



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION -REMOTE MEETING- April 12, 2021 at 7:00 p.m.

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the Plan Commission will hold this meeting by internet/telephonic remote means on Monday, April 12, 2021 at 7:00 p.m.

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

https://garlandtx.zoom.us/webinar/register/WN_ps_dMZZkSWusyeL_oJ8XFw

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

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

877-853-5247
888-788-0099

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

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

The Meeting ID is: 966 9783 7515

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

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

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

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for March 22, 2021.

2. PLATS

- a. P 21-12 Garland Shiloh Addition Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

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

4. MISCELLANEOUS

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

5. ADJOURN

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 04/12/2021

Item Title: Plan Commission Minutes for March 22, 2021

Summary:

Consider approval of the Plan Commission Minutes for March 22, 2021.

Attachments

Plan Commission Minutes for March 22, 2021

Minutes of the Garland Plan Commission Meeting

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

The Plan Commission of the City of Garland met in regular session on Monday, March 22, 2021 at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

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

STAFF PRESENT

Assistant City Manager	Judson Rex
Sr. Assistant City Attorney	Stephen Hines
Chief	Eric Lovett
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Nabiha Ahmed
Staff	Kimberly Hopkins

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chairman Roberts read those items into the record. **Motion** was made by Commissioner Dalton to **approve** the Consent Agenda as presented, seconded by Commissioner Welborn. **Motion carried: 9 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of Minutes for the March 8, 2021 meeting.

2a. APPROVED** P 21-11 Rowlett Plaza Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. DENIED

Consideration of the application of **Rodolfo V. Herrera Elizalde**, requesting approval of a Change in Zoning from Single Family-7 (SF-7) District to a Planned Development (PD) District for Single Family-7 Uses. This property is located at 1544 Flores Drive. (District 5) (File Z 21-02 - Zoning)

Nabiha Ahmed, Development Planner, presented the staff report.

There was discussion between the Plan Commission and staff regarding the proposed design and composition, living area square footage, and the proposed guest house.

The applicant speakers included: Rodolfo Herrera, 1544 Flores Drive, Garland, Texas, and Rodolfo Armani Herrera 2802 Jordan Valley Road, Dallas, Texas.

There was discussion with Mr. Herrera and the Plan Commission regarding the proposed design and composition, living area square footage, and use of the proposed guest house.

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

There was discussion among the Commissioners.

Motion was made by Commissioner Welborn to **deny** the request. Seconded by Commissioner Williams. **Motion carried: 7 Ayes, 2 Nays** from Commissioner Jenkins and Ott.

3b. DENIED

Consideration of the application of **Rodolfo V. Herrera Elizalde**, requesting approval of a Specific Use Provision for a Guest House on a property zoned Single Family-7 (SF-7) District. This property is located at 1544 Flores Drive. (District 5) (File Z 21-02 - Specific Use Provision)

Motion was made by Commissioner Welborn to **deny** the request. Seconded by Commissioner Williams. **Motion carried: 7 Ayes, 2 Nays** from Commissioner Jenkins and Ott.

3c. DENIED

Consideration of the application of **Rodolfo V. Herrera Elizalde**, requesting approval of a Detail Plan for a Guest House. This property is located at 1544 Flores Drive. (District 5) (File Z 21-02 - Plan)

Motion was made by Commissioner Welborn to **deny** the request. Seconded by Commissioner Williams. **Motion carried: 7 Ayes, 2 Nays** from Commissioner Jenkins and Ott.

3d. APPROVED

Consideration of the application of **Alliance Architects, Inc.**, requesting approval of a Specific Use Provision for a High Risk Use on a property zoned Industrial (IN) District. This property is located at 1600 South Jupiter Road. (District 6) (File Z 21-03 - Zoning)

Kimberly Hopkins, Development Planner, presented the staff report.

Chief Lovett provided spoke briefly regarding the applicant's request and stated all items required by the City of Garland Fire Department have been addressed by the applicant.

There was discussion with Chief Lovett and the Plan Commission regarding the fire suppression system, inspections, and product type.

The applicant speakers included: Carlos deSaracho, 1600 N. Collins Boulevard, Suite 1000, Richardson, Texas, and Tom Fleming, 2525 Carlisle Street, Apartment 1002, Dallas, Texas.

Mr. deSaracho and Mr. Fleming were available for questions. There were no questions of these applicants.

Motion was made by Commissioner Williams to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Welborn. **Motion carried: 9 Ayes, 0 Nays**

3e. APPROVED

Consideration of the application of **Alliance Architects, Inc.**, requesting approval of a Plan for a High Risk Use. This property is located at 1600 South Jupiter Road. (District 6) (File Z 21-03 - Plan)

Motion was made by Commissioner Williams to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Welborn.
Motion carried: 9 Ayes, 0 Nays

3f. APPROVED Consideration of the application of **MVAH Partners**, requesting approval of a Change in Zoning from Community Office (CO) District and Industrial (IN) District to Multi-Family (MF) District. This property is located at 1102 North Shiloh Road. (District 8) (File Z 21-04 - Zoning)

Nabiha Ahmed, Development Planner, presented the staff report.

There was discussion among staff and the Plan Commission regarding density and the proposed development.

The applicant speakers included: Justin Gregory, 7773 Hartfield Place, Montgomery, Ohio, Megan Dougherty, 9100 Centre Pointe Drive, Suite 210, West Chester, Ohio, Kevin Banks, 9100 Centre Pointe Drive, Suite 210, West Chester, Ohio, and David Greer, 777 Main Street, Suite 1900, Fort Worth, Texas.

Mr. Gregory provided a brief overview of the request. There was additional conversation with the Plan Commission regarding proposed access points, future development of the outlying parcel, and discussion with the nearby Homeowners Association president.

Representing the neighboring church St. Barnabas Episcopal Church, Dennis Garcia, 1200 North Shiloh, Garland, Texas spoke in support of the request.

Motion was made by Commissioner Ott to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays**

3g. APPROVED Consideration of the application of **Good Samaritans of Garland**, requesting approval of a Major Waiver to allow the construction of a 2,700 square-foot building for an existing Social Service Facility / Agency on a property zoned Downtown (DT) District, InTown Residential Sub-District. This property is located at 212 and 214 North Twelfth Street. (District 2) (File DD 20-03 - Downtown Development)

This item was postponed to the April 12, 2021 Plan Commission meeting per the applicant's request.

3h. APPROVED Consideration of the application of **Good Samaritans of Garland**, requesting approval of a Plan for a 2,700 square-foot building with storage, restrooms and office space. This property is located at 212 and 214 North Twelfth Street. (District 2) (File DD 20-03 - Plan)

This item was postponed to the April 12, 2021 Plan Commission meeting per the applicant's request.

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:55 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 04/12/2021

Item Title: P 21-12 Garland Shiloh Addition Final Plat

Summary:

P 21-12 Garland Shiloh Addition Final Plat

Attachments

P 21-12 Garland Shiloh Addition Report and Attachments

Planning Report

File No: P 21-12/District 7

Agenda Item:

Meeting: Plan Commission

Date: April 12, 2021



GARLAND

TEXAS MADE HERE

FINAL PLAT

Garland Shiloh Addition

LOCATION

4680 North Shiloh Road

ZONING

Planned Development (PD) 20-35 District

NUMBER OF LOTS

Two (2)

ACREAGE

4.684 acres

BACKGROUND

The applicant requests to establish two (2) lots for future development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

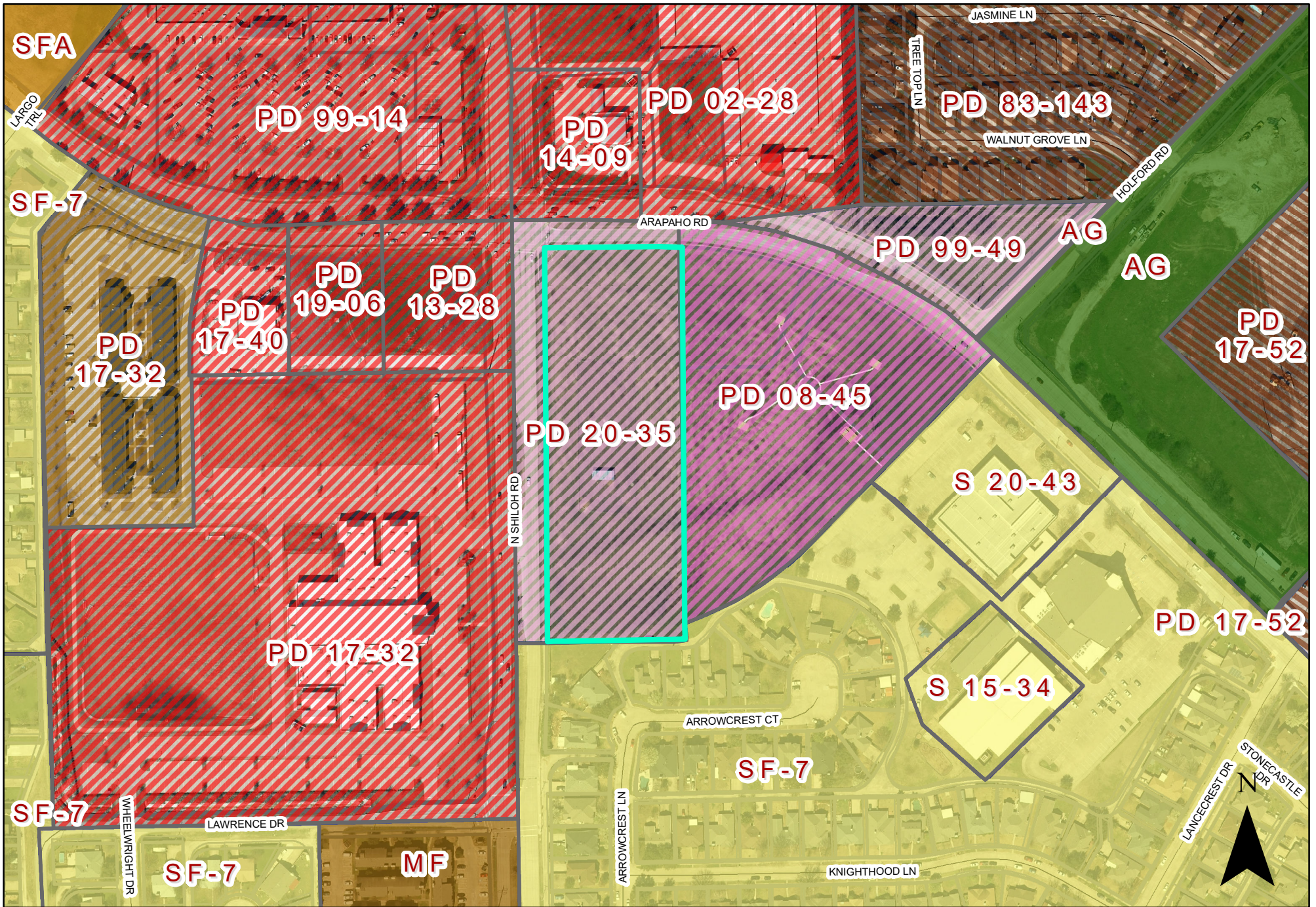
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

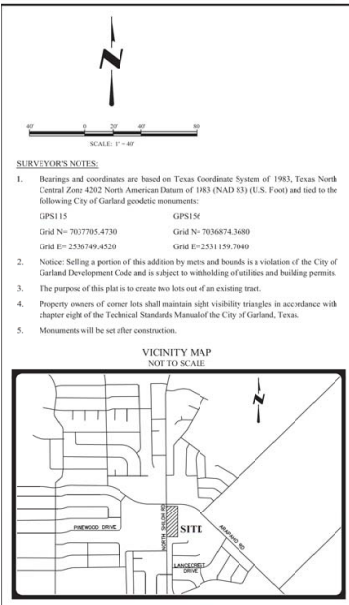
Will Guerin, AICP
Director of Planning



Plat Map P 21-12



INDICATES AREA
OF REQUEST



Survivor's Statement

I, Mark N. Peoples, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recording documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the City of Garland Development Code. I further affirm that the information shown herein 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.

Mark N. Peoples, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6443

STATE OF TEXAS
COUNTY OF DENTON

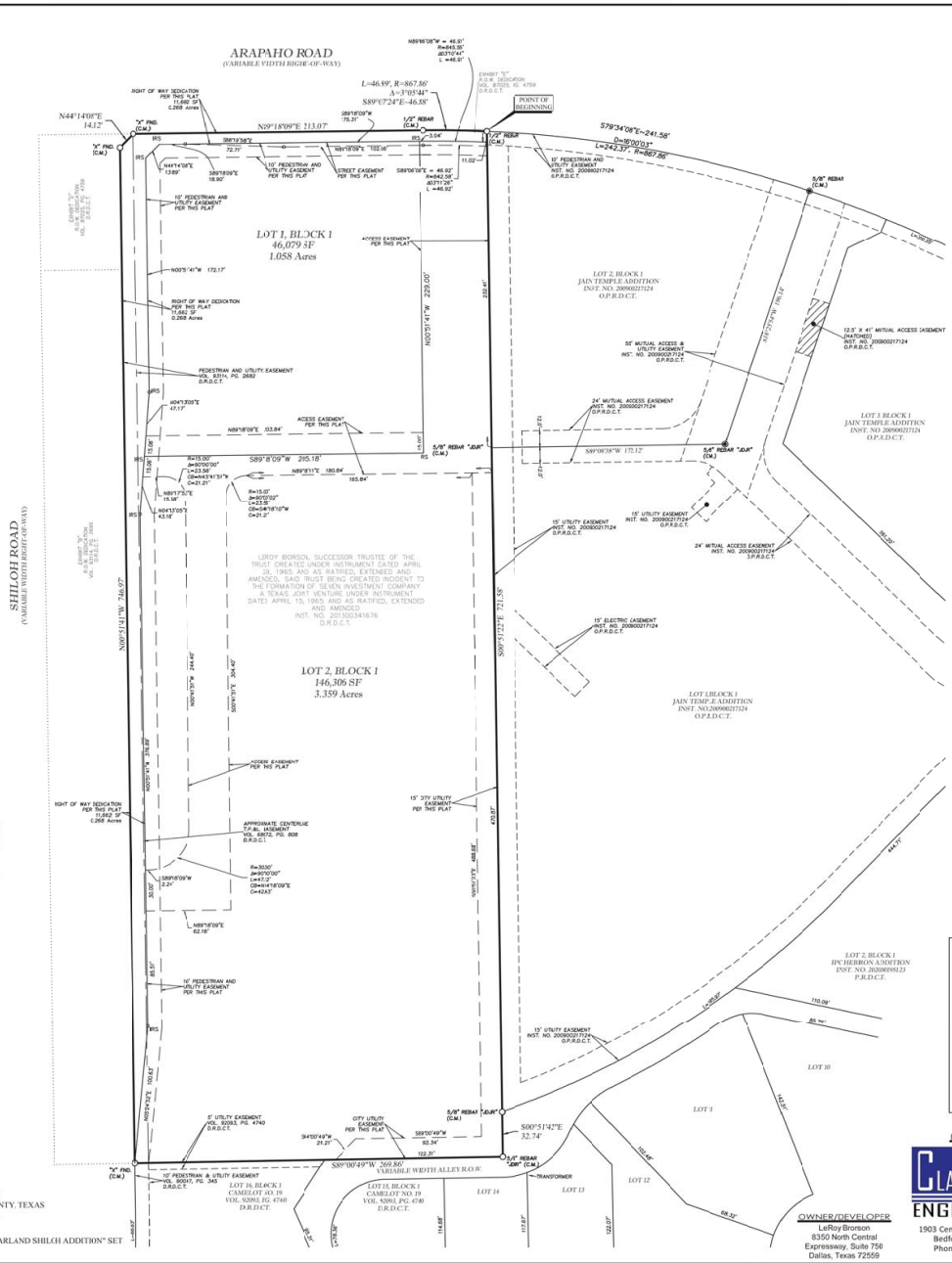
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peoples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- IRS 3/4" ALUMINUM MONUMENT CAPPED "GARLAND SHILOH ADDITION" SET
- C.M. CONTROLLING MONUMENT



Owner's Certificate

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS LeRoy Benson, Successor Trustee of the Trust created under instrument dated April 29, 1965 and as ratified, extended and amended, said Trust being created incident to the formation of Seven Investment Company, a Texas Joint Venture under instrument dated April 15, 1965 and as ratified, extended and amended, is the owner of a tract of land situated in the T.G. Montgomery Survey, Abstract No. 962, in Dallas County, Texas, being a portion of that same tract of land as described in LeRoy Benson, Successor Trustee of the Trust created under instrument dated April 29, 1965 and as ratified, extended and amended, said Trust being created incident to the formation of Seven Investment Company, a Texas Joint Venture under instrument dated April 15, 1965 and as ratified, extended and amended, by Special Warranty Deed recorded in Instrument Number 20100041676 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83) U.S. Feet) with a combined scale factor of 1.00016500:

BEGINNING at a 1/2-inch rebar found for the Northwest corner of said Lot 2, Block 1 of said Joint Venture Addition, an addition to the City of Garland, Dallas County, Texas according to the Plat thereof recorded in Instrument Number 20090021124 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), same being a Southeast corner of "Exhibit B" of a right-of-way dedication to the City of Garland, recorded in Volume 87025, Page 4759 (D.R.D.C.T.), and lying on the South right-of-way line of Arapaho Road (variable width right-of-way);

THENCE South 09 Degrees 51 Minutes 22 Seconds East, with the West line of said Lot 2, and the West line of Lot 1 of said Joint Venture Addition, passing at a distance of 2324.24 feet, a 5/8-inch rebar with a yellow cap stamped "JDRC" found for the Southwest corner of said Lot 2, same being the Northwest corner of said Lot 1, and continuing for a total distance of 721.58 feet to a 5/8-inch rebar with a yellow cap stamped "JDRC" found for the Southwest corner of said Lot 1, same being a Northwest corner of Block 1 of Camdent No. 19 Addition, an addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 92095, Page 4740 (D.R.D.C.T.);

THENCE South 09 Degrees 51 Minutes 42 Seconds East, with a Northwest line of said Camdent No. 19 Addition, a distance of 32.74 feet to a 5/8-inch rebar with a yellow cap stamped "JDRC" found for the Southeast corner of the herein described tract, same being an internal "T" corner of said Camdent No. 19 Addition;

THENCE South 09 Degrees 00 Minutes 49 Seconds West, with a North line of said Camdent No. 19 Addition, a distance of 269.86 feet to an "X" cut found for the Northwest corner of Lot 16, Block 1 of said Camdent No. 19 Addition, same being the Southwest corner of the herein described tract, also being the Southeast corner of "Exhibit B" of a right-of-way dedication to the City of Garland recorded in Volume 93114, Page 2695 (D.R.D.C.T.), and lying on the East right-of-way line of Shiloh Road (variable width right-of-way);

THENCE North 08 Degrees 51 Minutes 41 Seconds West, with the East right-of-way line of said Shiloh Road, a distance of 746.97 feet to an "X" cut found for corner at the South end of a corner clip between the East right-of-way line of said Shiloh Road, and the South right-of-way line of said Arapaho Road;

THENCE North 04 Degrees 14 Minutes 08 Seconds East, along said corner clip, a distance of 14.12 feet to an "X" cut found for corner at the North end of said corner clip;

THENCE North 09 Degrees 18 Minutes 09 Seconds East, with the South right-of-way line of said Arapaho Road, a distance of 213.07 feet to a 1/2-inch rebar found for the West corner of said "Exhibit B", and lying at the beginning of a tangent curve to the right, having a central angle of 03 Degrees 05 Minutes 44 Seconds, a radius of 867.86 feet, and a chord bearing and distance of South 89 Degrees 07 Minutes 24 Seconds East, 46.88 feet;

THENCE along said tangent curve to the right, continuing with the South right-of-way line of said Arapaho Road, an arc length of 46.89 feet to the **POINT OF BEGINNING** and containing a total of 204,047 square feet, a 4.684-acre parcel of land, more or less.

Owner's Dedication

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS

THAT LeRoy Benson, Successor Trustee of the Trust created under instrument dated April 29, 1965 and as ratified, extended and amended, said Trust being created incident to the formation of Seven Investment Company, a Texas Joint Venture under instrument dated April 15, 1965 and as ratified, extended and amended, the owner of the property described in this plat, does hereby add this plat, designating the property as **GARLAND SHILOH ADDITION**, an addition to the City of Garland, Dallas County, Texas and do hereby dedicate in fee simple and to be public use forever, any streets and alleys shown thereon and in further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. No building, fence, tree, shrub or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility, and (2) the right of ingress and egress to or from and upon such easement for the purposes of constructing, reconstructing, inspecting, maintaining and adding to, enlarging or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The responsibility of paying on utility easements and fire lanes is the responsibility of the property owner. Any and all maintenance of screening walls, screen wall easements, retaining walls and wall maintenance easements of the responsibility of the property owner, their successors, or assigns.

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

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

WITNESS our hand at Garland, Texas, this _____ day of _____, 20____.

By: LeRoy Benson, Successor Trustee of the Trust created under instrument dated April 29, 1965 and as ratified, extended and amended, said Trust being created incident to the formation of Seven Investment Company, a Texas Joint Venture under instrument dated April 15, 1965 and as ratified, extended and amended.

Trustee

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED AND ACCEPTED for the City of Garland, this _____ day of _____, 20____, by the City Planning Commission of the City of Garland.

Director of Planning

Chairman of Planning Commission

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

CLAYMOORE ENGINEERING

1903 Central Drive Suite #406
Bedford, Texas 76021
Phone: 817-281-0572

WINDROSE LAND SURVEYING & PLATTING

220 E. 11th Street, Suite 200 • LEWISVILLE, TX 76047 • 214.217.2544
7000 REGISTRATION NO. 101942 • 1 WINDROSESERVICE.COM
DRAWN BY: G.L.C. DATE: 08/11/2020 CHECKED BY: M.P. JOB NO.: 054023

FINAL PLAT
GARLAND SHILOH ADDITION
LOTS 1 AND 2, BLOCK 1
Being a 4.684 Acre tract of land situated in the T.G. Montgomery Survey, Abstract No. 962
City of Garland, Dallas County, Texas
CITY CASE NO: 200010-0
-220-



GARLAND

Plan Commission

3. a.

Meeting Date: 04/12/2021

Item Title: Z 21-06 Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) - Zoning (District 2)

Summary:

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

Attachments

Z 21-06 Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) (Zoning) Report and Attachments

Z 21-06 Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) Responses

Planning Report

File No: Z 21-06/District 2

Agenda Item:

Meeting: Plan Commission

Date: April 12, 2021



GARLAND

TEXAS MADE HERE

REQUEST

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

Approval of a Detail Plan for Multi-Family Use.

LOCATION

1010 State Highway 66

APPLICANT

Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.)

OWNER

Canaan Christian Church of Garland

BACKGROUND

The subject property is currently unimproved. The applicant requests the development of 107 multi-family dwelling units, which would be built in one (1) phase.

SITE DATA

The overall site consists of approximately 4.18 acres with 413.12 lineal feet of frontage along Davidson Drive. The site plan (Exhibit C) shows one (1) access from Davidson Drive and a secondary access only for emergency service at the western perimeter through the Canaan Christian Church property along State Highway 66.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of 107 multi-family dwelling units on an unimproved property. The development will consist of one multi-family building along with an outdoor courtyard, swimming pool and other amenities (Exhibit C in the Plan agenda item).

2. Parking

The GDC requires 182 parking spaces for this proposal. The site layout shows 185 parking spaces. Additionally, 107 covered parking spaces are provided, satisfying the covered parking requirement.

3. Building Height

The maximum height allowed for a multi-family development is forty (40) feet and the applicant requests the maximum height to be forty-five (45) feet. The proposed maximum building height from a flat surface is just under forty-two (42) feet per the building elevations. The front yard will be lower than the building pad elevation. Since building height is measured at the front building elevation where site grades will be the lowest, the request includes a maximum building height of forty-five (45) feet in the event the building measures slightly over forty-two (42) feet from the front. The proposed building will be located closer to the west of the subject property and away from the single-family properties to the south and the east. The added height will not impact the adjacent single-family properties.

4. Carports

Section 2.60(A)(1) of the GDC states that carports cannot encroach into a required front, side or rear yard setback. The applicant requests to allow carports to extend into the setbacks along the eastern and southern perimeters to satisfy the covered parking requirement. The carport is eight (8) feet and ten (10) inches in height and does not have the massing of an occupiable building.

Moreover, there is a significant grade change between the residential to the southwest and the subject property. The residential alley sits an average of ten (10) feet above the parking lot where the carports are planned. With the screening wall planned on the high side of the retaining wall and masonry wall, the carports will not be visible to the residents, and therefore the reduced setback will have no visual or experiential effect on the neighbors. The carports to the southeast and east will also have less visibility from the single-family properties due to the proposed eight (8)-foot masonry screening wall.

The carports will comply with all other applicable requirements.

5. Density

The maximum density required per the GDC for a multi-family development is eighteen (18) dwelling units per acre. The applicant requests the density at twenty-seven (27) units per acre to support a range of amenities and services offered.

6. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 4,600 square-foot clubhouse which the application indicates will include amenities such as a fitness room, a children's playroom, a club room, a leasing office, a conference room, a business center, and a covered patio.
- **Swimming Pool:** One swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes a swimming pool with 1,350 square feet of surface water in the courtyard.

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

7. Dwelling unit/mix

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

Average minimum dwelling unit size.

Required:	725 square feet
Proposed:	880 square feet
Total number of units:	107 units

Minimum dwelling unit size.

Required one- bedroom:	650 square feet
Proposed:	804 square feet
Number of units:	65 units

Required two-bedroom:	800 square feet
Proposed:	960 square feet and 1005 square feet
Number of units:	36 units

Required three-bedroom:	950 square feet
Proposed:	1164 square feet
Number of units:	6 units

8. Screening and Landscaping

The GDC requires a ten (10)-foot wide landscape buffer along Davidson Drive along with fourteen (14) canopy trees. The applicant complies with this requirement. Additionally, a portion of the sidewalk will encroach into the landscape buffer in order to access the north entrance of the building along Davidson Drive.

Per Section 4.39 of the GDC, perimeter screening is required between the proposed multi-family development and the adjacent single-family properties to the east and the south. The applicant proposes an eight (8)-foot masonry wall to the eastern perimeter along with sixteen (16) canopy trees on the development's side of the wall to fulfill the screening requirements per the GDC.

The applicant also proposes an eight (8)-foot masonry screening wall along the southern perimeter. Per the calculation, the GDC requires twenty-five (25) canopy trees on the development's side of the screening wall. The applicant proposes five (5) large canopy trees and twenty-four (24) small ornamental trees along the existing single-family residential side of the wall. The overhead power lines prevent the placement of large canopy trees. Moreover, the proposed development results in a significant grade difference between properties. The small ornamental trees will be planted on the single-family residential side adjacent to the alley so that they soften the view and provide an additional screen above the planned eight (8)-foot tall masonry-screening wall. Placing the small ornamental trees on the proposed development's side of the wall well below the alley grade would provide no screening benefit.

Although screening is not required along the western perimeter of the property, the applicant proposes a six (6)-foot ornamental metal fence adjacent to the church property. The screening walls along the south and west of the property will be placed above retaining walls.

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

9. Building Design

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

10. Signage

No deviations were requested regarding signage.

11. Summary of Deviations

The applicant requests to deviate from the required Multi-Family (MF) District development standards per Section 2.39, Section 2.60 and Section 4.39 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	Required	Proposed	Analysis
Building Height	40 feet	45 feet	The proposed building height from a flat surface is just under forty-two (42) feet per the building elevations. The front yard will be lower than the building pad elevation. Since building height is measured at the front building elevation where site grades will be the lowest, the request includes a maximum building height of forty-five (45) feet in the event the building measures slightly over forty-two (42) feet from the front.
Density	Eighteen (18) dwelling units per acre	Twenty-seven (27) dwelling units per acre.	The applicant requests the density at twenty-seven (27) units per acre to support a range of amenities and services offered.

Carport	Section 2.60(A)(1) of the GDC states that carports cannot encroach into a required front, side or rear yard setback.	The applicant requests to allow carports to extend into the setbacks along the eastern and southern perimeters.	This deviation is necessary in order to satisfy the covered parking requirement per the GDC.
Southern perimeter screening	Per Section 4.39 of the GDC, perimeter screening is required between the proposed multi-family development and the adjacent single-family properties along with twenty-five (25) large canopy trees should be located on the proposed development's side of the wall.	The applicant also proposes an eight (8)-foot masonry screening wall along the southern perimeter. However, the applicant proposes five (5) large canopy trees and twenty-four (24) small ornamental trees along the existing single-family residential side of the wall.	The overhead power lines prevent the placement of larger canopy trees. Moreover, there is a significant grade differential between properties. The small ornamental trees will be planted on the high side adjacent to the alley so that they soften the view and provide an additional screen above the planned eight (8)-foot tall masonry-screening wall. Placing the small ornamental trees on the proposed development's side of the wall well below the alley grade would provide no screening benefit.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Neighborhood Centers. Neighborhood Centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

Envision Garland supports neighborhood stability through strategies promoting reinvestment in aging housing stock, neighborhood centers, and neighborhood infrastructure. This proposal would result in investment in apartment dwellings on an underutilized portion of an existing church property. Further, the development would result in installation of new infrastructure serving the proposed development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north, across State Highway 66, is zoned Community Retail (CR) District and property to the north, across Davidson Drive is zoned Single-Family-7 (SF-7) District; both of these properties are unimproved. The properties to the east and to the south are zoned Single-Family-7 (SF-7); these properties are developed with single-family homes. The properties to the west are zoned Community Retail (CR) District; these properties are developed with a church, a gas station and retail stores.

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

Although there are no multi-family developments in the vicinity, the proposed development would provide a compatible residential development that is sensitive to the scale and type of adjacent residential properties. The site is abutting single-family detached homes on the south and east. The site is located between single-family detached homes and State Highway 66 which is a major street that carries large volumes of traffic through the community; as such the proposed multi-family dwelling development would serve as a buffer between the residential homes and automobile traffic.

STAFF RECOMMENDATION

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

Approval of a Detail Plan for Multi-Family Use.

ADDITIONAL INFORMATION

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

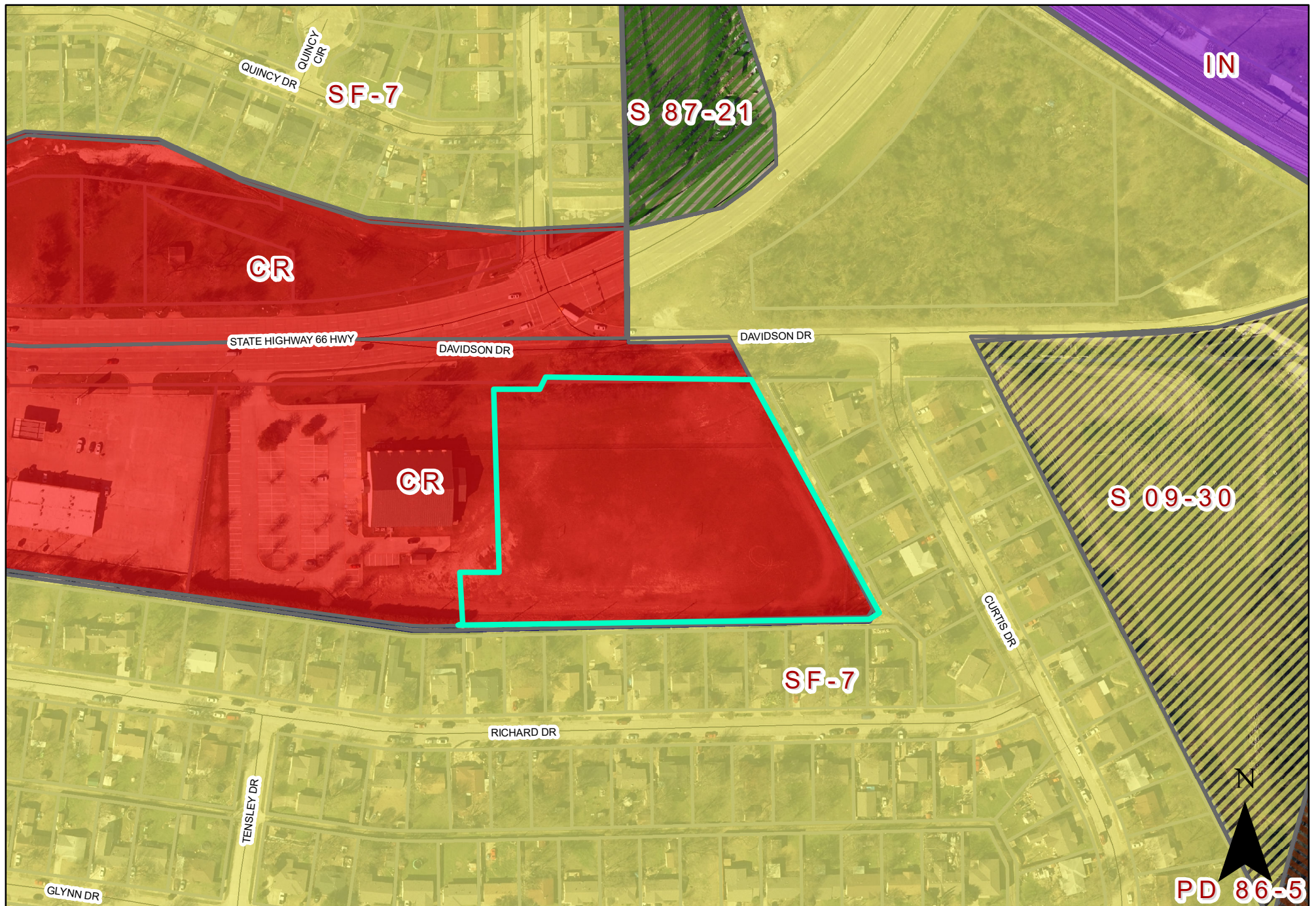
CITY COUNCIL DATE: May 4, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 130 260 Feet
1 inch = 187 feet

Zoning Map Z 21-06



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-06

1010 State Highway 66

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a multi-family development.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Multi-Family (MF) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Permitted Uses: Land Uses are only permitted as in the Multi-Family (MF) District.
- B. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Building Height: The maximum height shall be forty-five (45) feet.
- D. Density: The maximum density for this development shall be twenty-seven (27) dwelling units per acre.
- E. Dwelling Units: A maximum of 107 dwelling units shall

be permitted.

- F. Amenities: Amenities shall be provided as shown on the Exhibits C and D.
- G. Carports: The carport structures located at the east and south of the property are allowed to encroach into the setbacks.
- H. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- I. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- J. Access: The access at the western perimeter through the Canaan Christian Church property along State Highway 66 shall be for emergency purposes only.

Z 21-06



View of the subject property from Davidson Drive



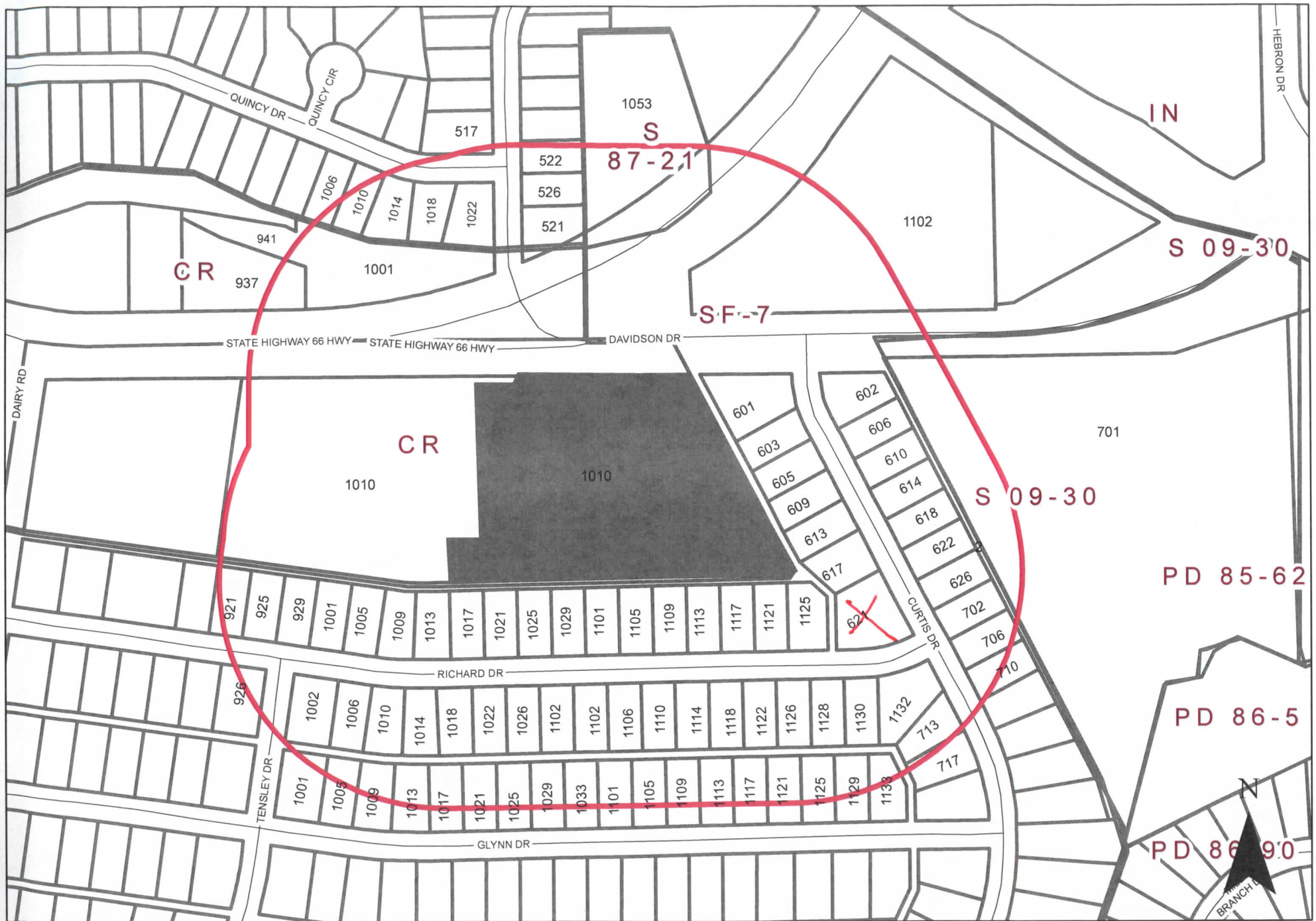
Looking north of the subject property from Davidson Drive



Looking west of the subject property from State Highway 66



Looking east of the subject property



0 160 320 Feet
1 inch = 224 feet

Zoning Map Z 21-06

1010 State Highway 66



INDICATES AREA
OF REQUEST



INDICATES
NOTIFICATION AREA

Comment Form

Case Z 21-06

Applicant Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) proposes an apartment complex with a total of 107 dwelling units. This site is located at 1010 State Highway 66. (Z 21-06) (District 2)

El solicitante Maxwell Fisher en nombre de Embree Eastside, Ltd. (Palladium USA International, Inc.) propone un complejo de apartamentos con un total de 107 unidades de vivienda. Este sitio está ubicado en 1010 State Highway 66. (Z 21-06) (Distrito 2)

Người nộp đơn Maxwell Fisher thay mặt cho Embree Eastside, Ltd. (Palladium USA International, Inc.) đề xuất một khu chung cư với tổng số 107 căn hộ ở. Địa chỉ này nằm tại 1010 State Highway 66. (Z 21-06) (District 2)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Ruben H. Lopez

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

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

621 Curtis Drive

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

GARLAND, TEXAS

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Rub H Lopez

Signature / Firma / Chữ ký

4/2/2021

Date / Fecha / Ngày

APR 6 '21 PM 1:48

Comment Form Continued –

Case Z 21-06

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

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

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

THAT IS TOO CLOSE TO MY HOUSE. I FEEL
THAT DRUG TRAFFICKING WILL INCREASE.



GARLAND

Plan Commission

3. b.

Meeting Date: 04/12/2021

Item Title: Z 21-06 Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) - Detail Plan (District 2)

Summary:

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

Attachments

Z 21-06 Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) (Detail Plan) Report and Attachments

Z 21-06 Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) Responses

Planning Report

File No: Z 21-06/District 2

Agenda Item:

Meeting: Plan Commission

Date: April 12, 2021



GARLAND
TEXAS MADE HERE

REQUEST

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

Approval of a Detail Plan for Multi-Family Use.

LOCATION

1010 State Highway 66

APPLICANT

Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.)

OWNER

Canaan Christian Church of Garland

BACKGROUND

The subject property is currently unimproved. The applicant requests the development of 107 multi-family dwelling units, which would be built in one (1) phase.

SITE DATA

The overall site consists of approximately 4.18 acres with 413.12 lineal feet of frontage along Davidson Drive. The site plan (Exhibit C) shows one (1) access from Davidson Drive and a secondary access only for emergency service at the western perimeter through the Canaan Christian Church property along State Highway 66.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of 107 multi-family dwelling units on an unimproved property. The development will consist of one multi-family building along with an outdoor courtyard, swimming pool and other amenities (Exhibit C in the Plan agenda item).

2. Parking

The GDC requires 182 parking spaces for this proposal. The site layout shows 185 parking spaces. Additionally, 107 covered parking spaces are provided, satisfying the covered parking requirement.

3. Building Height

The maximum height allowed for a multi-family development is forty (40) feet and the applicant requests the maximum height to be forty-five (45) feet. The proposed maximum building height from a flat surface is just under forty-two (42) feet per the building elevations. The front yard will be lower than the building pad elevation. Since building height is measured at the front building elevation where site grades will be the lowest, the request includes a maximum building height of forty-five (45) feet in the event the building measures slightly over forty-two (42) feet from the front. The proposed building will be located closer to the west of the subject property and away from the single-family properties to the south and the east. The added height will not impact the adjacent single-family properties.

4. Carports

Section 2.60(A)(1) of the GDC states that carports cannot encroach into a required front, side or rear yard setback. The applicant requests to allow carports to extend into the setbacks along the eastern and southern perimeters to satisfy the covered parking requirement. The carport is eight (8) feet and ten (10) inches in height and does not have the massing of an occupiable building.

Moreover, there is a significant grade change between the residential to the southwest and the subject property. The residential alley sits an average of ten (10) feet above the parking lot where the carports are planned. With the screening wall planned on the high side of the retaining wall and masonry wall, the carports will not be visible to the residents, and therefore the reduced setback will have no visual or experiential effect on the neighbors. The carports to the southeast and east will also have less visibility from the single-family properties due to the proposed eight (8)-foot masonry screening wall.

The carports will comply with all other applicable requirements.

5. Density

The maximum density required per the GDC for a multi-family development is eighteen (18) dwelling units per acre. The applicant requests the density at twenty-seven (27) units per acre to support a range of amenities and services offered.

6. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 4,600 square-foot clubhouse which the application indicates will include amenities such as a fitness room, a children's playroom, a club room, a leasing office, a conference room, a business center, and a covered patio.
- **Swimming Pool:** One swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes a swimming pool with 1,350 square feet of surface water in the courtyard.

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

7. Dwelling unit/mix

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

Average minimum dwelling unit size.

Required:	725 square feet
Proposed:	880 square feet
Total number of units:	107 units

Minimum dwelling unit size.

Required one- bedroom:	650 square feet
Proposed:	804 square feet
Number of units:	65 units

Required two-bedroom:	800 square feet
Proposed:	960 square feet and 1005 square feet
Number of units:	36 units

Required three-bedroom:	950 square feet
Proposed:	1164 square feet
Number of units:	6 units

8. Screening and Landscaping

The GDC requires a ten (10)-foot wide landscape buffer along Davidson Drive along with fourteen (14) canopy trees. The applicant complies with this requirement. Additionally, a portion of the sidewalk will encroach into the landscape buffer in order to access the north entrance of the building along Davidson Drive.

Per Section 4.39 of the GDC, perimeter screening is required between the proposed multi-family development and the adjacent single-family properties to the east and the south. The applicant proposes an eight (8)-foot masonry wall to the eastern perimeter along with sixteen (16) canopy trees on the development's side of the wall to fulfill the screening requirements per the GDC.

The applicant also proposes an eight (8)-foot masonry screening wall along the southern perimeter. Per the calculation, the GDC requires twenty-five (25) canopy trees on the development's side of the screening wall. The applicant proposes five (5) large canopy trees and twenty-four (24) small ornamental trees along the existing single-family residential side of the wall. The overhead power lines prevent the placement of large canopy trees. Moreover, the proposed development results in a significant grade difference between properties. The small ornamental trees will be planted on the single-family residential side adjacent to the alley so that they soften the view and provide an additional screen above the planned eight (8)-foot tall masonry-screening wall. Placing the small ornamental trees on the proposed development's side of the wall well below the alley grade would provide no screening benefit.

Although screening is not required along the western perimeter of the property, the applicant proposes a six (6)-foot ornamental metal fence adjacent to the church property. The screening walls along the south and west of the property will be placed above retaining walls.

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

9. Building Design

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

10. Signage

No deviations were requested regarding signage.

11. Summary of Deviations

The applicant requests to deviate from the required Multi-Family (MF) District development standards per Section 2.39, Section 2.60 and Section 4.39 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	Required	Proposed	Analysis
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COMPREHENSIVE PLAN

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COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north, across State Highway 66, is zoned Community Retail (CR) District and property to the north, across Davidson Drive is zoned Single-Family-7 (SF-7) District; both of these properties are unimproved. The properties to the east and to the south are zoned Single-Family-7 (SF-7); these properties are developed with single-family homes. The properties to the west are zoned Community Retail (CR) District; these properties are developed with a church, a gas station and retail stores.

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Although there are no multi-family developments in the vicinity, the proposed development would provide a compatible residential development that is sensitive to the scale and type of adjacent residential properties. The site is abutting single-family detached homes on the south and east. The site is located between single-family detached homes and State Highway 66 which is a major street that carries large volumes of traffic through the community; as such the proposed multi-family dwelling development would serve as a buffer between the residential homes and automobile traffic.

STAFF RECOMMENDATION

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

Approval of a Detail Plan for Multi-Family Use.

ADDITIONAL INFORMATION

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

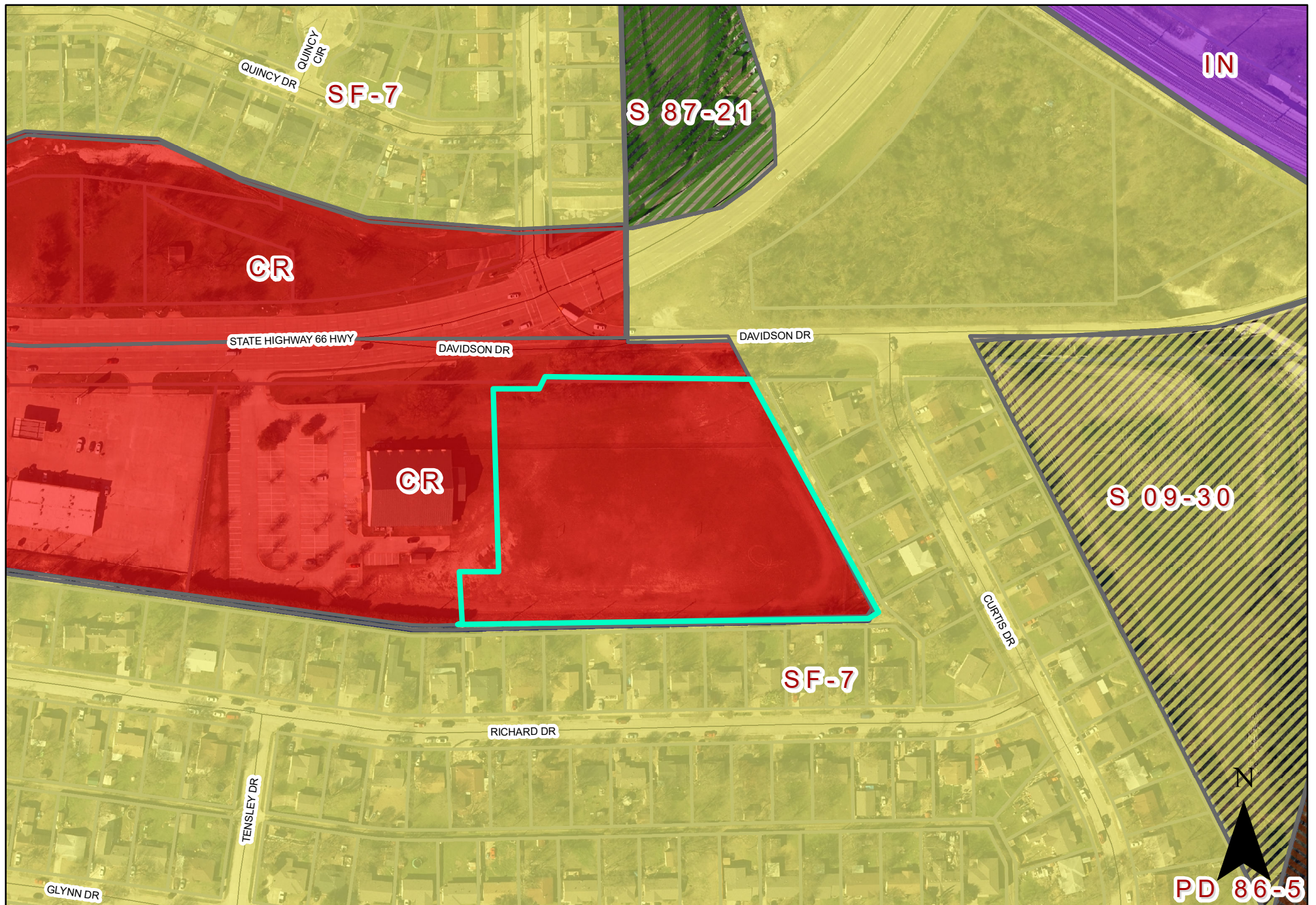
CITY COUNCIL DATE: May 4, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 130 260 Feet
1 inch = 187 feet

Zoning Map Z 21-06



INDICATES AREA
OF REQUEST

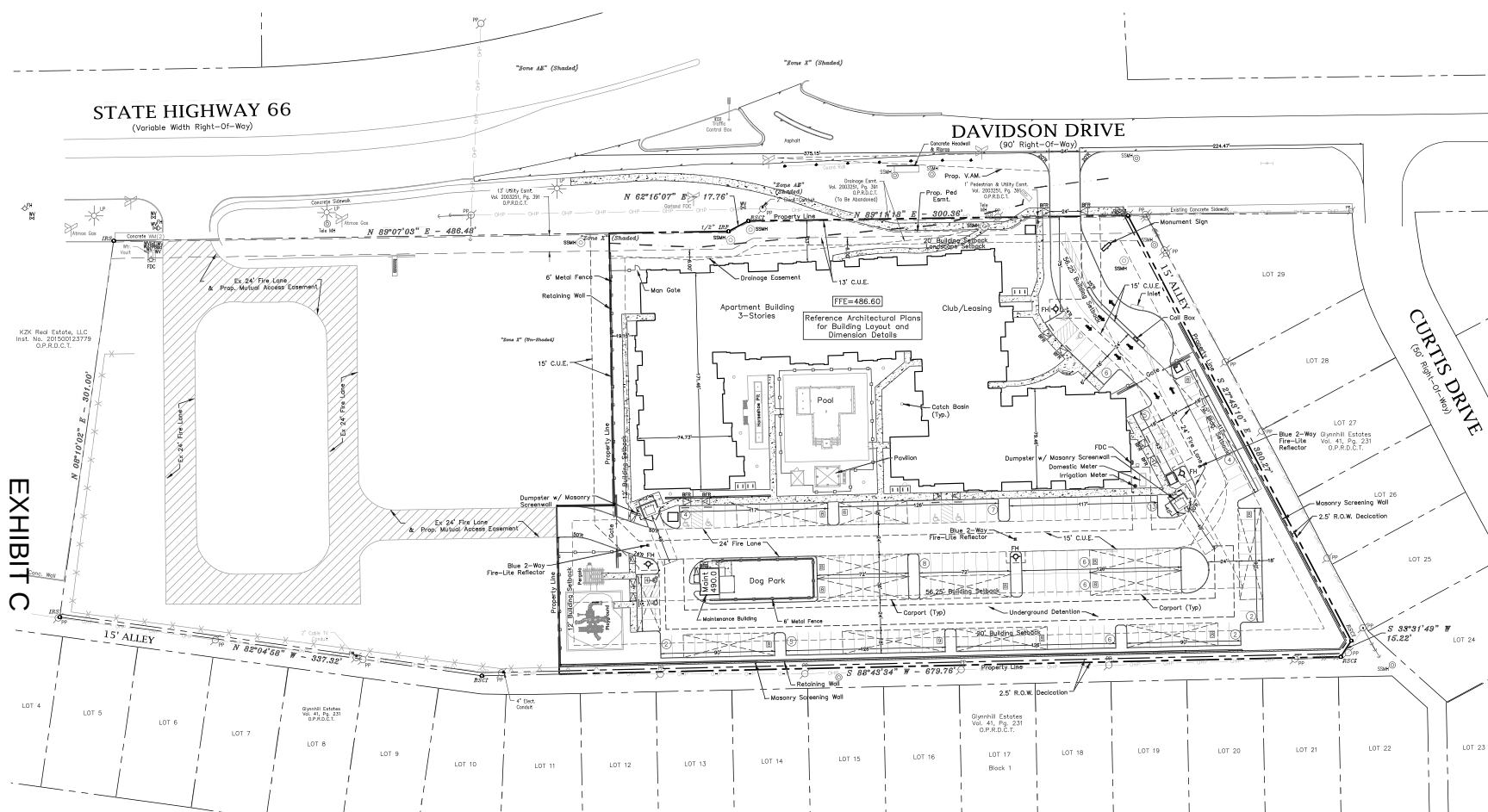


EXHIBIT C

SITE DATA TABLE						
Zoning:						
Proposed Use:	Multi-Family	Acres =	182,086 SF			
Gross Lot Area:	4.18	Acres =	182,086 SF			
25' ROW Dedication	0.028	Acres =	2,330 SF			
100-Year Floodplain Area	0.028	Acres =	1,223 SF			
Net Lot Area:	4.094	Acres =	179,556 SF			
Total Units:	107	Units				
Density:	25.14	Units/Acre				
Unit Information:						
	Floor Area (SF)	# Units	Bedrooms	% of Units	Total Area (SF)	
Unit Type A1	864	65	1-Bedroom	60.7%	52,360	
Unit Type B1	960	28	2-Bedroom	26.1%	26,880	
Unit Type B2	1,005	8	2-Bedroom	7.48%	8,040	
Unit Type C1	1,184	6	3-Bedroom	5.61%	6,984	
Avg Size:	980					
Total:	107					
Building Information:						
	Allowable Building Height	40'-0"	Floor Area (SF)	# of Floors		
Building						
1st Floor			38,394			
2nd Floor			42,770			
3rd Floor			42,770			
Total:			123,934			
Clubhouse			4,600	1		
Maintenance Building			322	1		
Total Building Area:			138,856			

Leisure Area Information:		Parking Requirements:	
Pool Area	(SF)	Required	# of Units
Surface Water	3,300	1.5 Space for 1 Bed	65
Pool Deck	3,320	2 Space for 2 Bed/1 Bed	42
Total Pool Area:	4,530	Note: Required parking includes ADA Spaces	Total: 307
Pool Deck	620		382
Dog Park	2,000		
Play Ground	2,100		
Total Leisure Area:	5,250		
Lot Coverage:		Parking Provided:	
Floor to Area Ratio (FAR)	0.12	185 Spaces - includes 10 ADA Spaces	
Impervious Percentage:	38.0%		
Open/Recreational Area:	1.19		
Open/Recreational Percentage:	41.53%		

CITY BENCHMARKS USED FOR CONTROL

GPS-30 = City of Garland monument being a 2" brass disk stamped 30, in the southeast corner of a concrete curb inlet located on south side of East Marguerita Drive at the intersection of Dairy Road.
Elev. = 520.25

SITE BENCHMARKS

BM-1 = "X" in top of concrete curb on the north side of the driveway at the east end, south of the main building of the subject property.
Elev. = 496.40
BM-2 = "X" in southern edge of concrete sidewalk, on the south side of State Highway 66 at the east end of the sidewalk, on the east side of the entrance to the subject property.
Elev. = 480.50

Note:

The Screening Wall Shall Meet or Exceed the Structural Integrity of the City's Standard Screening Wall Details and Comply to GDC 4.38.A.1.

Note:

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

Issue Dates:	Revisions:	Date:
1 02/22/2021	1	
2 03/09/2021	2	
3 03/29/2021	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
1701 W. Virginia Street
972.562.4489

McKinney, Texas 75069
Texas P.E. Firm No. F-9035

Drawn By:	Checked By:	Scale:
C.E.C.L.	C.E.C.L.	1"=40'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF CASEY R. MCBROOM, P.E. NO. 110104 ON 03/29/2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN
EMBREE EASTSIDE BY PALLADIUM
EMBREE EASTSIDE, LTD.
CITY OF GARLAND, TEXAS

Sheet No.

SP

Project No.
201121

LEGEND	
	Firelane
	Proposed Sidewalk
	Ex. Fire Lane
	Masonry Screen Wall
	Wheel Stop Typical
	Existing Fire Hydrant
	Proposed Fire Hydrant
	Barrier Free Ramp
	Carport
	Transformer
	Blue 2-way Fire-Lite Reflector
	Ref. City of Garland Installation Detail

DEVELOPER:

Embrace Eastside, Ltd.
13455 Noel Rd., Suite 400
Dallas, Texas 75240
Phone (972) 774-4450
Contact: Scott E. Johnson

ENGINEER:

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

ARCHITECT:

HDK Architects
4595 Excel Parkway
Addison, Texas 75001
Phone (214) 520-8878
Contact: Erik Emlahow

SURVEYOR:

Ringley & Associates
4595 Excel Parkway
Addison, Texas 75001
Phone (972) 542-1266
Fax (972) 542-8882
Contact: Lawrence Ringley

CASE NUMBER: 210128-2

EMBREE EASTSIDE BY PALLADIUM

LANDSCAPE CALCULATIONS

SITE INFORMATION:

ZONING: CR DISTRICT
TOTAL LOT AREA: 182,086 S.F. (4.18 ACRES)
PROPOSED USE: MULTIFAMILY APARTMENTS

LANDSCAPE AREA:

REQUIRED: MINIMUM 40% OF GROSS PLATTED SITE MUST BE DEVOTED TO LANDSCAPING, OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR ACTIVITY USE
182,086 S.F. X 40% = 72,835 S.F. LANDSCAPE AREA
PROVIDED: 74,060 + S.F. (41%) LANDSCAPE AREA

PROPERTY LINE ADJACENT TO SINGLE FAMILY RESIDENTIAL (1,015 L.F.):

SOUTH PROPERTY LINE (819 L.F.):
REQUIRED: MIN. 6' HT. MASONRY WALL + (1) TREE PER 25 L.F.

PROVIDED: 8' HT. MASONRY WALL + (5) LARGE TREES AND (24) ORNAMENTAL TREES

EAST PROPERTY LINE (386 L.F.):
REQUIRED: MIN. 6' HT. MASONRY WALL + (1) TREE PER 25 L.F.

PROVIDED: 8' HT. MASONRY WALL + (16) TREES

DAVIDSON STREET (413 L.F.):

REQUIRED: 10' WIDE LANDSCAPE BUFFER WITH:
(1) CANOPY TREE PER 30 LINEAR FEET (413/30 = 14 TREES)

PROVIDED: 10' WIDE LANDSCAPE BUFFER + (10) CANOPY TREES AND (6) EXISTING TREES

REQUIRED: MAXIMUM 75% OF LANDSCAPE BUFFER IN TURF (3,627 S.F. X 75% = 2,720 S.F.)
MINIMUM 25% OF LANDSCAPE BUFFER IN PLANTING (3,627 S.F. X 25% = 907 S.F.)

PROVIDED: 2,630 S.F. TURF (73%), 997 S.F. GROUNDCOVER + SHRUBS (27%)

PARKING LOT:

REQUIRED: (1) CANOPY TREE PER 10 PARKING SPACES (190 SPACES / 10 = 19 TREES)

(1) CANOPY TREE AT THE TERMINUS OF EVERY PARKING ROW
EVERY PARKING SPACE WITHIN 65' OF A CANOPY TREE
LANDSCAPING TO ACCOUNT FOR 5% OF THE PARKING AREA (87,278 X 5% = 3,364 S.F.)

PROVIDED: (20) SHADE TREES + 6,919 S.F. LANDSCAPE AREA



VICINITY MAP

EXISTING TREES TO REMAIN IN LANDSCAPE BUFFER

TREE NO.	DBH	BOTANICAL NAME	COMMON NAME	SAVE/REMOVE
34	7	Ulmus americana	American Elm	SAVE
38	6	Ulmus americana	American Elm	SAVE
39	9	Ulmus americana	American Elm	SAVE
43	7	Ulmus americana	American Elm	SAVE
44	9	Ulmus americana	American Elm	SAVE
46	8	Ulmus americana	American Elm	SAVE



PLANT LEGEND				
BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
SHADE TREES				
10. Liquidambar styraciflua	Bald Cypress	2	12" Cal.	12-14' Ht.
11. Alnus incana	Cedar Elm	11	12" Cal.	12-14' Ht.
12. Platanus chinensis	Chinese Platanus	16	12" Cal.	12-14' Ht.
13. Fraxinus floridana	White Ash	2	12" Cal.	12-14' Ht.
14. Quercus nigra	Live Oak	14	12" Cal.	12-14' Ht.
15. Quercus laevis	Shumacher Oak	6	12" Cal.	12-14' Ht.
ORNAMENTAL TREES				
16. Lagerflor indica	Dynamis Grape Myrtle	24	12" Cal.	12-14' Ht.
17. Ilex vomitoria	Yaupon Holly	80	12" Cal.	12-14' Ht.
LARGE SHRUBS				
18. Abelia grandifolia	Edward Goucher Abelia	56	1 Gal.	24" min. Ht. 18" min. spread. Plant 24" O.C.
19. Ilex vomitoria	Dwarf Yaupon Holly	88	1 Gal.	24" min. Ht. 18" min. spread. Plant 24" O.C.
20. Buxus sempervirens	Boxwood	88	1 Gal.	24" min. Ht. 18" min. spread. Plant 24" O.C.
21. Ilex vomitoria	Yaupon Holly	8	15 Gal.	24" min. Ht. 24" min. spread. Plant 24" O.C.
22. Ligustrum sinense	Purple Fringe Flower	8	1 Gal.	24" min. Ht. 18" min. spread. Plant 24" O.C.
23. Ligustrum sinense	Boxwood	88	1 Gal.	24" min. Ht. 18" min. spread. Plant 24" O.C.
ORNAMENTAL SHRUBS				
24. Ilex vomitoria	Dwarf Yaupon Holly	1 Gal.	Plant 24" O.C.	
25. Ilex vomitoria	Dwarf Yaupon Holly	1 Gal.	Plant 24" O.C.	
26. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
GROUNDCOVERS				
27. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
28. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
29. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
30. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
31. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
32. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
33. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
34. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
35. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
36. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
37. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
38. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
39. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
40. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
41. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
42. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
43. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
44. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
45. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
46. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
47. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
48. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
49. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
50. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
51. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
52. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
53. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
54. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
55. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
56. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
57. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
58. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
59. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
60. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
61. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
62. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
63. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
64. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
65. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
66. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
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68. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
69. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
70. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
71. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
72. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
73. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
74. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
75. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
76. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
77. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
78. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
79. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
80. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
81. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
82. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
83. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
84. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
85. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
86. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
87. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
88. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
89. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
90. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
91. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
92. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
93. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
94. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
95. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
96. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
97. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
98. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
99. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	
100. Ligustrum sinense	Boxwood	1 Gal.	Plant 24" O.C.	

LANDSCAPE INSTALLATION & MAINTENANCE

- TREES AND LANDSCAPE MATERIALS THAT ARE PLANTED PURSUANT TO THIS ARTICLE 3 (FROM THE CITY'S APPROVED PLANT LIST, DIVISION 7 OF THIS ARTICLE 3) MUST BE INSTALLED IN ACCORDANCE WITH PROFESSIONAL INSTALLATION STANDARDS.
- THE PROPERTY OWNER MUST SUFFICIENTLY MAINTAIN TREES AND LANDSCAPE MATERIALS SO THAT THEY REMAIN IN A HEALTHY, LIVING, GROWING, AND THRIVING CONDITION.
- PROPERTY OWNERS MAY BE REQUIRED TO REPLACE TREES AND LANDSCAPE MATERIALS THAT ARE NOT HEALTHY OR WHICH HAVE DIED.
- IRRIGATION SYSTEMS:
 - ALL IRRIGATION SYSTEMS MUST BE MAINTAINED AND KEPT FULLY OPERABLE.
 - ANY LEAKS IN THE IRRIGATION SYSTEM, WHETHER ABOVE OR BELOW GROUND, MUST BE PROMPTLY REPAIRED.
 - IRRIGATION SYSTEMS MUST HAVE FREEZE AND MOISTURE SENSORS.
 - IRRIGATION SYSTEMS MUST BE CALIBRATED AND SET TO PROVIDE PERIODIC WATERING IN AN AMOUNT SUFFICIENT TO MAINTAIN ALL TREES AND LANDSCAPE MATERIALS.

NO LANDSCAPING SUCH AS TREES, SHRUBS, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT.

PUBLIC RIGHT OF WAY, EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.

LANDSCAPE ARCHITECT

MEERS DESIGN GROUP, INC.
BRANDON BOOHER
1755 NORTH COLLINS BLVD., STE 300
RICHARDSON, TX 75080
(972) 580-7474

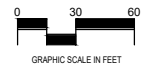
APPLICANT/OWNER

PALLADIUM USA INTERNATIONAL, INC.
13455 NOEL RD.
SUITE 400
DALLAS, TX 75240
SCOTT JOHNSON
972-774-4450

CASE # 210128-2

1 LANDSCAPE PLAN

SCALE: 1"=30'-0"



EMBREE EASTSIDE

GARLAND, TEXAS



MEERS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 580-7474
F (972) 580-7878



SITE PLAN
SUBMITTAL

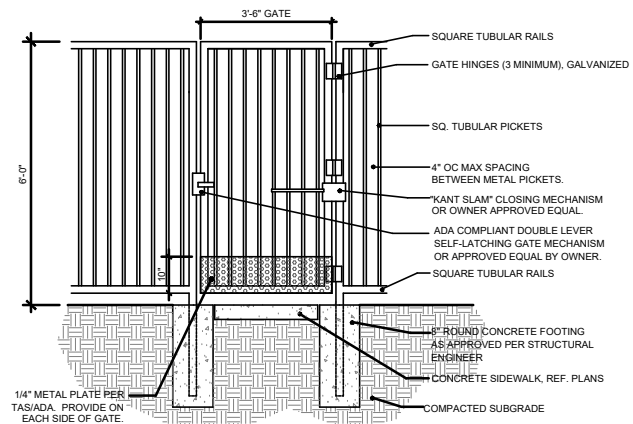
EMBREE EASTSIDE

GARLAND, TEXAS

JOB NUMBER: MEDK-2103

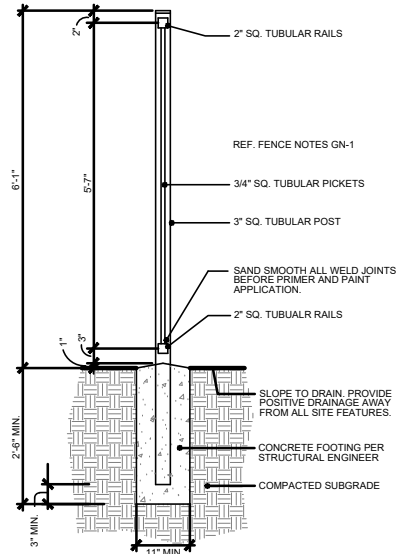
LANDSCAPE PLAN

LP0.01

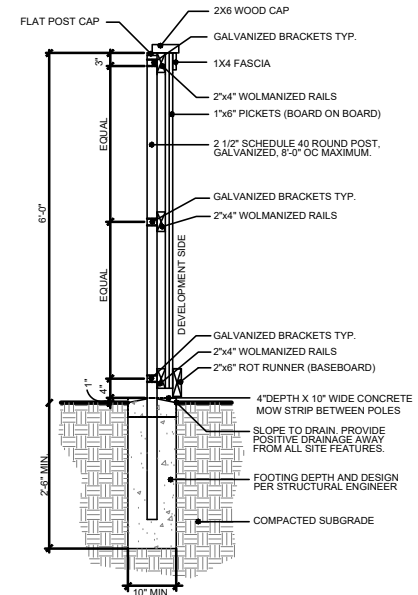


6 6' HT. METAL GATE DETAIL
SCALE: 3/4"=1'-0"

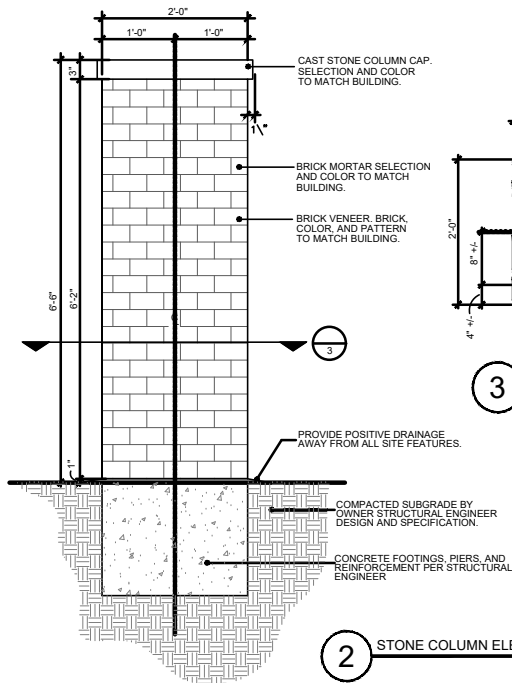
NOTE: GATE TO HAVE MAX. 5LB. PRESSURE OPENING REQUIREMENT
& 3 SECOND RETURN TIME (FROM 70° OPENING ANGLE)



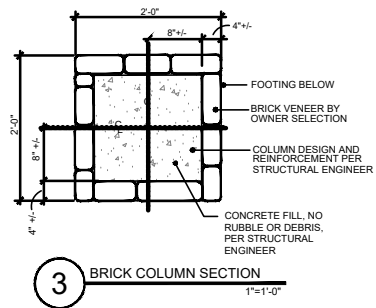
5 6'-0" HT. METAL PERIMETER FENCE SECTION
SCALE: 1"=1'-0"



4 6' HT. WOOD FENCE (POOL EQUIPMENT SCREEN)
SCALE: 1"=1'-0"



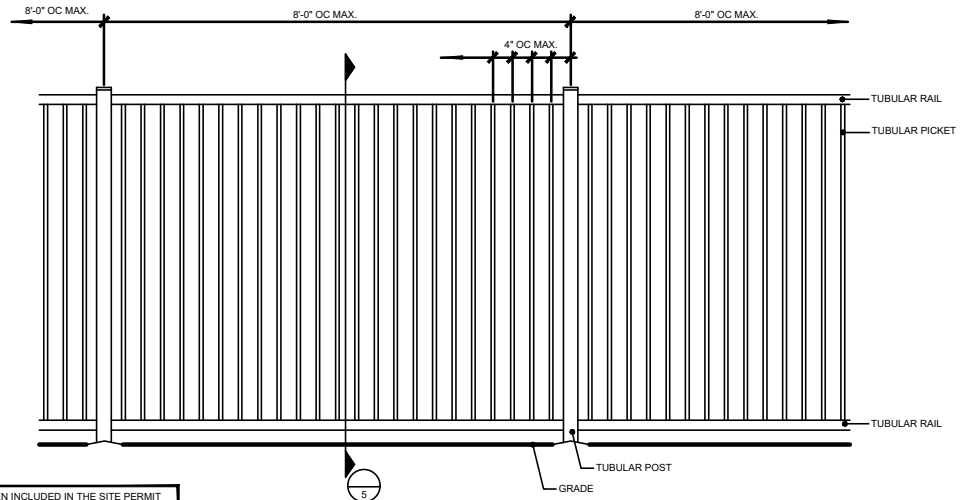
2 STONE COLUMN ELEVATION
SCALE: 1"=1'-0"



3 BRICK COLUMN SECTION 1"=1'-0"

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

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



1 6'-0" HT. METAL PERIMETER FENCE ELEVATION
SCALE: 1"=1'-0"

[illegible]

CLIENT:

EMBREE EASTSIDE
GARLAND, TEXAS



MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878



**SITE PLAN
SUBMITTAL**

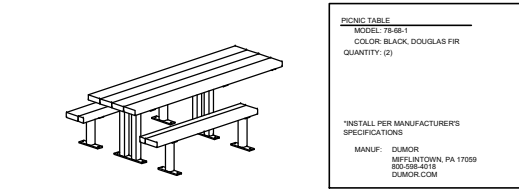
EMBREE EASTSIDE

GARLAND, TEXAS

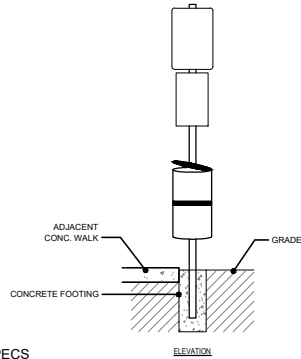
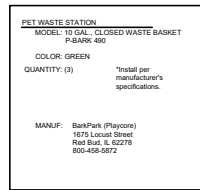
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DETAILS

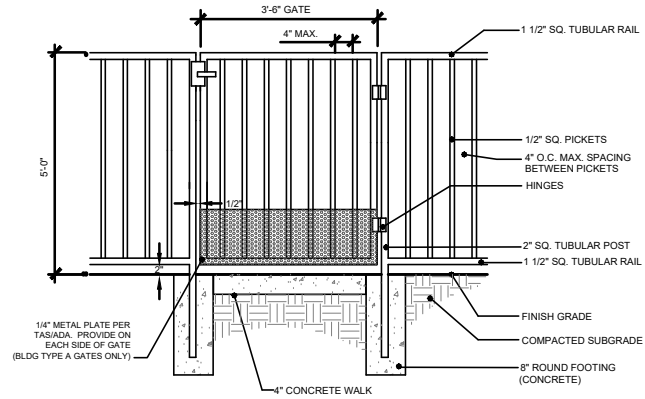
LP0.02



6 PICNIC TABLE
 1"=1'-0"

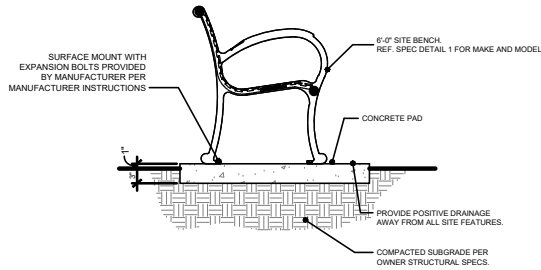


5 DOG PARK SCHEDULE SPECS
 NTS

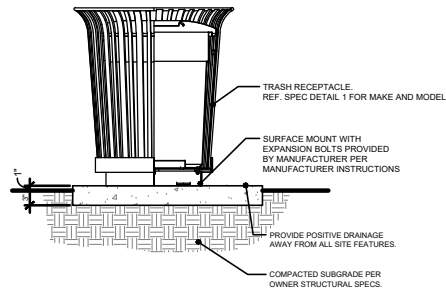


4 5' HT. METAL DOG PARK GATE & FENCE
 SCALE: 1"=1'-0"

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



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



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



1 FURNITURE SCHEDULE
 NTS

ISSUES:
03-29-21 SITE PLAN SUBMITTAL
03-29-21
03-29-21
REVISIONS:
03-29-21 PER CITY COMMENTS
03-29-21 PER CITY COMMENTS
03-29-21
03-29-21
03-29-21
03-29-21
03-29-21
03-29-21

CLIENT:

EMBREE EASTSIDE
 GARLAND, TEXAS

mdg
 mcdonald
 architects

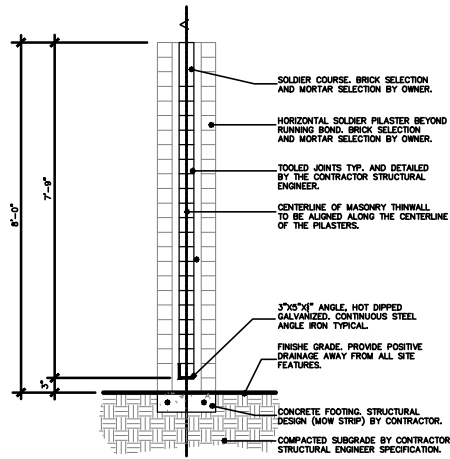
MEDAS DESIGN GROUP, INC.
 1758 N. COLLINS BLVD., SUITE 300
 RICHARDSON, TX 75080
 PH (972) 680-7474
 F (972) 680-7878



SITE PLAN
 SUBMITTAL

EMBREE EASTSIDE
 GARLAND, TEXAS
 JOB NUMBER: MEDK-2103
 DETAILS

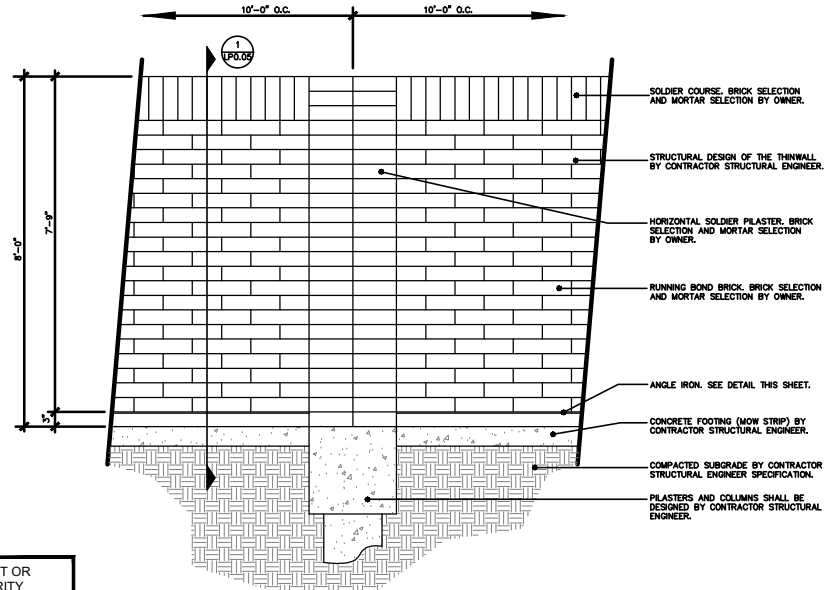
STRUCTURAL ENGINEERING REQUIREMENTS AND DESIGN FOR ALL DETAILS, SHALL BE PROVIDED BY OWNER'S STRUCTURAL ENGINEER OR PROVIDED BY PARTICULAR TRADES' STRUCTURAL ENGINEER, WITH SEALED STRUCTURAL ENGINEERING DRAWINGS SUBMITTED FOR REVIEW.



NOTE: ON SLOPING TERRAIN, KEEP THE TOP AND BOTTOM BRICK LEVEL. STEP SCREENWALL, AS REQUIRED, UP OR DOWN, IN 6" OR 12" MAXIMUM PER STEP.

2 8'-0" MASONRY THINWALL SECTION
SCALE: 1"=1'-0"

THE SCREENING WALL SHALL MEET OR EXCEED THE STRUCTURAL INTEGRITY OF THE CITY'S STANDARD SCREENING WALL DETAILS AND COMPLY TO GDC 4.39.A.1.



1 8'-0" MASONRY THINWALL ELEVATION
SCALE: 1"=1'-0"

ISSUES:	
03-29-21	SITE PLAN SUBMITTAL
03-29-21	
03-29-21	
REVISIONS:	
03-29-21	PER CITY COMMENTS
03-29-21	PER CITY COMMENTS

CLIENT:

EMBREE EASTSIDE
GARLAND, TEXAS

mcd
landscape
architects
MEKAS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 680-7474
F (972) 680-7878



SITE PLAN
SUBMITTAL

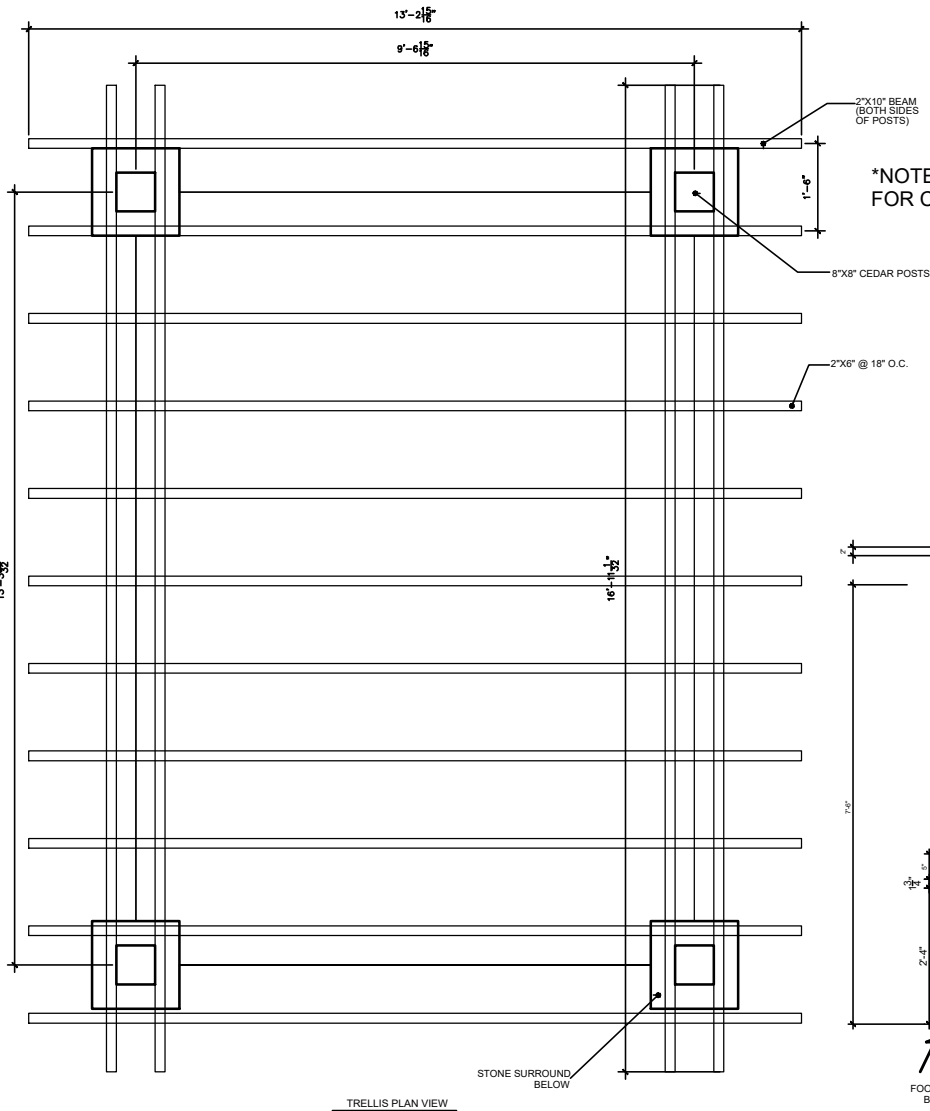
EMBREE EASTSIDE

GARLAND, TEXAS

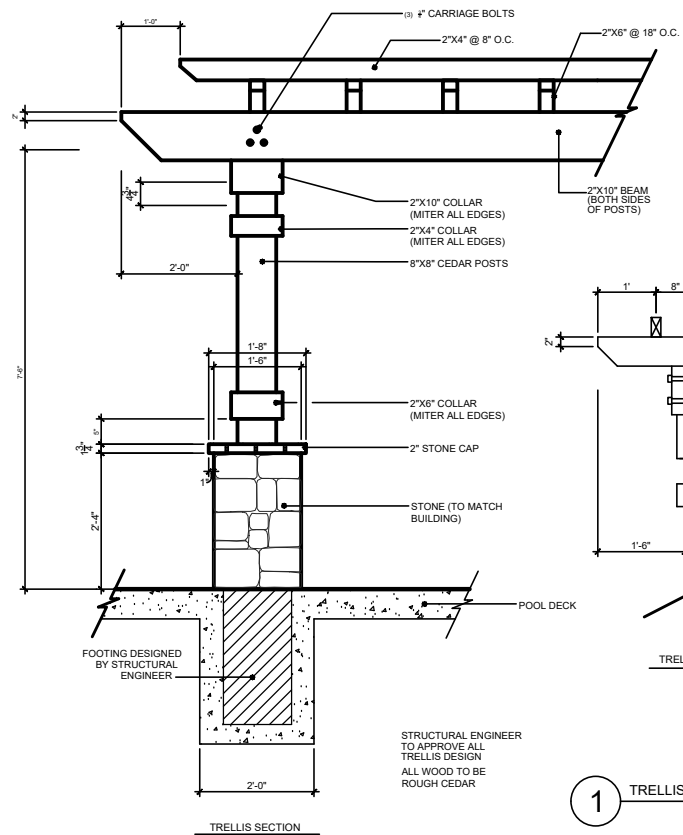
JOB NUMBER: MEK-2103

DETAILS

LP0.05

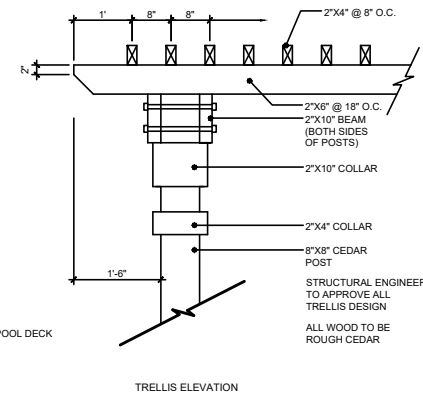


*NOTE: 2"X4" NOT SHOWN FOR CLARITY



STRUCTURAL ENGINEER TO APPROVE ALL TRELLIS DESIGN ALL WOOD TO BE ROUGH CEDAR

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



1 TRELLIS DETAIL

SCALE: 1"=1'-0"

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ISSUES
01-22-21 SITE PLAN SUBMITTAL
02-22-21
03-22-21
REVISIONS
01-22-21 PER CITY COMMENTS
02-22-21 PER CITY COMMENTS
03-22-21 PER CITY COMMENTS
04-22-21
05-22-21
06-22-21
07-22-21
08-22-21
09-22-21
10-22-21
11-22-21
12-22-21

CLIENT:

EMBREE EASTSIDE
GARLAND, TEXAS

mdg
mehrs design group, inc.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 680-7474
F (972) 680-7878



SITE PLAN
SUBMITTAL

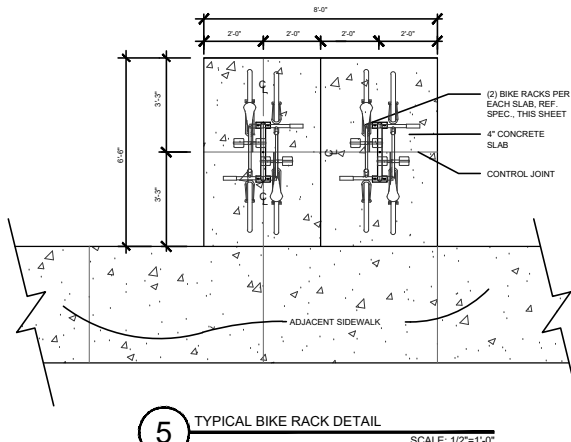
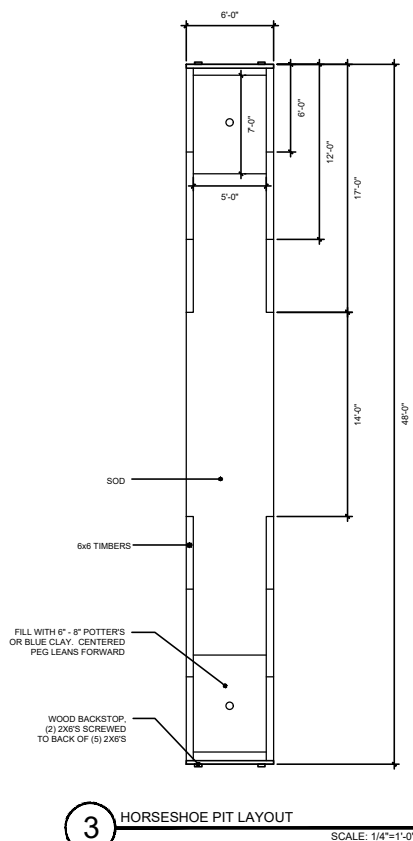
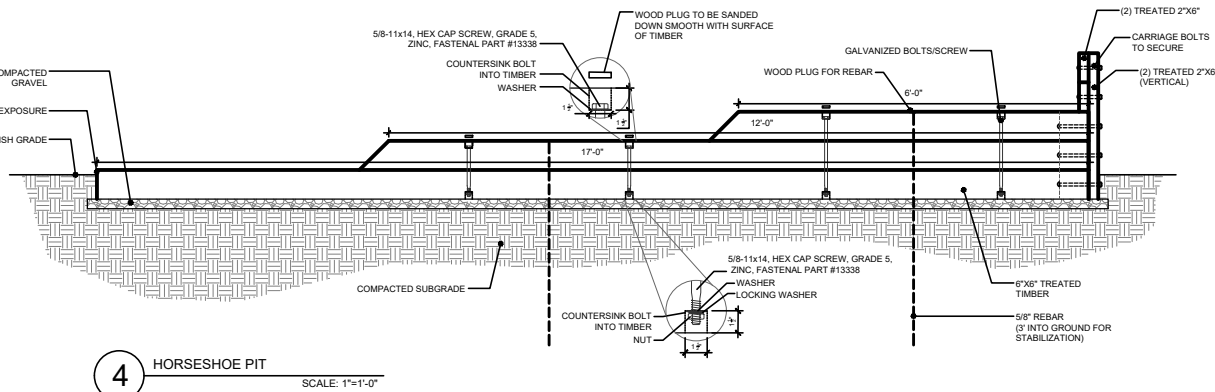
EMBREE EASTSIDE

GARLAND, TEXAS

JOB NUMBER: MEDK-2103

DETAILS

LP0.04



PRODUCT SPEC. INFORMATION

BIKE RACK:

MODEL: HOOP RACK

COLOR: BLACK

QUANTITY: (11)

Surface mount per
manufacturer's
specifications

DERO BIKE RACKS
800) 298-4915
WWW.DERO.COM

PLAYGROUND EQUIPMENT

1. BASE - FIBAR ENGINEERED WOOD FIBAR (www.fibar.com)
2. EQUIPMENT BY MIRACLE PLAYGROUNDS

MODEL # R0061_44028420351

COLOR: TBS

MODEL:
FIBARGUARD PLAYGROUND BORDER-
FIBARGUARD BLACK
FIBAR PLAYGROUND SURFACES
www.fibar.com

[illegible]

CLIENT:

EMBREE EASTSIDE
GARLAND, TEXAS



mcb
landscape
architects

MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878



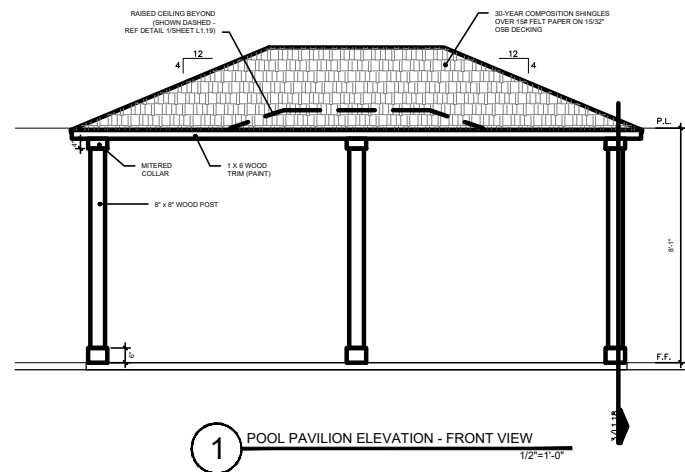
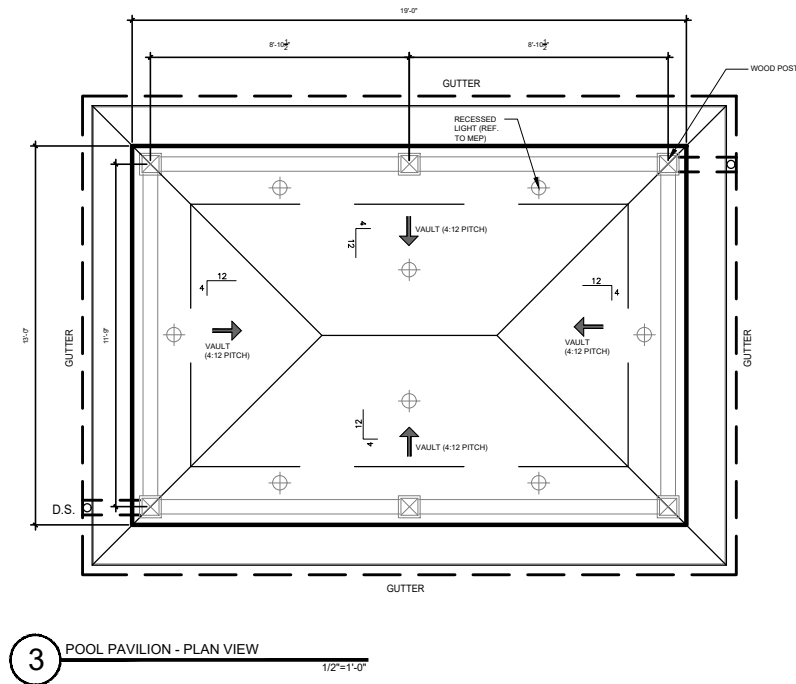
**SITE PLAN
SUBMITTAL**

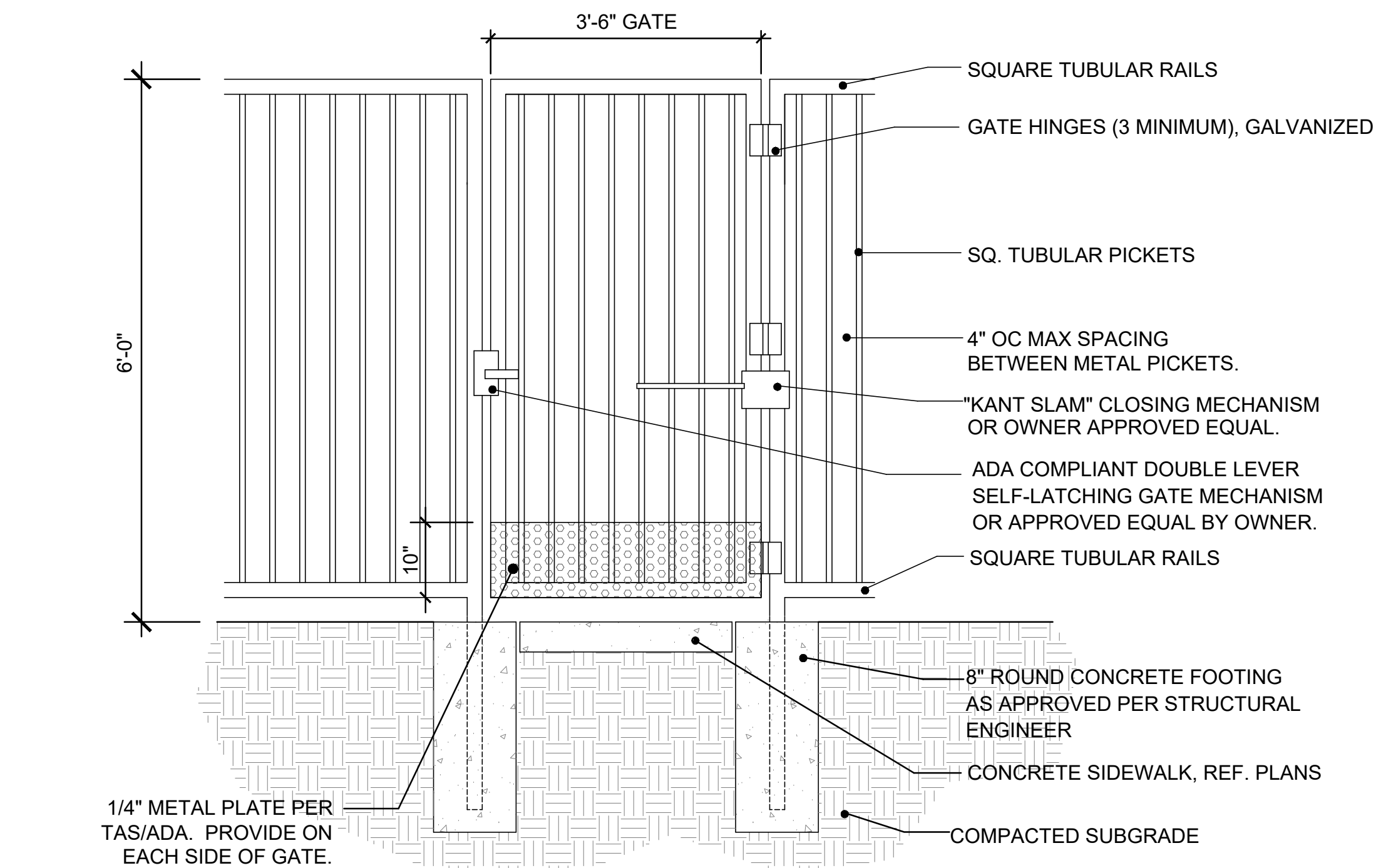
EMBREE EASTSIDE

GARLAND, TEXAS

JOB NUMBER: HEDK-2103

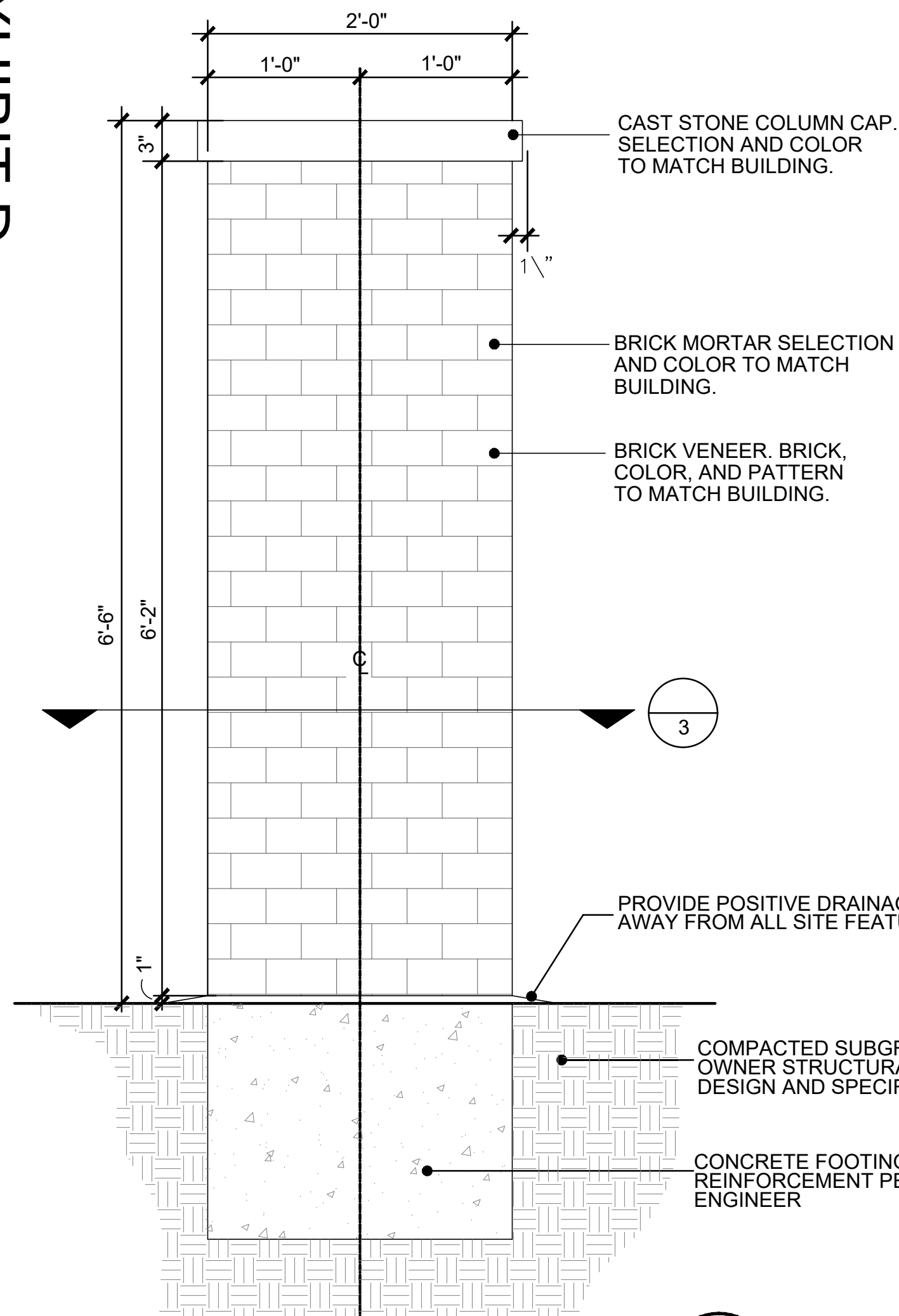
DETAILS

[illegible]

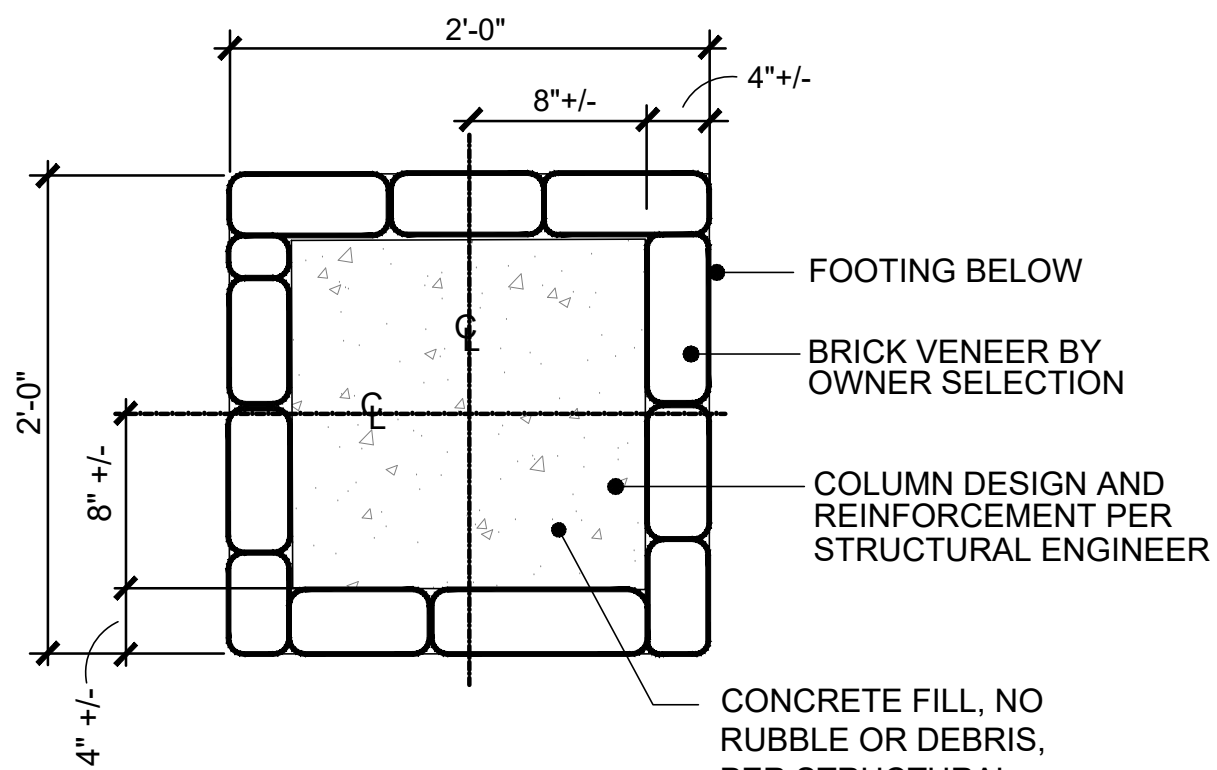


6 6' HT. METAL GATE DETAIL
SCALE: 3/4"=1'-0"

NOTE: GATE TO HAVE MAX. 5LB. PRESSURE OPENING REQUIREMENT
& 3 SECOND RETURN TIME (FROM 70° OPENING ANGLE)



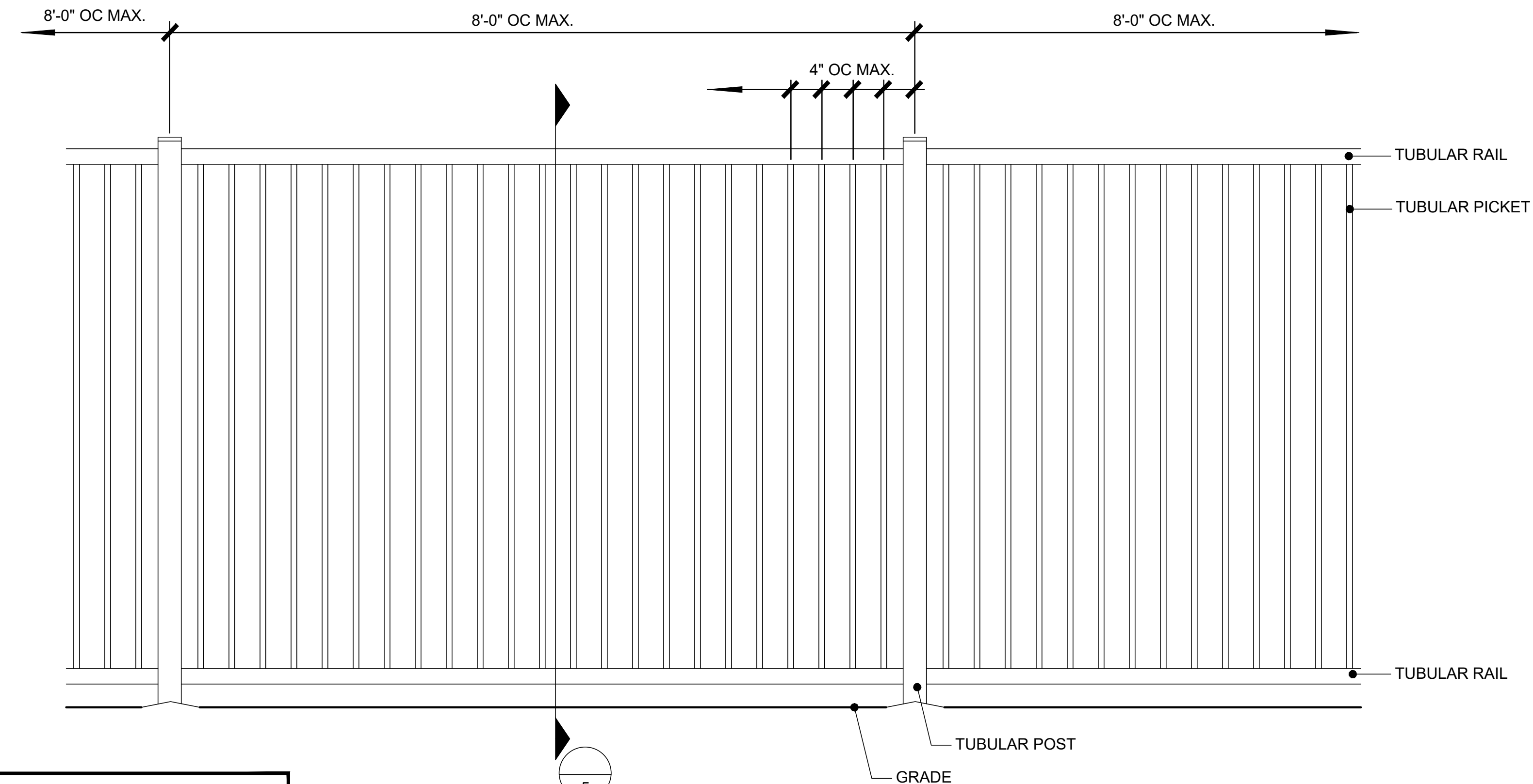
2 STONE COLUMN ELEVATION
SCALE: 1"=1'-0"



3 BRICK COLUMN SECTION
1"=1'-0"

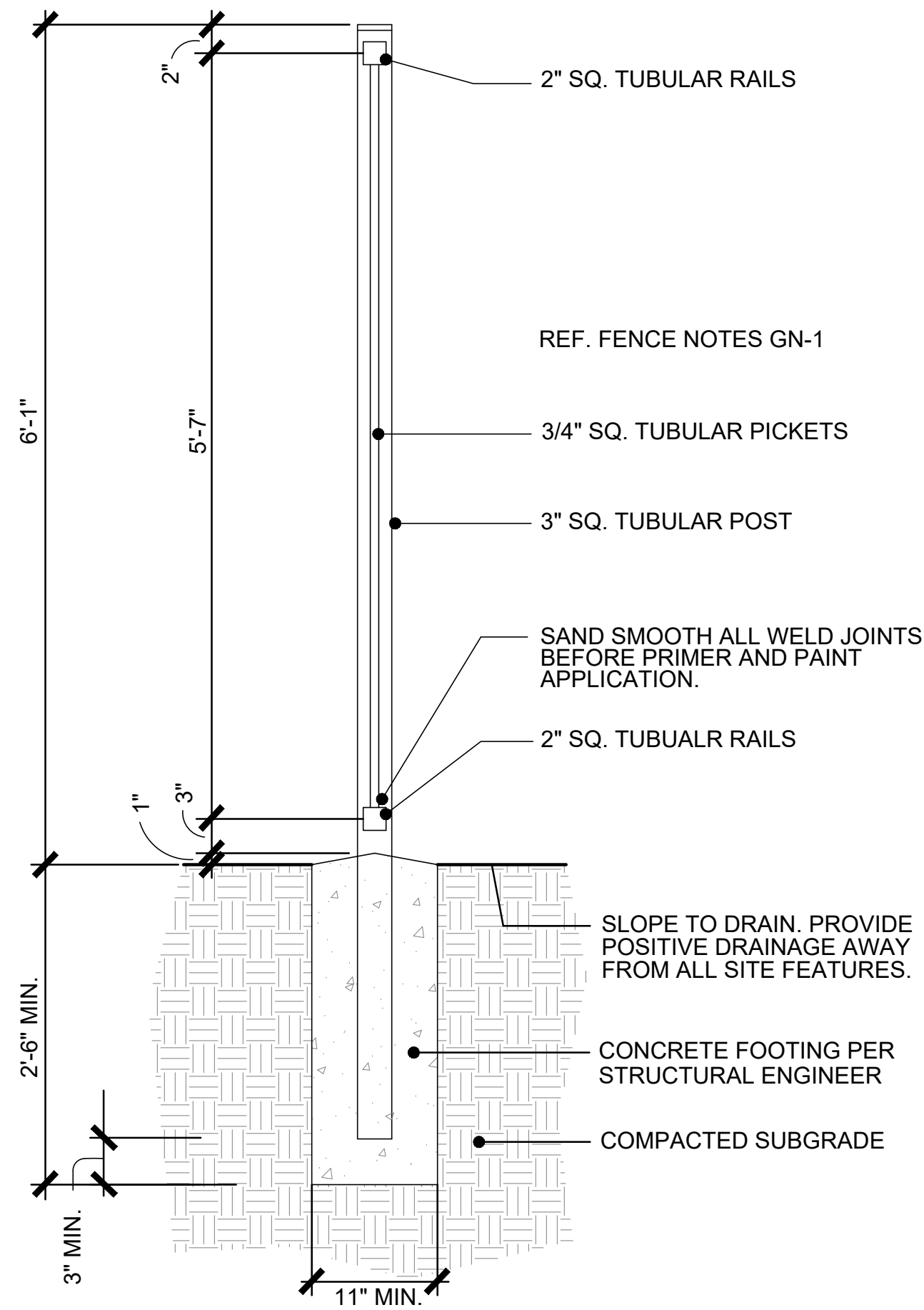
STRUCTURAL ENGINEERING REQUIREMENTS
AND DESIGN FOR ALL DETAILS, SHALL BE
PROVIDED BY OWNER'S STRUCTURAL
ENGINEER OR PROVIDED BY PARTICULAR
TRADES' STRUCTURAL ENGINEER, WITH
SEALED STRUCTURAL ENGINEERING
DRAWINGS SUBMITTED FOR REVIEW.

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

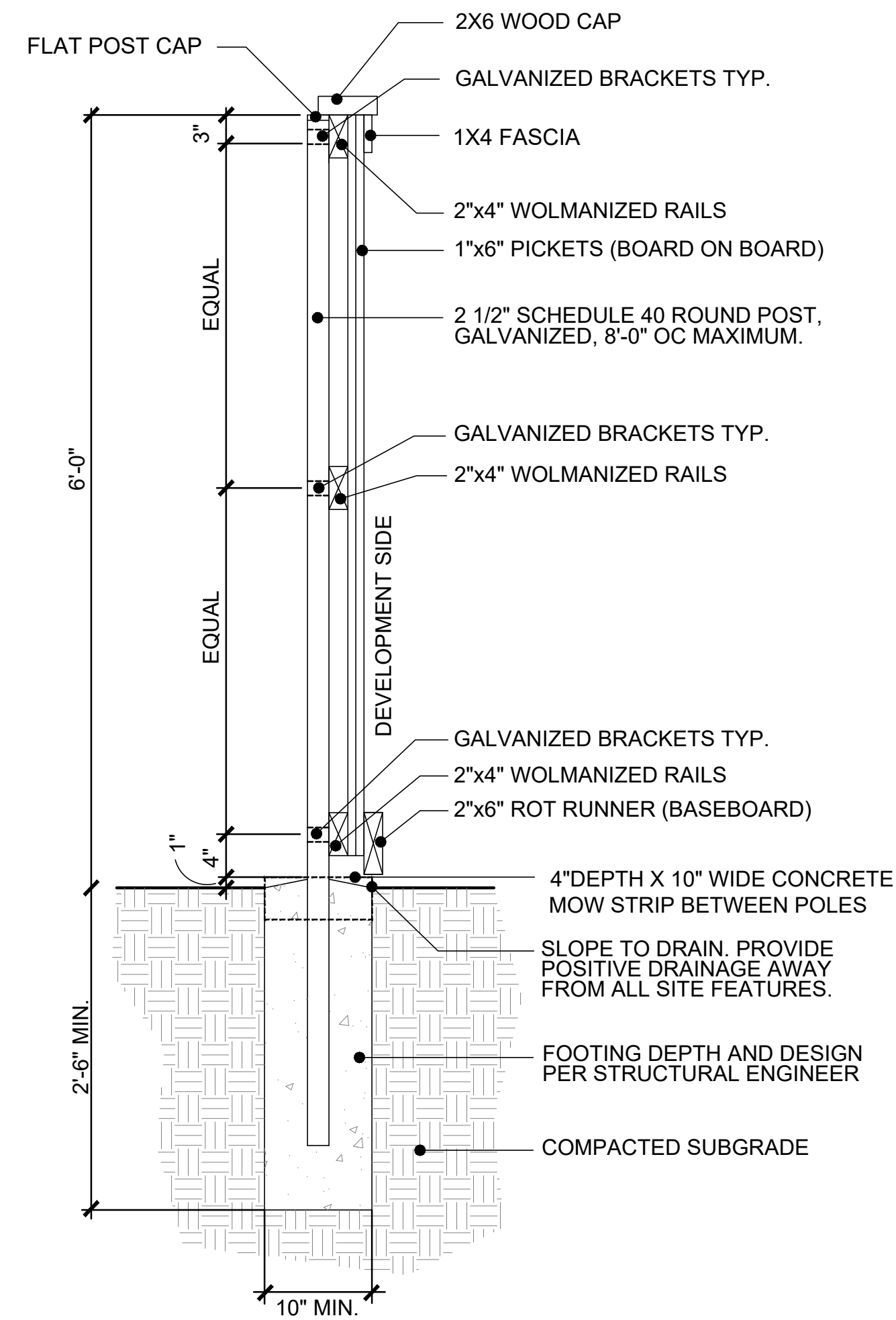


1 6'-0" HT. METAL PERIMETER FENCE ELEVATION
SCALE: 1"=1'-0"

5 6'-0" HT. METAL PERIMETER FENCE SECTION
SCALE: 1"=1'-0"



4 6' HT. WOOD FENCE (POOL EQUIPMENT SCREEN)
SCALE: 1"=1'-0"

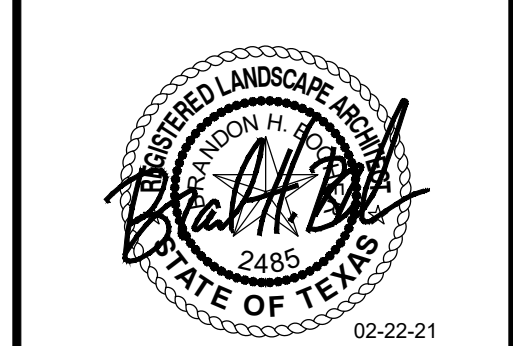


ISSUES:	
02-22-21	SITE PLAN SUBMITTAL
REVISIONS:	
03-09-21	PER CITY COMMENTS
03-29-21	PER CITY COMMENTS

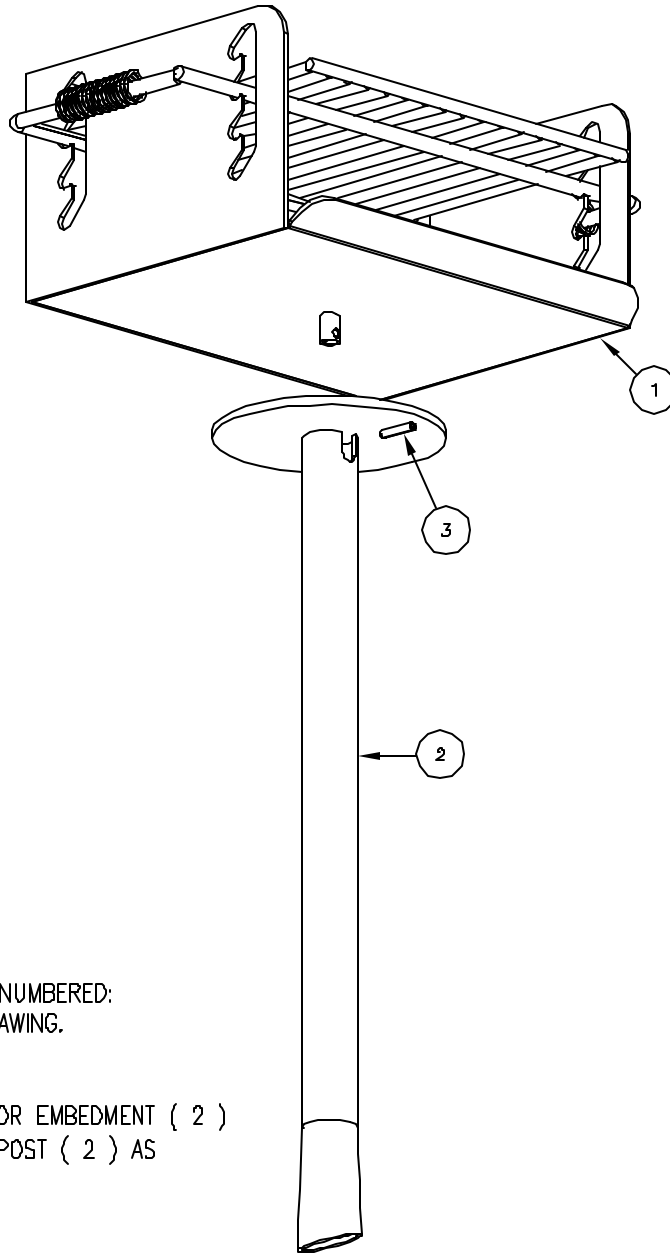
CLIENT:

EMBREE EASTSIDE
GARLAND, TEXAS

landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878



SITE PLAN
SUBMITTAL
EMBREE EASTSIDE
GARLAND, TEXAS
JOB NUMBER: HEDK-2103
DETAILS
LP0.02



NOTE:

1. ACTUAL PARTS WILL NOT BE NUMBERED:
NUMBERS ONLY APPLY TO DRAWING.

STEP 1:

USE 1 - PC. SUPPORT POST FOR EMBEDMENT (2)
MOUNT AND LEVEL EMBEDMENT POST (2) AS
SPECIFIED ON SHEET 1

STEP 2:

USE 1 - PC. GRILL BODY ASSEMBLY (1)
1 - PC. 3/8" X 1 3/4" ROLL PIN (3)
AFTER CONCRETE HARDENS, PLACE GRILL BODY ASSEMBLY
(1) ON TO SUPPORT POST (2), THEN LINE UP HOLES IN
INTERNAL PIN WITH SLOTS IN POST. DRIVE 3/8" ROLL PIN
(3) INTO INTERNAL PIN UNTIL GRILL BODY ROTATES FREELY.

EXHIBIT D

ITEM	QTY	PART NO	DESCRIPTION
1	1	0-21-00-01	GRILL BODY ASSEMBLY
2	1	0-21-00-02	POST FOR EMBEDMENT
3	1	1-14-001	3/8" X 1 3/4" ROLL PIN

DuMor, inc.
P.O. Box 142 Mifflintown, PA 17059-0142

SCALE : NONE
DATE DRAWN : 3/22/94
DRAWN BY : CDC
DATE REV. : 9/28/05
REV. BY : JSB

TITLE : GRILL ASSEMBLY
REV. B
DRAWING NUMBER 21-00
SHEET 2 OF 2

FOR KIDS AGES
2-12
YEARS

AGE GROUP: 2-12
ELEVATED PLAY ACTIVITIES - TOTAL: 5
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 0 REQ'D 3
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 0 REQ'D 0
GROUND LEVEL ACTIVITY TYPE: 4 REQ'D 2
GROUND LEVEL QUANTITY: 4 REQ'D 2

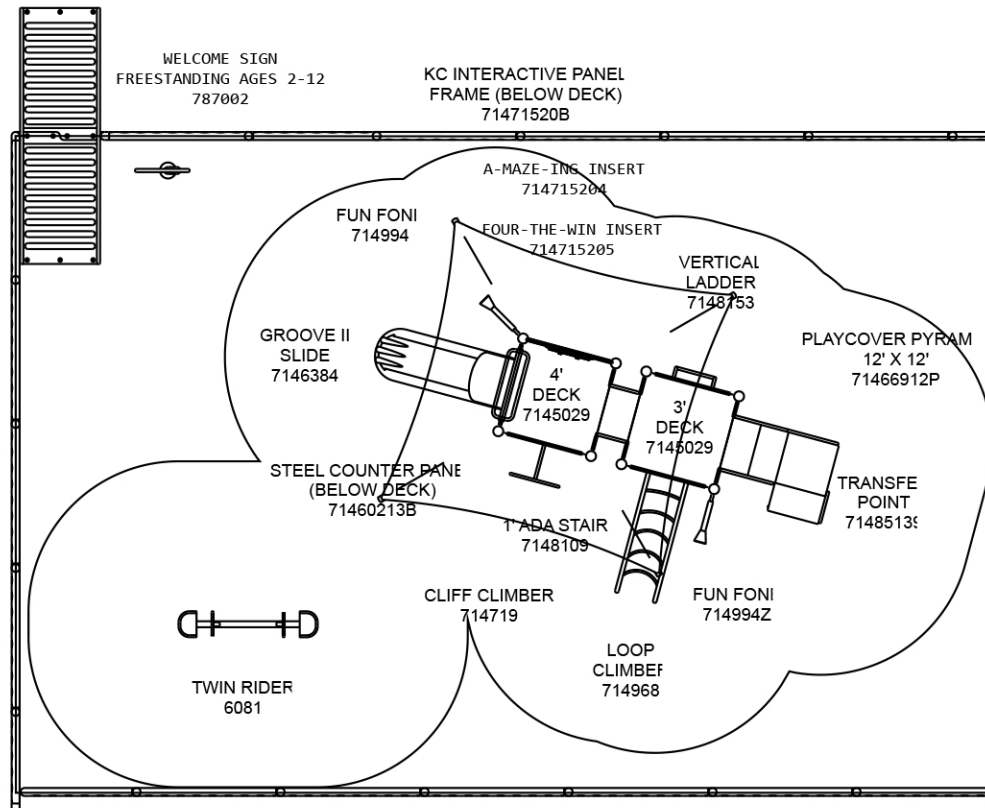
EXHIBIT D

ACCESS RAMP W/ 2
MIRACLE TIMBERS, RECYCLE
4406R

RECYCLED
MIRACLE TIMBERS
44012R

WELCOME SIGN
FREESTANDING AGES 2-12
787002

KC INTERACTIVE PANEL
FRAME (BELOW DECK)
71471520B



webuildfun, Inc

103 W. McDermott, #300
Allen, TX

PHONE NO: (972) 727-0653
FAX NO: (972) 396-4994

GROUND SPACE: 30'-0" x 20'-0"

PROTECTIVE AREA: 40'-6" x 27'-0"

DRAWN BY: Brett Allen

DATE: 4/5/2018

R0061_44028420351



COMPLIES TO ASTM/CPSC



COMPLIES TO ADA

To promote safe and proper equipment use by children, Miracle recommends the installation of either a Miracle safety sign or other appropriate safety signage near each playsystem's main entry point(s) to inform parents and supervisors of the age appropriateness of the playsystem and general rules for safe play.

THE PLAY COMPONENTS IDENTIFIED IN THIS PLAN ARE IPEMA CERTIFIED. THE USE AND LAYOUT OF THESE COMPONENTS CONFORM TO THE REQUIREMENTS OF ASTM F1487.

AN ENERGY ABSORBING PROTECTIVE SURFACE IS REQUIRED UNDER & AROUND ALL PLAY SYSTEMS

EXHIBIT D



EXHIBIT D





OVERALL NORTH ELEVATION

SCALE: 1" = 1/16"



1a BUILDING - NORTH ELEVATION

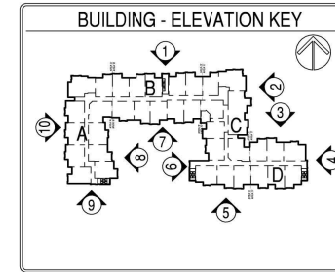
SCALE: 1/8" = 1'-0"

EXHIBIT E



1b BUILDING - NORTH ELEVATION

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



ELEVATION LEGEND	
T.O.H. = TOP OF HEEL	
T.O.D. = TOP OF DECK	
T.O.P. = TOP OF PLATE	
T.O.F. = TOP OF FOUNDATION	

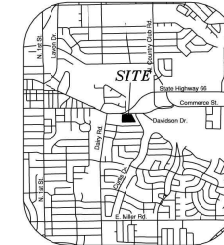
MATERIALS KEY	
STUCCO	
BRICK	
FIBER CEMENT LAP SIDING	

NOTE: CONTRACTOR TO VERIFY ELECTRICAL METER BOX SIZES AND COORDINATE SURROUNDING SISING FEATURE.

NAME OF OWNER: EMBREE EASTSIDE LTD
NAME OF ARCHITECT: JONATHAN HARRIS CROSS ENGINEERING
PLAN PREPARED BY: ERIK EARNSTADT, HESK ARCHITECTS
4885 EXCEL PARKWAY
ADDISON, TEXAS 75001
214.555.8878

PROJECT ADDRESS: X
EXISTING ZONING OR COMMUNITY RETAIL
PROPOSED ZONING: PD - MF BAE
SIGNAGE TO COMPLY WITH CITY STANDARDS
CASE NUMBER: 210107

BUILDING ARTICULATION - ELEVATION #1		STATUS		STATUS	
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		NA	B. VERTICAL ARTICULATION FOR ELEVATION		OK
BUILDING FACADE LENGTH 280.1 FT. X.30% = 84.03 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK		BUILDING FACADE LENGTH 196.1 FT. X.20% = 39.22 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK	OK
BUILDING FACADE LENGTH 280.1 FT. X.30% = 84.03 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK		MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET	OK	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK		VERTICAL ELEVATION CHANGE (PLAT' ROOMS)	OK	OK
			AVERAGE NON-ARTICULATED BUILDING HEIGHT	31.4 FT.	



BUILDING MATERIAL CALCULATION - ELEVATION #1	
MATERIAL	AMOUNT
BRICK	38%
STUCCO	38%
SIDING	4%
GLAZING	17%
TOTAL	100%

BUILDING FACADES COMPLY WITH:
GCC CHAPTER 6 (ARTICLE 6, DIVISION 01, SEC. 403)

MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
1-RAININGS OR CANOPIES	4-ORNAMENTAL WINDOW HEADERS
2-RECESSED ENTRY	5-DIVIDED LIGHT WINDOWS
3-VAIRED ROOF HEIGHTS	6-ORNAMENTAL FACADE TRIMS
	7-BENCH/OUTDOOR SEATING

B1 MANUFACTURER: MERRIDIAN COLOR: V170	B2 MANUFACTURER: MERRIDIAN COLOR: V224	P1 MANUFACTURER: SHERWIN WILLIAMS COLOR: SW6077 EVERYDAY WHITE STUCCO	P2 MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7211 BUNGALOW BEIGE STUCCO
P3 MANUFACTURER: SHERWIN WILLIAMS COLOR: SW9143 TIN LIZIE STUCCO, BALCONY SIDING	P4 MANUFACTURER: SHERWIN WILLIAMS COLOR: SW2536 QUARTERWAX ALL TRIM	W1 MANUFACTURER: PLYGEM COLOR: WHITE WINDOWS AND DOORS	D1 MANUFACTURER: SENOX COLOR: DOVE GRAY - 014 DOWNSPOUTS
		A1 MANUFACTURER: MERRIDIAN COLOR: ZINC GREY METAL RAININGS	



REVISIONS

EMBREE EASTSIDE
CASE NO. 210128-2
GARLAND, TEXAS

ISSUED
03-29-2021



DATE
03-29-2021
PROJECT
21107
SHEET NUMBER

A4-00
BUILDING
EXTERIOR ELEVATIONS

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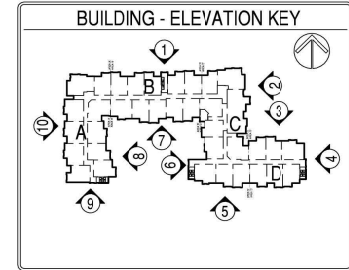
2 BUILDING - EAST ELEVATION

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



3 BUILDING - NORTH ELEVATION

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



BUILDING MATERIAL CALCULATION - ELEVATION #2	
MATERIAL	PERCENT
BRICK	45%
STUCCO	30%
GLAZING	25%
TOTAL	100%

BUILDING FACADES COMPLY WITH:	
400 CHAPTER 4 (ARTICLE 6, DIVISION D1, SEC. 4.83)	

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

BUILDING MATERIAL CALCULATION - ELEVATION #3	
MATERIAL	PERCENT
BRICK	45%
STUCCO	30%
GLAZING	25%
TOTAL	100%

BUILDING FACADES COMPLY WITH:	
400 CHAPTER 4 (ARTICLE 6, DIVISION D1, SEC. 4.83)	

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

ELEVATION LEGEND	
T.O.H. = TOP OF HEEL	
T.O.D. = TOP OF DECK	
T.O.P. = TOP OF PLATE	
T.O.F. = TOP OF FOUNDATION	

MATERIALS KEY	
	STUCCO
	BRICK
	FIBER CEMENT LAP SIDING

NOTE: CONTRACTOR TO VERIFY ELECTRICAL METER BOX SIZES AND COORDINATE SURROUNDING SCENE FEATURE.

BUILDING ARTICULATION - ELEVATION #2			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 124.11 FT. X 20% = 24.8 FT. MINIMUM PERPENDICULAR OFFSET OF 5 FEET	OK	BUILDING FACADE LENGTH 124.11 FT. X 20% = 24.8 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 124.11 FT. X 30% = 37.2 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	31.4 FT.

BUILDING ARTICULATION - ELEVATION #3			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 98.3 FT. X 20% = 19.7 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 98.3 FT. X 20% = 19.7 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 98.3 FT. X 30% = 29.5 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	31.4 FT.

NAME OF OWNER - EMBREE EASTSIDE LTD.	PROJECT ADDRESS: 444
NAME OF APPLICANT - JONATHAN W. CROSS ENGINEERS	EXISTING ZONING: COMMUNITY RETAIL
PLAN PREPARED BY - ERK EARNSHAW, HECK ARCHITECTS	PROPOSED ZONING: PD - MF BASE
4805 EXCEL PARKWAY	SIGNAGE TO COMPLY WITH CITY STANDARDS
ADDISON, TEXAS 7501	CASE NUMBER: 210128-2
214.520.8878	



REVISIONS

EMBREE EASTSIDE
CASE NO: 210128-2
GARLAND, TEXAS

ISSUED
03-29-2021



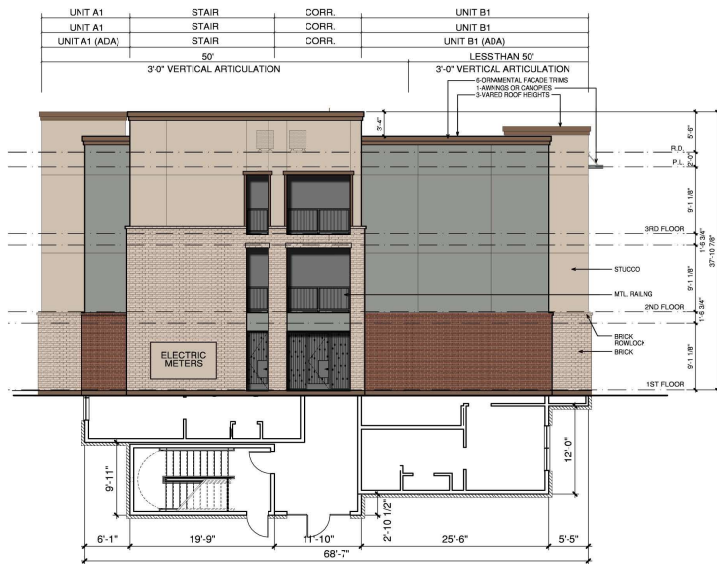
DATE
03-29-2021

PROJECT
21107

SHEET NUMBER

A4-01
BUILDING
EXTERIOR ELEVATIONS

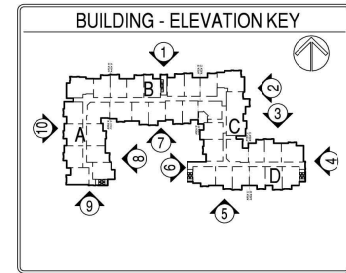
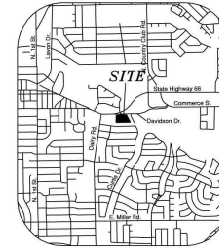
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4 BUILDING - EAST ELEVATION



5 BUILDING - SOUTH ELEVATION



BUILDING ARTICULATION - ELEVATION #4					
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION		STATUS
BUILDING FACADE LENGTH 68'FT X 20% = 13.7 FT MINIMUM PERPENDICULAR OFFSET OF 2 FEET		N/A	BUILDING FACADE LENGTH 68' FT X 20% = 13.7 FT MINIMUM VERTICAL ELEVATION ON CHANGE		OK
BUILDING FACADE LENGTH 68'FT X 20% = 20.6 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION ON CHANGE (PLAT ROOFS)		OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT		31.4 FT

BUILDING ARTICULATION - ELEVATION #5			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 189.2 FT. X 20% = 37.8 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	N/A	BUILDING FACADE LENGTH 189.2 FT. X 20% = 37.8 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 189.2 FT. X 30% = 56.8 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (PLAT ROOF)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON ARTICULATED BUILDING HEIGHT	31.4 FT.

NAME OF OWNER - EMBREE EASTSIDE LTD NAME OF APPLICANT - JOHATHAN HAKE, CROSS ENGINEERING PLAN PREPARER - ERK EARNSHAW, HEDK ARCHITECTS 4595 EXCEL PARKWAY ADDISON, TEXAS 75001 214.520.8878	PROJECT ADDRESS: xxx EXISTING ZONING: CR COMMUNITY RETAIL PROPOSED ZONING: PD - M ² BASE SIGNAGE TO COMPLY WITH CITY STANDARDS CASE NUMBER - 210128-2.
--	---

ELEVATION LEGEND

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

MATERIALS KEY

 STUCCO

 BRICK

 FIBER CEMENT LAP SIDING

NOTE: CONTRACTOR TO VERIFY ELECTRICAL
METER BOX SIZES AND COORDINATE
SURROUNDING SOING FEATURE

BUILDING MATERIAL CALCULATION - ELEVATION #4			
MA'ERIAL		WATERIAL	
BRICK	52%	BRICK	846.4 SF 52%
STUCCO	48%	STUCCO	782.3 SF 48%
SIDING	0%	SIDING	0 SF 0%
GLAZING	0%	TOTAL	1,528.7 SF

BUILDING FACADES COMPLY WITH:

MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
1-AVINGS OR CANOPIES	+ORNAMENTAL WINDOW HEDGE
2-RECESSED ENTRY	+DIVIDED LIGHT WINDOWS
3-VARIED ROOF HEIGHTS	+ORNAMENTAL FACADE TRIM
	+BENCH/OUTDOOR SEATING

BUILDING MATERIAL CALCULATION - ELEVATION #5			
MATERIAL		MATERIAL	
BRICK	37%	BRICK	1,577.5 SF 41%
STUCCO	42%	STUCCO	1,926.6 SF 51%
SIDING	4%	SIDING	173.4 SF 4%
GLAZING	17%	TOTAL	3,777.5 SF

MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
1-AWNING OR CANOPIES	+ORNAMENTAL WINDOW HEDGE
2-RECESSED ENTRY	+DIVIDED LIGHT WINDOWS
3-VARIED ROOF HEIGHTS	+ORNAMENTAL FACADE TRIM

100



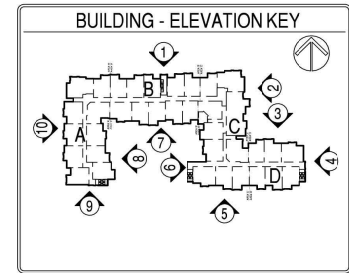
6 BUILDING A - COURTYARD ELEVATION

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



7 BUILDING A - COURTYARD ELEVATION

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



BUILDING ARTICULATION - ELEVATION #6

A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 100.1 FT. X 20% = 20 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH 104.6 FT. X 20% = 20 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 100.1 FT. X 30% = 30 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	31.4 FT.

BUILDING ARTICULATION - ELEVATION #7

A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 186.5 FT. X 20% = 33.3 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH 184.6 FT. X 20% = 33.3 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 186.5 FT. X 30% = 49.9 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	31.4 FT.

NAME OF OWNER: EMBREE EASTSIDE LTD.
NAME OF ARCHITECT: JENATHAN HALE, CROSS ENGINEERING
PLAN PREPARED: EMB LANSING, HICK ARCHITECTS
400 EXCEL PARKWAY
ADDISON, TEXAS 75001
214.520.8878

PROJECT ADDRESS: 1000
EXISTING ZONING: CR COMMUNITY RETAIL
PROPOSED ZONING: PD - MF RES
SIGNAGE TO COMPLY WITH CITY STANDARDS
CASE NUMBER: 210128-2

ELEVATION LEGEND

T.O.F. = TOP OF FLOOR	T.O.D. = TOP OF DECK	T.O.P. = TOP OF PLATE	T.O.F. = TOP OF FOUNDATION
-----------------------	----------------------	-----------------------	----------------------------

MATERIALS KEY

STUCCO	STUCCO
BRICK	BRICK
FIRE CEMENT LAP SIDING	FIRE CEMENT LAP SIDING

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

BUILDING MATERIAL CALCULATION - ELEVATION #6

MATERIAL	PERCENT	QUANTITY	PERCENT
BRICK	42%	820.7 SF	42%
STUCCO	48%	1,348.4 SF	58%
SIDING	1%	30 SF	2%
GLUING	14%	1,999.1 SF	
TOTAL			

BUILDING FACADES COMPLY WITH GDC CHAPTER 4 (ARTICLE 1, DIVISION 01, SEC. 4.3)

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT	ELEMENT
1. SPRINGS OR CANOPIES	1. SPRINGS OR CANOPIES
2. RECESSED ENTRY	2. RECESSED ENTRY
3. VARIOUS ROOF HEIGHTS	3. VARIOUS ROOF HEIGHTS

BUILDING MATERIAL CALCULATION - ELEVATION #7

MATERIAL	PERCENT	QUANTITY	PERCENT
BRICK	34%	1,277.7 SF	41%
STUCCO	44%	1,877.8 SF	59%
SIDING	2%	17.3 SF	1%
GLUING	20%	3,150.2 SF	
TOTAL			

BUILDING FACADES COMPLY WITH GDC CHAPTER 4 (ARTICLE 1, DIVISION 01, SEC. 4.3)

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT	ELEMENT
1. SPRINGS OR CANOPIES	1. SPRINGS OR CANOPIES
2. RECESSED ENTRY	2. RECESSED ENTRY
3. VARIOUS ROOF HEIGHTS	3. VARIOUS ROOF HEIGHTS



REVISIONS

EMBREE EASTSIDE
CASE NO: 210128-2
GARLAND, TEXAS

ISSUED
03-29-2021



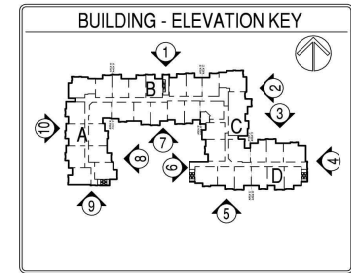
DATE
03-29-2021

PROJECT
21107

SHEET NUMBER

A4-03
BUILDING
EXTERIOR ELEVATIONS

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ELEVATION LEGEND	
T.O.H. =	TOP OF HELL
T.O.D. =	TOP OF DISK
T.O.P. =	TOP OF PLATE
T.O.F. =	TOP OF FOUNDATION

MA"TERIALS KEY	
	STUCCO
	BRICK
	FIBER CEMENT LAP SIDING

NOTE: CONTRACTOR TO VERIFY E. ELECTRICAL
METER BOX SIZE AND COORDINATE
SURROUNDING SISING FEATURE

BUILDING MATERIAL CALCULATION - ELEVATION #10			
MATERIAL		MATERIAL	
BRICK	42%	BRICK	1,804.3 SF 51%
STUCCO	34%	STUCCO	1,558.2 SF 48%
SIDING	4%	SIDING	172.2 SF 1%
GLUZING	20%	TOTAL	3,554.7 SF
BUILDING FACADES COMPLY WITH: QDC CHAPTER 4 (ARTICLE 3; DIVISION 01, SEC. 4.33)			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
1-AYNOPS OR CANOPIES		1-ORNAMENTAL WINDOW HEDER	
2-RECESSED ENTRY		1-DIVIDED LIGHT WINDOW	
3-WAIED ROOF HEIGHTS		1-ORNAMENTAL FACADE TRIM	
		1-BENCH OUTDOOR SEATING	





REVISIONS

EMBREE EASTSIDE

CASE NO: 210128-2

GARLAND, TEXAS

ISSUED
03-09-2021



4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878
hedk.com

DATE _____

03-09-2021

PROJECT

21 107

SHEET NUMBER

A2-41

MAINTENANCE
BUILDING

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FORMING NOTES:

- REFER TO STRUCTURAL PLANS AND SPECIFICATIONS FOR FOUNDATION REQUIREMENTS.
- CONTRACTOR SHALL COMPARE STRUCTURAL AND ARCHITECTURAL DRAWINGS AND REPORT ANY DISCREPANCY TO THE ARCHITECT.
- NO FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS.
- MAX. SLOPE IS 1/4" PER FOOT AT LOCATIONS INDICATED IN PLAN.
- ARROWS INDICATE DIRECTION OF SLOPE DOWN.
- DIMENSION AT EDGE OF CONCRETE INDICATED WITH B.F.F. NOTATION (BELOW FINISH FLOOR).
- SLOPE CONCRETE IN CORNERS SO NO PUDDLING OF WATER WILL OCCUR.
- CONCRETE FINISH TO BE NON-SLIP (BROOM FINISH) IN BREEZEWAYS, CORRIDORS AND PATIOS.
- COORDINATE CONTRAST JOINTS IN ARCHITECTURAL FINISH WITH STRUCTURAL JOINTS.
- APPLY 10 MIL POLY VAPOR BARRIER TO FOUNDATION.

GENERAL NOTES:

- ROOF TRUSS LAYOUT, PROFILES AND DESIGN ARE TO BE PROVIDED BY THE TRUSS MANUFACTURER BY WAY OF SHOP DRAWINGS, AND ARE TO BE USED FOR ORIENTING AND DRAINING OF THE BUILDING AND INDIVIDUAL BUILDING COMPONENTS.
- DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE AND MUST BE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING COMPONENTS. ORIENTATION AND DRAINAGE TO INSURE THAT OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE RESPONSIBILITY OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND BUILDING SURFACES WHERE POSSIBLE.
- REFER TO ELEVATIONS FOR HEEI HEIGHTS.
- ROOF VENT CALCULATIONS HAVE BEEN PROVIDED TO SHOW THE REQUIRED NFVA.
- REFER TO _____ FOR ATTIC ACCESS DOOR DETAILS.
- ROOF PENETRATIONS PROHIBITED WITHIN 4'-0" EAVE LINE, 2' OF 2 HOUR FIRE WALL.
- ALL ATTICS TO BE SPRINKLERED PER NCTCG AMENDMENTS



8 HIGH VENT SEPERATION

COMP. SHINGLES

STUCCO

BRICK
ROWLOCK
BRICK

T.O.P.

T.O.C.

9'-0"

9'-0"

5

12

12

5

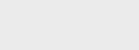
MATERIAL %		
BRICK	32 SF	24%
STUCCO	104 SF	71%
SIDING	104 SF	5%

4 MAINTENANCE SOUTH ELEVATION

MATERIAL %		
BRICK	42 SF	34%
STUCCO	82 SF	62%
SIDING	82 SF	4%

5 MAINTENANCE WEST ELEVATION

 B1 MANUFACTURER: MERIDIAN COLOR: V170	 B2 MANUFACTURER: MERIDIAN COLOR: V224	 P1 MANUFACTURER: SHERWIN WILLIAMS COLOR: SW6077 EVERYDAY WHITE	 P2 MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7511 BUNGALOW BEIGE
STUCCO		STUCCO	

 P3 MANUFACTURER: SHERWIN WILLIAMS	 P4 MANUFACTURER: SHERWIN WILLIAMS	 W1 MANUFACTURER: PLYGEM	 D1 MANUFACTURER: SEXOX	 R1 MANUFACTURER: GAF TIMBERLINE
COLOR: SW7163 TIN LIZIE STUCCO, BALCONY SIDING	COLOR: SW2836 QUARTERSAWN OAK A11 TRIM	COLOR: WHITE WINDOWS AND DOORS	COLOR: DOVE GRAY - 014 <i>DOWNSPOUTS</i>	COLOR: MISSION BROWN <i>ROOF</i>

MATERIAL %		
BRICK	42 SF	40%
STUCCO	64 SF	56%
SIDING	64 SF	4%

The drawing shows a front elevation of a garage. It features a gabled roof with a central triangular window and two side windows. The walls are composed of stucco on the upper portion and brick on the lower portion. The roof is covered with composition shingles. The drawing includes dimension lines for the overall height (9'-0" from top of porch to top of roof) and the height of the main wall section (9'-0" from top of curb to top of roof). A material schedule is provided in the top right corner.

MATERIAL %		
BRICK	57 SF	29%
STUCCO	142 SF	65%
SIDING	142 SF	6%

6 MAINTENANCE NORTH ELEVATION

STUCCO 64 SF
SIDING
BRICK ROWLOCK 64 SF
BRICK

5 12 12 3'-0 3/4"

T.O.P. T.O.P.

9'-0" 9'-0"

T.O.C. T.O.C.

COMP. SHINGLES

STUCCO

BRICK ROWLOCK

BRICK

7 MAINTENANCE EAST ELEVATION

EXHIBIT E



B1
MANUFACTURER:
MERIDIAN
COLOR:
V170



B2
MANUFACTURER:
MERIDIAN
COLOR:
V224



P1
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
SW6077
EVERYDAY WHITE
STUCCO



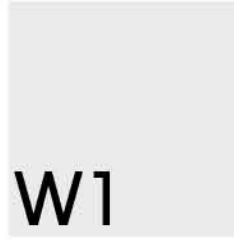
P2
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
SW7511
BUNGALOW BEIGE
STUCCO



P3
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
SW9163
TIN LIZZIE
STUCCO, BALCONY
SIDING



P4
MANUFACTURER:
SHERWIN WILLIAMS
COLOR:
SW2836
QUARTERSAWN
OAK
ALL TRIM



W1
MANUFACTURER:
PLYGEM
COLOR:
WHITE
WINDOWS AND
DOORS

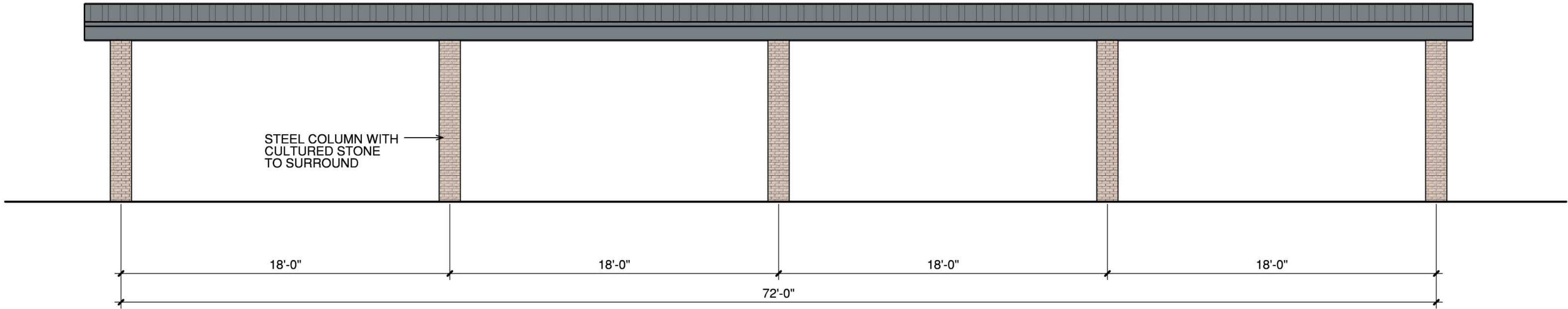


D1
MANUFACTURER:
BERRIDGE
COLOR:
ZINC GREY
DOWNSPOUTS



A1
MANUFACTURER:
BERRIDGE
COLOR:
ZINC GREY
METAL AWNINGS

NOTE:
ALL CARPORT STRUCTURES ARE TO HAVE THE SAME BRICK
USED ON BUILDINGS WRAP THE SUPPORT COLUMNS

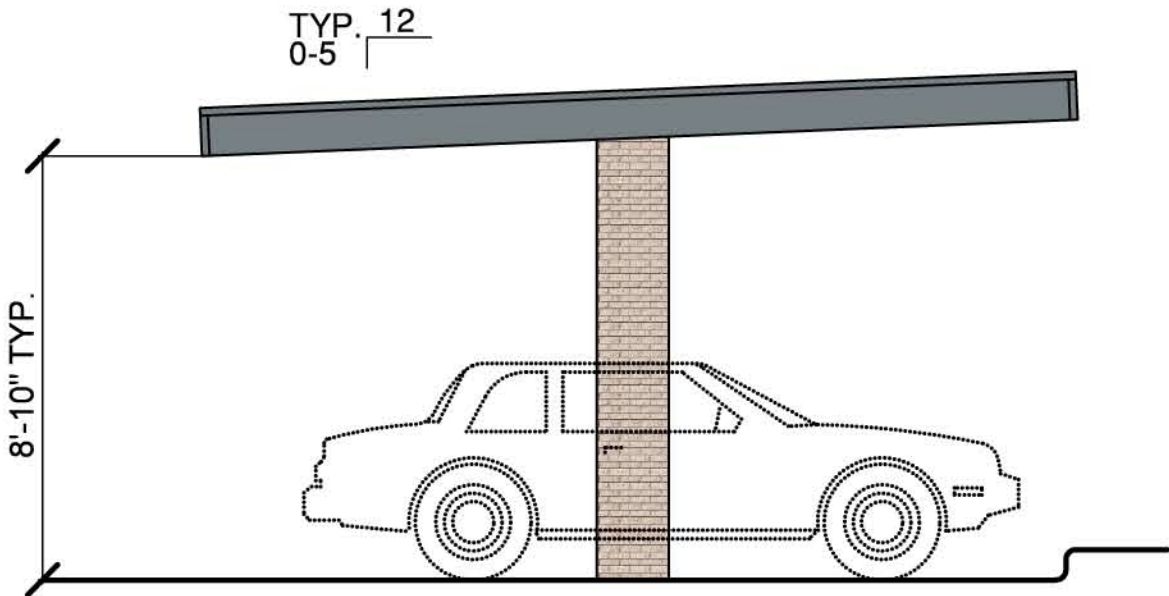


1 CARPORT ELEVATION - 8 EVEN SPACES
SCALE 1/4"=1'-0"

REFER TO CARPORT MANUFACTUER
FOR ENGINEERING AND INSTALLATION

CARPORT NOTES

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



2 CARPORT ELEVATION (TYPICAL)
SCALE 1/4"=1'-0"

REFER TO CARPORT MANUFACTUER
FOR ENGINEERING AND INSTALLATION



REVISIONS

NO.	DESCRIPTION	DATE

EMBREE EASTSIDE

CASE NO: 210128-2
GARLAND, TEXAS

ISSUED
03-09-2021



DATE
03-09-2021

PROJECT
21107

SHEET NUMBER

A2-50

CARPORT

EXHIBIT E

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B1

MANUFACTURER:
MERIDIAN

COLOR:
V170

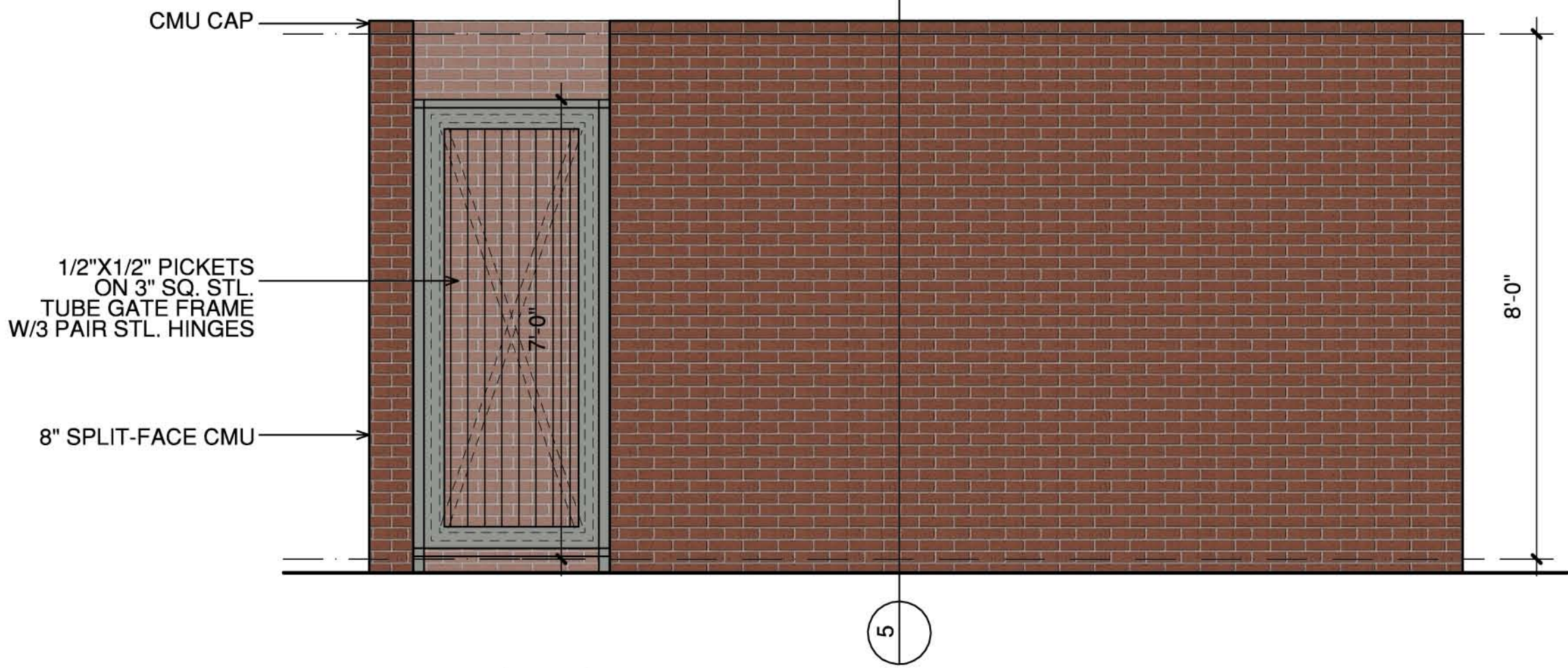
P3

MANUFACTURER:
SHERWIN WILLIAMS

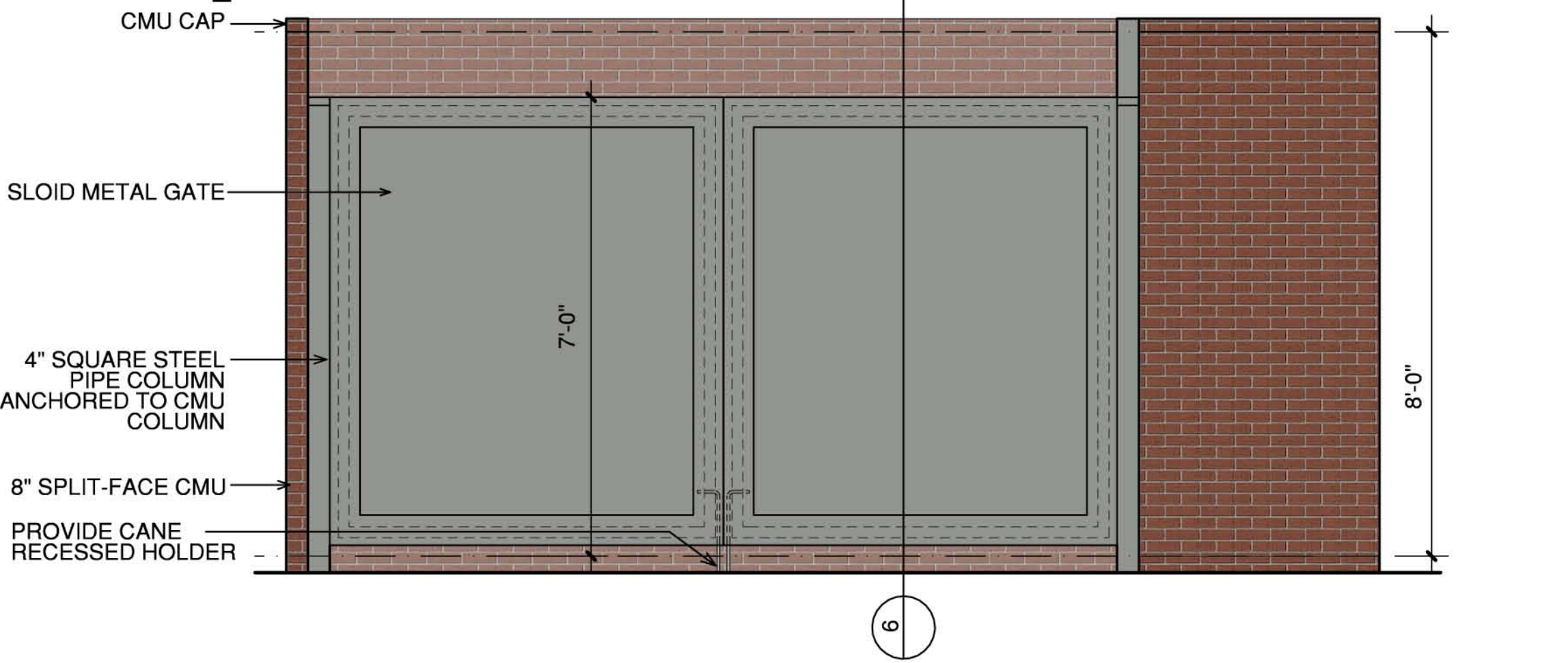
COLOR:
SW9163
TIN LIZZIE

STUCCO, BALCONY
SIDING

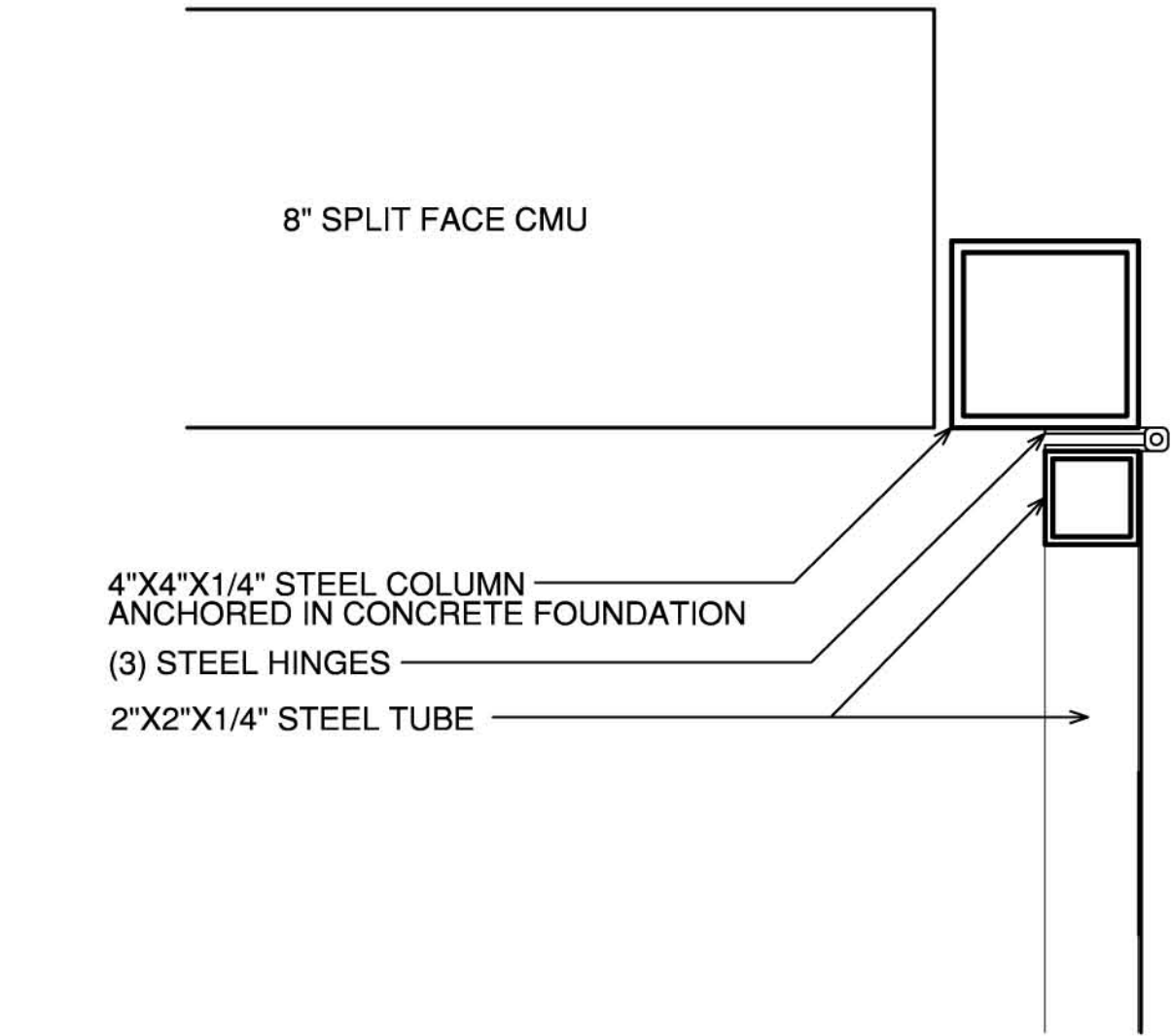
ESTIMATED % OF BUILDING MATERIALS:	
BRICK	100%



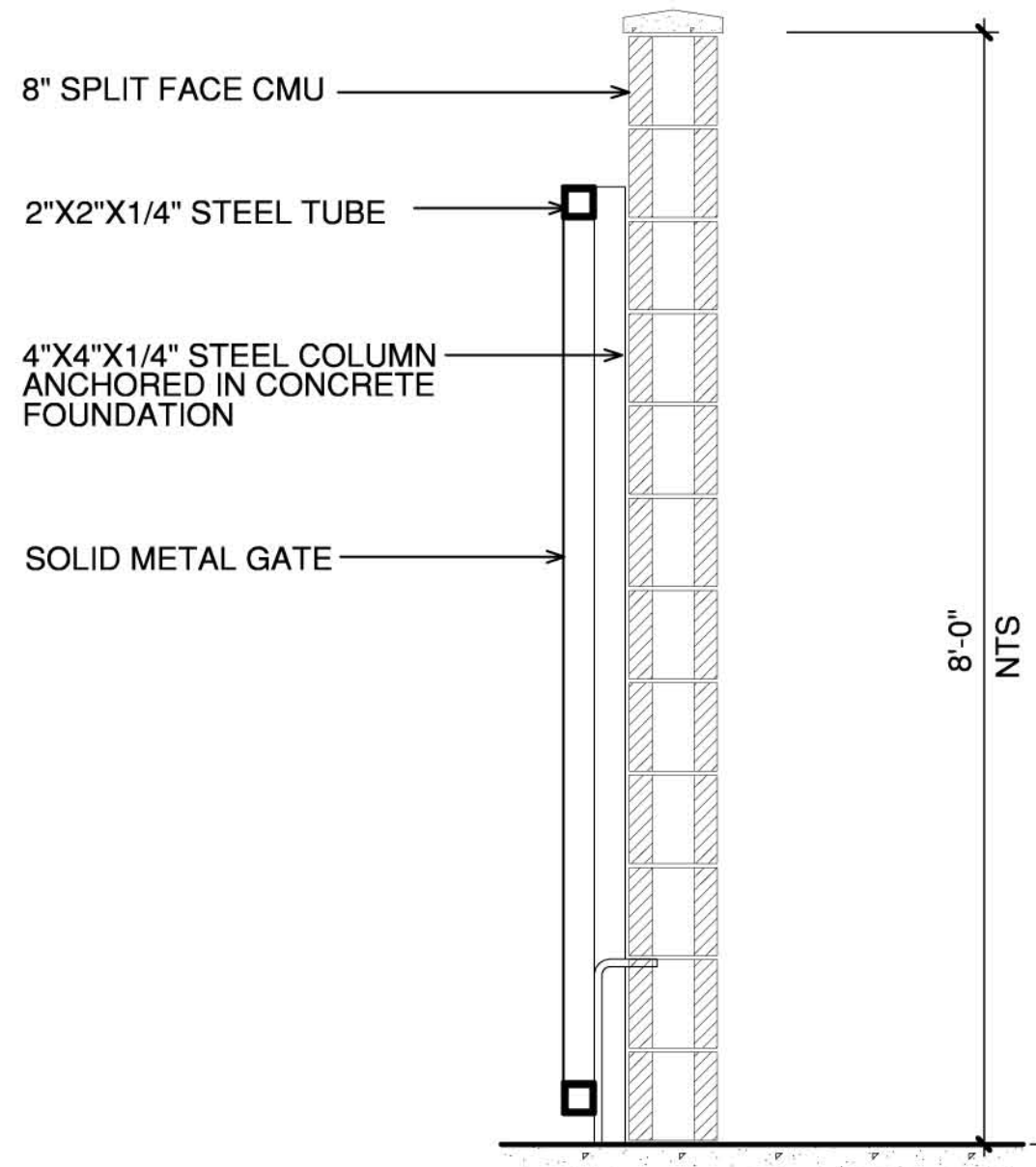
4 END ELEVATION
SCALE 1/2"=1'-0"



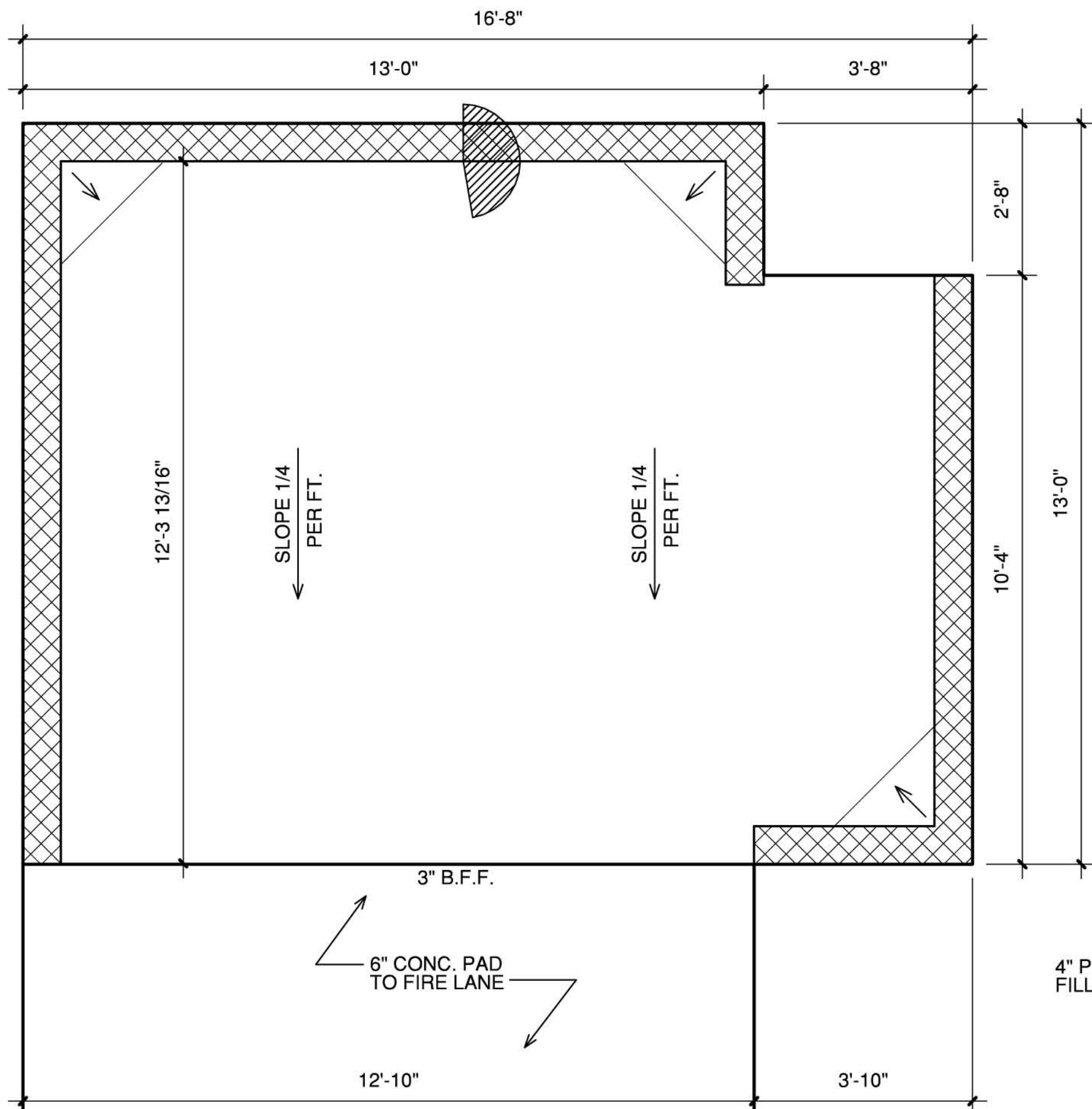
3 FRONT ELEVATION
SCALE 1/2"=1'-0"



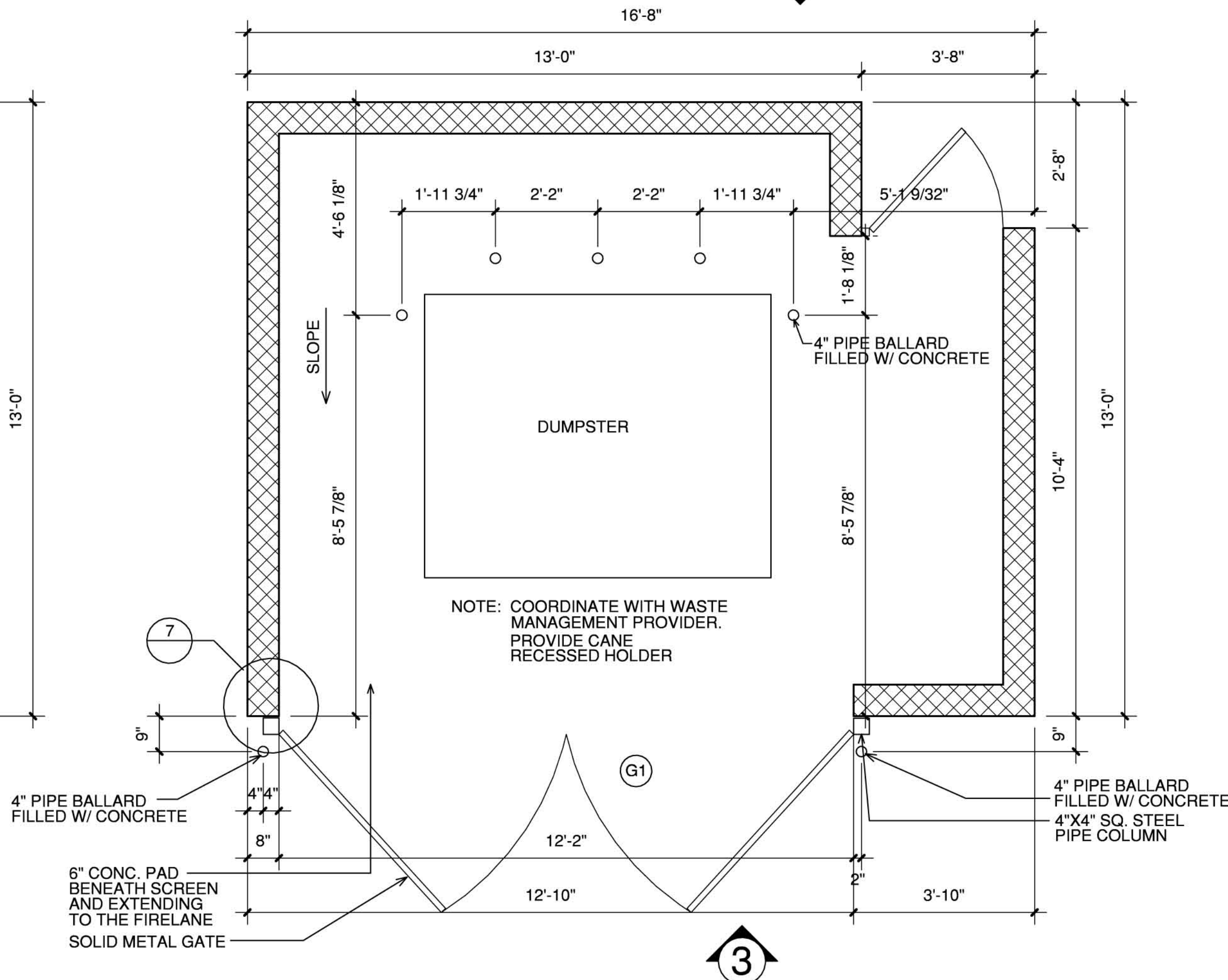
7 GATE HINGE DETAIL
SCALE 3"=1'-0"



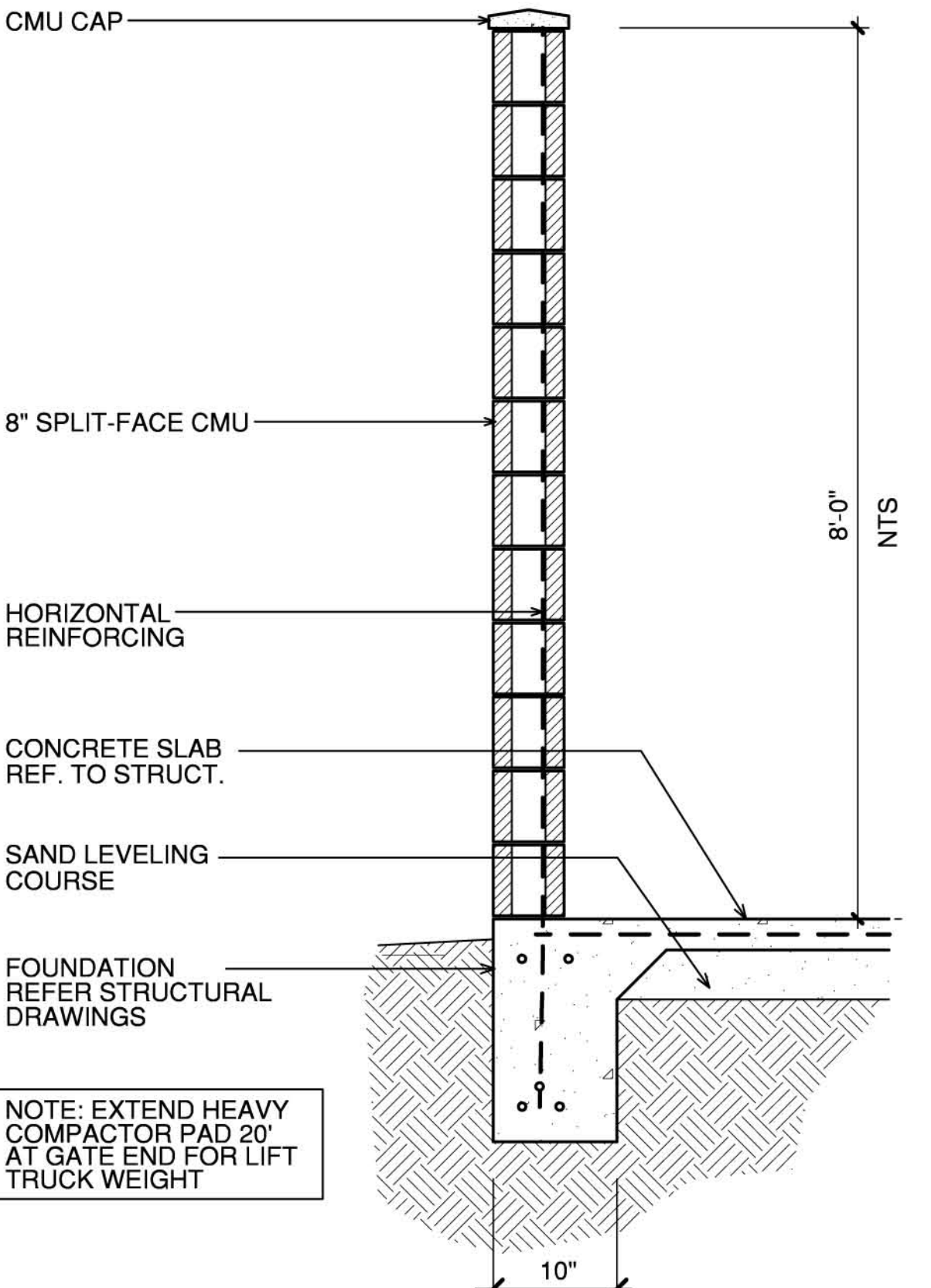
6 GATE
SCALE: 1"=1'-0"



2 TRASH ENCLOSURE - FORMING PLAN
SCALE 1/2"=1'-0"



1 TRASH ENCLOSURE
SCALE 1/2"=1'-0"



5 SCREEN WALL
SCALE: 1"=1'-0"



REVISIONS

EMBREE EASTSIDE
CASE NO: 210128-2
GARLAND, TEXAS

ISSUED
03-09-2021

HEDK ARCHITECTS
4505 EXCEL PARKWAY ADDISON, TX 75001
214.520.6878
hedk.com

DATE
03-09-2021

PROJECT
21107

SHEET NUMBER

A2-30
TRASH ENCLOSURE

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Z 21-06



View of the subject property from Davidson Drive



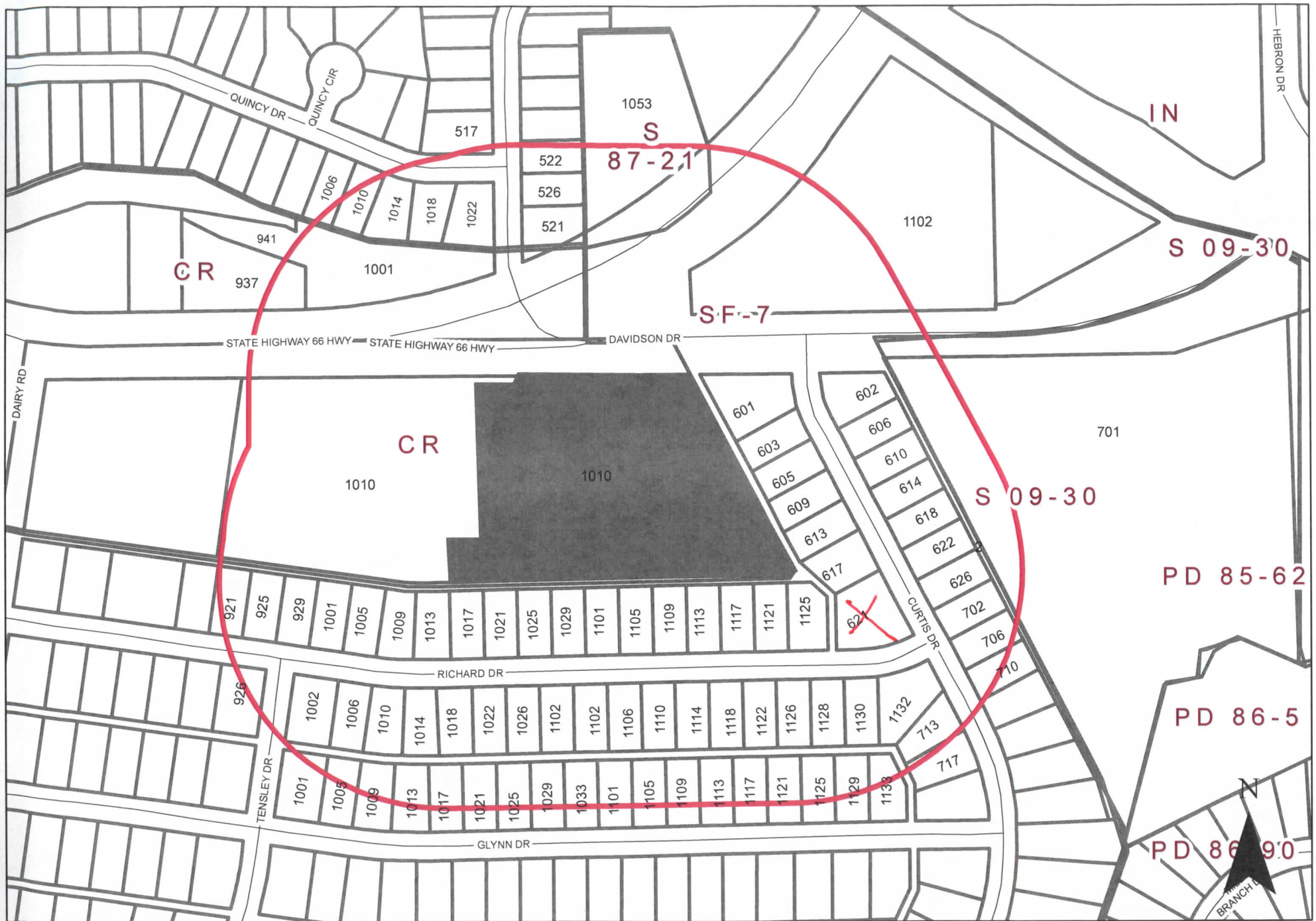
Looking north of the subject property from Davidson Drive



Looking west of the subject property from State Highway 66



Looking east of the subject property



0 160 320 Feet
1 inch = 224 feet

Zoning Map Z 21-06

1010 State Highway 66



INDICATES AREA
OF REQUEST



INDICATES
NOTIFICATION AREA

Comment Form

Case Z 21-06

Applicant Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) proposes an apartment complex with a total of 107 dwelling units. This site is located at 1010 State Highway 66. (Z 21-06) (District 2)

El solicitante Maxwell Fisher en nombre de Embree Eastside, Ltd. (Palladium USA International, Inc.) propone un complejo de apartamentos con un total de 107 unidades de vivienda. Este sitio está ubicado en 1010 State Highway 66. (Z 21-06) (Distrito 2)

Người nộp đơn Maxwell Fisher thay mặt cho Embree Eastside, Ltd. (Palladium USA International, Inc.) đề xuất một khu chung cư với tổng số 107 căn hộ ở. Địa chỉ này nằm tại 1010 State Highway 66. (Z 21-06) (District 2)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Ruben H. Lopez

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

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

621 Curtis Drive

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

GARLAND, TEXAS

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Rub H Lopez

Signature / Firma / Chữ ký

4/2/2021

Date / Fecha / Ngày

APR 6 '21 PM 1:48

Comment Form Continued – Case Z 21-06

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

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

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

THAT IS TOO CLOSE TO MY HOUSE. I FEEL
THAT DRUG TRAFFICKING WILL INCREASE.



GARLAND

Plan Commission

4. a.

Meeting Date: 04/12/2021

Item Title: DD 20-03 Good Samaritans of Garland - Major Waiver (District 2)

Summary:

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

Attachments

DD 20-03 Good Samaritans of Garland (Major Waiver) Report and Attachments

DD 20-03 Good Samaritans of Garland Responses

Planning Report

File No: DD 20-03/District 2

Agenda Item:

Meeting: Plan Commission

Date: April 12, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Major Waiver to allow the construction of a 2,700 square-foot building for an existing Social Service Facility/Agency on a property zoned Downtown (DT) District, InTown Residential Sub-District.

Approval of a Downtown Development Plan for a 2,700 square-foot food pantry building with storage, restrooms and office use.

LOCATION

212 and 214 North Twelfth Street

APPLICANT

Good Samaritans of Garland

OWNER

Good Samaritans of Garland

BACKGROUND

The subject property is improved with an existing primary building and two accessory buildings. These buildings are used for a food pantry (Social Service Facility/Agency).

The development of the property was in the 1940's with construction of a single-family home. A concrete surfaced vehicle area and two accessory structures have since been placed to the east of the building.

The applicant proposes to demolish the accessory improvements and replace those with a new, larger pantry building that would provide storage, restrooms and offices for the social service facility/agency.

This case was postponed from March 22, 2021 to the April 12, 2021 Plan Commission meeting per the applicant's request.

SITE DATA

The subject site contains approximately 0.40 acres. The site has approximately 207.6 lineal feet of frontage along West State Street and 66.6 lineal feet of frontage along North Twelfth Street.

USE OF PROPERTY UNDER CURRENT ZONING

The Downtown (DT) District form-based code district focuses on creating a series of unique, but compatible, pedestrian-oriented areas within the context of the current Downtown. The district is designed to achieve a more positive outcome for development, to improve the quality of life both within and surrounding the district, to enhance property values, and to improve the overall perception of Downtown. The Downtown district combines minimum and maximum specifications with standards for site layout, building design, and streetscape. It provides for flexibility among compatible uses to allow developers and the City to respond to

changing market demands. It also provides for parking ratios that increase land use efficiency and minimize disruption of the public realm.

The regulations build upon accessibility to the Downtown DART rail station as a means of enhancing the attractiveness of the area for young professionals, retirees, and others seeking to reduce their auto dependence.

The purpose of the Downtown (DT) District is to establish a pedestrian-oriented district with an infrastructure of streets and buildings that are flexible in terms of use, and that will attract ongoing reinvestment.

Chapter 7 of the Garland Development Code (GDC) regulates land use and development in the DT District. A Social Service Facility/Agency is a permitted use in the DT District except for the subject site's InTown Residential Sub-District. Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the DT District, or changes which may initially appear to be in conflict with the goals and intent of this district, including possible standards changes to land uses in the Downtown sub-districts. Major Waivers may be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission. In order to approve a Major Waiver, the City Council findings are listed as follows:

- Meets the general intent of this district; and
- Will result in an improved project which will be an attractive contribution to the Downtown District.

The InTown Residential (IR) sub-district consists of lower density residential unit types – single-family and patio home, adjacent to higher density mixed-use zones. The InTown Residential (North) Sub-District within which this site is located also permits retail stores, offices, art studios, fitness studios, antique shops (indoors) and personal service uses. However, Social Service Facility/Agency is not a permitted use in the InTown Residential (North) sub-district. Uses that are not permitted require a Major Waiver through a public hearing process.

CONSIDERATIONS

Use

1. The existing Social Service Facility/Agency is proposed for continued use on the property along with a new building to replace an existing pantry. The application indicates that the use has existed at this location for nineteen (19) years. The pantry provides goods, including food, as charity to those in need. In addition, picnic tables exist on the site which are frequently used by clientele. The site is in close proximity to rail transit and bus service. The new building would replace existing on and off-site storage, including existing exterior storage units; further the application states the storage would allow more efficient donation and distribution tracking, and the new building would increase storage capacity to provide neighbors in need with household, hygiene, baby, and pet food products.

Plans

2. The proposed building is shown on the site and landscape plan (Exhibit C) along the north property line, east of the existing one-story building. An expanded parking lot is shown south of the new building, along State Street. Also, a new refuse enclosure will be constructed near the alley at the east end of the proposed parking lot. Existing landscaping consists of trees and grass along the street frontages, and shrubs located close to the main

building. The plan shows that the trees along the streets and closer to the one-story building will be maintained on the site.

The proposed building elevations and the south elevation of the existing building are shown on Exhibit D. Design elements are proposed for the building per the GDC, and include divided light windows, varied roof heights, dormers, distinctive lighting features, gable windows, benches, ornamental façade trim, and shutters.

Eight (8) additional parking spaces are proposed on site, meeting the parking requirements of the GDC.

3. Buildings in the DT District are intended to be well-designed and constructed to allow flexibility to accommodate a range of uses over time to avoid the need to demolish and rebuild for successive uses. The proposed building meets this intent of the DT District.

4. The applicant requests a Major Waiver from the required DT District development standards per Section 7.30 of the GDC. The table below indicates the Major Waivers proposed.

InTown Residential Use / Development Standards	Required	Proposed	Analysis
Social Service Agency/Facility Use	Not a listed permitted use in In-Town Residential (North) Sub-district.	Replace existing accessory buildings with a new food pantry building and additional parking spaces.	The use currently exists on the site. This proposal represents an expansion of a legal nonconforming use.
Block Face - Parking	Front yards may have driveway access and landscaping only.	Parking in front of building along State Street	The compact DT District results in the adjacency of already developed properties with parking between the building and the street; also nearby development in the Uptown Sub-District has been established with parking between the street and building.
Bicycle Parking	1 space per 10 automobile parking spaces (2 required).	None shown on the plans	It is suggested that a bicycle rack could be provided.
Streetscaping	Street trees are required at 25-feet on center along the block face that is between the curb and the sidewalk, and with tree wells, and to include	The proposal makes use of existing site landscaping, picnic benches, and other alternative furnishings rather than the DT District	The existing landscaping comes close to satisfying the tree requirements along the street. While it might be preferable to encourage a more consistent District-wide furnishing theme, this proposal would set a precedent in allowing alternative furnishings.

	basic furnishings including street and pedestrian lighting, benches, etc.	standards.	
Parking Lot Landscaping	Between the parking lot and street, a sidewalk with two rows of street trees and a fence up to 3 ½ feet high with openings for pedestrians	Maintain existing landscaping without installation of new landscaping	The existing parking lot generally has established a setting without the street side planting and fencing; this proposal would maintain the current standard.

5. The intent of the Downtown (DT) District is to create a pedestrian-oriented area in context with the current Downtown. The Downtown (DT) District combines minimum and maximum specifications and standards for site layout, building design, and streetscape. One of the flexibility mechanisms in the Downtown (DT) District is the option of Major Waivers, which allow relief from the standards of the District.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre). Non-residential sites within this category are typically up to three acres in size.

The site is improved with an existing food pantry use. The Downtown area is a mix of various uses including single-family detached homes and attached apartment homes; commercial retail and other business uses, along with various charitable uses including social and fraternal organizations and places of worship, and government uses. Through maintenance of the single-family style building on the site, the property will continue to have a residential character on the corner where other single-family residential buildings are located.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are located in the Downtown (DT) District, particularly in the InTown Residential Sub-District to the west, north, and south; and the Uptown Sub-District

to the south. These properties are developed with an array of land uses including offices, services, and residential uses. The primary building form of the abutting InTown Residential blocks is single-family detached residential, with the exception of the office building located on the west side of Twelfth Street. Also, to the southeast of the subject site is a large commercial building located in the Uptown Sub-District with a custom and contract screen printing business which has its primary business entrance on Main Street.

The Social Service Facility/Agency has existed on the site for nineteen (19) years within the mix of downtown residential and non-residential uses. The proposed building would alter the appearance of the site, creating a less residential appearance while furthering the operation of the services provided. Smaller buildings are more typical of residential style development. As mentioned above, the food pantry provides goods as charity to individuals in need. In addition, the existing use has outdoor picnic benches frequently used by clientele.

STAFF ANALYSIS AND RECOMMENDATION

Typically, staff provides a recommendation on development applications based on an analysis of compliance with the GDC, harmony with the Comprehensive Plan, and compatibility with surrounding uses. In the case of this application, which includes expansion of an existing nonconforming use, the decision to approve or deny rests primarily on a subjective review of the compatibility of the use and operation of the facility with the surrounding, primarily residential, neighborhood.

Should the property and associated nonconforming use be located in any other zoning district outside of downtown, an expansion would not be permitted and the applicant would have limited avenues for approval. However, as the property is located within the City's unique downtown zoning district, the Major Waiver process provides an avenue for Plan Commission and City Council consideration. The main consideration of the applicant's request lies in the compatibility of the use with surrounding residential properties. As a result, less tangible, qualitative factors far outweigh any technical, objective analysis that staff could provide the Commission.

Therefore, staff recommends that the Plan Commission hold a public hearing and consider the request. The proposal is a legal nonconforming use that wishes to expand by constructing a new building via Major Waiver. The Plan Commission may consider the Major Waivers and make a recommendation to the City Council to approve, approve with conditions, or deny per the Garland Development Code (GDC). As mentioned in the report, the request should be evaluated with the following criteria:

- Meets the general intent of this district; and
- Will result in an improved project which will be an attractive contribution to the Downtown District.

ADDITIONAL INFORMATION

Location Map
Conditions
Photos

CITY COUNCIL DATE: May 4, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

2F



0 50 100 Feet
1 inch = 67 feet

Downtown Development Map DD 20-03



INDICATES AREA
OF REQUEST

Z 20-03



South of State Street, commercial use



East of site, on Eleventh Street, dwelling



Looking south along Twelfth Street, dwelling in foreground and subject site to the right



Looking at subject property from Twelfth Street



PD 83-99

0 100 200 Feet
1 inch = 155 feet

Downtown Development Map DD 20-03

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

212 and 214 North Twelfth Street

From: [Jerry Monk](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Case DD20-03
Date: Monday, March 15, 2021 1:37:01 PM
Attachments: [CCF_000992.pdf](#)

Attached is Zoning Case form

Jerry

Gerald E. Monk, PE
Monk Consulting Engineers, Inc.
1200 W. State St.
Garland, TX 75040

972-272-1763 Office
jerry@monkconsulting.com

Comment Form

Case DD 20-03

Good Samaritans of Garland proposes an approximately 2,700 square-foot food pantry building with restrooms and an office to replace an existing pantry. This site is located at 212 and 214 North Twelfth Street. (District 2)

Good Samaritans of Garland propone un edificio de despensa de alimentos de aproximadamente 2,700 pies cuadrados con baños y una oficina para reemplazar una despensa existente. Este sitio está ubicado en 212 y 214 North Twelfth Street. (Distrito 2)

Người nộp đơn đề xuất một tòa nhà thực phẩm rộng khoảng 2.700 foot vuông với các phòng vệ sinh và một văn phòng để thay thế một phòng đựng thức ăn hiện có. Địa chỉ này nằm ở số 212 và 214 đường North Twelfth. (Quận 2)

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

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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

GERARD MONH

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

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

1200 W State

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

Garland Tx 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Gerard Monh

Signature / Firma / Chữ ký

3/15/21

Date / Fecha / Ngày

Comment Form

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Janet Hajek

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

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

1208 W State St

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

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Janet Hajek

Signature / Firma / Chữ ký

3-15-21

Date / Fecha / Ngày

Comment Form Continued – Case DD 20-03

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

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

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

This location currently has become an outdoor overnight "home" for vagrants. We have had to make several police reports due to individuals appearing on our porch, knocking on windows, approaching us for money, cigarettes, rides, etc.. While we have great empathy for those in need, we feel unsafe in our own front yard. Ever since the picnic benches were added - it's become a haven for drug usage, mentally challenged homeless folks. Every night, the front porch is draped with tarps, blankets and made into a makeshift room. Cars pull up all night long - sometimes they sleep & live in their cars parked at the Good Samaritan or in the parking lot across the street. There appears to be no oversight or security. Adding bathrooms & increasing the size will only exasperate the current situation. Many of our neighbors have similar complaints and the police can do nothing. I live in my home and work from home making me nervous anytime I need to go out - not to mention leaving town. It has simply become a homeless shelter in our quiet little neighborhood. We are strongly opposed to any expansion.

Comment Form

Case DD 20-03

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JANET SALESSI

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

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

1212 W. State St.

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Janet Salesin

Signature / Firma / Chữ ký

3/20/21

Date / Fecha / Ngày

Comment Form Continued – Case DD 20-03

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

I am a 65 year old widow living alone.
During the warm months of the year
I have seen people living across the street
from my house behind the bushes of the
Dental office. At night + on the weekends.
Every time I go outside I am being watched.
It makes me very nervous, especially at
night or when I leave for work in the morning
+ ~~is~~ is still dark out.
I have seen people fight right in front of
my house.
I have been approached for money.
I feel this situation would become much
worse if this proposal goes through.

Sincerely,
Janet Salas

P.S. This did not start until The Good Samaritans
moved in our neighborhood.

DD 20-03

Allmendinger, Tracy

From: Rothermel, Charles <Charles.Rothermel@horacemann.com>
Sent: Monday, March 15, 2021 12:32 PM
To: Planning Group
Cc: deborah@morris.net
Subject: [EXTERNAL] Good Samaritan

I own the residence at 1216 W State St and I strongly oppose the expansion of Good Samaritan. I watch out my window while participants of Good Samaritan, urinate on the office building across the street from my residence, sleep on the porch of their location, harass neighbors with little supervision. If they need a larger location, they need to move physical addresses out side of the central business district. We have worked so much to improve the area , this should not be part of the plan.

[Can we talk about your retirement and life insurance program?](#)

[Check us out on YouTube](#)

Financial Security, Peace of Mind, Horace Mann

Charles Rothermel, FSS, CLU, LUTCF
DFW Educators Insurance Agency
1216 W State St
Garland, TX 75040
Ofc: 972-272-5015, option 4
Fax: 972-272-7437
<https://agents.horacemann.com/charlesrothermel>

Request a Quote

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62715-0001 | 217-789-2500 | horacemann.com

Allmendinger, Tracy

From: Wauwie, Kira
Sent: Monday, March 15, 2021 3:00 PM
To: Allmendinger, Tracy; Guerin, Will
Subject: FW: [EXTERNAL] DD20-03

For the record.

From: Charles Rothermel <charlesrothermel@yahoo.com>
Sent: Monday, March 15, 2021 1:04 PM
To: Wauwie, Kira <KWauwie@garlandtx.gov>
Subject: [EXTERNAL] DD20-03

Kira,

I live at 1216 W State St Garland TX and strongly oppose any expansion or growth of Good Samaritan. We have very hard to improve the central business district and the unsupervised activity day and night at Good Samaritan does not fit the improvements that have been made.

I have personally witnessed visitors there urinating on buildings, sleeping and trashing out every surrounding areas, hassling neighbors who are out for walks. Basically they are unsupervised and out of control most days.

I understand the need but their location is not suited for their expansion. I will work to rally all of the neighborhood in opposition to the project.

Charles Rothermel
1216 W State St
Garland TX 75040
214-460-9683

Comment Form

Case DD 20-03

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



For / A Favor / Đúng



Against / En Contra / Không

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James Miller Veritex Community Bank

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

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

1001 Main ST.

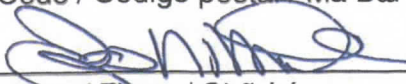
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

March 17, 2021

Date / Fecha / Ngày

**Comment Form Continued –
Case DD 20-03**

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

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

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

We so appreciate and applaud
the work beiney done by
Good Samaritans of Garland.
Veritex Community Bank has no
issues or concerns regarding
the proposed 2,700 sq. foot
food pantry expansion

Thank You,
Jamie Miller
and the Veritex
Bank Team

DD 20-03
224 N. 12th

-----Original Message-----

From: Zarael Castillo <zarael.castillo@gmail.com>

Sent: Wednesday, March 31, 2021 11:05 AM

To: Planning Group <Planning@garlandtx.gov>

Subject: [EXTERNAL] Case DD 20-03 Good Samaritan.

My name is Zarael Castillo and live two houses next to Good Samaritan.

I want to share my concerns about the proposed expansion. Clearly they have outgrown the location, it has become an eyesore for the downtown Garland area and residents living round it. Being two houses down from it has me noticing a number of issues and fail to understand why it is being allowed.

- People coming and going from and to the location 24/7 at all hours (midnight hours, 2am , 4am, 6am)
- Early Sunday morning outdoor church services with a microphone and speakers.
- People smoking weed and drinking alcohol.
- camp fires outside the address.
- Physical fights.
- screaming and shouting around midnight hours.
- A number people sleeping outside the property and in their cars 24/7.
- vehicles parked on the street with no valid registration.

Thank you for taking the time to hear my concerns and taking them into consideration.



GARLAND

Plan Commission

4. b.

Meeting Date: 04/12/2021

Item Title: DD 20-03 Good Samaritans of Garland - Plan (District 2)

Summary:

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

Attachments

DD 20-03 Good Samaritans of Garland (Plan) Report and Attachments

DD 20-03 Good Samaritans of Garland Responses

Planning Report

File No: DD 20-03/District 2

Agenda Item:

Meeting: Plan Commission

Date: April 12, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Major Waiver to allow the construction of a 2,700 square-foot building for an existing Social Service Facility/Agency on a property zoned Downtown (DT) District, InTown Residential Sub-District.

Approval of a Downtown Development Plan for a 2,700 square-foot food pantry building with storage, restrooms and office use.

LOCATION

212 and 214 North Twelfth Street

APPLICANT

Good Samaritans of Garland

OWNER

Good Samaritans of Garland

BACKGROUND

The subject property is improved with an existing primary building and two accessory buildings. These buildings are used for a food pantry (Social Service Facility/Agency).

The development of the property was in the 1940's with construction of a single-family home. A concrete surfaced vehicle area and two accessory structures have since been placed to the east of the building.

The applicant proposes to demolish the accessory improvements and replace those with a new, larger pantry building that would provide storage, restrooms and offices for the social service facility/agency.

This case was postponed from March 22, 2021 to the April 12, 2021 Plan Commission meeting per the applicant's request.

SITE DATA

The subject site contains approximately 0.40 acres. The site has approximately 207.6 lineal feet of frontage along West State Street and 66.6 lineal feet of frontage along North Twelfth Street.

USE OF PROPERTY UNDER CURRENT ZONING

The Downtown (DT) District form-based code district focuses on creating a series of unique, but compatible, pedestrian-oriented areas within the context of the current Downtown. The district is designed to achieve a more positive outcome for development, to improve the quality of life both within and surrounding the district, to enhance property values, and to improve the overall perception of Downtown. The Downtown district combines minimum and maximum specifications with standards for site layout, building design, and streetscape. It provides for flexibility among compatible uses to allow developers and the City to respond to

changing market demands. It also provides for parking ratios that increase land use efficiency and minimize disruption of the public realm.

The regulations build upon accessibility to the Downtown DART rail station as a means of enhancing the attractiveness of the area for young professionals, retirees, and others seeking to reduce their auto dependence.

The purpose of the Downtown (DT) District is to establish a pedestrian-oriented district with an infrastructure of streets and buildings that are flexible in terms of use, and that will attract ongoing reinvestment.

Chapter 7 of the Garland Development Code (GDC) regulates land use and development in the DT District. A Social Service Facility/Agency is a permitted use in the DT District except for the subject site's InTown Residential Sub-District. Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the DT District, or changes which may initially appear to be in conflict with the goals and intent of this district, including possible standards changes to land uses in the Downtown sub-districts. Major Waivers may be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission. In order to approve a Major Waiver, the City Council findings are listed as follows:

- Meets the general intent of this district; and
- Will result in an improved project which will be an attractive contribution to the Downtown District.

The InTown Residential (IR) sub-district consists of lower density residential unit types – single-family and patio home, adjacent to higher density mixed-use zones. The InTown Residential (North) Sub-District within which this site is located also permits retail stores, offices, art studios, fitness studios, antique shops (indoors) and personal service uses. However, Social Service Facility/Agency is not a permitted use in the InTown Residential (North) sub-district. Uses that are not permitted require a Major Waiver through a public hearing process.

CONSIDERATIONS

Use

1. The existing Social Service Facility/Agency is proposed for continued use on the property along with a new building to replace an existing pantry. The application indicates that the use has existed at this location for nineteen (19) years. The pantry provides goods, including food, as charity to those in need. In addition, picnic tables exist on the site which are frequently used by clientele. The site is in close proximity to rail transit and bus service. The new building would replace existing on and off-site storage, including existing exterior storage units; further the application states the storage would allow more efficient donation and distribution tracking, and the new building would increase storage capacity to provide neighbors in need with household, hygiene, baby, and pet food products.

Plans

2. The proposed building is shown on the site and landscape plan (Exhibit C) along the north property line, east of the existing one-story building. An expanded parking lot is shown south of the new building, along State Street. Also, a new refuse enclosure will be constructed near the alley at the east end of the proposed parking lot. Existing landscaping consists of trees and grass along the street frontages, and shrubs located close to the main

building. The plan shows that the trees along the streets and closer to the one-story building will be maintained on the site.

The proposed building elevations and the south elevation of the existing building are shown on Exhibit D. Design elements are proposed for the building per the GDC, and include divided light windows, varied roof heights, dormers, distinctive lighting features, gable windows, benches, ornamental façade trim, and shutters.

Eight (8) additional parking spaces are proposed on site, meeting the parking requirements of the GDC.

3. Buildings in the DT District are intended to be well-designed and constructed to allow flexibility to accommodate a range of uses over time to avoid the need to demolish and rebuild for successive uses. The proposed building meets this intent of the DT District.

4. The applicant requests a Major Waiver from the required DT District development standards per Section 7.30 of the GDC. The table below indicates the Major Waivers proposed.

InTown Residential Use / Development Standards	Required	Proposed	Analysis
Social Service Agency/Facility Use	Not a listed permitted use in In-Town Residential (North) Sub-district.	Replace existing accessory buildings with a new food pantry building and additional parking spaces.	The use currently exists on the site. This proposal represents an expansion of a legal nonconforming use.
Block Face - Parking	Front yards may have driveway access and landscaping only.	Parking in front of building along State Street	The compact DT District results in the adjacency of already developed properties with parking between the building and the street; also nearby development in the Uptown Sub-District has been established with parking between the street and building.
Bicycle Parking	1 space per 10 automobile parking spaces (2 required).	None shown on the plans	It is suggested that a bicycle rack could be provided.
Streetscaping	Street trees are required at 25-feet on center along the block face that is between the curb and the sidewalk, and with tree wells, and to include	The proposal makes use of existing site landscaping, picnic benches, and other alternative furnishings rather than the DT District	The existing landscaping comes close to satisfying the tree requirements along the street. While it might be preferable to encourage a more consistent District-wide furnishing theme, this proposal would set a precedent in allowing alternative furnishings.

	basic furnishings including street and pedestrian lighting, benches, etc.	standards.	
Parking Lot Landscaping	Between the parking lot and street, a sidewalk with two rows of street trees and a fence up to 3 ½ feet high with openings for pedestrians	Maintain existing landscaping without installation of new landscaping	The existing parking lot generally has established a setting without the street side planting and fencing; this proposal would maintain the current standard.

5. The intent of the Downtown (DT) District is to create a pedestrian-oriented area in context with the current Downtown. The Downtown (DT) District combines minimum and maximum specifications and standards for site layout, building design, and streetscape. One of the flexibility mechanisms in the Downtown (DT) District is the option of Major Waivers, which allow relief from the standards of the District.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre). Non-residential sites within this category are typically up to three acres in size.

The site is improved with an existing food pantry use. The Downtown area is a mix of various uses including single-family detached homes and attached apartment homes; commercial retail and other business uses, along with various charitable uses including social and fraternal organizations and places of worship, and government uses. Through maintenance of the single-family style building on the site, the property will continue to have a residential character on the corner where other single-family residential buildings are located.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are located in the Downtown (DT) District, particularly in the InTown Residential Sub-District to the west, north, and south; and the Uptown Sub-District

to the south. These properties are developed with an array of land uses including offices, services, and residential uses. The primary building form of the abutting InTown Residential blocks is single-family detached residential, with the exception of the office building located on the west side of Twelfth Street. Also, to the southeast of the subject site is a large commercial building located in the Uptown Sub-District with a custom and contract screen printing business which has its primary business entrance on Main Street.

The Social Service Facility/Agency has existed on the site for nineteen (19) years within the mix of downtown residential and non-residential uses. The proposed building would alter the appearance of the site, creating a less residential appearance while furthering the operation of the services provided. Smaller buildings are more typical of residential style development. As mentioned above, the food pantry provides goods as charity to individuals in need. In addition, the existing use has outdoor picnic benches frequently used by clientele.

STAFF ANALYSIS AND RECOMMENDATION

Typically, staff provides a recommendation on development applications based on an analysis of compliance with the GDC, harmony with the Comprehensive Plan, and compatibility with surrounding uses. In the case of this application, which includes expansion of an existing nonconforming use, the decision to approve or deny rests primarily on a subjective review of the compatibility of the use and operation of the facility with the surrounding, primarily residential, neighborhood.

Should the property and associated nonconforming use be located in any other zoning district outside of downtown, an expansion would not be permitted and the applicant would have limited avenues for approval. However, as the property is located within the City's unique downtown zoning district, the Major Waiver process provides an avenue for Plan Commission and City Council consideration. The main consideration of the applicant's request lies in the compatibility of the use with surrounding residential properties. As a result, less tangible, qualitative factors far outweigh any technical, objective analysis that staff could provide the Commission.

Therefore, staff recommends that the Plan Commission hold a public hearing and consider the request. The proposal is a legal nonconforming use that wishes to expand by constructing a new building via Major Waiver. The Plan Commission may consider the Major Waivers and make a recommendation to the City Council to approve, approve with conditions, or deny per the Garland Development Code (GDC). As mentioned in the report, the request should be evaluated with the following criteria:

- Meets the general intent of this district; and
- Will result in an improved project which will be an attractive contribution to the Downtown District.

ADDITIONAL INFORMATION

Location Map
Conditions
Photos

CITY COUNCIL DATE: May 4, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

2F

AUSTIN ST

NEWMAN ST

N TWELFTH ST

N ELEVENTH ST

W STATE ST

DT

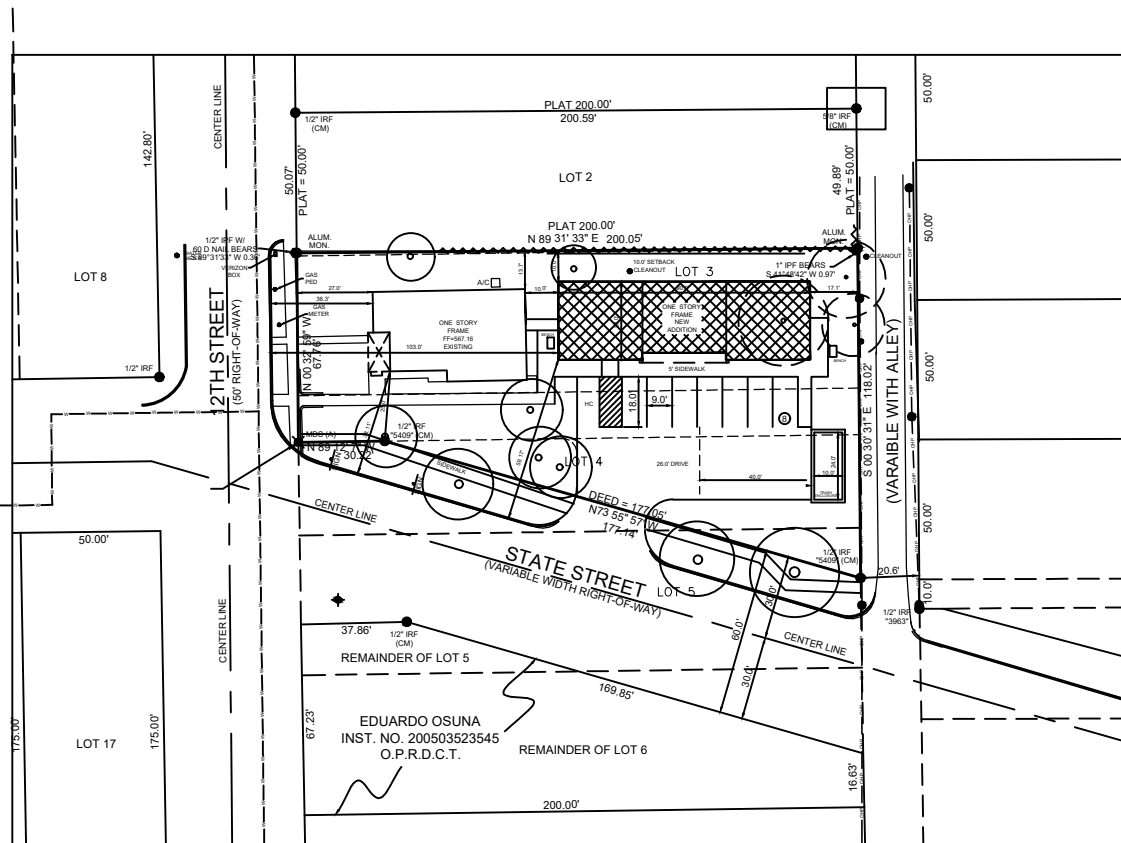
N

0 50 100 Feet
1 inch = 67 feet

Downtown Development Map DD 20-03



INDICATES AREA
OF REQUEST



PROJECT TABULATION

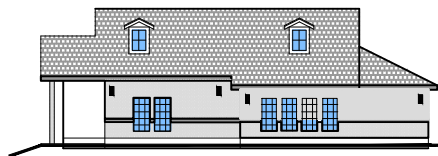
SITE AREA	17,803 SF
ZONING	TD
EXISTING BUILDING	1,574 SF
NEW ADDITION	2,280 SF
TOTAL	3,754 SF
COVERAGE	22 %
PARKING REQUIREMENTS	
OFFICE AREA	1,324 SF/300 = 4
FOOD PANTRY	2,650 SF/1000 = 3
TOTAL REQUIRED	7
TOTAL PROVIDED	8

EXHIBIT C

Good Samaritans of Garland
214 N. 12th. Street
Garland, Texas 75040

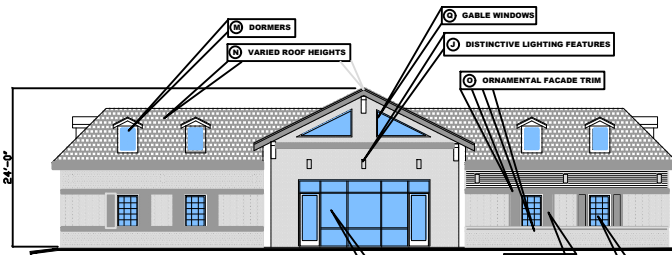
Charles Voigt Architects
1200 W. STATE STREET, GARLAND, TEXAS 75040
OFFICE 972-567-3397 FAX 972-272-8761

Date Issued 3-4-21
Project No. 2020-11
Sheet Title
SITE PLAN
Sheet Number
A101
Sequence 1 of 2



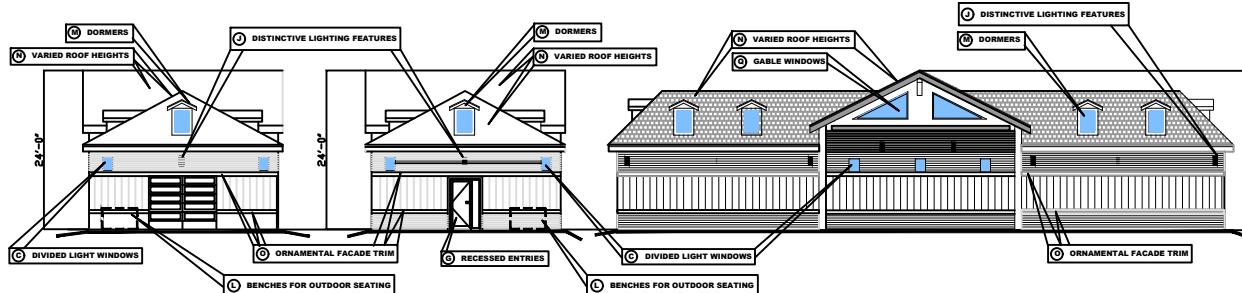
**EXISTING BUILDING
W. STATE STREET (SOUTH)**

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



**NEW BUILDING
W. STATE STREET (SOUTH)**

2
SCALE: 1/4"=1'-0"



3 EAST ELEVATION

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

4 WEST ELEVATION

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

5 NORTH ELEVATION

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

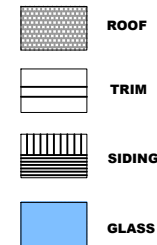
GARLAND DEVELOPMENT CODE

DESIGN ELEMENTS

- (C) DIVIDED LIGHT WINDOWS
- (B) SHUTTERS
- (E) RECESSED ENTRIES
- (J) DISTINCTIVE LIGHTING FEATURES
- (L) BENCHES FOR OUTDOOR SEATING
- (M) DORMERS
- (N) VARIED ROOF HEIGHTS
- (O) ORNAMENTAL FACADE TRIM
- (G) GABLE WINDOWS

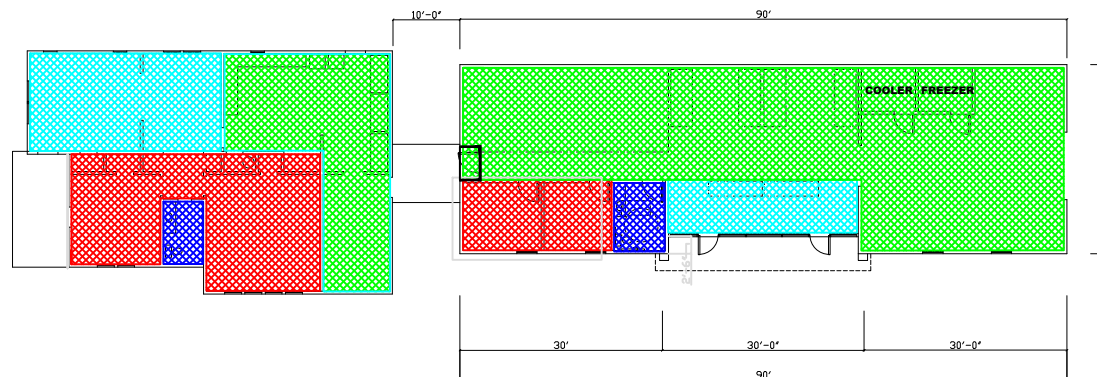
ELEVATION

	N	W	S	E
(C)	●	●	●	●
(B)	●	●	●	●
(E)	●	●	●	●
(J)	●	●	●	●
(L)	●	●	●	●
(M)	●	●	●	●
(N)	●	●	●	●
(O)	●	●	●	●
(G)	●	●	●	●



Space Allocation

- Office Space
- Food Pantry
- Distribution
- Employee Restrooms



3 Existing Plan

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

4 Floor Plan

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

EXHIBIT D

Shearer, Monk, & Voigt
Architects and Engineers
1200 N. STATE STREET, GARLAND, TEXAS 75040
OFFICE: 972-50-3397-4 FAX: 972-27-2061

Good Samaritans of Garland
214 N. 12th. Street
Garland, Texas 75040

Date Issued 3-04-21
Project No. 2020-05
BUILDING PLAN
ELEVATIONS
Sheet Number
A201
Sequence 2 of 2

Z 20-03



South of State Street, commercial use



East of site, on Eleventh Street, dwelling



Looking south along Twelfth Street, dwelling in foreground and subject site to the right



Looking at subject property from Twelfth Street



PD 83-99

0 100 200 Feet
1 inch = 155 feet

Downtown Development Map DD 20-03

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

212 and 214 North Twelfth Street

From: [Jerry Monk](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Case DD20-03
Date: Monday, March 15, 2021 1:37:01 PM
Attachments: [CCF_000992.pdf](#)

Attached is Zoning Case form

Jerry

Gerald E. Monk, PE
Monk Consulting Engineers, Inc.
1200 W. State St.
Garland, TX 75040

972-272-1763 Office
jerry@monkconsulting.com

Comment Form

Case DD 20-03

Good Samaritans of Garland proposes an approximately 2,700 square-foot food pantry building with restrooms and an office to replace an existing pantry. This site is located at 212 and 214 North Twelfth Street. (District 2)

Good Samaritans of Garland propone un edificio de despensa de alimentos de aproximadamente 2,700 pies cuadrados con baños y una oficina para reemplazar una despensa existente. Este sitio está ubicado en 212 y 214 North Twelfth Street. (Distrito 2)

Người nộp đơn đề xuất một tòa nhà thực phẩm rộng khoảng 2.700 foot vuông với các phòng vệ sinh và một văn phòng để thay thế một phòng đựng thức ăn hiện có. Địa chỉ này nằm ở số 212 và 214 đường North Twelfth. (Quận 2)

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

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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

GERARD MONH

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

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

1200 W State

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

Garland Tx 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Gerard Monh

Signature / Firma / Chữ ký

3/15/21

Date / Fecha / Ngày

Comment Form

Case DD 20-03

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Janet Hajek

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

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

1208 W State St

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

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Janet Hajek

Signature / Firma / Chữ ký

3-15-21

Date / Fecha / Ngày

Comment Form Continued – Case DD 20-03

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

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

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

This location currently has become an outdoor overnight "home" for vagrants. We have had to make several police reports due to individuals appearing on our porch, knocking on windows, approaching us for money, cigarettes, rides, etc.. While we have great empathy for those in need, we feel unsafe in our own front yard. Ever since the picnic benches were added - it's become a haven for drug usage, mentally challenged homeless folks. Every night, the front porch is draped with tarps, blankets and made into a makeshift room. Cars pull up all night long - sometimes they sleep & live in their cars parked at the Good Samaritan or in the parking lot across the street. There appears to be no oversight or security. Adding bathrooms & increasing the size will only exasperate the current situation. Many of our neighbors have similar complaints and the police can do nothing. I live in my home and work from home making me nervous anytime I need to go out - not to mention leaving town. It has simply become a homeless shelter in our quiet little neighborhood. We are strongly opposed to any expansion.

Comment Form

Case DD 20-03

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For / A Favor / Đúng

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JANET SALESSI

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

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

1212 W. State St.

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Janet Salesi

Signature / Firma / Chữ ký

3/20/21

Date / Fecha / Ngày

Comment Form Continued – Case DD 20-03

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

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

I am a 65 year old widow living alone.
During the warm months of the year
I have seen people living across the street
from my house behind the bushes of the
Dental office. At night + on the weekends.
Every time I go outside I am being watched.
It makes me very nervous, especially at
night or when I leave for work in the morning
+ ~~is~~ is still dark out.
I have seen people fight right in front of
my house.
I have been approached for money.
I feel this situation would become much
worse if this proposal goes through.

Sincerely,
Janet Salas

P.S. This did not start until The Good Samaritans
moved in our neighborhood.

DD 20-03

Allmendinger, Tracy

From: Rothermel, Charles <Charles.Rothermel@horacemann.com>
Sent: Monday, March 15, 2021 12:32 PM
To: Planning Group
Cc: deborah@morris.net
Subject: [EXTERNAL] Good Samaritan

I own the residence at 1216 W State St and I strongly oppose the expansion of Good Samaritan. I watch out my window while participants of Good Samaritan, urinate on the office building across the street from my residence, sleep on the porch of their location, harass neighbors with little supervision. If they need a larger location, they need to move physical addresses out side of the central business district. We have worked so much to improve the area , this should not be part of the plan.

[Can we talk about your retirement and life insurance program?](#)

[Check us out on YouTube](#)

Financial Security, Peace of Mind, Horace Mann

Charles Rothermel, FSS, CLU, LUTCF
DFW Educators Insurance Agency
1216 W State St
Garland, TX 75040
Ofc: 972-272-5015, option 4
Fax: 972-272-7437
<https://agents.horacemann.com/charlesrothermel>

Request a Quote

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Securities offered through Horace Mann Investors, Inc. | Member FINRA | 1 Horace Mann Plaza | Springfield, IL
62715-0001 | 217-789-2500 | horacemann.com

Allmendinger, Tracy

From: Wauwie, Kira
Sent: Monday, March 15, 2021 3:00 PM
To: Allmendinger, Tracy; Guerin, Will
Subject: FW: [EXTERNAL] DD20-03

For the record.

From: Charles Rothermel <charlesrothermel@yahoo.com>
Sent: Monday, March 15, 2021 1:04 PM
To: Wauwie, Kira <KWauwie@garlandtx.gov>
Subject: [EXTERNAL] DD20-03

Kira,

I live at 1216 W State St Garland TX and strongly oppose any expansion or growth of Good Samaritan. We have very hard to improve the central business district and the unsupervised activity day and night at Good Samaritan does not fit the improvements that have been made.

I have personally witnessed visitors there urinating on buildings, sleeping and trashing out every surrounding areas, hassling neighbors who are out for walks. Basically they are unsupervised and out of control most days.

I understand the need but their location is not suited for their expansion. I will work to rally all of the neighborhood in opposition to the project.

Charles Rothermel
1216 W State St
Garland TX 75040
214-460-9683

Comment Form

Case DD 20-03

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



For / A Favor / Đúng



Against / En Contra / Không

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James Miller Veritex Community Bank

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

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

1001 Main ST.

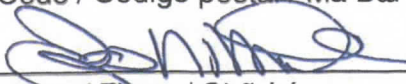
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

March 17, 2021

Date / Fecha / Ngày

**Comment Form Continued –
Case DD 20-03**

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

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

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

We so appreciate and applaud
the work beiney done by
Good Samaritans of Garland.
Veritex Community Bank has no
issues or concerns regarding
the proposed 2,700 sq. foot
food pantry expansion

Thank You,
Jamie Miller
and the Veritex
Bank Team

DD 20-03
224 N. 12th

-----Original Message-----

From: Zarael Castillo <zarael.castillo@gmail.com>

Sent: Wednesday, March 31, 2021 11:05 AM

To: Planning Group <Planning@garlandtx.gov>

Subject: [EXTERNAL] Case DD 20-03 Good Samaritan.

My name is Zarael Castillo and live two houses next to Good Samaritan.

I want to share my concerns about the proposed expansion. Clearly they have outgrown the location, it has become an eyesore for the downtown Garland area and residents living round it. Being two houses down from it has me noticing a number of issues and fail to understand why it is being allowed.

- People coming and going from and to the location 24/7 at all hours (midnight hours, 2am , 4am, 6am)
- Early Sunday morning outdoor church services with a microphone and speakers.
- People smoking weed and drinking alcohol.
- camp fires outside the address.
- Physical fights.
- screaming and shouting around midnight hours.
- A number people sleeping outside the property and in their cars 24/7.
- vehicles parked on the street with no valid registration.

Thank you for taking the time to hear my concerns and taking them into consideration.