 Front Elevation - 2A
SCALE: 1/4" = 1'-0"



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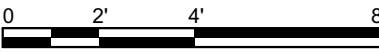
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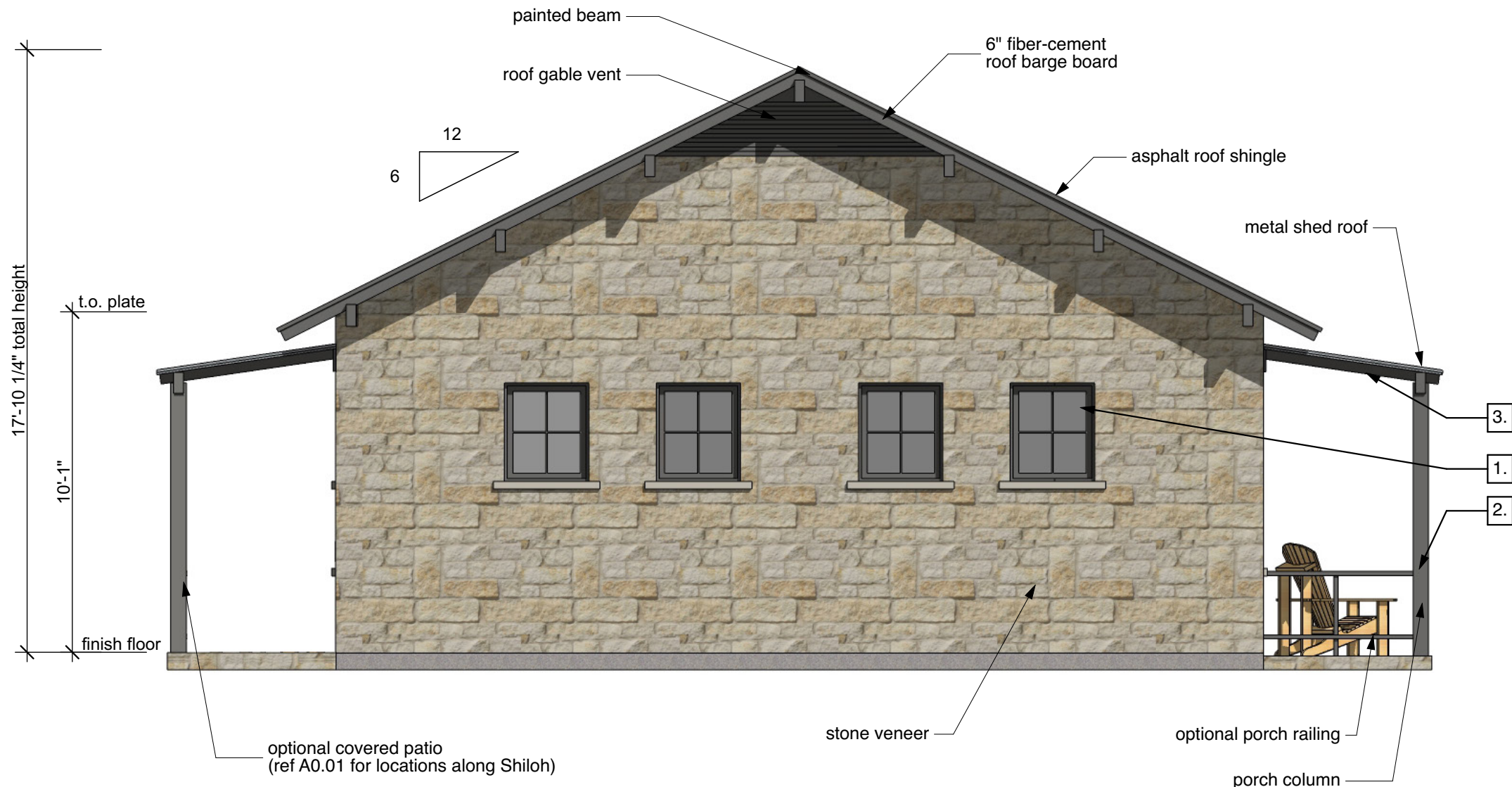
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Exterior Elevations
2A - B/W

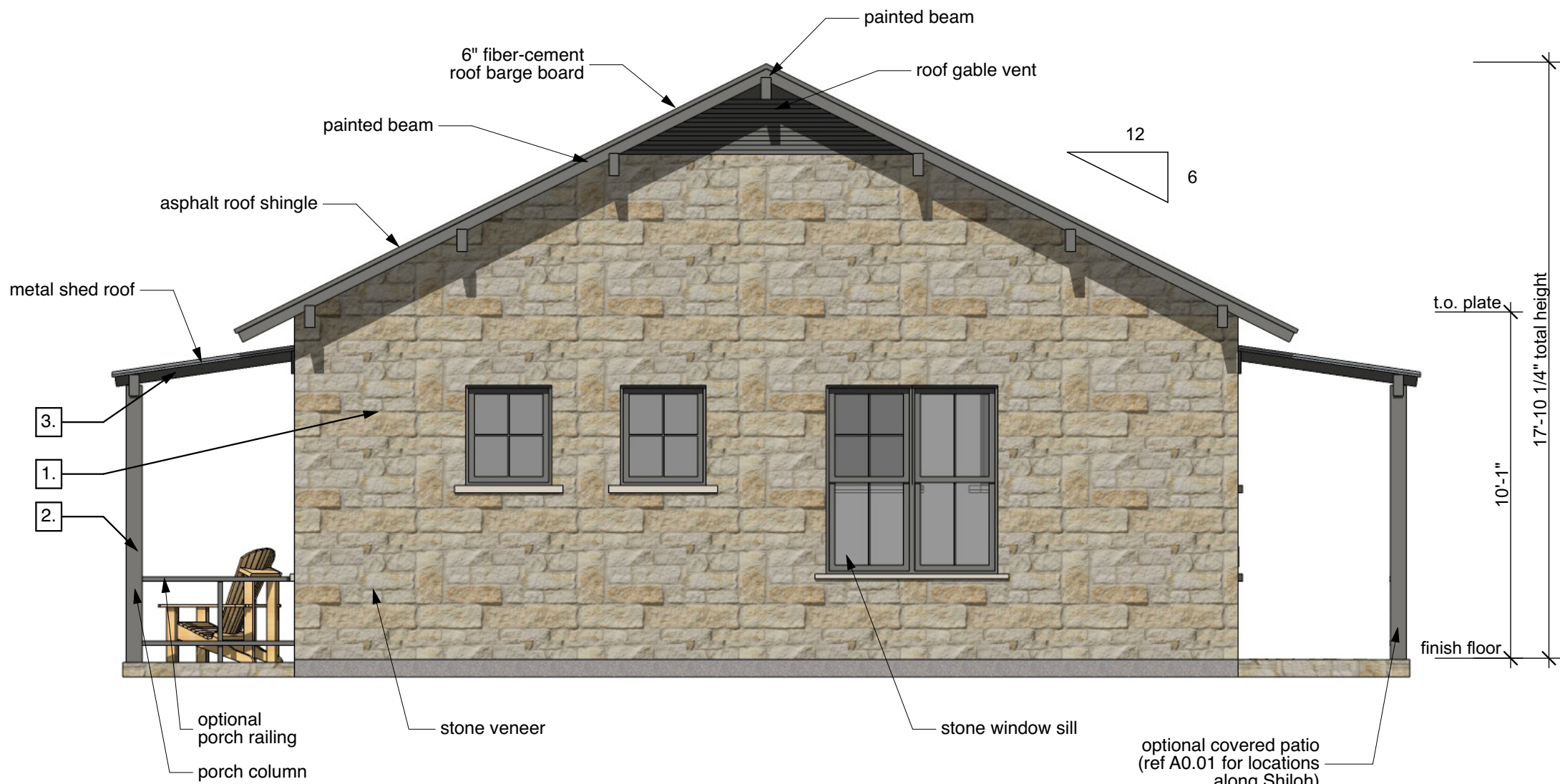
A2.02

Architectural Elements Table - 2A		Facade Materials Table - 2A		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	335.02 sqft	98%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			341.53 sqft	100%



04 Left Elevation - 2A
NOT TO SCALE

Architectural Elements Table - 2A		Facade Materials Table - 2A		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	335.02 sqft	98%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			341.53 sqft	100%



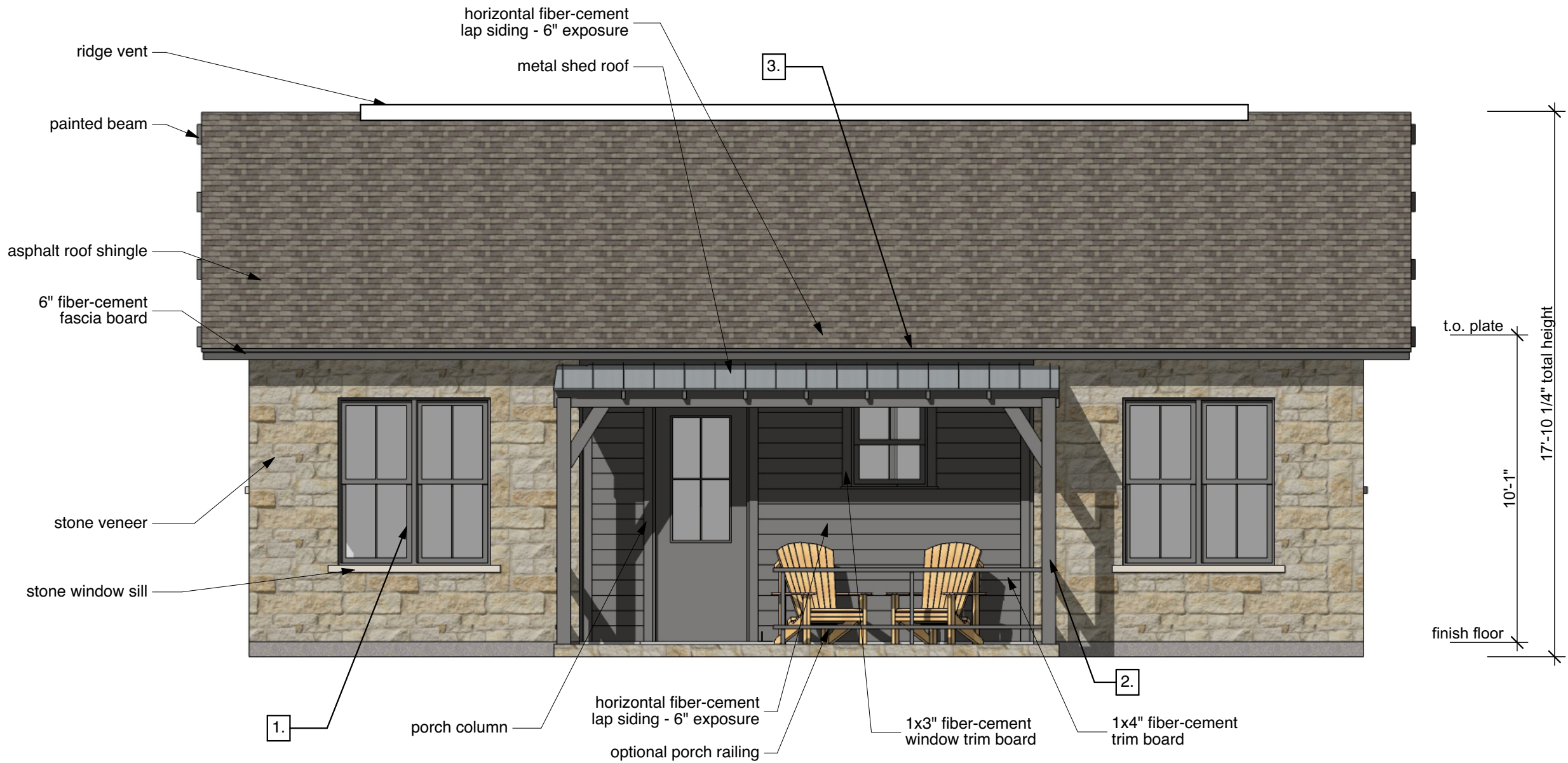
03 Right Elevation - 2A
NOT TO SCALE

Architectural Elements Table - 2A		Facade Materials Table - 2A		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	251.24 sqft	100%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			251.24 sqft	100%



02 Back Elevation - 2A
NOT TO SCALE

Architectural Elements Table - 2A		Facade Materials Table - 2A			Front Facade Window/Door Percentage - 2A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%				
1.	Multiple pane windows	stone veneer	171.16 sqft	95%				
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA				
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	8.79 sqft	5%				
SUM TOTAL			179.95 sqft	100%				



01 Front Elevation - 2A
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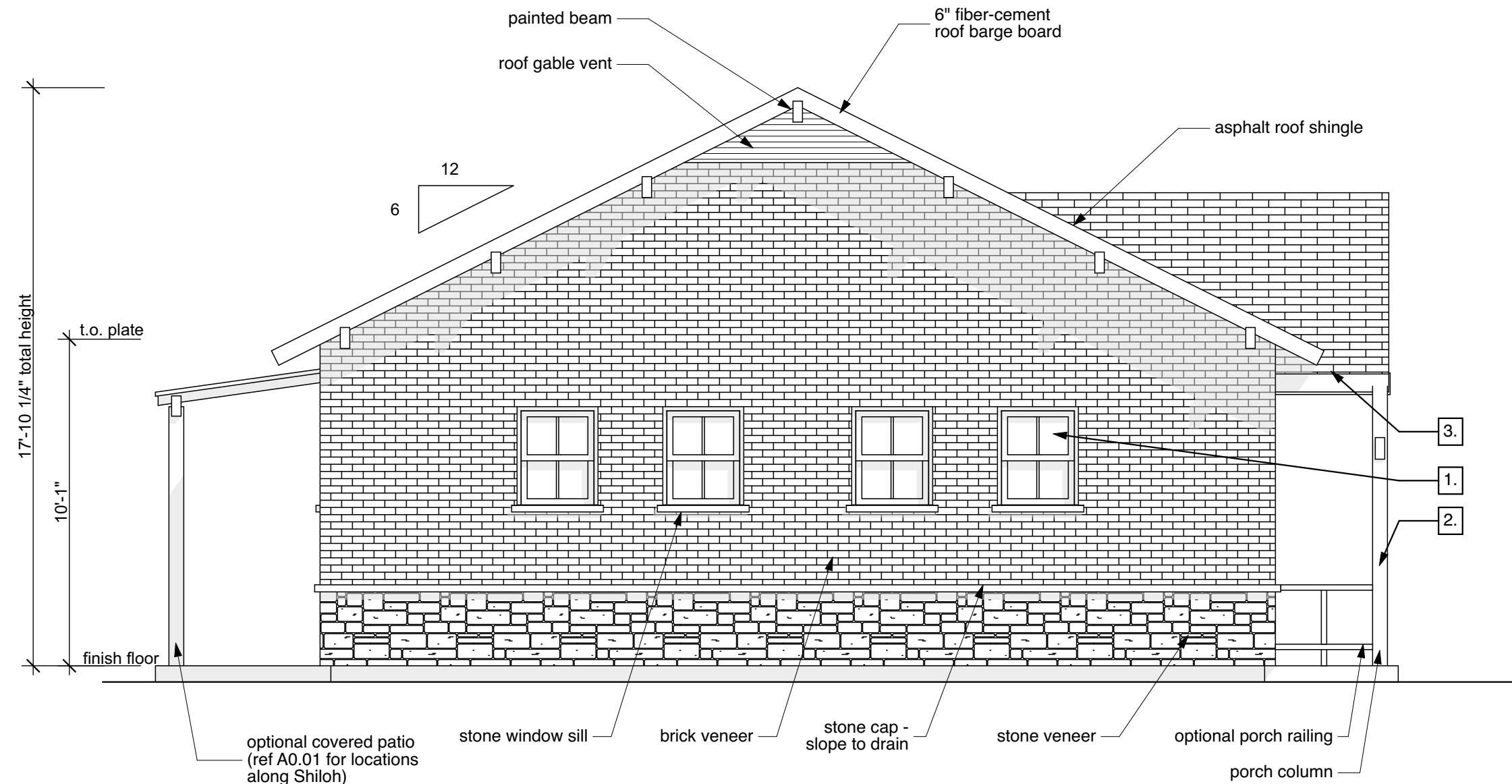
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03 Apr 17 Case No: 160920.1

Color Exterior
Elevations 2A

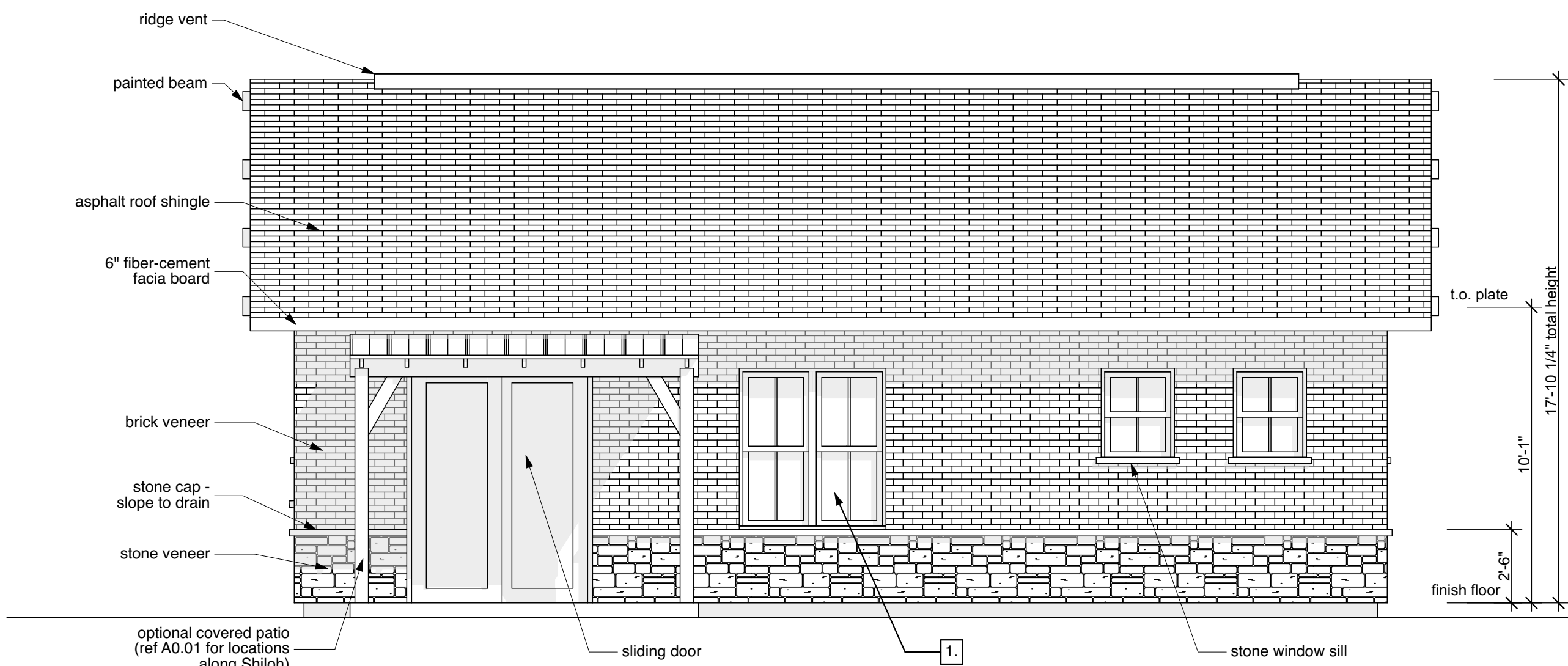
A2.03

Architectural Elements Table - 2B		Facade Materials Table - 2B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	73.75 sqft	20%
2.	Front porch w/ decorative columns & optional railing	brick veneer	283.77 sqft	78%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
		SUM TOTAL	364.03 sqft	100%



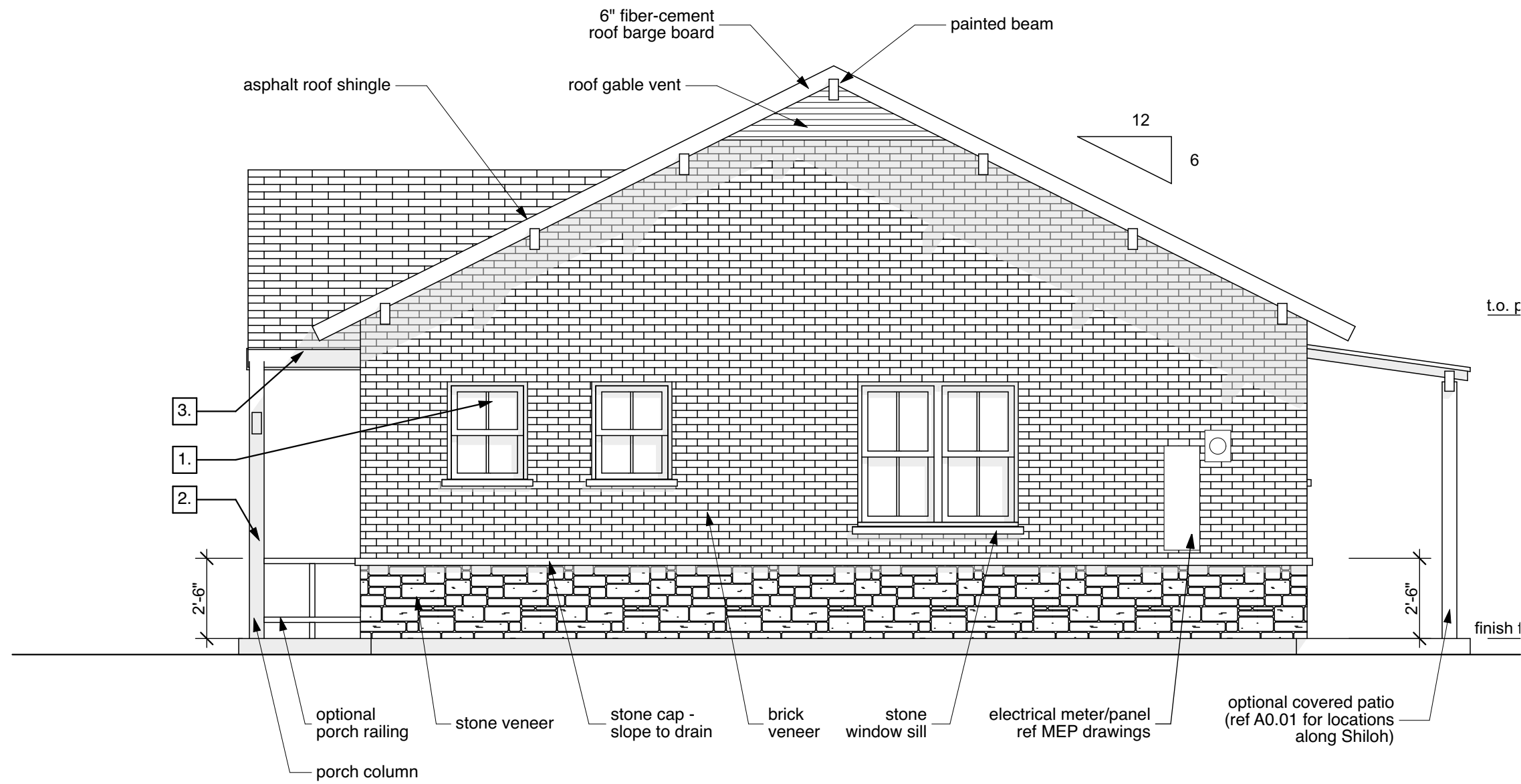
04 Left Elevation - 2B
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 2B		Facade Materials Table - 2B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	77.29 sqft	31%
2.	Front porch w/ decorative columns & optional railing	brick veneer	173.95 sqft	69%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
		SUM TOTAL	251.24 sqft	100%



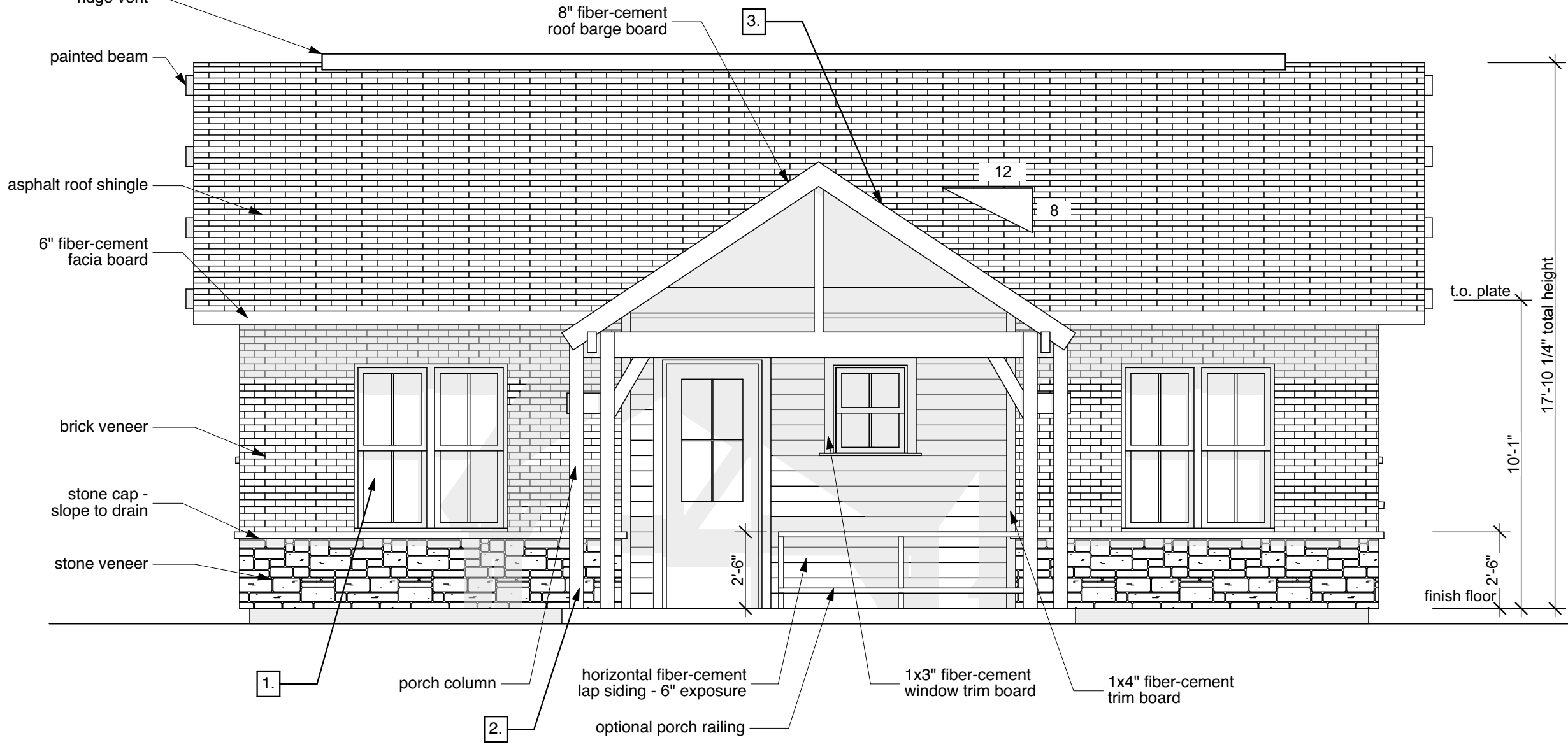
02 Back Elevation - 2B
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 2B		Facade Materials Table - 2B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	73.75 sqft	20%
2.	Front porch w/ decorative columns & optional railing	brick veneer	283.77 sqft	78%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
		SUM TOTAL	364.03 sqft	100%



03 Right Elevation - 2B
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 2B		Facade Materials Table - 2B			Front Facade Window/Door Percentage - 2B			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%				
1.	Multiple pane windows	stone veneer	60.94 sqft	35%				
2.	Front porch w/ decorative columns & optional railing	brick veneer	110.22 sqft	65%				
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA				
		SUM TOTAL	171.16	100%				



01 Front Elevation - 2B
SCALE: 1/4" = 1'-0"



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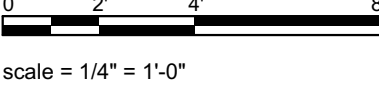
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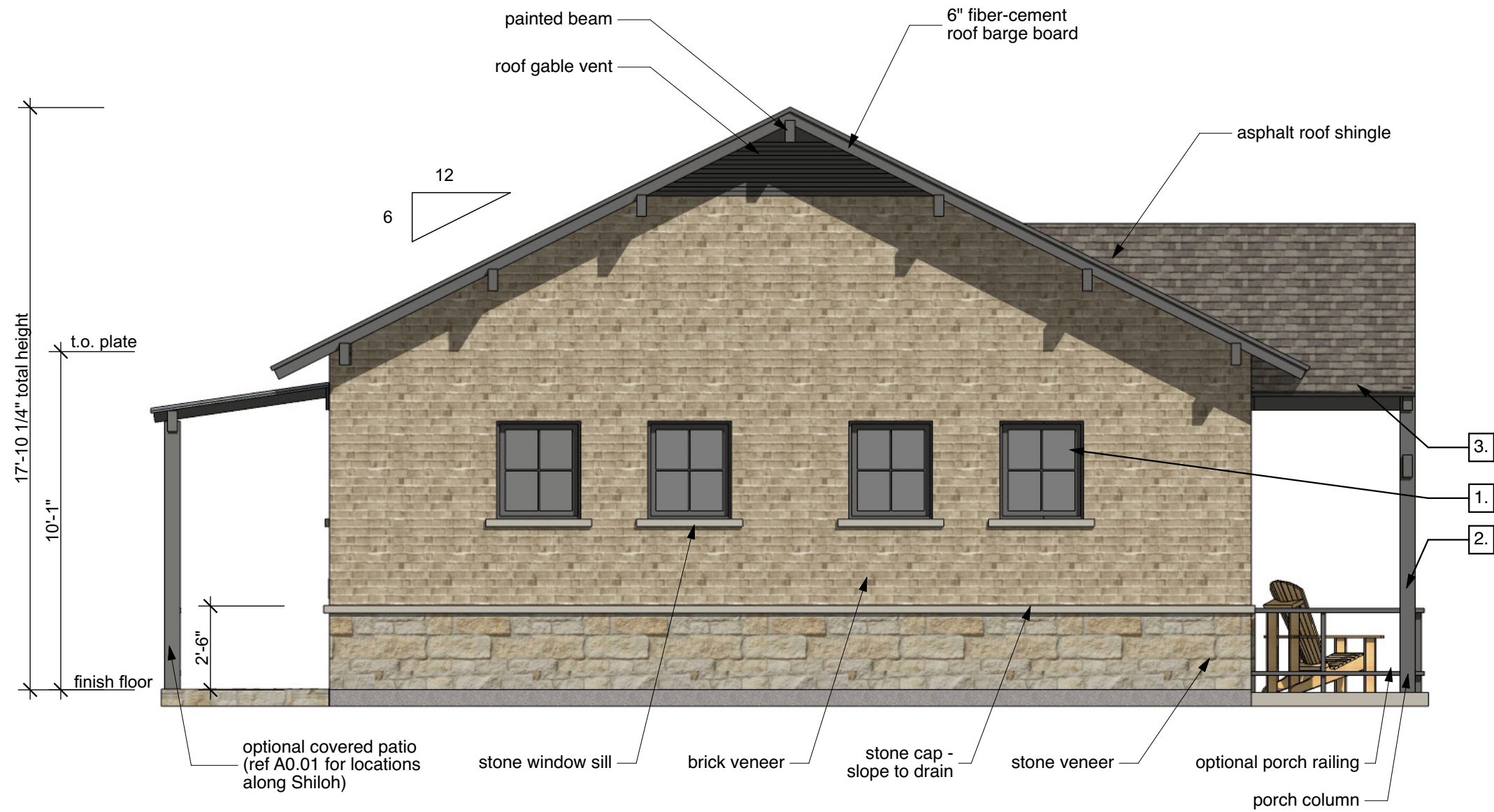
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Exterior Elevations
2B - B/W

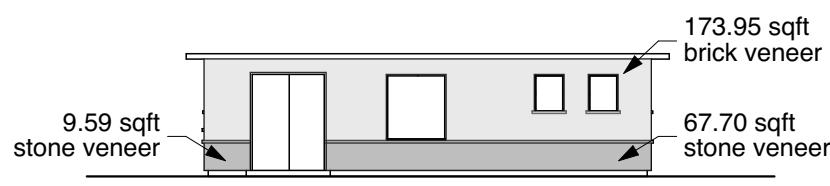
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Architectural Elements Table - 2B		Facade Materials Table - 2B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	73.75 sqft	20%
2.	Front porch w/ decorative columns & optional railing	brick veneer	283.77 sqft	78%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
		SUM TOTAL	364.03 sqft	100%



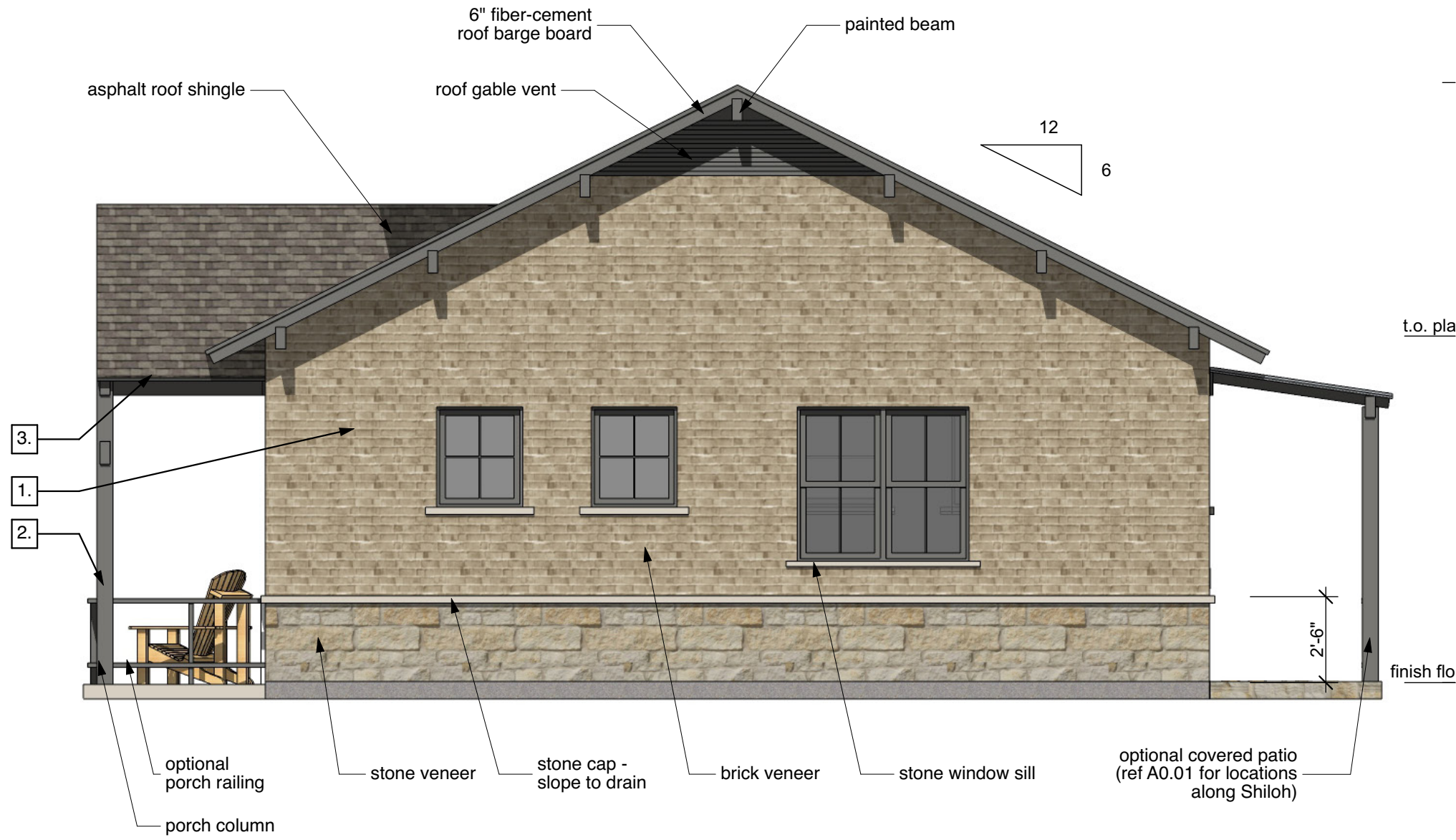
04 Left Elevation - 2B
NOT TO SCALE

Architectural Elements Table - 2B		Facade Materials Table - 2B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	77.29 sqft	31%
2.	Front porch w/ decorative columns & optional railing	brick veneer	173.95 sqft	69%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
		SUM TOTAL	251.24 sqft	100%



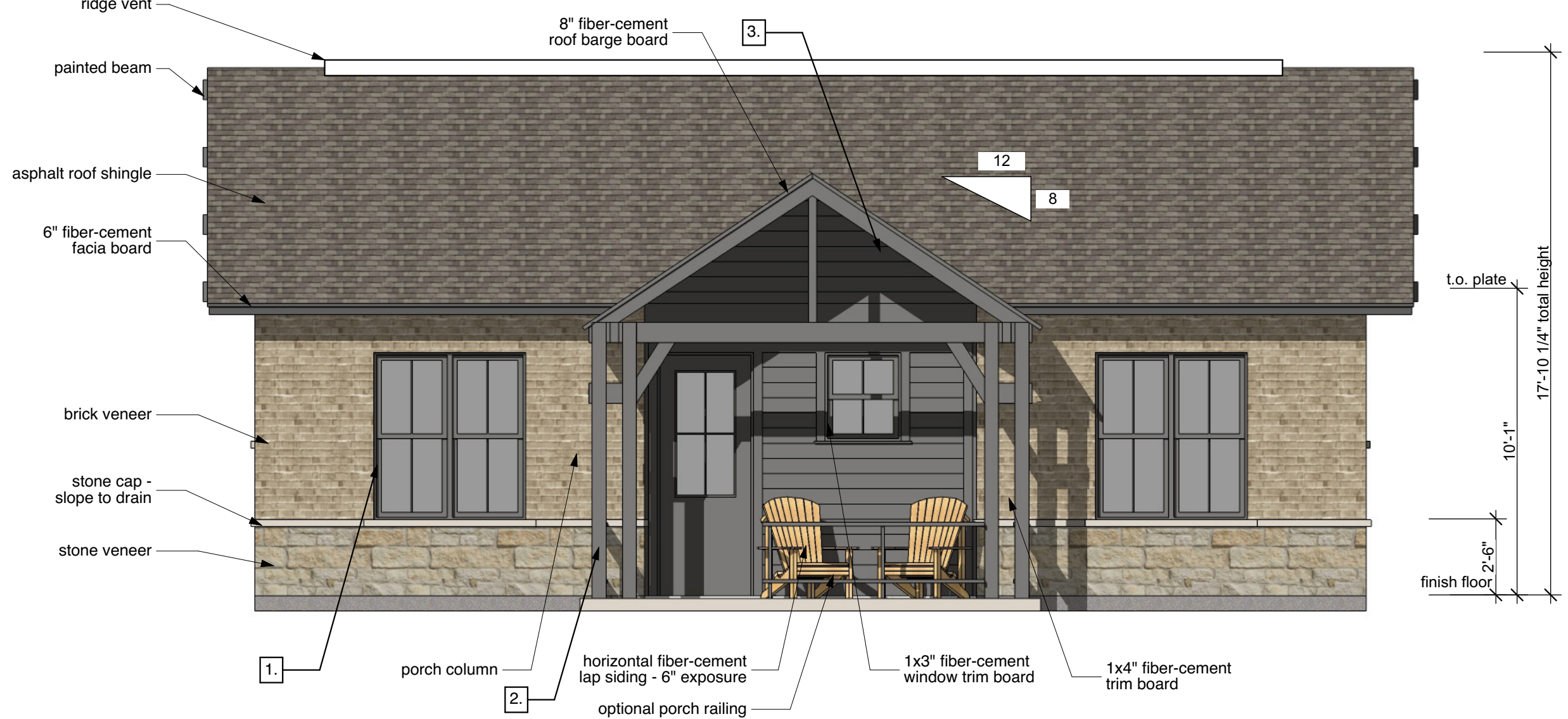
02 Back Elevation - 2B
NOT TO SCALE

Architectural Elements Table - 2B		Facade Materials Table - 2B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	73.75 sqft	20%
2.	Front porch w/ decorative columns & optional railing	brick veneer	283.77 sqft	78%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
		SUM TOTAL	364.03 sqft	100%



03 Right Elevation - 2B
NOT TO SCALE

Architectural Elements Table - 2B		Facade Materials Table - 2B			Front Facade Window/Door Percentage - 2B			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%				
1.	Multiple pane windows	stone veneer	60.94 sqft	35%	57.23 sqft brick veneer	52.99 sqft brick veneer	27.57 sq ft	10.14 sq ft
2.	Front porch w/ decorative columns & optional railing	brick veneer	110.22 sqft	65%	31.25 sqft stone veneer	29.69 sqft stone veneer	32.31 sq ft	27.57 sq ft
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA	facade under covered porch/patio - masonry material calculation does not apply			
		SUM TOTAL	171.16	100%	overall facade area	375.88 sq ft	window/door area	97.59 sq ft



01 Front Elevation - 2B
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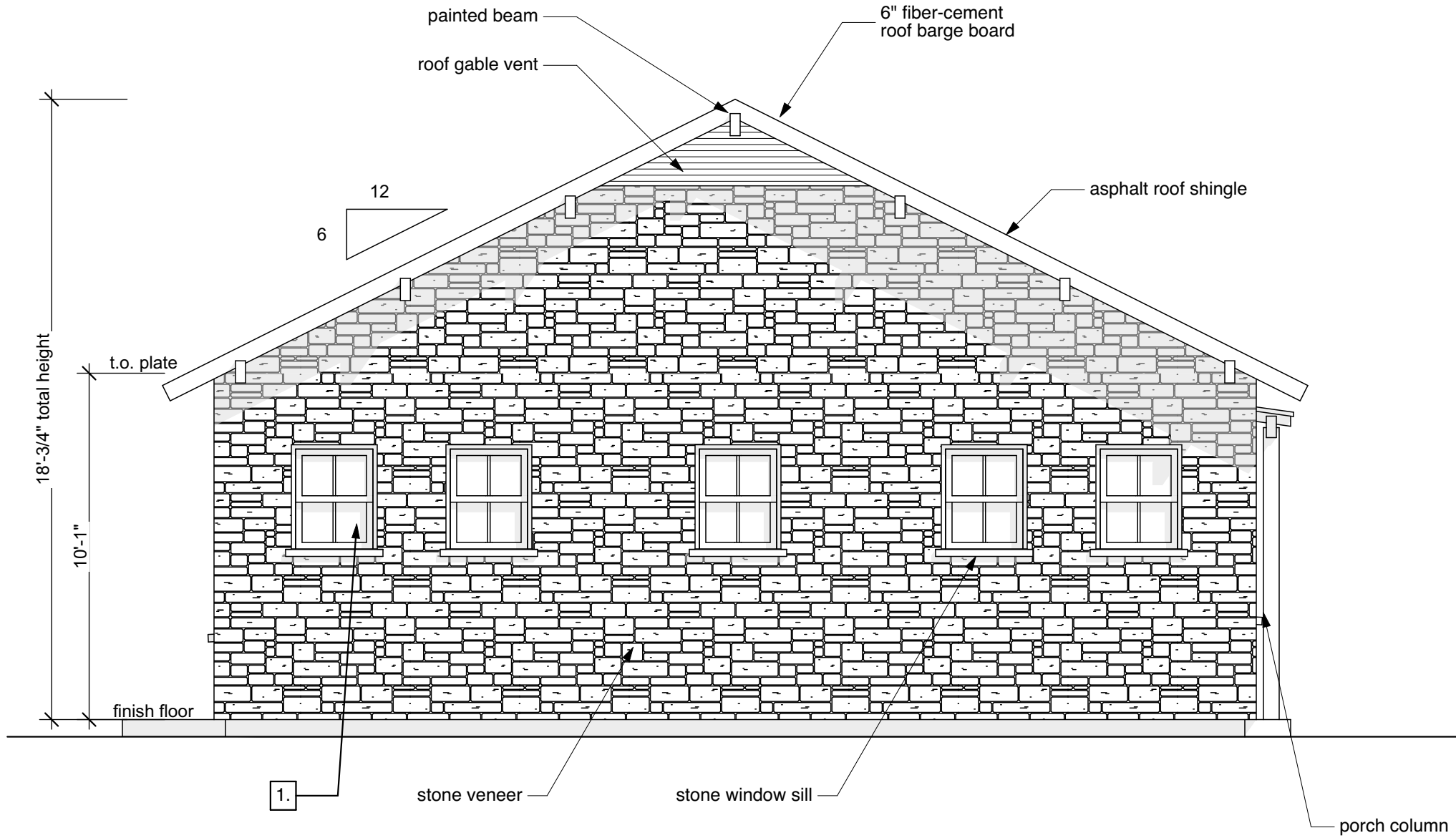
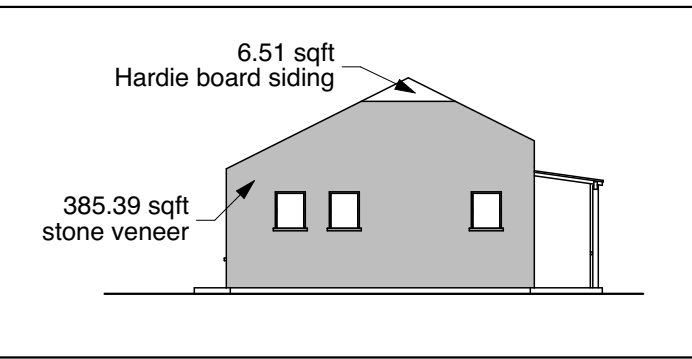
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Color Exterior
Elevations 2B

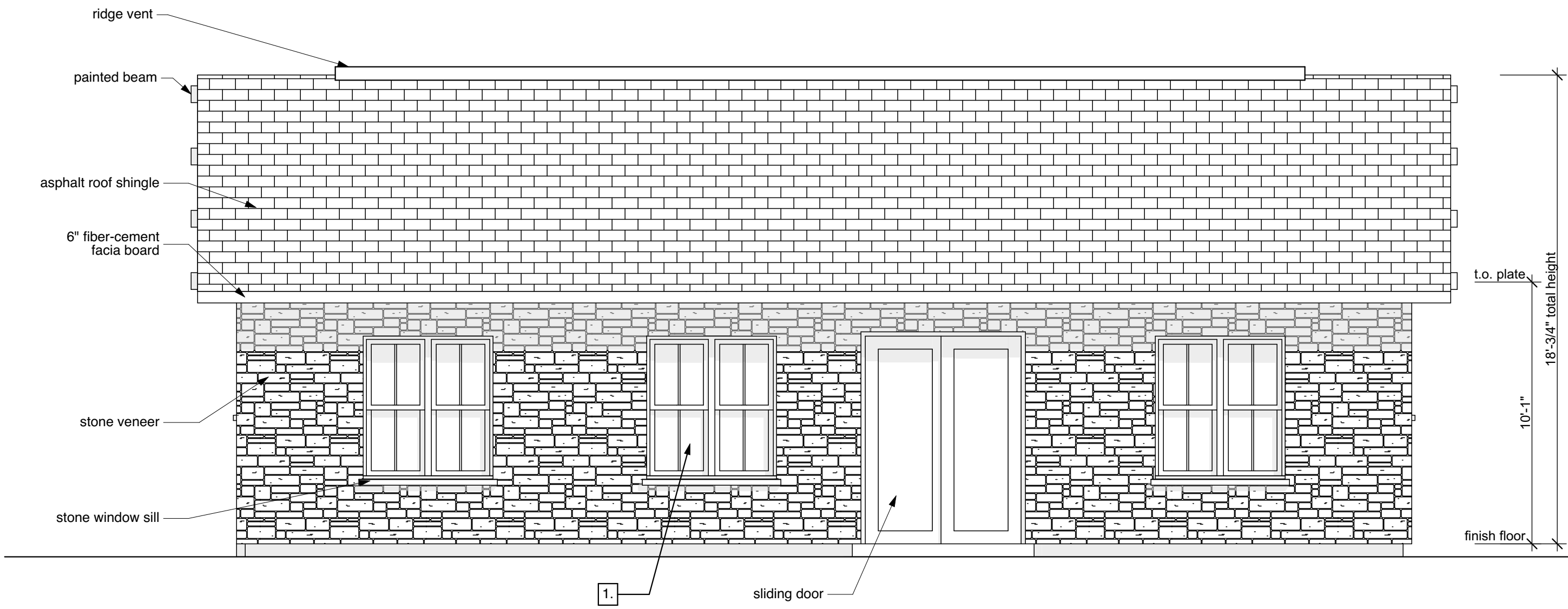
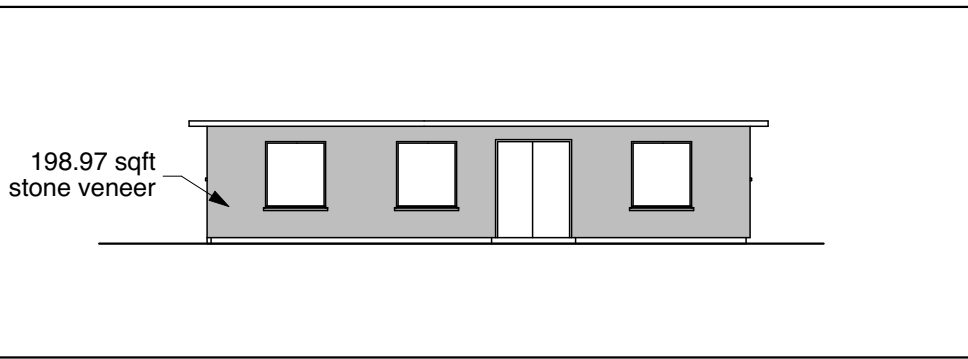
A2.05

Architectural Elements Table - 3A		Facade Materials Table - 3A		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	385.39 sqft	98%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			391.90 sqft	100%



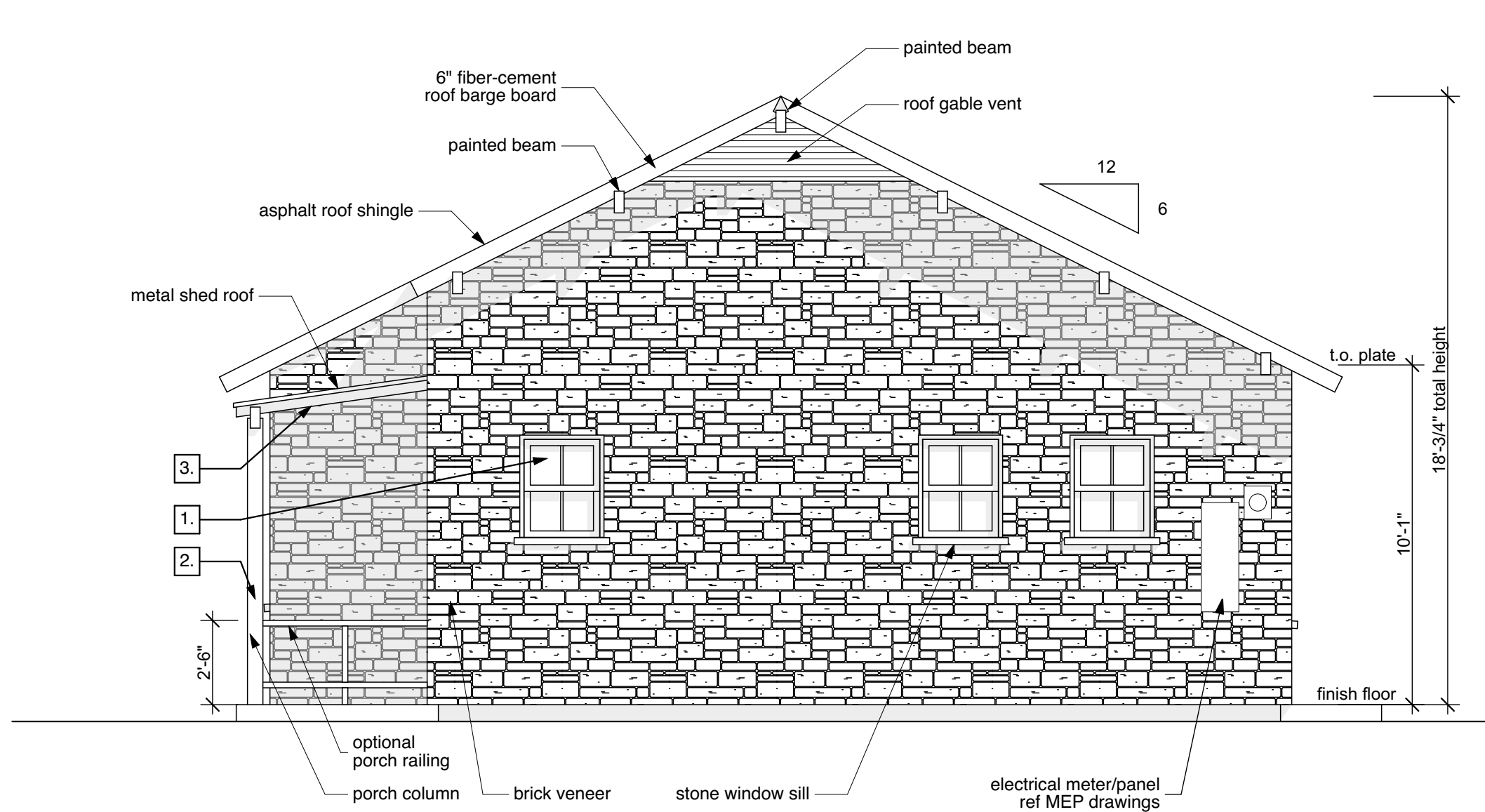
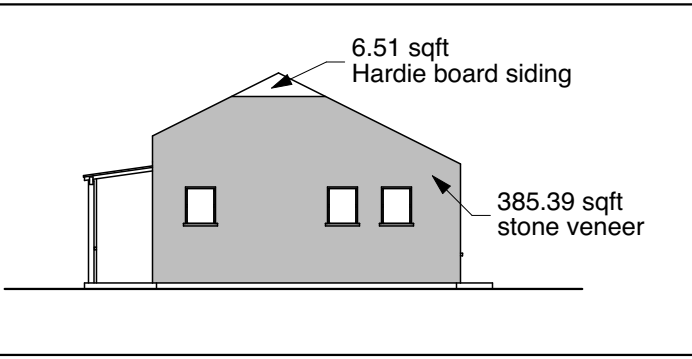
04 Left Elevation - 3A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3A		Facade Materials Table - 3A		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	285.63 sqft	100%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			285.63 sqft	100%



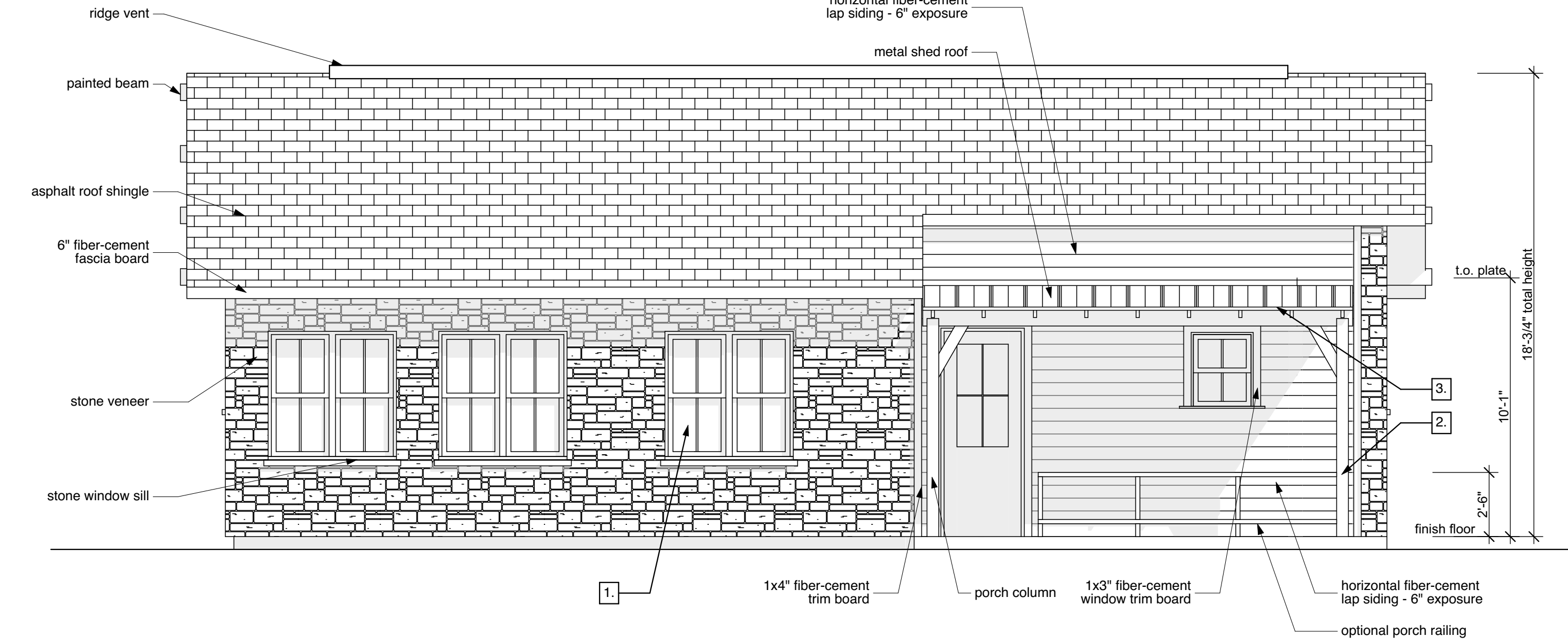
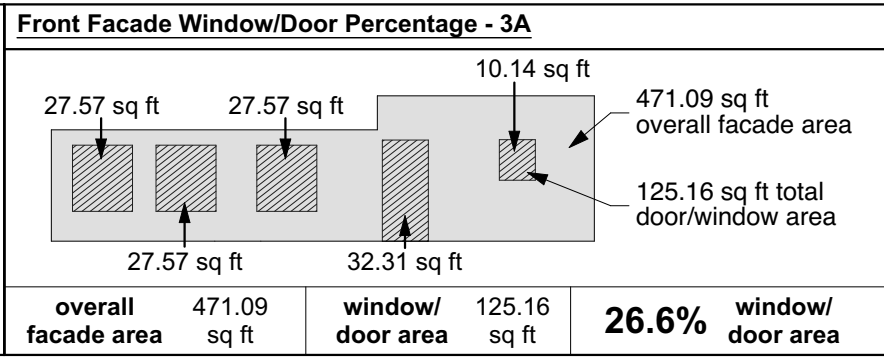
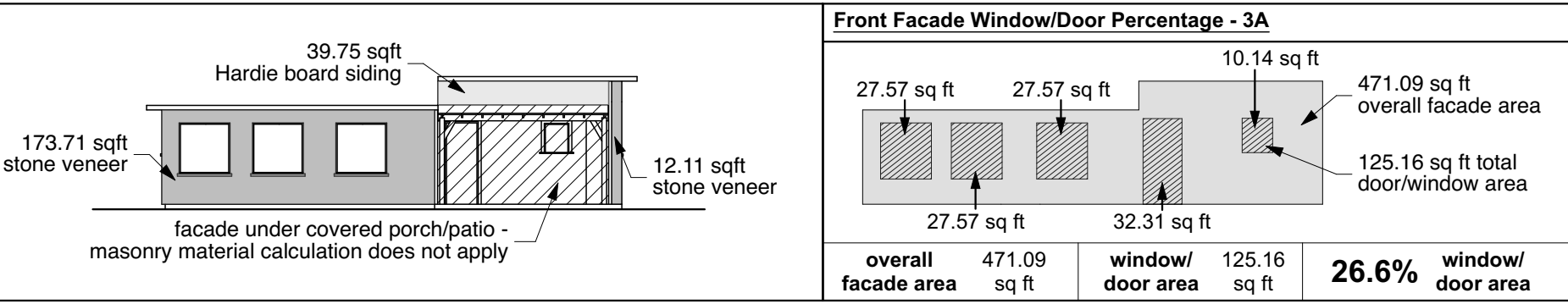
02 Back Elevation - 3A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3A		Facade Materials Table - 3A		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	385.39 sqft	98%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			391.90 sqft	100%



03 Right Elevation - 3A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3A		Facade Materials Table - 3A			Front Facade Window/Door Percentage - 3A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%				
1.	Multiple pane windows	stone veneer	185.82 sqft	82%				
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA				
3.	Covered front porch, at least 40 sq.ft	fiber cement siding	39.75 sqft	18%				
SUM TOTAL			225.57 sqft	100%				



01 Front Elevation - 3A
SCALE: 1/4" = 1'-0"



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Architect
DSGN Associates, Inc.
MEP Consultant
Jordan and Skala Engineers, Inc.
Structural Engineer
Childress Engineering Services
General Contractor
BBL Builders, LP

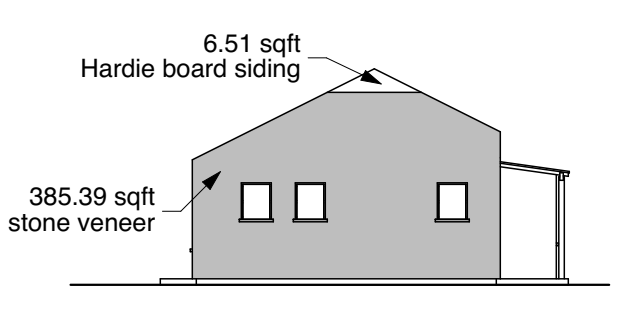
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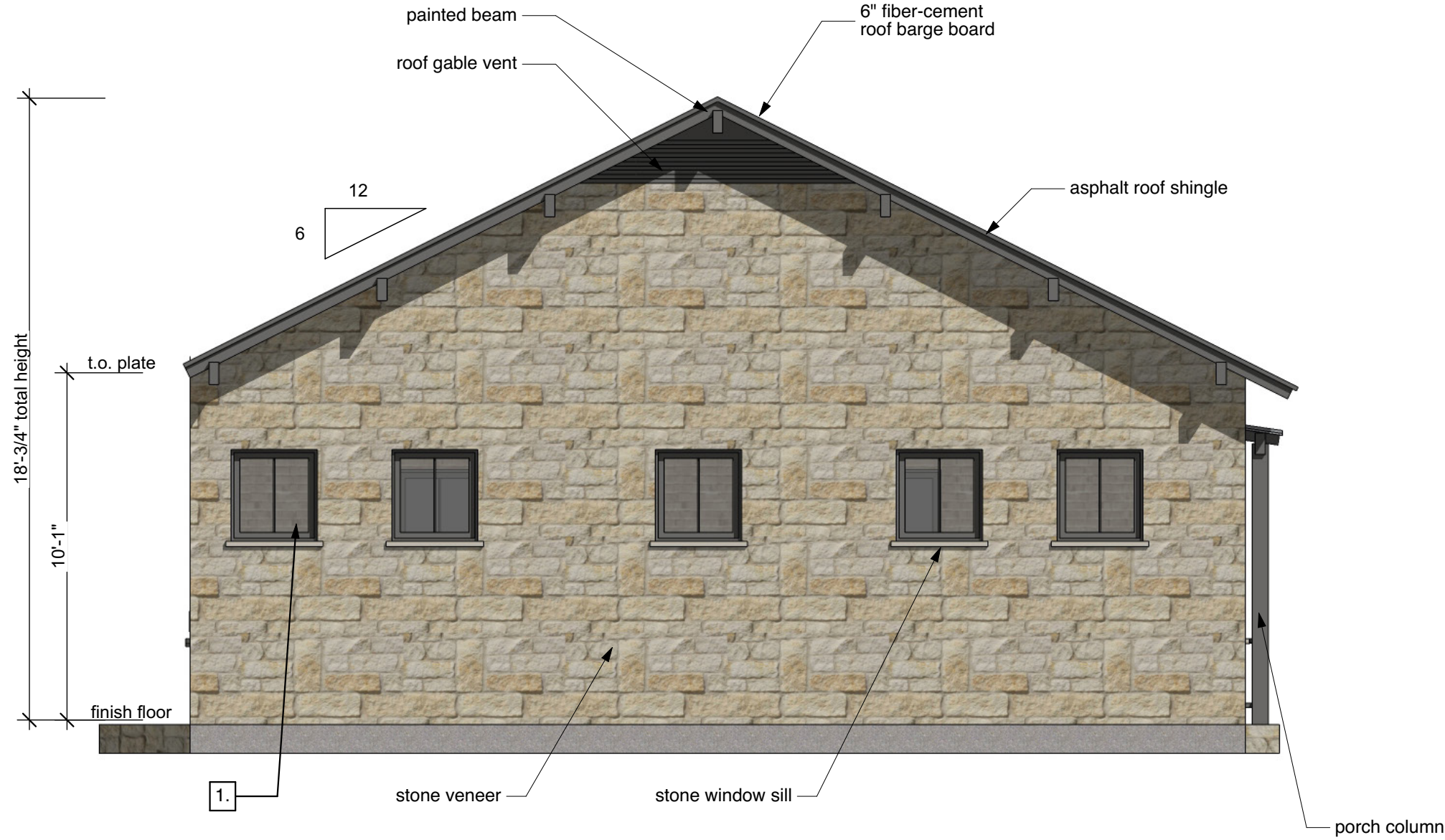
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scale = 1/4" = 1'-0"

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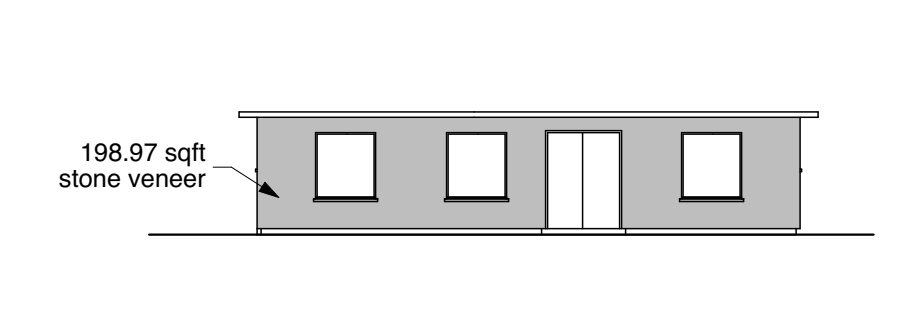
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22 Mar 17 Case No: 160920.1
03 Apr 17 Case No: 160920.1

Exterior Elevations
3A - B/W
A3.02

Architectural Elements Table - 3A		Facade Materials Table - 3A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	385.39 sqft	98%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%	
SUM TOTAL			391.90 sqft	100%	

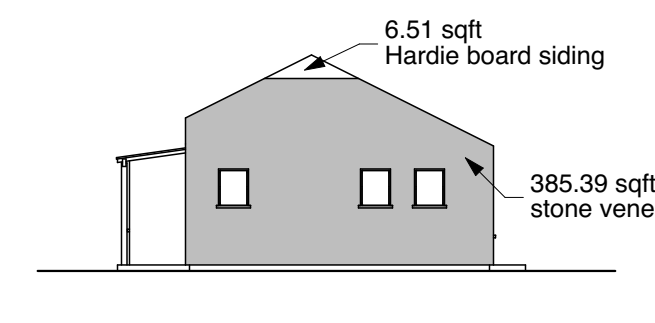


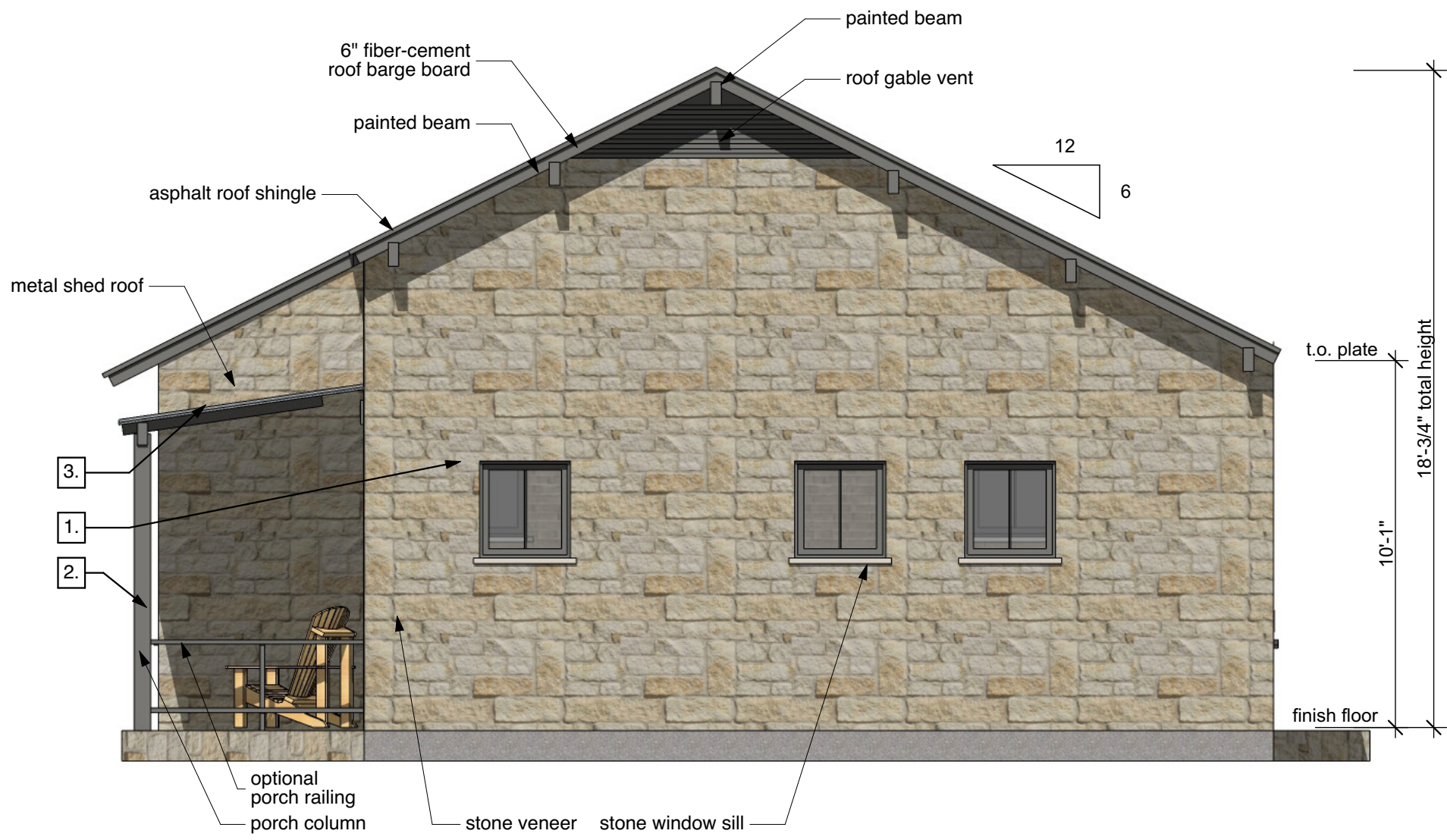
04 Left Elevation - 3A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3A		Facade Materials Table - 3A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	285.63 sqft	100%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA	
SUM TOTAL			285.63 sqft	100%	

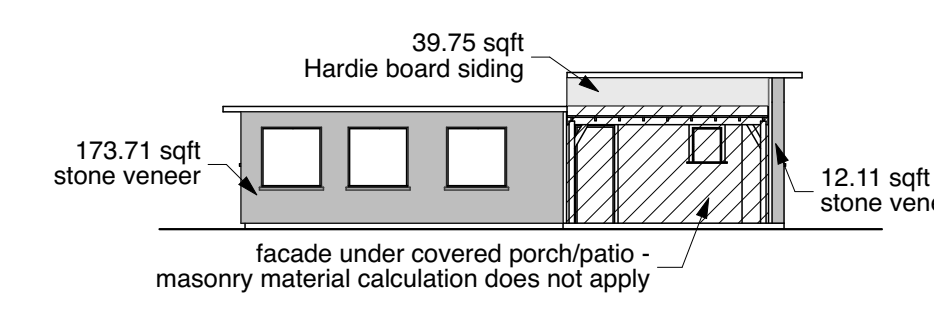


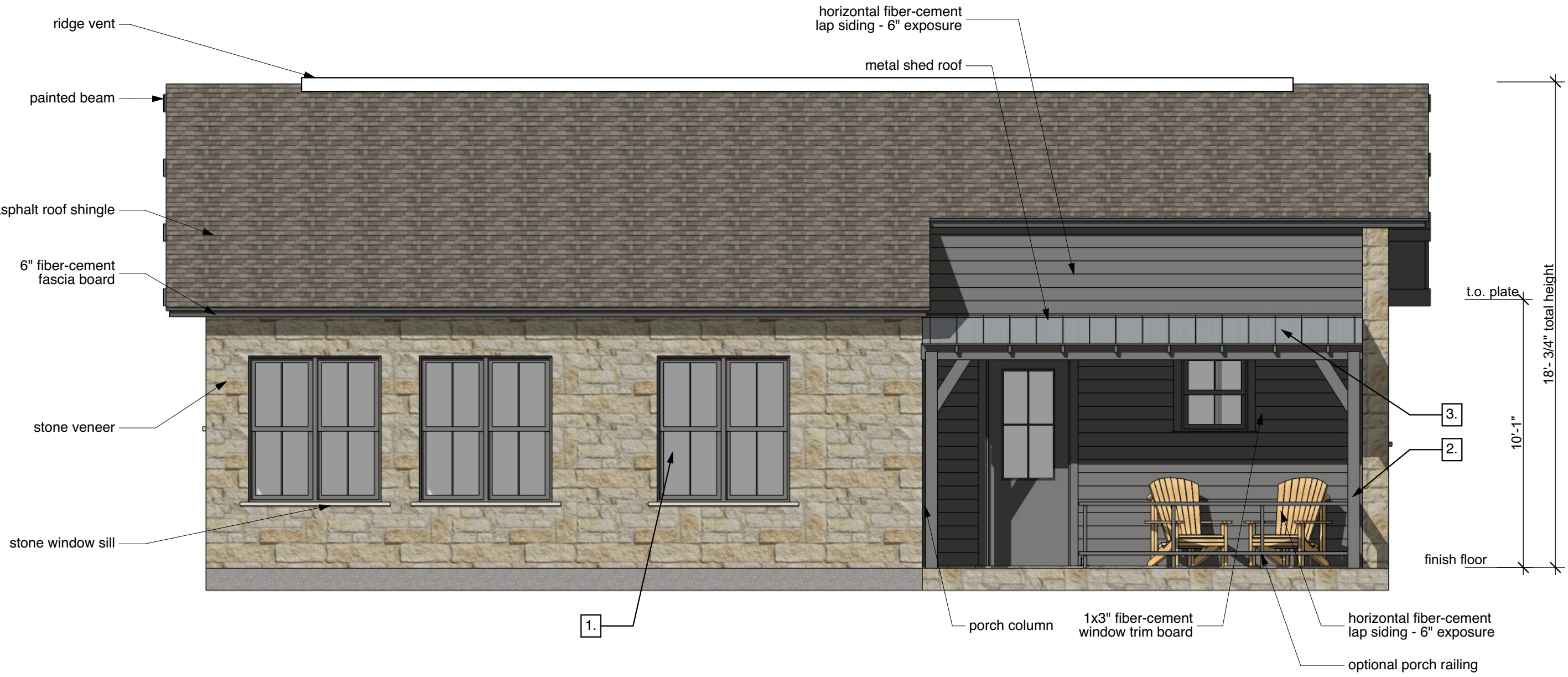
02 Back Elevation - 3A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3A		Facade Materials Table - 3A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	385.39 sqft	98%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%	
SUM TOTAL			391.90 sqft	100%	



03 Right Elevation - 3A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3A		Facade Materials Table - 3A				Front Facade Window/Door Percentage - 3A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%		27.57 sq ft	27.57 sq ft	10.14 sq ft	471.09 sq ft overall facade area
1.	Multiple pane windows	stone veneer	185.82 sqft	82%		27.57 sq ft	32.31 sq ft		125.16 sq ft total door/window area
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA		overall facade area	471.09 sq ft	window/door area	125.16 sq ft
3.	Covered front porch, at least 40 sq.ft	fiber cement siding	39.75 sqft	18%		26.6%	26.6%	26.6%	26.6%
SUM TOTAL			225.57 sqft	100%					



01 Front Elevation - 3A
SCALE: 1/4" = 1'-0"



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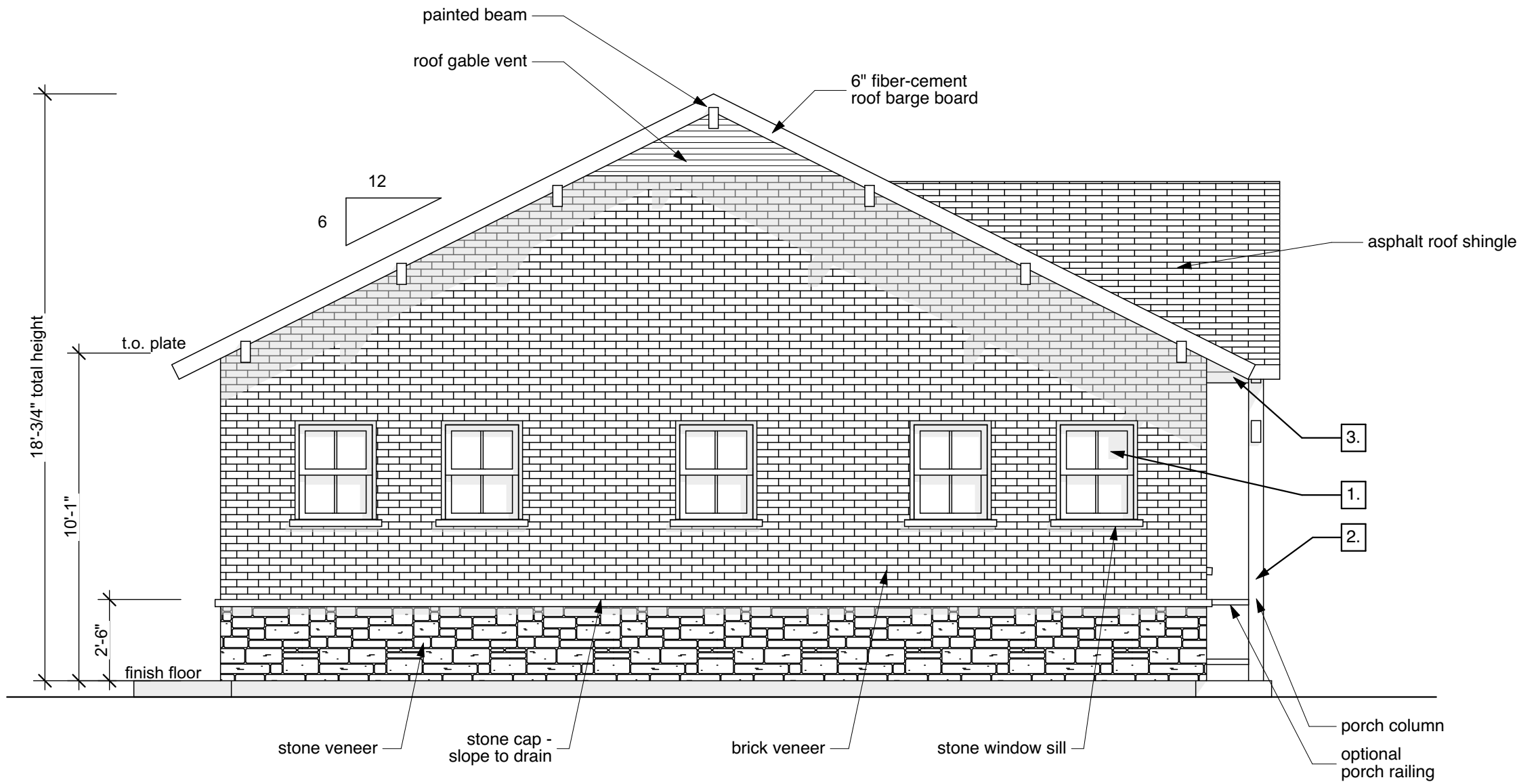
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22 Feb 17 Case No: 160920.1
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Color Exterior
Elevations 3A

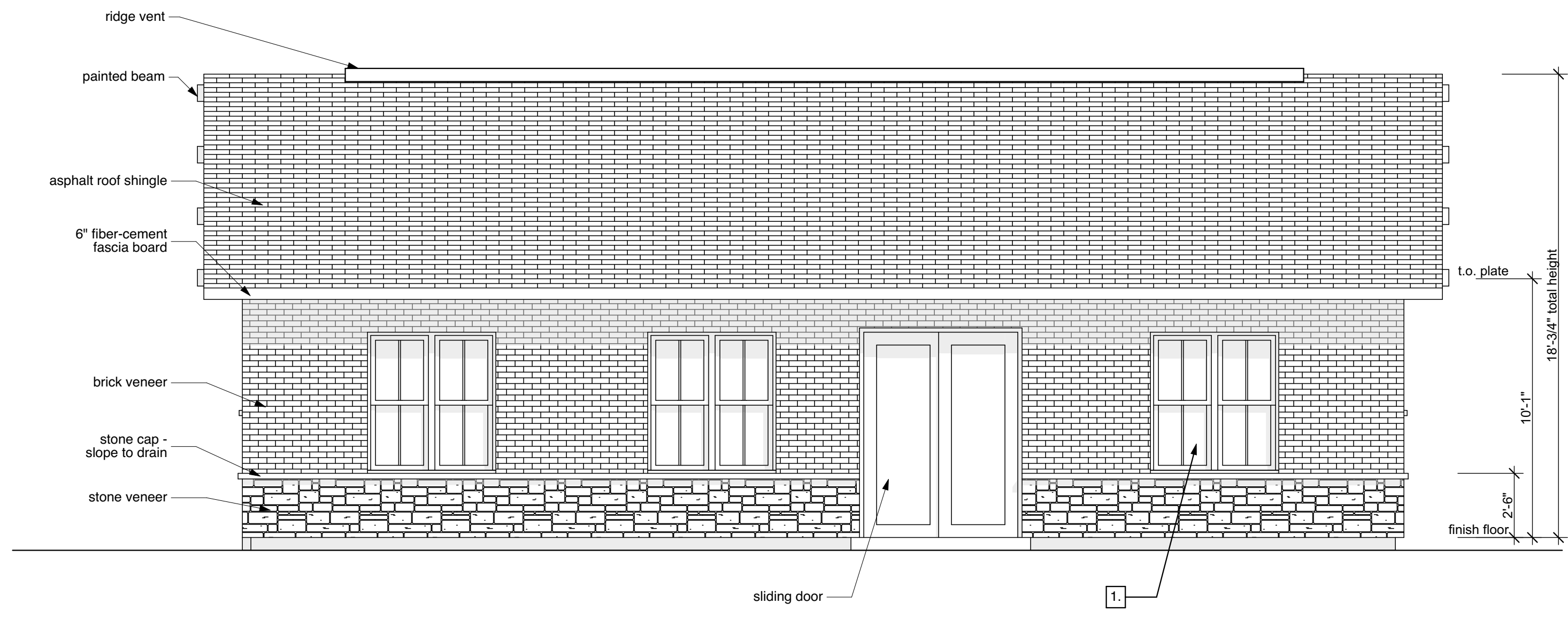
A3.03

Architectural Elements Table - 3B		Facade Materials Table - 3B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	75.83 sqft	20%
2.	Front porch w/ decorative columns & optional railing	brick veneer	294.26 sqft	78%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			376.60 sqft	100%



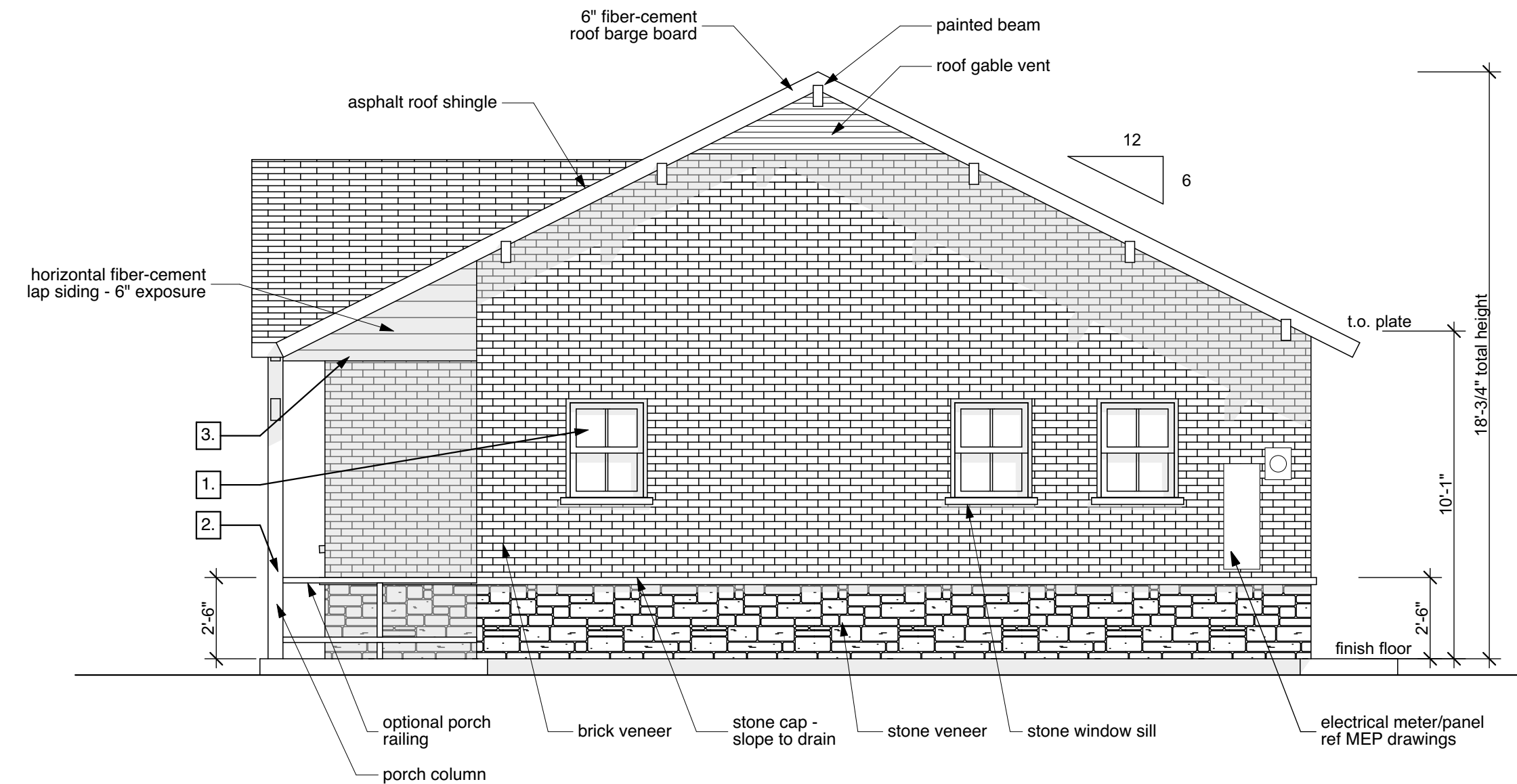
04 Left Elevation - 3B
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3B		Facade Materials Table - 3B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	88.78 sqft	37%
2.	Front porch w/ decorative columns & optional railing	brick veneer	224.76 sqft	63%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			313.54 sqft	100%



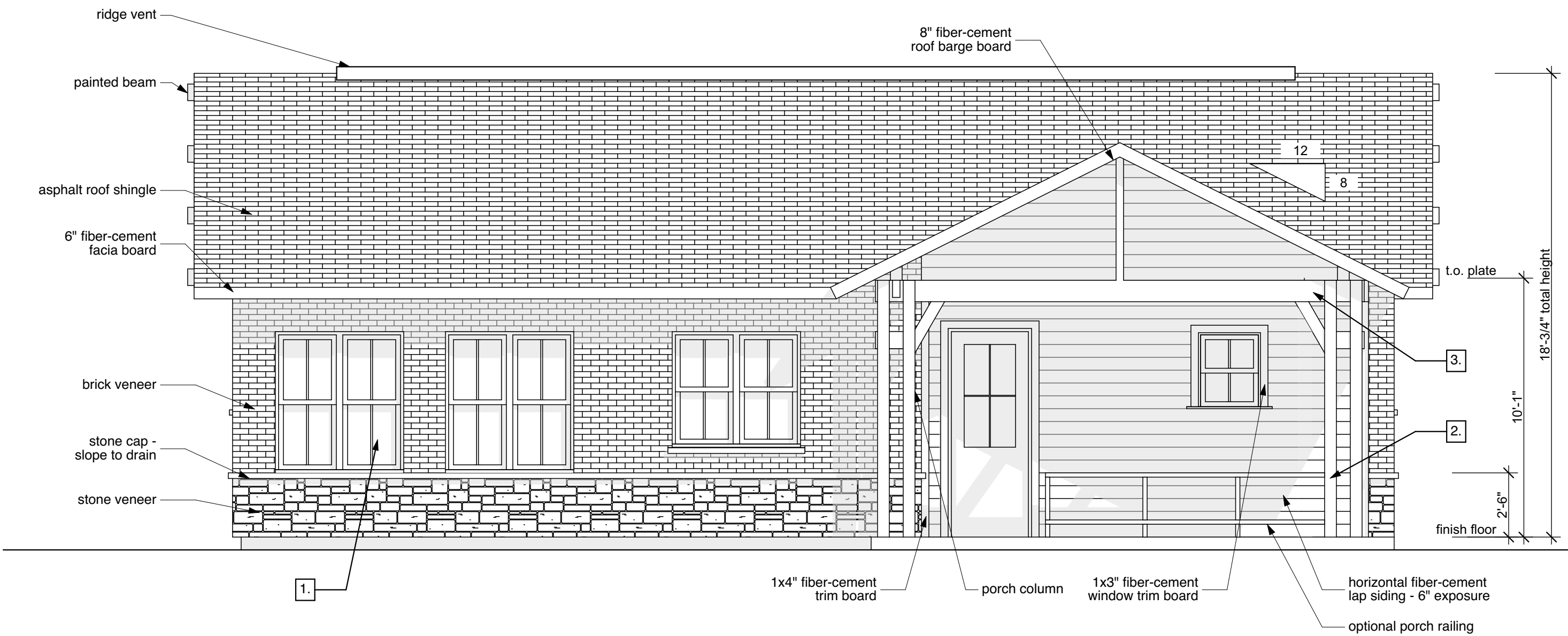
02 Back Elevation - 3B
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3B		Facade Materials Table - 3B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	64.17 sqft	19%
2.	Front porch w/ decorative columns & optional railing	brick veneer	269.40 sqft	79%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			340.08 sqft	100%



03 Right Elevation - 3B
SCALE: 1/4" = 1'-0"

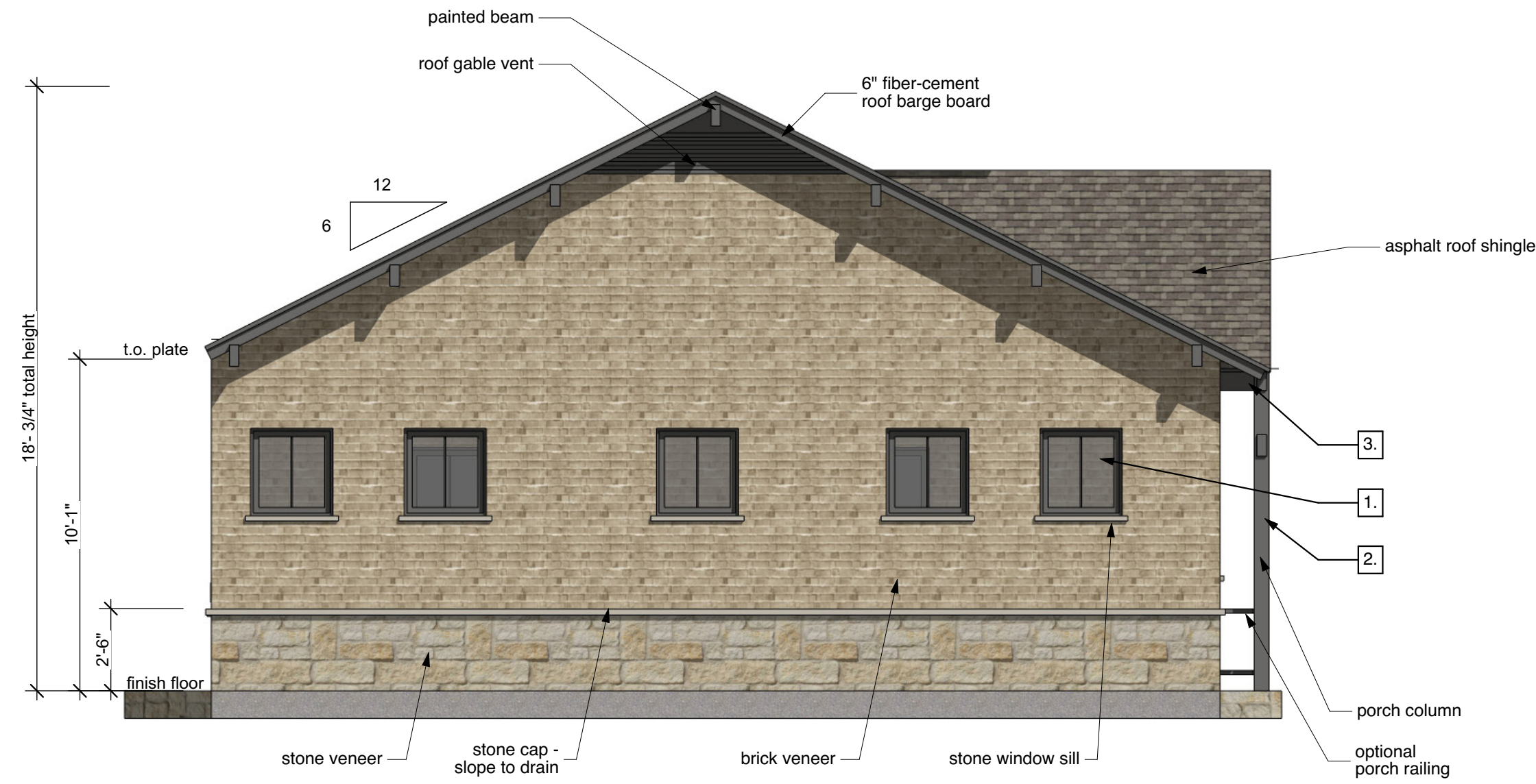
Architectural Elements Table - 3B		Facade Materials Table - 3B			Front Facade Window/Door Percentage - 3B			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%				
1.	Multiple pane windows	stone veneer	69.58 sqft	39%				
2.	Front porch w/ decorative columns & optional railing	brick veneer	109.58 sqft	61%				
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA				
SUM TOTAL			179.16 sqft	100%				



01 Front Elevation - 3B
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3B		Facade Materials Table - 3B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	75.83 sqft	20%
2.	Front porch w/ decorative columns & optional railing	brick veneer	294.26 sqft	78%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			376.60 sqft	100%

6.51 sqft Hardie board siding	294.26 sqft brick veneer	75.83 sqft stone veneer
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04 Left Elevation - 3B
NOT TO SCALE

Architectural Elements Table - 3B		Facade Materials Table - 3B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	88.78 sqft	37%
2.	Front porch w/ decorative columns & optional railing	brick veneer	224.76 sqft	63%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			313.54 sqft	100%

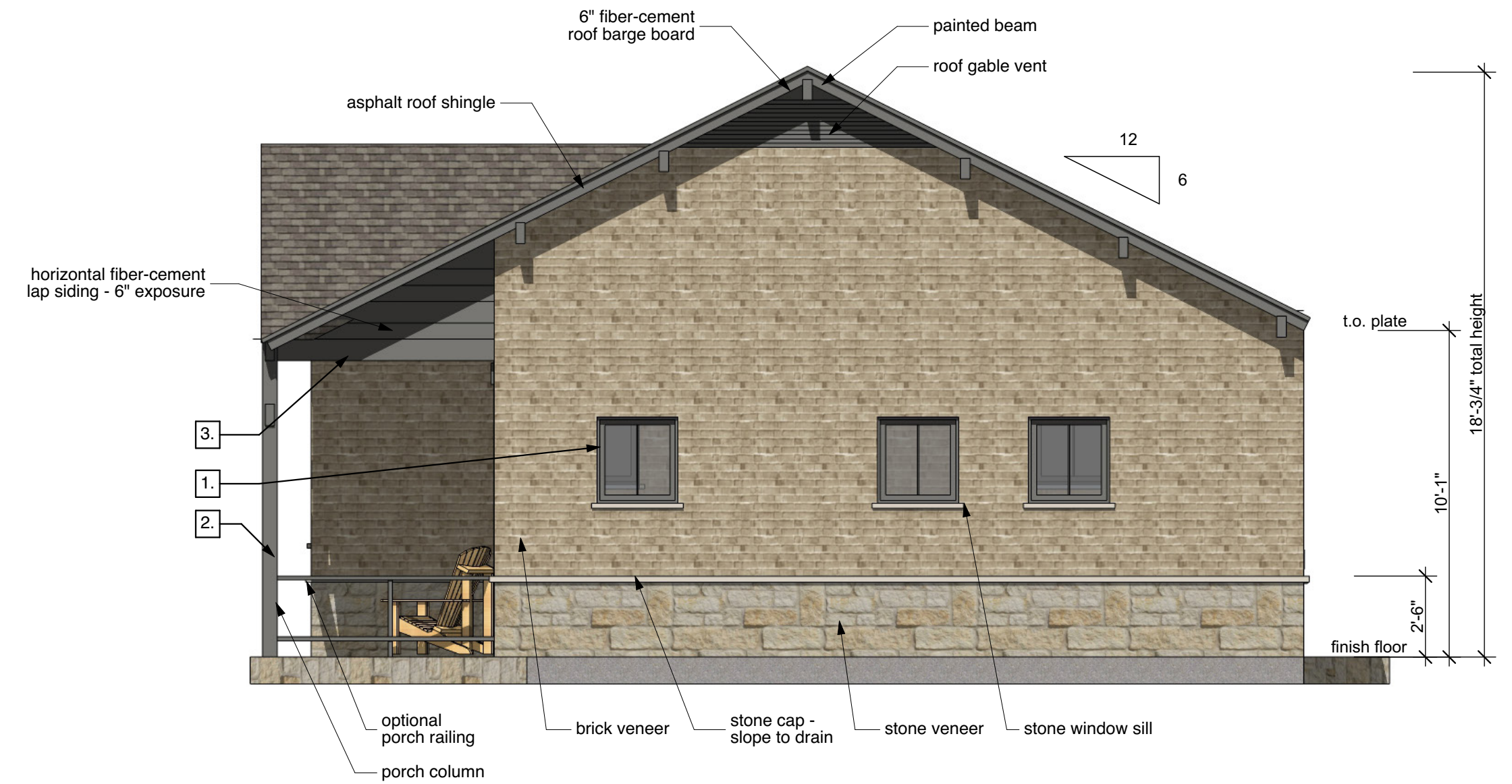
224.76 sqft brick veneer	88.78 sqft stone veneer	54.85 sqft stone veneer	33.93 sqft stone veneer
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02 Back Elevation - 3B
NOT TO SCALE

Architectural Elements Table - 3B		Facade Materials Table - 3B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	64.17 sqft	19%
2.	Front porch w/ decorative columns & optional railing	brick veneer	269.40 sqft	79%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			340.08 sqft	100%

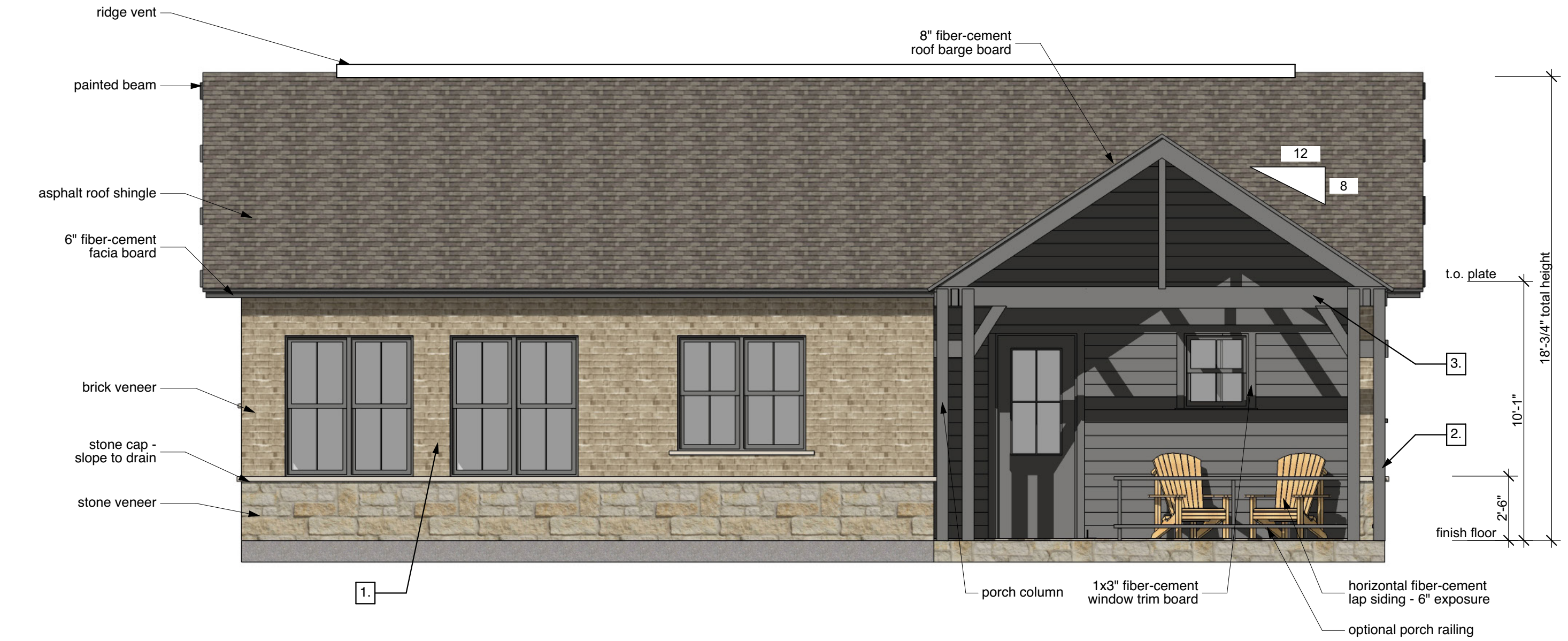
6.51 sqft Hardie board siding	269.40 sqft brick veneer	64.17 sqft stone veneer
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03 Right Elevation - 3B
NOT TO SCALE

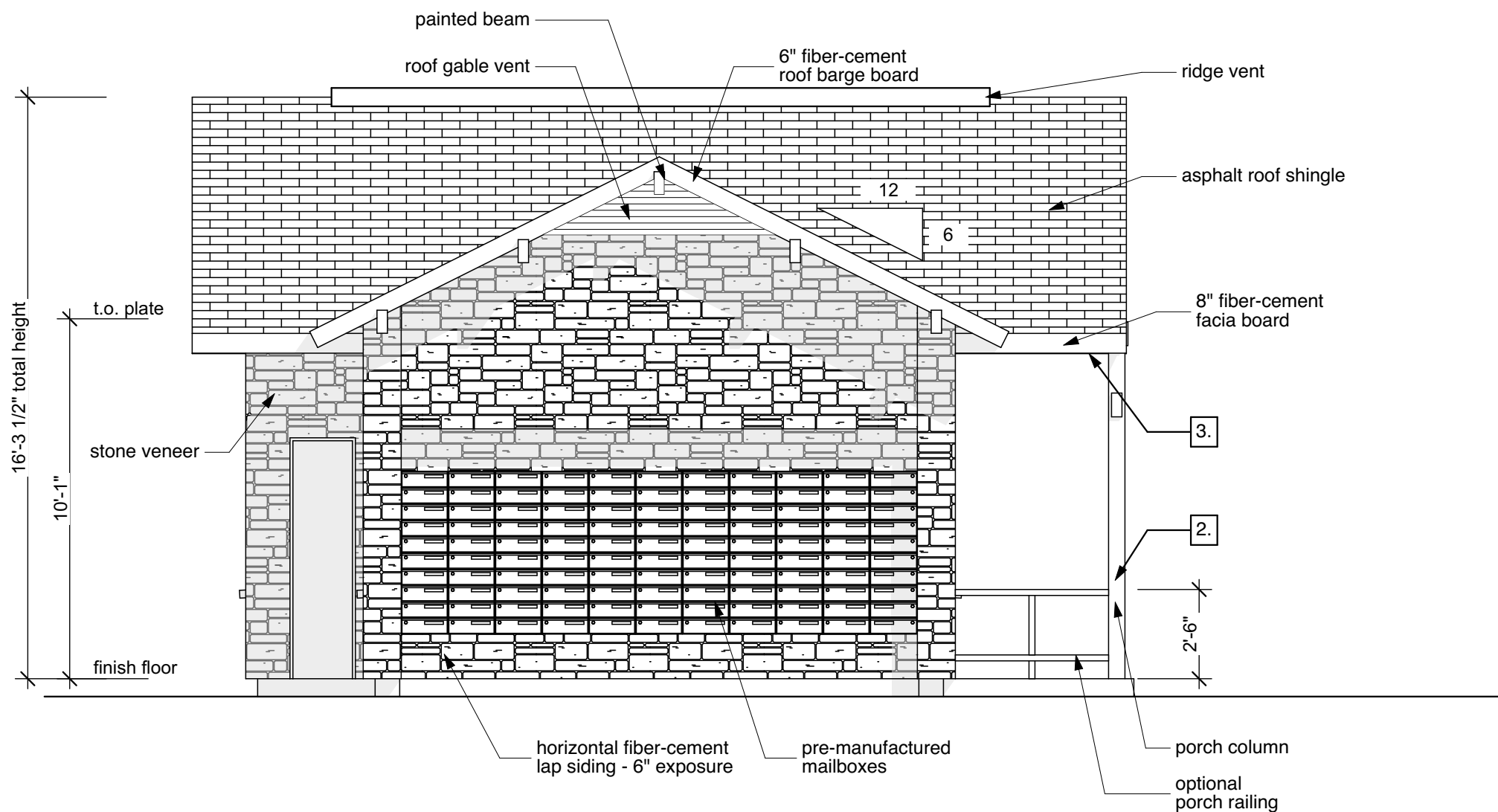
Architectural Elements Table - 3B		Facade Materials Table - 3B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	69.58 sqft	39%
2.	Front porch w/ decorative columns & optional railing	brick veneer	109.58 sqft	61%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			179.16 sqft	100%

102.62 sqft brick veneer	69.58 sqft stone veneer	6.96 sqft brick veneer	2.28 sqft stone veneer
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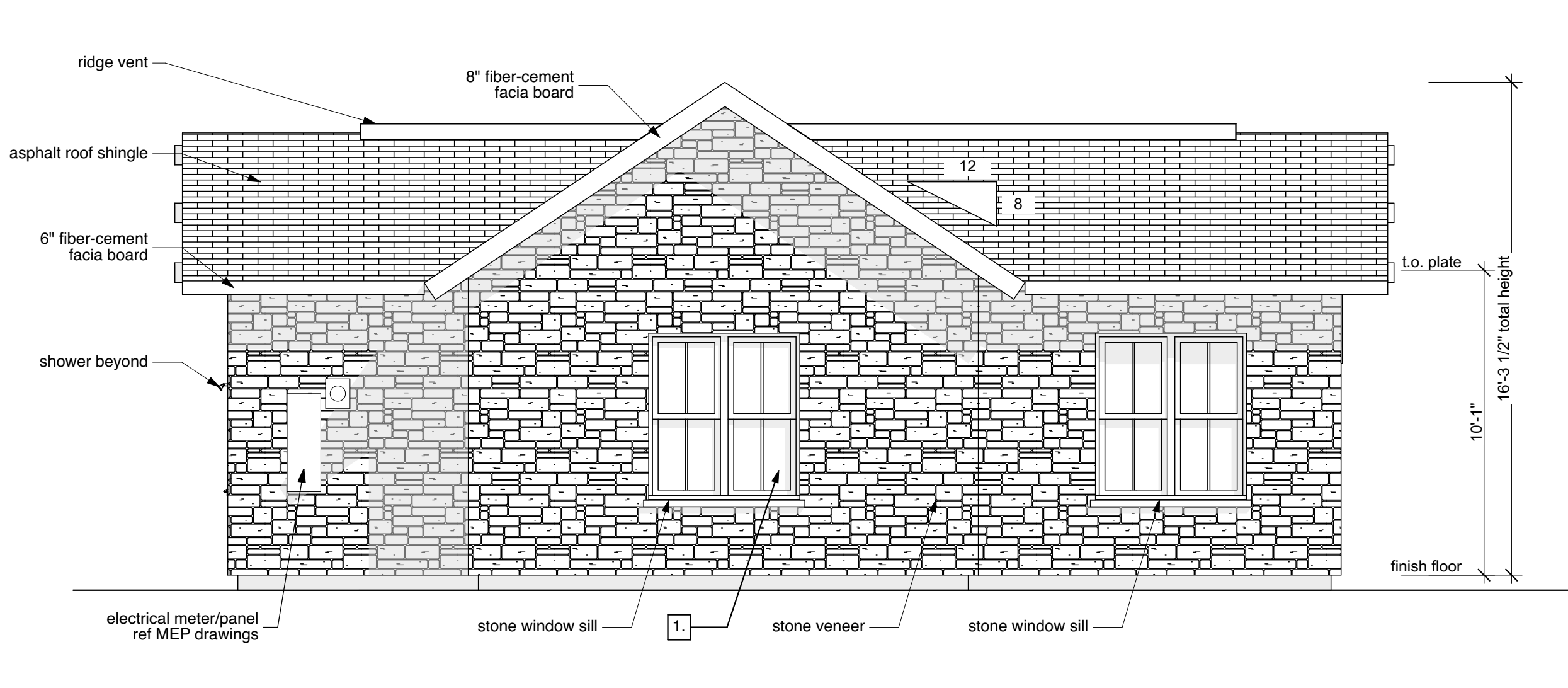
01 Front Elevation - 3B
NOT TO SCALE

Architectural Elements Table - LS		Facade Materials Table - Leasing Office		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	145.99 sqft	96%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	5.26 sqft	4%
SUM TOTAL			151.25 sqft	100%



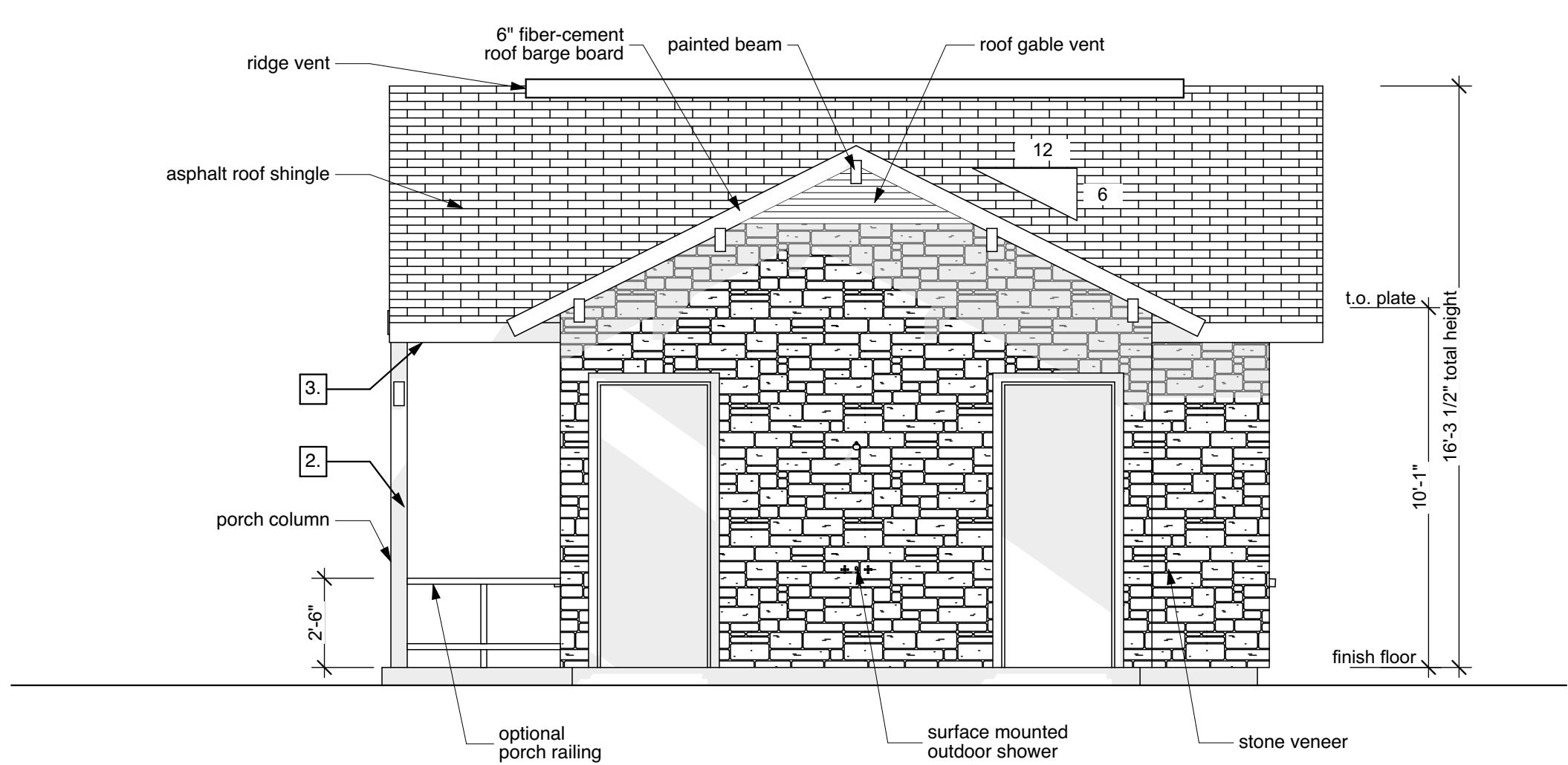
04 Left Elevation - Leasing
SCALE: 1/4" = 1'-0"

Architectural Elements Table - LS		Facade Materials Table - Leasing Office		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	344.47 sqft	100%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			344.47 sqft	100%



02 Back Elevation - Leasing
SCALE: 1/4" = 1'-0"

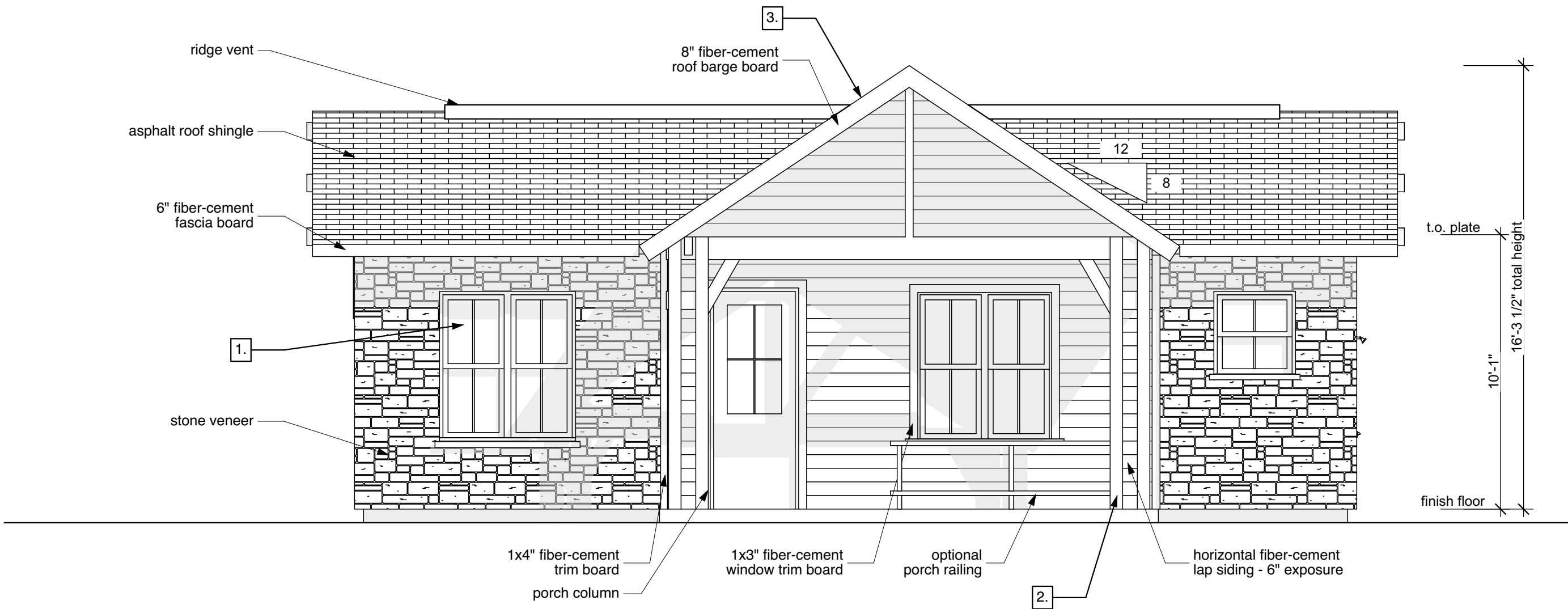
Architectural Elements Table - LS		Facade Materials Table - Leasing Office		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	163.08 sqft	96%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	5.26 sqft	4%
SUM TOTAL			168.34 sqft	100%



03 Right Elevation - Leasing
SCALE: 1/4" = 1'-0"

Architectural Elements Table - LS		Facade Materials Table - Leasing Office			Front Facade Window/Door Percentage - Leasing Office				
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%					
1.	Multiple pane windows	stone veneer	134.93 sqft	100%					
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA					
3.	Covered front porch, at least 40 sq ft	Hardie board siding	NA	NA					
SUM TOTAL			134.93 sqft	100%					

76.98 sqft stone veneer		57.95 sqft stone veneer		facade under covered porch/patio - masonry material calculation does not apply	
32.31 sq ft		9.13 sq ft		399.6 sq ft overall facade area	
27.5 sq ft		31.17 sq ft		100.11 sq ft total door/window area	
overall facade area	399.60 sq ft	window/door area	100.11 sq ft	25.1%	window/door area



01 Front Elevation - Leasing
SCALE: 1/4" = 1'-0"



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NEXmetro
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scale = 1/4" = 1'-0"

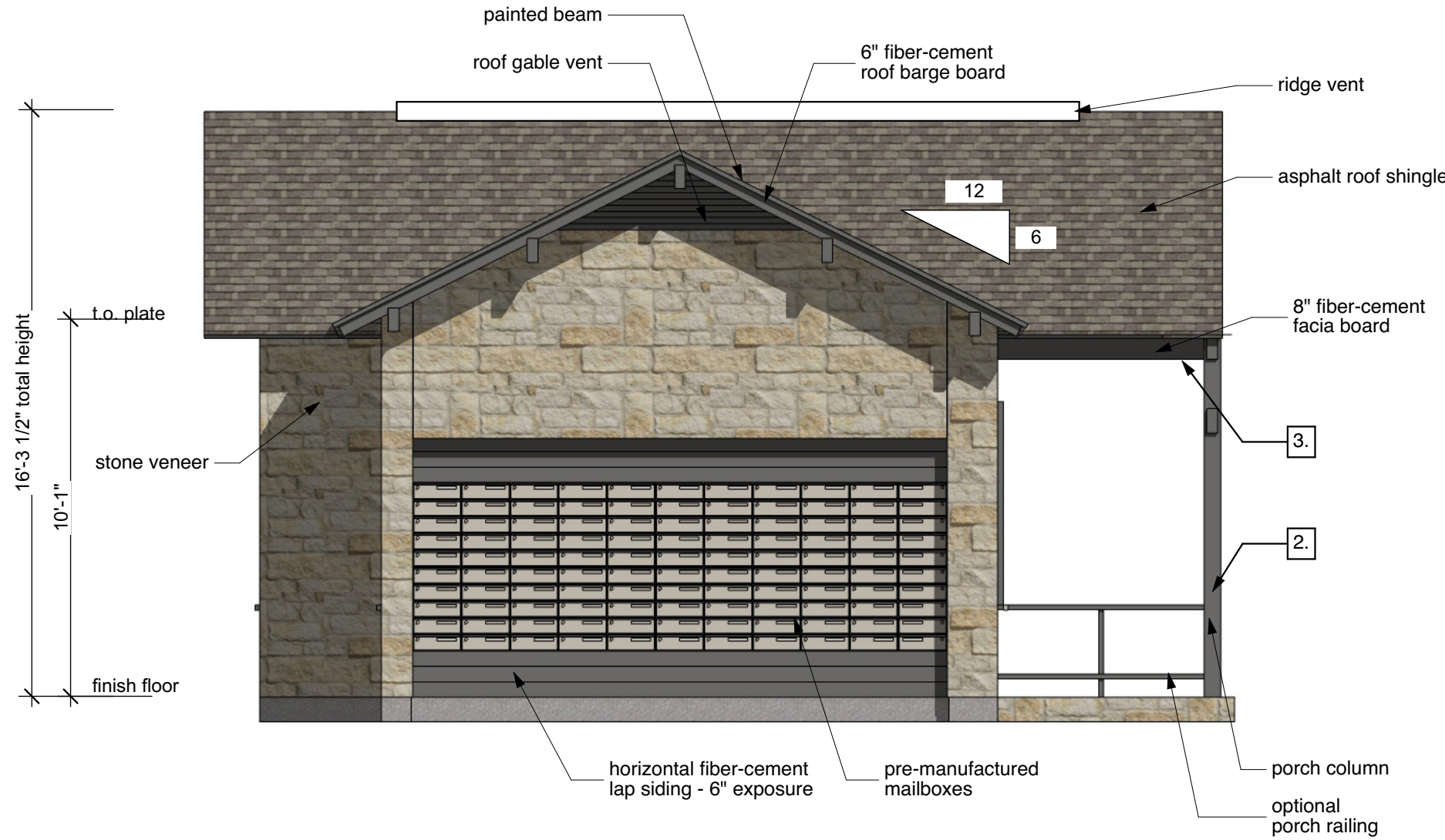
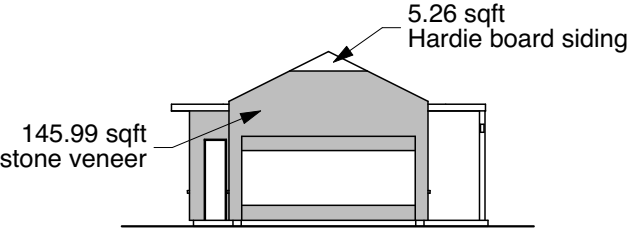
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1611.00

22 Feb 17 Case No: 160920.1
22 Mar 17 Case No: 160920.1
03 Apr 17 Case No: 160920.1

Exterior Elevations -
Leasing Office

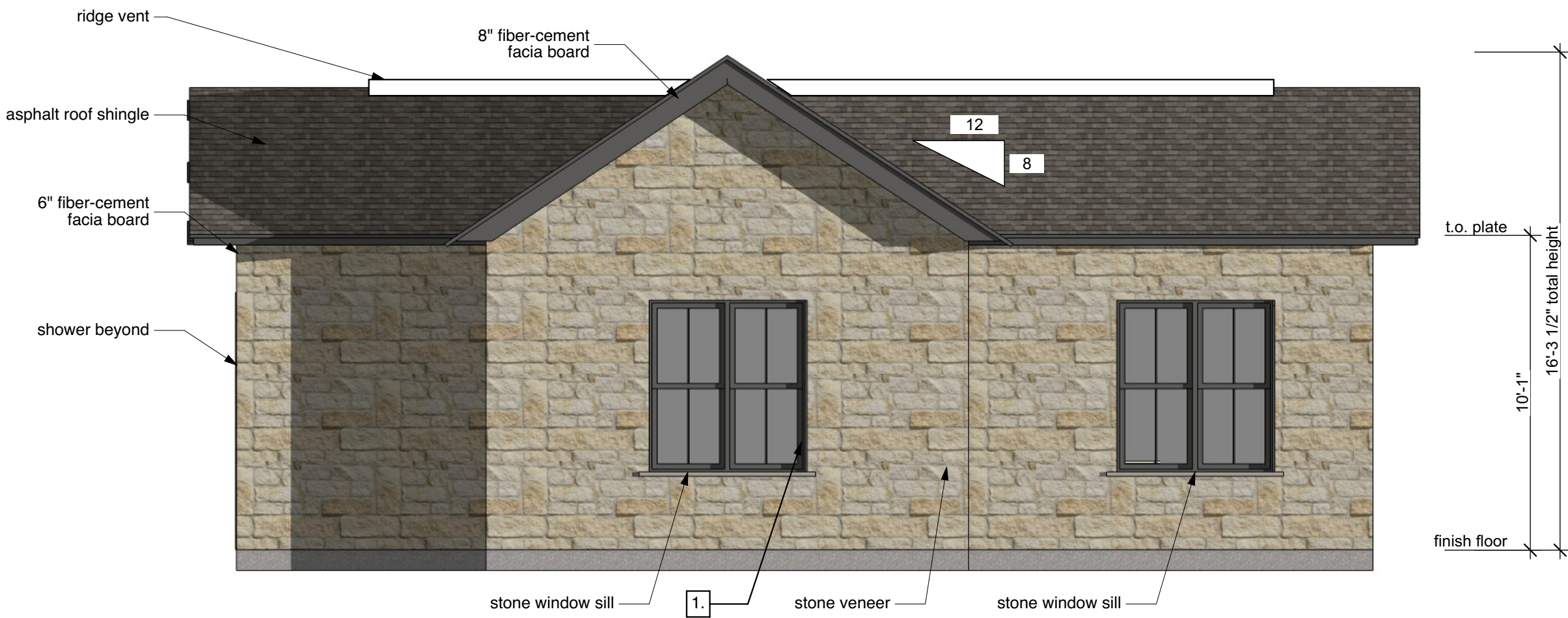
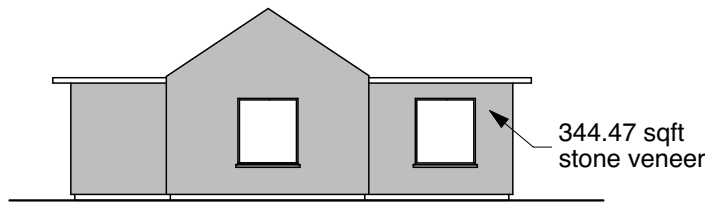
A4.02

Architectural Elements Table - LS		Facade Materials Table - Leasing Office		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	145.99 sqft	96%
2.	Railing enclosed front porch	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	5.26 sqft	4%
		SUM TOTAL	151.25 sqft	100%



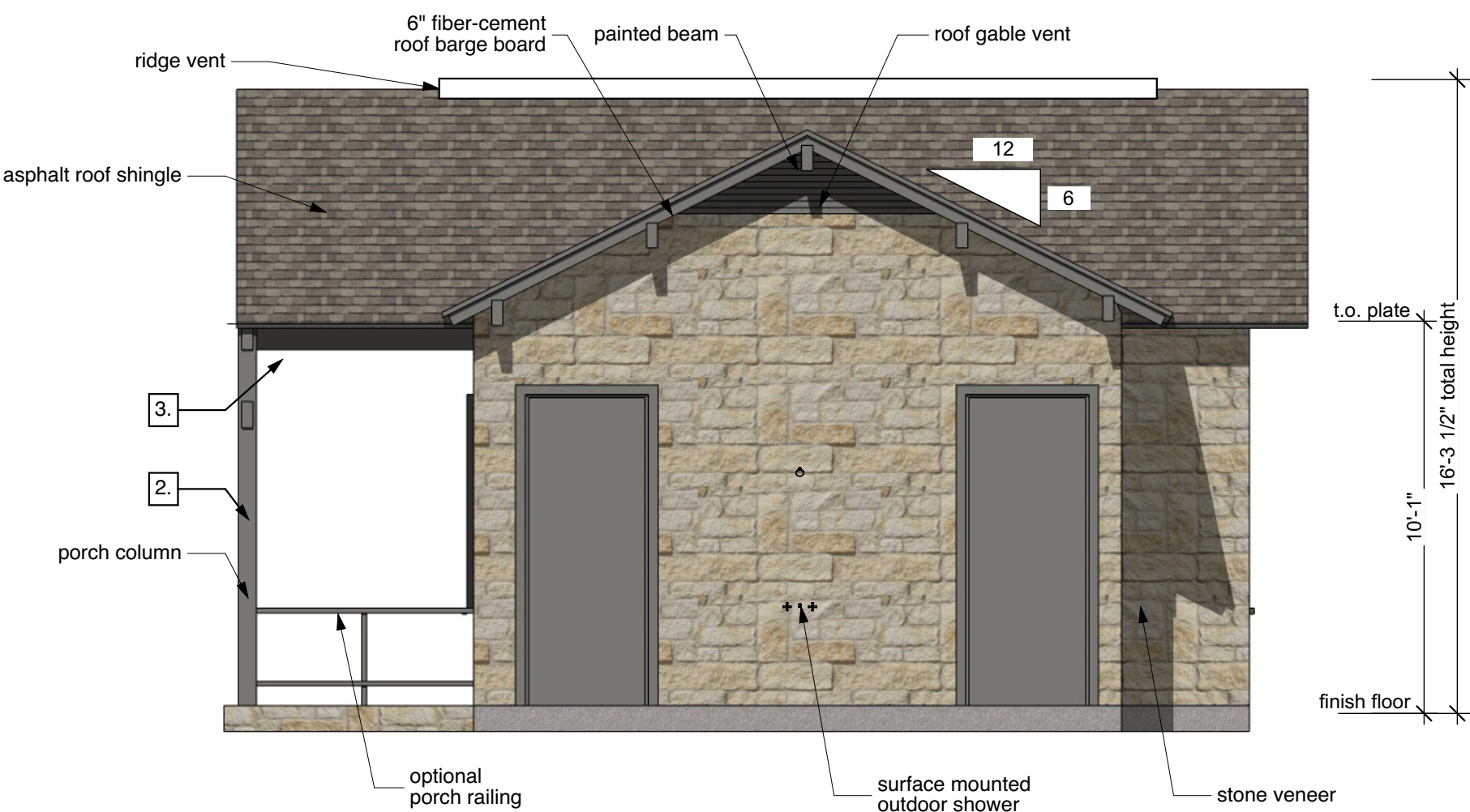
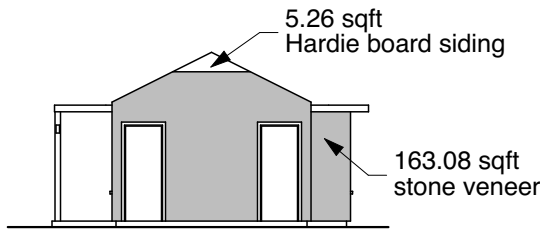
04 Left Elevation - Leasing
NOT TO SCALE

Architectural Elements Table - LS		Facade Materials Table - Leasing Office		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	344.47 sqft	100%
2.	Railing enclosed front porch	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
		SUM TOTAL	344.47 sqft	100%



02 Back Elevation - Leasing
NOT TO SCALE

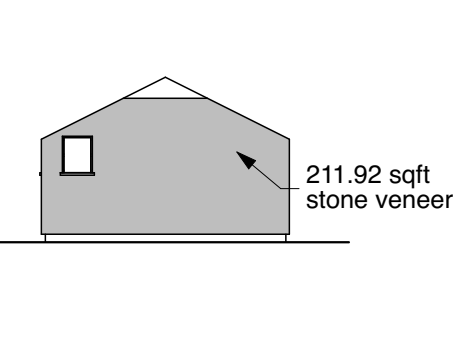
Architectural Elements Table - LS		Facade Materials Table - Leasing Office		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	163.08 sqft	96%
2.	Railing enclosed front porch	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	5.26 sqft	4%
		SUM TOTAL	168.34 sqft	100%

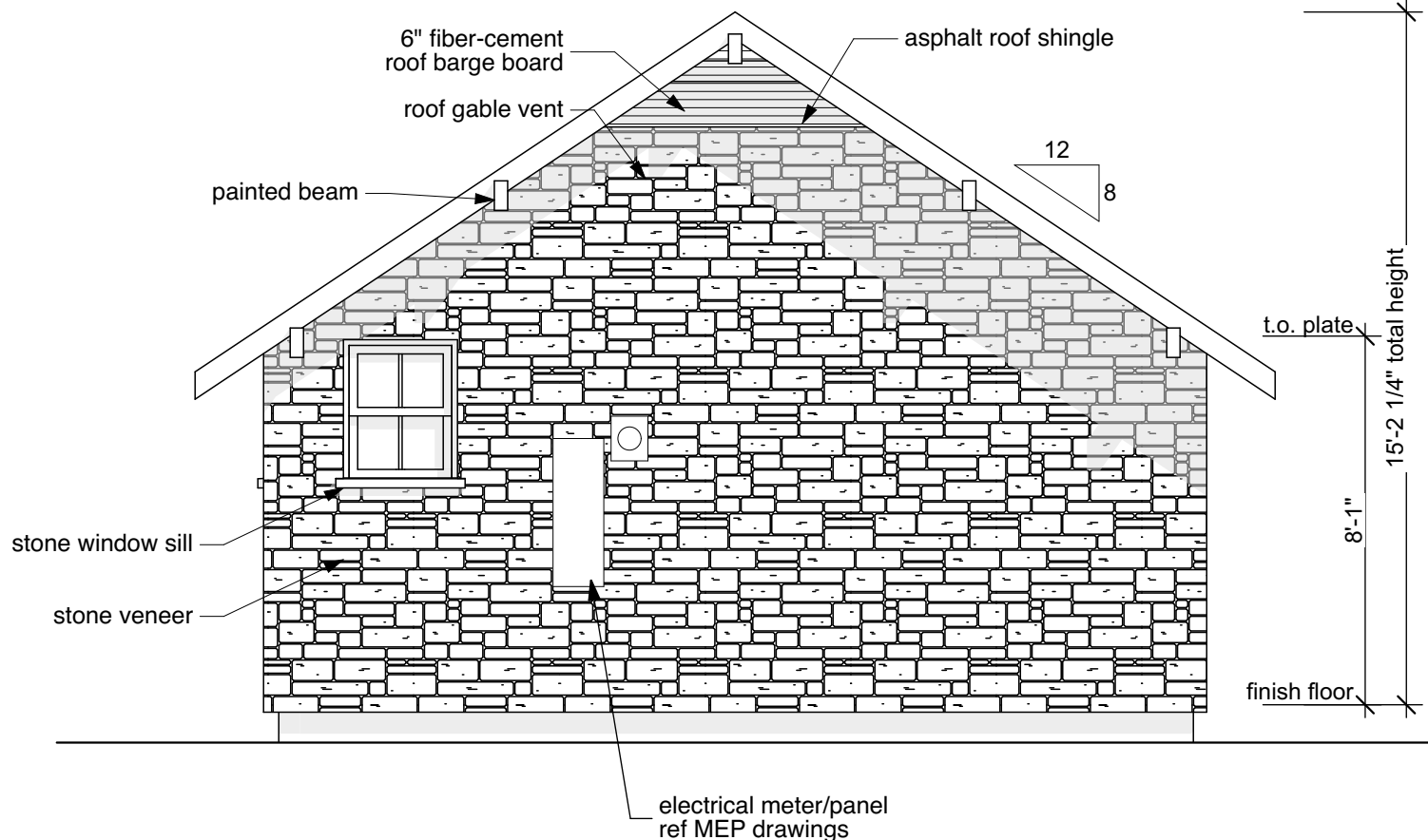


03 Right Elevation - Leasing
NOT TO SCALE

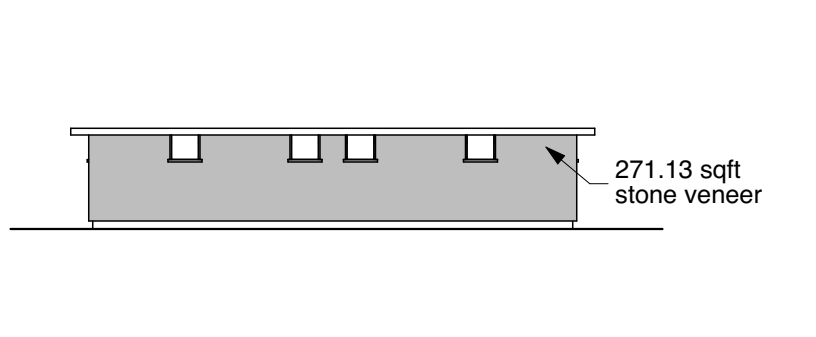
Architectural Elements Table - LS		Facade Materials Table - Leasing Office			Front Facade Window/Door Percentage - Leasing Office				
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%					
1.	Multiple pane windows	stone veneer	134.93 sqft	100%					
2.	Railing enclosed front porch	brick veneer	NA	NA					
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA					
SUM TOTAL			134.93 sqft	100%					

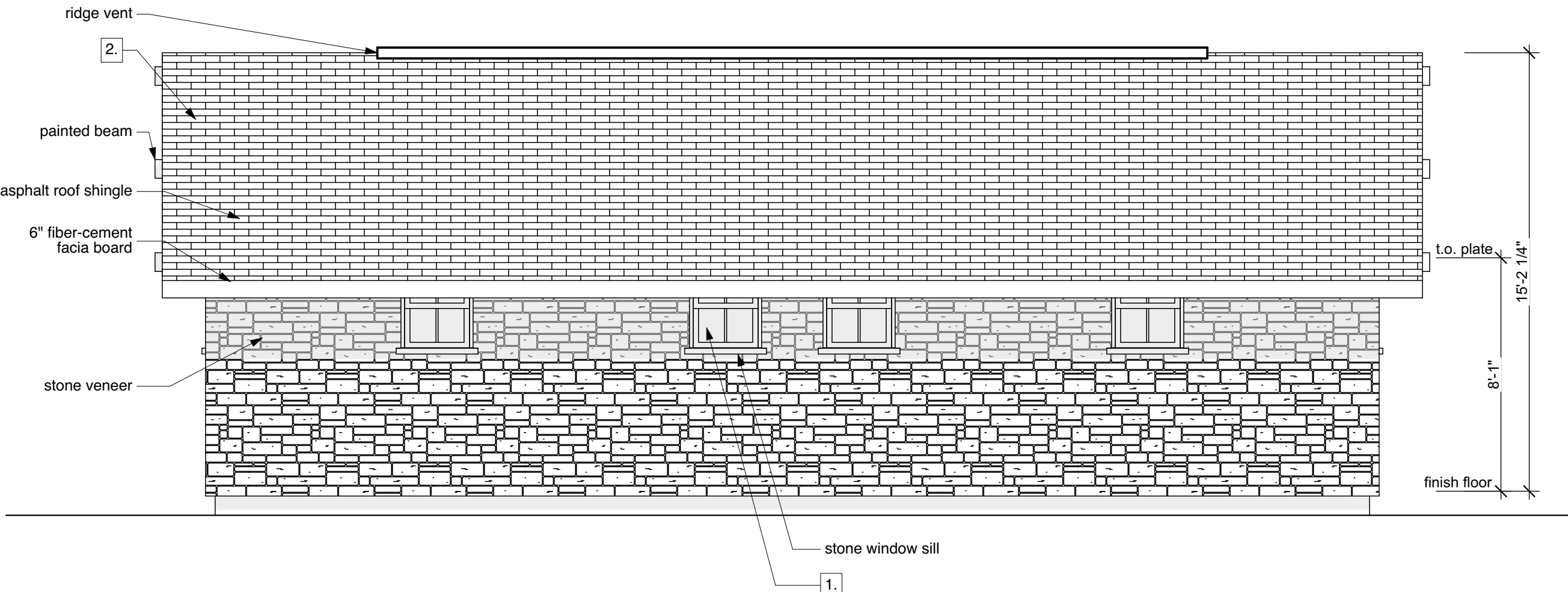
76.98 sqft stone veneer		57.95 sqft stone veneer		facade under covered porch/patio - masonry material calculation does not apply				
		</						

Architectural Elements Table - G		Facade Materials Table - Garage			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	211.92 sqft	97%	
2.	Minimum 8:12 roof pitch	brick veneer	NA	NA	
3.	Split garage door with separate door per bay	Hardie board siding	6.00 sqft	3%	
SUM TOTAL			217.92 sqft	100%	

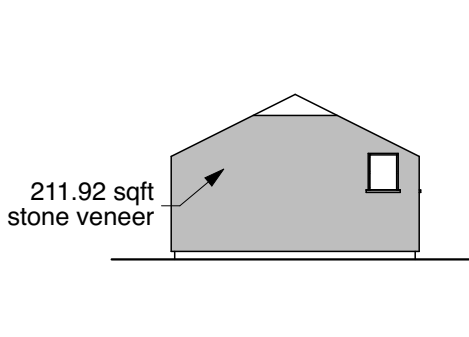


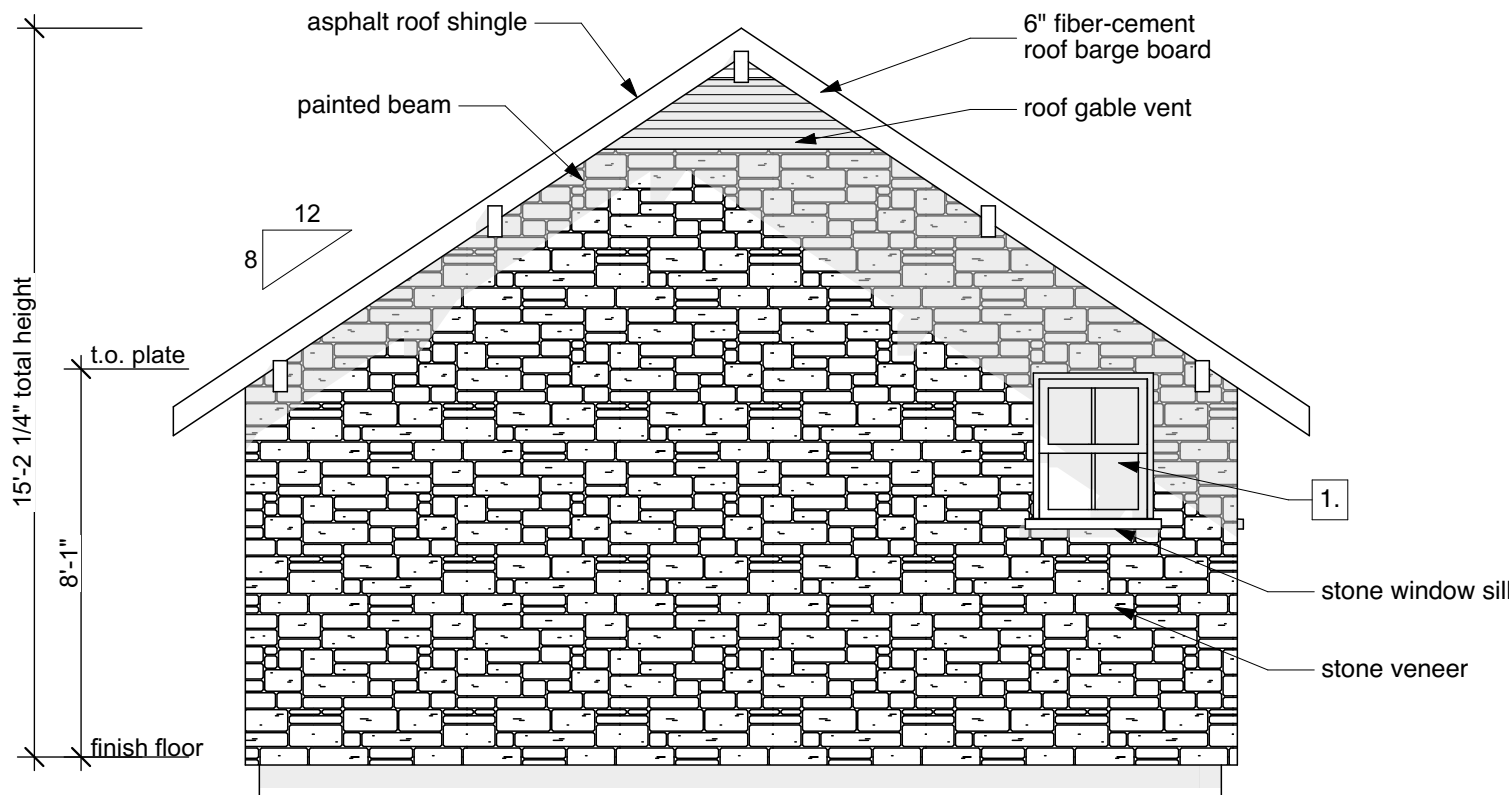
04 Left Elevation
SCALE: 1/4" = 1'-0"

Architectural Elements Table - G		Facade Materials Table - Garage			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	271.13 sqft	100%	
2.	Minimum 8:12 roof pitch	brick veneer	NA	NA	
3.	Split garage door with separate door per bay	Hardie board siding	NA	NA	
SUM TOTAL			271.13 sqft	100%	

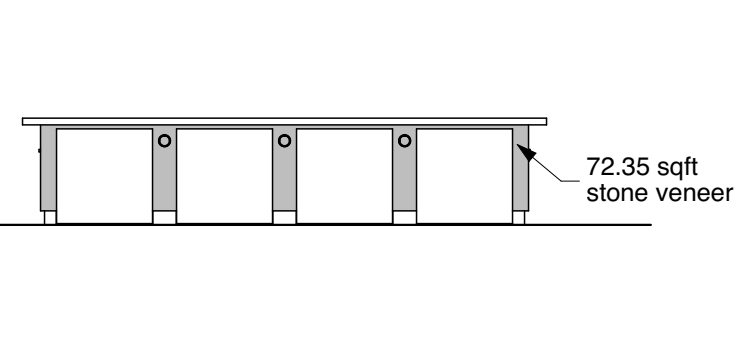
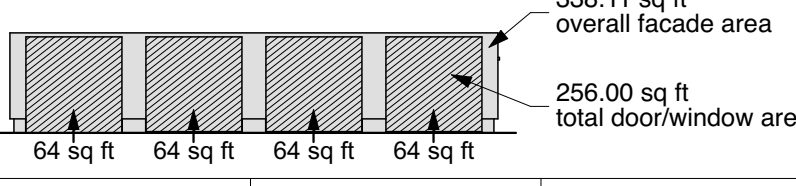


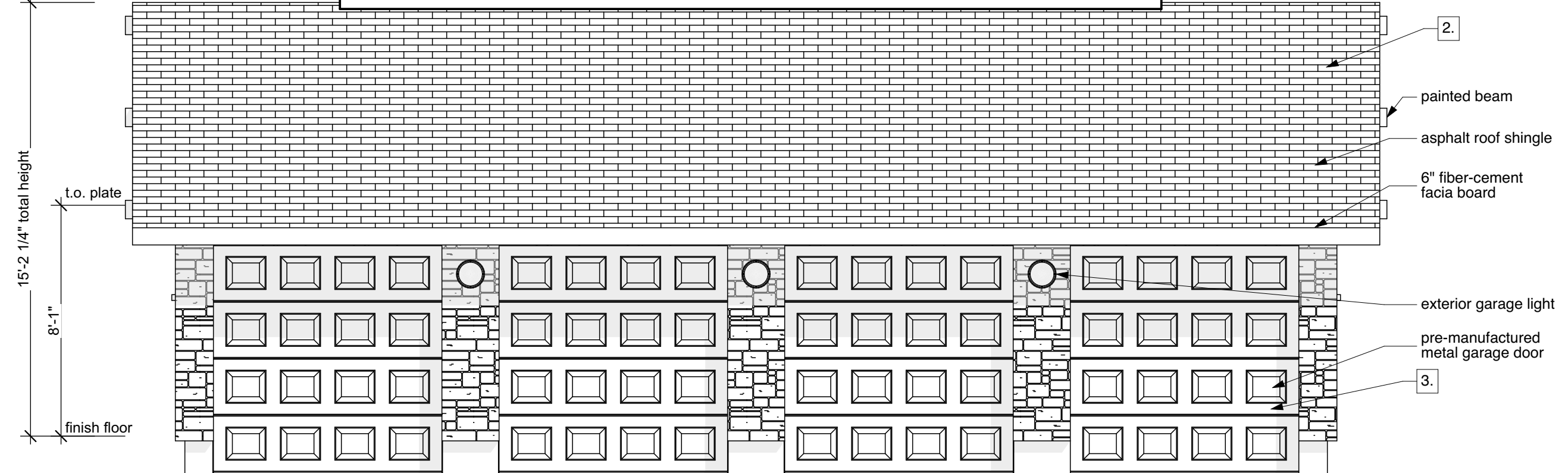
02 Rear Elevation
SCALE: 1/4" = 1'-0"

Architectural Elements Table - G		Facade Materials Table - Garage			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	211.92 sqft	97%	
2.	Minimum 8:12 roof pitch	brick veneer	NA	NA	
3.	Split garage door with separate door per bay	Hardie board siding	6.00 sqft	3%	
SUM TOTAL			217.92 sqft	100%	

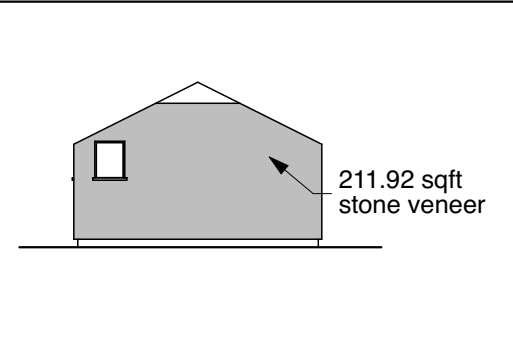


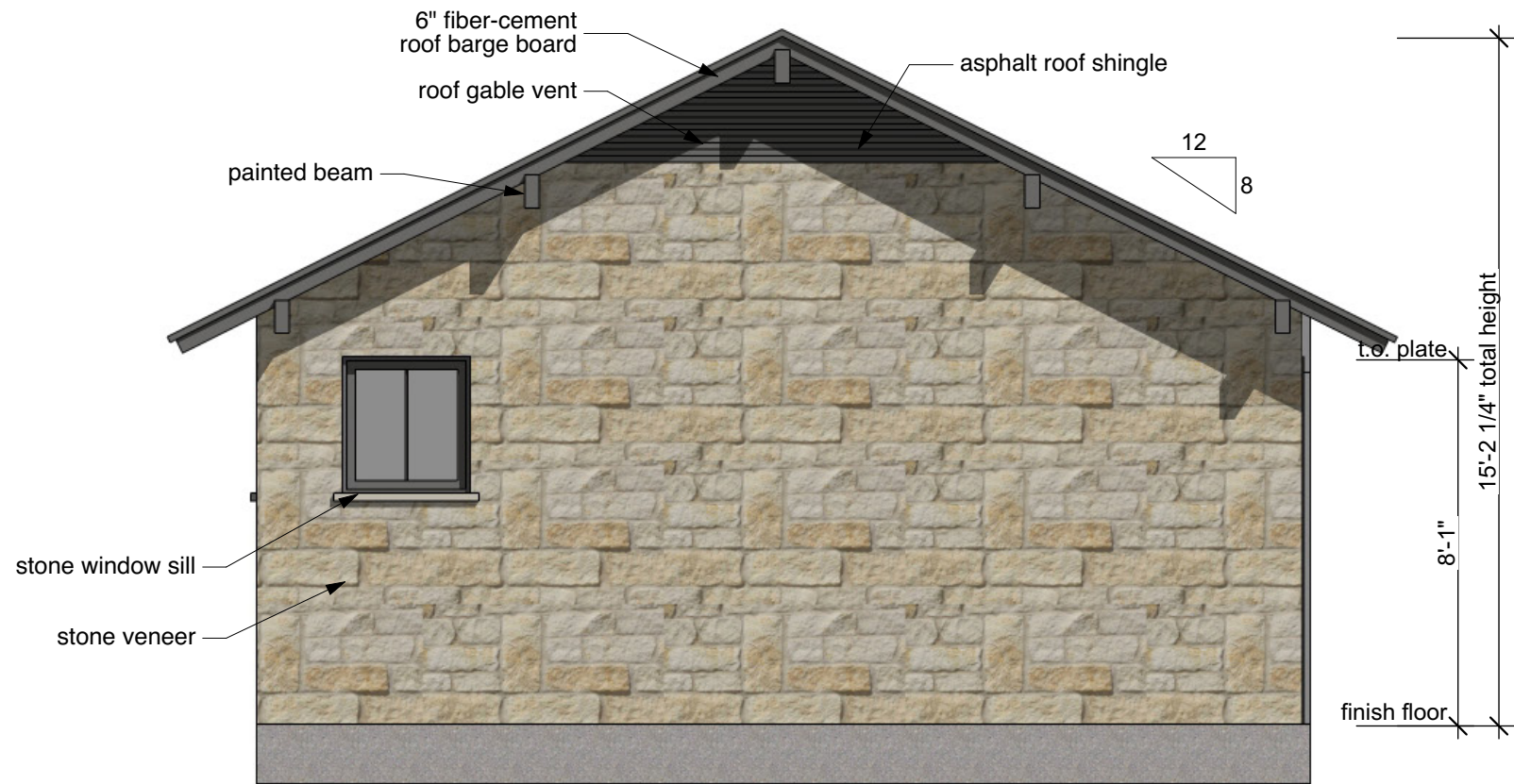
03 Right Elevation
SCALE: 1/4" = 1'-0"

Architectural Elements Table - G		Facade Materials Table - Garage				Front Facade Window/Door Percentage - Garage			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%					
1.	Multiple pane windows	stone veneer	72.35 sqft	100%		overall facade area	338.11 sq ft	window/door area	256.00 sq ft
2.	Minimum 8:12 roof pitch	brick veneer	NA	NA					
3.	Split garage door with separate door per bay	Hardie board siding	NA	NA					
SUM TOTAL			72.35 sqft	100%					

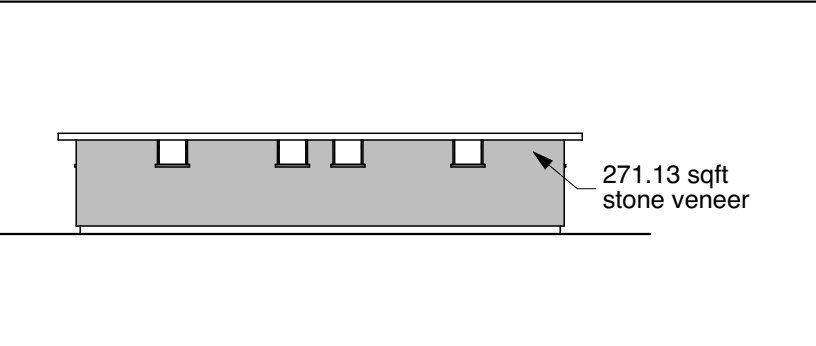


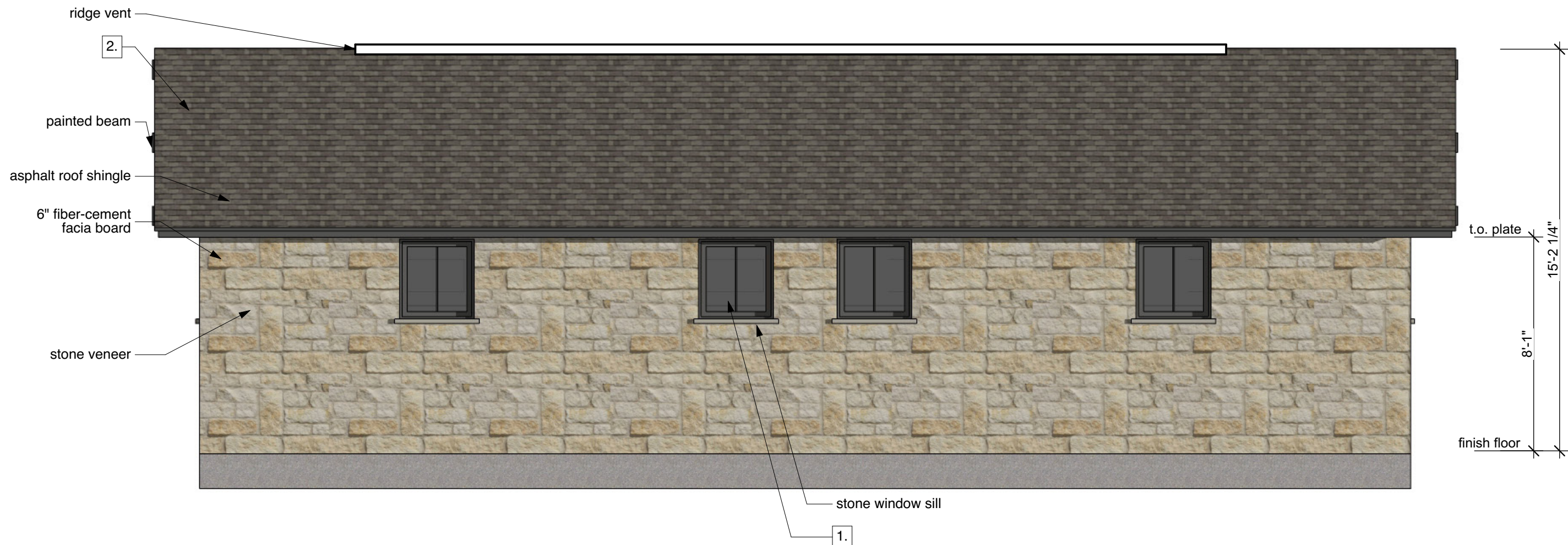
01 Front Elevation
SCALE: 1/4" = 1'-0"

Architectural Elements Table - G		Facade Materials Table - Garage			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	211.92 sqft	97%	
2.	Minimum 8:12 roof pitch	brick veneer	NA	NA	
3.	Split garage door with separate door per bay	Hardie board siding	6.00 sqft	3%	
SUM TOTAL			217.92 sqft	100%	

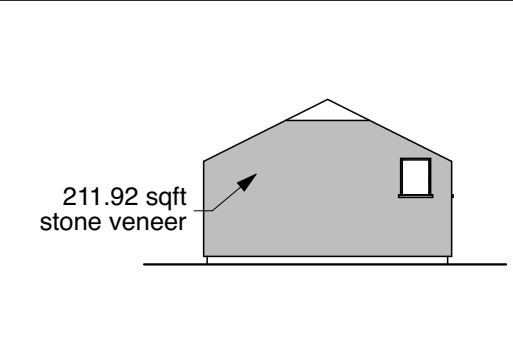


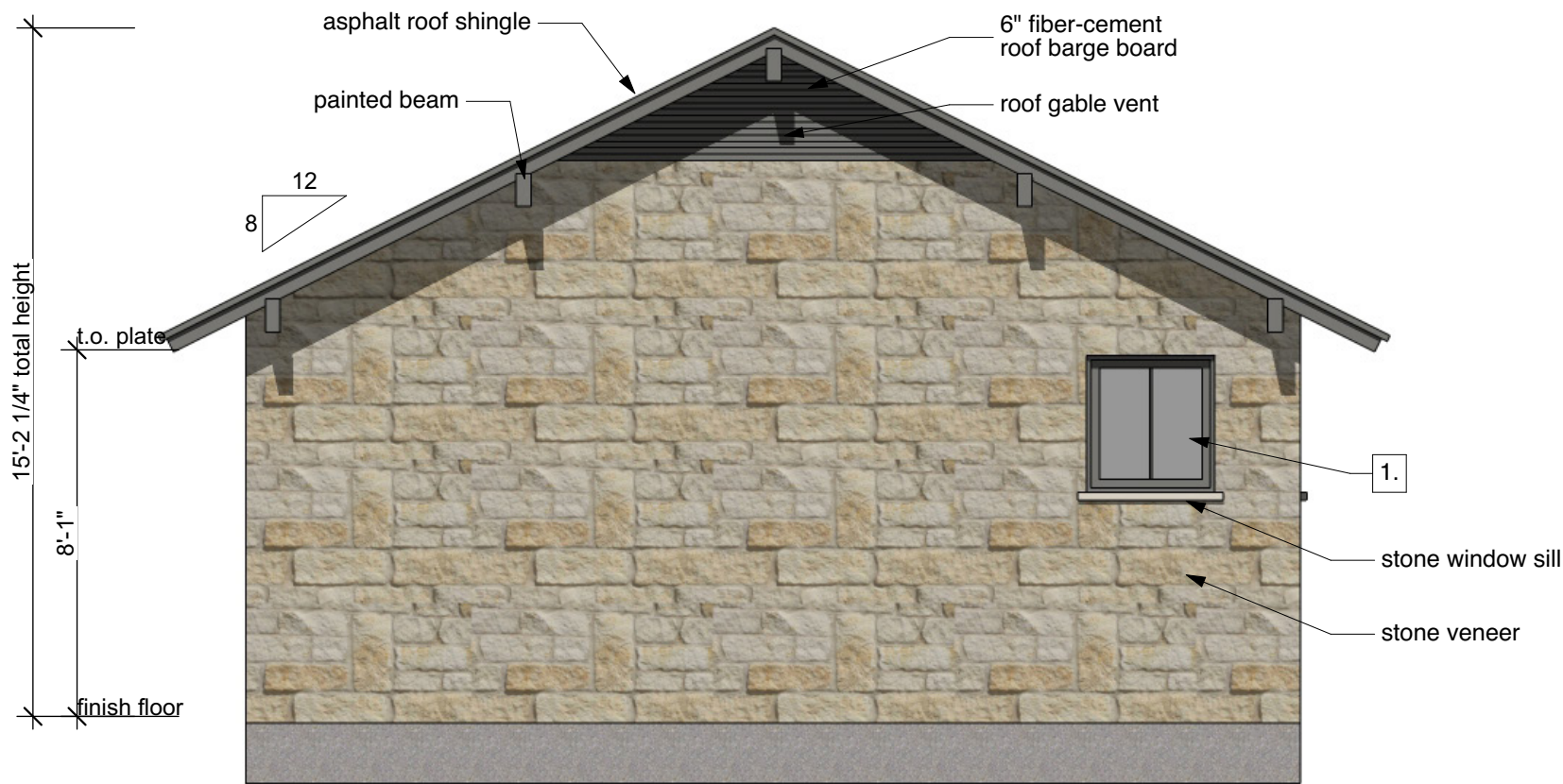
04 Left Elevation
NOT TO SCALE

Architectural Elements Table - G		Facade Materials Table - Garage			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	271.13 sqft	100%	
2.	Minimum 8:12 roof pitch	brick veneer	NA	NA	
3.	Split garage door with separate door per bay	Hardie board siding	NA	NA	
SUM TOTAL			271.13 sqft	100%	

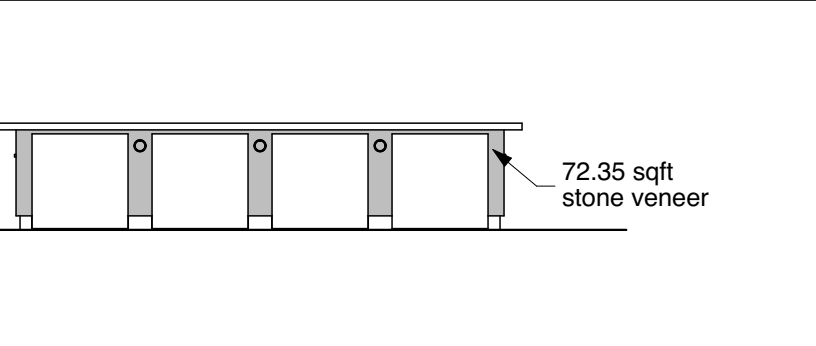
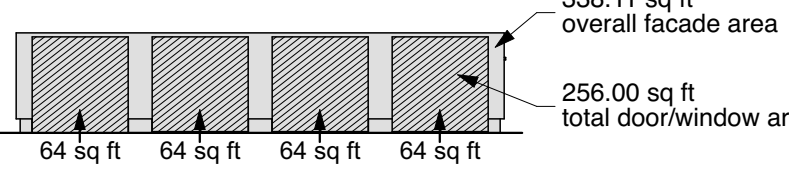


02 Rear Elevation
NOT TO SCALE

Architectural Elements Table - G		Facade Materials Table - Garage			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	211.92 sqft	97%	
2.	Minimum 8:12 roof pitch	brick veneer	NA	NA	
3.	Split garage door with separate door per bay	Hardie board siding	6.00 sqft	3%	
SUM TOTAL			217.92 sqft	100%	



03 Right Elevation
NOT TO SCALE

Architectural Elements Table - G		Facade Materials Table - Garage				Front Facade Window/Door Percentage - Garage			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%					
1.	Multiple pane windows	stone veneer	72.35 sqft	100%		64 sq ft	64 sq ft	64 sq ft	64 sq ft
2.	Minimum 8:12 roof pitch	brick veneer	NA	NA		338.11 sq ft	256.00 sq ft	256.00 sq ft	256.00 sq ft
3.	Split garage door with separate door per bay	Hardie board siding	NA	NA		75.7%	75.7%	75.7%	75.7%
SUM TOTAL			72.35 sqft	100%					



01 Front Elevation
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MEP Consultant
Jordan and Skala Engineers, Inc.

Structural Engineer
Childress Engineering Services

General Contractor
BBL Builders, LP

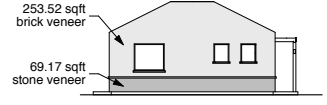
NOT FOR CONSTRUCTION
IN PROGRESS

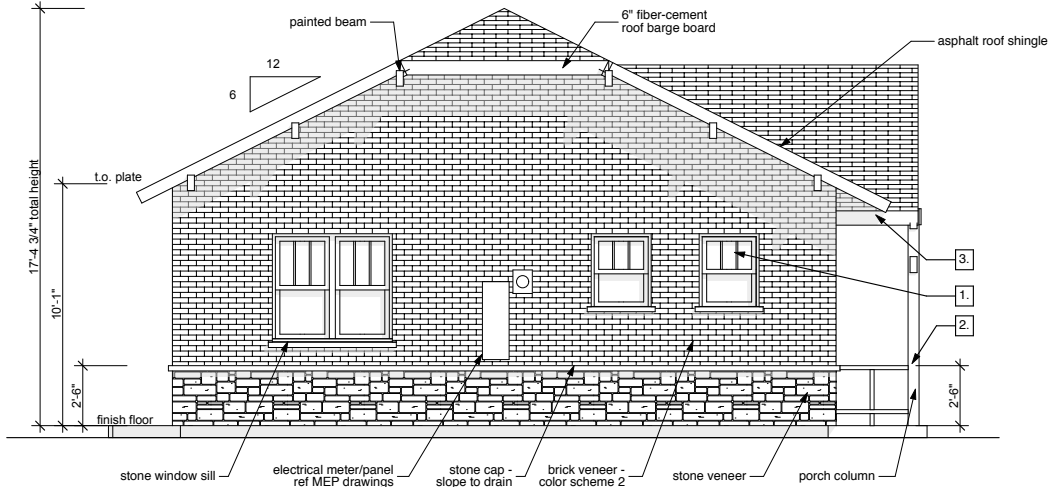
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scale = 1/4" = 1'-0"

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Garland, Texas
1611.00

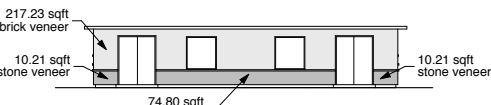
22 Feb 17 Case No: 160920.1
22 Mar 17 Case No: 160920.1
03 Apr 17 Case No: 160920.1

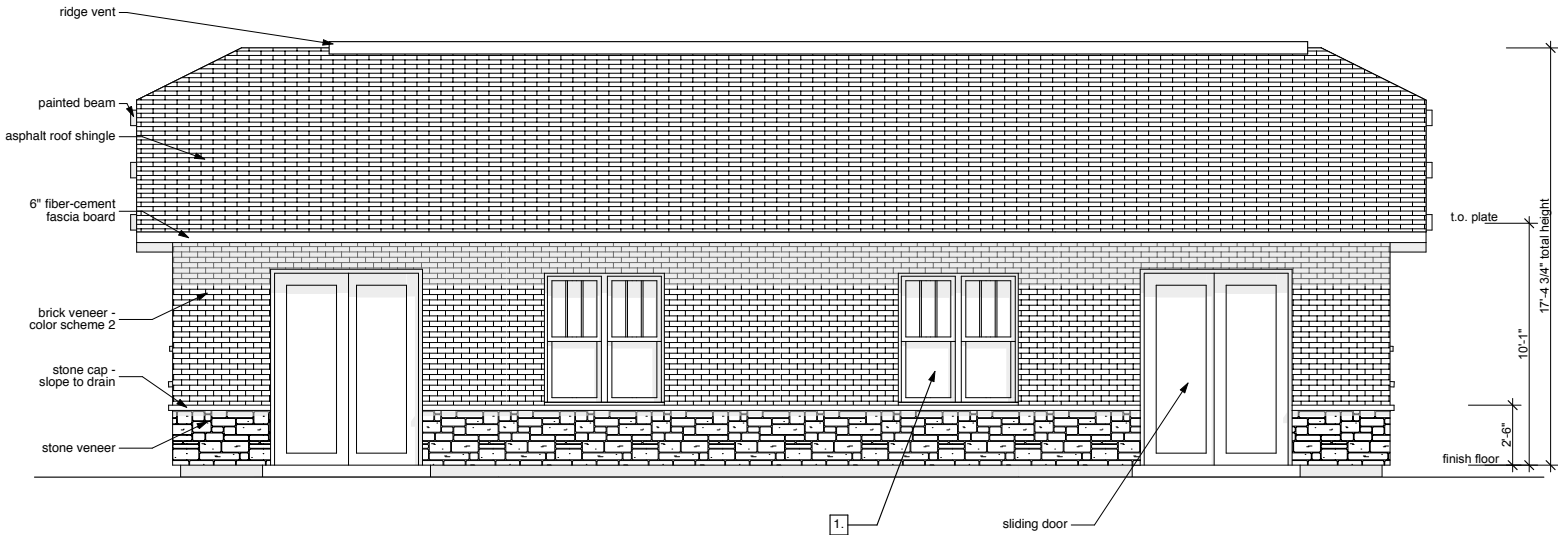
Color Exterior
Elevation - Garage
A5.03

Architectural Elements Table - 1C		Facade Materials Table - 1C			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	69.17 sqft	22%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	253.52 sqft	78%	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA	
		SUM TOTAL	322.69 sqft	100%	

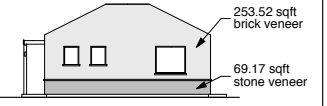


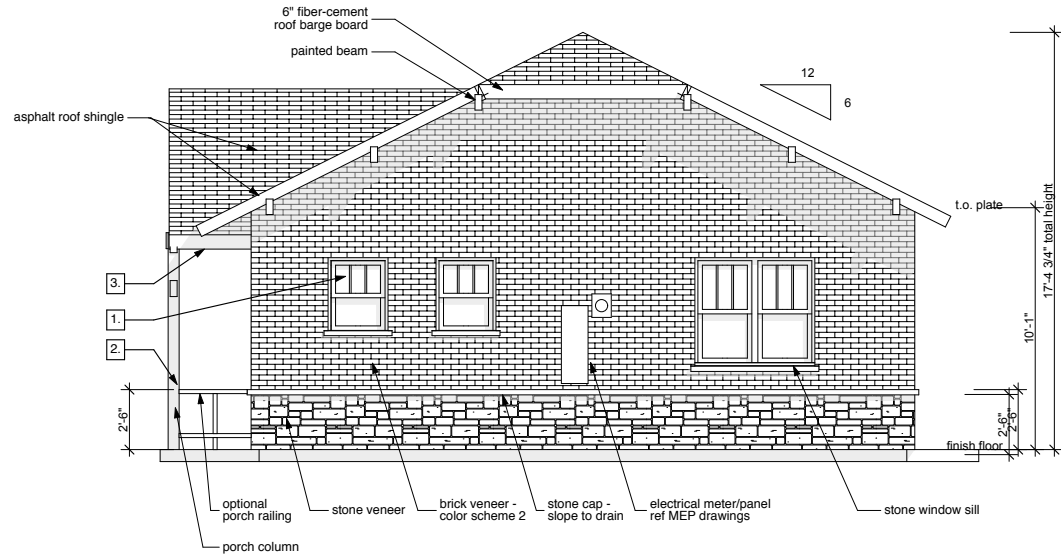
04 Left Elevation - 1C
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 1C		Facade Materials Table - 1C			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	95.22 sqft	31%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	217.23 sqft	69%	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA	
		SUM TOTAL	312.45 sqft	100%	

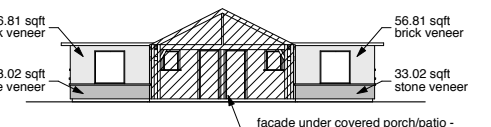


02 Back Elevation - 1C
SCALE: 1/4" = 1'-0"

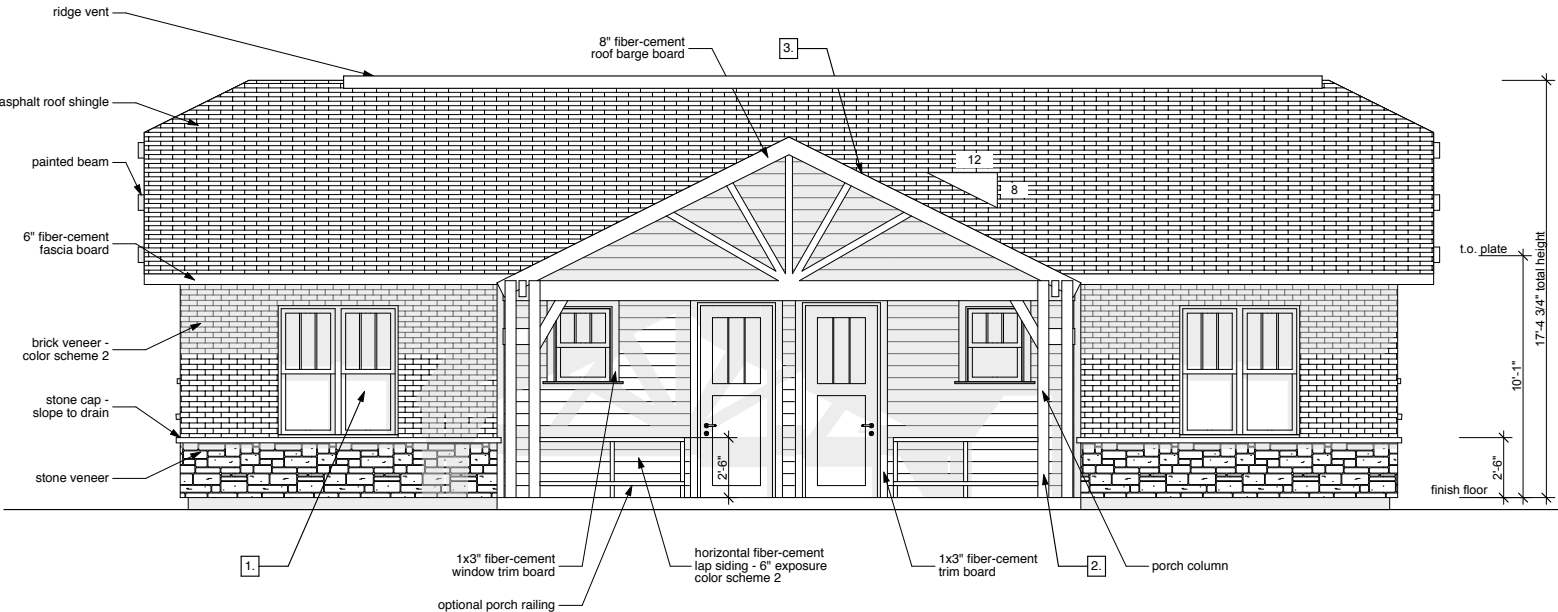
Architectural Elements Table - 1C		Facade Materials Table - 1C			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	69.17 sqft	22%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	253.52 sqft	78%	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA	
		SUM TOTAL	322.69 sqft	100%	



03 Right Elevation - 1C
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 1C		Facade Materials Table - 1C			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	66.04 sqft	37%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	113.62 sqft	63%	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA	
		SUM TOTAL	179.66 sqft	100%	

Front Facade Window/Door Percentage - 1C					
27.57 sq ft	32.31 sq ft	10.14 sq ft	526.68 sq ft overall facade area	140.04 sq ft total door/window area	
10.14 sq ft	32.31 sq ft	27.57 sq ft			
overall facade area	526.68 sq ft	window/door area	140.04 sq ft	26.6%	window/door area



01 Front Elevation - 1C
SCALE: 1/4" = 1'-0"



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Communities

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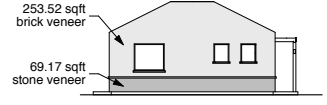
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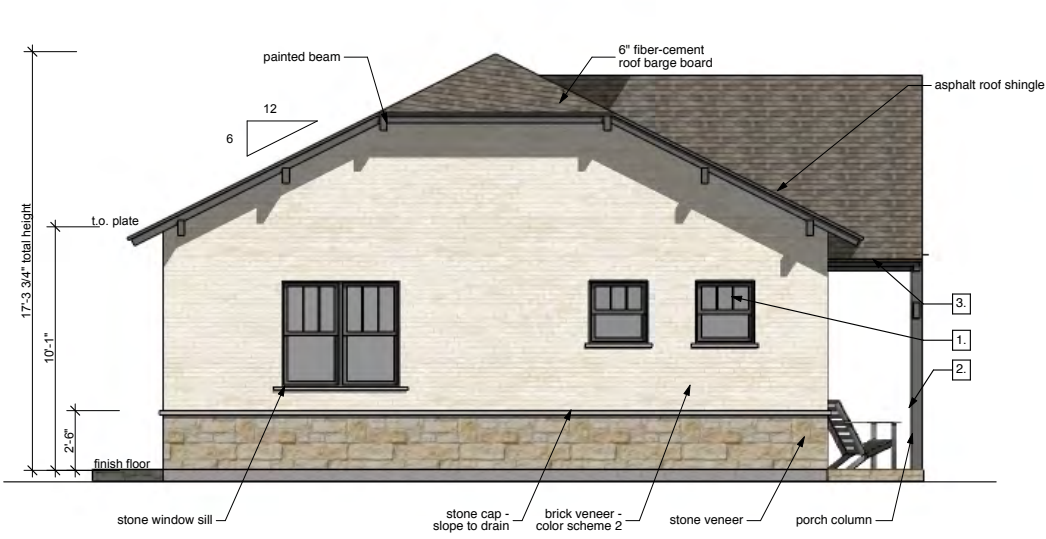
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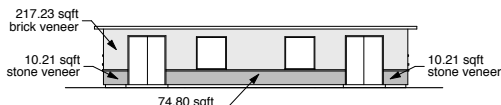
Exterior Elevations
1C - B/W

A1.06

Architectural Elements Table - 1C		Facade Materials Table - 1C			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	69.17 sqft	22%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	253.52 sqft	78%	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA	
		SUM TOTAL	322.69 sqft	100%	

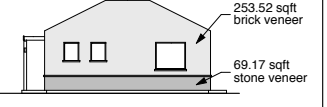


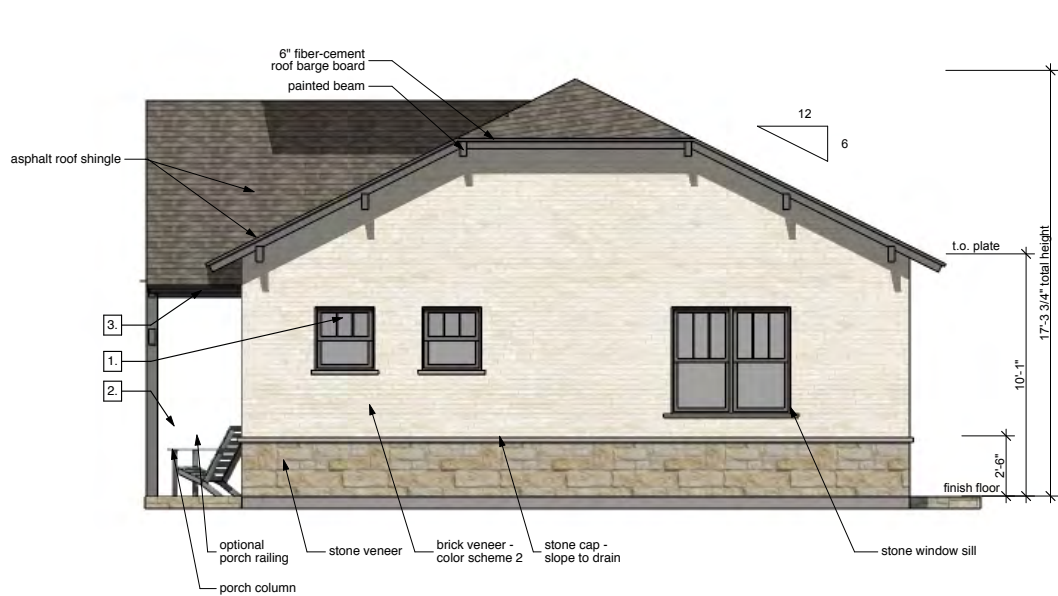
04 Left Elevation - 1C
NOT TO SCALE

Architectural Elements Table - 1C		Facade Materials Table - 1C			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	95.22 sqft	31%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	217.23 sqft	69%	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA	
		SUM TOTAL	312.45 sqft	100%	

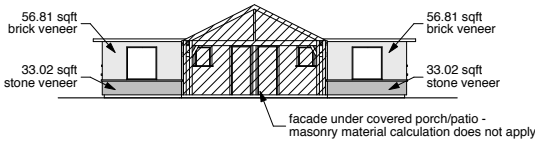


02 Back Elevation - 1C
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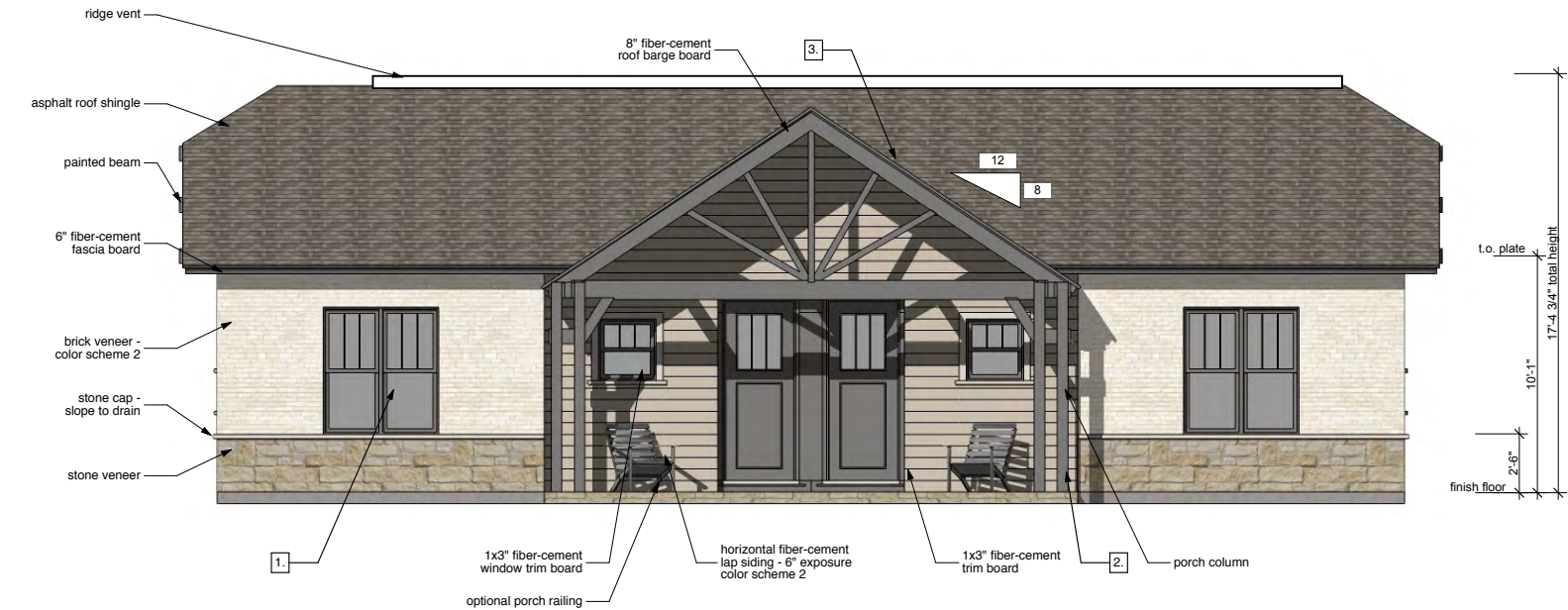
Architectural Elements Table - 1C		Facade Materials Table - 1C			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	69.17 sqft	22%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	253.52 sqft	78%	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA	
		SUM TOTAL	322.69 sqft	100%	



03 Right Elevation - 1C
NOT TO SCALE

Architectural Elements Table - 1C		Facade Materials Table - 1C			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	66.04 sqft	37%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	113.62 sqft	63%	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA	
		SUM TOTAL	179.66 sqft	100%	

Front Facade Window/Door Percentage - 1C				
27.57 sq ft	32.31 sq ft	10.14 sq ft	526.68 sq ft overall facade area	
10.14 sq ft	32.31 sq ft	27.57 sq ft	140.04 sq ft total door/window area	
overall facade area	526.68 sq ft	window/door area	140.04 sq ft	26.6% window/door area



01 Front Elevation - 1C
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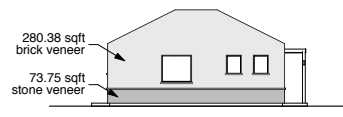
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scale = 1/4" = 1'-0"

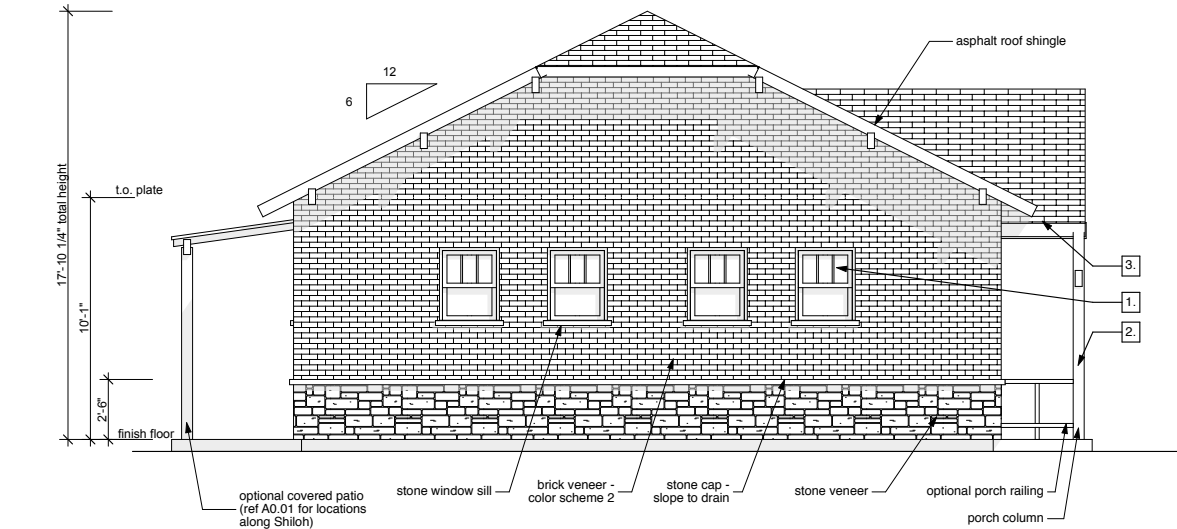
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22 Feb 17 Case No: 160920.1
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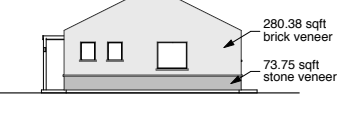
Color Exterior
Elevations 1C

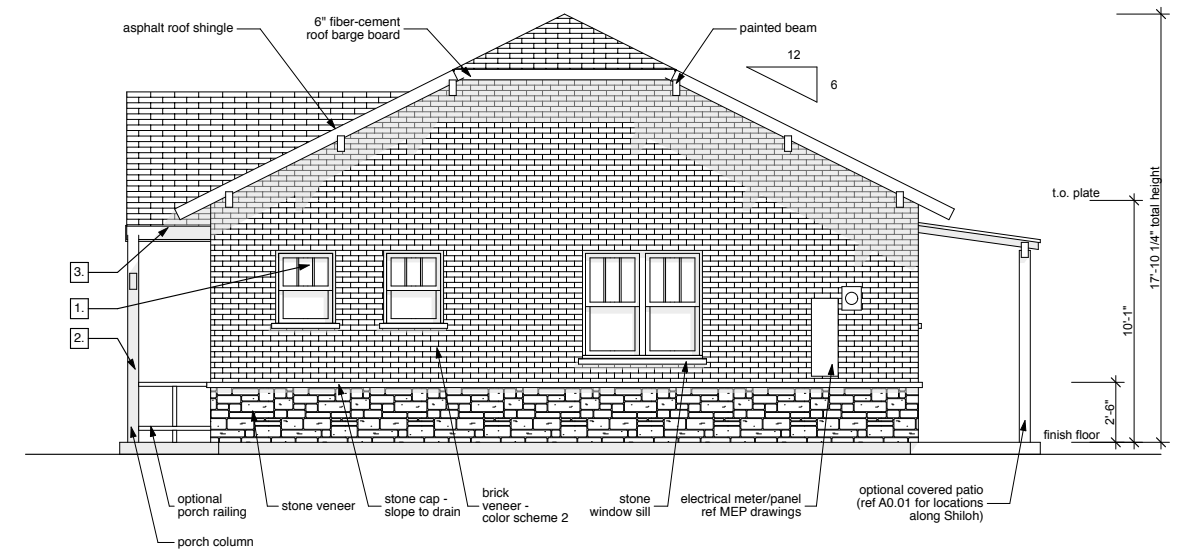
A1.07

Architectural Elements Table - 2B		Facade Materials Table - 2B			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	73.75 sqft	21%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	280.38 sqft	79%	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA	
SUM TOTAL			357.52 sqft	100%	

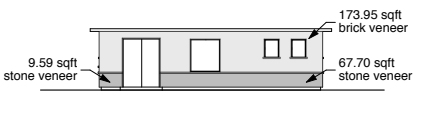


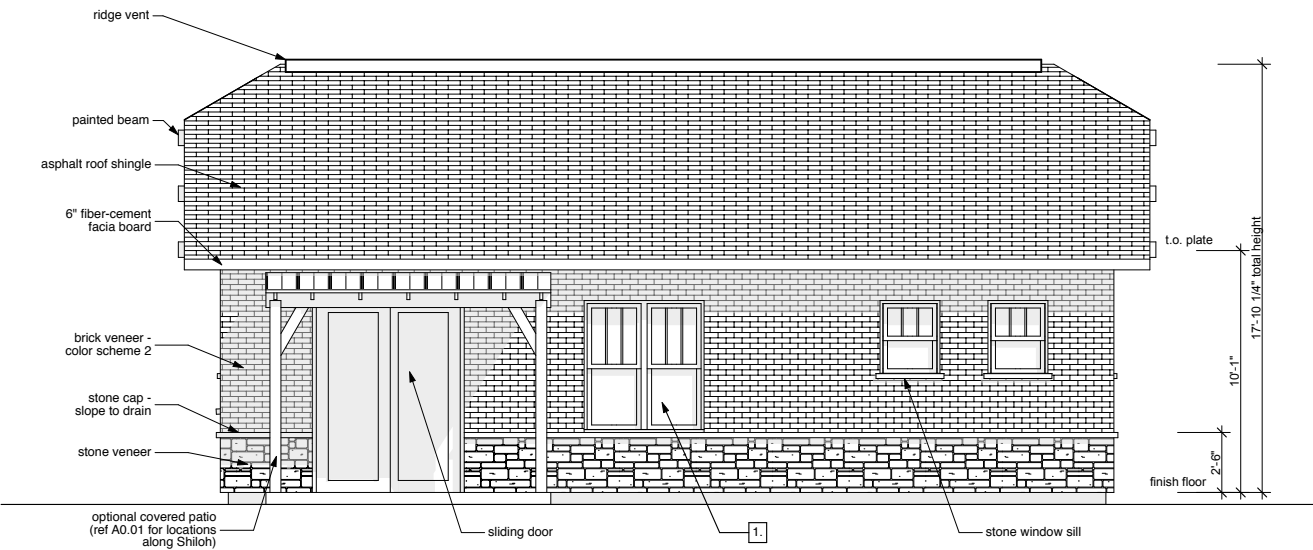
04 Left Elevation - 2C
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 2B		Facade Materials Table - 2B			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	73.75 sqft	21%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	280.38 sqft	79%	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%	
SUM TOTAL			357.52 sqft	100%	

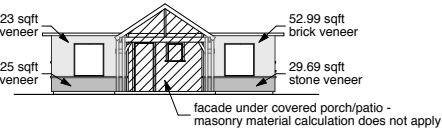
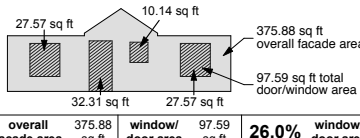


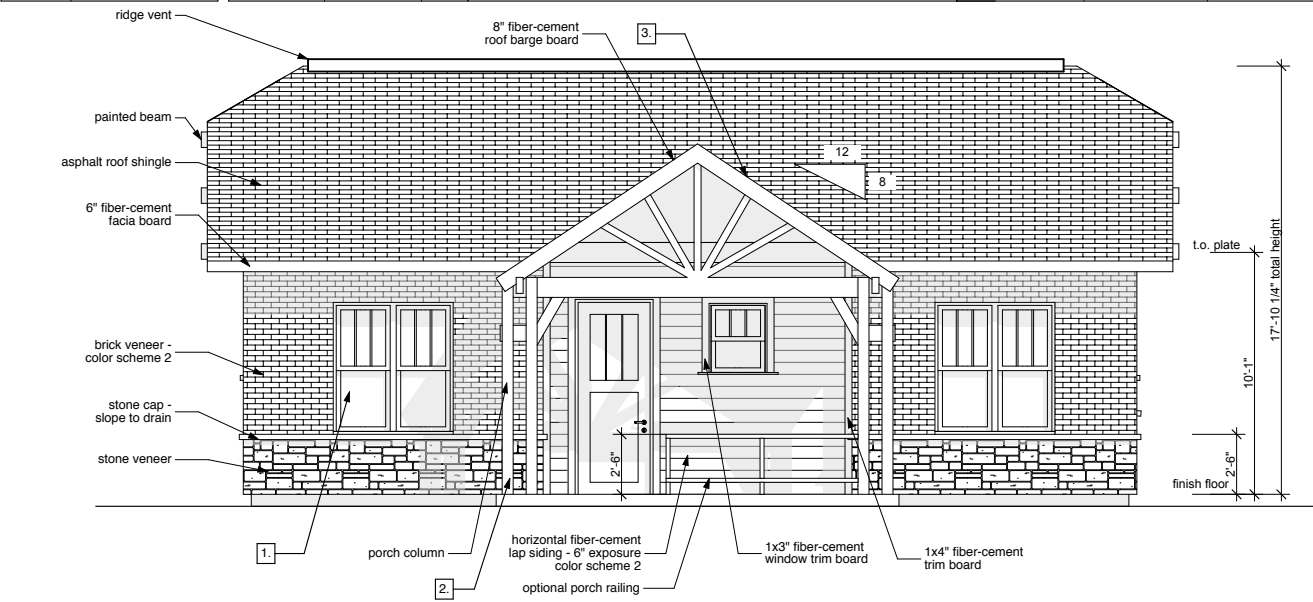
03 Right Elevation - 2C
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 2B		Facade Materials Table - 2B			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	77.29 sqft	31%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	173.95 sqft	69%	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA	
SUM TOTAL			251.24 sqft	100%	



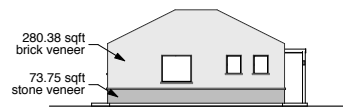
02 Back Elevation - 2C
SCALE: 1/4" = 1'-0"

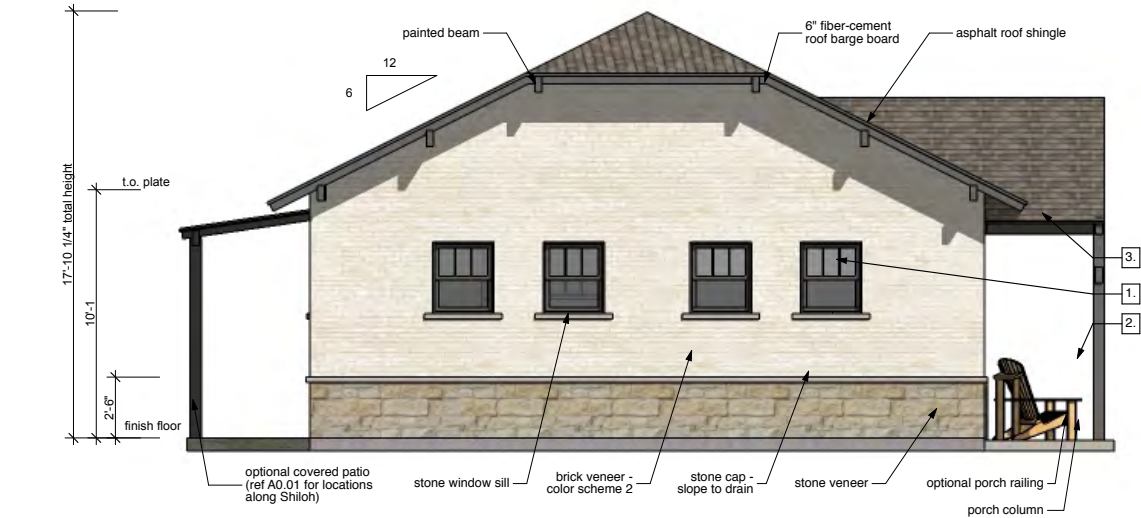
Architectural Elements Table - 2B		Facade Materials Table - 2B				Front Facade Window/Door Percentage - 2B			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%					
1.	Multiple pane windows	stone veneer	60.94 sqft	35%		27.57 sq ft	10.14 sq ft	375.88 sq ft overall facade area	
2.	Front porch w/ decorative columns & optional railing	brick veneer	110.22 sqft	65%		32.31 sq ft	27.57 sq ft	97.59 sq ft total door/window area	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA		overall facade area	375.88 sq ft	window/door area	97.59 sq ft
SUM TOTAL			171.16	100%		overall facade area	375.88 sq ft	window/door area	97.59 sq ft
								26.0%	26.0%



01 Front Elevation - 2C
SCALE: 1/4" = 1'-0"

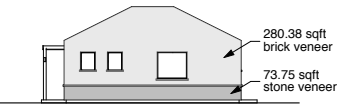
Architectural Elements Table - 2B		Facade Materials Table - 2B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	73.75 sqft	21%
2.	Front porch w/ decorative columns & optional railing	brick veneer	280.38 sqft	79%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			357.52 sqft	100%

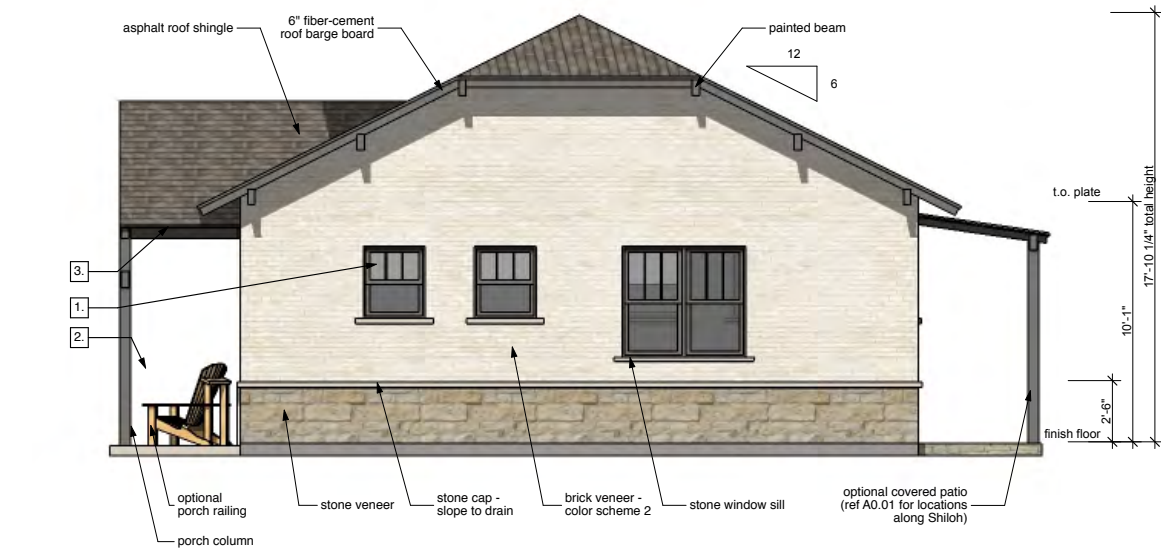




04 Left Elevation - 2C
NOT TO SCALE

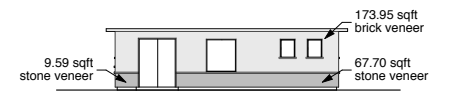
Architectural Elements Table - 2B		Facade Materials Table - 2B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	73.75 sqft	21%
2.	Front porch w/ decorative columns & optional railing	brick veneer	280.38 sqft	79%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			357.52 sqft	100%





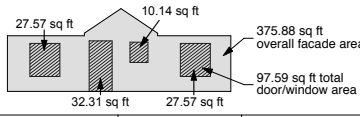
03 Right Elevation - 2C
NOT TO SCALE

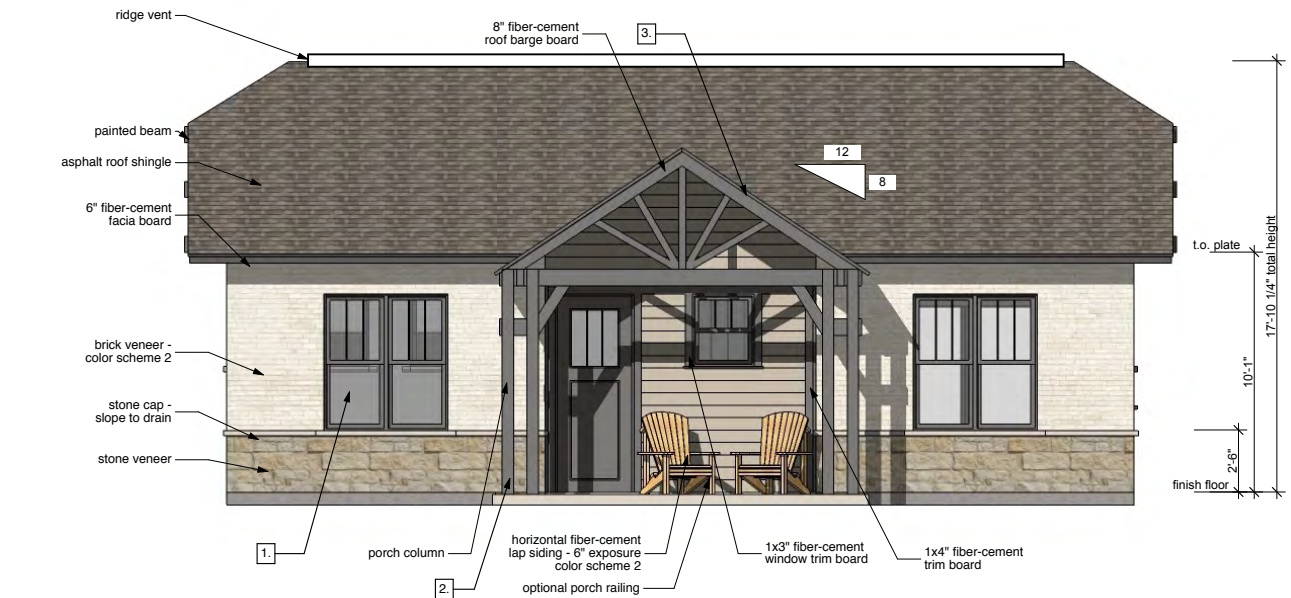
Architectural Elements Table - 2B		Facade Materials Table - 2B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	77.29 sqft	31%
2.	Front porch w/ decorative columns & optional railing	brick veneer	173.95 sqft	69%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			251.24 sqft	100%





02 Back Elevation - 2C
NOT TO SCALE

Architectural Elements Table - 2B		Facade Materials Table - 2B			Front Facade Window/Door Percentage - 2B			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%				
1.	Multiple pane windows	stone veneer	60.94 sqft	35%	57.23 sqft brick veneer	52.99 sqft brick veneer	31.25 sqft stone veneer	29.69 sqft stone veneer
2.	Front porch w/ decorative columns & optional railing	brick veneer	110.22 sqft	65%	facade under covered porch/patio - masonry material calculation does not apply			
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA	overall facade area	375.88 sq ft	window/door area	97.59 sq ft
SUM TOTAL			171.16	100%	overall facade area	375.88 sq ft	window/door area	97.59 sq ft
							26.0%	26.0%



01 Front Elevation - 2C
NOT TO SCALE



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w www.dsgn.com

NEXmetro
Communities

Owner
NexMetro Communities
Architect
DSGN Associates, Inc.
MEP Consultant
Jordan and Skala Engineers, Inc.
Structural Engineer
Childress Engineering Services
General Contractor
BSL Builders, LP

NOT FOR CONSTRUCTION
IN PROGRESS

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permitting, or construction
issued under the authority of
Robert L. Meckfessel, FAIA.
0 2' 4' 8'
scale = 1/4" = 1'-0"

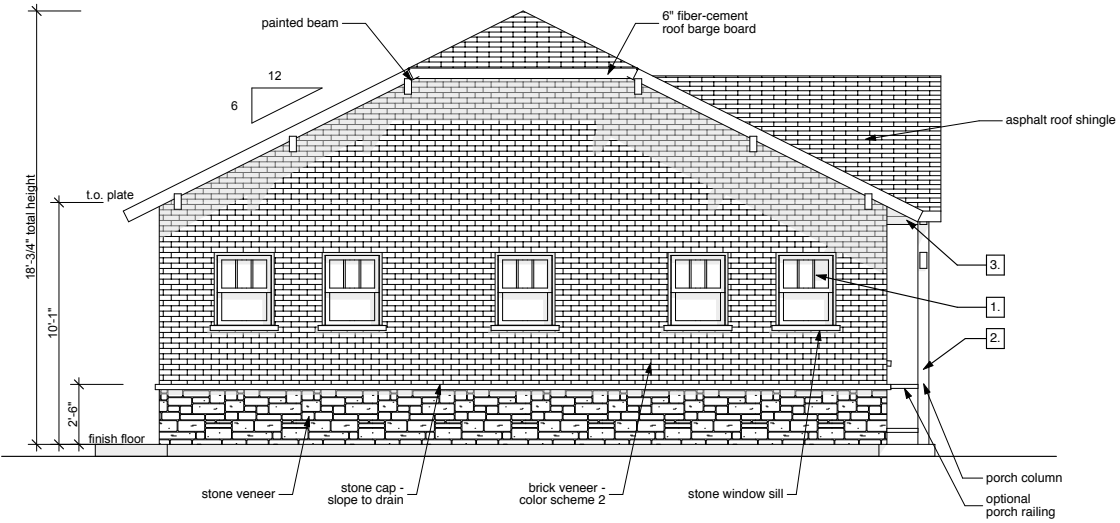
Avilla - Creekside
Garland, Texas
1611.00

22 Feb 17 Case No: 160920.1
22 Mar 17 Case No: 160920.1
03 Apr 17 Case No: 160920.1

Color Exterior
Elevations 2C
A2.07

Architectural Elements Table - 3C		Facade Materials Table - 3C		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	75.83 sqft	21%
2.	Front porch w/ decorative columns & optional railing	brick veneer	291.85 sqft	79%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			367.68 sqft	100%

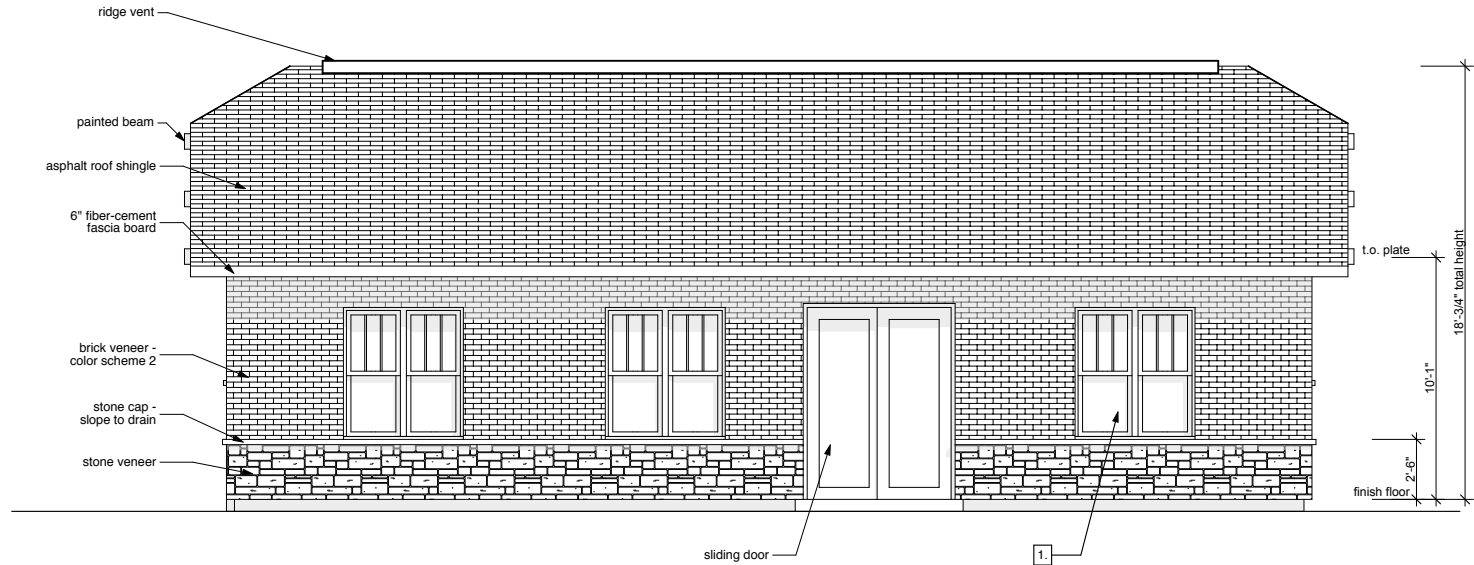
291.85 sqft brick veneer	75.83 sqft stone veneer
-----------------------------	----------------------------



04 Left Elevation - 3C
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3C		Facade Materials Table - 3C		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	88.78 sqft	37%
2.	Front porch w/ decorative columns & optional railing	brick veneer	224.76 sqft	63%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			313.54 sqft	100%

224.76 sqft brick veneer	88.78 sqft stone veneer
-----------------------------	----------------------------

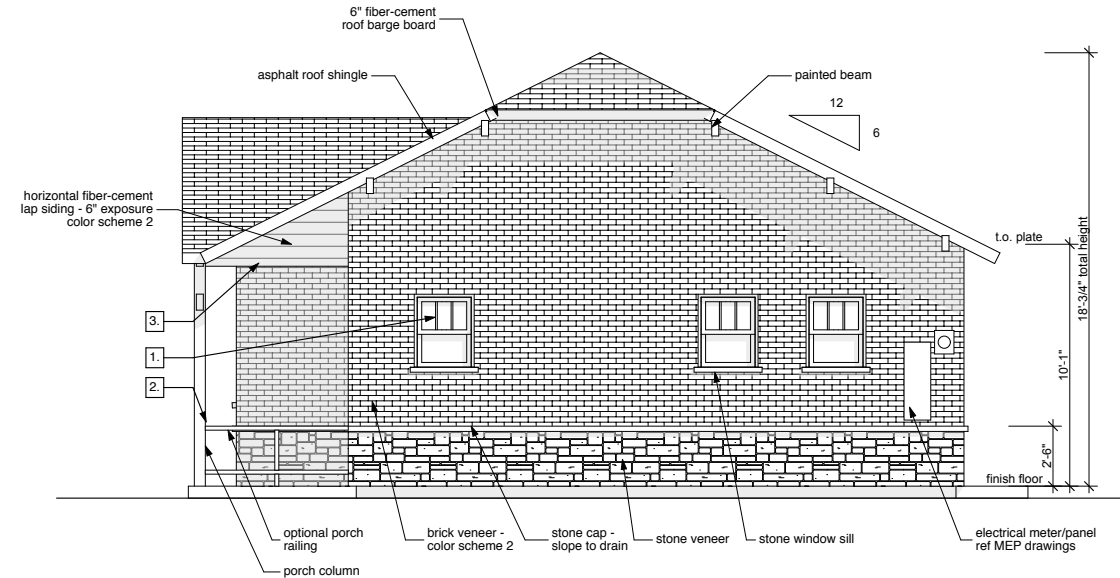


02 Back Elevation - 1C
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3C		Facade Materials Table - 3C		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	64.17 sqft	20%
2.	Front porch w/ decorative columns & optional railing	brick veneer	267 sqft	80%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			331.17 sqft	100%

267 sqft brick veneer	64.17 sqft stone veneer
--------------------------	----------------------------

facade under covered porch/patio - masonry material calculation does not apply



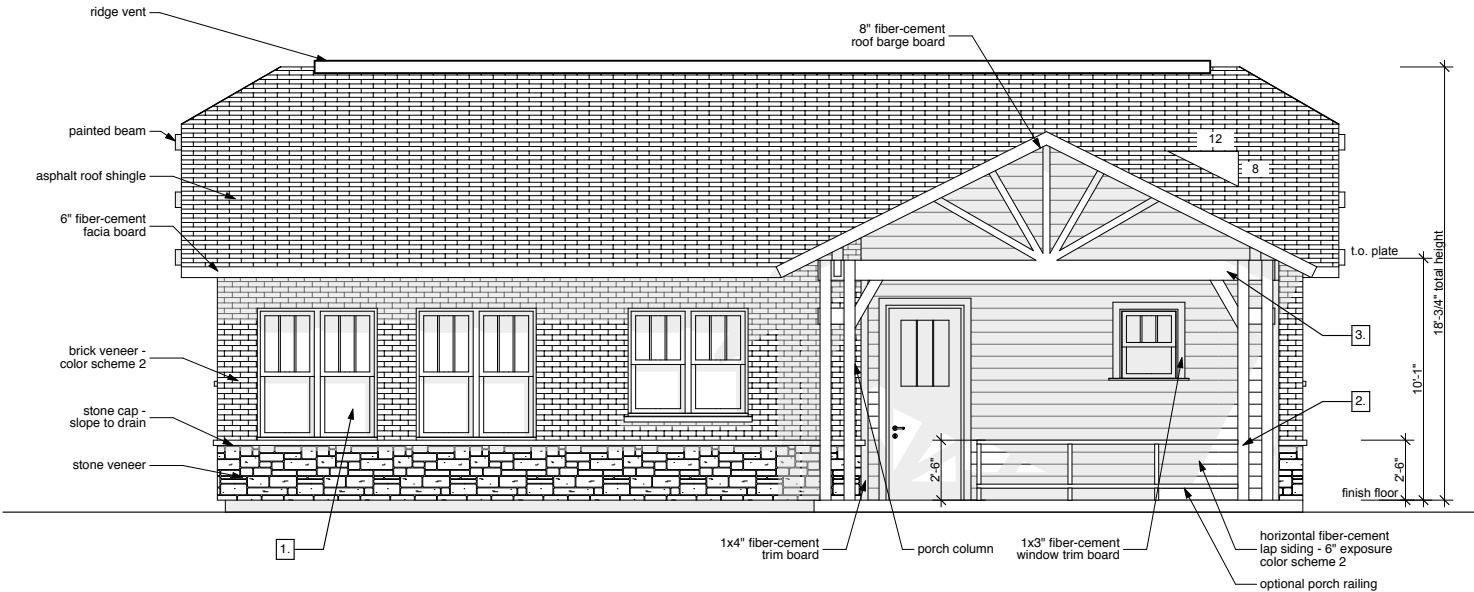
03 Right Elevation - 3C
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3C		Facade Materials Table - 3C		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	69.58 sqft	39%
2.	Front porch w/ decorative columns & optional railing	brick veneer	109.58 sqft	61%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			179.16 sqft	100%

102.62 sqft brick veneer	69.58 sqft stone veneer
-----------------------------	----------------------------

facade under covered porch/patio - masonry material calculation does not apply

Front Facade Window/Door Percentage - 3C			
27.57 sq ft	22.57 sq ft	10.14 sq ft	478.09 sq ft overall facade area
27.57 sq ft	32.31 sq ft	120.16 sq ft total door/window area	
overall facade area	478.09 sq ft	window/door area	120.16 sq ft
			25.1% window/door area



01 Front Elevation - 3C
SCALE: 1/4" = 1'-0"



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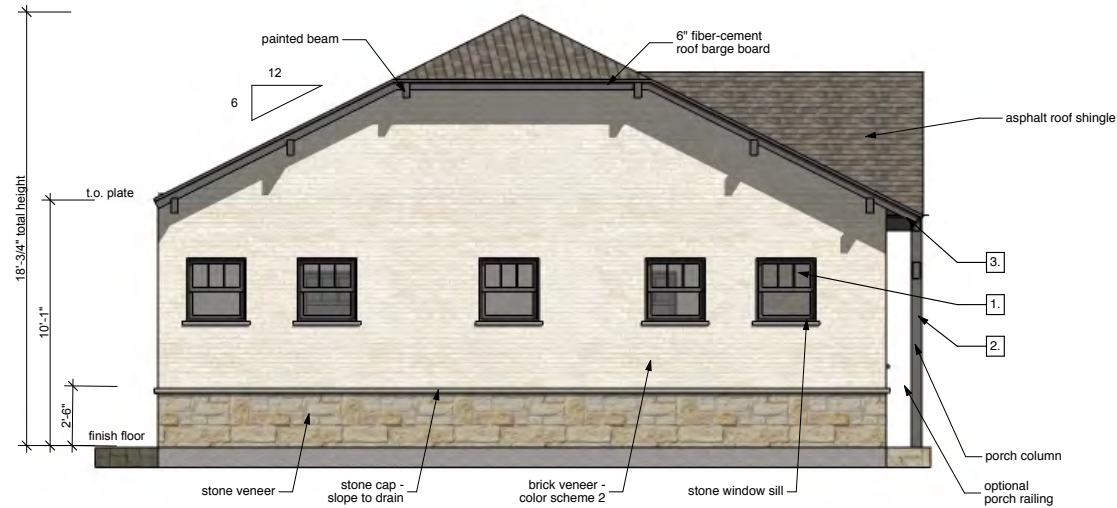
Avilla - Creekside
Garland, Texas
1611.00

22 Feb 17 Case No: 160920.1
22 Mar 17 Case No: 160920.1
03 Apr 17 Case No: 160920.1

Exterior Elevations
3C - B/W
A3.06

Architectural Elements Table - 3C		Facade Materials Table - 3C		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	75.83 sqft	21%
2.	Front porch w/ decorative columns & optional railing	brick veneer	291.85 sqft	79%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			367.68 sqft	100%

291.85 sqft brick veneer	75.83 sqft stone veneer
--------------------------	-------------------------



04 Left Elevation - 3C
NOT TO SCALE

Architectural Elements Table - 3C		Facade Materials Table - 3C		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	88.78 sqft	37%
2.	Front porch w/ decorative columns & optional railing	brick veneer	224.76 sqft	63%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			313.54 sqft	100%

224.76 sqft brick veneer	88.78 sqft stone veneer	33.93 sqft stone veneer
--------------------------	-------------------------	-------------------------

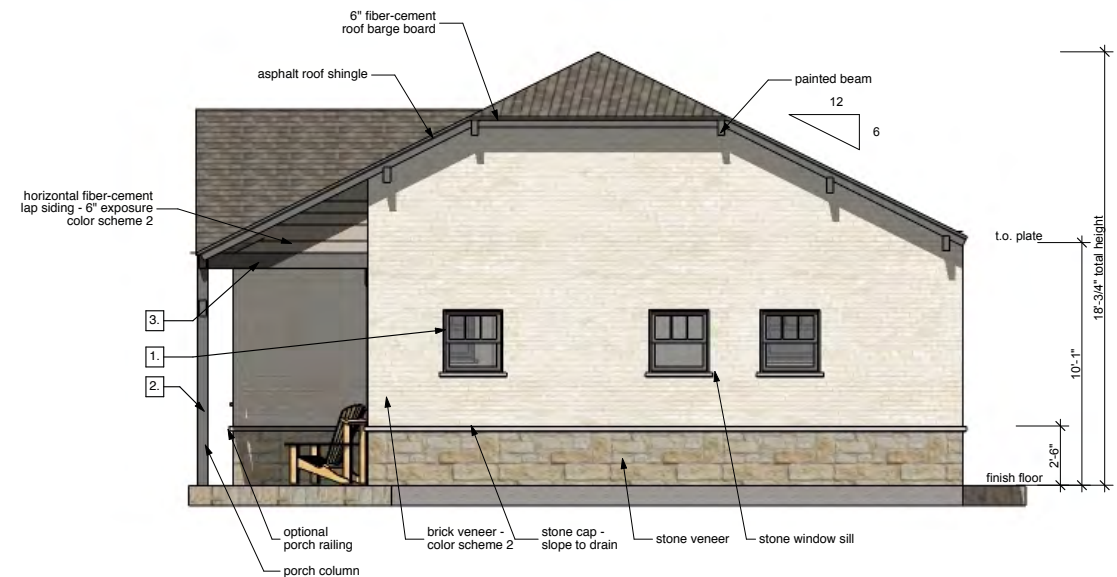


02 Back Elevation - 1C
NOT TO SCALE

Architectural Elements Table - 3C		Facade Materials Table - 3C		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	64.17 sqft	20%
2.	Front porch w/ decorative columns & optional railing	brick veneer	267 sqft	80%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			331.17 sqft	100%

267 sqft brick veneer	64.17 sqft stone veneer
-----------------------	-------------------------

facade under covered porch/patio - masonry material calculation does not apply



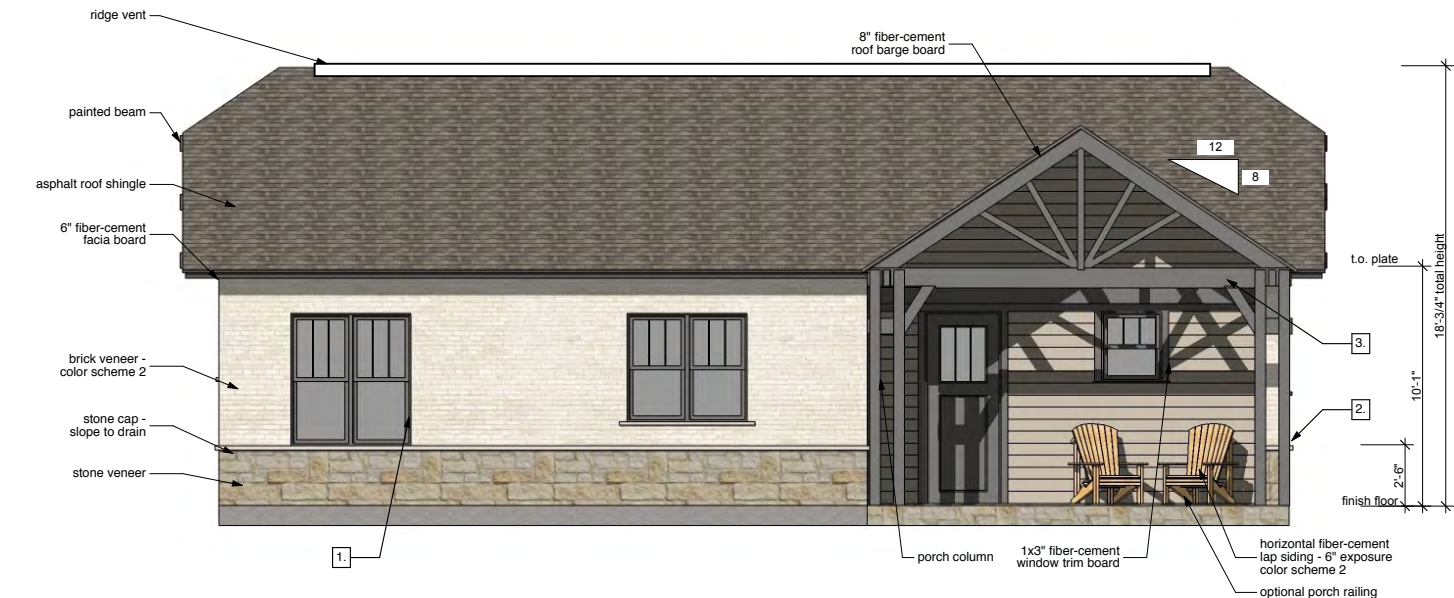
03 Right Elevation - 3C
NOT TO SCALE

Architectural Elements Table - 3C		Facade Materials Table - 3C		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	69.58 sqft	39%
2.	Front porch w/ decorative columns & optional railing	brick veneer	109.58 sqft	61%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			179.16 sqft	100%

102.62 sqft brick veneer	67.30 sqft stone veneer	6.96 sqft brick veneer	2.28 sqft stone veneer
--------------------------	-------------------------	------------------------	------------------------

facade under covered porch/patio - masonry material calculation does not apply

Front Facade Window/Door Percentage - 3C					
27.57 sq ft	22.57 sq ft	10.14 sq ft	478.09 sq ft	overall facade area	
27.57 sq ft	32.31 sq ft	120.16 sq ft	120.16 sq ft total door/window area		
overall facade area	478.09 sq ft	window/door area	120.16 sq ft	25.1%	window/door area



01 Front Elevation - 3C
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22 Feb 17 Case No: 160920.1
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Color Exterior
Elevations 3C

A3.07

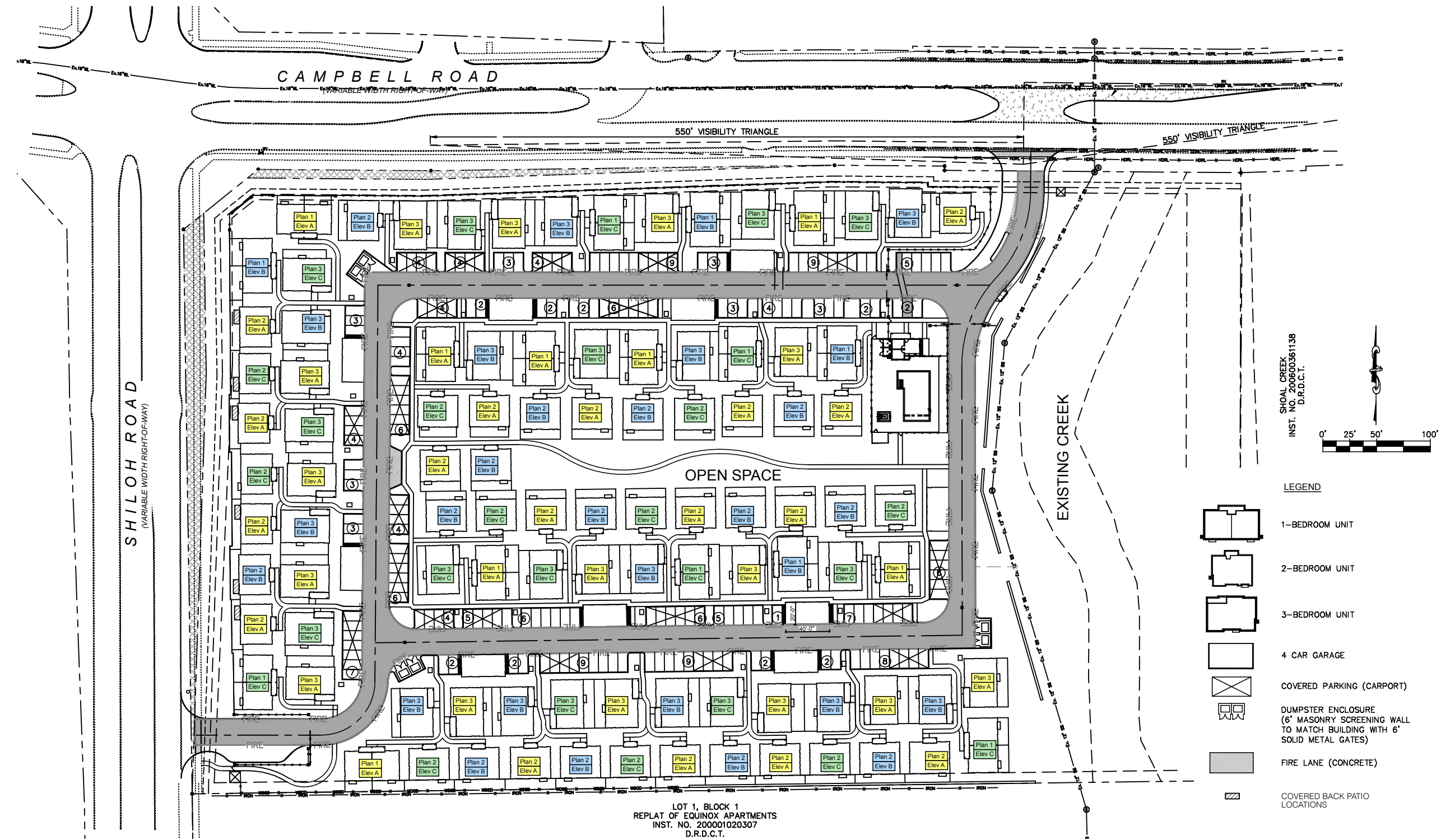
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Plan 2	floor plan designation					
Elev A	elevation designation					
A Elev						
B Elev						
C Elev						
		Floor Plan	Elevation			Total
			A	B	C	
		1	8	4	5	17
		2	17	14	10	41
		3	15	12	12	39
						97

Floor Plan	Elevation		Total
L*	-		1

* Leasing Office

Floor Plan	Elevation		Total
G*	-	M**	10

*Garage
**M = w/ maintenance garage bay

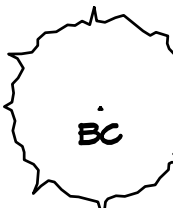


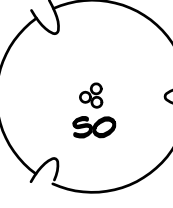
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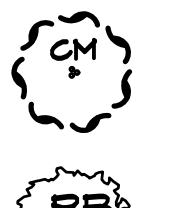
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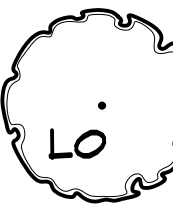
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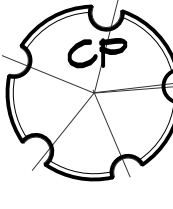
TREE LEGEND

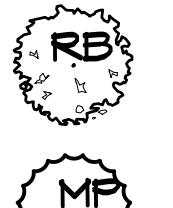
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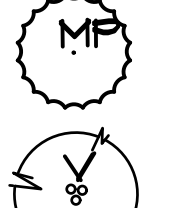
BC BALD CYPRESS /
TAXODIUM DISTICHUM
(3" CALIPER)
- 

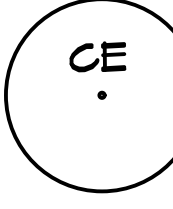
SO SHUMARD OAK /
QUERCUS SHUMARDII
(3" CALIPER)
- 

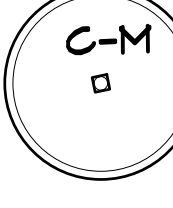
CM NATCHEZ GRAPE MYRTLE /
LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'
(2" CALIPER)
- 

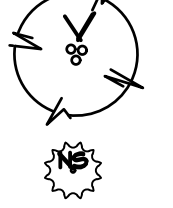
LO LIVE OAK /
QUERCUS VIRGINIANA
(3" CALIPER)
- 

CP CHINESE PISTACHE /
PISTAGIA CHINENSIS
(3" CALIPER)
- 

RB TEXAS REDBUD /
CERCIS CANADENSIS VAR. TEXENSIS
(2" CALIPER)
- 

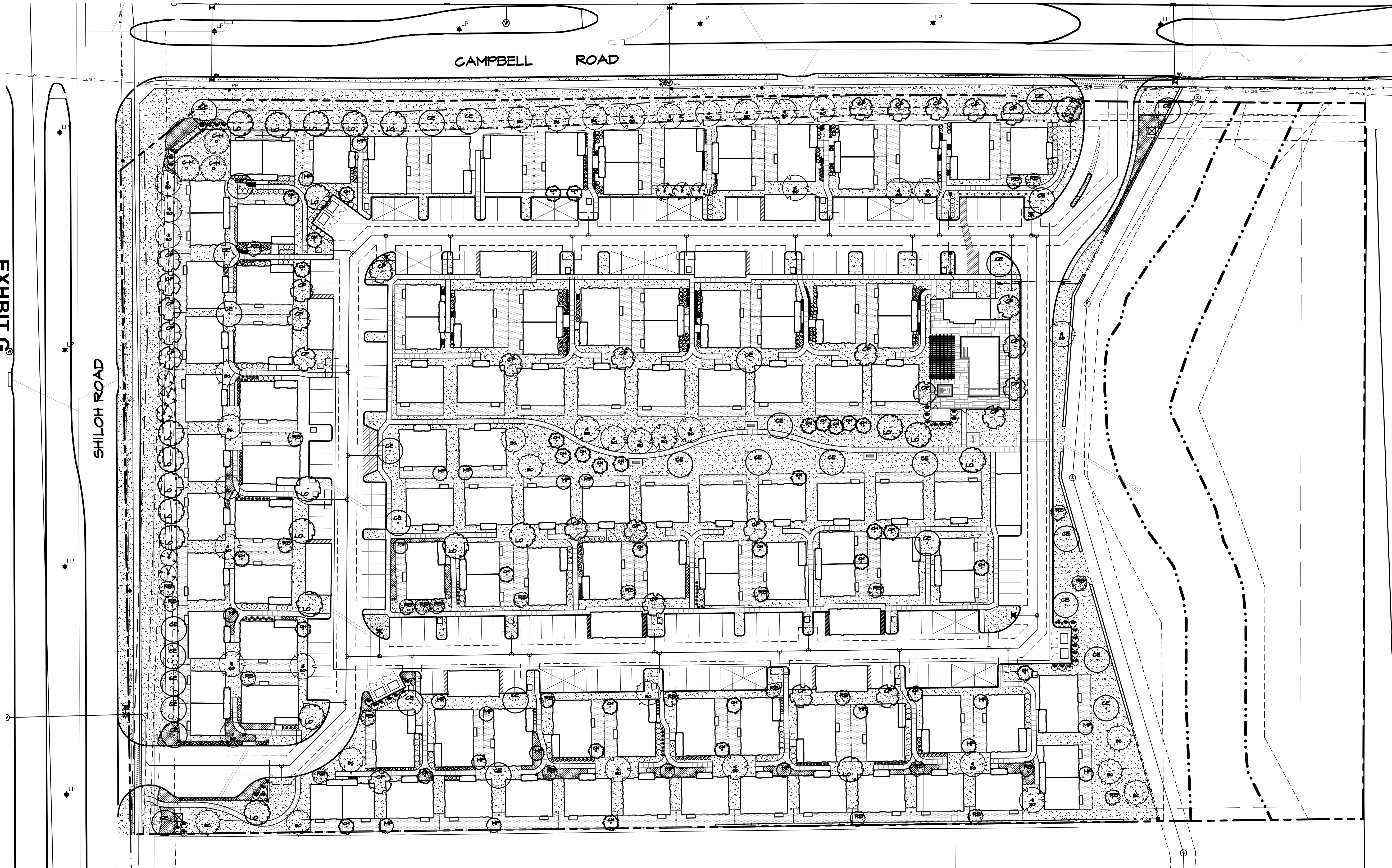
MP MEXICAN PLUM / PRUNUS MEXICANA
(2" CALIPER)
- 

CE CEDAR ELM /
ULMUS CRASSIFOLIA
(3" CALIPER)
- 

C-M CADDIS MAPLE /
ACER SACCHARUM 'CADDIS'
(3" CALIPER)
- 

V VITEX / VITEX AGNUS-CASTUS
(2" CALIPER)
- 

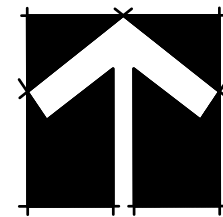
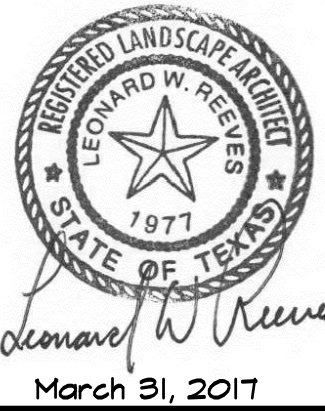
N NELLIE R STEVENS HOLLY /
ILEX X 'NELLIE R STEVENS'
(45 GALLON)
- ***PLEASE REFER TO PLANT
PALETTE BOOKLET FOR
ADDITIONAL PROPOSED
LANDSCAPE PLANTINGS***



STUDIO
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



20 10 0 20
1" = 20' - 0"

Bar is one inch on original
drawing. If not one inch on this
sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Overall Landscape Layout

Avilla Creekside

City of Garland, Dallas County, Texas

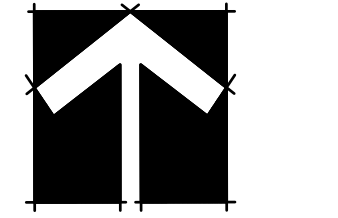
PLAN REVIEW REVISIONS	BY	DATE
#	0	

PROJECT
BGE001

SHEET
L6 of 6



March 31, 2017



10 0 20

$|'' = 20' - 0''$

is one inch on original
wing. If not one inch on this
net, adjust scale as necessary.

e Inch

LANDSCAPE AND SCREENING

Landscape Plans

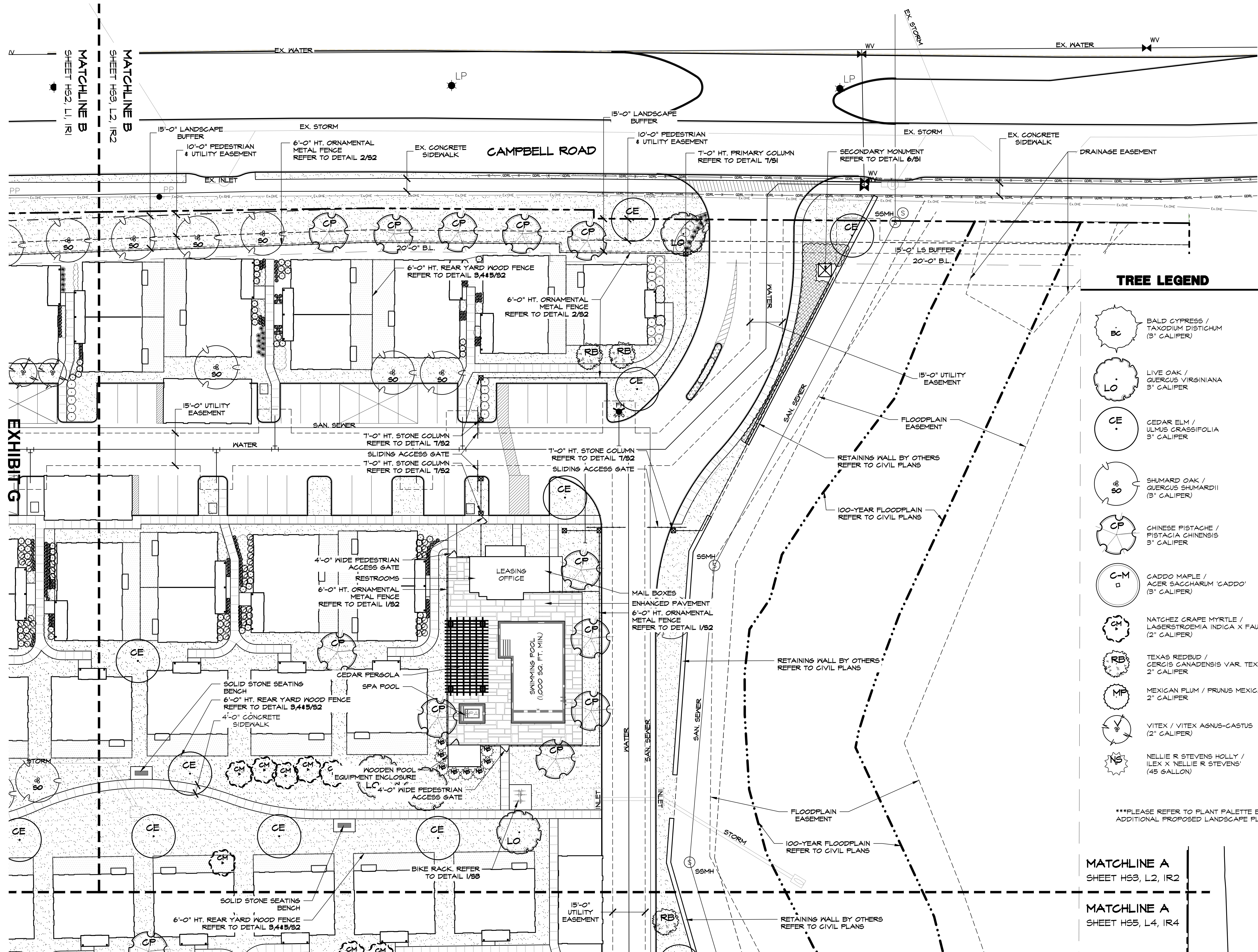
Avilla Creekside

City of Garland, Dallas County, Texas

#	T-LEAD NETWORK RELATIONS	D.I.	LOHTE
0			

PROJECT
BGE001

L2 of 6



TREE LEGEND

- 

BALD CYPRESS /
TAXODIUM DISTICHUM
(3" CALIPER)
 - 

LIVE OAK /
QUERCUS VIRGINIANA
(3" CALIPER)
 - 

CEDAR ELM /
ULMUS CRASSIFOLIA
(3" CALIPER)
 - 

SHUMARD OAK /
QUERCUS SHUMARDII
(3" CALIPER)
 - 

CHINESE PISTACHE /
PISTACIA CHINENSIS
(3" CALIPER)
 - 

CADDO MAPLE /
ACER SACCHARUM 'CADDO'
(3" CALIPER)
 - 

NATCHEZ GRAPE MYRTLE /
LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'
(2" CALIPER)
 - 

TEXAS REDBUD /
CERCIS CANADENSIS VAR. TEXENSIS
(2" CALIPER)
 - 

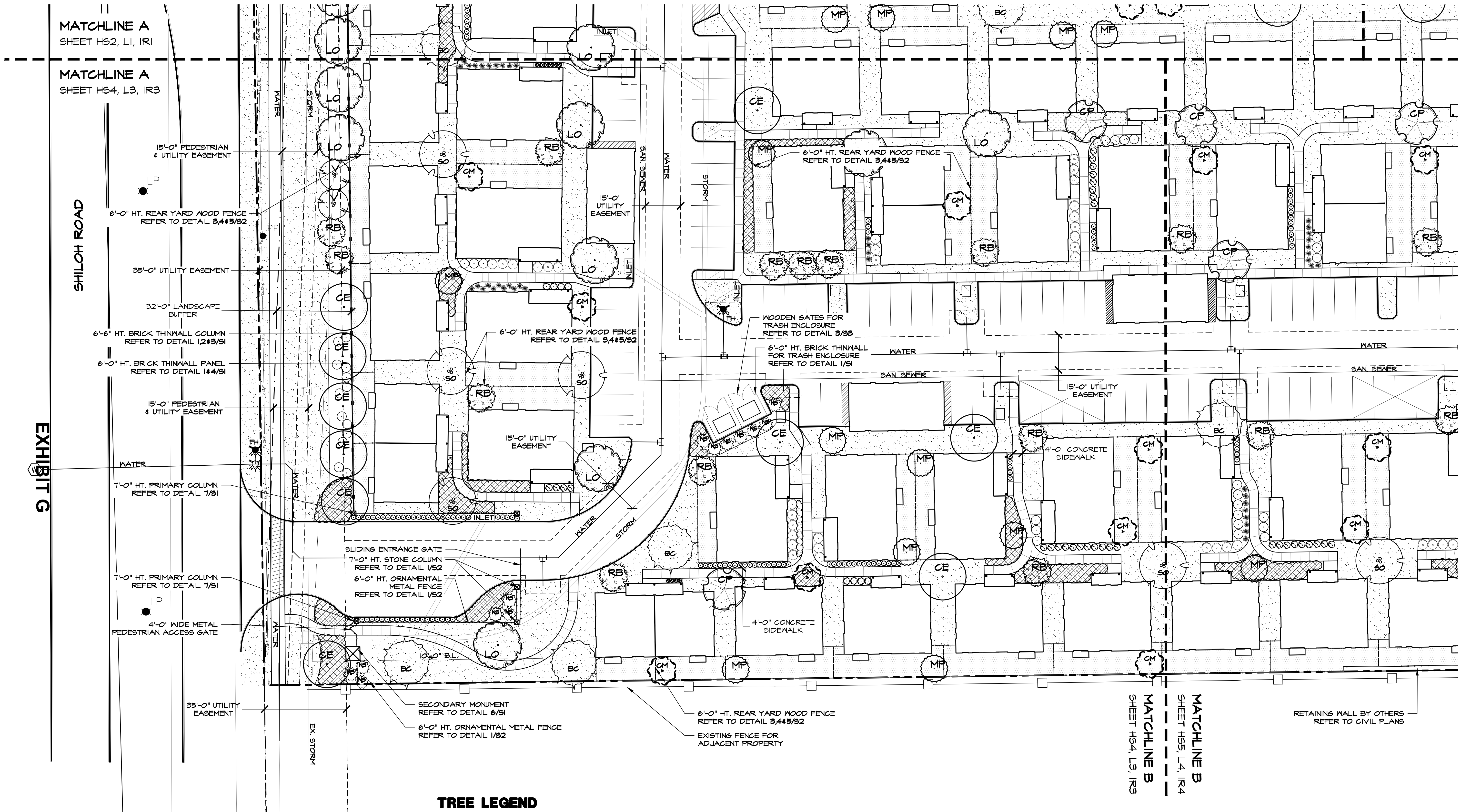
MEXICAN PLUM / PRUNUS MEXICANA
(2" CALIPER)
 - 

NELLIE R STEVENS HOLLY /
ILEX X 'NELLIE R STEVENS'
(45 GALLON)

***PLEASE REFER TO PLANT PALETTE BOOKLET FOR
ADDITIONAL PROPOSED LANDSCAPE PLANTINGS***

MATCHLINE A
SHEET HS3, L2, IR2

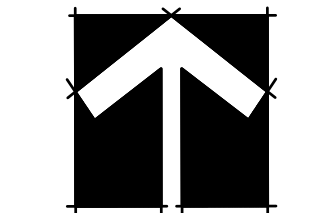
MATCHLINE A
SHEET HS5, L4, IR4



NOTE: THE REQUIRED LANDSCAPE BUFFER ALONG SHILOH ROAD IS 15'-0". THE OWNER PROVIDED A VARIABLE WIDTH LANDSCAPE BUFFER RANGING FROM 21'-0" TO 35'-0". THE PLANS SHOW DIMENSIONS OF THE LANDSCAPE BUFFER AT VARIOUS LOCATIONS ALONG SHILOH ROAD FOR REFERENCE.

TREE LEGEND

- | | | | | | |
|----|--|-----|---|----|--|
| BC | BALD CYPRESS / TAXODIUM DISTICHUM (3" CALIPER) | SO | SHUMARD OAK / QUERCUS SHUMARDII (3" CALIPER) | CM | NATCHEZ CRAPE MYRTLE / LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' (2" CALIPER) |
| LO | LIVE OAK / QUERCUS VIRGINIANA 3" CALIPER | CP | CHINESE PISTACHE / PISTACIA CHINENSIS 3" CALIPER | RB | TEXAS REDBUD / CERCIS CANADENSIS VAR. TEXENSIS 2" CALIPER |
| CE | CEDAR ELM / ULMUS CRASSIFOLIA 3" CALIPER | C-M | CADDO MAPLE / ACER SACCHARUM 'CADDO' (3" CALIPER) | MP | MEXICAN PLUM / PRUNUS MEXICANA 2" CALIPER |
| | | | | V | VITEX / VITEX AGNUS-CASTUS (2" CALIPER) |
| | | | | N | NELLIE R STEVENS HOLLY / ILEX X 'NELLIE R STEVENS' (45 GALLON) |
- ***PLEASE REFER TO PLANT PALETTE BOOKLET FOR ADDITIONAL PROPOSED LANDSCAPE PLANTINGS***



20 10 0 20
1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Avilla Creekside

City of Garland, Dallas County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT

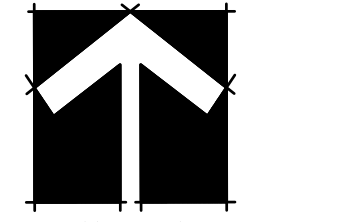
BGE001

SHEET

L3 of 6



March 31, 2017



$| = 20' - 0''$

is one inch on original
wing. If not one inch on this
net, adjust scale as necessary.

One Inch

LANDSCAPE AND SCULPTURE

Landscape Falls

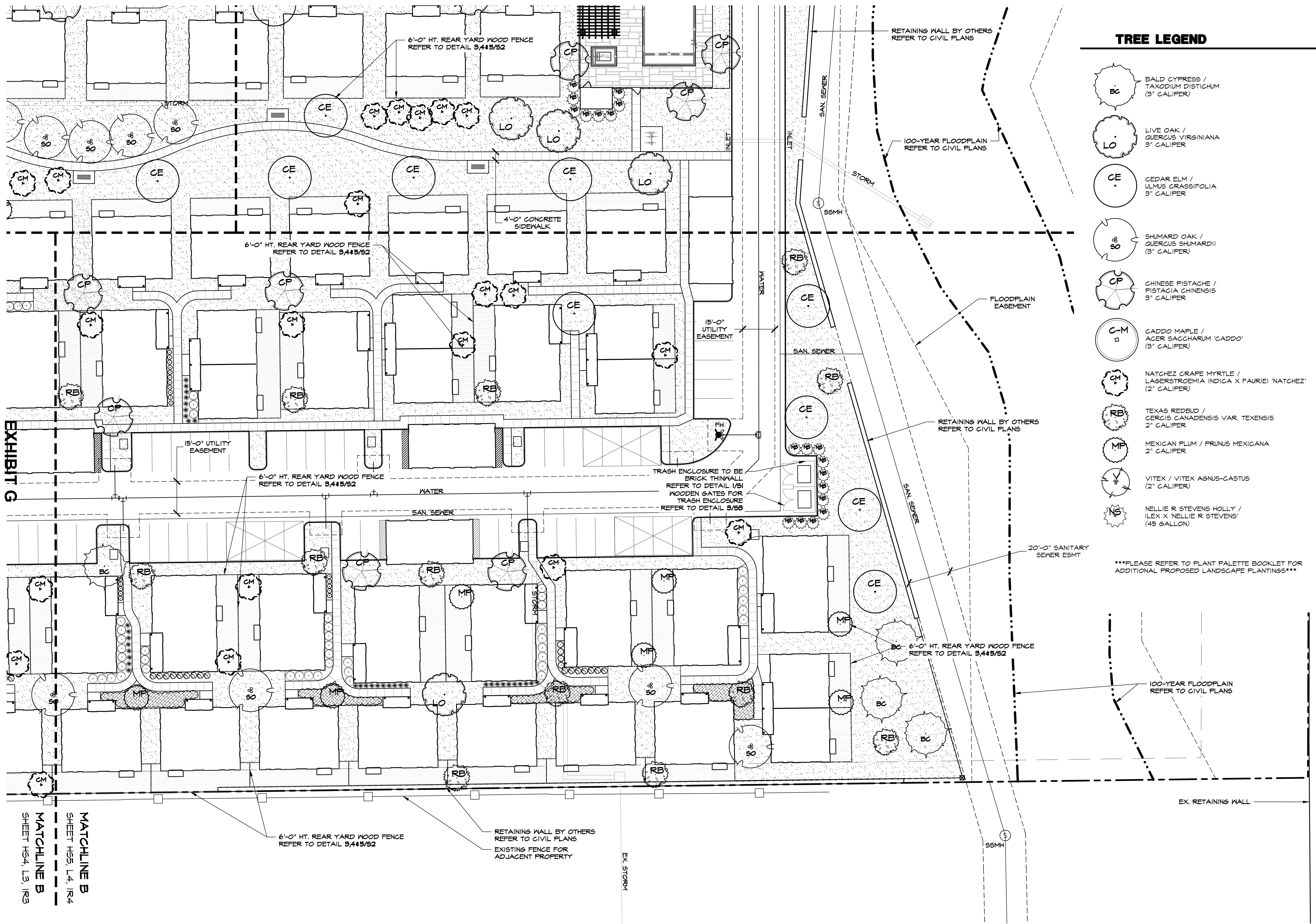
AVILLA CREEKSIDE
Garland, Dallas County

CITY OF DALLAS, DALLAS COUNTY, TEXAS

[illegible]

PROJECT
BGE001

L4 of 6



1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY OF GARLAND APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVERS USED IN LIEU OF TREES MUST PROVIDE COMPLETE COVERAGE WITHIN THE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY OF GARLAND.
5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM STREETS OR RIGHT-OF-WAY LINE, AND CANNOT BE CLOSER THAN EIGHT FEET (8') TO A PUBLIC UTILITY LINE (UNLESS NO OTHER ALTERNATIVE IS AVAILABLE). THIS SITE IS NEW CONSTRUCTION, MANY ALTERNATIVES ARE AVAILABLE. THE CITY OF GARLAND HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENEED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
14. PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
15. TREES MUST ALLOW A CLEAR HEIGHT OF 8-FEET OVER SIDEWALKS AND PEDESTRIAN PATHWAYS, AND A CLEAR HEIGHT OF AT LEAST 14-FEET OVER STREETS, DRIVE AISLES, AND OTHER VEHICULAR TRAFFIC WAYS.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF THE SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF GARLAND.
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPED AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
25. EARTHEN BERMS MUST NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
27. CONTACT CITY OF GARLAND'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE CITY OF GARLAND AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
28. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER ABOVE AND BELOW GROUND UTILITY APPURTENANCES AND TO THE CITY OF GARLAND'S PUBLIC WORKS DEPARTMENT STANDARDS.
29. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
BC	BALD CYPRESS / TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
LO	LIVE OAK / QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
CE	CEDAR ELM / ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
SO	SHUMARD OAK / QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
CP	CHINESE PISTACHE / PISTACIA CHINENSIS	3" CALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
C-M	CADD O MAPLE / ACER SACCHARUM 'CADD O'	3" CALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
CM	NATCHEZ GRAPE MYRTLE / LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	2" CALIPER	AS SHOWN	X	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
NRS	NELLIE R STEVENS HOLLY / ILEX X 'NELLIE R STEVENS'	6'-8' HT.	AS SHOWN	X	5' MINIMUM SPREAD; MINIMUM 9-10' HEIGHT; TREE FORM; FULL HEAD NURSERY GROWN
RB	TEXAS REDBUD / CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	X	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
MP	MEXICAN PLUM / PRUNUS MEXICANA	2" CALIPER	AS SHOWN	X	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
V	VITEX / AGNUS-CASTUS	2" CALIPER	AS SHOWN	X	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN

EXHIBIT G

SHILOH ROAD

A. MINIMUM TWENTY-ONE (21) FOOT TO MAXIMUM THIRTY-FIVE (35) FOOT LANDSCAPE EDGE PROVIDED

B. 6' HT. MASONRY SCREENING WALL PROVIDED.

C. 1-3" CAL. CANOPY TREE / 30 LF OF LANDSCAPE EDGE
50-9 LF OF FRONTAGE / 30 LF = 2-3" CAL. TREES REQUIRED.
PROVIDED: 22 - 3" CALIPER AND GREATER CANOPY TREES PROVIDED
7 - 2" CALIPER ORNAMENTAL TREES PROVIDED

D. 25% OF THE LINEAR FOOTAGE OF SCREENING WALL SHALL HAVE SHRUB AND GROUND COVER BEDS.
GREATER THAN 50% OR SHRUB BED HAS BEEN PROVIDED.

- A. MINIMUM FIFTEEN (15) FEET LANDSCAPE EDGE PROVIDED
- B. 6' HT. MASONRY SCREENING WALL AND 6' HT. ORNAMENTAL METAL FENCE PROVIDED.
- C. 1-3" CAL. CANOPY TREE / 30 LF OF LANDSCAPE EDGE
800 LF OF FRONTAGE / 30 LF = 26 - 3" CAL. TREES REQUIRED
PROVIDED: 26 - 3" CALIPER CANOPY TREES PROVIDED
- D. 25% OF THE LINEAR FOOTAGE OF SCREENING WALL SHALL HAVE SHRUB AND GROUNDCOVER BEDS.
GREATER THAN 35% OR SHRUB BED HAS BEEN PROVIDED.



[illegible]

CONCEPT SITE PLAN

0, 50 100 200

SITE DATA	
TRACT 1	TRACT 2
PROPOSED ZONING PD-SCA 13.7 ACRES GROSS *	PROPOSED ZONING PD-A- 22 ACRES NET
PROPOSED 117,500 S.F. BUILDING AREA	396 DWELLING UNITS
EXISTING ZONING AG/L & SCA	MAXIMUM 18 DU/ACRE
* INCLUDES FLOOD PLAIN	EXISTING ZONING AG/L

**APPROVED BY
CITY PLAN COMMISSION**

zoning File # 85-50



A LAND USE STUDY FOR
BIG SPRINGS ROAD
AT SHILOH ROAD
BALDWIN COMPANY
GARLAND, TEXAS

QARLANS
Palm Springs

Yes!

John M. ...

REPORT & MINUTES

P.C. Meeting, April 10, 2017

Consideration of the application of **Skorburg Company**, requesting approval of 1) a change of zoning from Planned Development (PD) District 01-03 for Limited Community Retail Uses to a Planned Development (PD) District for Single-Family Attached (Townhouse) Uses, 2) a Detail Plan for Dwelling, Single-Family Attached (Townhouse) and 3) an Alley Waiver. This property is located on southwest corner of Foster Road and Crist Drive. (District 1) (File Z 17-04) (The Plan Commission postponed this request from the March 13, 2017 Plan Commission.)

The applicant Noah Flabiano, 8214 Westchester, Suite 710, Dallas, TX, 75225, provided an overview of the request and additional information regarding the abandonment of Foster Road, the proposed Detail Plan and centralized open space.

John Arnold, 8214 Westchester, Suite 710, Dallas, TX 75225 provided additional information regarding the development process and proposed request, the location decision and screening of the utility boxes.

University of Texas at Dallas student Jason Hickman, 6210 Lakecrest Drive, Sachse, TX 75048, spoke in favor of the request.

Commissioner Moore requested additional information regarding the utility location and screening.

Motion was made by Commissioner Moore, seconded by Commissioner Dalton to close the public hearing and open the case for discussion. **Motion carried: 6 Ayes, 0 Nays.**

Chairman Roberts raised concerns regarding the full two-story front façade, lack of articulation on the buildings, and front entry drives. He also stated that the road abandonment request has yet to be brought forward.

Commissioner Dalton initially spoke in favor the request; however, he yielded to Chairman Roberts' comments and spoke against the request.

Commissioner Hedrick, Moore and Ott spoke of the need for rear entry garages and concerns regarding the rear fencing.

Commissioner Moore spoke of the difficulty of approval by City Council to the permanent closing of a road.

Motion was made by Commissioner Moore, seconded by Commissioner Welborn to deny the request as presented. **Motion carried: 6 Ayes, 0 Nays.** Commissioner Luckie recused himself from this case.



GARLAND

Plan Commission

4.a.

Meeting Date: 04/24/2017

Item Title: Discussion and Possible Action regarding Plan Commission Bylaws

Summary:

Discussion and Possible Action Regarding Plan Commission Bylaws



GARLAND

Plan Commission

4.b.

Meeting Date: 04/24/2017

Item Title: Impact Fee Report

Summary:

Impact Fee Report

Attachments

Impact Fee Report

TO: Chairman Roberts and Members of the Plan Commission

FROM: Will Guerin, Director of Planning

DATE: April 19, 2017

SUBJECT: Impact Fee Report

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

Attached is a draft report to City Council from the Capital Improvements Advisory Committee for the period covering September 22, 2016 through March 21, 2017. There is an item on the April 24th, 2017 meeting agenda to consider this report and forward to the City Council in compliance with the ordinance requirements. Please review the draft report in preparation for Monday evening's meeting.

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

Sincerely,

Will Guerin, AICP
Director of Planning

TO: Mayor Athas and the City Council

FROM: Chairman Roberts and Members of the Plan Commission

DATE: April 24, 2017

SUBJECT: Impact Fee Report

Section 31.163(A) of Garland's Impact Fee Ordinance requires that the Capital Improvements Advisory Committee file reports with the City Council regarding implementation of the capital improvements plan and administration of impact fees. Acting in the capacity of the Capital Improvements Advisory Committee, following is the Plan Commission's report for September 22, 2016 through March 21, 2017.

COLLECTION OF IMPACT FEES

During the period covering September 22, 2016 through March 21, 2017 impact fees were collected for 141 developments. Of these, 129 are single-family homes (including ancillary irrigation systems), 3 are multi-family developments, 8 are commercial (retail, office, commercial and industrial) developments, and 1 is a church. These include the addition of water meters to existing developments. Amounts collected are as follows:

Single-Family Development

# Of Lots	Service Area	Water	Roadway	Total
16	2	440.00	0.00	440.00
1	3	27.50	0.00	27.50
17	5	425.00	17,781.15	18,206.15
28	6	770.00	55,860.00	56,630.00
3	9	75.00	1,242.60	1,317.60
1	11	27.50	732.45	759.95
2	12	55.00	1,641.60	1,696.60
1	14	25.00	0.00	25.00
37	16	945.00	14,164.50	15,109.50
23	18	582.50	39,900.00	40,482.50
Total: 129		\$3,372.50	\$131,322.30	\$134,694.80

Multi-Family Development

Location	Service Area	Water	Roadway	Total
6209 N George Bush Hwy	2	942.50	0.00	942.50
6221 Naaman Forest Blvd	2	2,000.00	0.00	2,000.00
4201 Bunker Hill Rd	3	815.00	158,230.80	159,045.80
Total: 3		\$3,757.50	\$158,230.80	\$161,988.30

Commercial/Churches/Schools Development

Location	Service Area	Water	Roadway	Total
6299 Naaman Forest Blvd	2	72.50	0.00	72.50
2137 Apollo Rd	4	35.00	0.00	35.00
2710 Belt Line Rd	4	0.00	78.10	78.10
3906 Goose Creek Pkwy	5	72.50	0.00	72.50
2760 Marquis Dr	10	145.00	71,383.68	71,528.68
2700 Broadway Blvd	12	45.00	0.00	45.00
3800 Leon Rd	13	217.50	277,750.08	277,967.58
2018 Northwest Hwy	13	145.00	4,729.83	4,874.83
1015 W Centerville Rd 100	14	35.00	0.00	35.00
Total: 9		\$767.50	\$353,941.69	\$354,709.19
Total (All Land Uses)		\$7,897.50	\$643,494.79	\$651,392.29

Impact fees totaling \$651,392.29 were collected during this period. Of this, \$7,897.50 was collected for water facilities and \$643,494.79 was collected for roadway facilities.

CAPITAL IMPROVEMENTS PLAN

Roadways

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

<u>Status/Roadway Segment</u>	<u>Service Area</u>
Under Design:	
Shiloh, IH 635 to Kingsley	13
Brand, SH 190 to Muirfield	2
Bobtown, Rowlett to Rosehill	15 and 18
Oates, Broadway to Rosehill	15 and 16
Bobtown, Rosehill to Waterhouse	17 and 18
Construction Completed:	
Northwest Hwy, Centerville to LaPrada (2016)	14

Water Facilities

Impact fee funds will be used towards:

1. Water Master Plan – To be completed in 2018

2. Construction of 2.5 Million gallon water elevated storage tank and related transmission lines to be completed in 2017

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

Scott Roberts, Chairman
City of Garland Plan Commission



GARLAND

Plan Commission

Meeting Date: 04/24/2017

Item Title: Future Cases Memo - May 8, 2017

Summary:

Attachments

Future Cases Memo - Attachment



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: April 24, 2017
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the May 8, 2017 Plan Commission meeting.

PLATS

Country Club Estates
City Square Lofts Addition
JB Mart Addition
Mansions at Spring Creek Addition
Platinum Storage Locust Grove Addition
Restaurant Headquarters Addition
Town of Duck Creek Plat

ZONING

1. Consideration of the application of **Peter Kavanagh**, requesting approval of a Specific Use Provision for an Antenna, Commercial (Telecommunications Tower) on property zoned Planned Development (PD) District 80-32 for Community Retail Uses. This property is located on the south side of I-30, approximately 1,300 feet west of Belt Line Road. (District 4) (File Z 16-42)
2. Consideration of the application of **Jordan Realty Advisors**, requesting a Change in Zoning from Urban Business (UB) District to Planned Development (PD) District with Single-Family-5 (SF-5) District development for Single-Family Dwellings. This property is located north of I-30 and west of Rosehill Road. (District 4) (File Z 17-06)
3. Consideration of the application of **United Access of Dallas, LLC**, requesting approval of a Specific Use Provision for Automobile Sales, New or Used on property zoned Light Commercial (LC) District. This property is located at 336 West I-30. (District 3) (File Z 17-09)

4. Consideration of the application of **Cates-Clark & Associates, LLP**, requesting approval of a Specific Use Provision for a Recycling Salvage Yard on property zoned Industrial (IN) District. This property is located at 117 North Shiloh Road. (District 6) (File Z 17-14)
5. Consideration of the application of **Erasmio Alanis**, requesting approval of a Change in Zoning from Planned Development (PD) 82-42 District for Mixed Use to Planned Development (PD) District for a Cultural Facility. This property is located at 2021 Old Mill Run Road. (District 8) (File Z 17-15)
6. Consideration of the application of **SAA**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on property zoned Community Retail (CR) District. This property is located at 3110 S. Shiloh Road. (District 5) (File Z 17-16)
7. Consideration of the application of **Icon Consulting Engineers**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on property zoned Community Retail (CR) District. This property is located at 513 Rowlett Road. (District 4) (File Z 17-17)
8. Consideration of the application of **Dunaway Associates, LP**, requesting approval of 1) an amendment to Planned Development (PD) 95-34 District for Community Retail Use; 2) a Concept Plan; and 3) a Detail Plan for development of a Grocery/Supermarket. This property is located at 3318 West Buckingham Road. (District 6) (File Z 17-18)
9. Consideration of the application of **Branch Towers, LLC**, requesting approval of a Specific Use Provision for a Wireless Communication Tower on a property zoned Planned Development (PD) 03-40/41 for Mixed Use. This property is located at 108 Casalita Drive. (District 2) (File Z 17-19)
10. Consideration of the application of **Mitchell Construction Company, Inc.**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 3015 North Shiloh Road. (District 7) (File Z 17-20)
11. Consideration of the application of **Claymoore Engineering**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 702 West Centerville Road. (District 4) (File Z 17-21)