



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
April 9, 2018 at 7:00 p.m.

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

A pre-meeting will begin at 5:15 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of Minutes for the March 26, 2018 meeting.

2. PLATS

- a. P 18-14 St. Gregorious Orthodox Church 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 **Masterplan Consultants**, requesting approval of 1) a Change in Zoning from Agricultural (AG) District to Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Multi-Family Uses. This property is located at 4701 Bunker Hill Road. (District 1) (File Z 17-43) (This item was postponed from the February 26, 2018 Plan Commission Meeting).
- b. Consideration of the application of **AMCAL Multi-Housing, Inc.**, requesting approval of 1) a Zoning Change from Planned Development (PD) 95-20 District for Light Commercial Uses and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Elder Care - Independent Living. This property is located at 902 Lavon Drive, 1014 Lavon Drive and 314 Castle Drive. (District 2) (File Z 18-08)
- c. Consideration of the application of **IDI Logistics**, requesting approval of amendments to Planned Development (PD) District 16-07 for Industrial Uses. This property is located at 3800 Leon Road. (District 5) (Z 18-16) (This item was postponed from the March 26, 2018 Plan Commission meeting.)
- d. Consideration of the application of **Kimley-Horn & Associates**, requesting approval of 1) Amendments to Planned Development (PD) 16-10 District for Industrial Uses including Retail Store, 2) Amendments to a Detail Plan for Convenience Store; Fuel Pumps, Retail; Retail Store; Restaurant, Drive-Through and Car Wash, Automated/Rollover, 3) Amendments to a Specific Use Provision for Restaurant, Drive-Through and 4) a Zoning Change from Planned Development (PD) 16-10 District to Industrial (IN) District. This property is located on the northeast corner of West Miller Road and South Jupiter Road. (District 6) (File Z 18-18)

- e. Consideration of the application of the **City of Garland**, requesting approval of 1) a Change in Zoning from Urban Business (UB), Community Retail (CR), and Community Office (CO) to a Planned Development (PD) District for Mixed Uses. The property is generally bounded by Bobtown Road on the north, Overglan Drive on the south, and extending approximately 1,500 feet east and 1,700 feet west of Rosehill Road. (Districts 3 and 4) (File Z 18-20)

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: 04/09/2018

Item Title: Plan Commission Minutes - March 26, 2018

Summary:

Consider approval of Minutes for the March 26, 2018 meeting.

Attachments

Plan Commission Minutes - March 26, 2018 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, March 26, 2018, at 7:00 p.m. in the Council Chambers at William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Douglas Williams
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Brian England
Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Josue De La Vega
Staff	Isaac Williams

CALL TO ORDER

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

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, to approve items 1a, 2a, and 2b. **Motion carried:** 7 ayes, 0 Nays. Commissioner Williams did not vote due to his absence from this meeting.

MINUTES

1a. APPROVED** **Approval** of Minutes for the regular meeting of March 12, 2018.

PLATS

2a. APPROVED P 18-13** Guillory's Way Addition Final Plat

2b. APPROVED P 16-28** City Square Lofts Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. APPROVED Consideration of the application of **Star Plus, Inc.**, requesting approval of a 1) Specific Use Provision for Food Processing and Storage and 2) a Variance to Chapter 4, Article 3, Section 4.45 of the Garland Development Code (GDC) regarding the design and screening of refuse containers on property zoned Industrial (IN) District. This property is located at 3925 Miller Park Drive. (District 6) (Z 18-15)

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

Representing the Garland Chamber of Commerce, Paul Mayer, 520 North Glenbrook, Garland, Texas 75040, spoke in support of the request.

Motion was made by Commissioner Williams, seconded by Commissioner O'Hara to **approve** the request per staff recommendation. **Motion carried: 8 Ayes, 0 Nays**

3b. APPROVED Consideration of the application of **IDI Logistics**, requesting approval of amendments to Planned Development (PD) District 16-07 for Industrial Uses. This property is located at 3800 Leon Road. (District 5) (Z 18-16) (Staff requests postponement to the April 9, 2018 Plan Commission meeting.)

Motion was made by Commissioner Welborn, seconded by Commissioner Williams to **postpone** this request to the April 9, 2018 Plan Commission meeting. **Motion carried: 8 Ayes, 0 Nays**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:07 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 04/09/2018

Item Title: P 18-14 St. Gregorious Orthodox Church Addition Final Plat (District 3)

Summary:

P 18-14 St. Gregorious Orthodox Church Addition Final Plat

Attachments

P 18-14 St. Gregorious Orthodox Church Addition Final Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 18-14/District 3

Agenda Item:

Meeting: Plan Commission

Date: April 9, 2018

FINAL PLAT

St. Gregorious Orthodox Church Addition

LOCATION

5210 and 5130 Locust Grove Road

ZONING

Agriculture (AG) District

NUMBER OF LOTS

1

ACREAGE

6.195

BACKGROUND

The proposed Final Plat is comprised of Lot 1, Block 1. The purpose of this final plat is to create one (1) platted lot from parts of three (3) existing lots. There is a church on the subject site.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

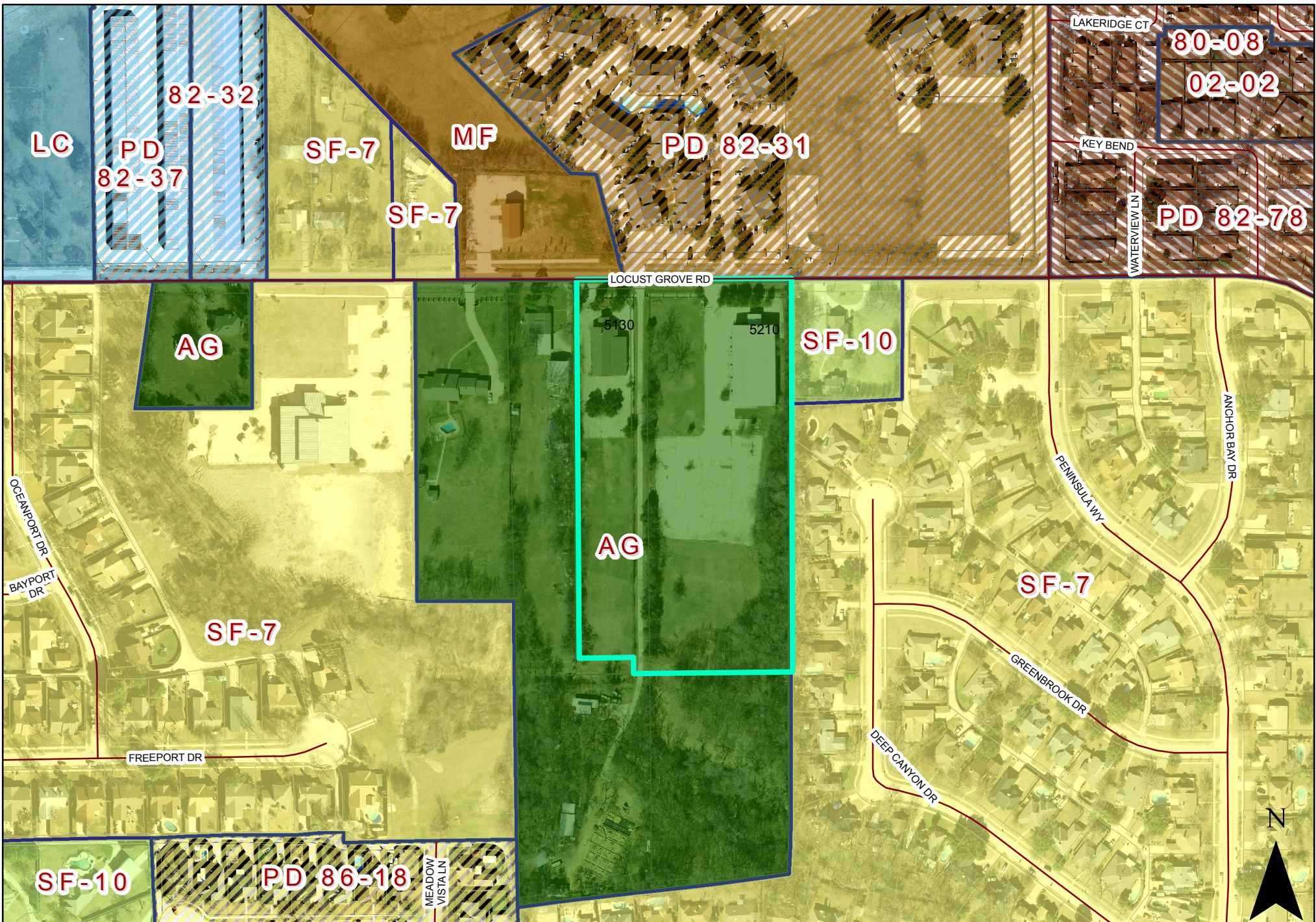
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

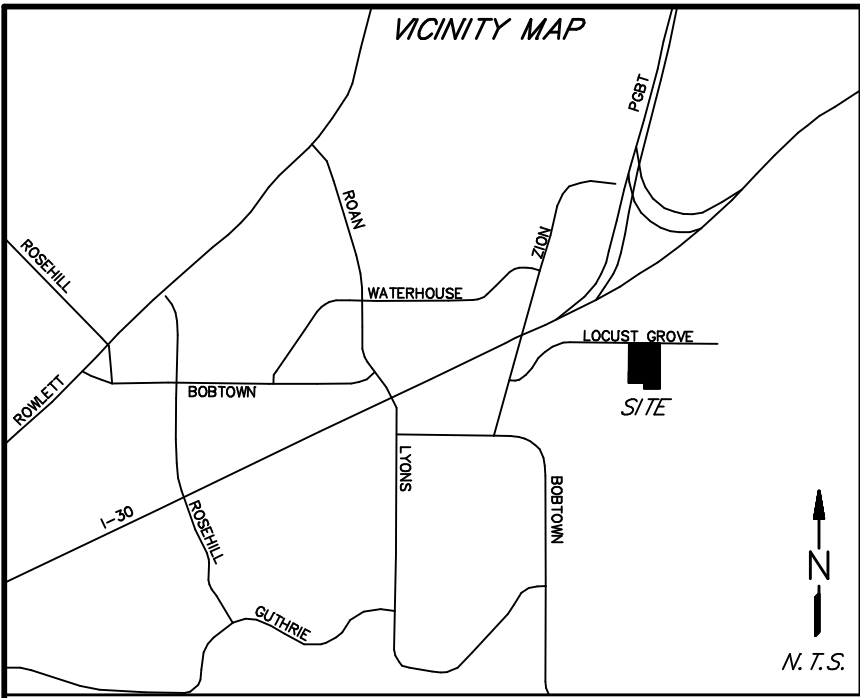


0 100 200 Feet
1 inch = 235 feet

PLAT MAP P 18-14



INDICATES AREA
OF REQUEST



LEGEND
R.O.W. RIGHT-OF-WAY
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
INST. INSTRUMENT
NO. NUMBER
(CM) CONTROLLING MONUMENT
FD FOUND
I.R. IRON ROD
ADS SET 3" ALUMINUM DISK STAMPED "ST. GREGORIOS/RPLS 5111"
FIR FOUND 1/2" IRON ROD
SIR SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP
STAMPED RPLS 5111"
SMN SET MAG NAIL



STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared C.G. Thomas, Alexander Mathew and Shibu Mathew, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this ____ day of _____, 2018.

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

Approved and accepted for the City of Garland this ____ day of _____, 2018 by the Plan Commission of the City of Garland, Texas.

Director of Planning

Chairman of Plan Commission

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

OWNER'S DEDICATION

STATE OF TEXAS:
COUNTY OF DALLAS:

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That ST. GREGORIOS ORTHODOX CHURCH, ST. GREGORIOS ORTHODOX CHURCH, DALLAS and ST. GREGORIOS MALANKARA ORTHODOX CHURCH, INC., the owners of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **ST. GREGORIOS ORTHODOX CHURCH ADDITION**, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon the such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

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

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

WITNESS, my hand at Garland, Texas, this the ____ day of _____, 2018.

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, ST. GREGORIOS ORTHODOX CHURCH, ST. GREGORIOS ORTHODOX CHURCH, DALLAS and ST. GREGORIOS MALANKARA ORTHODOX CHURCH, INC., are the owners of part of Lot 1, Block 1 of REXICO ADDITION, part of Lot 1, Block 1 of ANCHOR POINT NO. 3 and part of Lot 1, Block 1 of ANCHOR POINT NO. 5, additions to the City of Garland, Texas, recorded in Instrument Number 201200333762, Volume 89176, Page 1325 and Volume 97132, Page 2931, respectively, of the Map Records of Dallas County, Texas, and being situated in the R. BATEMAN SURVEY, ABSTRACT NO. 129 and the J. LOVING SURVEY, ABSTRACT NO. 791, and parts of those same tracts of land described in Warranty Deed to St. Gregorios Orthodox Church, Warranty Deed to St. Gregorios Orthodox Church, Dallas, and Warranty Deed to St. Gregorios Malankara Orthodox Church, Inc., recorded in Instrument No. 201700117562, Volume 91221, Page 1709 and Volume 96150, Page 5917, respectively, of the Deed Records of Dallas County, Texas, and said composite tract being more particularly described as follows;

BEGINNING at a 3" aluminum disk stamped "St. Gregorios/RPLS 5111" set in the south R.O.W. line of Locust Grove Road (an 80' R.O.W.), said point being the northeast corner of Lot 1, Block 1 of the above mentioned Anchor Point No. 5 addition;

THENCE S 01°00'59" W, 721.82' along the east line of said Lot 1, Block 1 of Anchor Point No. 5 addition to a 5/8" iron rod with yellow plastic cap stamped "RPLS 5111" set for corner;

THENCE N 89°12'51" W, 262.77' over and across said Lot 1, Block 1 of Anchor Point No. 5 addition to a 5/8" iron rod with yellow plastic cap stamped "RPLS 5111" set for corner in the east line of Lot 1, Block 1 of the above mentioned Rexico Addition;

THENCE N 00°41'00" E, 40.00' along the east line of said Lot 1, Block 1 of Rexico Addition to a 5/8" iron rod with yellow plastic cap stamped "RPLS 5111" set for corner;

THENCE N 89°12'51" W, over and across said Lot 1, Block 1 of Rexico Addition, at 30.00' passing the east line of the above mentioned Lot 1, Block 1 of Anchor Point No. 3 addition, and continuing over and across said Lot 1, Block 1 of Anchor Point No. 3 addition, a total distance of 115.50' to a 5/8" iron rod with yellow plastic cap stamped "RPLS 5111" set for corner;

THENCE N 00°41'00" E, 24.50' east of and parallel to the west line of Lot 1, Block 1 of said Anchor Point No. 3 addition, 681.48' to a mag nail set for corner in the south line of Locust Grove Road;

THENCE S 89°15'50" E, 382.47' along the south line of Locust Grove Road to the Point of Beginning and containing 269,871.46 square feet or 6.1954 acres of land.

SURVEYOR'S AFFIRMATION

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

Dated this the ____ day of _____, 2018.

Scott Davis
Texas Registered Professional Land Surveyor No. 5111



STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared Scott Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed. GIVEN under my hand and seal of office this ____ day of _____, 2018.

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

FINAL PLAT

ST. GREGORIOS ORTHODOX CHURCH ADDITION

LOT 1, BLOCK 1

A REPLAT OF PART OF LOT 1, BLOCK 1 OF REXICO ADDITION, PART OF LOT 1, BLOCK 1 OF ANCHOR POINT NO. 3 AND PART OF LOT 1, BLOCK 1 OF ANCHOR POINT 5, SITUATED IN THE R. BATEMAN SURVEY, ABSTRACT NO. 129 AND THE J. LOVING SURVEY, ABSTRACT NO. 791, CITY OF GARLAND, DALLAS COUNTY,

CASE NO. 170056-0

OWNER/DEVELOPER

ST. GREGORIOS ORTHODOX CHURCH
5130 LOCUST GROVE RD.
GARLAND, TEXAS 75043
PH. 972 226-1478

REVISED 02/02/18

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228

DATE: 7/11/17

JOB NO. 16120A

FIRM REG. NO. 10009600



GARLAND

Plan Commission

3.a.

Meeting Date: 04/09/2018

Item Title: Z 17-43 Masterplan Consultants (District 1)

Summary:

Consideration of the application of **Masterplan Consultants**, requesting approval of 1) a Change in Zoning from Agricultural (AG) District to Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Multi-Family Uses. This property is located at 4701 Bunker Hill Road. (District 1) (File Z 17-43) (This item was postponed from the February 26, 2018 Plan Commission Meeting).

Attachments

Z 17-43 Masterplan Consultants Report and Attachments

Planning Report

File No: Z 17-43/District 1

Agenda Item:

Meeting: Plan Commission

Date: April 9, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Change in Zoning from Agricultural (AG) District to Planned Development (PD) District for Multi-Family Uses, and 2) a Detail Plan for Multi-Family Uses.

LOCATION

4701 Bunker Hill Road

APPLICANT

Masterplan Consultants

OWNER

Norberto Guillen

BACKGROUND

The applicant requests approval of a Planned Development (PD) District and Detail Plan for the development of a 291-unit multi-family dwelling site.

During the January 22, 2018 Plan Commission meeting, the Plan Commission postponed this case to February 26, 2018, requesting modifications to the building elevations, the garden-style layout and overall proposed plan in relation to the site context along Bunker Hill Road. At the February 26, 2018 meeting the application was postponed upon the request of the applicant to April 9, 2018.

The applicant has submitted a revised project statement (refer to Exhibit F) including:

- Added narrative explaining the proposed plantings exceed the landscape requirements
- Revised building elevations that exhibit a more urban style, and comply with the Garland Development Code (GDC) exterior building material requirements
- Revised location of located air conditioning condensers to be internal to the buildings
- Relocated the location of garages and carports away from Bunker Hill Road

SITE DATA

The subject site is the combination of two unimproved tracts currently zoned Agricultural (AG) District and containing approximately 41 acres. The site has frontage along Bunker Hill Road for approximately 769.07 feet. All of the multi-family and accessory buildings will be constructed within the easternmost 17 acres of the site. The remaining acreage is within the 100 year floodway and will be dedicated to open space, walking trails and respite areas.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District. This district is typically intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use. Once development patterns warrant more intensive use, it is anticipated that Agriculture Districts will be changed to an appropriate, more specific zoning classification.

CONSIDERATIONS

1. **Detail Plan:** The proposed Detail Plan reflects the development of eleven (11) multi-family buildings, at three (3) stories in height and containing a total of 291 dwelling units. The development will provide a combination club house and leasing office that will be the location of the centralized amenity and pool area.
2. **Building Design.** At the January 22, 2018 Plan Commission Meeting the applicant proposed nine (9) of the eleven (11) building elevations to deviate from the minimum eighty (80) percent masonry construction. Revised elevations have been submitted which meet the minimum masonry construction requirements. In addition, the proposed multi-family buildings meet the horizontal and vertical articulation requirements by utilizing varying degrees of roof pitch, balcony depths, façade projections and recesses. These elements are provided on all building elevations. The Building Elevation Plan also reflects the incorporation of approved architectural design elements reflected in Section 4.83 (e.g. recessed entries, varied roof heights, and alcoves).
 - a. Section 4.83 of the GDC requires that the exterior walls of all multi-family buildings and structures regardless of public visibility be a minimum of eighty (80) percent masonry construction (excluding doors, windows and window walls). The proposed elevations satisfy this GDC requirement.

The cart storage accessory buildings generally incorporate the overall color and design of the multi-family buildings and are 100 percent masonry.

Section 2.60 requires multi-family carport structures to be supported by columns that are architecturally integrated and are similar to the materials and colors of the main building. This is typically achieved with a complete masonry cladding of the support columns; the applicant proposes carports and cabanas with columns with exposed stained wood and masonry cladding only at the base of the support column.

This site is situated along Bunker Hill Road, which constitutes the northeastern City Limits. As such, the development to the southwest of Bunker Hill represents the City's "Front Door". These developments should positively contribute to the overall community appearance and image and support the community design considerations of building form, architectural details and compatible materials. These considerations are generally incorporated into the minimum Building Design standards of the GDC.

- b. **Unit Mix.** The maximum density in Multi-Family (MF) Districts is eighteen (18) units per acre. The proposed development provides approximately 6.9 units per acre; Vantage at Garland will contain the following unit mix percentages and sizes:
 Twenty-one (21) Efficiency units (7%, 500 Square feet);
 138 One-bedroom units (48%, 629 and 750 square feet);
 108 Two-bedroom units (37%, 1,026 square feet); and
 Twenty-four (24) Three-bedroom units (8%, 1,196 square feet).

Vantage at Garland meets the minimum dwelling unit area requirements for the efficiency units and exceeds the minimum for the two-bedroom and three-bedroom units.

However, the applicant requests deviation for the one-bedroom unit. The GDC establishes the minimum square footage of one-bedroom units at 650 square feet; Vantage at Garland proposes that 66 of the 138 one-bedroom units contain 629 square feet, a decreased area of three (3) percent. The remaining seventy-two (72) one-bedroom units contain 750 square feet (fifteen (15) percent increase).

3. **Storage Facilities.** Section 2.39 (I) (1) of the GDC requires that each dwelling unit have corresponding and conveniently located enclosed storage facility. The storage facilities must contain at least twenty-five (25) square feet and no less than 175 cubic feet. The applicant requests relief from the storage requirement as written and intends to provide storage areas within the units to accommodate tenants. These areas will be within bedroom and hallway closets and within laundry areas.
4. **Resident Services and Amenities.** Vantage at Garland will provide a 5,668 square-foot leasing and clubhouse building located adjacent to the pool area. The GDC requires multi-family developments provide a minimum of one (1) pool containing 800 square feet [surface water]; a development must provide a second pool of 800 square feet [surface water] if the development has more than 250 dwelling units. Vantage provides 291 dwelling units. However, in lieu of two (2) pools, the applicant intends to develop a large centralized amenity area containing an approximate 2,600 square-foot pool [surface water] and 9,300 square-foot deck area with cabanas. The development also provides multiple leisure areas throughout consisting of table and grill stations, pergolas with benches and dog parks. The development will also dedicate approximately ten (10) acres to open space, walking paths and future connections to the Rowlett Creek Linear Park System.
5. **Parking.** The Detail Plan reflects that the development will exceed the minimum parking requirements and will provide a minimum parking ratio of 1.88 parking spaces for each dwelling unit providing 548 spaces for 291 units; there will be an additional thirty-nine (39) parking spaces throughout the development to accommodate parking for the club house, guests and dog park visitors. Half of the required parking spaces will be covered by detached garage and canopy structures in accordance with the standards for multi-family development.
6. **Landscape and Screening.**
 - a. Section 4.34 (A) of the GDC requires multi-family developments to dedicate a minimum of forty (40) percent of the total site to landscaping, open space areas, pools and similar outdoor recreation activities. The Landscape Plan reflects compliance with this standard.
 - b. The development provides the required fifteen (15) foot landscape buffer adjacent to Bunker Hill Road. The buffer must contain one (1) large tree and seven (7) shrubs for every thirty (30) feet of landscape buffer. The landscape plan reflects a landscape buffer adjacent to Bunker Hill Road for approximately 770 feet; within it are twenty-six (26) large canopy trees and 180 shrubs and ornamental grasses. The landscape buffer material is in accordance with Section 4.34. The development will also provide perimeter screening adjacent to Bunker Hill Road consisting of a six-foot ornamental metal fence with masonry columns adjacent to the proposed large canopy trees and shrubs. A similar perimeter screening will be provided along the south side of the developable portion of the site, behind and connecting to the

rear buildings.

The applicant proposes a six-foot ornamental metal fence with a curvilinear row of large canopy trees along the northwest and southeast property lines, as an alternative to ornamental metal fencing with masonry columns. The northwestern and southeastern property lines will be heavily planted with large canopy tree varieties that typically reach heights in excess of fifty feet at maturity.

COMPREHENSIVE PLAN

The Envision Garland Plan 2030 Comprehensive Plan recommends Compact Neighborhoods and Parks and Open Spaces

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

Parks and Open Spaces consist of a variety of public/private parks, plazas, and natural areas for passive and active recreation, as well as informal gathering places, including development that contributes to their desirability. Parks and Open Spaces should be interconnected by a network of roads, sidewalks, pathways and transit to encourage residents and visitors to move about for mobility, recreational, social, and health purposes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east and northeast are developed with single-family dwellings within the City of Sachse. The property to the southeast of the subject site is zoned Planned Development (PD) District 15-40 for Multi-family Uses and a portion of that property is developed with a 300-unit multi-family development. The properties to the northwest and west are zoned Agricultural (AG) District and are undeveloped; the area to the west contains a portion of the Rowlett Creek Flood Plain.

STAFF RECOMMENDATION

Staff recommends approval of the request for 1) a Change in Zoning from Agricultural (AG) District to Planned Development (PD) District for Multi-Family Uses, and 2) a Detail Plan for Multi-Family Uses.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: May 1, 2018

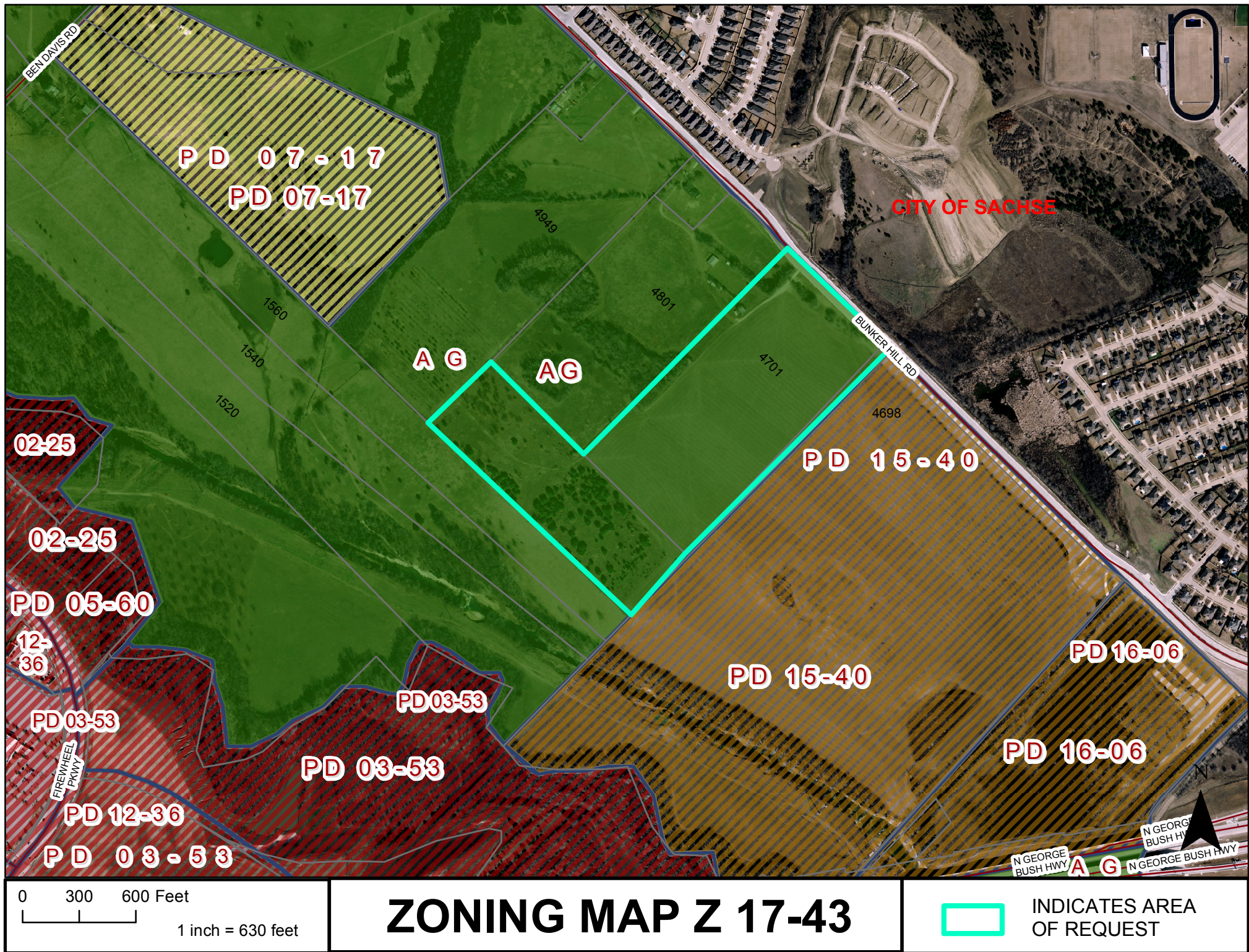
PREPARED BY:

Kira Wauwie, AICP
Principal Development Planner
Planning & Community Development

REVIEWED BY:

Will Guerin, AICP
Director of Planning

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kwauwie@garlandtx.gov

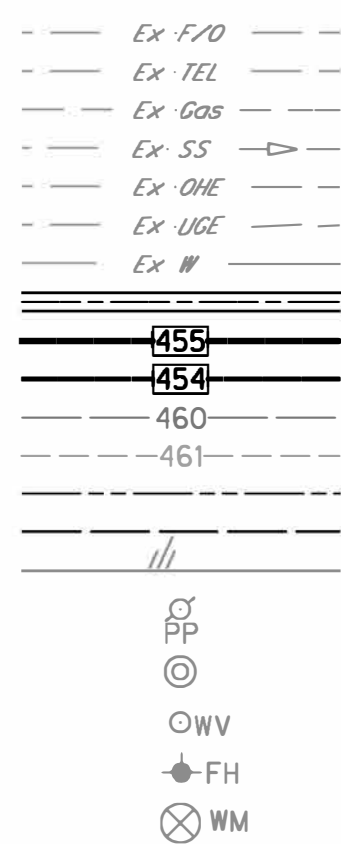


PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 17-43

4701 Bunker Hill Road

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of Multi-Family Uses subject to conditions.
- 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 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 set forth in Exhibit C; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply.
- V. Specific Regulations:**
- A. Permitted Uses: Uses shall be as permitted within the Multi-Family (MF) District.
- B. Parking: Parking shall be generally located and provided as shown on the Detail Plan (Exhibit C).
- C. Screening and Landscaping: Screening and landscaping shall be in general conformance with the approved landscape plan labeled Exhibit D.
- D. Building Elevations: Building elevations shall be in conformance with Exhibit E.
- E. Storage Facilities: The development may provide unit storage areas that do not adhere to the requirements in Section 2.39 (I)(1) of the Garland Development Code.

LEGEND:

EXISTING FIBER OPTIC
 EXISTING TELEPHONE LINE
 EXISTING GAS LINE
 EXISTING SANITARY SEWER
 EXISTING OVERHEAD ELECTRIC
 EXISTING UNDERGROUND ELECTRIC
 EXISTING WATER LINE
 STORM SEWER
 MAJOR CONTOUR LINE
 MINOR CONTOUR LINE
 EXISTING MAJOR CONTOUR LINE
 EXISTING MINOR CONTOUR LINE
 PROPERTY LINE
 EASEMENT LINE
 ASPHALT
 POWER POLE
 SANITARY SEWER MANHOLE
 WATER VALVE
 FIRE HYDRANT
 WATER METER

CITY OF GARLAND
 VOLUME 79042, PAGE 1320 DRDCT
 VOLUME 2004174, PAGE 4183 DRDCT

N 44°35'20" E - 437.43'
 12' BUILDING SETBACK

(16.003 ACRES)
 NORBERTO GUILLEN
 VOLUME 2002058, PAGE 7057 DRDCT
 TRACT 1

FUTURE CONNECTIONS TO THE
 CITY OF GARLAND
 ROWLETT CREEK LINEAR
 PARK SYSTEM

(26.54 ACRES)
 NORBERTO GUILLEN
 VOLUME 2002058, PAGE 7057 DRDCT
 TRACT 2

APPROXIMATE LOCATION OF
 FUTURE CITY OF GARLAND
 ROWLETT CREEK LINEAR
 PARK SYSTEM EASEMENT
 TO BE DEDICATED FOR TRAIL
 TO BE CONSTRUCTED BY THE
 CITY OF GARLAND

BENCHMARKS:

REFERENCE BENCHMARK NO. 1 = FOUND CITY OF
 GARLAND GPS MONUMENT NO. 149 2" BRASS DISK
 LOCATED ON INLET TOP @ NEC INTERSECTION
 5500 LAVON DRIVE & SH 78.
 NORTHING = 7039859.203'
 EAST = 2548313.851'
 ORTHO ELEVATION = 516.87'

REFERENCE BENCHMARK NO. 2 = FOUND CITY OF
 GARLAND GPS MONUMENT NO. 151 2" BRASS DISK
 LOCATED ON MEDIAN NOSE OF FIREWHEEL
 PARKWAY @ LAVON DRIVE
 NORTHING = 7038724.643'
 EAST = 2546480.606'
 ORTHO ELEVATION = 490.06'

Preliminary - Building Matrix Vantage Garland R11

BLDG. TYPE I									
BUILDINGS	#3, 4, 7, 8, 9, 10 & 11	No. of units per bldg.	Breakdown of Units	Number of bldgs.	Total Number of Units	Net sq. ft. per floor	Gross sq. ft. per floor	Total Gross Sq. Ft.	
3rd floor	B	A2/A1	E A2/A1	B	9	6 A1	7,346	7,430	
2nd floor	B	A2/A1	E A2/A1	B	9	6 A2	7,346	8,730	
1st floor	B	A2/A1	E A2/A1	B	9	12 B	7,346	9,130	
Totals:		27	27	7	189	22,038	25,290	177,030	

BLDG. TYPE II									
BUILDINGS	#1 & 5	No. of units per bldg.	Breakdown of Units	Number of bldgs.	Total Number of Units	Net sq. ft. per floor	Gross sq. ft. per floor	Total Gross Sq. Ft.	
3rd floor	C1	C1		4	4	4,784	5,762		
2nd floor	C1	C1		4	12 C1	4,784	5,760		
1st floor	C1	C1		4	4	4,784	6,141		
Totals:		12	12 C1	2	24	14,352	17,643	35,286	

BLDG. TYPE III									
BUILDINGS	#2 & 6	No. of units per bldg.	Breakdown of Units	Number of bldgs.	Total Number of Units	Net sq. ft. per floor	Gross sq. ft. per floor	Total Gross Sq. Ft.	
3rd floor	B	A2/A1	E A2/A1	B	13	12 A1	10,338	13,334	
2nd floor	B	A2/A1	E A2/A1	B	13	15 A2	10,338	13,334	
1st floor	B	A2/A1	E A2/A1	B	13	12 B	10,338	13,388	
Totals:		39	39	2	78	31,014	40,056	80,112	

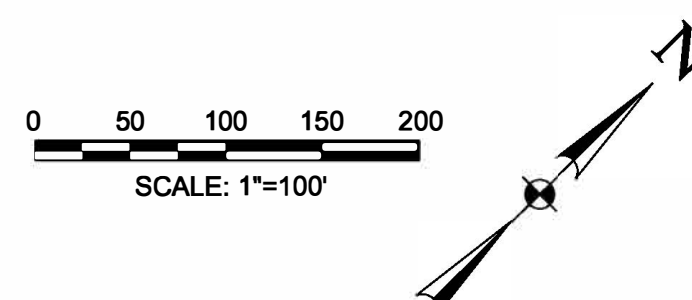
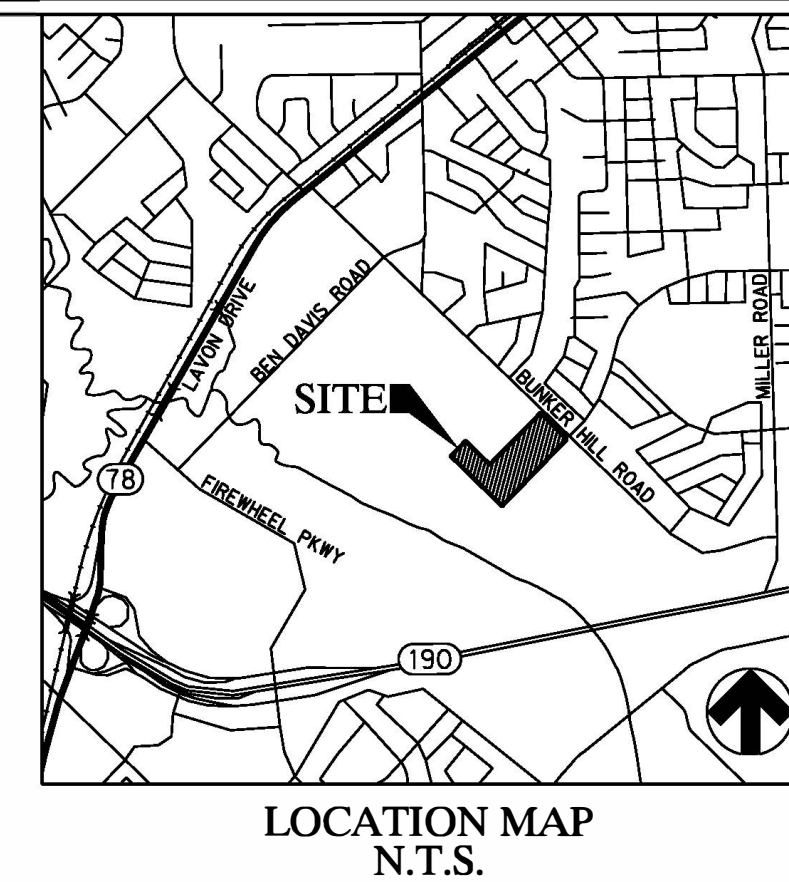
OUTBUILDING SUMMARY			
Outbuildings	No. of Bldgs.	Net Area (ft. sq.)	Gross Area (ft. sq.)
Clubhouse	1	3,030	5,668
Cart storage / 25 5x8 Storage Units	1	1,692	2,181
Cabana	1		886
Storage 32/units	1	1,547	1,547
Dog Wash	1		100
Totals	5	7,149	10,382

Parking Matrix			
Unit Type	Total Number of Units	Min. Parking Spaces Required Per Dwelling	Min. Total Number of Required
A1 - 1 bd/1-ba	66	1.50	99
A2 - 1 bd/1-ba	72	1.50	108
B2 - 2 bd/2-ba	108	2.00	216
C1 - 3 bd/2-ba	24	2.00	48
F - FH	21	1.00	21
Total:	291		492
Club House			15
			507

COMPLETE BUILDING SUMMARY				
	Total No. of Buildings	Total No. of Units	Total Net Sq. ft.	Total Gross Sq. ft.
Apartment Bldgs.	11	291	245,526	292,428
Outbuildings	5	n/a	7,149	10,382
Dog park/Arbor	2	0	n/a	240
Garages	9	88	22,823	22,823
Dog Yards		36		
Carports	23	203		
Totals	50		275,498	325,873

Unit Mix				
Unit Type	No. of Units	% of units in project	Net sq. ft. per unit	Total net sq. ft. of units
A1	66	23%	629	41,514
A2	72	25%	750	54,000
B	108	37%	1,026	110,808
C	24	8%	1,186	28,404
F	21	7%	500	10,500
Total:	291	100%		245,526

Parking Summary		
Open Parking provided for units		246
Open HC Parking provided for units		1
Covered Parking provided for units		198
Covered HC Parking provided for units		5
Garage Parking provided for units		86
HC Garage Parking provided for units		2
Parking provided for Storage / Dog Park		24
HC Parking provided for Storage / Dog Park		0
Parking provided for club house		14
HC Parking provided for club house		1
Total parking provided		587
Parking Ratio Apartments		1.88



(23.0 AC.)
 DONNA E. THOMAS
 VOLUME 2000066, PAGE 4154 DRDCT

INSET A
 SEE SHEET C1.02

FLOODWAY PER FIRM
 MAP# 48113C0230K
 DATED JULY 7, 2014

N 44°30'05" E - 1514.03'

ORNAIMENTAL FENCING WITH TREES

PROPOSED FULLY DEVELOPED FLOODPLAIN
 REVISED EXISTING FULLY DEVELOPED FLOODPLAIN

Δ= 07°44'04"
 R= 845.00'
 L= 114.07'
 CL= 113.98'
 CB= S 41°53'42" E

LOT 41R
 COMMON AREA
 DRAINAGE EASEMENT
 REPLAT
 JACKSON HILLS, PHASE 3A-1
 CCF# 201300185367

LOT 42R
 COMMON AREA
 DRAINAGE EASEMENT
 REPLAT
 JACKSON HILLS, PHASE 3A-2
 CCF# 201400287494

ORNAIMENTAL FENCING WITH ROCK COLUMNS ON 50' CENTERS
 ROBERT MCCULLOUGH SURVEY
 ABSTRACT NO. 928

LOT 25
 BLOCK P
 COMMON AREA
 DRAINAGE EASEMENT
 JACKSON HILLS, PHASE 3A-2
 CCF# 201600008833

SOUTH ROSEWOOD LANE

0.803 AC.
 CITY OF SACHSE
 CC# 201400136844

BLOCK P
 JACKSON HILLS
 PHASE 3A-2
 CCF# 201600008833

LOT 25
 BLOCK P
 COMMON AREA
 DRAINAGE EASEMENT
 JACKSON HILLS, PHASE 3A-2
 CCF# 201600008833

OWNER:
 VANTAGE AT GARLAND, LLC
 7334 BLANCO ROAD, STE 200
 SAN ANTONIO, TX 78216

ENGINEER:
 HALFF ASSOCIATES
 3803 PARKWOOD BLVD., SUITE 800
 FRISCO, TEXAS 75034
 CONTACT: BRIAN SATAGAJ, P.E.
 214-618-4570

NOTES

1. ALL 2" DOMESTIC AND 6" FIRE SERVICES
 SHALL HAVE BACKFLOW PREVENTION DEVICES
 INTERNAL TO THE BUILDING

CITY CASE #170613-1

BUNKER HILL
 GARLAND, TEXAS
EXHIBIT C



Revision No.	Date	Description

PRELIMINARY

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 PURPOSES. THEY WERE PREPARED
 BY OR UNDER THE SUPERVISION OF:

BRIAN M. SATAGAJ 107708
 NAME P.E. NO.
 DATE 3/23/2018
 TBPE FIRM #F-512

Project No.: 32708
 Issued: 3/23/2018
 Drawn By: CAD
 Checked By: BMS
 Scale: AS NOTED
 Sheet Title

DETAIL
 PLAN

C1.01
 Sheet Number

(23.0 AC.)
DONNA E. THOMAS
VOLUME 2000066, PAGE 4154 DRDCT

N 44°30'05" E - 1514.03'

100 YEAR FLOOD PLAIN
PER PRELIMINARY FLOODPLAIN
APPLICATION AT GARLAND, LLC
PREPARED BY HALFF ASSOCIATES
ON AUGUST 9TH, 2017

41.7904 AC.

(26.54 ACRES)
NORBERTO GUILLEN
VOLUME 2002058,
PAGE 7057 DRDCT
TRACT 2

FLOODWAY PER FIRM
MAP# 48113C0230K
DATED JULY 7, 2014

(16.003 ACRES)
NORBERTO GUILLEN
VOLUME 2002058, PAGE 7057 DRDCT
TRACT 1

N 43°59'47" E - 1944.48'

NOTES
1. ALL PARKING AREA SURFACE MATERIAL
SHALL BE REINFORCED CONCRETE PAVEMENT

BENCHMARKS:

REFERENCE BENCHMARK NO. 1 = FOUND CITY OF
GARLAND GPS MONUMENT NO. 149 2" BRASS DISK
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5500 LAVON DRIVE & SH 78.
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ORTHO ELEVATION = 516.87'

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LOCATED ON MEDIAN NOSE OF FIREWHEEL
PARKWAY @ LAVON DRIVE
NORTHING = 7036724.643
EAST = 2546480.606
ORTHO ELEVATION = 490.06'

NOTES

1. ALL 2" DOMESTIC AND 6" FIRE SERVICES
SHALL HAVE BACKFLOW PREVENTION DEVICES
INTERNAL TO THE BUILDING

2. ALL SIDEWALKS ADJACENT TO PARKING
AREAS WILL ACCOUNT FOR 4' CLEAR AREA
OUTSIDE OF VEHICLE OVERHANG TO
ADHERE TO TSM SECTION 8.06.A.6, EITHER
BY USE OF 6' SIDEWALKS OR 4' SIDEWALKS
WITH A 2' BUFFER BETWEEN THE WALK
AND THE CURB.

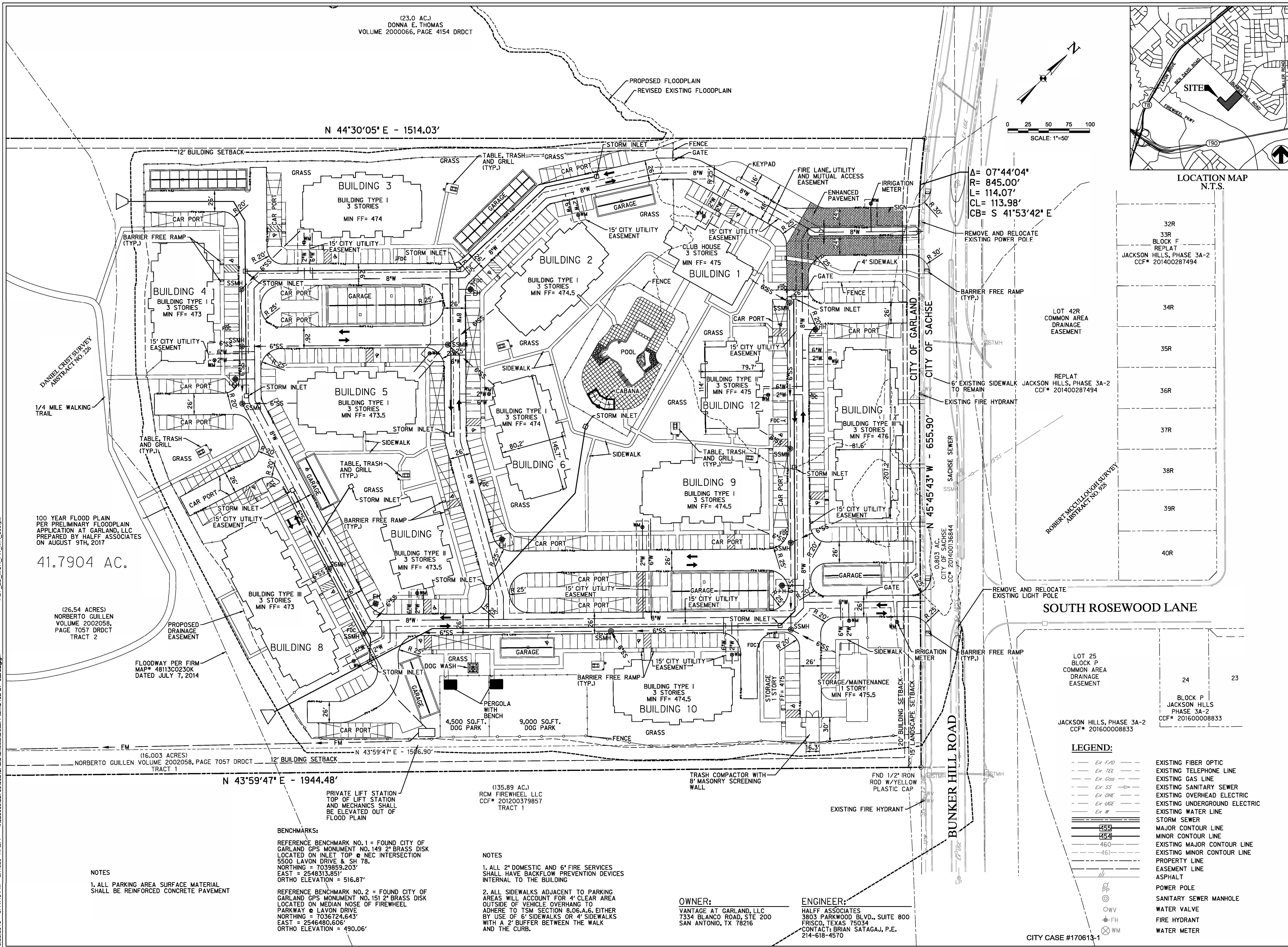
OWNER:

VANTAGE AT GARLAND, LLC
7334 BLANCO ROAD, STE 200
SAN ANTONIO, TX 78216

ENGINEER:

HALFF ASSOCIATES
3803 PARKWOOD BLVD., SUITE 800
FRISCO, TEXAS 75034
CONTACT: BRIAN SATAGAJ, P.E.
214-618-4570

CITY CASE #170613-1



0 25 50 75 100
SCALE: 1"=50'



LOCATION MAP
N.T.S.

Δ= 07°44'04"
R= 845.00'
L= 114.07'
CL= 113.98'
CB= S 41°53'42" E

REMOVE AND RELOCATE
EXISTING POWER POLE

LOT 42R
COMMON AREA
DRAINAGE
EASEMENT

REPLAT, PHASE 3A-2
JACKSON HILLS, PHASE 3A-2
CCF# 201400287494

ROBERT MCCULLOUGH SURVEY
ABSTRACT NO. 928

SOUTH ROSEWOOD LANE

LOT 25
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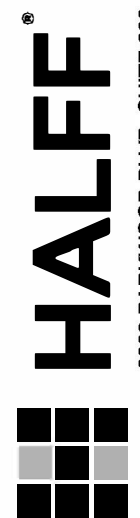
BLOCK P
JACKSON HILLS
PHASE 3A-2
CCF# 201600008833

LEGEND:

- EX F/O --- EXISTING FIBER OPTIC
- EX TEL --- EXISTING TELEPHONE LINE
- EX GAS --- EXISTING GAS LINE
- EX SS --- EXISTING SANITARY SEWER
- EX OHE --- EXISTING OVERHEAD ELECTRIC
- EX UGE --- EXISTING UNDERGROUND ELECTRIC
- EX W --- EXISTING WATER LINE
- SSW --- STORM SEWER
- 455 --- MAJOR CONTOUR LINE
- 454 --- MINOR CONTOUR LINE
- 460 --- EXISTING MAJOR CONTOUR LINE
- 461 --- EXISTING MINOR CONTOUR LINE
- --- PROPERTY LINE
- --- EASEMENT LINE
- --- ASPHALT
- PP --- POWER POLE
- WV --- SANITARY SEWER MANHOLE
- FH --- WATER VALVE
- WM --- FIRE HYDRANT
- WM --- WATER METER

BUNKER HILL
GARLAND, TEXAS

EXHIBIT C



3803 PARKWOOD BLVD., SUITE 800
FRISCO, TEXAS 75034-8640
TEL 214-618-4570
FAX 214-618-4570
TBP# FIRM #F-312

Revision No.	Date	Description

PRELIMINARY

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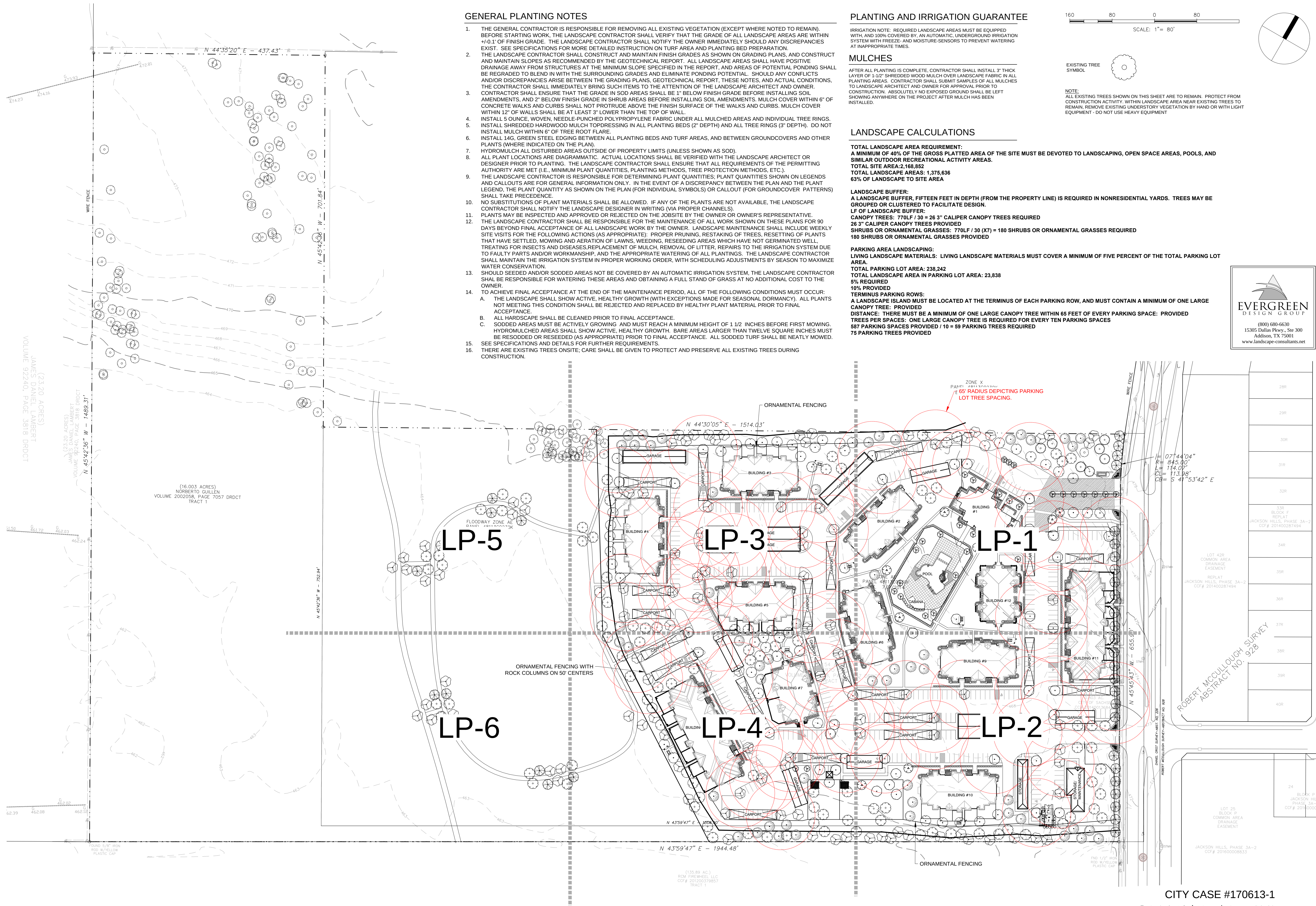
BRIAN M. SATAGAJ 107708
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Project No.: 32708
Issued: 3/23/2018
Drawn By: CAD
Checked By: BMS
Scale: AS NOTED

Sheet Title
DETAIL
PLAN

C1.02

Sheet Number



GENERAL PLANTING NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN) BEFORE STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. THE LANDSCAPE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
3. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
5. INSTALL SHREDDED HARDWOOD MULCH TOPDRESSING IN ALL PLANTING BEDS (2" DEPTH) AND ALL TREE RINGS (3" DEPTH). DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
6. INSTALL 14G GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
7. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
8. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
10. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF ANY OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER IN WRITING (VIA PROPER CHANNELS).
11. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
13. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
14. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2" INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
15. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
16. THERE ARE EXISTING TREES ONSITE; CARE SHALL BE GIVEN TO PROTECT AND PRESERVE ALL EXISTING TREES DURING CONSTRUCTION.

PLANTING AND IRRIGATION GUARANTEE

IRRIGATION NOTE: REQUIRED LANDSCAPE AREAS MUST BE EQUIPPED WITH, AND 100% COVERED BY, AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH FREEZE- AND MOISTURE-SENSORS TO PREVENT WATERING AT INAPPROPRIATE TIMES.

MULCHES

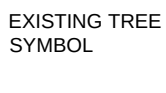
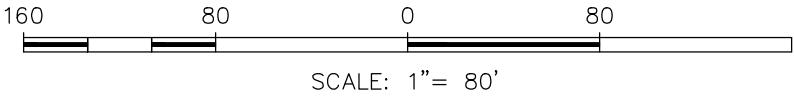
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA REQUIREMENT:
A MINIMUM OF 40% OF THE GROSS PLATTED AREA OF THE SITE MUST BE DEVOTED TO LANDSCAPING, OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR RECREATIONAL ACTIVITY AREAS.
TOTAL SITE AREA: 2,168,852
TOTAL LANDSCAPE AREAS: 1,375,636
63% OF LANDSCAPE TO SITE AREA

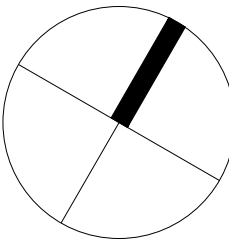
LANDSCAPE BUFFER:
A LANDSCAPE BUFFER, FIFTEEN FEET IN DEPTH (FROM THE PROPERTY LINE) IS REQUIRED IN NONRESIDENTIAL YARDS. TREES MAY BE GROUPED OR CLUSTERED TO FACILITATE DESIGN.
LF OF LANDSCAPE BUFFER:
CANOPY TREES: 770LF / 30 = 26 3/4" CALIPER CANOPY TREES REQUIRED
26 3/4" CALIPER CANOPY TREES PROVIDED
SHRUBS OR ORNAMENTAL GRASSES: 770LF / 30 (X7) = 180 SHRUBS OR ORNAMENTAL GRASSES REQUIRED
180 SHRUBS OR ORNAMENTAL GRASSES PROVIDED

PARKING AREA LANDSCAPING:
LIVING LANDSCAPE MATERIALS: LIVING LANDSCAPE MATERIALS MUST COVER A MINIMUM OF FIVE PERCENT OF THE TOTAL PARKING LOT AREA.
TOTAL PARKING LOT AREA: 238,242
TOTAL LANDSCAPE AREA IN PARKING LOT AREA: 23,838
5% REQUIRED
10% PROVIDED
TERMINUS PARKING ROWS:
A LANDSCAPE ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW, AND MUST CONTAIN A MINIMUM OF ONE LARGE CANOPY TREE: PROVIDED
DISTANCE: THERE MUST BE A MINIMUM OF ONE LARGE CANOPY TREE WITHIN 65 FEET OF EVERY PARKING SPACE: PROVIDED
TREES PER SPACES: ONE LARGE CANOPY TREE IS REQUIRED FOR EVERY TEN PARKING SPACES
687 PARKING SPACES PROVIDED / 10 = 69 PARKING TREES REQUIRED
75 PARKING TREES PROVIDED



EXISTING TREE SYMBOL

NOTE:
ALL EXISTING TREES SHOWN ON THIS SHEET ARE TO REMAIN. PROTECT FROM CONSTRUCTION ACTIVITY. WITHIN LANDSCAPE AREA NEAR EXISTING TREES TO REMAIN, REMOVE EXISTING UNDERSTORY VEGETATION BY HAND OR WITH LIGHT EQUIPMENT - DO NOT USE HEAVY EQUIPMENT



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www.ba-architects.com

Architect



Issuance

Not For Construction



Revisions:

EXHIBIT D

Vantage at Garland
Apartments
Bunker Hill Road
Garland, Texas

Page Description
OVERALL
LANDSCAPE
PLAN

These drawings and accompanying specifications are to be an instrument of service and shall remain the property of the Architect. They are not to be used on other projects or extensions of this project except by agreement in writing and with appropriate compensation to the Architect.

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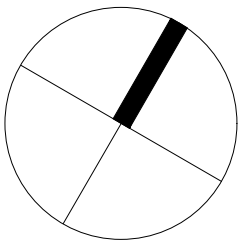
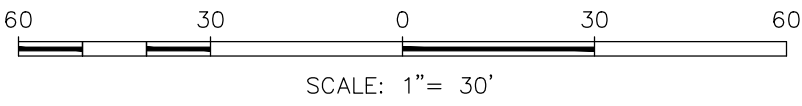
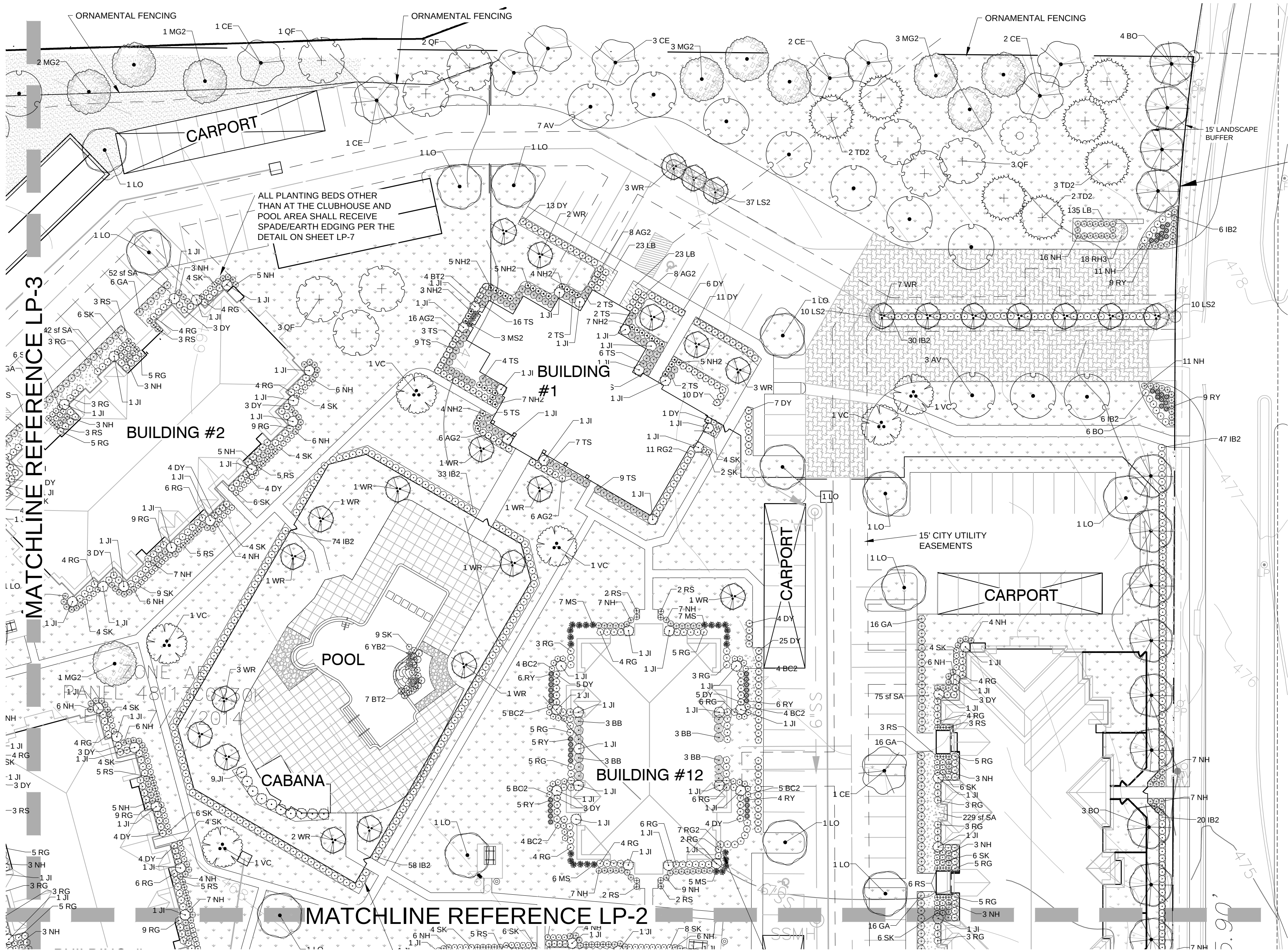
Checked By:

Project No.

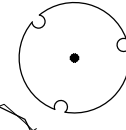
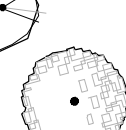
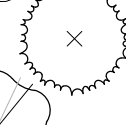
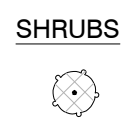
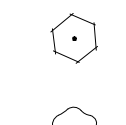
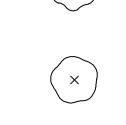
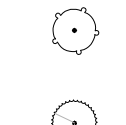
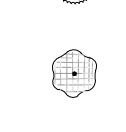
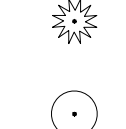
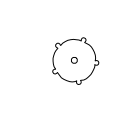
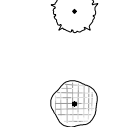
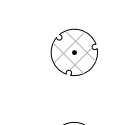
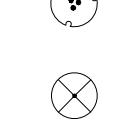
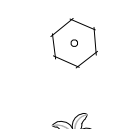
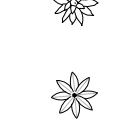
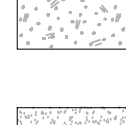
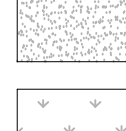
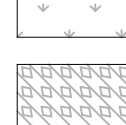
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PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	AV	Acer barbatum var. Caddo / Southern Sugar Maple	B & B	6"Cal	12-14`	51
	WR	Lagerstroemia indica `Watermelon Red` / Crepe Myrtle Multi trunk 3-5 canes	CONT.	3" cal overall	8-10` ht	30
	MG2	Magnolia grandiflora / Southern Magnolia	B & B	4"Cal	12-14`	52
	QF	Quercus falcata / Southern Red Oak	CONT.	6"Cal	12-14`	91
	BO	Quercus macrocarpa / Burr Oak	CONT.	3"Cal	12-14`	38
	LO	Quercus virginiana / Live Oak	CONT.	4"Cal	12-14`	47
	TD2	Taxodium distichum / Bald Cypress	B & B	6"Cal	12-14`	7
	CE	Ulmus crassifolia / Cedar Elm	B & B	4"Cal	12-14`	104
	VC	Vitex agnus-castus / Chaste Tree 3-5 canes	CONT.	3"Cal	8-10` ht.	8
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE			QTY
	GA	Abelia grandiflora / Glossy Abelia 24" minimum at time of planting	5 gal			275
	BC2	Berberis thunbergii `Crimson Pygmy` / Crimson Pygmy Barberry	3 gal			50
	RG	Berberis thunbergii `Rose Glow` / Rosy Glow Barberry	3 gal			497
	RG2	Berberis thunbergii `Rose Glow` / Rosy Glow Barberry	CONT.			31
	AG2	Berberis trifoliata / Agarito	5 gal			44
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	BB	Callicarpa americana / American Beauty Berry	3 gal			24
	RY	Hesperaloe parviflora / Red Yucca 30" o.c.	3 gal			85
	IB2	Ilex cornuta `Burfordii Nana` / Dwarf Burford Holly	5 gal			323
	DY	Ilex vomitoria `Nana` / Dwarf Yaupon 24" o.c.	3 gal			376
	JL	Juniperus virginiana `Idyllwild` / Idyllwild Red Cedar	5 gal			165
	TS	Leucophyllum frutescens `compactum` / Texas Sage 36" o.c.	5 gal			72
	NH	Nandina domestica `harbour dwarf` / Heavenly Bamboo	3 gal			518
	NH2	Nandina domestica `Harbour Dwarf` / Dwarf Heavenly Bamboo	5 gal			40
	RS	Salvia greggii `Furmans Red` / Furman's Red Salvia	3 gal			172
	SK	Scutellaria suffrutescens / Pink Skullcap	3 gal			341
	YB2	Yucca recurvifolia `Banana Split` / Banana Split Yucca	5 gal			6
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	SIZE			QTY
	MS	Miscanthus sinensis `Silberfeder` / Silver Feather Grass	3 gal			25
	MS2	Miscanthus sinensis `Silberfeder` / Silver Feather Grass	5 gal			3
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY
	SA	4" compacted depth / Decomposed Granite Gravel Install over weed fabric. Surround with steel edging when not adjacent to paving.	n/a			2,374 sf
	CC3	Cynodon dactylon Common / Bermuda Grass	Hydromulch			173,453 sf
	CD	Cynodon dactylon `tif 419` / Bermuda Grass	sod			118,066 sf
	LS2	Lantana sellowiana `Lavender Swirl` TM / Trailing Lantana Full plants rooted to container	1 gal		24" o.c.	213 sf
	LB	Liriope muscari `Gigantea` / Giant Lily Turf	1 gal		15" o.c.	269 sf
	RH3	Rudbeckia hirta / Black-eyed Susan	1 gal		15" o.c.	27 sf

LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA REQUIREMENT:
A MINIMUM OF 40% OF THE GROSS PLATTED AREA OF THE SITE MUST BE DEVOTED TO LANDSCAPING, OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR RECREATIONAL ACTIVITY AREAS.
TOTAL SITE AREA: 2,168,852
TOTAL LANDSCAPE AREAS: 1,375,636
63% OF LANDSCAPE TO SITE AREA

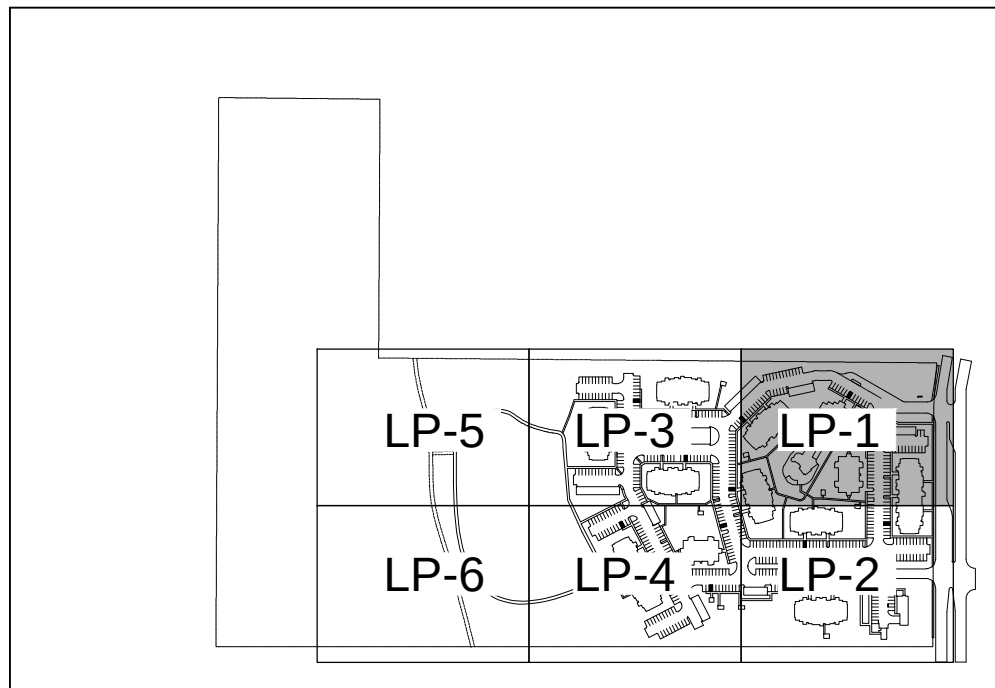
LANDSCAPE BUFFER:
A LANDSCAPE BUFFER, FIFTEEN FEET IN DEPTH (FROM THE PROPERTY LINE) IS REQUIRED IN NONRESIDENTIAL YARDS. TREES MAY BE GROUPED OR CLUSTERED TO FACILITATE DESIGN.
LF OF LANDSCAPE BUFFER:

CANOPY TREES: 770LF / 30 = 26 3" CALIPER CANOPY TREES REQUIRED
26 3" CALIPER CANOPY TREES PROVIDED
SHRUBS OR ORNAMENTAL GRASSES: 770LF / 30 (X7) = 180 SHRUBS OR ORNAMENTAL GRASSES REQUIRED
180 SHRUBS OR ORNAMENTAL GRASSES PROVIDED

PARKING AREA LANDSCAPING:
LIVING LANDSCAPE MATERIALS: LIVING LANDSCAPE MATERIALS MUST COVER A MINIMUM OF FIVE PERCENT OF THE TOTAL PARKING LOT AREA.
TOTAL PARKING LOT AREA: 238,242
TOTAL LANDSCAPE AREA IN PARKING LOT AREA: 23,838
5% REQUIRED
10% PROVIDED

TERMINUS PARKING ROWS:
A LANDSCAPE ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW, AND MUST CONTAIN A MINIMUM OF ONE LARGE CANOPY TREE: PROVIDED
DISTANCE: THERE MUST BE A MINIMUM OF ONE LARGE CANOPY TREE WITHIN 65 FEET OF EVERY PARKING SPACE: PROVIDED
TREES PER SPACES: ONE LARGE CANOPY TREE IS REQUIRED FOR EVERY TEN PARKING SPACES
587 PARKING SPACES PROVIDED / 10 = 59 PARKING TREES REQUIRED
76 PARKING TREES PROVIDED

KEY MAP N.T.S.



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Revisions:

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Page Description

LANDSCAPE PLANTING

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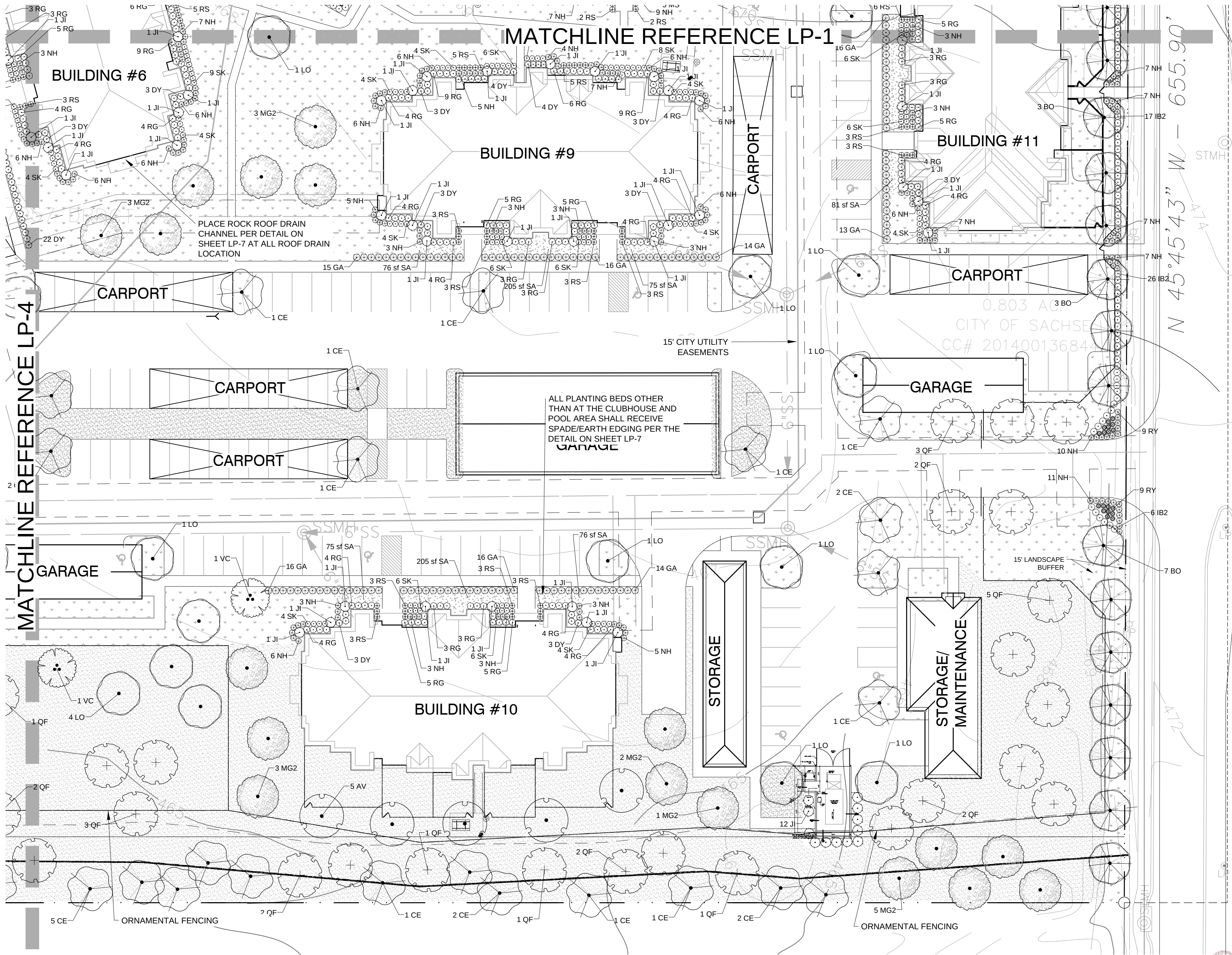
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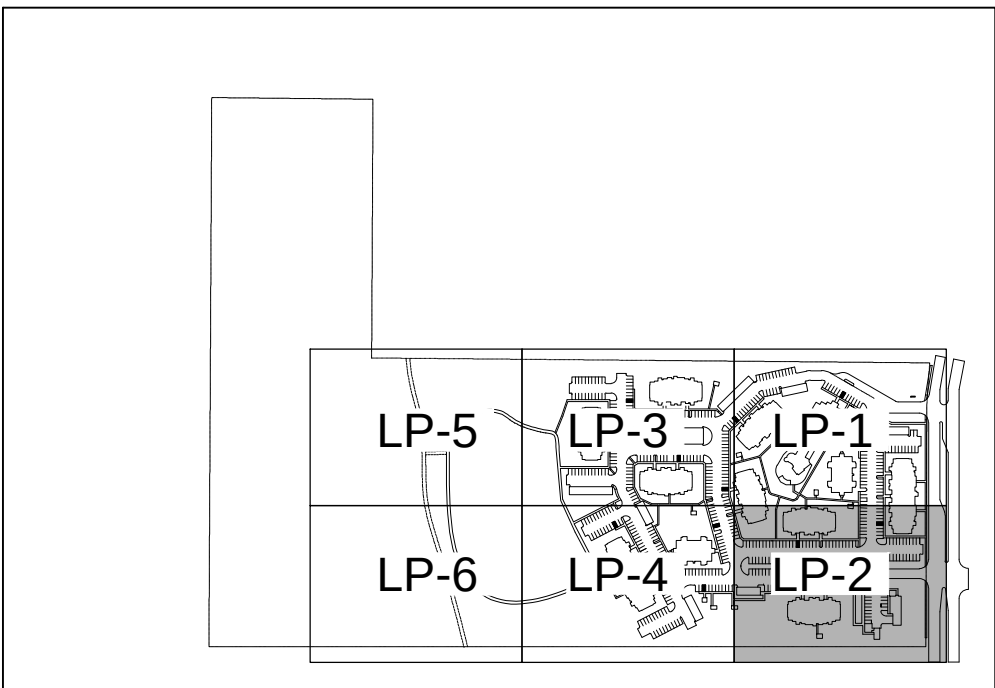
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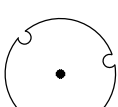
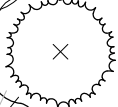
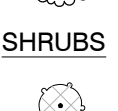
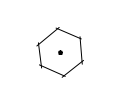
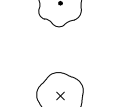
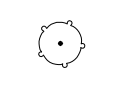
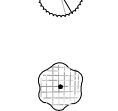
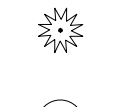
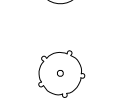
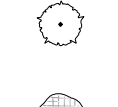
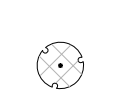
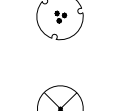
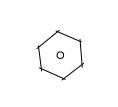
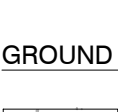
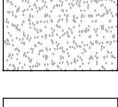
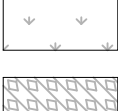
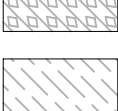
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KEY MAP N.T.S.



PLANT SCHEDULE

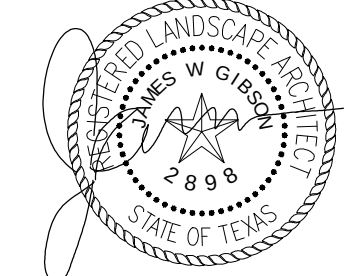
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	QF	Quercus falcata / Southern Red Oak	CONT.	6"Cal	12-14`	91
	BO	Quercus macrocarpa / Burr Oak	CONT.	3"Cal	12-14`	38
	LO	Quercus virginiana / Live Oak	CONT.	4"Cal	12-14`	47
	TD2	Taxodium distichum / Bald Cypress	B & B	6"Cal	12-14`	7
	CE	Ulmus crassifolia / Cedar Elm	B & B	4"Cal	12-14`	104
	VC	Vitex agnus-castus / Chaste Tree 3-5 canes	CONT.	3"Cal	8-10` ht.	8
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE			QTY
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	BB	Callicarpa americana / American Beauty Berry	3 gal			24
	RY	Hesperaloe parviflora / Red Yucca 30" o.c.	3 gal			85
	IB2	Ilex cornuta `Burfordii Nana` / Dwarf Burford Holly	5 gal			323
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GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY
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	CC3	Cynodon dactylon Common / Bermuda Grass	Hydromulch			173,453 sf
	CD	Cynodon dactylon `tif 419` / Bermuda Grass	sod			118,066 sf
	LS2	Lantana sellowiana `Lavender Swirl` TM / Trailing Lantana Full plants rooted to container	1 gal		24" o.c.	213 sf
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Page Description

LANDSCAPE
PLANTING

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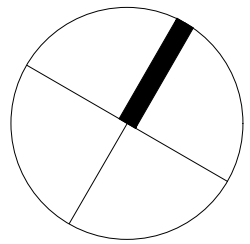
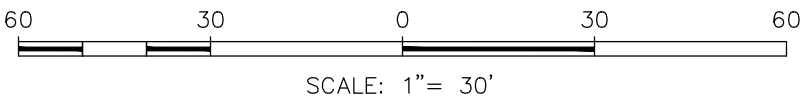
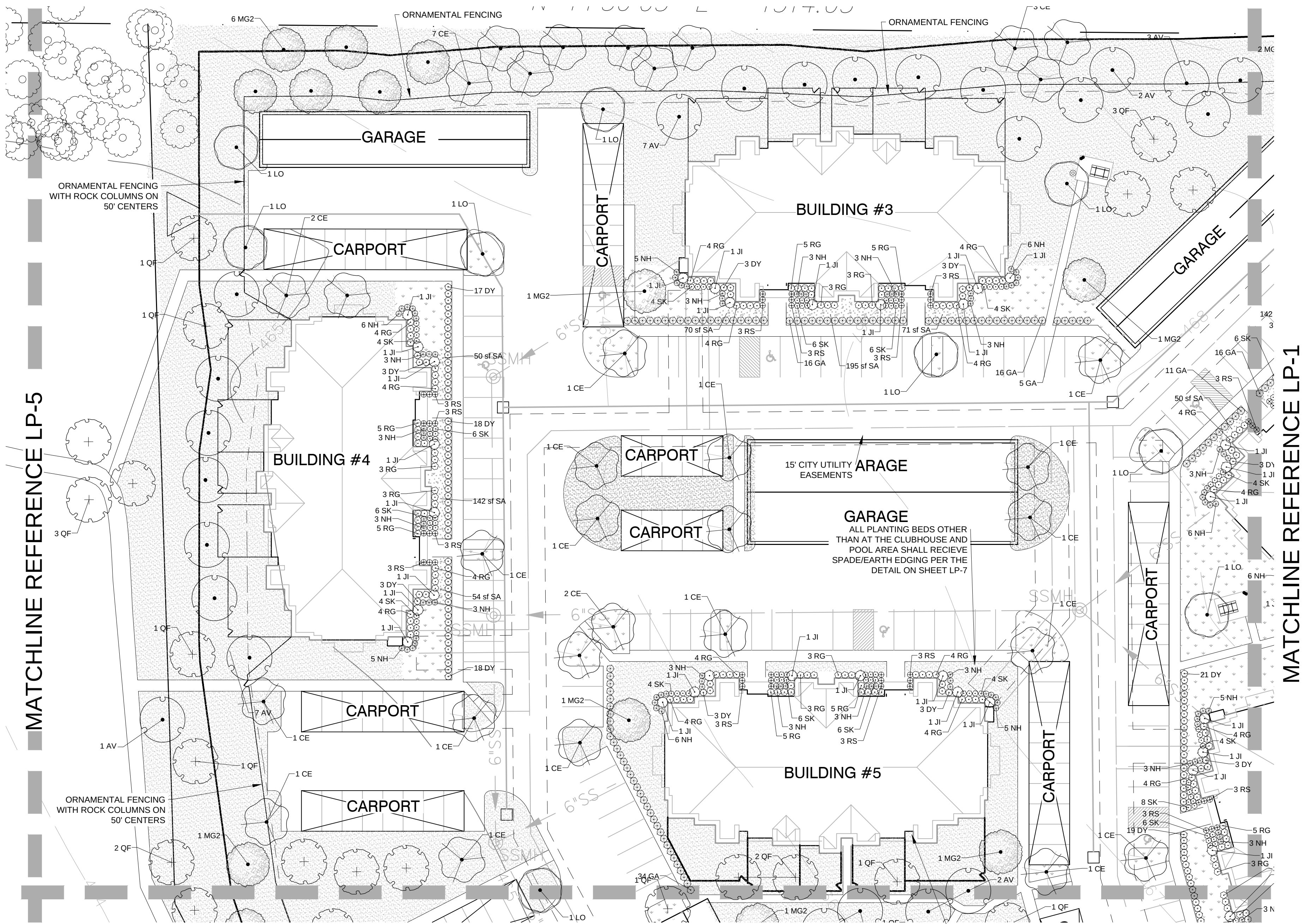
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PLANT SCHEDULE

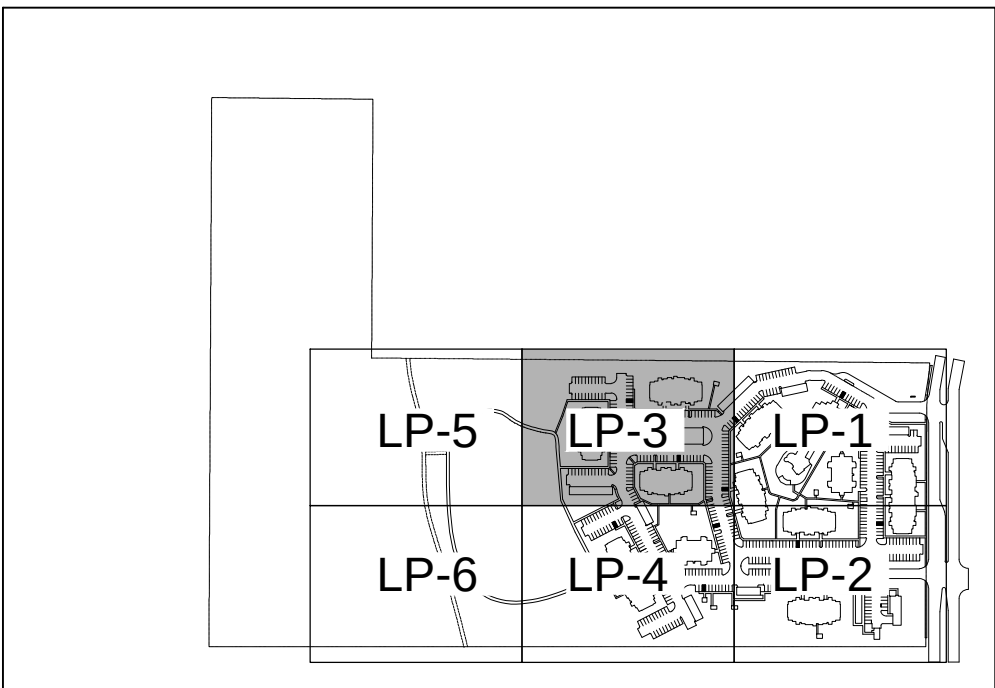
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63% OF LANDSCAPE TO SITE AREA

LANDSCAPE BUFFER:
A LANDSCAPE BUFFER, FIFTEEN FEET IN DEPTH (FROM THE PROPERTY LINE) IS REQUIRED IN NONRESIDENTIAL YARDS. TREES MAY BE GROUPED OR CLUSTERED TO FACILITATE DESIGN.
LF OF LANDSCAPE BUFFER:
CANOPY TREES: 770LF / 30 = 26 3" CALIPER CANOPY TREES REQUIRED
26 3" CALIPER CANOPY TREES PROVIDED
SHRUBS OR ORNAMENTAL GRASSES: 770LF / 30 (X7) = 180 SHRUBS OR ORNAMENTAL GRASSES REQUIRED
180 SHRUBS OR ORNAMENTAL GRASSES PROVIDED

PARKING AREA LANDSCAPING:
LIVING LANDSCAPE MATERIALS: LIVING LANDSCAPE MATERIALS MUST COVER A MINIMUM OF FIVE PERCENT OF THE TOTAL PARKING LOT AREA.
TOTAL PARKING LOT AREA: 238,242
TOTAL LANDSCAPE AREA IN PARKING LOT AREA: 23,838
5% REQUIRED
10% PROVIDED
TERMINUS PARKING ROWS:
A LANDSCAPE ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW, AND MUST CONTAIN A MINIMUM OF ONE LARGE CANOPY TREE: PROVIDED
DISTANCE: THERE MUST BE A MINIMUM OF ONE LARGE CANOPY TREE WITHIN 65 FEET OF EVERY PARKING SPACE: PROVIDED
TREES PER SPACES: ONE LARGE CANOPY TREE IS REQUIRED FOR EVERY TEN PARKING SPACES
587 PARKING SPACES PROVIDED / 10 = 59 PARKING TREES REQUIRED
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Architect



Issuance

Not For Construction

Revisions:

EXHIBIT D

Vantage at Garland
Apartments
Bunker Hill Road
Garland, Texas

Page Description

LANDSCAPE
PLANTING

These drawings and accompanying specifications are to be an instrument of service and shall remain the property of the Architect. They are not to be used on other projects or extensions of this project except by agreement in writing and with appropriate compensation to the Architect.

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Checked By:

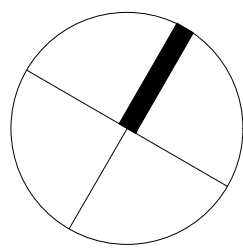
Project No.

Date: 3/27/18

Page

LP-3

CITY CASE #170613-1
PRELIMINARY SET
NOT FOR CONSTRUCTION



Issuance

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Revisions:

EXHIBIT D

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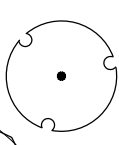
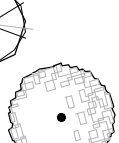
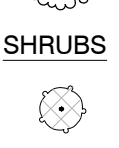
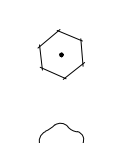
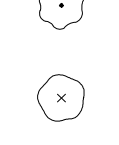
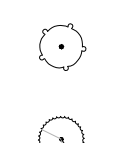
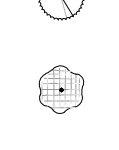
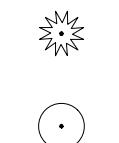
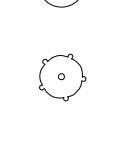
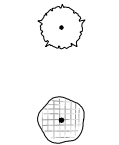
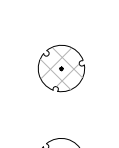
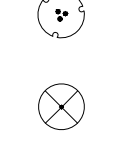
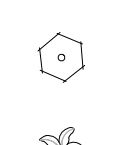
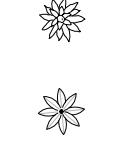
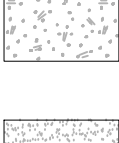
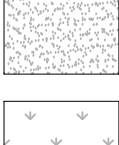
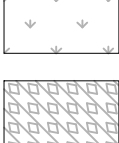
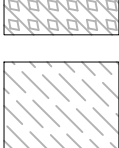
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Project No. _____

Date: 1/12/18

Page

LP-4

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	AV	Acer barbatum var. Caddo / Southern Sugar Maple	B & B	6"Cal	12-14`	51
	WR	Lagerstroemia indica `Watermelon Red` / Crepe Myrtle Multi trunk 3-5 canes	CONT.	3" cal overall	8-10` ht	30
	MG2	Magnolia grandiflora / Southern Magnolia	B & B	4"Cal	12-14`	52
	QF	Quercus falcata / Southern Red Oak	CONT.	6"Cal	12-14`	91
	BO	Quercus macrocarpa / Burr Oak	CONT.	3"Cal	12-14`	38
	LO	Quercus virginiana / Live Oak	CONT.	4"Cal	12-14`	47
	TD2	Taxodium distichum / Bald Cypress	B & B	6"Cal	12-14`	7
	CE	Ulmus crassifolia / Cedar Elm	B & B	4"Cal	12-14`	104
	VC	Vitex agnus-castus / Chaste Tree 3-5 canes	CONT.	3"Cal	8-10` ht.	8
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE			QTY
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	BC2	Berberis thunbergii `Crimson Pygmy` / Crimson Pygmy Barberry	3 gal			50
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	RG2	Berberis thunbergii `Rose Glow` / Rosy Glow Barberry	CONT.			31
	AG2	Berberis trifoliata / Agarito	5 gal			44
	BT2	Berberis trifoliolata / Algerita	3 gal			11
	BB	Callicarpa americana / American Beauty Berry	3 gal			24
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	SA	4" compacted depth / Decomposed Granite Gravel Install over weed fabric. Surround with steel edging when not adjacent to paving.	n/a			2,374 sf
	CC3	Cynodon dactylon Common / Bermuda Grass	Hydromulch			173,453 sf
	CD	Cynodon dactylon `tlf 419` / Bermuda Grass	sod			118,066 sf
	LS2	Lantana sellowiana `Lavender Swirl` TM / Trailing Lantana Full plants rooted to container	1 gal		24" o.c.	213 sf
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CITY CASE #170613-1
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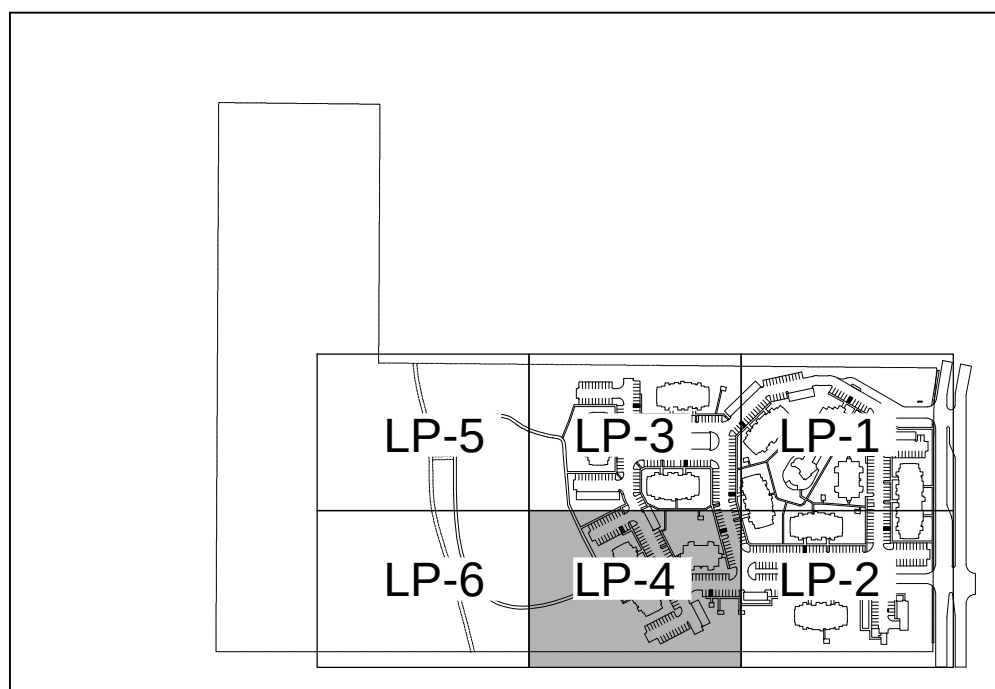
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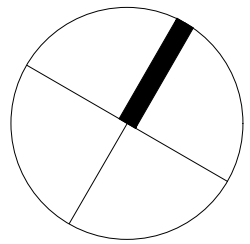
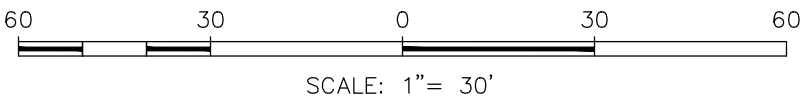
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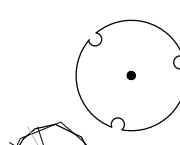
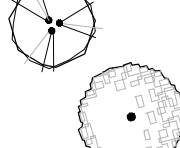
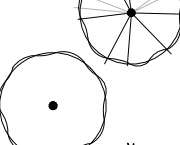
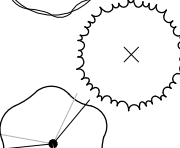
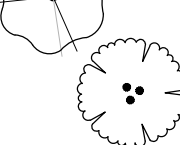
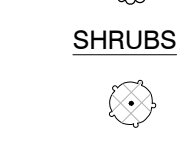
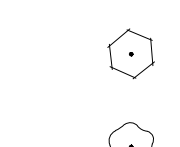
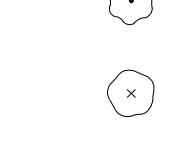
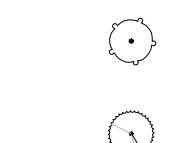
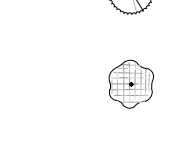
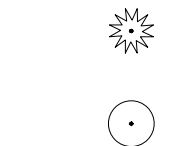
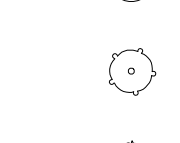
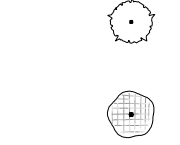
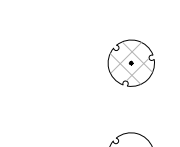
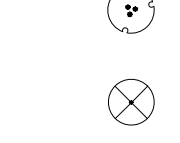
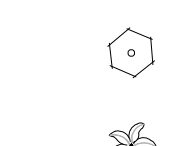
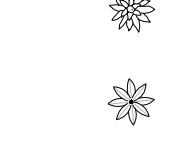
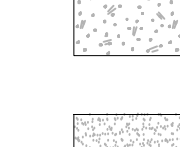
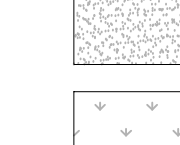
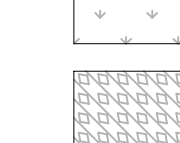
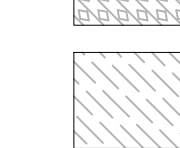


KEY MAP N.T.S.

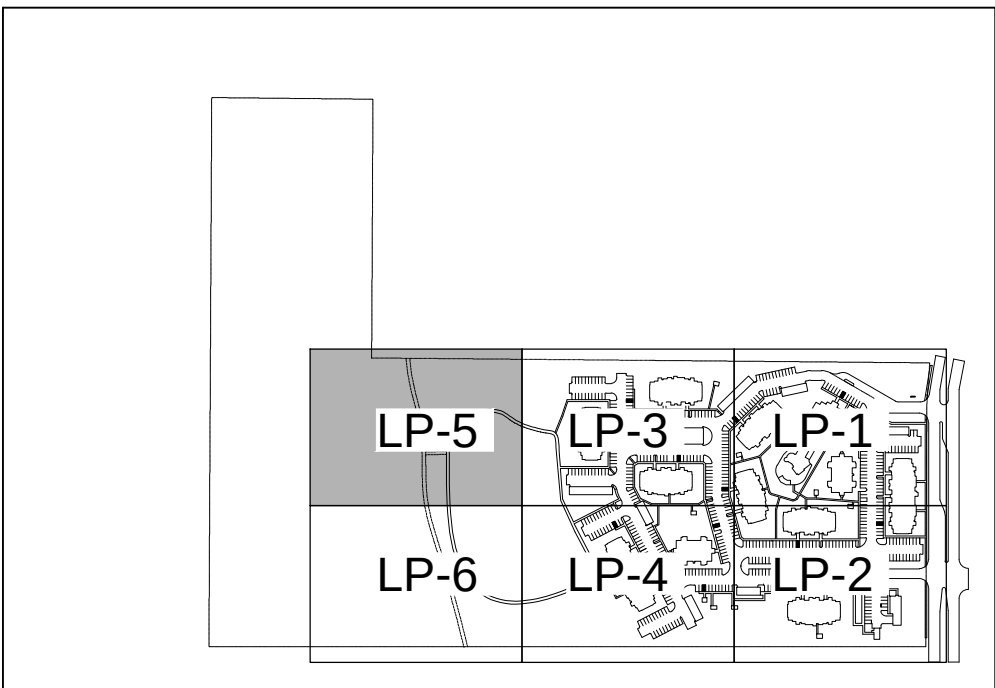




PLANT SCHEDULE

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KEY MAP N.T.S.



LANDSCAPE CALCULATIONS

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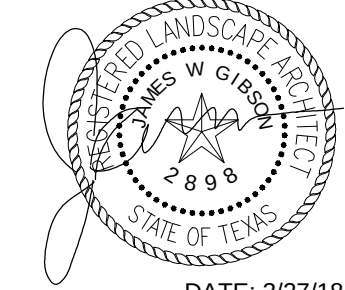
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LANDSCAPE
PLANTING

These drawings and accompanying specifications are to be an instrument of service and shall remain the property of the Architect. They are not to be used on other projects or extensions of this project except by agreement in writing and with appropriate compensation to the Architect.

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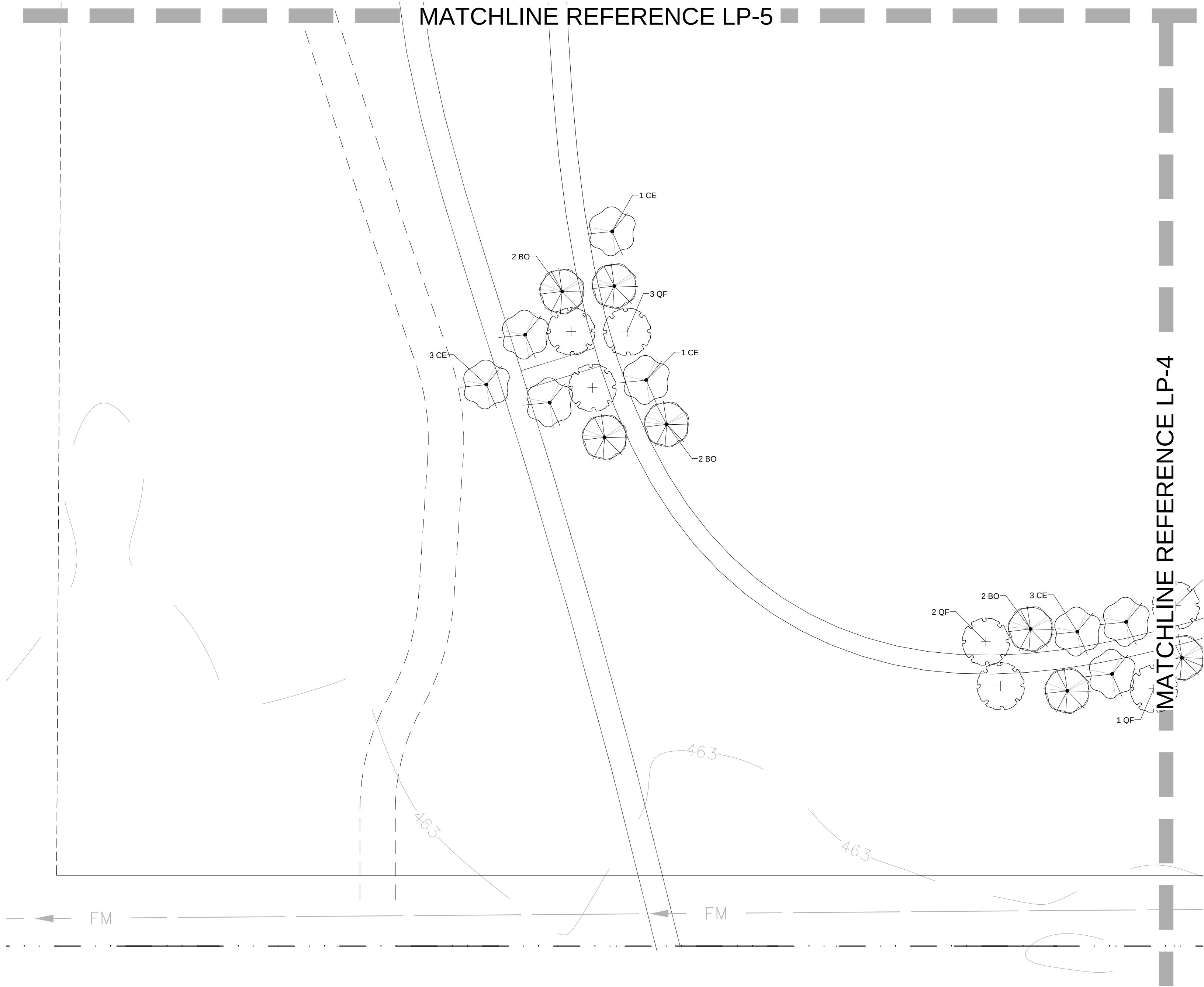
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CITY CASE #170613-1
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LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA REQUIREMENT:
A MINIMUM OF 40% OF THE GROSS PLATTED AREA OF THE SITE MUST BE DEVOTED TO LANDSCAPING, OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR RECREATIONAL ACTIVITY AREAS.

TOTAL SITE AREA: 2,168,852

TOTAL LANDSCAPE AREAS: 1,375,636

63% OF LANDSCAPE TO SITE AREA

LANDSCAPE BUFFER:
A LANDSCAPE BUFFER, FIFTEEN FEET IN DEPTH (FROM THE PROPERTY LINE) IS REQUIRED IN NONRESIDENTIAL YARDS. TREES MAY BE GROUPED OR CLUSTERED TO FACILITATE DESIGN.

LF OF LANDSCAPE BUFFER:
CANOPY TREES: 770LF / 30 = 26 3" CALIPER CANOPY TREES REQUIRED
26 3" CALIPER CANOPY TREES PROVIDED
SHRUBS OR ORNAMENTAL GRASSES: 770LF / 30 (X7) = 180 SHRUBS OR ORNAMENTAL GRASSES REQUIRED
180 SHRUBS OR ORNAMENTAL GRASSES PROVIDED

PARKING AREA LANDSCAPING:
LIVING LANDSCAPE MATERIALS: LIVING LANDSCAPE MATERIALS MUST COVER A MINIMUM OF FIVE PERCENT OF THE TOTAL PARKING LOT AREA.

TOTAL PARKING LOT AREA: 238,242

TOTAL LANDSCAPE AREA IN PARKING LOT AREA: 23,838

5% REQUIRED
10% PROVIDED

TERMINUS PARKING ROWS:
A LANDSCAPE ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW, AND MUST CONTAIN A MINIMUM OF ONE LARGE CANOPY TREE: PROVIDED

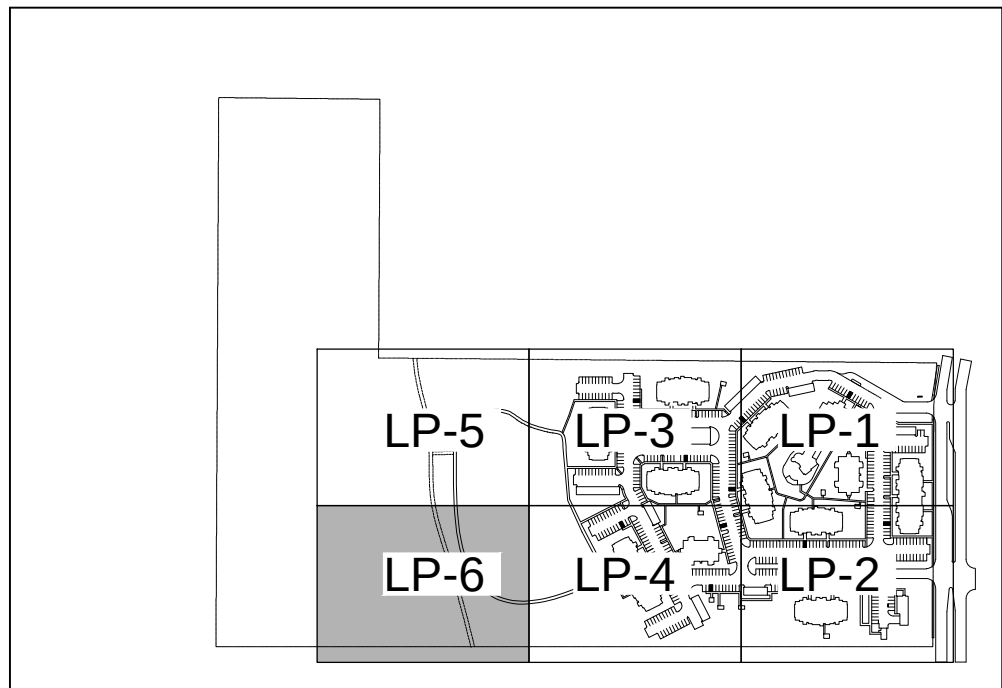
DISTANCE: THERE MUST BE A MINIMUM OF ONE LARGE CANOPY TREE WITHIN 65 FEET OF EVERY PARKING SPACE: PROVIDED

TREES PER SPACES: ONE LARGE CANOPY TREE IS REQUIRED FOR EVERY TEN PARKING SPACES

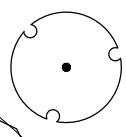
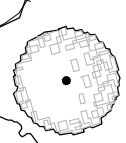
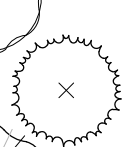
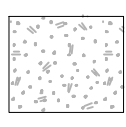
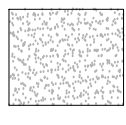
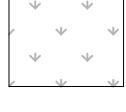
587 PARKING SPACES PROVIDED / 10 = 59 PARKING TREES REQUIRED
76 PARKING TREES PROVIDED



KEY MAP N.T.S.



PLANT SCHEDULE

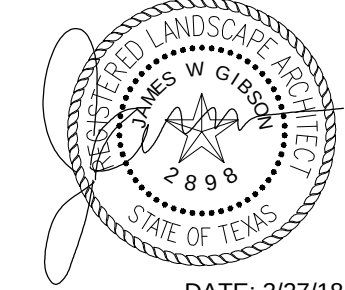
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	AV	Acer barbatum var. Caddo / Southern Sugar Maple	B & B	6"Cal	12-14`	51
	WR	Lagerstroemia indica `Watermelon Red` / Crepe Myrtle Multi trunk 3-5 canes	CONT.	3" cal overall	8-10` ht	30
	MG2	Magnolia grandiflora / Southern Magnolia	B & B	4"Cal	12-14`	52
	QF	Quercus falcata / Southern Red Oak	CONT.	6"Cal	12-14`	91
	BO	Quercus macrocarpa / Burr Oak	CONT.	3"Cal	12-14`	38
	LO	Quercus virginiana / Live Oak	CONT.	4"Cal	12-14`	47
	TD2	Taxodium distichum / Bald Cypress	B & B	6"Cal	12-14`	7
	CE	Ulmus crassifolia / Cedar Elm	B & B	4"Cal	12-14`	104
	VC	Vitex agnus-castus / Chaste Tree 3-5 canes	CONT.	3"Cal	8-10` ht.	8
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE			QTY
	GA	Abelia grandiflora / Glossy Abelia 24" minimum at time of planting	5 gal			275
	BC2	Berberis thunbergii `Crimson Pygmy` / Crimson Pygmy Barberry	3 gal			50
	RG	Berberis thunbergii `Rose Glow` / Rosy Glow Barberry	3 gal			497
	RG2	Berberis thunbergii `Rose Glow` / Rosy Glow Barberry	CONT.			31
	AG2	Berberis trifoliata / Agerito	5 gal			44
	BT2	Berberis trifoliolata / Algerita	3 gal			11
	BB	Callicarpa americana / American Beauty Berry	3 gal			24
	RY	Hesperaloe parviflora / Red Yucca 30" o.c.	3 gal			85
	IB2	Ilex cornuta `Burfordii Nana` / Dwarf Burford Holly	5 gal			323
	DY	Ilex vomitoria `Nana` / Dwarf Yaupon 24" o.c.	3 gal			376
	JI	Juniperus virginiana `Idyllwild` / Idyllwild Red Cedar	5 gal			165
	TS	Leucophyllum frutescens `compactum` / Texas Sage 36" o.c.	5 gal			72
	NH	Nandina domestica `harbour dwarf` / Heavenly Bamboo	3 gal			518
	NH2	Nandina domestica `Harbour Dwarf` / Dwarf Heavenly Bamboo	5 gal			40
	RS	Salvia greggii `Furmans Red` / Furman`s Red Salvia	3 gal			172
	SK	Scutellaria suffrutescens / Pink Skullcap	3 gal			341
	YB2	Yucca recurvifolia `Banana Split` / Banana Split Yucca	5 gal			6
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	SIZE			QTY
	MS	Miscanthus sinensis `Silberfeder` / Silver Feather Grass	3 gal			25
	MS2	Miscanthus sinensis `Silberfeder` / Silver Feather Grass	5 gal			3
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY
	SA	4" compacted depth / Decomposed Granite Gravel Install over weed fabric. Surround with steel edging when not adjacent to paving.	n/a			2,374 sf
	CC3	Cynodon dactylon Common / Bermuda Grass	Hydromulch			173,453 sf
	CD	Cynodon dactylon `tif 419` / Bermuda Grass	sod			118,066 sf
	LS2	Lantana sellowiana `Lavender Swirl` TM / Trailing Lantana Full plants rooted to container	1 gal		24" o.c.	213 sf
	LB	Liriope muscari `Gigantea` / Giant Lily Turf	1 gal		15" o.c.	269 sf
	RH3	Rudbeckia hirta / Black-eyed Susan	1 gal		15" o.c.	27 sf

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Issuance

Not For Construction

Revisions:

EXHIBIT D

Vantage at Garland
Apartments
Bunker Hill Road
Garland, Texas

Page Description

LANDSCAPE PLANTING

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SPUG

Checked By:

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PLANTING SPECIFICATIONS

GENERAL

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

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 FT. OF PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 - ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANDARD IN FORM UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
 - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8, MOISTURE CONTENT 35 TO 55 PERCENT PASSING THROUGH 3/4-INCH (19-MM) SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
- J. TREE STAKING AND GUYING
- STAKES: 6" LONG GREEN METAL T-POSTS.
 - GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED STEEL WIRE, 2 STRAND, TWISTED, 0.08 INCH DIAMETER.
 - STOP CHAINING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMETTS TO PROTECT TREE TRUNKS FROM DAMAGE.
- M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE: COL-MET OR APPROVED EQUAL.
- N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1 OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (EC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
 - AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
 - AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
 - IRON SULPHATE - 2 LBS. PER CU. YD.
 - CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
 - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.
- B. GENERAL PLANTING
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 - EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 - TRENCHING NEAR EXISTING TREES:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

C.

TREE PLANTING

- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH OF THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 - SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 - FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 - INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 - BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO COMPLETE THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 - THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 1"-2" TREES TWO STAKES PER TREE
 - 2-1/2"-4" TREES THREE STAKES PER TREE
 - TREES OVER 4" CALIPER GUY AS NEEDED
 - MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- D. SHRUB, PERENNIAL, AND GROUND COVER PLANTING
- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 - INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- E. SODDING
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 - LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 - LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 - ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 - WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- F. HYDROMULCHING
- TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - WINTER MIX (OCTOBER 1 - MARCH 31)
 - 50# CELLULOSE FIBER MULCH
 - 2# UNHULLED BERMAUDA SEED
 - 2# ANNUAL RYE SEED
 - 15-15-15 WATER SOLUBLE FERTILIZER
 - SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 - 50# CELLULOSE FIBER MULCH
 - 1# HULLED BERMAUDA SEED
 - 15-15-15 WATER SOLUBLE FERTILIZER
- SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - GENERAL
 - 50# CELLULOSE FIBER MULCH
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER

G.

DRILL SEEDING

- ALL SEED SHALL BE DRILL SEED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
 - THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - 50# CELLULOSE FIBER MULCH
 - 15-15-15 WATER SOLUBLE FERTILIZER
 - ORGANIC BINDER
- I. CLEAN UP
- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 - DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- J. INSPECTION AND ACCEPTANCE
- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 - WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 - THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- K. LANDSCAPE MAINTENANCE
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
 - TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- L. WARRANTY PERIOD AND REPLACEMENTS
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 - AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

H.

SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.

- MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- FINISH GRADE.
- ROOT BALL.
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
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- 3" HIGH EARTHEN WATERING BASIN.
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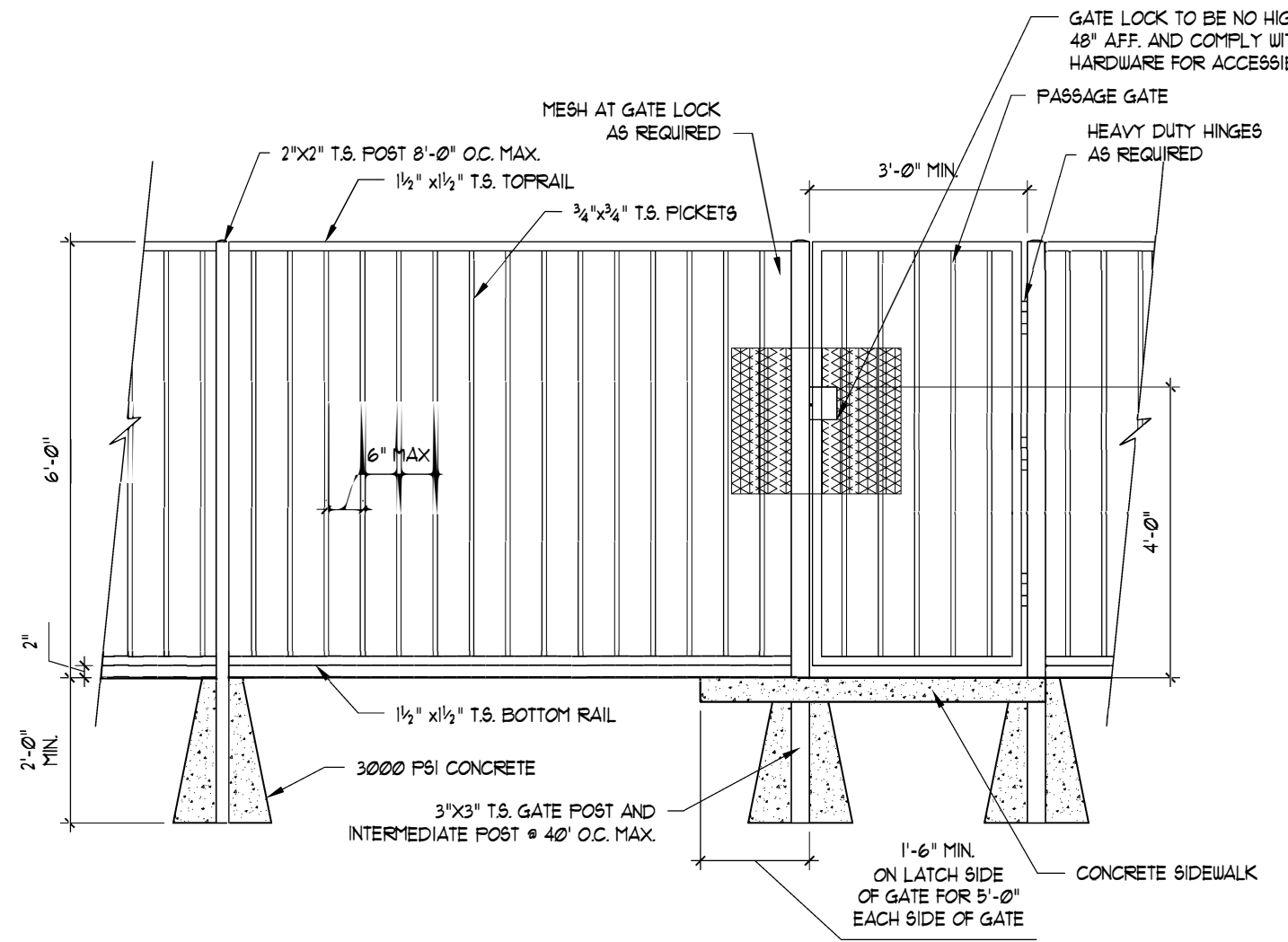
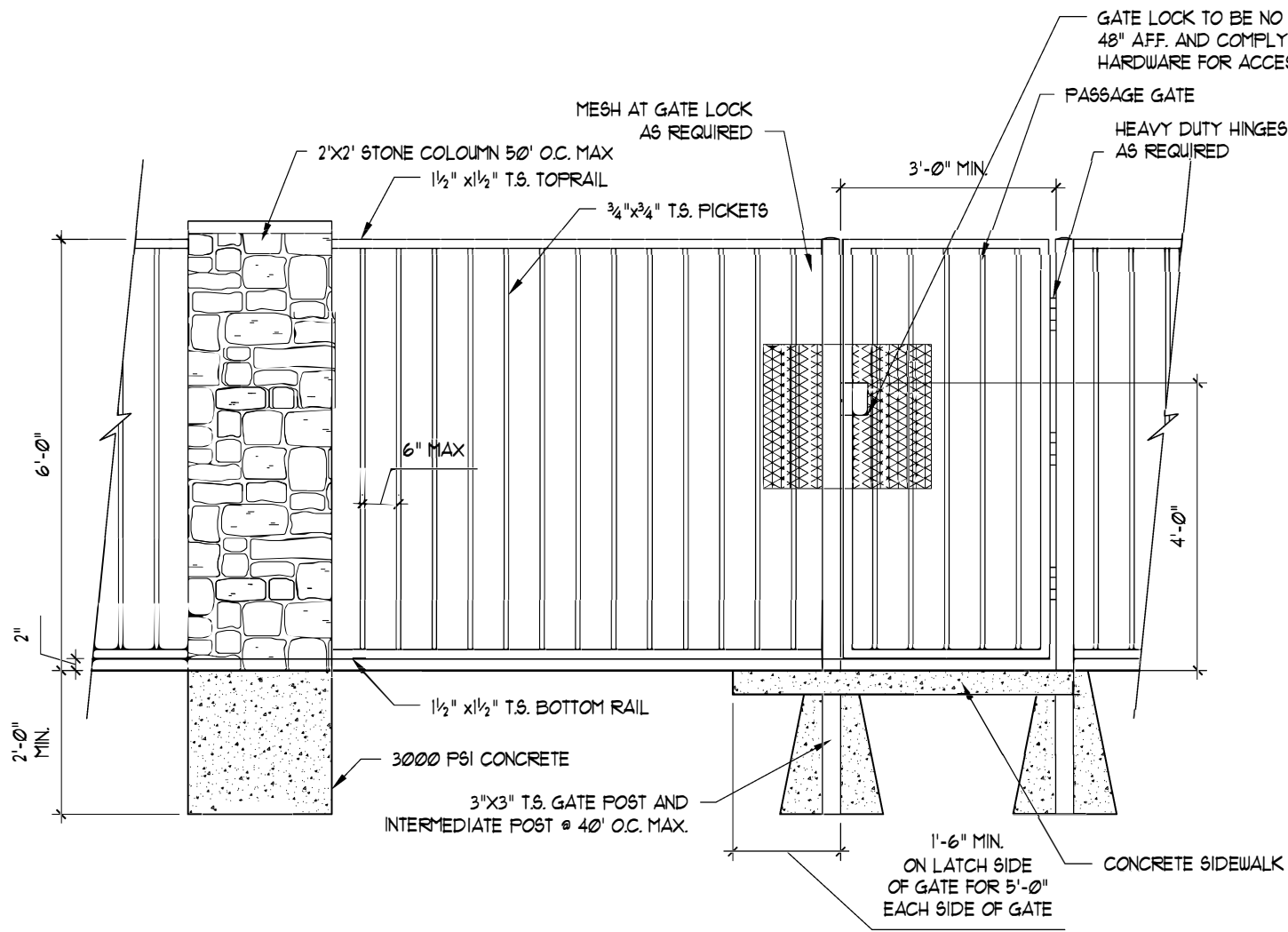
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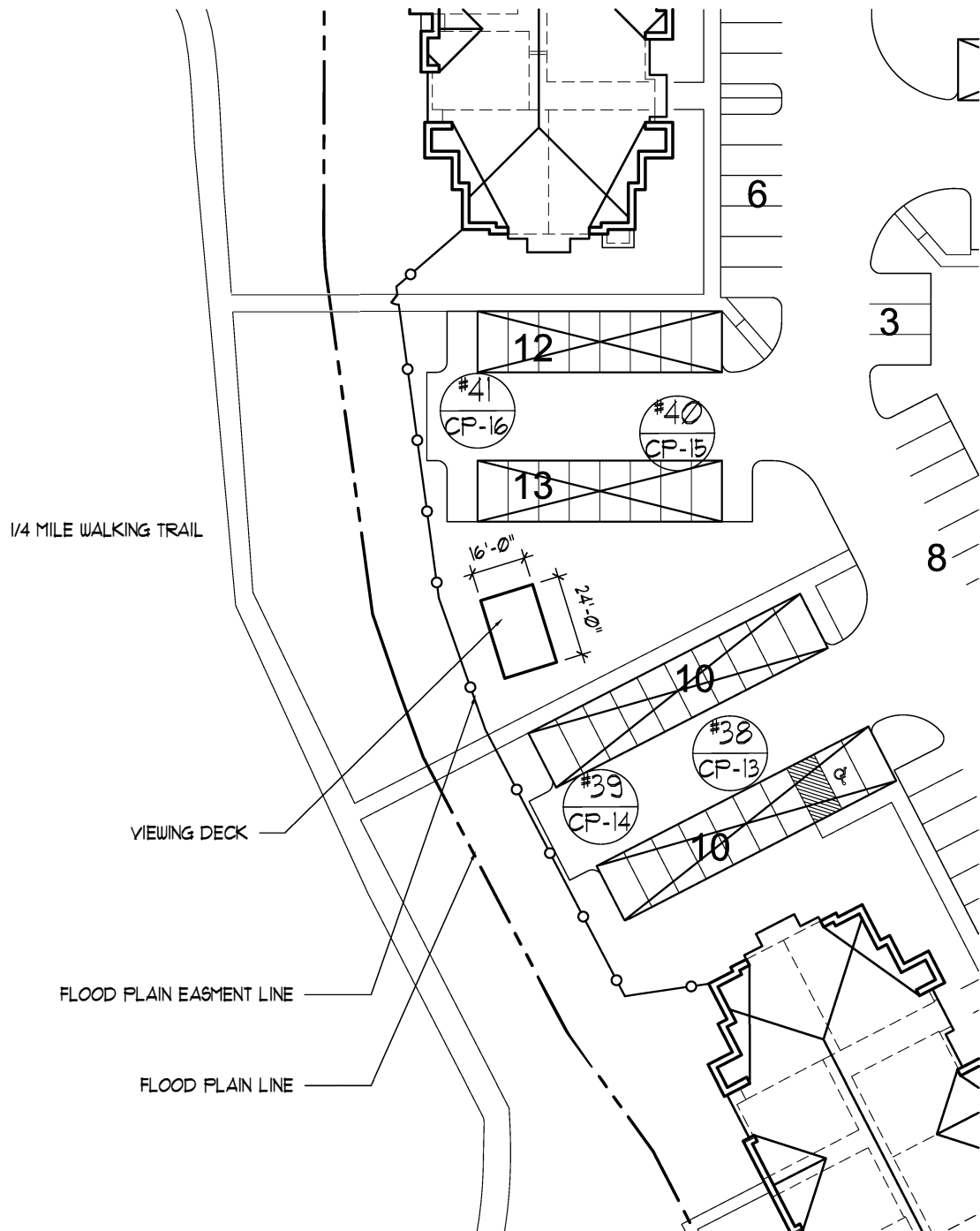
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AH.

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Landscape Plan Detail **Viewing Deck** **EXHIBIT D**

BUILDING TYPE 1



North Elevation



East Elevation



South Elevation



West Elevation

BUILDING TYPE 2



North Elevation

East Elevation



South Elevation

West Elevation

BUILDING TYPE 3



North Elevation



East Elevation



South Elevation



West Elevation



222 Ridgcrest
San Antonio, Texas 78209
ph. 210.829.1898 fax 210.829-1899
architects@ba-architects.com
www.ba-architects.com

Architect

ERIC A. BRENDLER JR.

DATE 10/17

NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION

Issuance

Not For Construction

Revisions:

EXHIBIT E

Vantage at Garland
Apartments
Bunker Hill Road
Garland Texas

Page Description

EXTERIOR ELEV.
CLUBHOUSE, ETC.

These drawings and accompanying
specifications are to be an instrument
of service and shall remain the property
of the Architect. They are not to be
used on other projects or extensions of
this project except by agreement in
writing and with appropriate
compensation to the Architect.

Drawn By: *SDM*

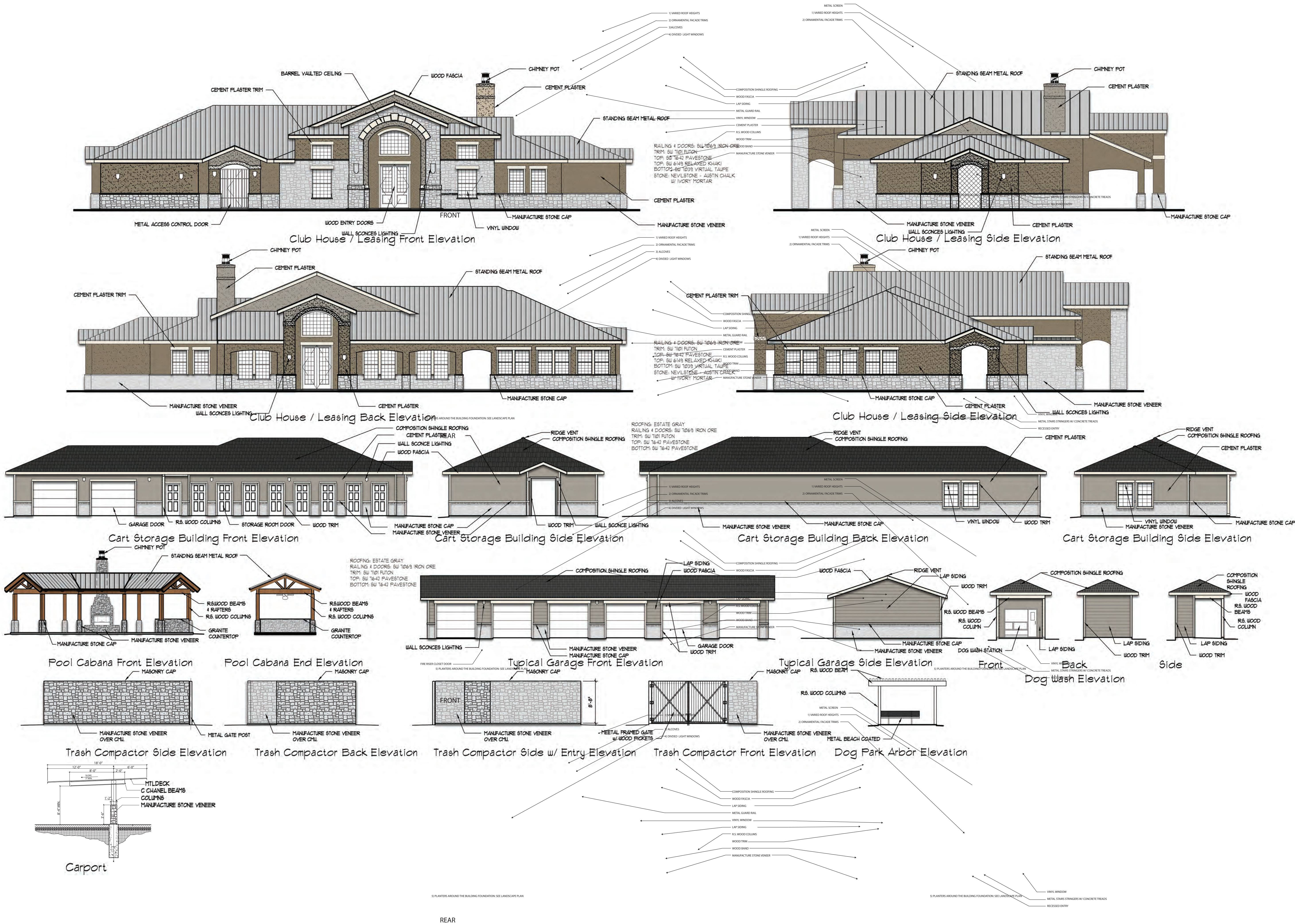
Checked By:

Project No. 17010

Date: 12.29.2017

Page

A4.5



Vantage at Garland –

We have revised our overall project plan to address a number of the commission and stakeholder concerns. The following improvements have been made since the January Plan Commission meeting:

1. **Landscaping and Tree Preservation:** We are planting several hundred inches of trees, exceeding landscape requirements. This is an effort to create a more established and green community shortly after construction, rather than a field of buildings, parking, and a little amounts of green space. These elements are focused around the perimeter and main entry of the site as well as the community areas within the project.
2. **Architectural Elements:** We have revised our building elevations to match a more urban style development as seen in projects around the area. This has included complying with the exterior building material requirements as well as adding items such as parapets, metal overhangs, and internalized corridors.
 - a. Removed all Cement fiber lap siding and replaced with Stone, stucco and more modern cement panels
 - b. Detailed entry ways and added metal awnings
 - c. Flattened roof pitch and added parapets above fascia
 - d. Detailed entryways
 - e. Revised stone coursing with modern limestone pattern
3. **Internalized corridors in Buildings:** We have internalized the corridors of the residential buildings in a continued effort to modernize the building design
4. **Air Conditioning Condensers:** We have gone above the necessary mechanical requirements and internalized all the AC condensing units with a more efficient product. This will mean that no condensers are around the building or roof where they tend to be very inefficient in the summer. This will allow the overly landscaped areas around the buildings to be a natural buffer around each structure and not be overshadowed by piping and AC units.
5. **Interiors:** We have upgraded our interior package to include granite or stone countertops.
6. **Amenity Package:** We have further enhanced our amenity package with a viewing deck at the rear of the property overlooking Rowlett Creek and the future linear park/trail.
7. **Site Plan:** We have relocated garages and carports away from Bunker Hill Road to provide a more aesthetically pleasing “front door” to the development.

Z 17-43



Looking at Single Family development (City of Sachse) from Bunker Hill Road



Looking at subject site from Bunker Hill Road.



Looking at Single Family development (City of Sachse) from Bunker Hill Road



Looking at Single Family development (City of Sachse) from Bunker Hill Road



GARLAND

Plan Commission

3.b.

Meeting Date: 04/09/2018

Item Title: Z 18-08 AMCAL Multi-Housing, Inc. (District 2)

Summary:

Consideration of the application of **AMCAL Multi-Housing, Inc.**, requesting approval of 1) a Zoning Change from Planned Development (PD) 95-20 District for Light Commercial Uses and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Elder Care - Independent Living. This property is located at 902 Lavon Drive, 1014 Lavon Drive and 314 Castle Drive. (District 2) (File Z 18-08)

Attachments

Z 18-08 AMCAL Multi-Housing, Inc. Report and Attachments

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 18-08/District 2

Agenda Item:

Meeting: Plan Commission

Date: April 9, 2018

REQUEST

Approval of 1) a Zoning Change from Planned Development (PD) 95-20 District for Light Commercial Uses and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Elder Care - Independent Living.

LOCATION

902 Lavon Drive, 1014 Lavon Drive and 314 Castle Drive

APPLICANT

AMCAL Multi-Housing, Inc.

OWNER

Harvest Church of God

BACKGROUND

The subject property, currently undeveloped, is a bizonal site with Community Retail (CR) District over the northern portion of the subject property and Planned Development (PD) 95-20 District for Light Commercial Uses over the southern portion of the subject property.

The applicant proposes a Planned Development (PD) District with a Detail Plan to develop the subject property with an Elder Care - Independent Living facility.

SITE DATA

The subject property consists of 11.30 acres with approximately 373 linear feet of frontage along Lavon Drive and 378 linear feet of frontage along Castle Drive. The proposed Elder Care - Independent Living facility would be accessed at two points along Castle Drive.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) 95-20 District allows a limited number of land uses as they are permitted in the Light Commercial (LC) District. The Community Retail (CR) District allows those land uses as listed in Section 2.52 of the Garland Development Code (GDC). Elder Care - Independent Living is allowed in neither Planned Development (PD) 95-20 District nor the Community Retail (CR) District; therefore, the applicant seeks approval of a zoning change to a Planned Development (PD) District for Multi-Family Uses where said land use would be permitted. Furthermore, Planned Development (PD) 95-20 District requires the approval of a Detail Plan through a public hearing process prior to any development on the subject property.

CONSIDERATIONS

Detail Plan (Exhibit C):

1. The applicant proposes a Detail Plan for an Elder Care - Independent Living facility that would consist of two (2) apartment buildings identified on the Detail Plan as Building A and Building B, one (1) club house and a number of outdoor amenities that include a community garden, pool area, a dog park, multiple grill areas and a bocce ball court. Buildings and outdoor amenity areas would be connected by sidewalks and trails.

2. Building A would house fifty (50) dwelling units and Building B would house seventy (70) dwelling units; this Elder Care - Independent Living facility would offer a unit mix of one-bedroom and two-bedroom units. Building A and Building B would be two-story buildings with a maximum building height of thirty-four (34) feet and nine (9) inches while the club house would be a one-story building with a maximum building height of thirty-two (32) feet and one (1) inch; the height of the three buildings would be below the maximum building height of forty (40) feet permitted in the Multi-Family (MF) District, the zoning district that would govern the building height in the proposed Planned Development (PD).
3. The Garland Development Code (GDC) allows the maximum density for Elder Care-Independent Living facilities to be established by the governing ordinance in a Planned Development (PD). With 120 dwelling units on 11.21 acres (area of the site minus right-of-way dedication), the Detail Plan yields a maximum density of 10.7 units per acre for the proposed Elder Care - Independent Living facility.
4. The Garland Development Code (GDC) prescribes a number of special standards to which all Elder Care - Independent Living facilities are required to be built; these special standards include but are not limited to site design, perimeter fencing/landscaping and signage. The proposed Elder Care-Independent Living facility conforms to all the applicable special standards.
5. The Garland Development Code (GDC) establishes a parking ratio of one (1) space per dwelling unit for Elder Care-Independent Living facilities; the proposed Detail Plan provides 138 parking spaces of which sixty (60) will be covered by carports.
6. The landscape and screening layout on the proposed landscape plan (Exhibit D) complies with the applicable screening and landscape standards found in Chapter 4 of the Garland Development Code (GDC).
7. The design of the building (Exhibit E) is required to comply with the following Garland Development Code (GDC) development standards:
 - All building elevations are required to consist of at least eighty percent masonry per Section 4.83(A).
 - At least two different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
 - At least six of the twelve architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
 - Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).

The design of Building A, Building B and the club house as proposed complies with the aforementioned development standards.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact neighborhoods provide areas for moderate increase 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. The Compact neighborhood development type is primarily characterized as moderate residential between six (6) and twelve (12) dwelling units per acre. The proposed density is within this range.

COMPATIBILITY OF REQUEST WITH SURROUNDING DEVELOPMENT

The properties to the north, across Castle Drive, are zoned Planned Development (PD) 90-12 District for Community Retail Uses and Single-Family-7 (SF-7) District; these properties are developed with a church, a private school and associated ball fields, and single family residences. The properties to the east and to the south are zoned Single-Family-7 (SF-7) District; these properties are developed with a church, a middle school, and single family residences. The properties across Lavon Drive are zoned Industrial (IN) District; these properties are developed with industrial and heavy commercial uses. The properties at the intersection of Lavon Drive and Castle Drive are zoned Industrial (IN) District, Community Retail (CR) District, Planned Development (PD) 83-53, Planned Development (PD) 87-48 and Planned Development (PD) 77-35 Districts for Community Retail Uses; the properties at this intersection are developed with a car dealership, a pawnshop, two gas stations with convenience stores and auto repair shops.

STAFF RECOMMENDATION

Approval of the request as presented by the applicant.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

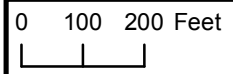
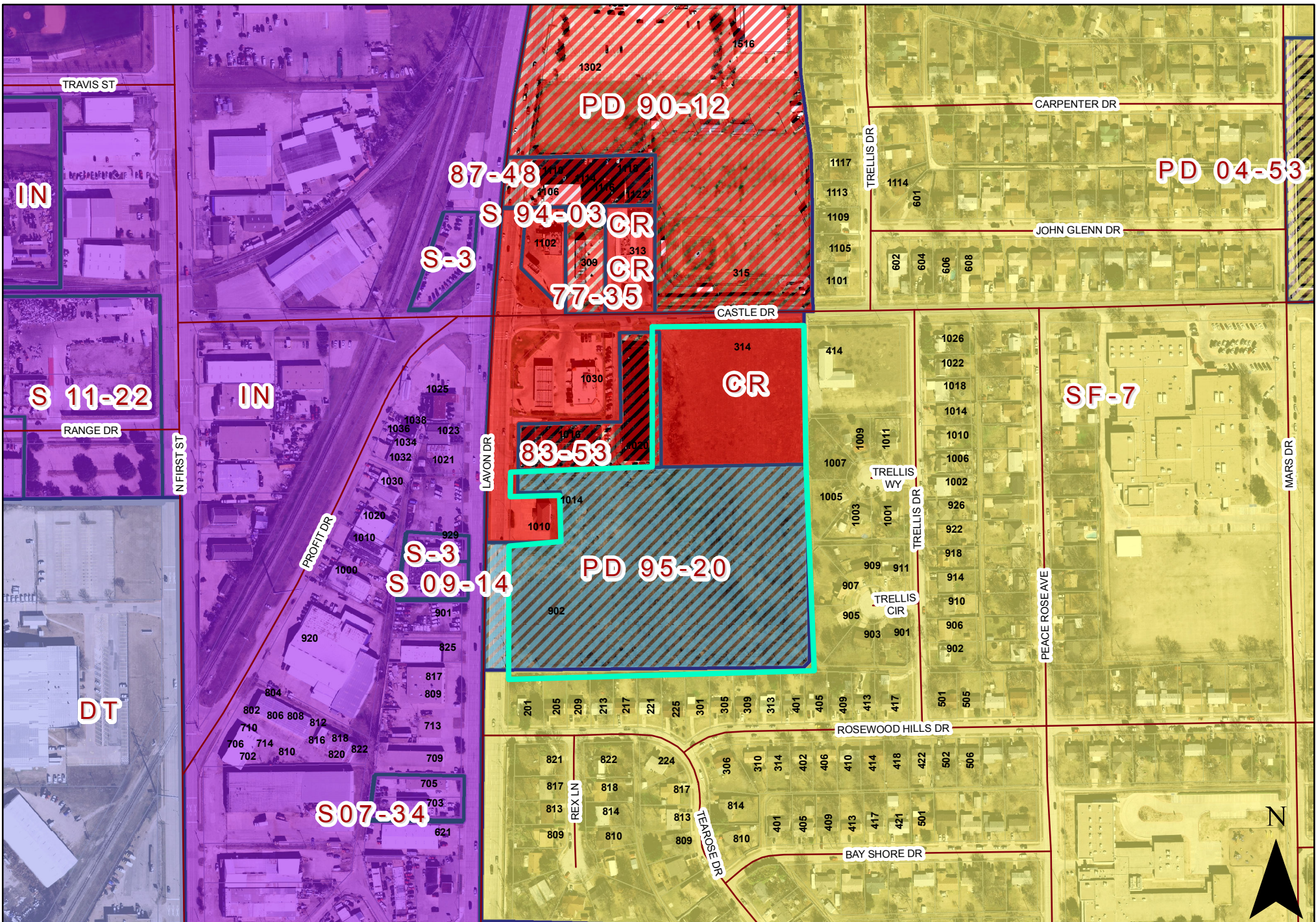
CITY COUNCIL DATE: May 1, 2018

PREPARED BY:

Josue De La Vega
Development Planner
Planning & Community Development
972-205-2454
jdelavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



1 inch = 313 feet

ZONING MAP Z 18-08



INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

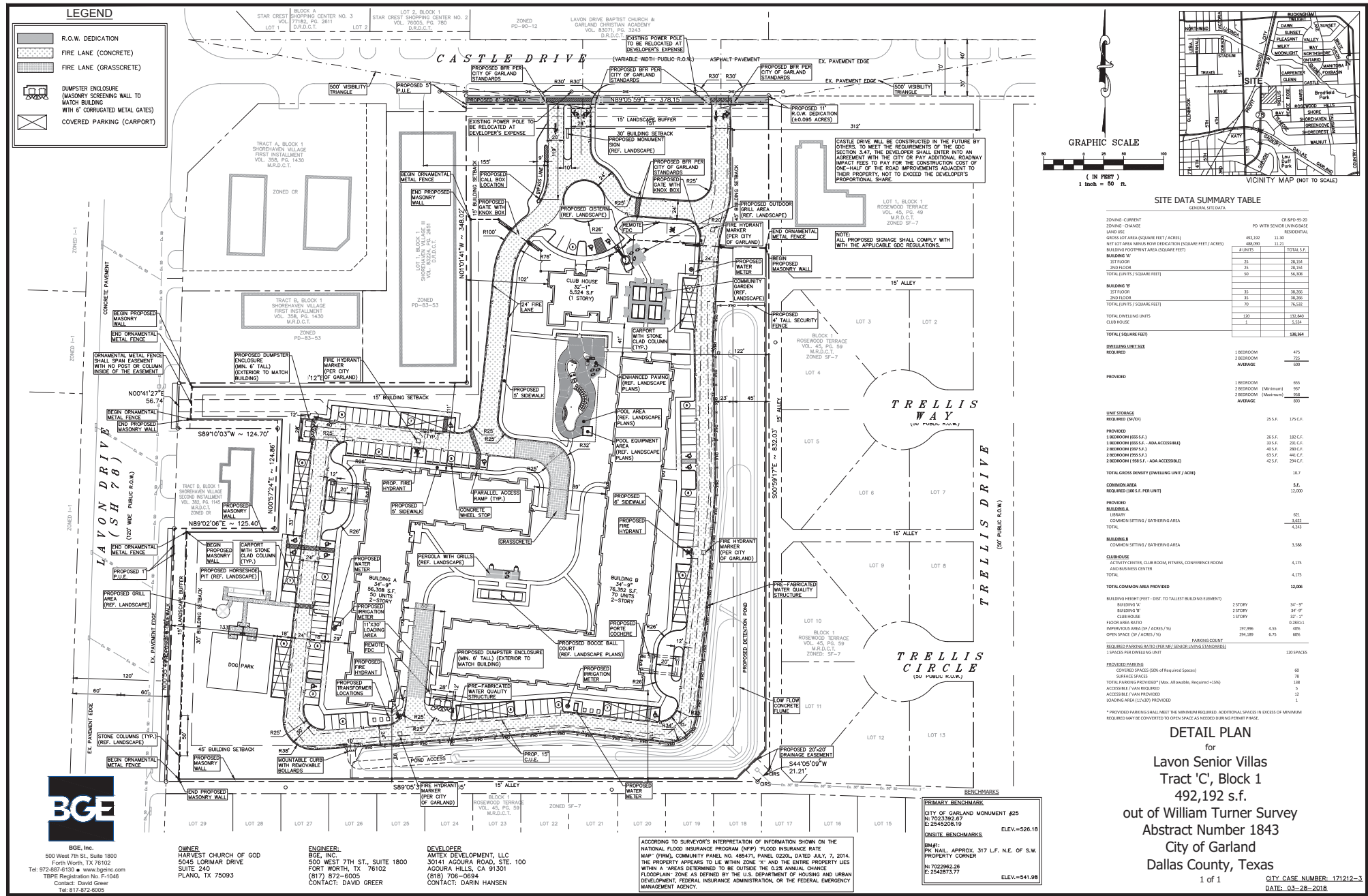
ZONING FILE Z 18-08

902 Lavon Drive, 1014 Lavon Drive and 314 Castle Drive

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of Elder Care - Independent Living subject to conditions.
- 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 and Special Standards of the Elder Care Living Facilities as set forth in Chapter 2 and Site Development Standards as set forth in Chapter 4 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Detail Plan:** Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall govern.
- V. Specific Regulations:**
 - A. Permitted Uses:** Only an Elder Care - Independent Living Facility shall be permitted on the subject property.
 - B. Density:** The number of units is limited to 120, yielding a maximum density of approximately 10.7 units per acre.
 - C. Screening and Landscaping:** Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
 - D. Elevations:** Building elevations shall be in general conformance with the elevations labeled Exhibit E.
 - E. Signage:** Freestanding signage shall be limited to monument sign(s). All signage shall comply with the

applicable standards in the Garland Development Code.

Exhibit C



BGE, Inc.
500 West 7th St., Suite 1800
Forth Worth, TX 76102
Tel: 972-687-6130 • www.bgeinc.com
TBEF Registration No. 11046
Contact: David Greer
Tel: 817-872-6005

OWNER
HARVEST CHURCH OF GOD
5045 LORIMAR DRIVE
SUITE 240
PLANO, TX 75093

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

DEVELOPER
AMTEX DEVELOPMENT, LLC
30141 AGOURA ROAD, STE. 100
AGOURA HILLS, CA 91301
(618) 706-0994
CONTACT: DARIN HANSEN

ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE THE PROPERTY APPEARS TO BE WITHIN ZONE X- AND THE ENTIRE PROPERTY LIES WITHIN A "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PRIMARY BENCHMARK
CITY OF GARLAND MONUMENT #25
N: 7022392.47
E: 2545208.19
ELEV.=526.18

ON-SITE BENCHMARKS
BUSH: PK. NAIL APPROX. 317' L.F. N.E. OF S.W. PROPERTY CORNER
N: 7022392.28
E: 2542873.77
ELEV.=541.98

Exhibit D

ZONING: C, R, & PD 95-20
NET LOT AREA: 488,090 S.F. (11.21 AC)
PROPOSED USE: MULTIFAMILY - ELDER CARE (INDEPENDENT LIVING)

REQUIRED: MINIMUM OF 40% OF NET PLATTED SITE MUST BE DEVOTED TO LANDSCAPING,
OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR ACTIVITY USE
 $488,090 \text{ S.F.} \times 40\% = 195,236 \text{ S.F. LANDSCAPE AREA}$

PROVIDED: 305,849 S.F. LANDSCAPE AREA

REQUIRED: 15' WIDE LANDSCAPE BUFFER WITH:

- (1) CANOPY TREE PER 30 LINEAR FEET ($373/30 = 13$ TREES)
- (7) SHRUBS PER 30 LINEAR FEET ($310/30 = 13 \times 7 = 91$ SHRUBS)

PROVIDED: 15' WIDE LANDSCAPE BUFFER + (13) CANOPY TREES & (123) SHRUBS

REQUIRED: 15' WIDE LANDSCAPE BUFFER WITH:
(1) CANOPY TREE PER 30 LINEAR FEET ($310/30 = 11$ TREES)
(7) SHRUBS PER 30 LINEAR FEET ($310/30 = 11 \times 7 = 77$ SHRUBS)

PROVIDED: 15' WIDE LANDSCAPE BUFFER + (11 CANOPY TREES & (89) SHRUBS

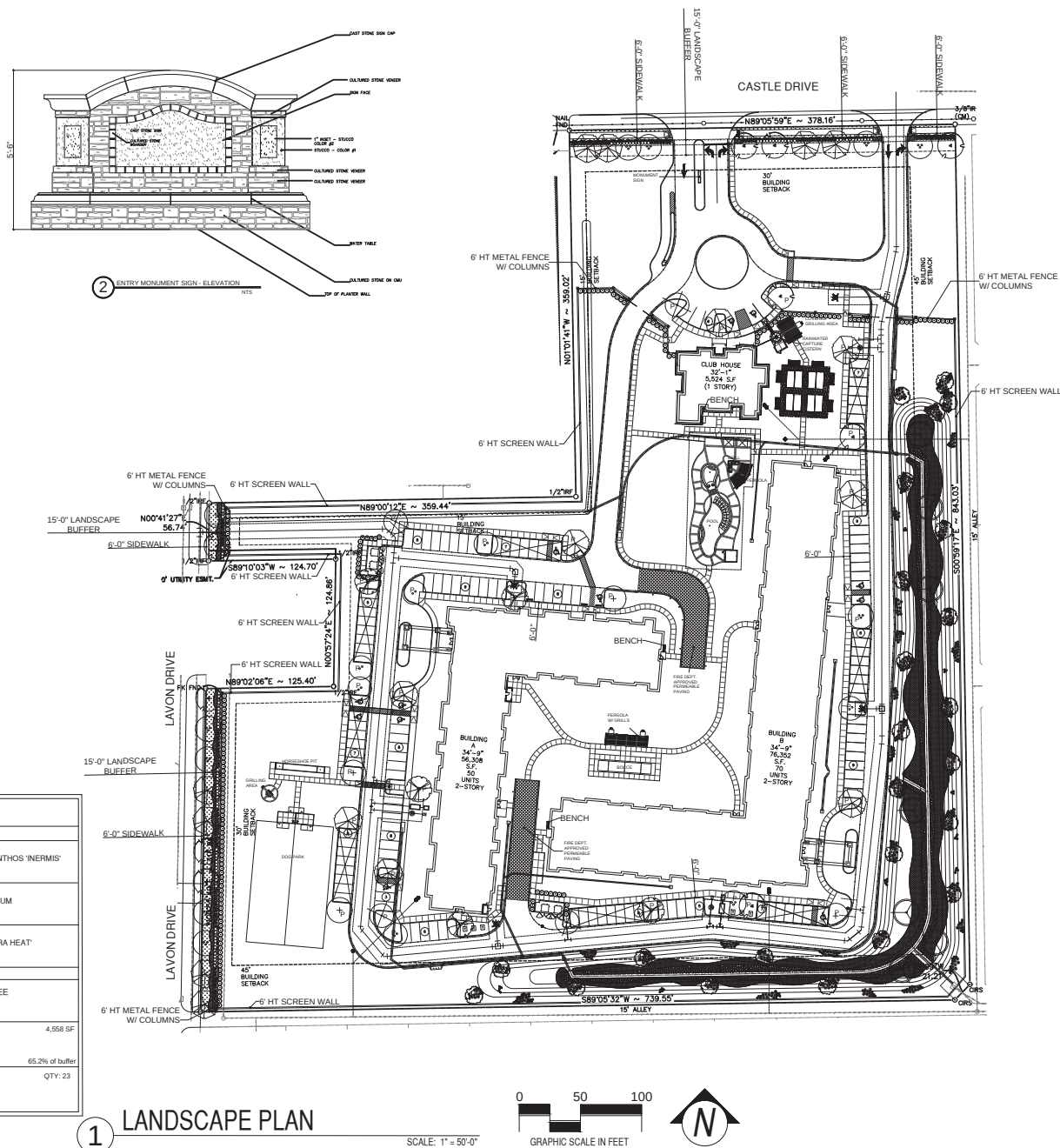
REQUIRED: (1) CANOPY TREE PER 10 PARKING SPACES (139 SPACES / 10 = 14 TREES)
(1) CANOPY TREE AT THE TERMINUS OF EVERY PARKING ROW
EVERY PARKING SPACE WITHIN 65' OF A CANOPY TREE
LANDSCAPING TO ACCOUNT FOR 5% OF THE PARKING AREA (112,528 X 5% = 5,627 S.F.)

PROVIDED: (32) SHADE TREES + 10,254 S.F. LANDSCAPE AREA

NOTE: NO PARKING SPACE IS MORE THAN 65' AWAY FROM A REQUIRED TREE

NOTE ON TREE MITIGATION: THERE ARE NO EXISTING TREES ON SITE

LANDSCAPE PLANT LEGEND										
CANOPY TREES										
	SHUMARD RED OAK QUERCUS SHUMARDII 3" CAL. 12-14 HT. QTY: 16			LIVE OAK QUERCUS VIRGINIANA 3" CAL. 12-14 HT. QTY: 5			CEDAR ELM ULMUS CRASSIFOLIA 3" CAL. 12-14 HT. QTY: 11			HONEY LOCUST GLIEDISIA TRIACANTHOS 'NERMIS' 3" CAL. 12-14 HT. QTY: 6
	CHINESE PISTACHE PISTACHIA CHINENSIS 3" CAL. 12-14 HT. QTY: 4			LACEBARK ELM ULMUS PARVIFOLIA 3" CAL. 12-14 HT. QTY: 10			RIVER BIRCH BETULA NIGRA 'DURA HEAT' 3" CAL. 8-10 HT. QTY: 24			
SHRUBS + MISCELLANEOUS										
	Indian Hawthorn Raphanopsis indica 24" ht. 18" min. spread, Plant 36" O.C.	QTY: 90 5 Gal.		Dwarf Burford Holly Ilex cornuta 'Burfordi' 24" ht. 18" min. spread, Plant 36" O.C.	QTY: 112 5 Gal.		PARKING LOT TREE 1" / 10 SPACES			
	Wax Myrtle Myrica cerifera 36" min. ht. 24" min. spread, Plant 48" O.C.	QTY: 174 1 Gal.		Groundcover Asian Jasmine Liriope English Ivy	1,587 SF 36" O.C. 34.8% of buffer		Buffalo Grass Buchloe dactyloides	4,558 SF 65.2% of buffer		
	Blue Arrows Ruth "Blue Arrows" 18" min. ht. 18" min. spread, Plant 24" O.C.	QTY: 423 1 Gal.		3 Grasses Inland Sea Oats Little Bluestem 24" min. ht. 18" min. spread, Plant 36" O.C.	QTY: 334 1 Gal.		Boulder	QTY: 23		
	River Rock 3'-6"	6,264 SF		Weeping Love Grass Eragrostis curvula Hydromulch	14,011 SF					



REVISIONS

LAVON SENIOR VILLAS
120 APARTMENTS IN GARLAND, TX FOR
AMTEX DEVELOPMENT COMPANY

REVIEW PRINTS NOT TO
BE USED FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

BGO
architects

4202 Beltway Drive
Addison, TX 75001
214.520.8878
bgoarchitects.com

DATE
02-16-18

PROJECT
17255

SHEET NUMBER
LP0.01

LANDSCAPE PLAN

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NTS



NTS

REVISIONS

LAVON SENIOR VILLAS
120 APARTMENTS IN GARLAND, TX FOR
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DATE
02-16-18

PROJECT
17255

SHEET NUMBER
LP0.02

LANDSCAPE PLAN



4 BUILDING A - OVERALL FRONT ELEVATION (WEST)
SCALE 1/16"=1'-0"

HORIZONTAL ARTICULATION CALCS
TOTAL STREET FACING LENGTH (B) = 298'-4"
MIN. LENGTH OF HORIZ. ARTICULATION: (B) X 20% = 59'-8" (A)
MIN. DEPTH OF HORIZ. ARTICULATION: (B) X 2'-0" = 29'-0" (C)

BUILDING KEY					
B1: MANUFACTURED STONE MFG. BOMAL COLOR: ASPEN	M1: METAL CANOPY MFG. MAPESCANOPES COLOR: CHARCOAL GREY	B1: BRICK 1 MFG. ACME BRICK COLOR: NAPA VALEY HERITAGE TEXTURE KING SIZE	B2: BRICK 2 MFG. ACME BRICK COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE	P1: FIBER CEMENT SIDING MFG. HARDI OR EQUAL COLOR: SHERMAN WILLIAMS JERSEY CREAM SW 659	P2: STUCCO 1 MFG. SHERMAN WILLIAMS COLOR: TAMBARK SW 801
P3: STUCCO 2 MFG. SHERMAN WILLIAMS COLOR: UNIVERSAL KHAKI SW 610	P4: STUCCO 3 MFG. SHERMAN WILLIAMS COLOR: WHITE DUCK SW 7010	R1: 30 YEAR ARCHITECTURAL SHINGLE MFG. GAF COLOR: SAKWOOD ASPHALT SHINGLES	WD1: WOODSTONE SIDING MFG. WOODSTONE COLOR: ROSEWOOD	W1: WINDOWS MFG. PLYDEM OR EQUAL COLOR: BEIGE	
ARCHITECTURAL ELEMENTS			BUILDING KEY		LEGEND
1. DIVIDED LIGHT WINDOWS	2. ORNAMENTAL WINDOW HEADERS/LINTELS	3. DISTINCTIVE LIGHTING FEATURES	4. VARIOUS ROOF HEIGHTS	5. ORNAMENTAL FACADE TRIMS	6. BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)
					ELECTRIC METER LOCATION WP: WALL PACK T.O.P.: TOP OF PLATE T.O.S.: TOP OF SLAB T.O.D.: TOP OF DECK T.O.H.: TOP OF HILL NOTES MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS ALL EQUIPMENT TO BE GROUND MOUNTED



3 BUILDING A - FRONT ELEVATION (WEST)
SCALE 1/8"=1'-0"



2 BUILDING A - FRONT ELEVATION (WEST)
SCALE 1/8"=1'-0"

MATERIAL CALC.			MATERIAL CALC.		
W/ OUT WINDOWS & DOORS	SF.	%	W/ WINDOWS & DOORS	SF.	%
SIDING	236	6%	SIDING	236	5%
STUCCO	1,569	44%	STUCCO	1,569	35%
MANUFACTURED STONE	1,574	44%	MANUFACTURED STONE	1,574	35%
BRICK	221	6%	BRICK	221	5%
DOORS	48	1%	DOORS	48	1%
WINDOWS	860	19%	WINDOWS	860	19%
TOTAL	3,600	100%	TOTAL	4,508	100%



1 BUILDING A - SIDE ELEVATION (SOUTH)
SCALE 1/8"=1'-0"

MATERIAL CALC.			MATERIAL CALC.		
W/ OUT WINDOWS & DOORS	SF.	%	W/ WINDOWS & DOORS	SF.	%
SIDING	0	0%	SIDING	0	0%
STUCCO	568	43%	STUCCO	588	42%
MANUFACTURED STONE	765	57%	MANUFACTURED STONE	765	54%
BRICK	0	0%	BRICK	0	0%
DOORS	24	2%	DOORS	24	2%
WINDOWS	30	2%	WINDOWS	30	2%
TOTAL	1,353	100%	TOTAL	1,407	100%

REVISIONS

LAVON SENIOR VILLAS

120 APARTMENTS IN GARLAND, TX FOR
AMTEX DEVELOPMENT COMPANY

REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION

BGO architects

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DATE

02-16-18

PROJECT

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SHEET NUMBER

A4-00

BLDG & ELEVATION

BUILDING KEY



S1: MANUFACTURED STONE
MFG. BORAL
COLOR: ASPEN



M1: METAL CANOPY
MFG. MAPESCANOPIES
COLOR: CHARCOAL GREY



B1: BRICK 1
MFG. ACME BRICK
COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE



B2: BRICK 2
MFG. ACME BRICK
COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE



P1: FIBER CEMENT SIDING
MFG. HARDI OR EQUAL
COLOR: SHERWIN WILLIAMS JERSEY CREAM SW 6379



P2: STUCCO 1
MFG.
COLOR: TANBARK SW 6061



P3: STUCCO 2
MFG. SHERWIN WILLIAMS
COLOR: UNIVERSAL KHAKI SW 6150



P4: STUCCO 3
MFG. SHERWIN WILLIAMS
COLOR: WHITE DUCK SW 7010



R1: 30 YEAR ARCHITECTURAL SHINGLE
MFG. GAF
COLOR: BARKWOOD ASPHALT SHINGLES



WD1: WOODTONE SIDING
MFG. WOODTONE
COLOR: ROSEWOOD

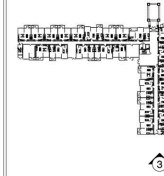


W1: WINDOWS
MFG. PLYGEM OR EQUAL
COLOR: BEIGE

ARCHITECTURAL ELEMENTS

1. DIVIDED LIGHT WINDOWS
2. ORNAMENTAL WINDOW HEADERS/LINTELS
3. DISTINCTIVE LIGHTING FEATURES
4. VARIED ROOF HEIGHTS
5. ORNAMENTAL FACADE TRIMS
6. BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)

BUILDING KEY



LEGEND

- ELECTRIC METER LOCATION
- WP WALL PACK
- T.O.P. TOP OF PLATE
- T.O.S. TOP OF SLAB
- T.O.D. TOP OF DECK
- T.O.H. TOP OF HEEL
- NOTES
- MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.
- ALL EQUIPMENT TO BE GROUND MOUNTED.

REVISIONS

NO.	DESCRIPTION	DATE

LAVON SENIOR VILLAS

120 APARTMENTS IN GARLAND, TX FOR
AMTEX DEVELOPMENT COMPANY

REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION



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Addicks, TX 75001
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bgoarchitects.com

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02-16-18

PROJECT
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SHEET NUMBER

A4-01

BLDG A
ELEVATION

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Exhibit E



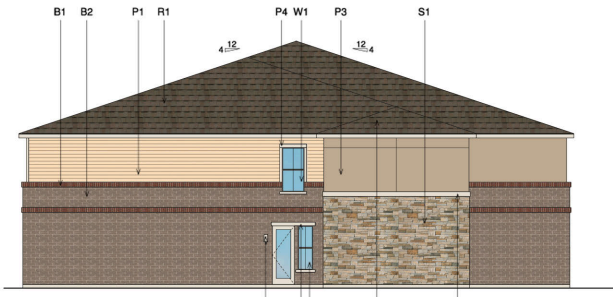
4 BUILDING A - OVERALL SIDE ELEVATION (NORTH)
SCALE 1/8"=1'-0"



2 BUILDING A - SIDE ELEVATION (NORTH)
SCALE 1/8"=1'-0"



1 BUILDING A - SIDE ELEVATION (NORTH)
SCALE 1/8"=1'-0"



3 BUILDING A - SIDE ELEVATION (EAST)
SCALE 1/8"=1'-0"

MATERIAL CALC.			MATERIAL CALC.		
W/ WINDOWS & DOORS			W/ WINDOWS & DOORS		
SIDING	223	16%	SIDING	223	15%
STUCCO	225	16%	STUCCO	225	15%
MANUFACTURED STONE	239	17%	MANUFACTURED STONE	239	17%
BRICK	716	51%	BRICK	716	49%
DOORS	24	2%	DOORS	24	2%
WINDOWS	30	2%	WINDOWS	30	2%
TOTAL	1,403	100%	TOTAL	1,457	100%

MATERIAL CALC.			MATERIAL CALC.		
W/ WINDOWS & DOORS			W/ WINDOWS & DOORS		
SIDING	178	6%	SIDING	207	5%
STUCCO	1,160	40%	STUCCO	1,160	32%
MANUFACTURED STONE	1,164	40%	MANUFACTURED STONE	1,164	32%
BRICK	389	14%	BRICK	389	10%
DOORS	0	0%	DOORS	0	0%
WINDOWS	768	21%	WINDOWS	768	21%
TOTAL	2,890	100%	TOTAL	3,658	100%

BUILDING KEY



S1: MANUFACTURED STONE
MFG: BORAL
COLOR: ASPEN



M1: METAL CANOPY
MFG: MAPESCANOPIES
COLOR: CHARCOAL GREY



B1: BRICK 1
MFG: ACME BRICK
COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE



B2: BRICK 2
MFG: ACME BRICK
COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE



P1: FIBER CEMENT SIDING
MFG: HARDI OR EQUAL
COLOR: SHERWIN WILLIAMS JERSEY CREAM SW 6379



P2: STUCCO 1
MFG: SHERWIN WILLIAMS
COLOR: TANBARK SW 6051



P3: STUCCO 2
MFG: SHERWIN WILLIAMS
COLOR: UNIVERSAL KHAKI SW9150



P4: STUCCO 3
MFG: SHERWIN WILLIAMS
COLOR: WHITE DUCK SW 7010



R1: 30 YEAR ARCHITECTURAL SHINGLE
MFG: GAF
COLOR: BARKWOOD ASPHALT SHINGLES



W1: WOODTONE SIDING
MFG: WOODTONE
COLOR: ROSEWOOD



W1: WINDOWS
MFG: PLYGEM OR EQUAL
COLOR: BEIGE

ARCHITECTURAL ELEMENTS

1. DIVIDED LIGHT WINDOWS

2. ORNAMENTAL WINDOW HEADERS/ LINTELS

3. DISTINCTIVE LIGHTING FEATURES

4. VARIED ROOF HEIGHTS

5. ORNAMENTAL FACADE TRIMS

6. BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)

BUILDING KEY



LEGEND



ELECTRIC METER LOCATION



WP WALL PACK

T.O.P. TOP OF PLATE

T.O.S. TOP OF SLAB

T.O.D. TOP OF DECK

T.O.H. TOP OF HEEL

NOTES

MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.

ALL EQUIPMENT TO BE GROUND MOUNTED.

2 BUILDING A - COURTYARD ELEVATION (NORTH)
SCALE 1/8"=1'-0"

MATERIAL CALC.				MATERIAL CALC.			
W/ WINDOWS & DOORS				W/ WINDOWS & DOORS			
SF.	%	SF.	%	SF.	%	SF.	%
62	4%	62	3%	62	27%	62	3%
626	37%	626	27%	626	27%	626	27%
905	53%	905	39%	905	39%	905	39%
104	6%	104	5%	104	5%	104	5%
104	6%	104	5%	104	5%	104	5%
104	6%	104	5%	104	5%	104	5%
TOTAL	1,697	100%	TOTAL	2,306	100%	TOTAL	2,306

1 BUILDING A - COURTYARD ELEVATION (EAST)
SCALE 1/8"=1'-0"

MATERIAL CALC.				MATERIAL CALC.			
W/ WINDOWS & DOORS				W/ WINDOWS & DOORS			
SF.	%	SF.	%	SF.	%	SF.	%
137	5%	137	4%	137	4%	137	4%
1,104	39%	1,104	30%	1,104	30%	1,104	30%
1,477	52%	1,477	39%	1,477	39%	1,477	39%
104	4%	104	3%	104	3%	104	3%
104	4%	104	3%	104	3%	104	3%
TOTAL	2,822	100%	TOTAL	3,722	100%	TOTAL	3,722

REVISIONS

LAVON SENIOR VILLAS
120 APARTMENTS IN GARLAND, TX FOR
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REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION

BGO architects
4202 Beltway Drive
Addicks, TX 75001
214.520.6879
bgoarchitects.com

DATE
02-16-18

PROJECT
17255

SHEET NUMBER

A4-02

BLDG A ELEVATION

BUILDING KEY


S1: MANUFACTURED STONE
MFG: BORAL
COLOR: ASPEN


M1: METAL CANOPY
MFG: MAPESCANOPES
COLOR: CHARCOAL GREY


B1: BRICK 1
MFG: ACME BRICK
COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE


B2: BRICK 2
MFG: ACME BRICK
COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE


P1: FIBER CEMENT SIDING
MFG: HARDI OR EQUAL
COLOR: SHERMIN WILLIAMS JERSEY CREAM SW 6379


P2: STUCCO 1
MFG: SHERMIN WILLIAMS
COLOR: TANBARK SW 6061


P3: STUCCO 2
MFG: SHERMIN WILLIAMS
COLOR: UNIVERSAL KHAKI SW 6150


P4: STUCCO 3
MFG: SHERMIN WILLIAMS
COLOR: WHITE DUCK SW 7010


R1: 30 YEAR ARCHITECTURAL SHINGLE
MFG: GAF
COLOR: BARKWOOD ASPHALT SHINGLES


WD1: WOODTONE SIDING
MFG: WOODTONE
COLOR: ROSEWOOD


W1: WINDOWS
MFG: PLYGEM OR EQUAL
COLOR: BEIGE

ARCHITECTURAL ELEMENTS

1. DIVIDED LIGHT WINDOWS

2. ORNAMENTAL WINDOW HEADERS/ LINTELS

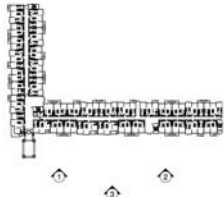
3. DISTINCTIVE LIGHTING FEATURES

4. VARIED ROOF HEIGHTS

5. ORNAMENTAL FACADE TRIMS

6. BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)

BUILDING KEY



LEGEND

ELECTRIC METER LOCATION

WALL PACK

T.O.P. TOP OF PLATE

T.O.S. TOP OF SLAB

T.O.D. TOP OF DECK

T.O.H. TOP OF HEEL

NOTES

MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.

ALL EQUIPMENT TO BE GROUND MOUNTED.

3 BUILDING B - OVERALL FRONT ELEVATION (EAST)
SCALE 1/16"=1'-0"

	SF	%
SIDING	282	6%
STUCCO	2,126	43%
MANUFACTURED STONE	2,343	47%
BRICK	221	4%
DOORS	1,256	20%
WINDOWS	1,256	20%
TOTAL	4,972	100%

	SF	%
SIDING	282	4%
STUCCO	2,126	34%
MANUFACTURED STONE	2,343	37%
BRICK	221	3%
DOORS	120	2%
WINDOWS	1,256	20%
TOTAL	6,348	100%

2 BUILDING B - FRCNT ELEVATION (EAST)
SCALE 1/8"=1'-0"

1 BUILDING B - FRONT ELEVATION (EAST)
SCALE 1/8"=1'-0"

REVISIONS

LAVON SENIOR VILLAS

120 APARTMENTS IN GARLAND, TX FOR

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REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION

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DATE

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A4-10

BLDG B ELEVATION



3 BUILDING B - OVERALL SIDE ELEVATION (SOUTH)
SCALE 1/16"=1'-0"



2 BUILDING B - SIDE ELEVATION (SOUTH)
SCALE 1/8"=1'-0"



1 BUILDING B - SIDE ELEVATION (SOUTH)
SCALE 1/8"=1'-0"

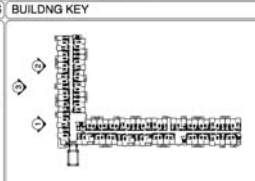
BUILDING KEY

 S1: MANUFACTURED STONE MFG: BORAL COLOR: ASPEN	 M1: METAL CANOPY MFG: MAPESCANOPES COLOR: CHARCOAL GREY	 B1: BRICK 1 MFG: ACME BRICK COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE	 B2: BRICK 2 MFG: ACME BRICK COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE	 P1: FIBER CEMENT SIDING MFG: HARDO OR EQUAL COLOR: SHERMAN WILLIAMS JERSEY CREAM SW 6579	 P2: STUCCO 1 MFG: SHERMAN WILLIAMS COLOR: TAMBARI SW 6881
 P3: STUCCO 2 MFG: SHERMAN WILLIAMS COLOR: UNIVERSAL KHAM SW 6130	 P4: STUCCO 3 MFG: SHERMAN WILLIAMS COLOR: WHITE DUCK SW 7010	 R1: 30 YEAR ARCHITECTURAL SHINGLE MFG: GAF COLOR: BARKWOOD ASPHALT SHINGLES	 WD1: WOODTONE SIDING MFG: WOODTONE COLOR: ROSEWOOD	 W1: WINDOWS MFG: PLYSEM OR EQUAL COLOR: BEIGE	

ARCHITECTURAL ELEMENTS

- DIVIDED LIGHT WINDOWS
- ORNAMENTAL WINDOW HEADERS/LINTELS
- DISTINCTIVE LIGHTING FEATURES
- VARIED ROOF HEIGHTS
- ORNAMENTAL FACADE TRIMS
- BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)

BUILDING KEY



LEGEND

- ELECTRIC METER LOCATION
- WP WALL PACK
- T.O.P. TOP OF PLATE
- T.O.S. TOP OF SLAB
- T.O.D. TOP OF DECK
- T.O.H. TOP OF HEEL

NOTES

- MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.
- ALL EQUIPMENT TO BE GROUND MOUNTED.

REVISIONS

LAVON SENIOR VILLAS

120 APARTMENTS IN GARLAND, TX FOR
AMTEX DEVELOPMENT COMPANY

REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION

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DATE

02-16-18

PROJECT

17255

SHEET NUMBER

A4-11

BLDG B
ELEVATION

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S1: MANUFACTURED STONE
MFG: BORAL
COLOR: ASPEN



M1: METAL CANOPY
MFG: MAPESCANOPIES
COLOR: CHARCOAL GREY



B1: BRICK 1
MFG: ACME BRICK
COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE



B2: BRICK 2
MFG: ACME BRICK
COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE



P1: FIBER CEMENT SIDING
MFG: HARDI OR EQUAL
COLOR: SHERMIN WILLIAMS JERSEY CREAM SW 6379



P2: STUCCO 1
MFG: SHERMIN WILLIAMS
COLOR: TANBARK SW 6061



P3: STUCCO 2
MFG: SHERMIN WILLIAMS
COLOR: UNIVERSAL KHAKI SW 6150



P4: STUCCO 3
MFG: SHERMIN WILLIAMS
COLOR: WHITE DUCK SW 7010



R1: 30 YEAR ARCHITECTURAL SHINGLE
MFG: GAF
COLOR: BARKWOOD ASPHALT SHINGLES



W1: WOODTONE SIDING
MFG: WOODTONE
COLOR: ROSEWOOD



W1: WINDOWS
MFG: PLYGEM OR EQUAL
COLOR: BEIGE

1. DIVIDED LIGHT WINDOWS

2. ORNAMENTAL WINDOW HEADERS/ LINTELS

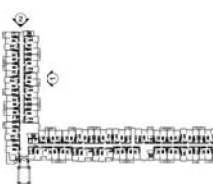
3. DISTINCTIVE LIGHTING FEATURES

4. VARIED ROOF HEIGHTS

5. ORNAMENTAL FACADE TRIMS

6. BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)

BUILDING KEY



LEGEND

 ELECTRIC METER LOCATION

 WALL PACK

T.O.P. TOP OF PLATE

T.O.S. TOP OF SLAB

T.O.D. TOP OF DECK

T.O.H. TOP OF HEEL

NOTES

MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.

ALL EQUIPMENT TO BE GROUND MOUNTED.



MATERIAL CALC. W/OUT WINDOWS & DOORS			MATERIAL CALC. W/ WINDOWS & DOORS		
	SF	%		SF	%
SIDING	195	14%	SIDING	195	13%
STUCCO	312	22%	STUCCO	312	21%
MANUFACTURED STONE	450	31%	MANUFACTURED STONE	450	30%
BRICK	475	33%	BRICK	475	32%
			DOORS	28	2%
			WINDOWS	30	2%
TOTAL	1432	100%	TOTAL	1490	100%

2 BUILDING B - SIDE ELEVATION (WEST)
SCALE 1/8"=1'-0"



MATERIAL CALC. W/OUT WINDOWS & DOORS			MATERIAL CALC. W/ WINDOWS & DOORS		
	SF	%		SF	%
SIDING	139	6%	SIDING	139	4%
STUCCO	794	35%	STUCCO	794	26%
MANUFACTURED STONE	1,330	59%	MANUFACTURED STONE	1,330	44%
BRICK	0	0%	BRICK	0	0%
			DOORS	48	2%
			WINDOWS	723	24%
TOTAL	2,263	100%	TOTAL	3,034	100%

1 BUILDING E - COURTYARD ELEVATION (NORTH)
SCALE 1/8"=1'-0"

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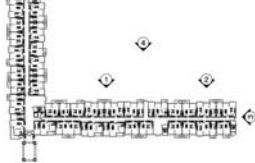
17255

SHEET NUMBER

A4-12

BLDG B
ELEVATION

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BUILDING KEY										ARCHITECTURAL ELEMENTS		BUILDING KEY	LEGEND
											- DIVIDED LIGHT WINDOWS - ORNAMENTAL WINDOW HEADERS/ LINTELS - DISTINCTIVE LIGHTING FEATURES - VARIED ROOF HEIGHTS - ORNAMENTAL FACADE TRIMS - BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)		LEGEND  ELECTRIC METER LOCATION WP WALL PACK T.O.P. TOP OF PLATE T.O.S. TOP OF SLAB T.O.D. TOP OF DECK T.O.H. TOP OF HEEL NOTES MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS. ALL EQUIPMENT TO BE GROUND MOUNTED.
S1: MANUFACTURED STONE	M1: METAL CANOPY	B1: BRICK 1	B2: BRICK 2	P1: FIBER CEMENT SIDING	P2: STUCCO 1	P3: STUCCO 2	P4: STUCCO 3	R1: 30 YEAR ARCHITECTURAL SHINGLE	W1: WOODTONE SIDING	W1: WINDOWS			
MFG. BORAL	MFG. MAPESCANOPIES	MFG. ACME BRICK	MFG. ACME BRICK	MFG. HARDI OR EQUAL	MFG. SHERMAN WILLIAMS	MFG. SHERMAN WILLIAMS	MFG. SHERMAN WILLIAMS	MFG. GAF	MFG. WOODTONE	MFG. PLYGEM OR EQUAL			
COLOR: ASPEN	COLOR: CHARCOAL GREY	COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE	COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE	COLOR: SHERMAN WILLIAMS JERSEY CREAM SW 6379	COLOR: TANBARK SW 6061	COLOR: UNIVERSAL KHAKI SW 6150	COLOR: WHITE DUCK SW 7010	COLOR: BARKWOOD ASPHALT SHINGLES	COLOR: ROSEWOOD	COLOR: BEIGE			



4 BUILDING B - OVERALL COURTYARD ELEVATION (WEST)
SCALE 1/16"=1'-0"



2 BUILDING B - COURTYARD ELEVATION (WEST)
SCALE 1/8"=1'-0"



1 BUILDING B - COURTYARD ELEVATION (WEST)
SCALE 1/8"=1'-0"



3 BUILDING B - SIDE ELEVATION (NORTH)
SCALE 1/8"=1'-0"

MATERIAL CALC.			
W/OUT WINDOWS & DOORS	SF.	%	
SIDING	226	17%	
STUCCO	340	25%	
MANUFACTURED STONE	787	58%	
BRICK	0	0%	
TOTAL	1,353	100%	

MATERIAL CALC.			
W/ WINDOWS & DOORS	SF.	%	
SIDING	226	16%	
STUCCO	340	24%	
MANUFACTURED STONE	787	56%	
BRICK	0	0%	
DOORS	24	2%	
WINDOWS	30	2%	
TOTAL	1,407	100%	

MATERIAL CALC.			
W/OUT WINDOWS & DOORS	SF.	%	
SIDING	200	4%	
STUCCO	1,623	39%	
MANUFACTURED STONE	2,176	40%	
BRICK	209	3%	
DOORS	48	1%	
WINDOWS	1,242	22%	
TOTAL	4,208	100%	

MATERIAL CALC.			
W/ WINDOWS & DOORS	SF.	%	
SIDING	200	4%	
STUCCO	1,623	30%	
MANUFACTURED STONE	2,176	40%	
BRICK	209	3%	
DOORS	48	1%	
WINDOWS	1,242	22%	
TOTAL	5,498	100%	

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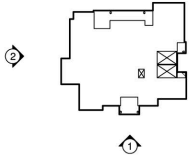
PROJECT

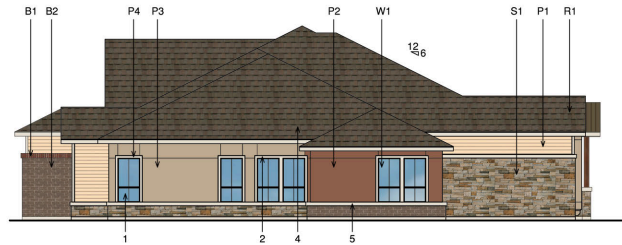
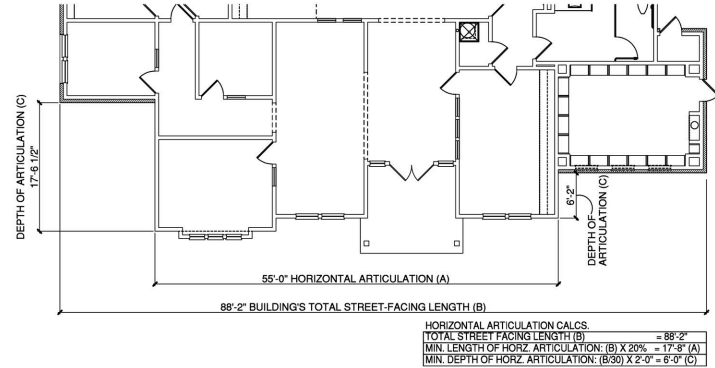
17255

SHEET NUMBER

A4-13

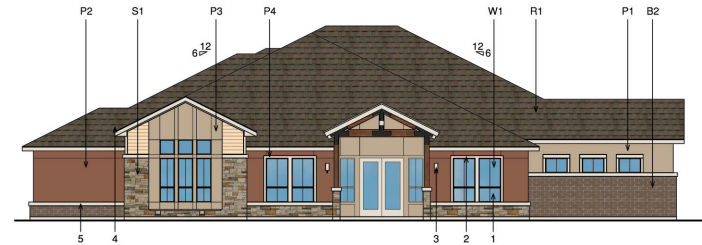
BLDG B
ELEVATION

BUILDING KEY											ARCHITECTURAL ELEMENTS	BUILDING KEY	LEGEND
											1. DIVIDED LIGHT WINDOWS 2. ORNAMENTAL WINDOW HEADERS/LINTELS 3. DISTINCTIVE LIGHTING FEATURES 4. VARIED ROOF HEIGHTS 5. ORNAMENTAL FACADE TRIMS 6. BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)		 ELECTRIC METER LOCATION  WALL PACK T.O.P. TOP OF PLATE T.O.S. TOP OF SLAB T.O.D. TOP OF DECK T.O.H. TOP OF HEEL
S1: MANUFACTURED STONE MFG: BORAL COLOR: ASPEN	M1: METAL CANOPY MFG: MAPESCANOPIES COLOR: CHARCOAL GREY	B1: BRICK 1 MFG: ACME BRICK COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE	B2: BRICK 2 MFG: ACME BRICK COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE	P1: FIBER CEMENT SIDING MFG: HARDI OR EQUAL COLOR: SHERWIN WILLIAMS JERSEY CREAM SW 6379	P2: STUCCO 1 MFG: SHERWIN WILLIAMS COLOR: TANBARK SW 6061	P3: STUCCO 2 MFG: SHERWIN WILLIAMS COLOR: UNIVERSAL KHAKI SW 6190	P4: STUCCO 3 MFG: SHERWIN WILLIAMS COLOR: WHITE DUCK SW 7010	R1: 30 YEAR ARCHITECTURAL SHINGLE MFG: GAF COLOR: BARKWOOD ASPHALT SHINGLES	WD1: WOODTONE SIDING MFG: WOODTONE COLOR: ROSEWOOD	W1: WINDOWS MFG: PLYGEM OR EQUAL COLOR: BEIGE			NOTES MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS. ALL EQUIPMENT TO BE GROUND MOUNTED.



MATERIAL CALC.				MATERIAL CALC.			
W/ OUT WINDOWS & DOORS				W/ WINDOWS & DOORS			
SIDING	92	14%		SIDING	92	12%	
STUCCO	278	42%		STUCCO	278	36%	
MANUFACTURED STONE	196	26%		MANUFACTURED STONE	196	26%	
BRICK	87	12%		BRICK	87	12%	
DOORS	0	0%		DOORS	0	0%	
WINDOWS	108	14%		WINDOWS	108	14%	
TOTAL	651	100%		TOTAL	759	100%	

2 CLUB SIDE ELEVATION (EAST)
SCALE: 1/8"=1'-0"



MATERIAL CALC.				MATERIAL CALC.			
W/ OUT WINDOWS & DOORS				W/ WINDOWS & DOORS			
SIDING	64	11%		SIDING	64	8%	
STUCCO	272	47%		STUCCO	272	33%	
MANUFACTURED STONE	103	18%		MANUFACTURED STONE	103	13%	
BRICK	137	24%		BRICK	137	17%	
DOORS	48	6%		DOORS	48	6%	
WINDOWS	184	23%		WINDOWS	184	23%	
TOTAL	575	100%		TOTAL	807	100%	

1 CLUB FRONT ELEVATION (NORTH)
SCALE: 1/8"=1'-0"

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A4-20
CLUB
ELEVATIONS

BUILDING KEY											
S1: MANUFACTURED STONE	M1: METAL CANOPY	B1: BRICK 1	B2: BRICK 2	P1: FIBER CEMENT SIDING	P2: STUCCO 1	P3: STUCCO 2	P4: STUCCO 3	R1: 30 YEAR ARCHITECTURAL SHINGLE	WD1: WOODTONE SIDING	W1: WINDOWS	
MFG: BORAL	MFG: MAPESCANOPIES	MFG: ACME BRICK	MFG: ACME BRICK	MFG: HARDI OR EQUAL	MFG: SHERWIN WILLIAMS	MFG: SHERWIN WILLIAMS	MFG: SHERWIN WILLIAMS	MFG: GAF	MFG: WOODTONE	MFG: PLYGEM OR EQUAL	
COLOR: ASPEN	COLOR: CHARCOAL GREY	COLOR: NAPA VALLEY HERITAGE TEXTURE KING SIZE	COLOR: FIREWHEEL HERITAGE TEXTURE KING SIZE	COLOR: SHERWIN WILLIAMS JERSEY CREAM SW 6379	COLOR: TANBARK SW 6961	COLOR: UNIVERSAL KHAKI SW 6150	COLOR: WHITE DUCK SW 7010	COLOR: BARKWOOD ASPHALT SHINGLES	COLOR: ROSEWOOD	COLOR: BEIGE	

ARCHITECTURAL ELEMENTS	
1.	DIVIDED LIGHT WINDOWS
2.	ORNAMENTAL WINDOW HEADERS/ LINTELS
3.	DISTINCTIVE LIGHTING FEATUREURS
4.	VARIED ROOF HEIGHTS
5.	ORNAMENTAL FACADE TRIMS
6.	BENCHES FOR OUTDOOR SEATING (REF. SITE PLAN)

A floor plan of a building with an irregular shape. Callout 1 points to a rectangular area at the top center. Callout 2 points to a rectangular area on the right side, which is filled with a cross-hatch pattern.

LEGEND	
	ELECTRIC METER LOCATION
	WALL PACK
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.D.	TOP OF DECK
T.O.H.	TOP OF HEEL
NOTES	
MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.	
ALL EQUIPMENT TO BE GROUND MOUNTED.	

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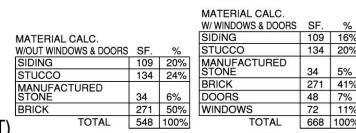
PROJECT
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SHEET NUMBER

A4-21

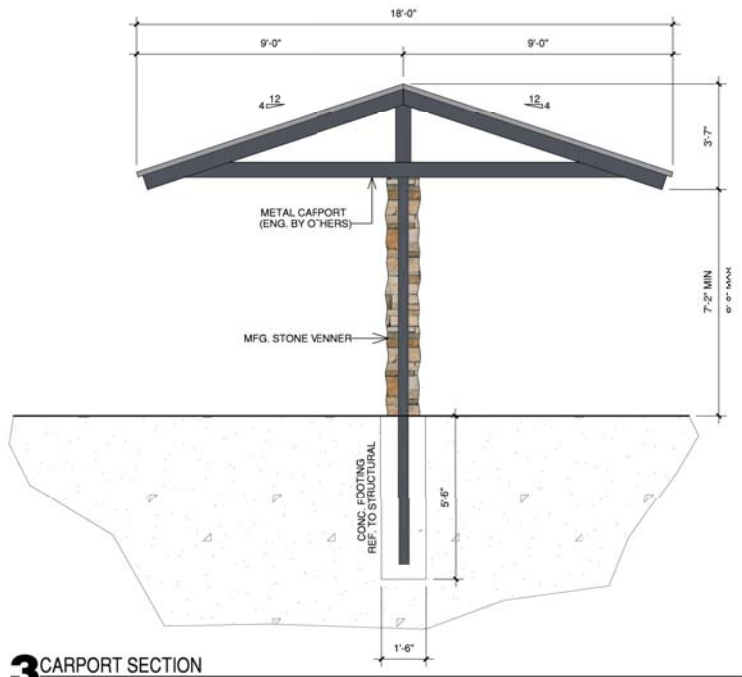
**CLUB
ELEVATIONS**

8



MATERIAL CALC. W/OUT WINDOWS & DOORS				MATERIAL CALC. W/ WINDOWS & DOORS			
	SF	%		SF	%		
SIDING	74	12%	SIDING	74	8%		
STUCCO	371	58%	STUCCO	371	39%		
MANUFACTURED STONE	86	13%	MANUFACTURED STONE	86	9%		
BRICK	108	17%	BRICK	108	11%		
			DOORS	24	3%		
			WINDOWS	289	30%		
TOTAL	639	100%	TOTAL	952	100%		

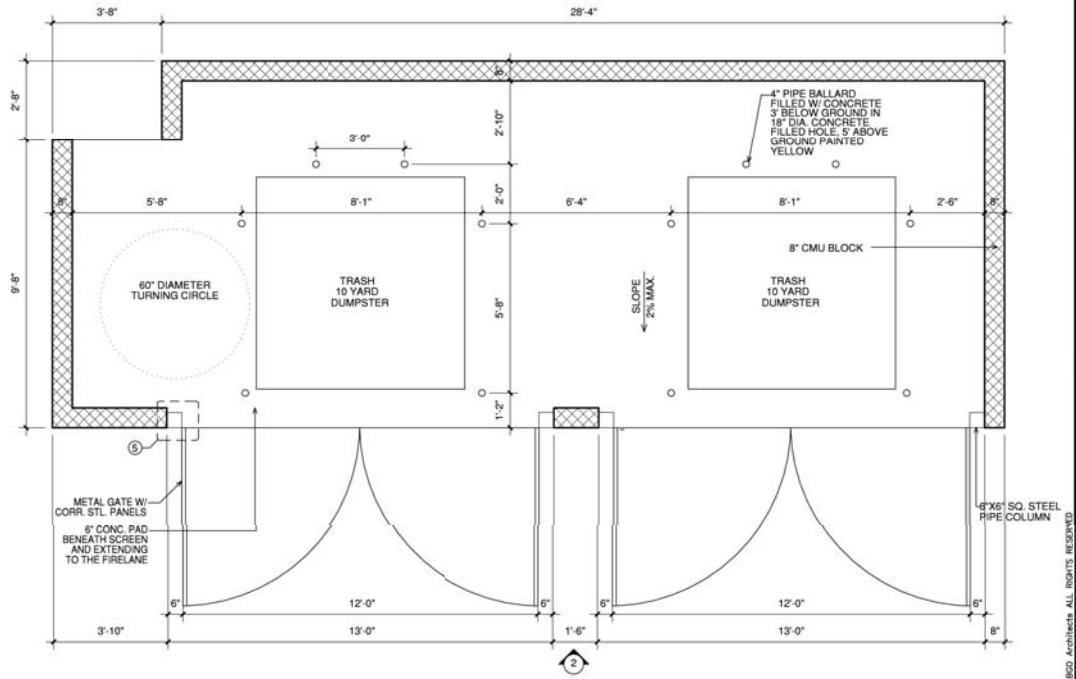
1 CLUB REAR ELEVATION (SOUTH)



3 CARPORT SECTION
SCALE: 1/2" = 1'-0"



2 TRASH ENCLOSURE-FRONT ELEVATION
SCALE: 1/2" = 1'-0"



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

NOTE: COORDINATE WITH WASTE MANAGEMENT PROVIDER.

MATERIAL KEY	
	
S1: MANUFACTURED STONE	M1: PAINTED METAL
MFG. BORAL	
COLOR: ASPEN	COLOR: CHARCOAL GREY

REVISIONS

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A3-30

TRASH ENCLOSURE

Z 18-08



View of the subject property from Castle Drive.



View of the subject property from Lavon Drive.



View of the properties across Castle Drive.



View of the properties at the intersection of Castle Drive and Lavon Drive.



GARLAND

Plan Commission

3.c.

Meeting Date: 04/09/2018

Item Title: Z 18-16 IDI Logistics (District 5)

Summary:

Consideration of the application of **IDI Logistics**, requesting approval of amendments to Planned Development (PD) District 16-07 for Industrial Uses. This property is located at 3800 Leon Road. (District 5) (Z 18-16) (This item was postponed from the March 26, 2018 Plan Commission meeting.)

Attachments

Z 18-16 IDI Logistics Report and Attachments

Planning Report

File No: Z 18-16/District 5

Agenda Item:

Meeting: Plan Commission

Date: April 9, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of amendments to Planned Development (PD) District 16-07 for Industrial Uses.

LOCATION

3800 Leon Road

APPLICANT

IDI Logistics

OWNER

Garland Logistics Center, LP

BACKGROUND

In 1992 City Council approved a change in zoning from Medium Industrial to Planned Development (PD) District 92-21 for Industrial Uses. At the time of approval, City Council discussed the appropriateness of future industrial and heavy commercial uses with such close proximity to residential uses. The conclusion of these discussions led to conditions within the Planned Development intended to mitigate the potential conflicts between the subject site and adjacent single-family developments. The final Planned Development was crafted specifically providing for additional building height, setbacks and screening requirements. The Planned Development also established a list of permitted uses intended to reduce the number of permitted uses by eliminating some of the more objectionable uses normally allowed in the Industrial Districts.

In 2016, a portion of the area within Planned Development (PD) District 92-21 was amended (Planned Development 16-07) to relieve the specific development conditions to allow the construction of a 496,000 square foot warehouse and distribution center. However, the reduced list of permitted use remained as approved with the Planned Development District 92-21.

The applicant's request establishes an updated and clarified list of permitted uses that is reflective of current land use terminology and congruent with the intent of the original Planned Development to mitigate potential conflicts of incompatible industrial uses.

The applicant also requests to amend Planned Development (PD) 16-07 to allow screened outside storage within the loading and truck parking area. Outside storage areas are not permitted within Planned Development (PD) District 16-07.

SITE DATA

The subject site contains approximately 29.053 acres and has approximately 630 linear feet of frontage along Leon Road and approximately 880 linear feet of frontage along Towngate Drive. The site is accessed from Leon Road with mutual access drive from Wall Street through an adjacent parcel to the north.

USE OF PROPERTY UNDER CURRENT ZONING

The subject site is zoned Planned Development (PD) District 16-07 for office/warehouse and distribution center uses. PD 16-07 also allows all uses within PD 92-21.

CONSIDERATIONS

Planned Development Amendments

1. Permitted Uses

The applicant requests to amend the permitted uses on the subject site. The current permitted use list of Planned Development 16-07 contains outdated and unclear land use terminology derived from Planned Development 92-21 and based on the uses within the Land Use Matrix of the prior Zoning Ordinance 3237. The intent of the PD 92-21 permitted use list was to mitigate potentially incompatible uses adjacent to the residential development. However, as the City's Zoning Ordinance and Zoning Map have been amended and updated, uses within this Planned Development have not been updated to reflect current land use terminologies. This amendment of Planned Development 16-07 is intended to update and provide clarity to permitted land uses, and ensure further compatibility with adjacent residential development through additional Specific Use Provisions (SUP) conditions on uses currently allowed "by right."

The applicant requests to permit the following uses and conditions:

Proposed Permitted Uses	Proposed Permitted Uses with SUP
• Data Center • Distribution Center, Large (indoors only) • Distribution Center, Small (indoors only) • Industrial or Manufacturing, Light • Warehouse, Office/Showroom (indoors only) Uses permitted if ≥45,000 SF: • Bakery, Commercial • Batching Plant, Temporary • Contractor's Office/Warehouse (indoors only) • Custom Products Manufacturing • Equipment Leasing/Rental, • Indoor Furniture and Appliance Cleaning/Repair • Laundry Plant, Commercial • Printing/Publishing House • Recording Studio/Media Production • Small Engine/Lawn Equipment Rental & Repair	• Animal Feed Processing & Storage • Batching Plant • Building/Garden Materials Sales & Storage (wholesale) • Bulk Material Sales & Storage (retail or wholesale) • Equipment Leasing/Rental, Outdoor • Food Processing & Storage • Heavy Machinery Sales, Rental, Storage & Repair • Laboratory, Analytical or Research (indoor) • Leather & Allied Products Manufacturing – Motorcycle/ATV Sales, Leasing & Repair (new and used-indoors only) • Personal Watercraft Sales, Leasing & Repair (new and used) • Recreational Vehicle/Trailer Sales, Leasing & Repair • Recycling Collection Center (no outside storage) • Truck/Bus Storage

2. Outside Storage

The Planned Development (PD) 16-07 conditions prohibit any outside storage on the site. The applicant requests the removal of this condition in order to give more flexibility

in marketing by allowing those tenants that require incidental outside storage to occupy the site. An approved amendment will facilitate the storage of materials and equipment associated with the operations of the individual tenants.

The applicant proposes two (2) areas for outside storage as reflected on the Site Plan (Exhibit C): Storage Area A containing approximately 15,836 square feet and Storage Area B containing approximately 16,610 square feet.

Each outside storage area will be enclosed on three sides with an eight (8) foot tall masonry wall with access to the storage areas provided through eight (8) foot tall vinyl clad sliding gates.

The outside storage areas are further screened from adjacent residential properties and from Leon Road by an eight (8) foot tall masonry screening wall constructed with the development of the warehouse building. The screening wall is located along those portions of the site contiguous to residential districts and the truck court entrance. The westernmost portion of the site is elevated approximately eight (8) feet above the adjacent residential development which adds to the perceived height and screening of the masonry screening wall. Additionally, the screening wall is accompanied with large tree plantings (Cedar Elm) along the development side of the wall and high level screening shrubs (Eastern Red Cedar) along the residential side of the wall.

The Garland Development Code (GDC) requires that, if the storage area contains items greater than six feet in height, additional large evergreen canopy trees must be planted every thirty feet on center, either adjacent to the screening device or within the landscape buffer (if adjacent to a public street).

The proposed outside storage screening walls in conjunction with the site screening adjacent to residential development is in accordance with Section 4.43 of the GDC.

As proposed the site provides sufficient screening of the outside storage areas, and it is not anticipated that the outside storage materials will be hazardous or malodorous. Therefore, the site will remain consistent with the original efforts to develop with sensitivity to the adjacent residential developments.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates the subject property as Business Center. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type developments that cumulatively employ large numbers of people. Development of the subject site is consistent with the industrial character of the zoning and recommendation of the Envision Garland Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USE

The property area immediately to the west is zoned Industrial (IN) District and developed with buildings that are currently utilized for Light Industrial and Heavy Industrial Uses. Properties to the north are zoned Planned Development (PD) District 97-49 and Planned Development (PD) District 92-21

Properties to the easternmost portion of the property is zoned Single-Family-7 (SF-7) Districts to the east and a Planned Development (PD) District 71-7 for Townhouse Uses along the eastern half of the south property line. These properties are developed with a

mixture of low to medium density residential uses. The applicant intends to continue operation of the site in a manner that is sensitive to the adjacent residential development but is also consistent with the industrial character of the site and other surrounding areas.

STAFF RECOMMENDATION

Approval of an amendments to Planned Development (PD) 16-07 District to allow screened outside storage and to update and clarify the list of permitted uses on the subject site.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: May 1, 2018

PREPARED BY:

Isaac Williams
Development Planner
Planning & Community Development
972-205-2459
iwilliams@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-16

3800 Leon Road

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of a Warehouse and Distribution Center (Large), add provisions to allow outdoor storage, and update the list of land uses in this Planned 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 Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

Concept Plan: Development shall be in general conformance with the Concept Plan set forth in Exhibit C. The Concept Plan shall be construed to be an illustration of the development concepts only and not an exact representation of the specific development proposed. However, failure of a subsequent development application to generally conform to the approved Concept Plan (as applicable) will result in denial of the application. In the event of conflict between the Concept Plan and the written conditions, the written conditions shall apply. No Detail Plan shall be required subsequent to the approval of the Concept Plan.

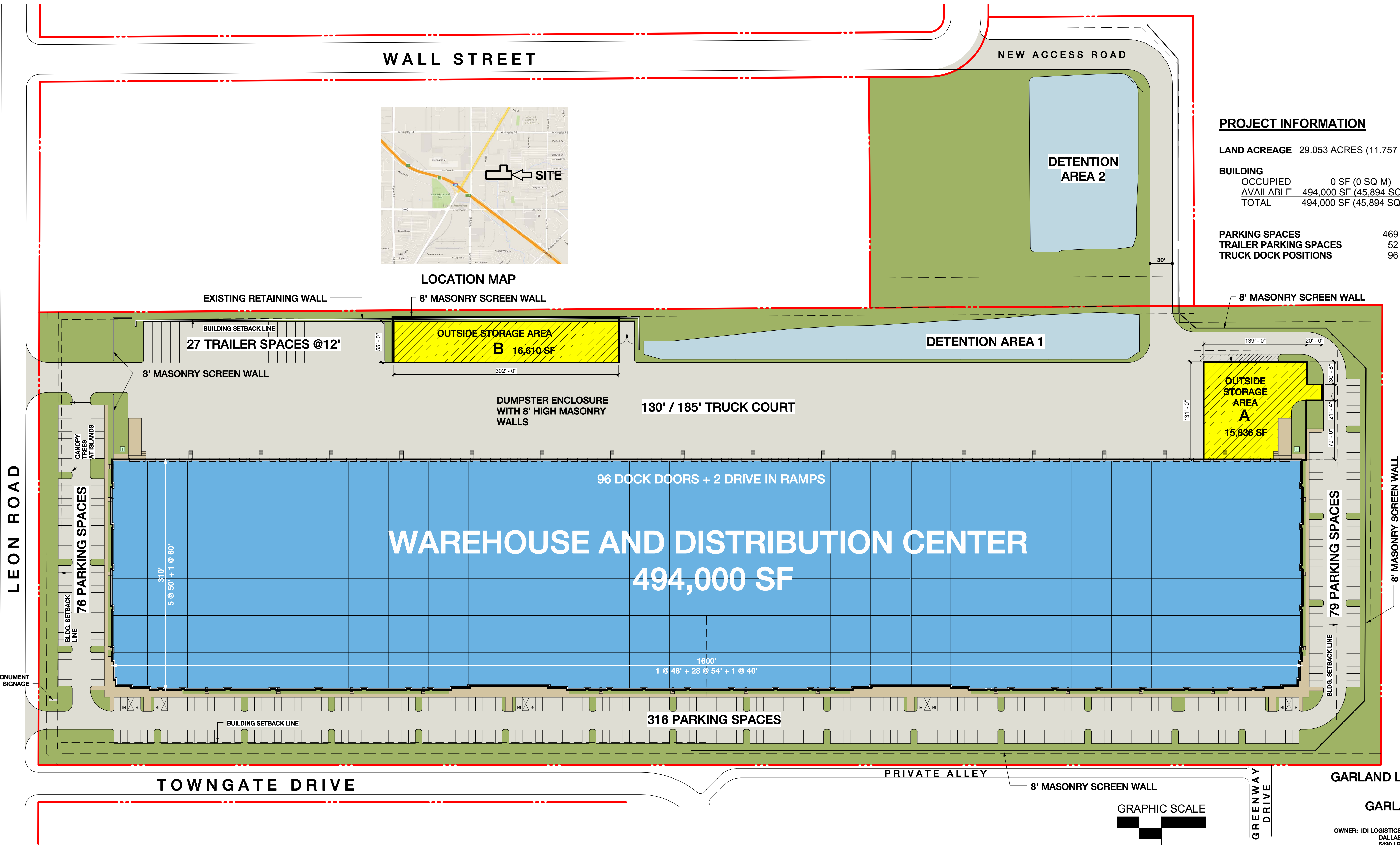
V. Specific Regulations:

- A. Permitted Uses: All uses as reflected in Exhibit F.
- B. Screening and Landscaping: Screening of non-residential uses from adjacent residential uses shall meet the requirements of Chapter 4, Article 3 of the Garland Development Code with the following additional requirements:
1. Non-residential yards adjacent to residential districts must provide a masonry wall eight (8) feet in height with tree plantings along the

development side of the wall in accordance with Section 4.39. The site must also provide a row of tree planting along the residential side of the wall in accordance with the Landscape Plan labeled Exhibit D. Landscaping shall be in general conformance with the approved Landscape Plan labeled Exhibit D.

- C. Site Design: The building shall be located as generally shown on the Concept Plan labeled Exhibit C. The building shall be located so the loading docks are oriented to the north.
- D. Setbacks: Setbacks shall be as generally shown on the Concept Plan labeled Exhibit C.
- E. Parking: All parking shall be in general conformance with the approved Concept Plan labeled Exhibit C.
- F. Height: The maximum permitted height for any building or structure shall be forty-two (42) feet. The upper portions of the building, meaning those portions above thirty-five (35) feet in height, shall have no transparent glass.
- G. Maximum Lot Coverage: Buildings or structures or parts thereof shall not be erected, altered or placed so as to cover no more than sixty (60) percent of the lot.
- H. Exterior Elevations: The exterior elevations of the building shall be provided as generally shown on the exterior elevations plans labeled Exhibit E.
- I. Lighting: Light sources must be of a down-light, indirect, diffused or shielded type (minimum seventy-degree cut-off when measured from horizontal), or installed and maintained in a manner to reduce glare effect and consequent interference with use of adjacent properties and streets. All lighting shall be subject to the lighting standards in Chapter 4, Article 7.
- J. Outside Storage: The outside storage of materials and equipment shall be permitted and shall be screened with an eight (8) foot tall masonry wall as reflected on Exhibit E. Materials and equipment shall not be stacked higher than the device that screens the stored materials or equipment used for business operations. If materials and equipment exceed six (6) feet in height additional large evergreen canopy trees must be planted every thirty

(30) feet on center, either adjacent to the screening device or within the landscape buffer.



PROJECT INFORMATION

LAND ACREAGE 29.053 ACRES (11.757 ha)

BUILDING	
OCCUPIED	0 SF (0 SQ M)
AVAILABLE	494,000 SF (45,894 SQ M)
TOTAL	494,000 SF (45,894 SQ M)

PARKING SPACES	469
TRAILER PARKING SPACES	52
TRUCK DOCK POSITIONS	96

GARLAND LOGISTICS CENTER
3800 LEON ROAD
GARLAND, TEXAS 75041
ZONING: INDUSTRIAL-1

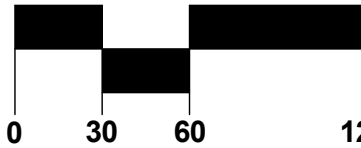
OWNER: IDI LOGISTICS
DALLAS REGION
5420 LBJ FREEWAY, SUITE 1275
DALLAS, TX 75240
TEL. 972.560.7000

APPLICANT: SAME AS OWNER

PLAN PREPARER:
MACGREGOR ASSOCIATES ARCHITECTS, INC.
2727 PACES FERRY ROAD, SE
BUILDING TWO, SUITE 1400
ATLANTA, GA 30339
TEL. 770.432.9934

CASE NUMBER:

GRAPHIC SCALE



Two Paces West
2727 Paces Ferry Road SE
Suite 1400
Atlanta, Georgia 30339
770-432-9400

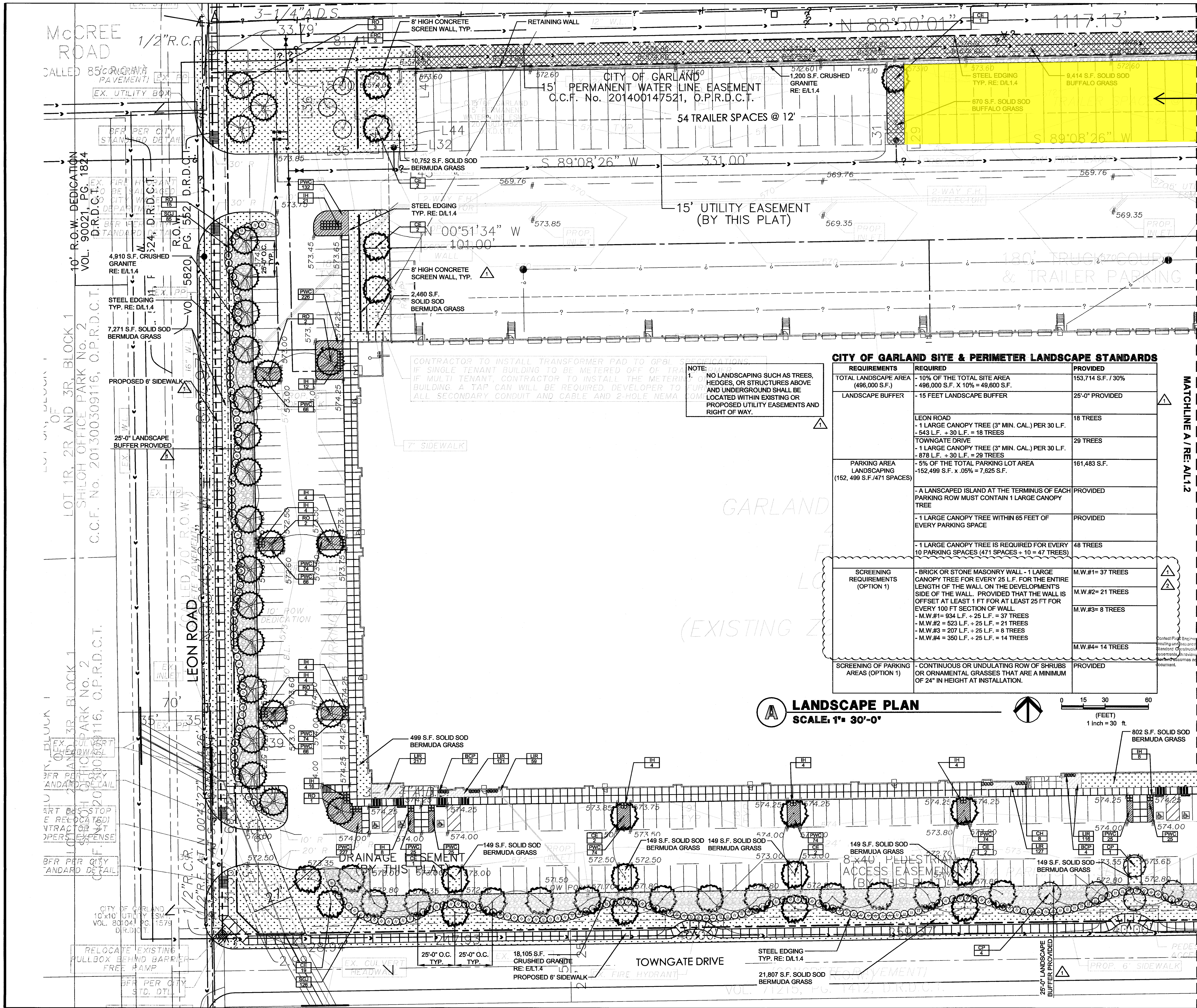
IDI Logistics

PROJECT NUMBER: 2015-184
SCALE: 1" = 60'-0"

GARLAND LOGISTICS CENTER
3800 LEON ROAD
GARLAND, TEXAS

SP 1
SITE PLAN

03/22/18



(PARTIAL)
OUTSIDE
STORAGE
AREA
B

LANDSCAPE ARCHITECT

DAVID C. BALDWIN
INCORPORATED

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 509-1266 / FAX: (972) 509-1269

IRRIGATION DESIGNER

SETH HEIDMAN
IRRIGATION DESIGN
AND CONSULTING

6009 W. PARKER ROAD #149-221
PLANO, TX 75093
PHONE: (972) 816-5141

OWNER

IDI Gazeley
Brookfield Logistics Properties

DATE NO. REVISIONS
08/17/16 1 CITY COMMENTS
09/28/16 2 CITY COMMENTS

PROJECT

GARLAND LOGISTICS CENTER
CITY OF GARLAND, TEXAS
496,000 S.F. (25.27 AC)
F.F. 574.65
LOT 1, BLOCK 1
(EXISTING ZONING-INDUSTRIAL-1)

SEAL

9/28/16

SHEET TITLE

LANDSCAPE PLAN

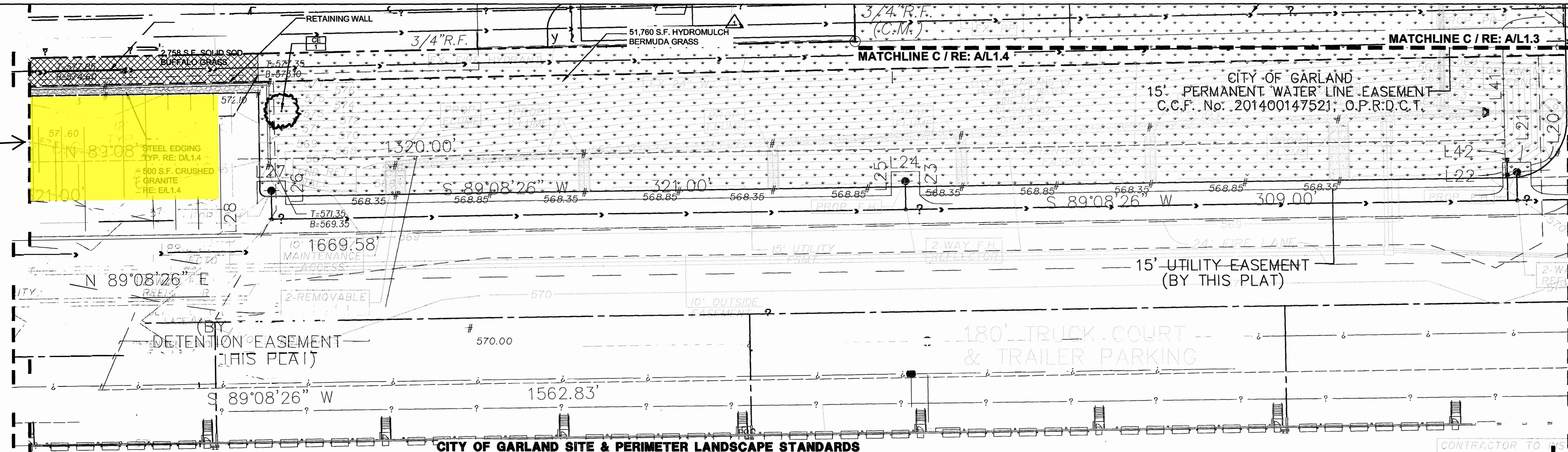
PROJECT MANAGER: RRM PROJECT DESIGNER: DCB
DRAWN BY: TDH CHECKED BY: DCB
ISSUE DATE: 08/16/16 SCALE: AS NOTED
SHEET No.

L1.1

CASE NUMBER: 160114-1

Exhibit D

**(PARTIAL)
OUTSIDE
STORAGE
AREA
B**

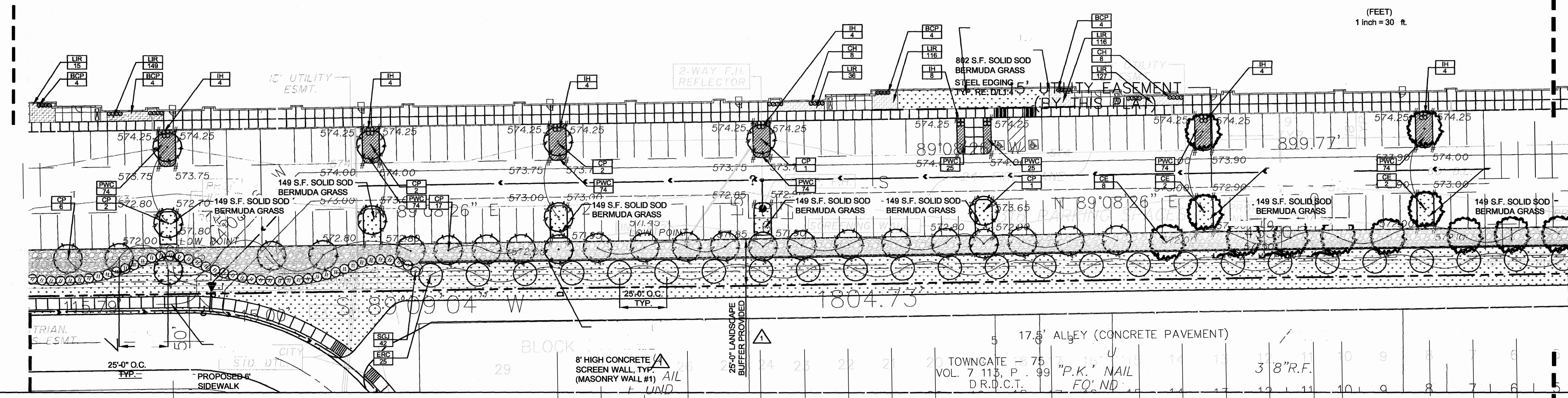


REQUIREMENTS	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA (496,000 S.F.)	- 10% OF THE TOTAL SITE AREA - 496,000 S.F. X 10% = 49,600 S.F.	153,714 S.F. / 30%
LANDSCAPE BUFFER	- 15' FEET LANDSCAPE BUFFER	25'-0" PROVIDED
	LEON ROAD - 1 LARGE CANOPY TREE (3" MIN. CAL.) PER 30 L.F. - 548 L.F. ÷ 30 L.F. = 18 TREES	18 TREES
	TOWNGATE DRIVE - 1 LARGE CANOPY TREE (3" MIN. CAL.) PER 30 L.F. - 878 L.F. ÷ 30 L.F. = 29 TREES	29 TREES
PARKING AREA LANDSCAPING (152,499 S.F./471 SPACES)	- 5% OF THE TOTAL PARKING LOT AREA - 152,499 S.F. x .05% = 7,625 S.F. - A PARKING ISLAND AT THE TERMINUS OF EACH PROVIDED PARKING ROW MUST CONTAIN 1 LARGE CANOPY TREE - 1 LARGE CANOPY TREE WITHIN 85 FEET OF EVERY PARKING SPACE	161/283 S.F. PROVIDED
	- 1 LARGE CANOPY TREE IS REQUIRED FOR EVERY 10 PARKING SPACES (471 SPACES ÷ 10 = 47 TREES)	48 TREES
SCREENING REQUIREMENTS (OPTION 1)	- BRICK OR STONE MASONRY WALL - 1 LARGE CANOPY TREE FOR EVERY 25 L.F. FOR THE ENTIRE LENGTH OF THE WALL ON THE DEVELOPMENT'S SIDE OF THE WALL. PROVIDED THAT THE WALL IS OFFSET AT LEAST 1 FT FOR AT LEAST 25 FT FOR EVERY 100 FT SECTION OF WALL. - M.W.#1 = 934 L.F. ÷ 25 L.F. = 37 TREES - M.W.#2 = 523 L.F. ÷ 25 L.F. = 21 TREES - M.W.#3 = 207 L.F. ÷ 25 L.F. = 8 TREES - M.W.#4 = 350 L.F. ÷ 25 L.F. = 14 TREES	M.W.#1 = 37 TREES M.W.#2 = 21 TREES M.W.#3 = 8 TREES M.W.#4 = 14 TREES
SCREENING OF PARKING AREAS (OPTION 1)	- CONTINUOUS OR UNDULATING ROW OF SHRUBS OR ORNAMENTAL GRASSES THAT ARE A MINIMUM OF 2' IN HEIGHT AT INSTALLATION	PROVIDED

NOTE:
1. NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY.

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

0 15 30 60 (FEET)
1 inch = 30 ft.



LANDSCAPE ARCHITECT

**DAVID C.
BARNETT**
INCORPORATED



**LANDSCAPE
ARCHITECTURE
PLANNING**

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074

PHONE: (972) 509-1286 / FAX: (972) 566-1235

IRRIGATION DESIGNER

SETH HEIDMAN
**IRRIGATION DESIGN
AND CONSULTING**

6009 W. PARKER ROAD #149-221
PLANO, TX 75093

PHONE: (972) 816-5141

IDI Gazeley
Brookfield Logistics Properties

DATE	NO.	REVISIONS
08/17/16	1	CITY COMMENTS
09/28/16	2	CITY COMMENTS

**GARLAND
LOGISTICS
CENTER**

CITY OF GARLAND, TEXAS
496,000 S.F. (25.27 AC)
F.F. 574.65
LOT 1, BLOCK 1
(EXISTING ZONING INDUSTRIAL-1) SEAL

PROJECT MANAGER: **RRM** PROJECT DESIGNER: **DCB**

DRAWN BY: **TDH** CHECKED BY: **DCB**

ISSUE DATE: **06/16/16** SCALE: **AS NOTED**

SHEET No. _____

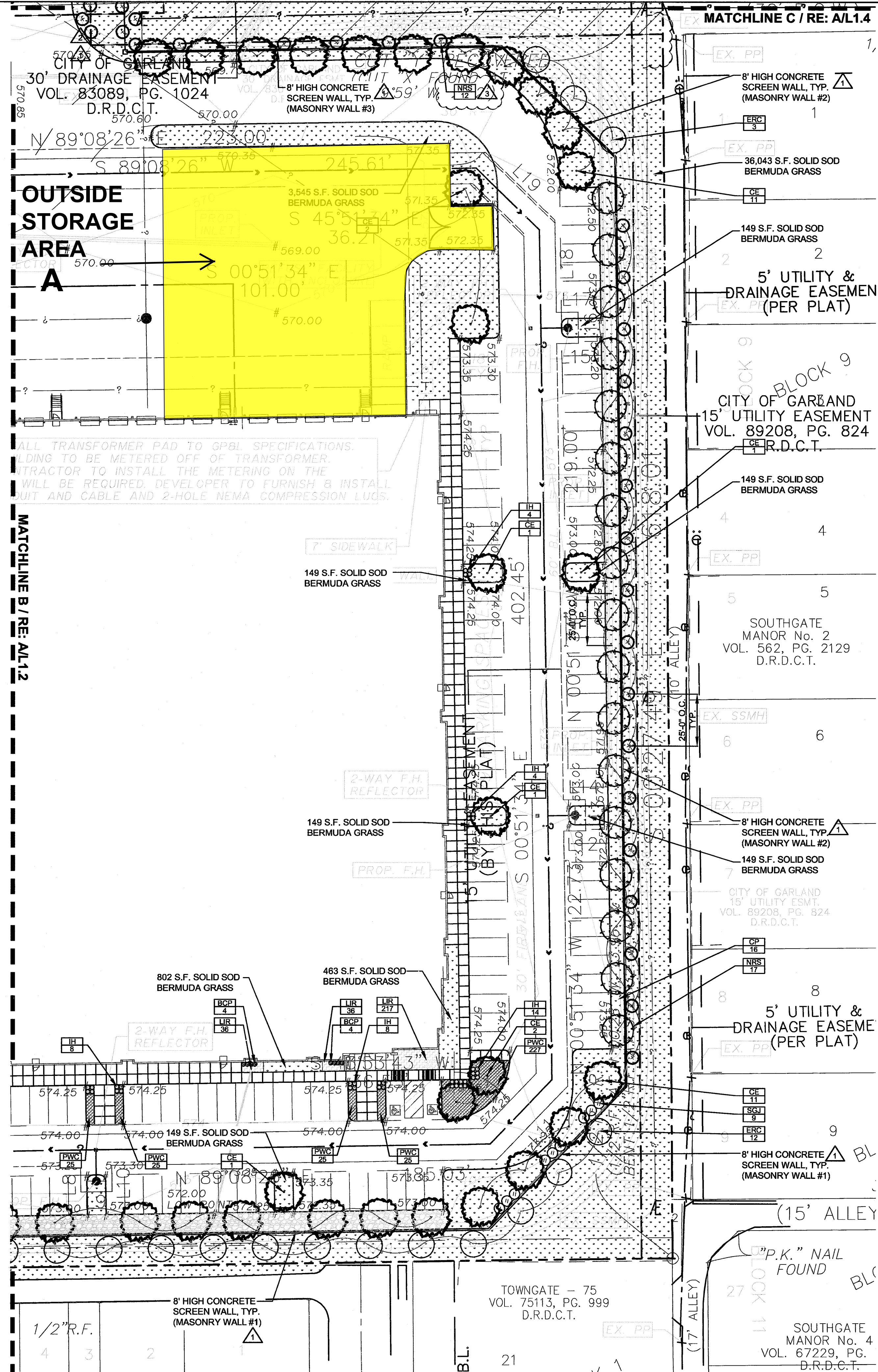
L1.2

CASE NUMBER: 160114-1

NOTE:
1. NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY.

CITY OF GARLAND SITE & PERIMETER LANDSCAPE STANDARDS

REQUIREMENTS	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA (496,000 S.F.)	- 10% OF THE TOTAL SITE AREA - 496,000 S.F. X 10% = 49,600 S.F.	153,714 S.F. / 30%
LANDSCAPE BUFFER	- 15 FEET LANDSCAPE BUFFER	25'-0" PROVIDED
	LEON ROAD - 1 LARGE CANOPY TREE (3" MIN. CAL.) PER 30 L.F. - 543 L.F. + 30 L.F. = 18 TREES	18 TREES
	TOWNGATE DRIVE - 1 LARGE CANOPY TREE (3" MIN. CAL.) PER 30 L.F. - 878 L.F. + 30 L.F. = 29 TREES	29 TREES
PARKING AREA LANDSCAPING (152,499 S.F. / 471 SPACES)	- 5% OF THE TOTAL PARKING LOT AREA - 152,499 S.F. X .05% = 7,625 S.F.	161,483 S.F.
	- A LANDSCAPED ISLAND AT THE TERMINUS OF EACH PARKING ROW MUST CONTAIN 1 LARGE CANOPY TREE	PROVIDED
	- 1 LARGE CANOPY TREE WITHIN 65 FEET OF EVERY PARKING SPACE	PROVIDED
	- 1 LARGE CANOPY TREE IS REQUIRED FOR EVERY 10 PARKING SPACES (471 SPACES + 10 = 47 TREES)	48 TREES
SCREENING REQUIREMENTS (OPTION 1)	- BRICK OR STONE MASONRY WALL - 1 LARGE CANOPY TREE FOR EVERY 25 L.F. FOR THE ENTIRE LENGTH OF THE WALL ON THE DEVELOPMENT'S SIDE OF THE WALL. PROVIDED THAT THE WALL IS OFFSET AT LEAST 1 FT FOR AT LEAST 25 FT FOR EVERY 100 FT SECTION OF WALL. - M.W.#1 = 934 L.F. + 25 L.F. = 37 TREES - M.W.#2 = 523 L.F. + 25 L.F. = 21 TREES - M.W.#3 = 207 L.F. + 25 L.F. = 8 TREES - M.W.#4 = 350 L.F. + 25 L.F. = 14 TREES	M.W.#1 = 37 TREES M.W.#2 = 21 TREES M.W.#3 = 8 TREES M.W.#4 = 14 TREES
SCREENING OF PARKING AREAS (OPTION 1)	- CONTINUOUS OR UNDULATING ROW OF SHRUBS OR ORNAMENTAL GRASSES THAT ARE A MINIMUM OF 24" IN HEIGHT AT INSTALLATION.	PROVIDED



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

LANDSCAPE ARCHITECT

DAVID C. BALDWIN
INCORPORATED

LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 509-1266 / FAX: (972) 509-1269

IRRIGATION DESIGNER

SETH HEIDMAN
IRRIGATION DESIGN AND CONSULTING

6009 W. PARKER ROAD #149-221
PLANO, TX 75033
PHONE: (972) 816-5141

OWNER

IDI Gazeley
Brookfield Logistics Properties

RELEASE FOR CONSTRUCTION

Contract Field Engineer
The Site Permit given to any construction activity. The City of Garland
Standard Construction Specifications shall be used in City rights of way
and easements. In reviewing and retaining these construction plans for construction, the City of
Garland assumes no responsibility for the accuracy and adequacy of this construction
document.

DEC 01 2016

DATES/NO. OF REVISIONS

08/17/16	1	CITY COMMENTS
09/28/16	2	CITY COMMENTS
11/17/16	3	CITY COMMENTS

PROJECT

GARLAND LOGISTICS CENTER

CITY OF GARLAND, TEXAS
496,000 S.F. (25.27 AC)
F.F. 574.65
LOT 1, BLOCK 1
(EXISTING ZONING-INDUSTRIAL-1)

SEAL

11/17/16

SHEET TITLE

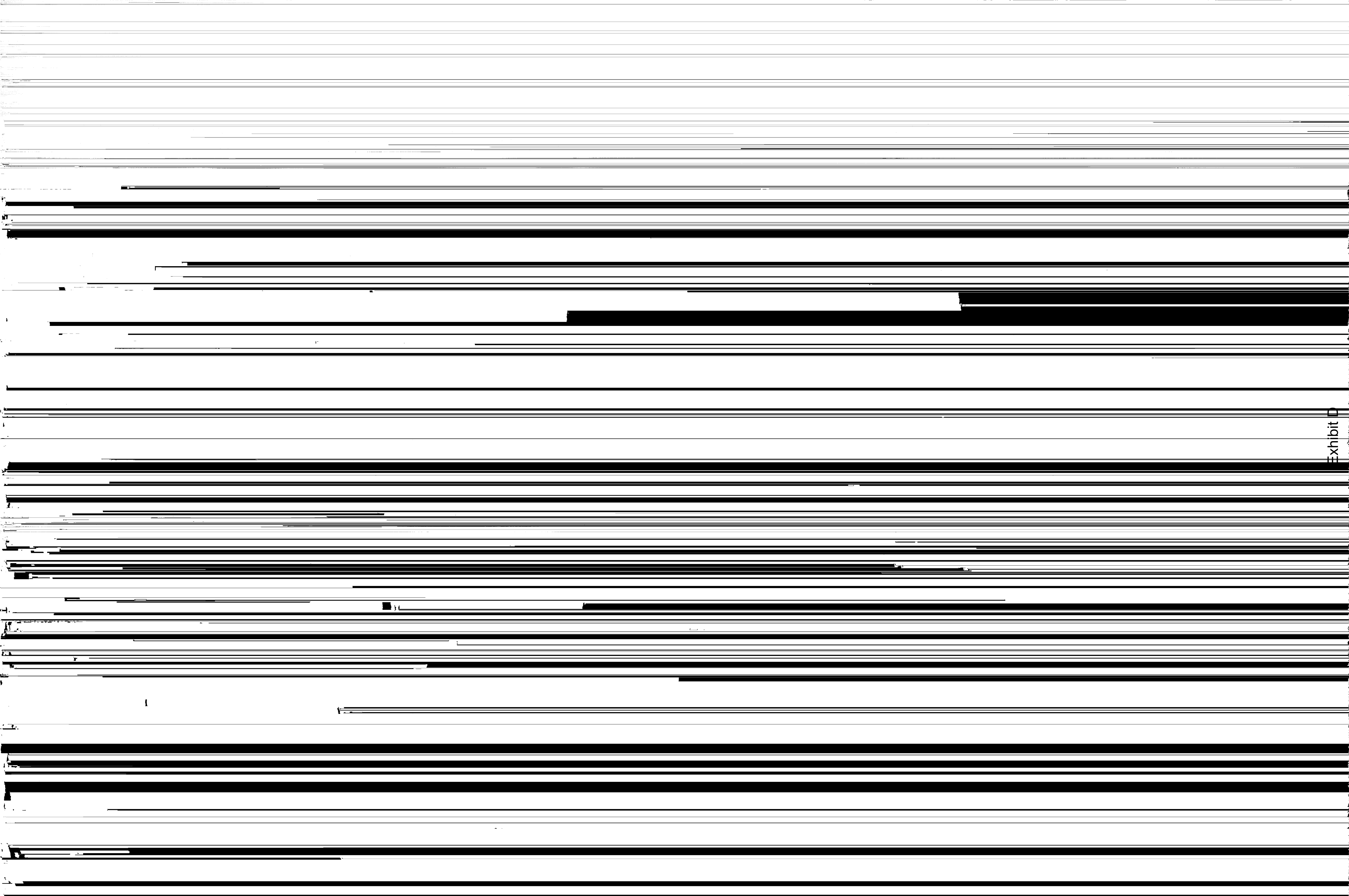
LANDSCAPE PLAN

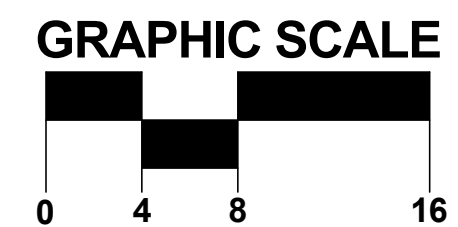
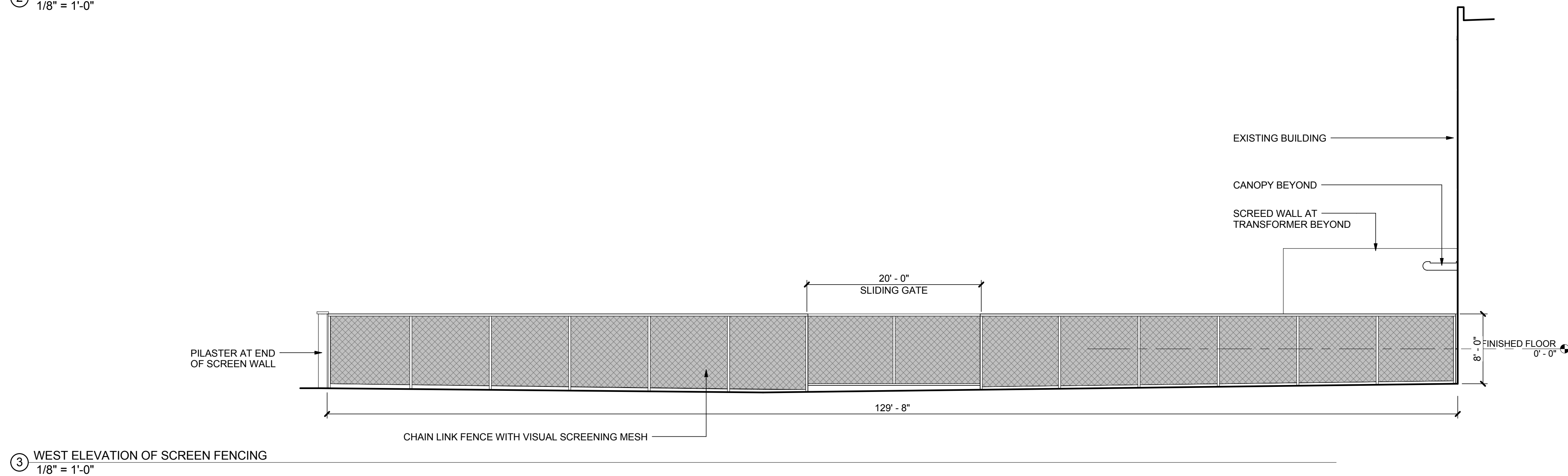
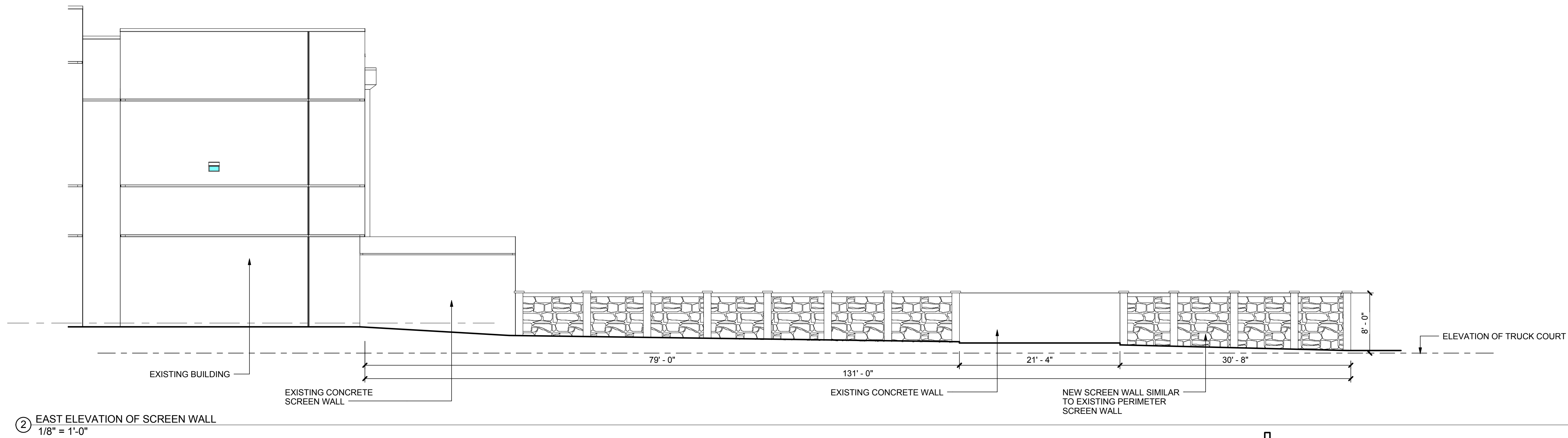
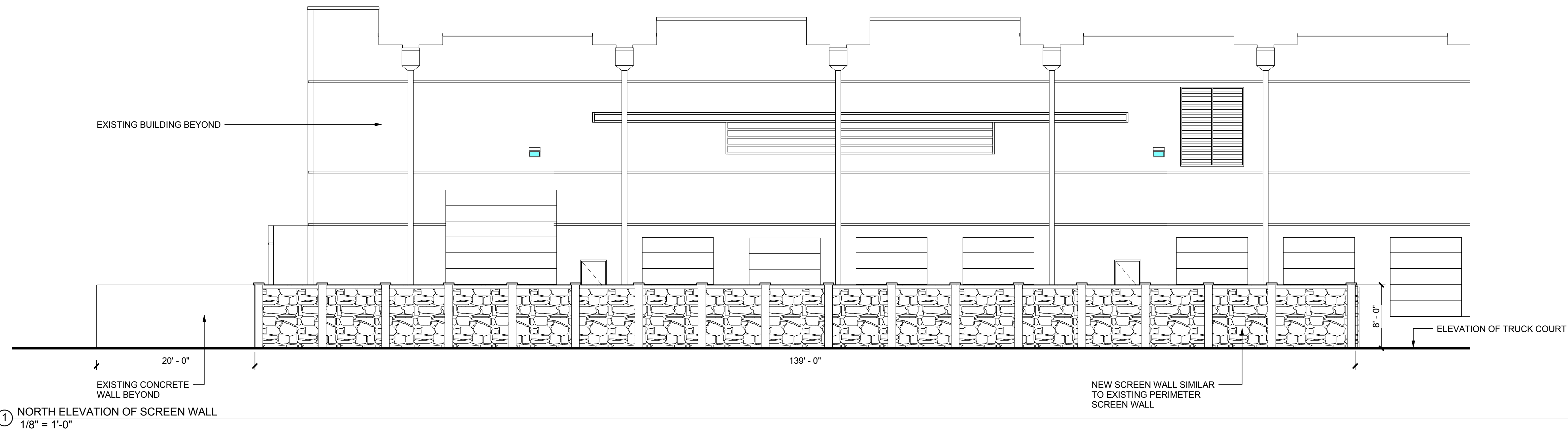
PROJECT MANAGER	RRM	PROJECT DESIGNER	DCB
DRAWN BY	TDH	CHECKED BY	DCB
ISSUE DATE:	06/16/16	SCALE:	AS NOTED
		SHEET NO.	

L1.3

CASE NUMBER: 160114-1

Exhibit D





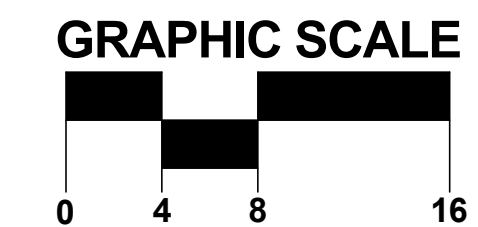
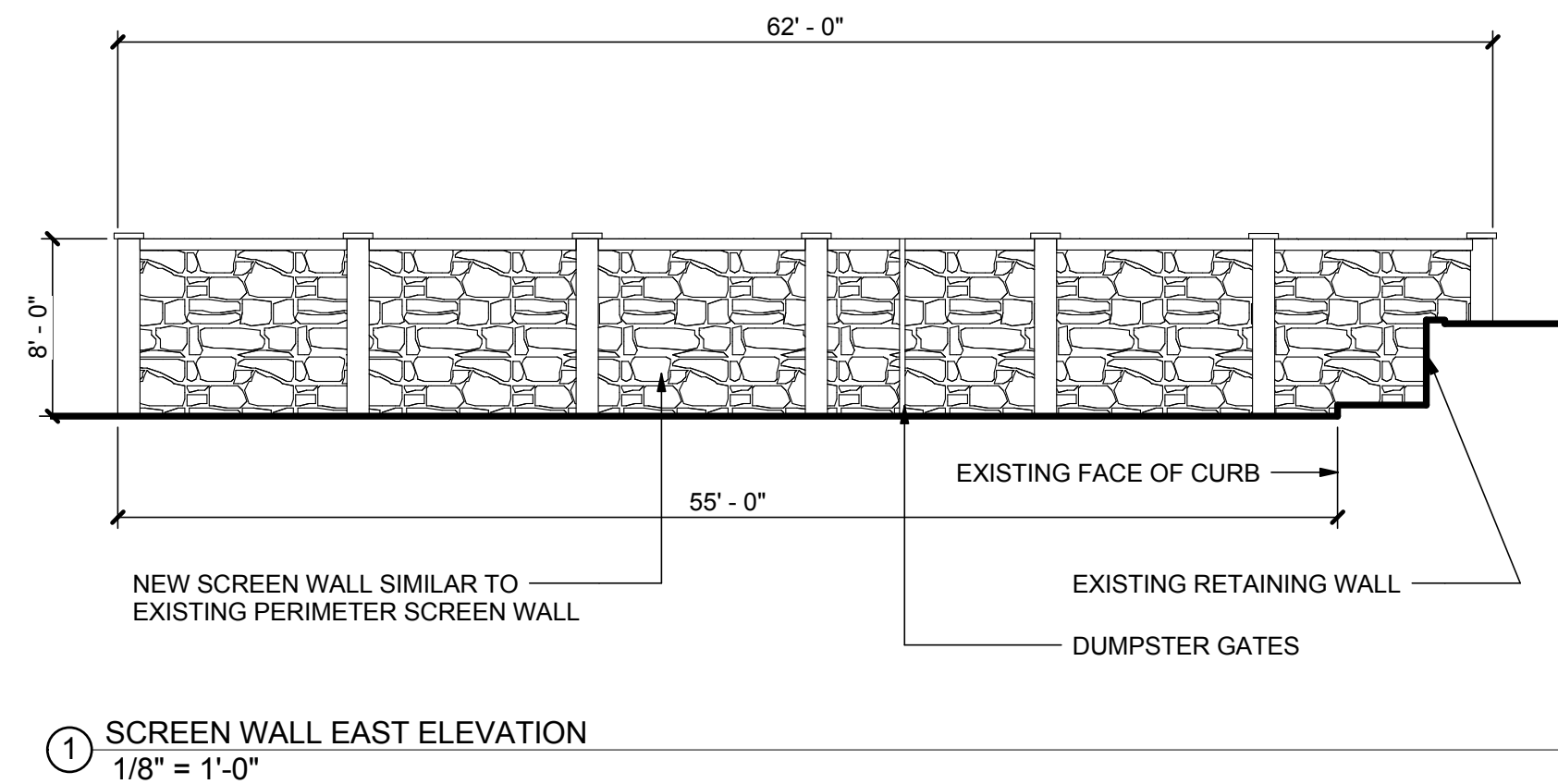
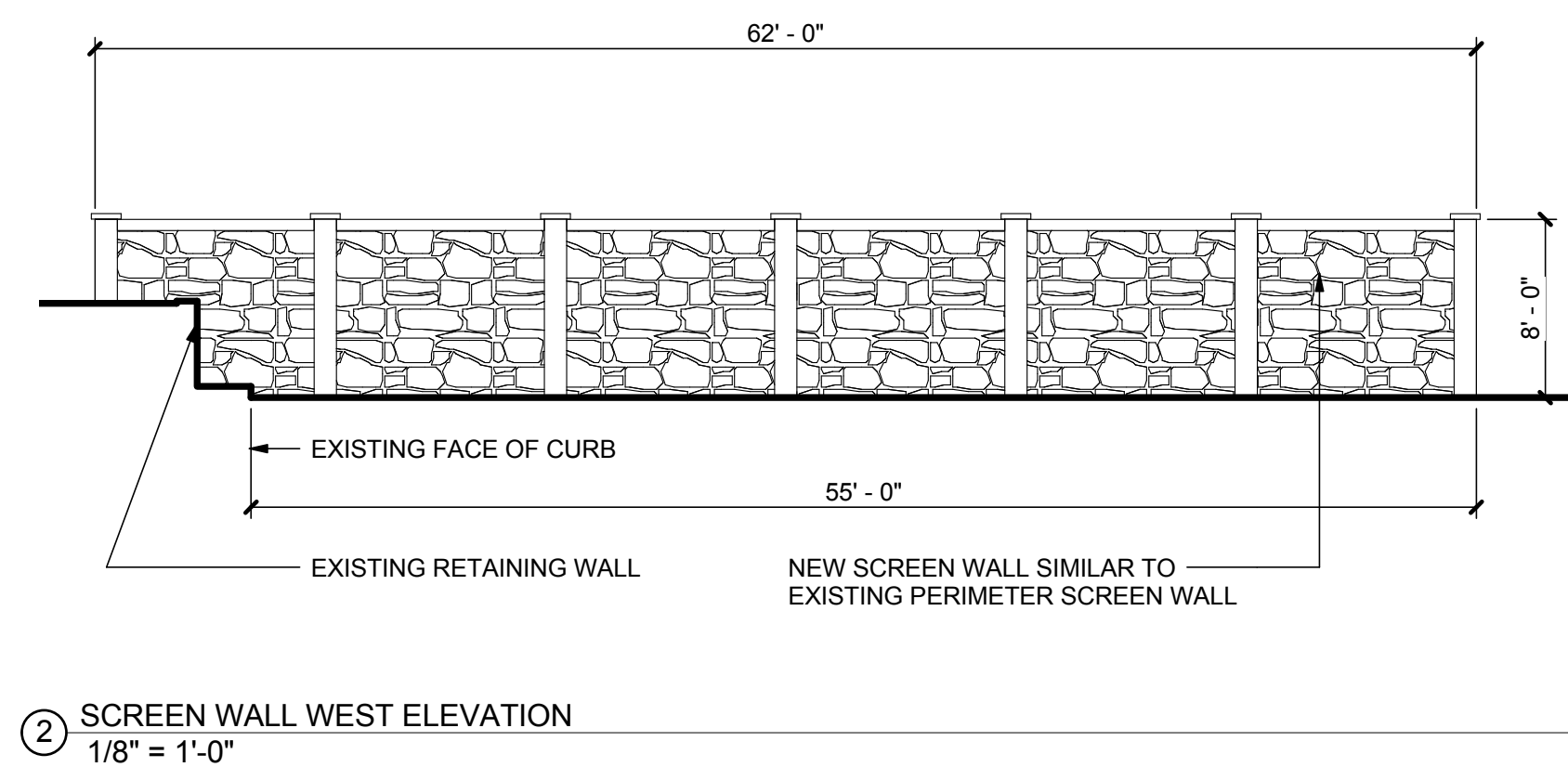
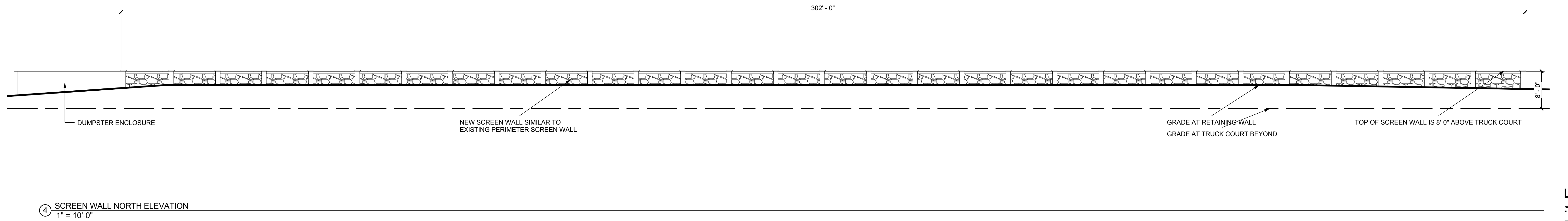
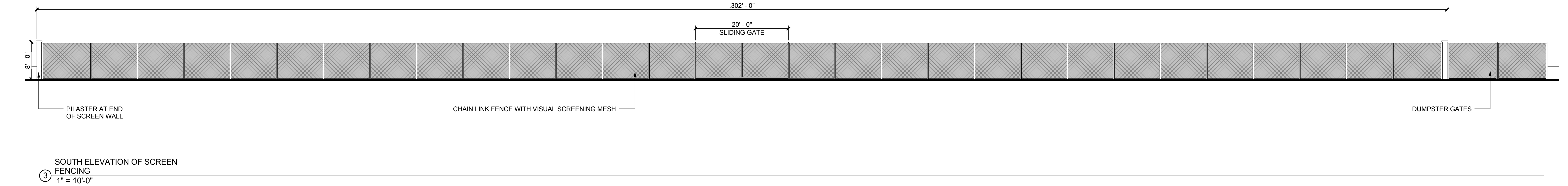
GARLAND LOGISTICS CENTER
3800 LEON ROAD
GARLAND, TEXAS 75041
ZONING: INDUSTRIAL-1

OWNER: IDI LOGISTICS
DALLAS REGION
5420 LBJ FREEWAY, SUITE 1275
DALLAS, TX 75240
TEL. 972 560 7000

APPLICANT: SAME AS OWNER

PLAN PREPARER:
MACGREGOR ASSOCIATES ARCHITECTS, INC.
2727 PACES FERRY ROAD, SE
BUILDING TWO, SUITE 1400
ATLANTA, GA 30339
TEL. 770 432 9834

CASE NUMBER:



GARLAND LOGISTICS CENTER
3800 LEON ROAD
GARLAND, TEXAS 75041
ZONING: INDUSTRIAL-1

OWNER: IDI LOGISTICS
DALLAS REGION
5420 LBJ FREEWAY, SUITE 1275
DALLAS, TX 75240
TEL. 972 560 7000

APPLICANT: SAME AS OWNER

PLAN PREPARER:
MACGREGOR ASSOCIATES ARCHITECTS, INC.
2727 PACES FERRY ROAD, SE
BUILDING TWO, SUITE 1400
ATLANTA, GA 30339
TEL. 770 432 9934

CASE NUMBER:

PROPOSED PERMITTED USES	PROPOSED PERMITTED USES SPECIFIC USE PERMIT
• Data Center • Distribution Center, Large (indoors only) • Distribution Center, Small (indoors only) • Industrial or Manufacturing, Light • Warehouse, Office/Showroom (indoors only) Uses permitted if $\geq 45,000$ SF: • Bakery, Commercial • Batching Plant, Temporary • Contractor's Office/Warehouse (indoors only) • Custom Products Manufacturing • Equipment Leasing/Rental, Indoor • Furniture and Appliance Cleaning/Repair • Laundry Plant, Commercial • Printing/Publishing House • Recording Studio/Media Production • Small Engine/Lawn Equipment Rental & Repair	• Animal Feed Processing & Storage • Batching Plant • Building/Garden Materials Sales & Storage (wholesale) • Bulk Material Sales & Storage (retail or wholesale) • Equipment Leasing/Rental, Outdoor • Food Processing & Storage • Heavy Machinery Sales, Rental, Storage & Repair • Laboratory, Analytical or Research (indoor) • Leather & Allied Products Manufacturing • Motorcycle/ATV Sales, Leasing & Repair (new and used – indoors only) • Personal Watercraft Sales, Leasing & Repair (new and used) • Recreational Vehicle/Trailer Sales, Leasing & Repair • Recycling Collection Center (no outside storage) • Truck/Bus Storage

Z 18-16



Facing northwest Looking at screening wall and warehouse distribution building from adjacent site



Facing east. Looking at garages of adjacent Townhouse Uses and screening wall.



Facing north from southeast corner of the subject site. Looking at adjacent Single-Family Uses



Facing west from Leon Drive. Looking at adjacent industrial uses.



GARLAND

Plan Commission

3.d.

Meeting Date: 04/09/2018

Item Title: Z 18-18 Kimley-Horn & Associates (District 6)

Summary:

Consideration of the application of **Kimley-Horn & Associates**, requesting approval of 1) Amendments to Planned Development (PD) 16-10 District for Industrial Uses including Retail Store, 2) Amendments to a Detail Plan for Convenience Store; Fuel Pumps, Retail; Retail Store; Restaurant, Drive-Through and Car Wash, Automated/Rollover, 3) Amendments to a Specific Use Provision for Restaurant, Drive-Through and 4) a Zoning Change from Planned Development (PD) 16-10 District to Industrial (IN) District. This property is located on the northeast corner of West Miller Road and South Jupiter Road. (District 6) (File Z 18-18)

Attachments

Z 18-18 Kimley-Horn & Associates

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 18-18/District 6

Agenda Item:

Meeting: Plan Commission

Date: April 9, 2018

REQUEST

Approval of 1) Amendments to Planned Development (PD) 16-10 District Industrial Uses including Retail Store, 2) Amendments to a Detail Plan for Convenience Store; Fuel Pumps, Retail; Retail Store; Restaurant, Drive-Through and Car Wash, Automated/Rollover, 3) Amendments to a Specific Use Provision for Restaurant, Drive-Through and 4) a Zoning Change from Planned Development (PD) 16-10 District to Industrial (IN) District.

LOCATION

On the northeast corner of West Miller Road and South Jupiter Road

APPLICANT

Kimley-Horn & Associates

OWNER

RR Garland Site, LLC.

BACKGROUND

In 2016 City Council approved a change of zoning from Industrial District to Planned Development (PD) 16-10 District on the subject property (the subject property consists of Tract 1 and Tract 2 as identified on Exhibit C and Exhibit D). Along with Planned Development (PD) 16-10, a Detail Plan and a Specific Use Provision were approved allowing the subject property to be developed with a gas station consisting of three (3) canopies over seventeen (17) gas pumps, a car wash structure and a multi-tenant building for a convenience store, retail and a restaurant with a drive-through [Ricky Rockets]. Presently, this gas station is under construction as approved on the Detail Plan.

The applicant intends to acquire Tract 2 and combine it with the property immediately to the north to create one lot and develop such lot with a distribution center.

SITE DATA

The site contains 8.23 acres with approximately 440 feet of frontage along South Jupiter Road and 700 feet of frontage along West Miller Road. Ingress and egress is from West Miller Road and South Jupiter Road.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) 16-10 District allows those land uses as permitted in the Industrial (IN) District, including Retail Store by right.

CONSIDERATIONS

1. Planned Development (PD) 16-10 District includes a 0.930-acre grassy area (Tract 2), a rectangular shaped area located on the northeast corner of the subject property which the applicant intends to acquire and combine with the property located immediately to the north to create one lot and develop such lot with a distribution center. As part of the distribution center, Tract 2 would serve as truck parking area and truck maneuvering area. The property to the north is zoned Industrial (IN) District and a distribution center is a land use permitted by right.

2. The applicant's proposal under Consideration No. 1 requires Tract 2 to be removed from Planned Development (PD) 16-10 District, from the approved Detail Plan and from the approved Specific Use Provision as well as to be rezoned back to Industrial (IN) District. The applicant would also need to replat all of the involved tracts; the platting process would follow the zoning process.
3. On the approved Detail Plan, Tract 2 is designated as an open grassy area containing no additional landscaping, no parking, and free of structures. Removing Tract 2 from Planned Development (PD) 16-10, the approved Detail Plan and the approved Specific Use Provision will not impact or affect the conformity of the gas station with the applicable development standards in the Garland Development Code or any of the specific standards in Planned Development (PD) 16-10, including standards regarding setbacks, lot coverage, screening/landscaping and parking.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is located within an area that is zoned Industrial (IN) District and developed with buildings that are currently utilized for light industrial and heavy industrial uses.

STAFF RECOMMENDATION

Approval of the request as presented by the applicant.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

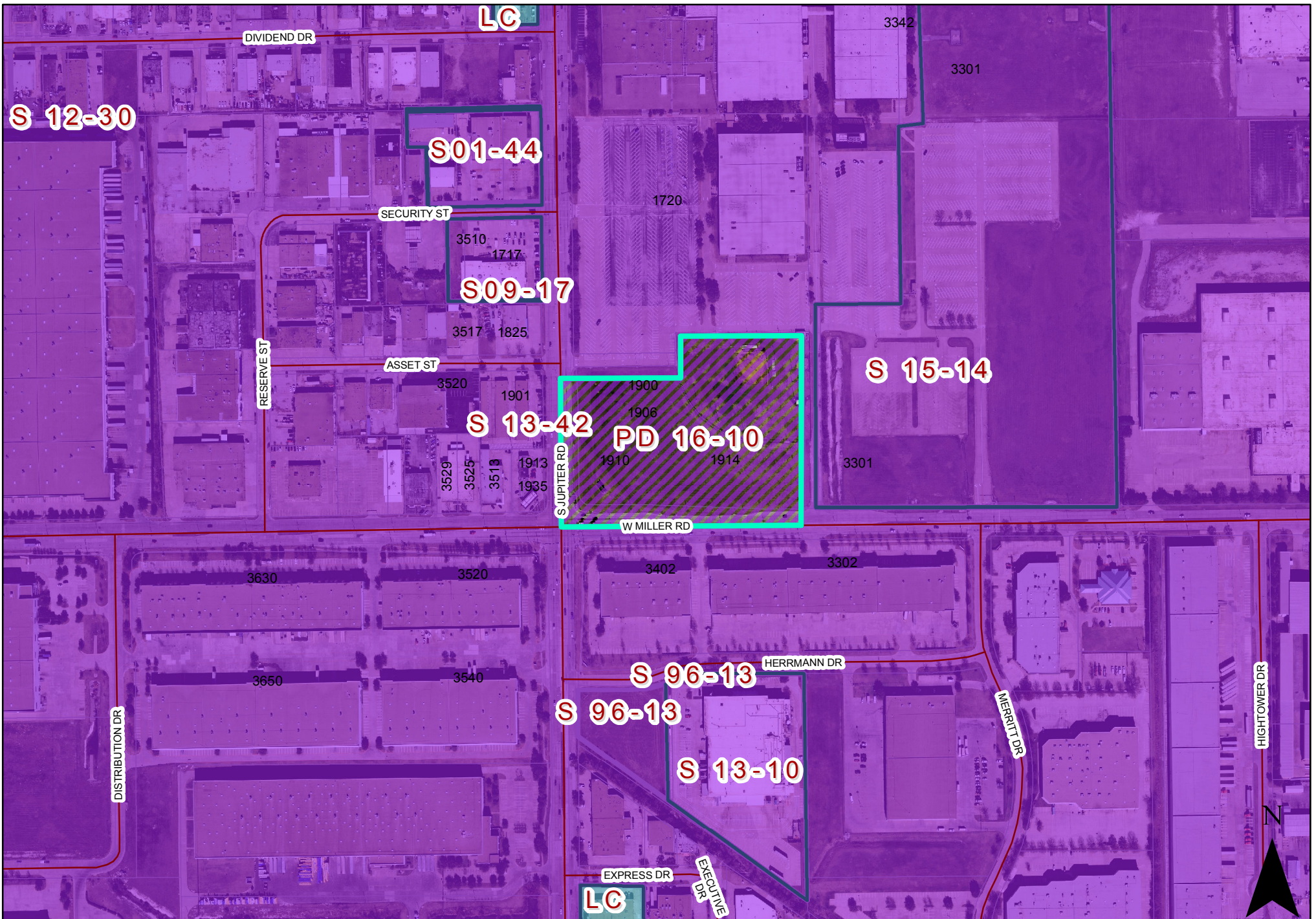
CITY COUNCIL DATE: May 1, 2018

PREPARED BY:

Josue De La Vega
Development Planner
Planning & Community Development
(972) 205-2454
jdelavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-18

On the northeast corner of West Miller Road and South Jupiter Road

- I. Statement of Purpose:** The purpose of this Planned Development is to change the zoning and remove a 0.930-acre tract of land (identified as Tract 2 on Exhibit C and Exhibit D) from a previously approved Detail Plan and Specific Use Provision under Planned Development (PD) 16-10 District.
- 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 and Planned Development (PD) 16-10 District, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) 16-10 District are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Development On Tract 1: Development on Tract 1 shall conform to the Detail Plan and Landscape Plan set forth in Exhibit C and Exhibit D; however, in the event of conflict between the Detail Plan, Landscape Plan, the written conditions contained in this ordinance and the written conditions contained in Planned Development (PD) 16-10 District, the written conditions shall control.
- V. Specific Conditions:**
- A. Permitted Uses On Tract 1: Only those uses as permitted in the Industrial (IN) District. Additionally, Retail Store shall be permitted by right.
- B. Tract 1: This ordinance and all the regulations in Planned Development (PD) 16-10 District shall apply only to Tract 1 on Exhibit C and Exhibit D.
- C. Tract 2: Tract 2 on Exhibit C and Exhibit D shall be zoned Industrial (IN) District. All regulations of the Industrial (IN) District as set forth in Chapter 2 of

the Garland Development Code shall apply to Tract 2.

Exhibit C

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED THEREIN, ARE AN INSTRUMENT OF SERVICE, AS DEFINED BY THE TEXAS PROFESSIONAL ENGINEERING ACT, AND SHALL BE USED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. PARTIES TO THIS DOCUMENT SHALL BE WITHOUT LIABILITY TO THE ENGINEER AND ASSOCIATES, INC. FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY ANY PARTY IN CONNECTION WITH THIS PROJECT.

PROJECT TABLE

ZONING:	INDUSTRIAL
PROPERTY AREA:	7.289 ACRES / 320,000 SF
BUILDING AREA:	18,181 SF
BUILDING HEIGHT:	27'
SETBACKS:	15' BUILDING SETBACK 20' BUILDING SETBACK
PARKING REQUIRED:	87 SPACES
PARKING PROVIDED:	87 SPACES
FLOOR AREA RATIO:	0.09
IMPERVIOUS AREA:	220,300 SF
% IMPERVIOUS:	69.4%

ACCESSIBILITY NOTES

1. ALL ACCESSIBLE SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE CITY OF GARLAND REQUIREMENTS.
2. PARKING SPACES AND ACCESSIBLE ROUTES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS. CURB RAMPS COMPLYING WITH TAS SECTION 405 SHALL BE PROVIDED AT ALL PROPOSED LOADING ZONES.
3. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A VERTICALLY MOUNTED OR SUSPENDED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY PER TAS SECTION 701. SPACES COMPLYING WITH THIS SECTION SHALL BE MOUNTED ABOVE THE GROUND FLOOR OR PAVING SURFACE SO THEY WILL NOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE.
4. CHARACTERS AND SYMBOLS ON SUCH SIGNS SHALL BE LOCATED 60" (1525 MM) MINIMUM ABOVE THE GROUND FLOOR OR PAVING SURFACE SO THEY WILL NOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE.
5. SIGN LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL COMPLY WITH TAS SECTION 307.

6. CHARACTERS AND SYMBOLS ON OVERHEAD SIGNS SHALL COMPLY WITH TAS SECTION 703.AA.
7. BLOCKS OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 405. TRANSITIONS FROM RAMPS TO WALKWAYS, GUTTERS, OR STREETS SHALL BE A FLUSH AND PRIOR OF ADJACENT CURB RAMPS. MINIMUM SLOPES OF ADJACENT GUTTERS, ROAD SURFACE, AND SIDEWALKS SHALL BE 1:50. TRANSITIONS SHALL BE 1:50. TRANSITIONS SHALL BE 1:50.
8. SURFACES OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 405.2.
9. TEXTURES SHALL CONSIST OF EXPANDED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE MOUNTED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
10. FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJACENT PAVEMENT SURFACES.

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

STOP!
CALL BEFORE YOU DIG
1-800-DIG-TESS
(at least 72 hours prior to digging)

PRIMARY/SOURCE BENCHMARKS:

CITY OF GARLAND MONUMENT NO. 27: 3-1/4" ALUMINUM DISK FOUND IN 6" PVC WITH HINGED ACCESS COVER IN THE NORTHERLY LINE OF MILLER PARK NORTH, BEING APPROXIMATELY 170' NORTH OF THE BACK OF CURB OF SAID MILLER PARK NORTH AND 5' INTERNATIONAL. ELEV=467.95

CITY OF GARLAND MONUMENT NO. 32: 3-1/4" ALUMINUM DISK FOUND IN 6" PVC WITH HINGED ACCESS COVER IN THE EASTERLY LINE OF EXECUTIVE DRIVE, NORTH OF WOOD STREET, BEING APPROXIMATELY 10' EAST OF THE EASTERLY BACK OF CURB OF SAID EXECUTIVE DRIVE AND BEING APPROXIMATELY 270.7' SOUTHWEST OF THE NORTHEASTERN CORNER OF A ONE-STORY BUILDING LOCATED AT 2306 EXECUTIVE DRIVE. ELEV=592.40

SECONDARY/SITE BENCHMARKS:

- PRIMARY:
- BM1: 1/2" CUT FOUND IN THE NORTHERLY MONUMENTED LINE OF MILLER ROAD, BEING APPROXIMATELY 50' FROM THE CENTERLINE OF MILLER ROAD AND BEING APPROXIMATELY 776.8' FROM THE EASTERLY MONUMENTED LINE OF JUPITER ROAD. ELEV=593.81
- SECONDARY:
- BM2: 7/8" CUT FOUND IN THE EASTERLY MONUMENTED LINE OF JUPITER ROAD, BEING APPROXIMATELY 49.1' FROM THE CENTERLINE OF SAID JUPITER ROAD, AND BEING APPROXIMATELY 499' NORTH OF THE NORTHERLY MONUMENTED LINE OF MILLER ROAD. ELEV=597.64

CASE# 171024-1

BLUESTONE GARLAND
ADDITION LOT 1, BLOCK 1

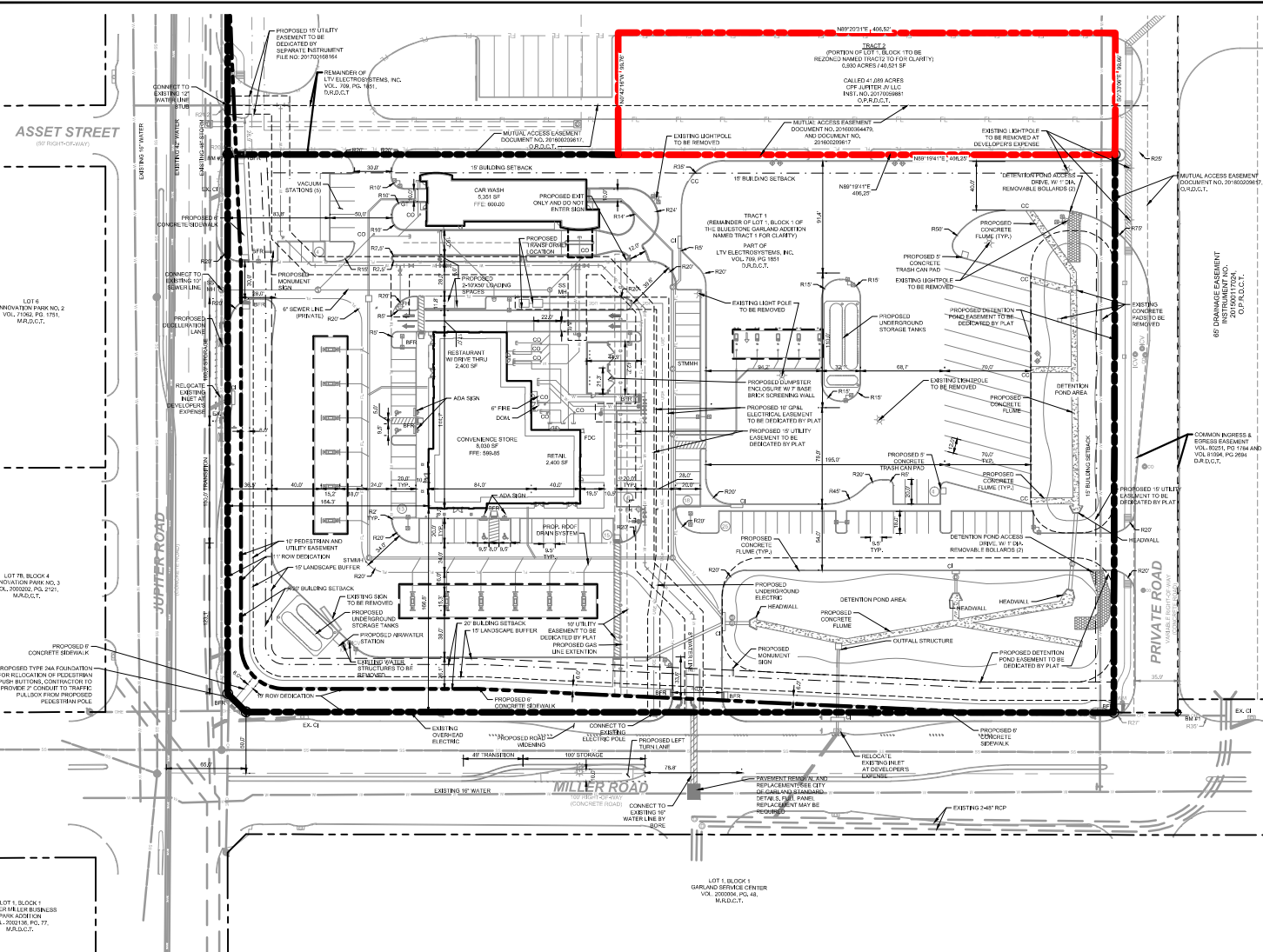
SITE PLAN

SHEET NUMBER
SP-01

Kimley»Horn

BLUESTONE GARLAND
DALLAS COUNTY, TEXAS

DATE
REVISEMENTS



LEGEND

- PROPERTY LINE
- FIRELINE LINE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED FIRE BARRIER FREE RAMP
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED MANHOLE
- PROPOSED GREASE TRAP
- PROPOSED CLEAN OUT
- PROPOSED CURB CUT
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- EXISTING LIGHT POLE

PARKING DATA TABLE

REQUIRED PARKING (1 SPACE/250 GFA - CONV. STORE & CAR WASH (1 SPACE/100 GFA) - REST. W/ DRIVE THRU (1 SPACE/250 GFA) - RETAIL	
REGULAR	83 SPACES
ACCESSIBLE	3 SPACES
TOTAL REQUIRED	87 SPACES
PROVIDED PARKING	83 SPACES
REGULAR	3 SPACES
ACCESSIBLE	1 SPACE
TOTAL PROVIDED	87 SPACES

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL DRIVE ABLE RAMP ARE A MINIMUM OF 10%.
3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
4. FIRE LINES SHALL BE PROVIDED IN ACCORDANCE WITH GARLAND REQUIREMENTS AND SHALL HAVE A MINIMUM TURNING RADIUS OF 30'.
5. ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH GARLAND REQUIREMENTS.
6. ALL DRIVEWAY APPROACHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF GARLAND SPECIFICATIONS.
7. PUBLIC RIGHT OF WAY EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERMANENT VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.
8. NO LANDSCAPING BLOCKS, TREES, HEDGES, ARBOR AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS, DRAINAGE EASEMENTS AND RIGHT OF WAY.
9. FLOOD MUST BE OPERATIONAL PRIOR TO PAVING.
10. ALL BARRIER FREE RAMPS AND PAVEMENT IN PUBLIC RIGHT OF WAY AND PEDESTRIAN AND UTILITY EASEMENT SHALL BE BUILT PER CITY OF GARLAND STANDARDS/DETAILS.
11. BACKFLOW PREVENTION DEVICE TO BE LOCATED WITHIN BUILDING.

Z 18-18



View of the subject property



View of the subject property



GARLAND

Plan Commission

3.e.

Meeting Date: 04/09/2018

Item Title: Z 18-20 City of Garland (District 3 and District 4)

Summary:

Consideration of the application of the **City of Garland**, requesting approval of 1) a Change in Zoning from Urban Business (UB), Community Retail (CR), and Community Office (CO) to a Planned Development (PD) District for Mixed Uses. The property is generally bounded by Bobtown Road on the north, Overglen Drive on the south, and extending approximately 1,500 feet east and 1,700 feet west of Rosehill Road. (Districts 3 and 4) (File Z 18-20)

Attachments

Z 18-20 City of Garland Report and Attachments

Planning Report

File No: Z 18-20/Districts 3 and 4

Agenda Item:

Meeting: Plan Commission

Date: April 9, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of Planned Development (PD) District 18-20 for Mixed Uses.

LOCATION

The property is generally bound by Bobtown Road on the north, Overglan Drive on the south, and extending approximately 1,500 feet east and 1,700 feet west of Rosehill Road.

APPLICANT

City of Garland

OWNERS

All Nations Fellowship Church Inc.

City of Garland

Dawson Ronald D

Deville Enterprises Inc.

Lusardi Land Company

McClung Carl G & Maresa A

Mottackal Investment GR LLC

Permual Properties LLC

Rancho Coachella Properties

Scheel Lawrence et al

BACKGROUND

The Rosehill/Interstate 30 area has been primarily undeveloped for many years. In the late 1980's and early 1990's, condominiums and Multi-Family complexes were developed along Interstate 30 and the Lake Ray Hubbard area. The building foundation for one such development which was never completed remains on the east side of Rosehill Road just north of Interstate 30.

In July 2017, the City Council approved the Interstate 30 Corridor Catalyst Area Plan with the intent on increasing development potential in the area. The Plan had three Targeted Investment Areas (TIA): Broadway/Interstate 30, Rosehill/Interstate 30, and Harbor Point. An economic analysis was performed for the study to show which land uses would be most appropriate for each TIA. With this information, each TIA had conceptual plans developed to show potential land uses and improvements that could positively impact the area and spur new development. Following approval of the plan, the City Council directed staff to re-zone the Rosehill/I-30 TIA area accordingly in order to better facilitate such desired development.

SITE DATA

The subject property consists of various tracts of land, primarily undeveloped, together comprising approximately 140 acres, generally located within the boundaries of Bobtown Road (north), Overglan Drive (south), and extending approximately 1,500 feet east and 1,700 feet west of Rosehill Road (east and west).

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Urban Business (UB) on the north side of Interstate 30 and Community Retail (CR) and Community Office (CO) on the south side of Interstate 30. It is primarily undeveloped with one auto-related use east of Rosehill Road and adjacent to the Interstate 30 service road on the north side.

CONSIDERATIONS

1. The proposed Planned Development (PD) is for the I-30/Rosehill TIA. This PD provides a mixture of compatible land uses such as Single-Family and Multi-Family residential along with retail, restaurant, office, and other commercial uses.
2. Proposed plans for this area will be subject to administrative approval to ensure conformity to this proposed PD. Any minor deviations from this PD, as defined in the Regulating Plan, will require review and approval through the administrative Alternative Compliance process. Major deviations, as defined in the Regulating Plan, will be required to go through the public hearing process through the Plan Commission and City Council for approval.
3. The PD is divided into four sub-districts. Each sub-district focuses on development standards and elements that would help the area develop as a pedestrian-friendly community. Sub-district 1 focuses on compact, small lot, Single-Family residential uses and compatible non-residential uses such as churches and civic gardens. Sub-district 2 includes higher density Single-Family uses, such as townhomes, and offices uses housed in structures that are less than 5,000 square feet. Sub-district 3 is the community core area and concentrates on higher density residential uses such as mixed-use residential/retail complexes and urban-style Multi-Family uses. This sub-district also focuses on retail, restaurant, and office uses that are small-scale and neighborhood oriented. The intent is to allow nearby residents the ability to walk to local restaurants and shops while also serving passers-by on Interstate 30. Sub-district 4 is a commercial area with uses that serve travelers on the freeway as well as those in surrounding areas. The types of uses included in this area would include fitness centers, financial institutions, and commercial amusement (indoor).
4. Attention is focused primarily on land use compatibility, heights and setbacks of buildings, and the width of sidewalks, paths, and trails. Pedestrian connections to and from each sub-district is also a focal point.

COMPREHENSIVE PLAN

The Future Land Use Map for Envision Garland identifies this area as appropriate for Business and Community Centers, Parks and Open Space, and Urban Neighborhoods. Business Centers represent clusters of business offices and/or low-impact industry whose development and operations result in minimal negative effects to adjacent development types. This includes supporting land uses (retail, services, restaurants, meeting facilities, and entertainment) and may include residential components within a coordinated development. Community Centers are areas with compact development serving a collection of neighborhoods. This includes supporting land uses of retail, services, office use, multi-family residential and entertainment. Parks and Open Space include a variety of parks and related amenities in residential subdivisions as well as retail and commercial areas. Urban Neighborhoods are higher density residential developments which may utilize vertical mixed-use that may promote a new character for an area. The proposed Planned Development would incorporate all of these elements within the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The proposed PD is adjacent to Single-Family residential communities on the north and south sides, Multi-Family residential on the east, and undeveloped land on the west. The mix of uses proposed would be compatible with the existing communities. Pedestrian walking path connections could be made to many of the adjacent communities allowing for the area of impact to expand beyond the boundaries of the proposed area for the PD. Enhancements shown in the conceptual plan of linear parks, open space plazas, and neighborhood retail would also provide benefits to the surrounding land uses.

STAFF RECOMMENDATION

Staff recommends approval of Planned Development (PD) District 18-20 for Mixed Uses.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Regulating Plan
- iv. Sub-district map
- v. Conceptual Plan for Rosehill TIA
- vi. Photos

CITY COUNCIL DATE: May 1, 2018

PREPARED BY:

Nathaniel Barnett, AICP
Senior Planner
Planning & Community Development
972-205-2460
nbarnett@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

[illegible]

ZONING MAP Z 18-20



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 18-20

North of Overglen Drive, extending approximately 1,500 feet east and 1,700 feet west of Rosehill Road, and south of Bobtown Road

- I. Statement of Purpose:** The purpose of this Planned Development District is to allow for a mix of uses subject to conditions.
- II. Statement of Effect:** This Planned Development District shall not affect any regulation found in the Garland Development Code (GDC), Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations in Ordinance 6773 Garland Development Code (GDC), are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. Specific Regulations:**
 - A. Regulating Plan: All uses, conditions, processes and standards shall be as provided within Exhibit C.
 - B. Concept Plan: Development shall generally conform to the Concept Plan layout as shown in Exhibit D.

Vistas of Rosehill Planned Development Regulating Plan

EXHIBIT C

Purpose:

The purpose of this Planned Development District is to permit the development of an appropriate mix of Single-Family and Multi-Family residential uses along with supportive commercial developments of office, restaurant, and retail land uses in the defined area of the Interstate 30 Catalyst Area Plan – Rosehill Road/Interstate 30 Targeted Investment Area.

Residential development is intended to focus on small lots with attached and detached dwellings, forming a compact walkable community framed with non-programmed open spaces, trails and sidewalks. Small, neighborhood-scaled commercial businesses will form the essence of the commercial areas north of Interstate 30 adjacent to the residences. The open spaces will provide attractive community linear and pocket parks with restful seating, natural and man-made shade along a broad promenade meandering in the midst of trees, shrubs, and plantings providing areas for relaxation and contemplation. These spaces will serve as buffers and amenities to connect and join commercial areas with residential areas to create a unified, enhanced, and peaceful neighborhood. All sub-districts created shall focus on pedestrian connections throughout the area and to one another. The incorporation of wide sidewalks and pedestrian amenities such as street furniture, pedestrian-scaled lighting, signage, and trees and shrubs will be highly encouraged in all sub-districts.

Development Procedures:

All proposed plans will be subject to administrative approval of a Preliminary Development Plan (PDP) and conditions consistent with this ordinance. Any minor deviations from this Planned Development District shall be required to gain approval through the Alternative Compliance process which shall be approved by the Planning Director or his/her appointee. Major deviations from this Planned Development District must submit an application for a zoning change and follow the public hearing process. Descriptions of a major and minor deviation can be found in the definition section of this Regulating Plan. When required, Specific Use Provisions (SUP) shall follow the Specific Use Provision procedures outlined in the Garland Development Code (GDC).

Boundaries:

This ordinance shall apply within the area as described in the metes and bounds in Exhibit A. The total acreage of this district is approximately 146.3.

Permitted Land Uses:

The Vistas of Rosehill Planned Development District is divided into four sub-districts, as depicted on Exhibit E. The intent of each sub-district and a table of uses is shown below. Each sub-district focuses on land uses and their layout that will provide compatibility, walkable pathways, pedestrian-scaled amenities, and connectivity to each other to help improve the quality of life for residents within this

neighborhood. Linkages to adjacent neighborhoods via hike/bike trail connections, wider sidewalks along existing streets, and planned crosswalks and streetscape improvements will help broaden the impact of planned amenities such as linear parks and creek improvements for the general area.

Sub-district 1 – Single-Family residential uses

Sub-district 2 – Residential and neighborhood office uses

Sub-district 3 – Community core with a mix of uses

Sub-district 4 –Retail uses

Sub-district 1 – Single-Family Residential Uses

The permitted land uses in this sub-district are intended to focus on small-lot Single-Family detached residential dwellings as well as Single-Family attached residential dwellings. Along with residential uses, land uses supportive of a residential community shall also be allowed. The following uses shall be permitted accordingly:

Land Use	Permission*
Dwelling, Single-Family Detached	P
Dwelling, Single-Family Attached (Townhouse)	P
Church	P
Garden, Civic or Charitable	P
Accessory structure	P

* P = permitted, S = Specific Use Provision

Sub-district 2 – Residential and Neighborhood Office Uses

The permitted land uses in this sub-district are intended to focus on a mixture of higher density residential uses and small offices to serve the adjacent communities. This sub-district shall serve as a transitional area into the lower density Single-Family areas and provide a buffer from higher density areas, municipal utility facilities, as well as freeway frontage. The following uses shall be permitted accordingly:

Land Use	Permission*
Dwelling, Single-Family Detached	P
Dwelling, Single-Family Attached (Townhouse)	P
Garden, Civic or Charitable	P
Business & Media Service	P
Church	P
Financial Institution (max. 5,000 sf)	P
Medical and Dental Office/Clinic (max. 5,000 sf)	P
Office, General (max. 5,000 sf)	P

Veterinary Clinic, Small Animal (indoors only)	P
Accessory structure	P

* P = permitted, S = Specific Use Provision

Sub-district 3 – Community Core with a Mix of Uses

The permitted land uses in this sub-district are intended to focus on a mixture of residential and nonresidential uses in a pedestrian-friendly environment. This sub-district shall incorporate high-density residential and mixed-use projects along with office, retail and other uses. The core area of this district shall serve those living in the community as well as for the convenience of those traveling along the freeway. The following uses shall be permitted accordingly:

Land Use	Permission*
Dwelling, Single-Family Attached (Townhouse)	P
Dwelling, Multi-Family	P
Dwelling, Live/Work	P
Mixed-Use commercial/residential	P
Bakery, Retail	P
Breweries, Wineries, Distilleries	S
Business & Media Service	P
Church	P
Commercial Amusement, Indoor	P
Convenience Store (1,000 – 5,000 sf)	P
Financial Institution (< 5,000sf)	P
Fuel Pumps, Retail	S
Grocery/Supermarket (5,001 – 46,000 sf)	P
Health & Fitness Gym (indoor)	P
Hotel/Motel, Boutique	P
Hotel/Motel, Limited Service	P
Laundry, Drop-off (without drive-through or window)	P
Medical and Dental Office/Clinic (max. 5,000 sf)	P
Office, General (max. 5,000 sf)	P
Personal Services	P
Pharmacy (without drive-through or window)	P

Reception Facility	S
Restaurant (without drive-through or window)($<5,000$ sf)	P
Retail Store	P
Theater, Small Scale	P
Veterinary Clinic, Small Animal (indoors only)	P
Accessory structure	P

* P = permitted, S = Specific Use Provision

Sub-district 4 – Retail Uses

The permitted land uses in this sub-district are intended to focus on limited commercial, office, and retail uses. This sub-district shall provide uses that will be beneficial to the surrounding communities and for the convenience of those traveling along the freeway. The following uses shall be permitted accordingly:

Land Use	Permission*
Bakery, Retail	P
Business & Media Service	P
Church	P
Commercial Amusement, Indoor	P
Convenience Store (1,000 – 5,000 sf)	P
Financial Institution	P
Fuel Pumps, Retail	S
Grocery/Supermarket ($>5,000$ sf)	P
Health & Fitness Gym (indoor)	P
Hotel/Motel, Full Service	P
Hotel/Motel, Limited Service	P
Laundry, Drop-off (without drive-through or window)	P
Medical and Dental Office/Clinic	P
Office, General	P
Personal Services	P
Pharmacy (without drive-through or window)	P
Restaurant (without drive-through or window)	P
Retail Store	P

Theater, Large Scale	S
Theater, Small Scale	P
Veterinary Clinic, Small Animal (indoors only)	P

* P = permitted, S = Specific Use Provision

Multi-Family Development:

To encourage greater densities within sub-district 3, the following deviations from the Garland Development Code shall be allowed:

The maximum number of units per acre shall be 30 units. If part of a mixed-use building with ground floor retail/office, the maximum number of multi-family units per acre shall be 80. Density is based on gross lot area, including abutting rights-of-way.

The minimum unit size for efficiency dwelling units shall be 450 square feet, 1-bedroom units shall be 550 square feet, 2-bedroom shall be 700 square feet, and additional bedrooms shall be 150 square feet.

The building placement visible from the street shall be parallel to the street and not placed at an angle. Articulation standards and maximum building lengths shall apply as regulated within the Garland Development Code.

Nonresidential and Multi-Family Development:

Building Design

Building elevations shall be approved at the time of PDP approval. All building materials and site materials (such as lighting, furnishings and landscaping) shall be compatible with one another.

Each exterior wall of all buildings shall be composed of a minimum of ninety (90) percent masonry applied to all sides of the building, excluding doors, windows and window walls. For purposes of this ordinance, masonry shall be defined as it is defined in the Garland Development Code (GDC). The percentage of masonry is measured for each expanse of exterior wall between corners having an angle of fifteen degrees or more.

At least two different masonry materials must be used on each façade of the building. Each of the two chosen materials must comprise at least 20 percent of each façade.

Building articulation shall be such that any building that faces a street, parking lot, or drive and has linear frontage in excess of 100 feet shall have no less than 25 percent of the total area of their front facades offset a minimum of 7 feet, either recessed back from or protruding forward of the remainder of the façade. Buildings with 100 feet or less frontage shall have no less than 25 percent of the total area of their facades offset a minimum of 5 feet.

All screening walls (including dumpster enclosures) shall be constructed of materials to match the type and colors of the materials used on the site's buildings. Refuse design shall comply with the GDC.

Carports must generally match the roof of the main structure in architectural style, building materials, color, roof pitch, and roofing material.

Carports must be supported with decorative columns or columns encased in a masonry material at the base. Any metal support columns must be painted to match the color of the main structure.

All nonresidential and Multi-Family buildings must incorporate at least six design elements listed below:

- Alcoves/porticos;

- Arched doorways or arches over windows;

- Awnings or canopies;

- Bay windows;

- Display windows;

- Distinctive lighting features;

- Dormers;

- Gable windows;

- Ornamental façade trims;

- Ornamental window headers/lintels;

- Quoins;

- Recessed entries;

- Sconces;

- Shutters;

- Transoms;

- Varied roof heights

- Comparable elements not listed, subject to the Planning Director or appointee approval.

All nonresidential and Multi-Family buildings must contain at least two site features listed below:

- Arbor;

- Benches for outdoor seating;

- Fountain or water feature;

- Planters;

- Stained/stamped concrete or decorative paver walkway

- Comparable elements not listed, subject to the Planning Director or appointee approval

Highly reflective mirror glass shall not be used as an exterior building material on any building or structure. However, in order to encourage energy efficiency, the use of tinted or inward facing mirrored glass is allowed.

Single-Family Attached and Detached Residential Development:

Building Design

Exterior walls of all buildings and accessory structures shall be composed of a minimum of eighty (80) percent masonry materials, excluding doors and windows. For purposes of this ordinance, masonry shall be defined as it is defined in the Garland Development Code (GDC).

Accent materials must be compatible with the main materials used for the building.

Minimum dwelling size shall be 1,500 square feet of living area.

Roof pitch shall be that proposed in the development application.

Front doors shall be obvious to the street and public sidewalk.

Light fixtures shall be provided at the front door and both sides of any garage.

Front-facing garages may protrude no more than two feet beyond the front façade.

Interior of garages shall be no less than twenty-two feet in total depth.

Carports are not allowed.

All residential buildings must incorporate at least five design elements listed below:

- Arches;

- Bay windows;

- Covered front porch at least 50% of front façade and columns with a masonry base

- Distinctive lighting;

- Divided light windows;

- Dormers;

- Gabled roofs;

- Porch columns;

- Porch railings;

- Shutters;

The above elements may encroach into the required setbacks; however, if an encroachment interferes with fire or building safety provisions, it shall not be allowed unless authorized by the Building or Fire Department officials.

Building Placement and Setbacks

Sub-district 1

Buildings shall be setback a minimum of twenty feet from the front property line.

Buildings shall be setback a minimum of ten feet from the rear property line.

Buildings shall be setback a minimum of five feet from the side property line.

Sub-district 2

All buildings shall be setback a minimum of twenty feet from the front property line.

Residential buildings shall be setback a minimum of five feet from the side and rear property line.

Nonresidential buildings do not have a minimum side and rear setback from nonresidential uses and twenty feet from residential uses.

Sub-district 3

Buildings shall be constructed so that parking areas are screened from adjacent streets or public open spaces by being placed to the rear or side of the structure, where feasible. This is not required when facing the I-30 freeway.

All buildings and structures shall be setback a minimum of fifteen feet from the front property lines.

Nonresidential uses shall have a minimum side setback of twenty feet and rear setback of twenty-five feet. When not adjacent to the street, nonresidential uses do not have a minimum side and rear setback from other nonresidential uses, but shall have a minimum of twenty feet from residential uses.

Nonresidential uses adjacent to residential uses in other sub-districts shall have a thirty foot setback.

Residential buildings shall be setback a minimum of five feet from the side and rear property line.

Architectural features such as cornices, roof overhangs, unsupported canopies, porticos and balconies may project not more than five feet into the required setbacks.

Sub-district 4

Buildings and structures shall be setback a minimum of fifteen feet from the front property lines.

Buildings shall have a minimum side setback of twenty feet and rear setback of twenty-five feet. When not adjacent to the street, buildings do not have a minimum side and rear setback from the property lines.

Architectural features such as cornices, roof overhangs, unsupported canopies, porticos and balconies may project not more than five feet into the required setbacks.

DEFINITIONS:

The following definitions are intended to provide descriptions for words and terms used in this ordinance. Unless defined herein, all words and terms used shall have the same meaning as allotted in the Garland Development Code.

Boutique Hotel – a building providing transient lodging accommodations for compensation, usually containing fewer than 100 rooms, and that is not classified as a full service hotel or limited service hotel. Boutique hotels typically have distinctive and contemporary design and décor; promote a luxurious or avant-garde atmosphere.

Major Deviation of this Ordinance – a request not allowed by this Ordinance that would significantly change the intent or characteristics of the Planned Development District as determined by staff. Such request would include increases in height greater than 10%, building materials not allowed by this ordinance that are not similar to other allowed materials, uses not allowed, etc.

Minor Deviation of this Ordinance – a request not allowed by this Ordinance that slightly modify a development. Such request would include landscaping changes, building materials not allowed but are similar to materials that are allowed, small adjustments to setbacks, etc.

DEVELOPMENT STANDARDS:

The following section contains development standards and provisions that shall regulate new construction within the affected area of this Planned Development District. Deviations must be approved as outlined in this ordinance for major and minor deviations.

Alleys

Alleys shall not be required.

Amenities

In addition to above amenities, street furnishings shall be provided at a rate of one seating area per 300 linear feet of trail or sidewalk segments.

Bicycle Parking

Bicycle parking shall be provided at a rate of at least one space for every ten automobile parking spaces required (or portion thereof) as part of the base parking requirement.

Building Height

Structures shall not exceed the stated heights below:

Sub-district 1	35 feet
Sub-district 2	60 feet
Sub-district 3	75 feet
Sub-district 4	112 feet

A minimum setback of one foot for every one foot in height must be maintained for any nonresidential structure adjacent to Sub-district 1 Single-Family uses (i.e. a forty foot tall building must be setback a minimum of forty feet from Single-Family residential).

In Sub-districts 1 and 2, the maximum height does not include items such as chimneys, spires, steeples, or other roof top accessories.

Carports

Carports are not allowed for Single-Family residential.

Carports shall generally match the architectural style of the main structure in nonresidential and Multi-Family developments.

Roofs shall match the roofing material of the main building.

Carports shall not be located closer than eighteen feet, measured post-to-post on the same parking row, to another parking structure without a landscaped island and at least one large canopy tree between structures.

Reductions in the amount of covered parking may be requested through the Alternative Compliance process approved by the Planning Director.

Fencing

Unless otherwise specified herein, the fencing provisions of the Garland Development Code (Article 8) shall be required. Alternatives may be proposed through the Alternative Compliance process approved by the Planning Director.

Lot sizes

Lot sizes for Single-Family residential uses shall be a maximum of 7,000 square feet. Maximum lot widths shall be 70 feet and maximum lot lengths shall be 120 feet.

There are no minimum lot sizes.

Parking and Loading

Unless otherwise specified herein, the parking provisions of the Garland Development Code (Section 2.51) shall be required.

Parking reductions may be granted if the applicant submits a parking study showing the required amount of parking is in excess of the amount needed for the intended use. The parking study must include an analysis of parking at peak hours for the use, parking for comparable uses in the area, and an aerial photograph of parking lots for the use at peak hours.

Loading areas shall be located on the opposite side of commercial buildings, away from Single-Family residential uses, and within service courts or similarly constructed areas that provide screening of the loading areas from the street. Screening may be provided with a solid masonry wall or high level screening hedge. Alternatives may be proposed through the Alternative Compliance process approved by the Planning Director.

Screening and Landscaping

Unless otherwise specified herein, the screening and landscaping provisions of the Garland Development Code (Article 3, Section 4.33 - 4.47) shall be required.

Trees are allowed to be planted in the parkway in sub-districts 1 and 2. Where trees are planted in the parkway, root barriers or equivalent may be required. Large Canopy Trees may be substituted with Small Ornamental Trees within the parkway.

Sidewalks and trails

Trail or Hike/Bike path widths shall be 12 feet wide.

Minimum sidewalk widths shall be 6 feet wide.

Connections shall be made from nonresidential lots adjacent to hike/bike trails to incorporate pedestrian connections throughout the area.

Single-Family residential subdivisions shall have a sidewalk or trail system that connects to the larger trails in the area.

Signage

Pole signs are not allowed.

Unless otherwise specified herein, the sign provisions of the Garland Development Code (Article 5) shall be required.

The criteria for signs in residentially-zoned areas of Article 5, Division 5 in the Garland Development Code shall be applicable to residential properties in sub-districts 1, 2, and 3.

Conceptual Plan



Exhibit D

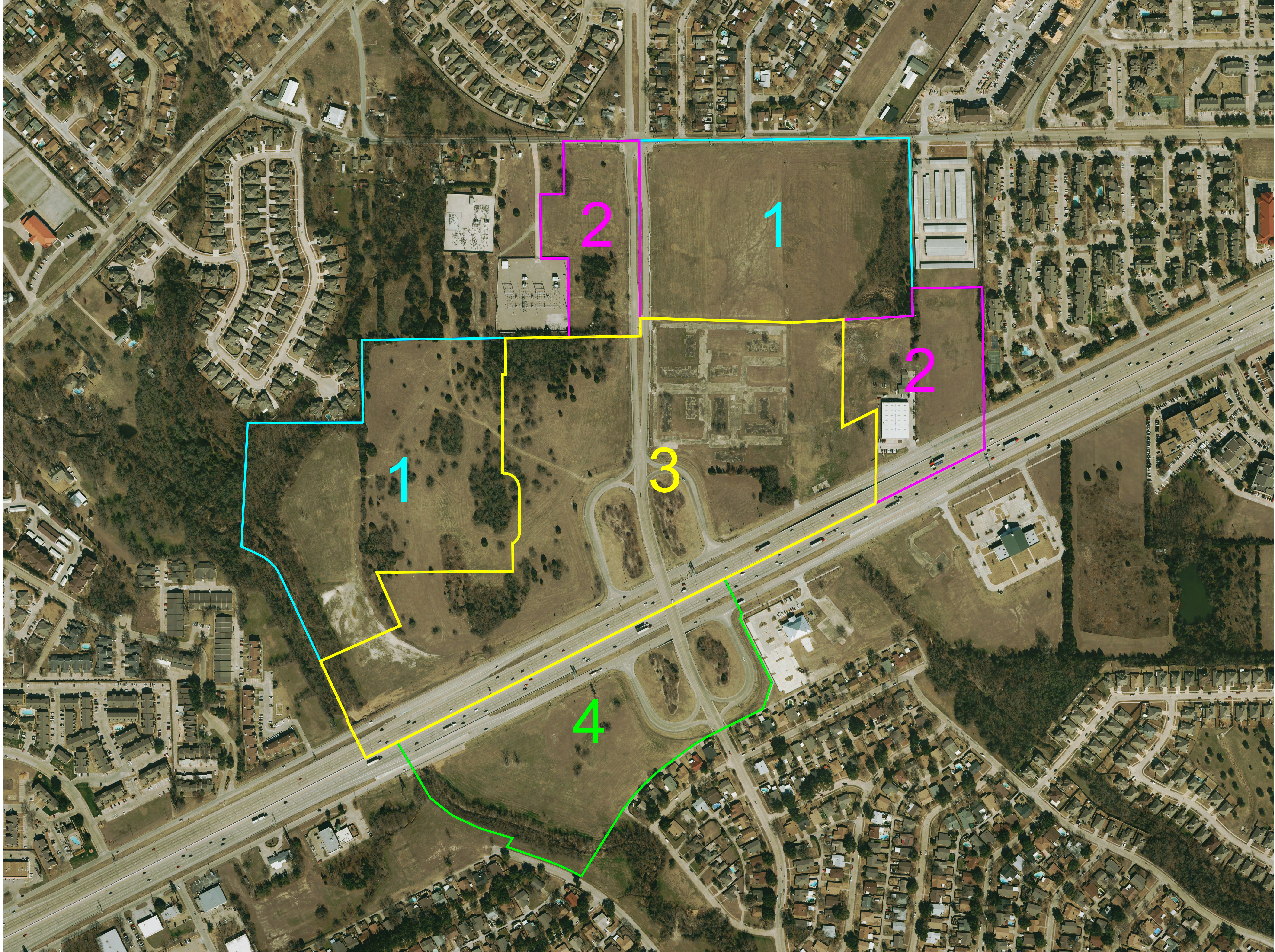


Exhibit E

Z 18-20



Looking west at subject property from Rosehill Road



Looking north towards single-family residential from Rosehill Road.



Looking east at subject site from Rosehill Road



Looking south at subject site from Interstate 30 service road



GARLAND

Plan Commission

Meeting Date: 04/09/2018

Item Title: Future Cases Memo - April 23, 2018

Summary:

ADJOURN

Attachments

Future Cases Memo - April 23, 2018 Attachment



GARLAND
**PLANNING &
COMMUNITY DEVELOPMENT**

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: April 9, 2018
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the April 23, 2018 Plan Commission meeting.

PLATS

Sears Industrial District No. 4 Final Plat

ZONING

1. Consideration of the application of **Jordan Realty Advisors**, requesting approval of a Change in Zoning from Urban Business (UB) District to Planned Development (PD) to Urban Business (UB) District and Single-Family-5 (SF-5) District Uses for Single-Family Residential development. This property is located at 5501 Rosehill Road. (District 4) (File Z 17-06)
2. Consideration of the application of **Cates-Clark Associates, LLP**, requesting approval of a Specific Use Provision for a Recycling Salvage Yard on a property zoned Industrial (IN) District. This property is located at 117 North Shiloh Road. (District 6) (File Z 17-14)
3. Consideration of the application of **Classic Design Group**, requesting approval of 1) a Concept Plan on a property zoned Planned Development (PD) District 01-03 for Mixed Use; 2) a Detail Plan; and 3) a Specific Use Provision for a Car Wash, Automated/Rollover. This property is located at East of Lavon Drive and South of Foster Road. (District 1) (File Z 17-42)
4. Consideration of the application of **Platinum Storage & Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 80-32; 2) a Detail Plan; and 3) a Specific Use Provision for a Self-Storage Facility (mini-

warehouse) on a property zoned Planned Development (PD) District 80-32 for Community Office Uses and Community Retail Uses. This property is located at 648, 658 and 702 West I-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)

5. Consideration of the application of **Jordan Engineering, LLC**, requesting approval of 1) a Change in Zoning from Single Family (SF-7) District to Planned Development (PD) District for Elder Care – Nursing/Convalescent Care Use; 2) a Concept Plan; and 3) a Detail Plan on property zoned Single-Family-7 (SF-7) District. This property is located at 3100 W Buckingham Road. (District 6) (File Z 17-49)
6. Consideration of the application of **Alejandro F. Herrera, Ph.D.**, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 16-23 for Single Family (SF-10) Homes. This property is located at 2675 East Brand Road. (District 1) (File Z 17-51)
7. Consideration of the application of **Kimley-Horn & Associates**, requesting approval of a Detail Plan for an Elder Care - Independent Living Use on property zoned Planned Development (PD) District 17-28 for Mixed Use. This property is located at 4217 North Garland Avenue. (District 7) (File Z 17-52)
8. Consideration of the application of **Waypoint Development and Masterplan Consultants**, requesting approval of 1) a Change of Zoning from Urban Business (UB) District to Planned Development (PD) for a Dwelling, Multi-Family Use and 2) a Concept Plan. This property is located at 5450, 5460 and 5502 Rosehill Road. (District 3) (File Z 18-17)
9. Consideration of the application of **Pankaj Patel**, requesting approval of 1) an amendment to Planned Development (PD) District 03-53 for Freeway Uses, 2) an amended Detail Plan for Hotel/Motel, Limited Service and 3) a Specific Use Provision for Hotel/Motel, Limited Service. This property is located at the north corner of Town Center and Prairie Clover. (District 1) (File Z 18-19)