



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

AGENDA

PLAN COMMISSION

**Council Chambers, City Hall
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
March 16, 2022
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 5:30 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

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

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

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the February 21, 2022 meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must register before speaking. The registration kiosks are located outside of the Council Chambers in the lobby. 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.

2. ZONING

- a. Consideration of the application of **Hanif Nensey** requesting approval of a Change in Zoning from Agricultural (AG) District to Single-Family-7 (SF-7) District. This property is located at 705 East Oates Road. (District 4) (File Z 21-24 - Zoning)
- b. Consideration of the application of **Hanif Nensey**, requesting approval of a Specific Use Provision for a Guest House. This property is located at 705 East Oates Road. (District 4) (File Z 21-24 –Specific Use Provision)
- c. Consideration of the application of **Hanif Nensey**, requesting approval of a Plan for a Guest House. This property is located at 705 East Oates Road. (District 4) (File Z 21-24 –Plan)

- d. Consideration of the application of **OM Estate Development** requesting approval a Change in Zoning from Community Office (CO) District and Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses. This property is located at 240 and 250 East Interstate 30 Freeway and 328 Oaks Trail. (District 3) (File Z 21-52 –Zoning)
- e. Consideration of the application of **OM Estate Development**, requesting approval of Detail Plan for Mixed Uses. This property is located at 240 and 250 East Interstate 30 Freeway and 328 Oaks Trail. (District 3) (File Z 21-52 – Detail Plan)
- f. Consideration of the application of **Sean Kim**, requesting approval of a Specific Use Provision Renewal for a Reception Facility on a property zoned Industrial (IN) District. This property is located at 2800 West Kingsley Road. (District 5) (File Z 21-55 – Specific Use Provision)
- g. Consideration of the application of **Sean Kim**, requesting approval of a Plan for a Reception Facility on a property zoned Industrial (IN) District. This property is located at 2800 West Kingsley Road. (District 5) (File Z 21-55 – Plan)
- h. Consideration of the application of **Provident Realty Advisors**, requesting approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses. This property is located at 3309 Castle Drive. (District 1) (File Z 21-62 – Zoning)
- i. Consideration of the application of **Provident Realty Advisors**, requesting approval of a Detail Plan for Multi-Family development. This property is located at 3309 Castle Drive. (District 1) (File Z 21-62 – Detail Plan)
- j. Consideration of the application of **Don Gordon**, requesting approval of an Amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use. This property is located at 2025 Old Mill Run. (District 8) (File Z 22-02 – Zoning)
- k. Consideration of the application of **Don Gordon**, requesting approval of a Detail Plan for Automobile Repair, Major Use. This property is located at 2025 Old Mill Run. (District 8) (File Z 22-02 – Detail Plan)

5. **ADJOURN**

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 03/16/2022

Item Title: Plan Commission Minutes for February 21, 2022

Summary:

Consider approval of the Plan Commission Minutes for the February 21, 2022 meeting.

Attachments

Plan Commission Minutes for February 21, 2022

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, February 21, 2022, at 7:00 p.m., in the Council Chambers at the William E. Dollar Municipal Building (City Hall), with the following members present:

COMMISSION PRESENT

Chair	Scott Roberts
1 st Vice-Chair	Christopher Ott
2 nd Vice-Chair	Douglas Williams
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Stephanie Paris
Commissioner	Christi Baughman
Commissioner	Mike Rose

STAFF PRESENT

Sr. Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Assistant Recording Secretary	Christian Montgomery
Planning Director	Will Guerin
Comprehensive Planning Manager	Angela Self
Lead Development Planner	Nabiha Ahmed
Development Planner	Kimberly Hopkins

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chair Roberts read those items into the record. **Motion** was made by Commissioner Williams to **approve** the Consent Agenda as presented, seconded by Commissioner Paris. **Motion carried: 8 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of the Plan Commission Minutes for the January 24, 2022 meeting.

PLATS

2a. APPROVED** P 22-01 Q.T. 909 Addition Replat

2b. APPROVED** P 22-03 NBT Addition Final Plat

ZONING

3a. APPROVED Consideration of the application of **Alan Hameed**, requesting approval of 1) an amendment to Planned Development (PD) District 03-47 to allow Automobile Sales, New or Used by Specific Use Provision, and 2) a Specific Use Provision to allow Automobile Sales, New or Used. This property is located at 3218 Forest Lane. (District 6) (File Z 21-39 - Zoning)

Representing the applicant Tailim Song, 8111 LBJ Freeway, Suite 480, Dallas, Texas, provided an overview of the request and remained available for questions.

There was a brief discussion between Commissioner Jenkins and the applicant, Alan Hameed, 900 Sunningdale, Richardson, Texas, regarding the proposed use. Mr. Hameed provided a history of the subject property and the provisions made for the original request in 2004.

Motion was made by Commissioner Williams to close the public hearing and open for discussion. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 1 Nay** by Commissioner Baughman.

Members of the Plan Commission spoke against granting an unlimited Specific Use Provision time period but would consider granting a limited Specific Use Provision with Minor Automotive Repair for a set period of time.

Motion was made by Commissioner Williams to deny the request for the Zoning and Detail Plan requests. Motion failed due to lack of a second.

Motion was made by Commissioner Rose to **approve** the request to allow the amendment of Planned Development (PD) District 03-47 to allow Automobile Sales, New or Used by a Specific Use Provision, and a Specific Use Provision to allow Automobile Sales, New or Used for a period of five (5) years, and to only allow Minor Auto Repair on the subject property. Seconded by Commissioner Ott. **Motion carried: 7 Ayes, 1 Nay** by Chair Roberts.

3b. APPROVED Consideration of the application of **Alan Hameed**, requesting approval of Detail Plan for Automobile Sales, New or Used. This property is located at 3218 Forest Lane. (District 6) (File Z 21-39 – Detail Plan)

There was an additional discussion between the Plan Commission and staff regarding clarification of the number of cars being presented for sale and the required number of parking spaces.

Motion was made by Commissioner Rose to **approve** the request with the consideration the applicant is to meet with staff and clarify the actual number of cars displayed for sale prior to presenting their request to City Council. Seconded by Commissioner Ott. **Motion carried: 7 Ayes, 1 Nay** by Chair Roberts.

3c. APPROVED

Consideration of the application of **DEC**, requesting approval of an amendment Planned Development (PD) District 19-18 for Community Retail Uses to allow the construction of a Restaurant. This property is located at 3900 Lavon Drive. (District 1) (File Z 21-56 - Zoning)

The applicant, Daniel Stewart, 2591 Dallas Parkway, Suite 300, Frisco, Texas, provided a brief overview of the request and remained available for questions.

There was a brief discussion between the Plan Commission and Mr. Stewart regarding the fire lane, canopy trees, and lighting.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the amendment to Planned Development (PD) District 19-18 with the provision to remove the canopy trees as requested by the applicant. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays.**

3d. APPROVED

Consideration of the application of **DEC**, requesting approval of a Detail Plan to allow the construction of a Restaurant. This property is located at 3900 Lavon Drive. (District 1) (File Z 21-56 – Detail Plan)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the Detail Plan. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays.**

3e. APPROVED Consideration of the application of **Kimley-Horn**, requesting approval of an amendment to Planned Development (PD) 15-40 for Multi-Family Use. This property is located at 4401 Bunker Hill Road. (District 1) (File Z 21-57 - Zoning)

Representing the applicant Caitlin Flaherty, 7208 Randall Way, Plano, Texas, and the co-developer Doug Hoy, 3201 Saint Johns, Dallas, Texas, presented an overview of the request.

There was a brief discussion between the Plan Commission, staff, and the applicant regarding traffic on Bunker Hill Road, development timeframe, and use of additional trees.

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

3f. APPROVED Consideration of the application of **Kimley-Horn**, requesting approval of a Detail Plan for a Multi-Family development. This property is located at 4401 Bunker Hill Road. (District 1) (File Z 21-57 – Detail Plan)

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

3g. APPROVED Consideration of the application of **KRG Civil Engineers, Inc.**, requesting approval of an amendment to PD 06-78 for Community Retail Uses. This property is located at 2313 Naaman School Road. (District 1) (File Z 21-37 – Zoning)

Representing applicant, Kelly Gomez, 2150 South Central Expressway, #200, McKinney, Texas, and the applicant Seun Akinwunmi 7178 Yellowstone Drive, Frisco, Texas, was available for questions.

There were no questions of this applicant.

Garland resident Paul Koegler, 2306 Shalimar Drive, raised concerns regarding parking and the size of the building and property.

The applicant stated the property size is just over two acres and expressed the desire for additional parking.

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

3h. APPROVED

Consideration of the application of **KRG Civil Engineers, Inc.**, requesting approval of a Detail Plan for a Church Use. This property is located at 2313 Naaman School Road. (District 1) (File Z 21-37 – Detail Plan)

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

3i. APPROVED

Consideration of the application of **Advantage Self Storage Advisors, LLC**, requesting approval of 1) an amendment to Planned Development (PD) District 85-49 and 2) a Specific Use Provision to allow a Self- Storage Facility (Mini warehouse). This property is located at 3599 North Garland Avenue. (District 7) (File Z 21-59 – Zoning)

The applicant, Rick Jones, 3317 Princeton Avenue, Dallas, Texas, provided an overview of the request and remained available for questions.

There was a brief discussion between the Plan Commission and the applicant regarding an additional ingress, lighting on the rear of the subject property and photometric plan, security measures and procedures, and the buffer of the subject property.

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

3j. APPROVED

Consideration of the application of **Advantage Self Storage Advisors, LLC**, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 85-49. This property is located at 3599 North Garland Avenue. (District 7) (File Z 21-59 – Detail Plan)

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

MISCELLANEOUS

4a. APPROVED Consideration and possible recommendation on I-30/Greenbelt Parkway Area Plan.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the I-30/Greenbelt Parkway Area Plan and forward to City Council. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 8:47 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 03/16/2022

Item Title: Z 21-24 Hanif Nensey - Zoning (District 4)

Summary:

Consideration of the application of **Hanif Nensey** requesting approval of a Change in Zoning from Agricultural (AG) District to Single-Family-7 (SF-7) District. This property is located at 705 East Oates Road. (District 4) (File Z 21-24 - Zoning)

Attachments

Z 21-24 Hanif Nensey Report and Attachments (Zoning)

Z 21-24 Hanif Nensey Responses

Planning Report

File No: Z 22-24/District 4

Agenda Item:

Meeting: Plan Commission

Date: March 16, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Agriculture (AG) District to Single-Family-7 (SF-7) District.

Approval of a Specific Use Provision for a Guest House.

Approval of a Plan for a Guest House.

LOCATION

705 East Oates Road

APPLICANT

Hanif Nensey

OWNER

Hanif Nensey

BACKGROUND

The applicant requests approval of a Change in Zoning from Agricultural (AG) District to Single-Family-7 (SF-7) District to construct two (2) single-family homes and a Specific Use Provision (SUP) to allow a guest house. The subject property is currently undeveloped.

SITE DATA

The subject site contains approximately 1.45 acres. The site has approximately 178 lineal feet of frontage along East Oates Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District. The Agricultural (AG) District is 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, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

Change in Zoning

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. A Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within

the proposed zoning district and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.

2. The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods.
3. The GDC provides the tools to ensure that development standards which promote efficient use of land and resources and which are supportive of the policies of the Comprehensive Plan are incorporated into site development, including but not limited to building and site design.
4. The intent of the request is for two single-family homes on separate lots and a Guest House on Lot B.

Specific Use Provision

5. The GDC requires approval of a Specific Use Provision through the Public Hearing process. The applicant proposes a 1,970 square-foot Guest House on Lot B. The primary structure will be approximately 6,579 square-foot.

The Garland Development Code (GDC) defines Guest House as an incidental, on-site dwelling unit that is either attached or detached from the primary residential structure, is used for temporary occupancy by guests or relatives of the owners of the property, is not for rent, is incidental to the main structure (the building area does not exceed thirty (30) percent of the floor area of the main structure), and is not involved in the conduct of a business.

The Guest House will remain below the threshold.

6. The proposed Guest House will comply with the building design regulations of GDC.
7. The applicant requests a Specific Use Provision to be valid for an indefinite time period, which aligns with the time frame per the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Agricultural (AG) District; this property is developed with a church. The properties to the east are zoned Agricultural (AG) District; these properties consist of mobile homes. The properties to the south, across East Oates Road, are zoned Single-Family (SF-7) District; these properties are developed with single-family homes.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Agriculture (AG) District to Single-Family-7 (SF-7) District.

Approval of a Specific Use Provision for a Guest House.

Approval of a Plan for a Guest House.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Exhibits
- iii. Photos

CITY COUNCIL DATE: April 5, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

PD 79-5

S 11-21

AG

SF-7

CR

S 06-20

S 08-49

MAMI DR

COATES RD

WALKER DR

N

0 70 140 Feet
1 inch = 108 feet

Zoning Map Z 21-24

 INDICATES AREA OF REQUEST

Z 21-24



View of the subject property



Looking east of the subject property



Looking south of the subject property



Looking north of the subject property



Zoning Map Z 21-24

705 East Oates Road

Comment Form

Case Z 21-24

Z 21-24 Hanif Nensey. The applicant proposes to rezone the property allow two (2) single-family homes and a guest house. This site is located at 705 East Oates Road. (District 4)

Z 21-24 Hanif Nensey. El solicitante propone rezonificar la propiedad para permitir dos (2) viviendas unifamiliares y una casa de huéspedes. Este sitio está ubicado en 705 East Oates Road. (Distrito 4)

Z 21-24 Hanif Nensey. Người nộp đơn đề nghị phân khu lại tài sản để cho phép hai (2) ngôi nhà dành cho một gia đình và một nhà khách. Địa chỉ này nằm ở 705 East Oates Road. (Quận 4)

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

☐

For / A Favor / Đúng



Against / En Contra / Không

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

Sinan Muhsin

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

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

637 WaiKiki Dr

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Sinan Muhsin

Signature / Firma / Chữ ký

03/06/2022

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-24

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

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

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

As an owner of a Property within this re-zoning process,

I vote against such proposal. There is no change to

any zoning that was helpful or beneficial. It always

affect the quality of the neighborhood. Whether single-

family home or multi-family homes and the worst out

of all of them is the commercial multi-family complex.

My vote will always be against such proposal.

Thank You

Sinan Mubsin

Sinan Mubsin

03/06/2022



GARLAND

Plan Commission

2. b.

Meeting Date: 03/16/2022

Item Title: Z 21-24 Hanif Nensey - Specific Use Provision (District 4)

Summary:

Consideration of the application of **Hanif Nensey**, requesting approval of a Specific Use Provision for a Guest House. This property is located at 705 East Oates Road. (District 4) (File Z 21-24 –Specific Use Provision)

Attachments

Z 21-24 Hanif Nensey Report and Attachments (Specific Use Provision)

Z 21-24 Hanif Nensey Responses

Planning Report

File No: Z 22-24/District 4

Agenda Item:

Meeting: Plan Commission

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GARLAND

TEXAS MADE HERE

REQUEST

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Approval of a Specific Use Provision for a Guest House.

Approval of a Plan for a Guest House.

LOCATION

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APPLICANT

Hanif Nensey

OWNER

Hanif Nensey

BACKGROUND

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CONSIDERATIONS

Change in Zoning

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. A Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within

the proposed zoning district and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.

2. The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods.
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Specific Use Provision

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COMPREHENSIVE PLAN

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The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

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STAFF RECOMMENDATION

Approval of a Change in Zoning from Agriculture (AG) District to Single-Family-7 (SF-7) District.

Approval of a Specific Use Provision for a Guest House.

Approval of a Plan for a Guest House.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Exhibits
- iii. Photos

CITY COUNCIL DATE: April 5, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

PD 79-5

S 11-21

AG

SF-7

CR

S 06-20

S 08-49

MAMI DR

COATES RD

WALKER DR

N

0 70 140 Feet
1 inch = 108 feet

Zoning Map Z 21-24

 INDICATES AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-24

705 East Oates Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Guest House.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-7 (SF-7) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Development is to be in general conformance with the approved site plan, landscape plan, and elevations labeled Exhibit C and Exhibit D. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for the Guest House shall be in effect for an indefinite time period.
- B. Site Plan: The site shall be in conformance with the site layout in Exhibit C.
- C. Building Area: The maximum building area for the Guest House shall be 1,970 square feet.
- D. Building Elevations: Building elevations shall be in general conformance with Exhibit E.

Z 21-24



View of the subject property



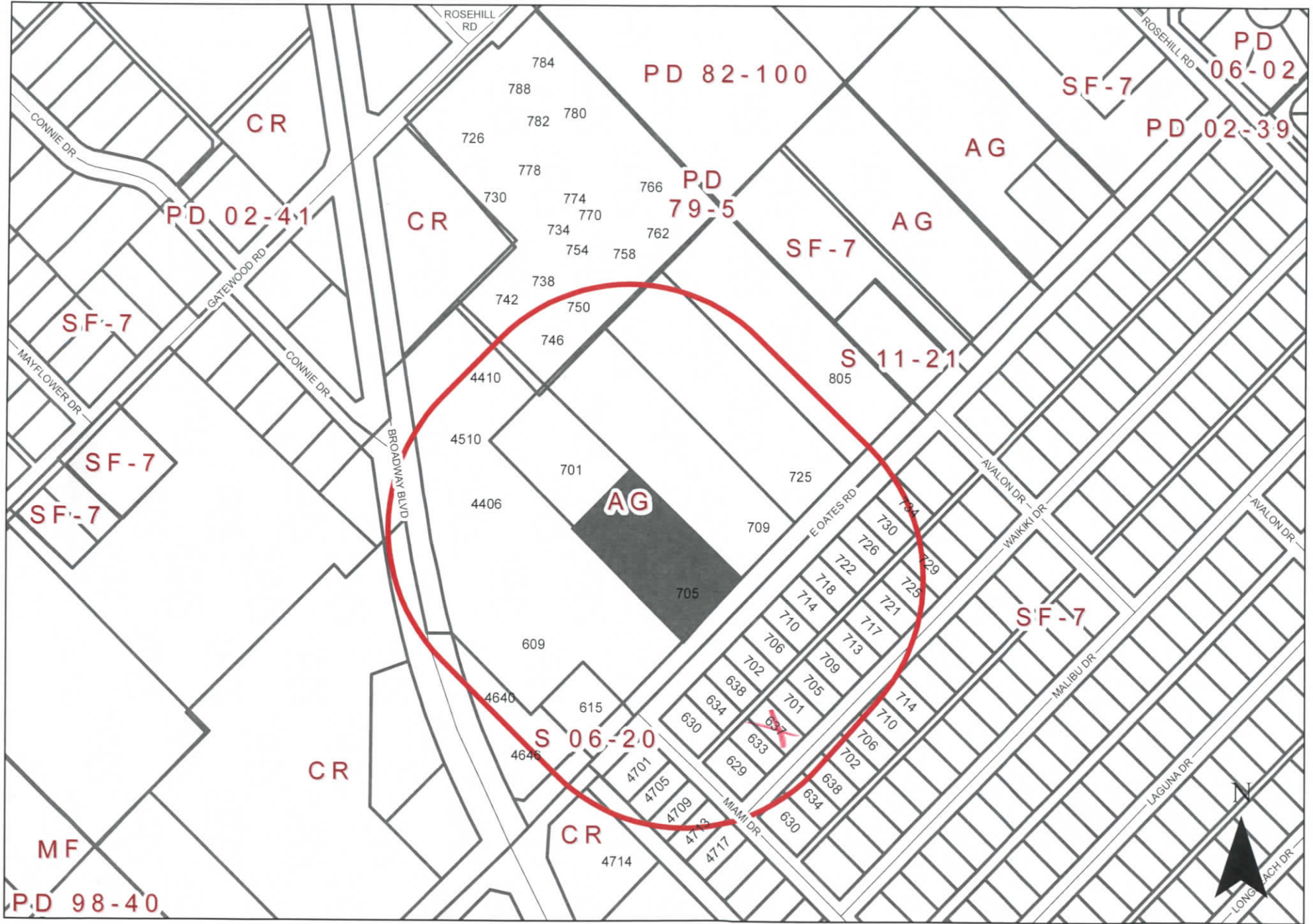
Looking east of the subject property



Looking south of the subject property



Looking north of the subject property



0

180

360 Feet

1 inch = 275 feet

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

Zoning Map Z 21-24

705 East Oates Road

Comment Form

Case Z 21-24

Z 21-24 Hanif Nensey. The applicant proposes to rezone the property allow two (2) single-family homes and a guest house. This site is located at 705 East Oates Road. (District 4)

Z 21-24 Hanif Nensey. El solicitante propone rezonificar la propiedad para permitir dos (2) viviendas unifamiliares y una casa de huéspedes. Este sitio está ubicado en 705 East Oates Road. (Distrito 4)

Z 21-24 Hanif Nensey. Người nộp đơn đề nghị phân khu lại tài sản để cho phép hai (2) ngôi nhà dành cho một gia đình và một nhà khách. Địa chỉ này nằm ở 705 East Oates Road. (Quận 4)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Sinan Muhsin

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

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

637 WaiKiki Dr

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Sinan Muhsin

Signature / Firma / Chữ ký

03/06/2022

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-24

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

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

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

As an owner of a Property within this re-zoning process,
I vote against such proposal. There is no change to
any zoning that was helpful or beneficial. It always
affect the quality of the neighborhood. Whether single-
family home or multi-family homes and the worst out
of all of them is the commercial multi-family complex.
My vote will always be against such proposal.

Thank You

Sinan Mubsin

Sinan Mubsin

03/06/2022



GARLAND

Plan Commission

2. c.

Meeting Date: 03/16/2022

Item Title: Z 21-24 Hanif Nensey - Plan (District 4)

Summary:

Consideration of the application of **Hanif Nensey**, requesting approval of a Plan for a Guest House. This property is located at 705 East Oates Road. (District 4) (File Z 21-24 –Plan)

Attachments

Z 21-24 Hanif Nensey Report and Attachments (Plan)

Z 21-24 Hanif Nensey Responses

Planning Report

File No: Z 22-24/District 4

Agenda Item:

Meeting: Plan Commission

Date: March 16, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Agriculture (AG) District to Single-Family-7 (SF-7) District.

Approval of a Specific Use Provision for a Guest House.

Approval of a Plan for a Guest House.

LOCATION

705 East Oates Road

APPLICANT

Hanif Nensey

OWNER

Hanif Nensey

BACKGROUND

The applicant requests approval of a Change in Zoning from Agricultural (AG) District to Single-Family-7 (SF-7) District to construct two (2) single-family homes and a Specific Use Provision (SUP) to allow a guest house. The subject property is currently undeveloped.

SITE DATA

The subject site contains approximately 1.45 acres. The site has approximately 178 lineal feet of frontage along East Oates Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District. The Agricultural (AG) District is 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, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

Change in Zoning

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. A Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within

the proposed zoning district and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.

2. The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods.
3. The GDC provides the tools to ensure that development standards which promote efficient use of land and resources and which are supportive of the policies of the Comprehensive Plan are incorporated into site development, including but not limited to building and site design.
4. The intent of the request is for two single-family homes on separate lots and a Guest House on Lot B.

Specific Use Provision

5. The GDC requires approval of a Specific Use Provision through the Public Hearing process. The applicant proposes a 1,970 square-foot Guest House on Lot B. The primary structure will be approximately 6,579 square-foot.

The Garland Development Code (GDC) defines Guest House as an incidental, on-site dwelling unit that is either attached or detached from the primary residential structure, is used for temporary occupancy by guests or relatives of the owners of the property, is not for rent, is incidental to the main structure (the building area does not exceed thirty (30) percent of the floor area of the main structure), and is not involved in the conduct of a business.

The Guest House will remain below the threshold.

6. The proposed Guest House will comply with the building design regulations of GDC.
7. The applicant requests a Specific Use Provision to be valid for an indefinite time period, which aligns with the time frame per the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Agricultural (AG) District; this property is developed with a church. The properties to the east are zoned Agricultural (AG) District; these properties consist of mobile homes. The properties to the south, across East Oates Road, are zoned Single-Family (SF-7) District; these properties are developed with single-family homes.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Agriculture (AG) District to Single-Family-7 (SF-7) District.

Approval of a Specific Use Provision for a Guest House.

Approval of a Plan for a Guest House.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Exhibits
- iii. Photos

CITY COUNCIL DATE: April 5, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

PD 79-5

S 11-21

AG

SF-7

CR

S 06-20

S 08-49

MAMI DR

COATES RD

WALKER DR

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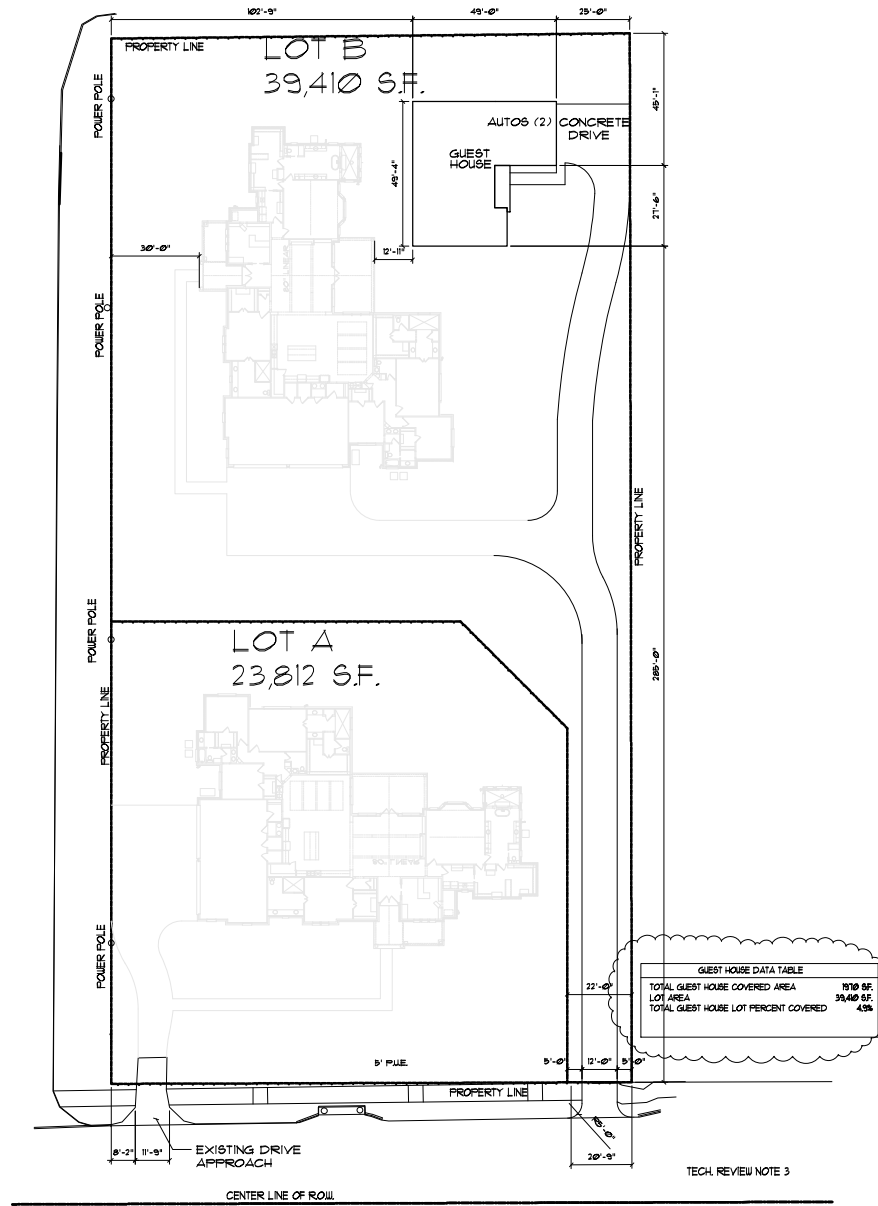
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1 inch = 108 feet

Zoning Map Z 21-24

 INDICATES AREA OF REQUEST

EXHIBIT C

OWNER/BUILDER TO COMPLY WITH ALL
GDC GUIDELINES FOR SF-7 ZONING



PLOT PLAN
SCALE: 1" = 20'

LOT 38
ROSE HILL ACREAGE
HOMESITES
GARLAND, TEXAS
DALLAS COUNTY

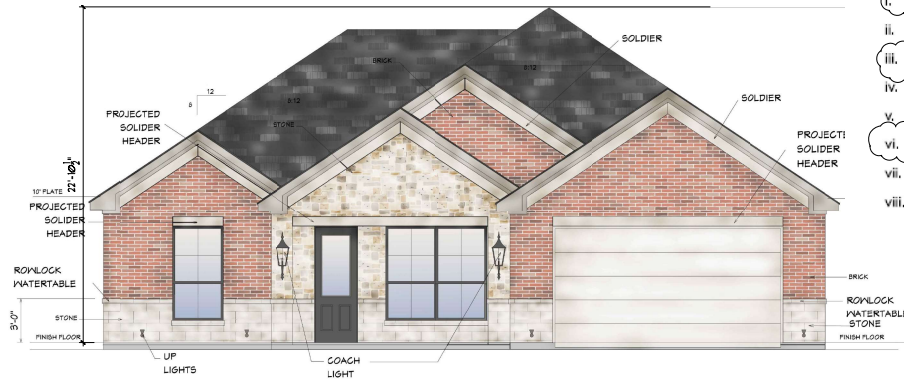
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OF
1

HANIF

HANIF RESIDENCE

JMA DESIGN GROUP
DALLAS, TEXAS
903.399.0167
EMAIL: GLENG@JMADESIGNGROUP.COM
DATE: 1/10/22





FRONT ELEVATION
SCALE: NTS

(c) Minimum Number of Design Elements. A minimum of three of the following elements, as depicted in Illustrations 4-16 and 4-17, must be incorporated into the design of each dwelling unit:

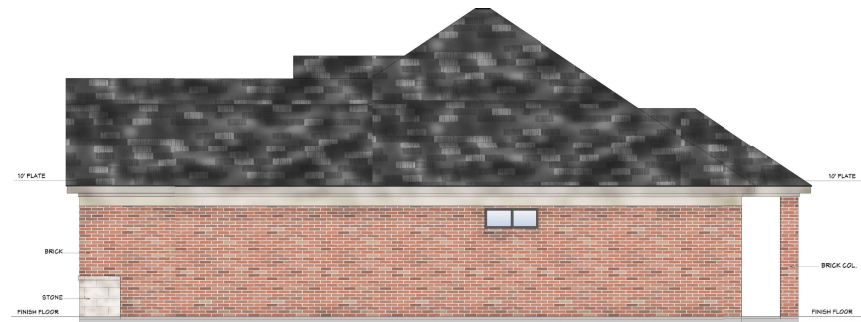
- i. Multiple pane windows featuring either divided light or simulated divided light;
- ii. A front porch area enclosed by a railing at least thirty inches in height, and containing decorative columns at least six inches in diameter;
- iii. Gable(s) with window(s);
- iv. Dormer(s);
- v. Bay windows with a minimum projection of twenty-four inches;
- vi. Minimum 8:12 roof pitch;
- vii. Split garage doors with a separate door for each vehicle bay; or
- viii. Front covered porch with at least forty square feet of usable space, and a minimum depth of five feet.



LEFT SIDE ELEVATION
SCALE: NTS



REAR ELEVATION
SCALE: NTS



RIGHT SIDE ELEVATION
SCALE: NTS



Z 21-24



View of the subject property



Looking east of the subject property



Looking south of the subject property



Looking north of the subject property



Zoning Map Z 21-24

705 East Oates Road

Comment Form

Case Z 21-24

Z 21-24 Hanif Nensey. The applicant proposes to rezone the property allow two (2) single-family homes and a guest house. This site is located at 705 East Oates Road. (District 4)

Z 21-24 Hanif Nensey. El solicitante propone rezonificar la propiedad para permitir dos (2) viviendas unifamiliares y una casa de huéspedes. Este sitio está ubicado en 705 East Oates Road. (Distrito 4)

Z 21-24 Hanif Nensey. Người nộp đơn đề nghị phân khu lại tài sản để cho phép hai (2) ngôi nhà dành cho một gia đình và một nhà khách. Địa chỉ này nằm ở 705 East Oates Road. (Quận 4)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Sinan Muhsin

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

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

637 WaiKiki Dr

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Sinan Muhsin

Signature / Firma / Chữ ký

03/06/2022

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-24

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

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

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

As an owner of a Property within this re-zoning process,
I vote against such proposal. There is no change to
any zoning that was helpful or beneficial. It always
affect the quality of the neighborhood. Whether single-
family home or multi-family homes and the worst out
of all of them is the commercial multi-family complex.
My vote will always be against such proposal.

Thank You

Sinan Mubsin

Sinan Mubsin

03/06/2022



GARLAND

Plan Commission

2. d.

Meeting Date: 03/16/2022

Item Title: Z 21-52 OM Estates Development - Zoning (District 3)

Summary:

Consideration of the application of **OM Estate Development** requesting approval a Change in Zoning from Community Office (CO) District and Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses. This property is located at 240 and 250 East Interstate 30 Freeway and 328 Oaks Trail. (District 3) (File Z 21-52 –Zoning)

Attachments

Z 21-52 OM Estates Development Report and Attachments (Zoning)

Z 21-52 OM Estates Development Responses

Planning Report

File No: Z 21-52/District 3

Agenda Item:

Meeting: Plan Commission

Date: March 16, 2022



GARLAND
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REQUEST

Approval of a Change in Zoning from Community Office (CO) District and Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

Approval of a Detail Plan for Mixed Uses.

LOCATION

240 and 250 East Interstate 30 Freeway
328 Oaks Trail

APPLICANT

OM Estates Development

OWNER

OM Estates Development

BACKGROUND

The subject property is currently vacant. The applicant proposes a five-phased development.

Phase 1: Buildings 1 through 3 (multi-family, commercial and clubhouse) and the associated walking paths and swimming pool.

Phase 2: Building 4 (multi-family)

Phase 3: Buildings 6 through 9 (townhomes) including the pond and leisure area

Phase 4: Buildings 5 through 17 (multi-family) and leisure area

Phase 5: Buildings 10 through 16 (townhomes)

SITE DATA

The overall site consists of approximately 20.028 acres with 393 lineal feet of frontage along East Interstate 30 Freeway. The site plan (Exhibit C) shows the primary access from East Interstate 30 Freeway and two (2) future access points through the adjacent property to the east. The site has no direct frontage along Oaks Trail.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Community Office (CO) District and Agricultural (AG) District.

The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The District may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. However, the Community Office (CO) district is generally not appropriate in proximity to low-density residential districts. Examples of allowed uses in a Community Office (CO) District are: professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage.

The Agricultural (AG) District is 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, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

1. Development and Site Plan

The applicant intends to develop a mixed-use development in five (5) phases. It includes a total of 300 multi-family dwelling units, fifty-eight (58) townhomes and commercial along East Interstate 30 Freeway. The commercial portion will be approximately 13,150 square feet within the ground floor of Building 1 while the upper floors will be multi-family units. The applicant proposes the following commercial uses on the ground floor of Building 1:

- Office, General
- Medical and Dental Office/Clinic
- Retail Store
- Restaurant without Drive-Through
- Studio, Fitness or Performing Arts
- Personal Services

The site plan (Exhibit C) reflects a transitional layout where the higher density apartment complex is closer to East Interstate 30 Freeway and the lower density townhomes have been planned for the southern portion of the property to complement the existing single-family residential development to the south.

In addition, the multi-family development consists of several outdoor leisure areas throughout the development, a clubhouse and a swimming pool (Exhibit C in the Plan agenda item). The townhouse development will have a leisure area around the detention pond. Both the townhouse residents and the apartment residents will be able to share all the amenities.

The overall development will consist of seventeen (17) buildings. It should be noted that Building 17 will be used for management office purpose and additional clubhouse space for residents.

2. Parking

A total of 731 spaces are required for the overall development and 788 parking spaces are provided, which also includes angled parking in the proposed right-of-way. The GDC requires covered parking and the site plan (Exhibit C) complies with the covered parking requirement.

In addition, carports are not allowed to be placed within required building setbacks. The carport structures located west of the property are all within the building setback.

3. Density

The maximum density required per the GDC Multi-Family (MF) District for a multi-family development is eighteen (18) dwelling units per acre, and the applicant proposes a density of twenty-six (26) dwelling units per acre.

The maximum density for the Single-Family Attached use is twelve (12) dwelling units per acre. The applicant proposes eight (8) dwelling units per acre, complying with the density standard.

4. Building Height:

The maximum height permitted in the Multi-Family (MF) District is forty (40) feet and the applicant proposes fifty-three (53) feet.

5. Lot Depth for Townhomes:

The minimum lot depth for townhomes is ninety (90) feet. The applicant proposes seventy-five (75) feet to include a public street to access each individual townhome.

6. Garage Setback for Townhomes:

The GDC requires a driveway depth of twenty (20) feet and an additional five (5)-foot offset of the garage door behind the building for front-loaded lots. The site plan (Exhibit C) shows twenty-one (21) feet from the garage door to the property lines.

7. Attached units for Townhomes:

The GDC requires townhome structures may have no fewer than three and no more than six attached units. The maximum length for any townhouse structure is one hundred and eighty feet. The applicant proposes seven (7) units for three (3) of the townhome structures and maximum length of 187 feet.

8. Alley Waiver for Townhomes:

The applicant requests an alley waiver for twenty-five (25) lots. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

9. Amenities

Multi-Family

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 6,356 square-foot clubhouse.

- **Swimming Pool:** Two (2) swimming pools having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes one (1) swimming pool containing 1,800 square feet of surface water.
- **Leisure Areas:** One leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a series of "pocket parks" for each building as well as a dog park. Each pocket park will consist of barbeque grills and picnic tables.

Single-Family Attached:

The GDC requires at least one (1) amenity must be provided for a townhouse development of twenty-five to one hundred dwelling units. The site plan (Exhibit C) reflects a leisure area around the pond with playground equipment, benches, gazebo, picnic tables and a barbeque grill.

The applicant has established a shared amenities agreement to allow the multi-family residents and the townhomes residents to share the amenities.

10. Dwelling unit/mix

Multi-Family:

Minimum dwelling unit size.

Required one-bedroom:	650 square feet
Proposed:	650 square feet and 776 square feet
Number of units:	200
Required two-bedroom:	800 square feet
Proposed:	1,024 square feet and 1177 square feet
Number of units:	100

Single-Family Attached:

Required dwelling size:	1,400 square feet
Proposed front-loaded:	1,879 square feet
Proposed rear-loaded:	1,647 square feet.
Number of front-loaded lots:	25
Number of rear-loaded lots:	33

11. Screening and Landscaping

The landscape plan (Exhibit D) complies with all the screening and landscaping standards per the GDC for the overall development.

12. Connectivity:

The site plan (Exhibit C) shows internal trail connections throughout the development and a twelve (12)-foot trail along East Interstate 30 Freeway.

In addition, the site plan (Exhibit C) shows street access which will provide the public and the community with access to a future road connector from the East Interstate 30 service road directly to Lyons Road, relieving traffic at the intersection of East Interstate 30 Freeway and Lyons Road.

13. Building Design

The building design for the multi-family, retail and townhomes complies with the architectural elements and articulation requirements of the GDC.

14. Driveway Approval:

The subject site fronts East Interstate 30 Freeway. East Interstates 30 Freeway is located within, owned, and maintained by the Texas Department of Transportation (TxDOT). Accordingly the applicant must obtain TxDOT approval regarding transportation design elements such as deceleration lanes, median cuts or other traffic provisions. TxDOT has reviewed the submitted analysis and provided no objections regarding applicable design elements.

15. Signage

No deviations were requested regarding signage.

16. Summary of Deviations

The applicant requests to deviate from Chapter 4 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	Required	Proposed	Analysis
Carports	Carports cannot encroach into the building setback	Carports are located within the building setback.	This deviation is necessary in order to satisfy the covered parking requirement per the GDC.
Angles Parking in the Right-Of-Way	All uses of land and buildings in the City of Garland, except for within the Downtown district, must provide off-street parking at the ratios set forth	Angled parking will be provided in the proposed fifty (50)-foot right-of-way	The applicant contends the angled parking in the right-of-way is necessary in order to meet the parking requirement.

	within the Land Use Matrix (Section 2.51 in Chapter 2 of this GDC).		
Density for Multi-Family	18 dwelling units/per acre	26 dwelling units per acre.	The proposed density is requested to incorporate the fifty (50)-foot right-of-way connecting from East Interstate 30 Freeway
Building Height for Multi-Family	40 feet	53 feet	The proposed height is needed to allow four stories.
Lot Depth for Single-Family Attached	90 feet	75 feet	The deviation is needed to include the public street to access each individual townhome and an alley for some of the lots.
Garage Setback for Single-Family Attached	The GDC requires a driveway depth of twenty (20) feet and an additional five (5)-foot offset of the garage door behind the building for front-loaded lots.	The applicant proposes 21 feet from the garage door to the property line for the front-loaded lots.	The applicant contends this deviation is necessary in order to allow larger building footprint.
Attached Units for Townhomes	The GDC requires townhome structures may have no fewer than three and no more than six attached units. The maximum length for any townhouse structure is one hundred and eighty feet.	The applicant proposes seven (7) units for three (3) of the townhome structures and a maximum of 187 feet.	The applicant contends this deviation is necessary to allow the highest number of "For Sale" residential products.
Alleys for Townhomes	Section 3.80 of the GDC requires every lot in a residential subdivision with	The applicant requests an alley waiver for twenty-five (25) lots.	The applicant requests this deviation due to the restriction of space required based on the inclusion of public street

	two or more lots to be served by an alley at the rear, or if a corner lot, at the rear or one side.		access to the townhomes, and that the existing neighborhood to the south does not have alleys.
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COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Centers.

Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

Although the proposed use does not align with the Business Centers designation, it is a supportive and appropriate use to the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area to the north, across East Interstate 30 Freeway, is zoned Multi-Family (MF) District; this property is developed with an apartment complex. The properties to the east are zoned Community Office (CO) District and Agricultural (AG) District; these properties are developed with office buildings and a horse riding school. The properties to the south are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family properties. The property to the west is zoned Community Office (CO) District; this property is developed with a church.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Community Office (CO) District and Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

Approval of a Detail Plan for Mixed Uses.

ADDITIONAL INFORMATION

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

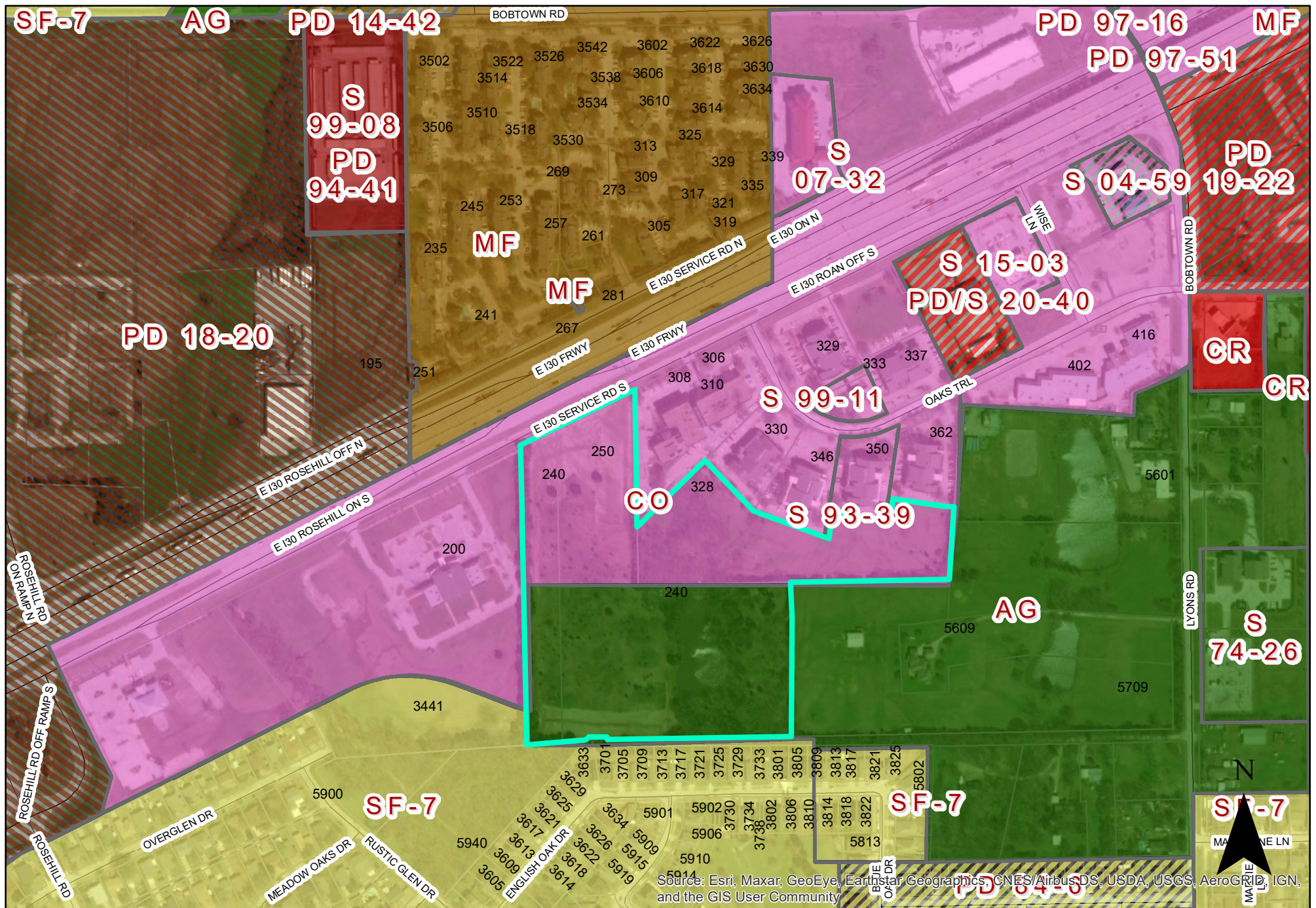
CITY COUNCIL DATE: April 5, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 270 540 Feet
1 inch = 405 feet

LOCATION MAP Z 21-52

240 & 250 East I-30 Freeway

INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-52

240 and 250 East Interstate 30 Freeway 328 Oaks Trail

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

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

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

IV. Development Plans:

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

V. Specific Conditions:

A. Permitted Uses: Multi-Family Use and Single-Family Attached Use are permitted. In addition ground floor commercial use is permitted within Building 1.

The following commercial uses are permitted in the ground-floor level of Building 1:

- Office, General
- Medical and Dental Office/Clinic
- Retail Store
- Restaurant without Drive-Through
- Studio, Fitness or Performing Arts
- Personal Services

In addition, Building 17 shall be used as a management office and a secondary clubhouse.

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

C. Phases: The proposed development may be completed in five (5) phases.

- Phase 1: Buildings 1 through 3 (multi-family, commercial and clubhouse) and the associated walking paths and swimming pool.
- Phase 2: Building 4 (multi-family)
- Phase 3: Buildings 6 through 9 (townhomes) including the pond and leisure area
- Phase 4: Buildings 5 and 17 (multi-family) and leisure area
- Phase 5: Buildings 10 through 16 (townhomes)

D. Dwelling Units: A total of 300 dwelling units shall be permitted for the Multi-Family development.

A total of fifty-eight (58) Single-Family Attached units shall be permitted.

E. Density: The maximum density for the Multi-Family development shall be twenty-six (26) dwelling units per acre.

F. Building Height: The maximum building height for the Multi-Family development shall be fifty-three (53) feet.

G. Garage Setback: The garage setback for the front-loaded townhomes shall be fifteen (15) feet. In

addition, the five (5)-foot garage offset is required.

- H. Attached Units: A maximum of seven (7) Single-Family Attached units are allowed for Buildings 6, 9 and 16.
- I. Lot Depth: The minimum lot depth for the Single-Family Attached development shall be seventy-five (75) feet.
- J. Parking: Angled Parking shall be permitted in the proposed Right-Of-Way.
- K. Amenities: Amenities shall be provided as shown on the Exhibits C and D.
- L. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- M. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- N. Lighting: All pedestrian pathways shall be lighted per the Garland Development Code standards.
- O. Pedestrian Pathways: The pedestrian pathways shall be constructed as shown on Exhibit C and Exhibit D.
- P. Alleys: Alleys shall not be required for twenty-five (25) Single-Family Attached lots.
- Q. Signage: All signage shall comply with the standards in the Garland Development Code.

Z 21-52



View of the subject property from East Interstate 30 Freeway



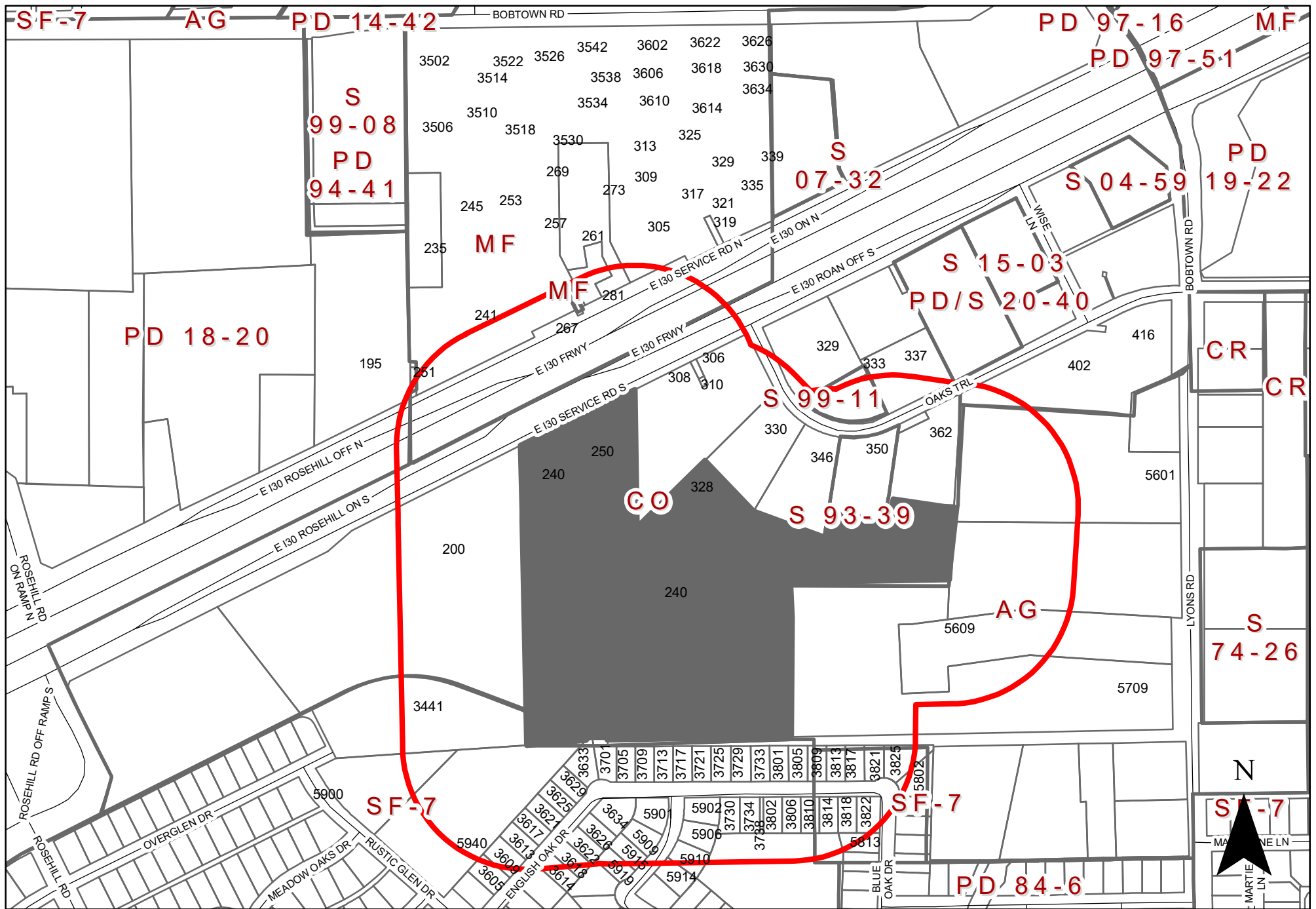
Looking east of the subject property



Looking north of the subject property



Looking west of the subject property



To date we have not received any responses for this case.



GARLAND

Plan Commission

2. e.

Meeting Date: 03/16/2022

Item Title: Z 21-52 OM Estates Development - Detail Plan (District 3)

Summary:

Consideration of the application of **OM Estate Development**, requesting approval of Detail Plan for Mixed Uses. This property is located at 240 and 250 East Interstate 30 Freeway and 328 Oaks Trail. (District 3) (File Z 21-52 – Detail Plan)

Attachments

Z 21-52 OM Estates Development Report and Attachments (Detail Plan)

Z 21-52 OM Estates Development Responses

Planning Report

File No: Z 21-52/District 3

Agenda Item:

Meeting: Plan Commission

Date: March 16, 2022



GARLAND
TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Community Office (CO) District and Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

Approval of a Detail Plan for Mixed Uses.

LOCATION

240 and 250 East Interstate 30 Freeway
328 Oaks Trail

APPLICANT

OM Estates Development

OWNER

OM Estates Development

BACKGROUND

The subject property is currently vacant. The applicant proposes a five-phased development.

Phase 1: Buildings 1 through 3 (multi-family, commercial and clubhouse) and the associated walking paths and swimming pool.

Phase 2: Building 4 (multi-family)

Phase 3: Buildings 6 through 9 (townhomes) including the pond and leisure area

Phase 4: Buildings 5 through 17 (multi-family) and leisure area

Phase 5: Buildings 10 through 16 (townhomes)

SITE DATA

The overall site consists of approximately 20.028 acres with 393 lineal feet of frontage along East Interstate 30 Freeway. The site plan (Exhibit C) shows the primary access from East Interstate 30 Freeway and two (2) future access points through the adjacent property to the east. The site has no direct frontage along Oaks Trail.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Community Office (CO) District and Agricultural (AG) District.

The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The District may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. However, the Community Office (CO) district is generally not appropriate in proximity to low-density residential districts. Examples of allowed uses in a Community Office (CO) District are: professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage.

The Agricultural (AG) District is 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, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

1. Development and Site Plan

The applicant intends to develop a mixed-use development in five (5) phases. It includes a total of 300 multi-family dwelling units, fifty-eight (58) townhomes and commercial along East Interstate 30 Freeway. The commercial portion will be approximately 13,150 square feet within the ground floor of Building 1 while the upper floors will be multi-family units. The applicant proposes the following commercial uses on the ground floor of Building 1:

- Office, General
- Medical and Dental Office/Clinic
- Retail Store
- Restaurant without Drive-Through
- Studio, Fitness or Performing Arts
- Personal Services

The site plan (Exhibit C) reflects a transitional layout where the higher density apartment complex is closer to East Interstate 30 Freeway and the lower density townhomes have been planned for the southern portion of the property to complement the existing single-family residential development to the south.

In addition, the multi-family development consists of several outdoor leisure areas throughout the development, a clubhouse and a swimming pool (Exhibit C in the Plan agenda item). The townhouse development will have a leisure area around the detention pond. Both the townhouse residents and the apartment residents will be able to share all the amenities.

The overall development will consist of seventeen (17) buildings. It should be noted that Building 17 will be used for management office purpose and additional clubhouse space for residents.

2. Parking

A total of 731 spaces are required for the overall development and 788 parking spaces are provided, which also includes angled parking in the proposed right-of-way. The GDC requires covered parking and the site plan (Exhibit C) complies with the covered parking requirement.

In addition, carports are not allowed to be placed within required building setbacks. The carport structures located west of the property are all within the building setback.

3. Density

The maximum density required per the GDC Multi-Family (MF) District for a multi-family development is eighteen (18) dwelling units per acre, and the applicant proposes a density of twenty-six (26) dwelling units per acre.

The maximum density for the Single-Family Attached use is twelve (12) dwelling units per acre. The applicant proposes eight (8) dwelling units per acre, complying with the density standard.

4. Building Height:

The maximum height permitted in the Multi-Family (MF) District is forty (40) feet and the applicant proposes fifty-three (53) feet.

5. Lot Depth for Townhomes:

The minimum lot depth for townhomes is ninety (90) feet. The applicant proposes seventy-five (75) feet to include a public street to access each individual townhome.

6. Garage Setback for Townhomes:

The GDC requires a driveway depth of twenty (20) feet and an additional five (5)-foot offset of the garage door behind the building for front-loaded lots. The site plan (Exhibit C) shows twenty-one (21) feet from the garage door to the property lines.

7. Attached units for Townhomes:

The GDC requires townhome structures may have no fewer than three and no more than six attached units. The maximum length for any townhouse structure is one hundred and eighty feet. The applicant proposes seven (7) units for three (3) of the townhome structures and maximum length of 187 feet.

8. Alley Waiver for Townhomes:

The applicant requests an alley waiver for twenty-five (25) lots. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

9. Amenities

Multi-Family

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 6,356 square-foot clubhouse.

- **Swimming Pool:** Two (2) swimming pools having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes one (1) swimming pool containing 1,800 square feet of surface water.
- **Leisure Areas:** One leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a series of "pocket parks" for each building as well as a dog park. Each pocket park will consist of barbeque grills and picnic tables.

Single-Family Attached:

The GDC requires at least one (1) amenity must be provided for a townhouse development of twenty-five to one hundred dwelling units. The site plan (Exhibit C) reflects a leisure area around the pond with playground equipment, benches, gazebo, picnic tables and a barbeque grill.

The applicant has established a shared amenities agreement to allow the multi-family residents and the townhomes residents to share the amenities.

10. Dwelling unit/mix

Multi-Family:

Minimum dwelling unit size.

Required one-bedroom:	650 square feet
Proposed:	650 square feet and 776 square feet
Number of units:	200
Required two-bedroom:	800 square feet
Proposed:	1,024 square feet and 1177 square feet
Number of units:	100

Single-Family Attached:

Required dwelling size:	1,400 square feet
Proposed front-loaded:	1,879 square feet
Proposed rear-loaded:	1,647 square feet.
Number of front-loaded lots:	25
Number of rear-loaded lots:	33

11. Screening and Landscaping

The landscape plan (Exhibit D) complies with all the screening and landscaping standards per the GDC for the overall development.

12. Connectivity:

The site plan (Exhibit C) shows internal trail connections throughout the development and a twelve (12)-foot trail along East Interstate 30 Freeway.

In addition, the site plan (Exhibit C) shows street access which will provide the public and the community with access to a future road connector from the East Interstate 30 service road directly to Lyons Road, relieving traffic at the intersection of East Interstate 30 Freeway and Lyons Road.

13. Building Design

The building design for the multi-family, retail and townhomes complies with the architectural elements and articulation requirements of the GDC.

14. Driveway Approval:

The subject site fronts East Interstate 30 Freeway. East Interstates 30 Freeway is located within, owned, and maintained by the Texas Department of Transportation (TxDOT). Accordingly the applicant must obtain TxDOT approval regarding transportation design elements such as deceleration lanes, median cuts or other traffic provisions. TxDOT has reviewed the submitted analysis and provided no objections regarding applicable design elements.

15. Signage

No deviations were requested regarding signage.

16. Summary of Deviations

The applicant requests to deviate from Chapter 4 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	Required	Proposed	Analysis
Carports	Carports cannot encroach into the building setback	Carports are located within the building setback.	This deviation is necessary in order to satisfy the covered parking requirement per the GDC.
Angles Parking in the Right-Of-Way	All uses of land and buildings in the City of Garland, except for within the Downtown district, must provide off-street parking at the ratios set forth	Angled parking will be provided in the proposed fifty (50)-foot right-of-way	The applicant contends the angled parking in the right-of-way is necessary in order to meet the parking requirement.

	within the Land Use Matrix (Section 2.51 in Chapter 2 of this GDC).		
Density for Multi-Family	18 dwelling units/per acre	26 dwelling units per acre.	The proposed density is requested to incorporate the fifty (50)-foot right-of-way connecting from East Interstate 30 Freeway
Building Height for Multi-Family	40 feet	53 feet	The proposed height is needed to allow four stories.
Lot Depth for Single-Family Attached	90 feet	75 feet	The deviation is needed to include the public street to access each individual townhome and an alley for some of the lots.
Garage Setback for Single-Family Attached	The GDC requires a driveway depth of twenty (20) feet and an additional five (5)-foot offset of the garage door behind the building for front-loaded lots.	The applicant proposes 21 feet from the garage door to the property line for the front-loaded lots.	The applicant contends this deviation is necessary in order to allow larger building footprint.
Attached Units for Townhomes	The GDC requires townhome structures may have no fewer than three and no more than six attached units. The maximum length for any townhouse structure is one hundred and eighty feet.	The applicant proposes seven (7) units for three (3) of the townhome structures and a maximum of 187 feet.	The applicant contends this deviation is necessary to allow the highest number of "For Sale" residential products.
Alleys for Townhomes	Section 3.80 of the GDC requires every lot in a residential subdivision with	The applicant requests an alley waiver for twenty-five (25) lots.	The applicant requests this deviation due to the restriction of space required based on the inclusion of public street

	two or more lots to be served by an alley at the rear, or if a corner lot, at the rear or one side.		access to the townhomes, and that the existing neighborhood to the south does not have alleys.
--	---	--	--

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Centers.

Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

Although the proposed use does not align with the Business Centers designation, it is a supportive and appropriate use to the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

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STAFF RECOMMENDATION

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Approval of a Detail Plan for Mixed Uses.

ADDITIONAL INFORMATION

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

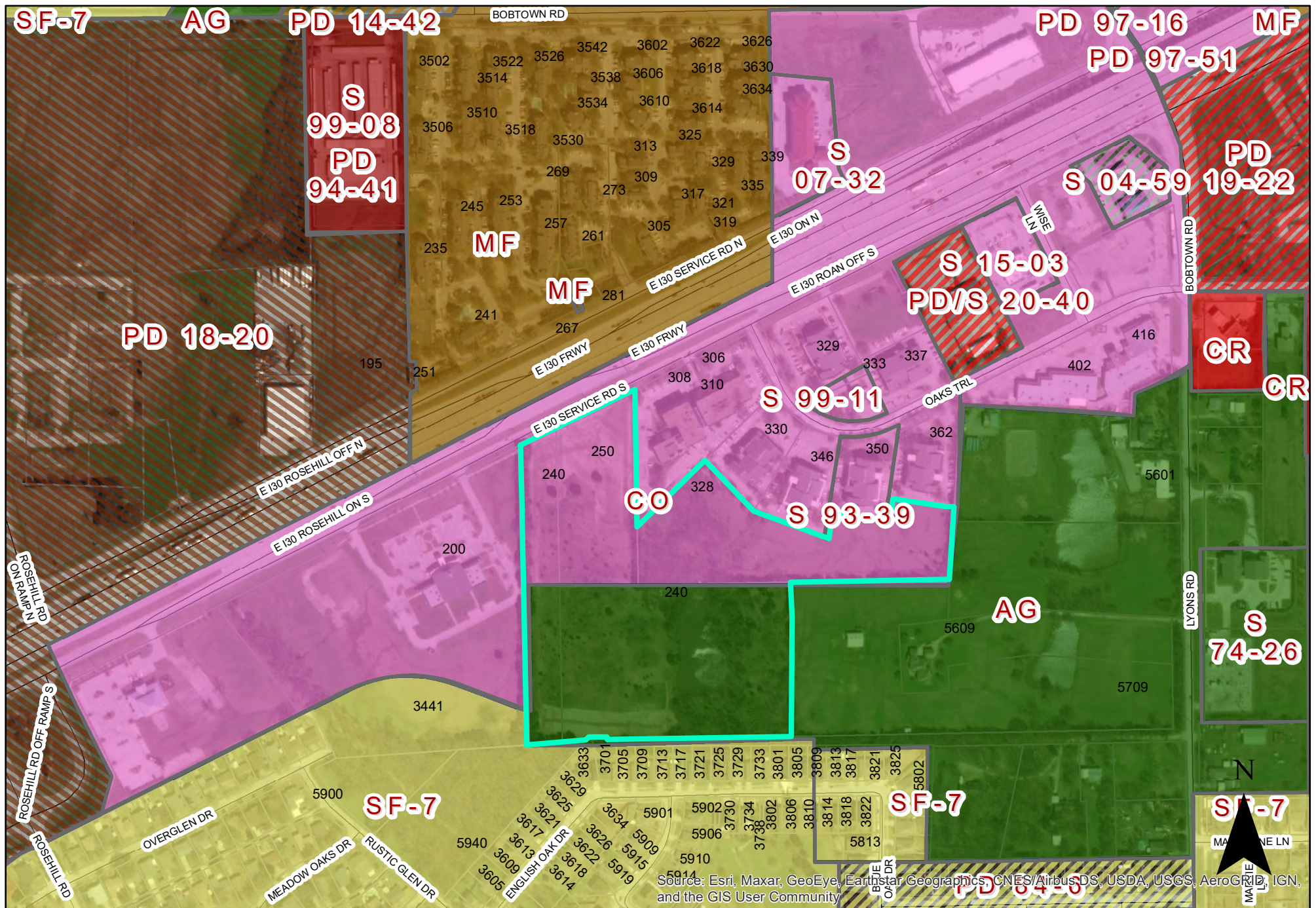
CITY COUNCIL DATE: April 5, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



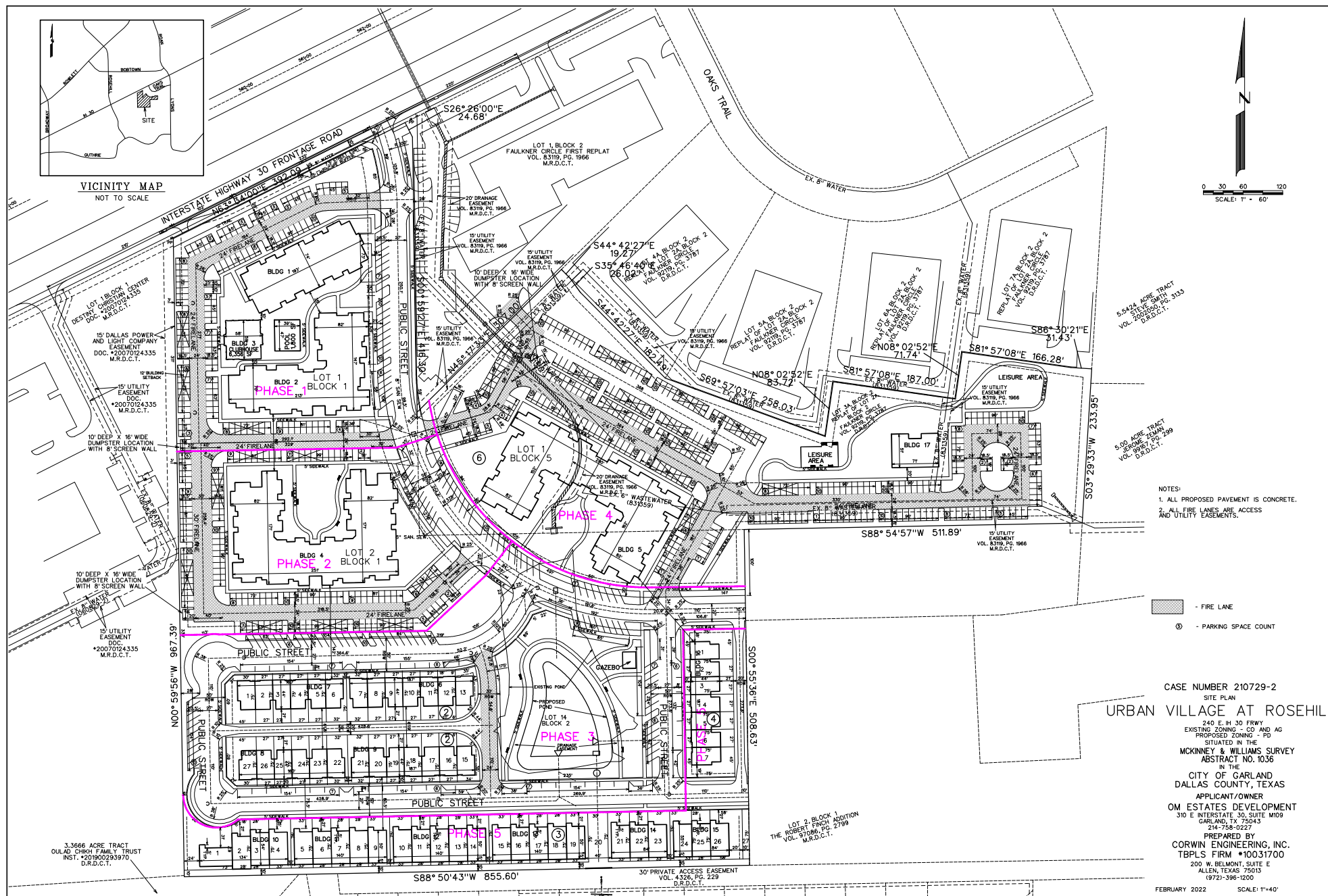
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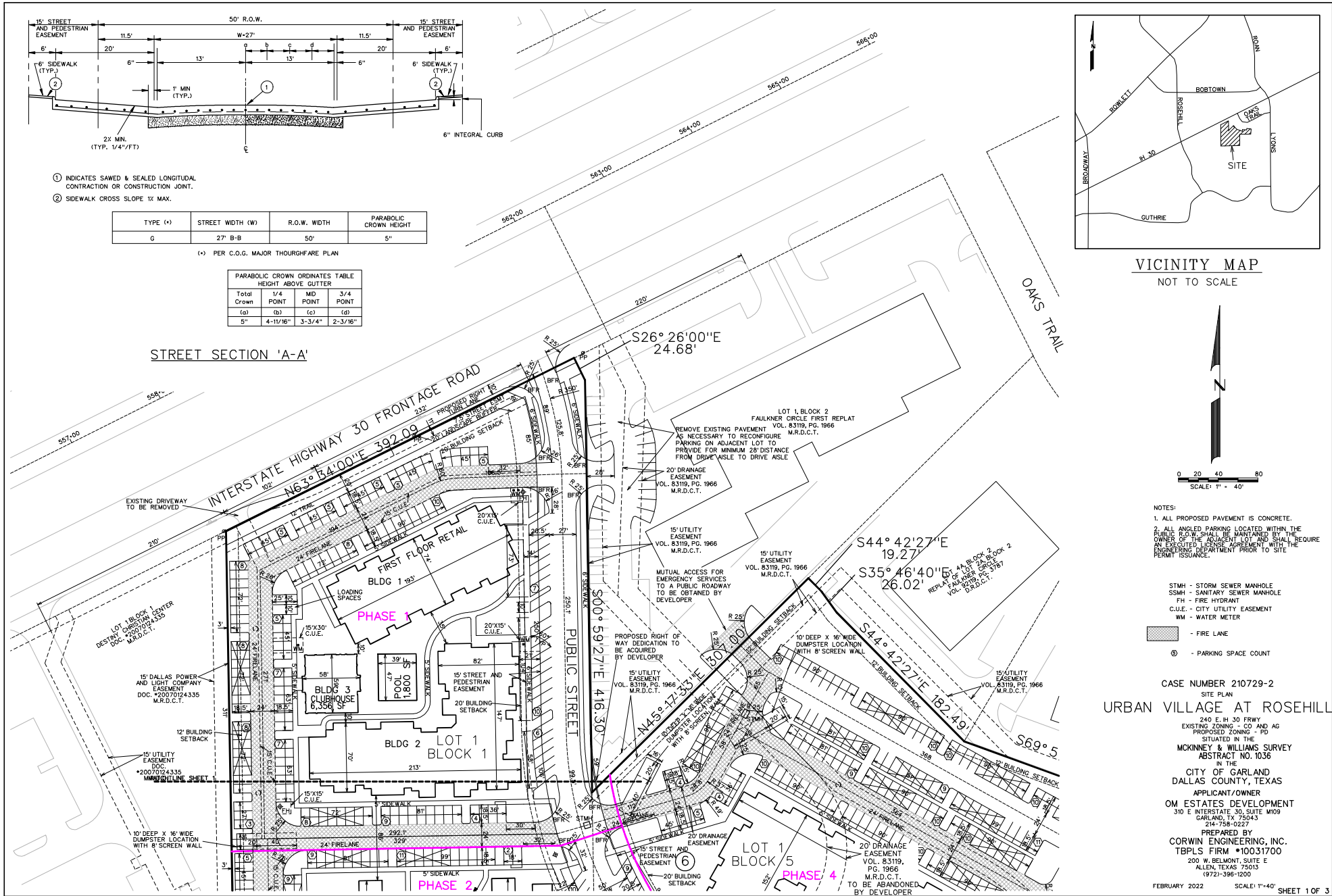
LOCATION MAP Z 21-52

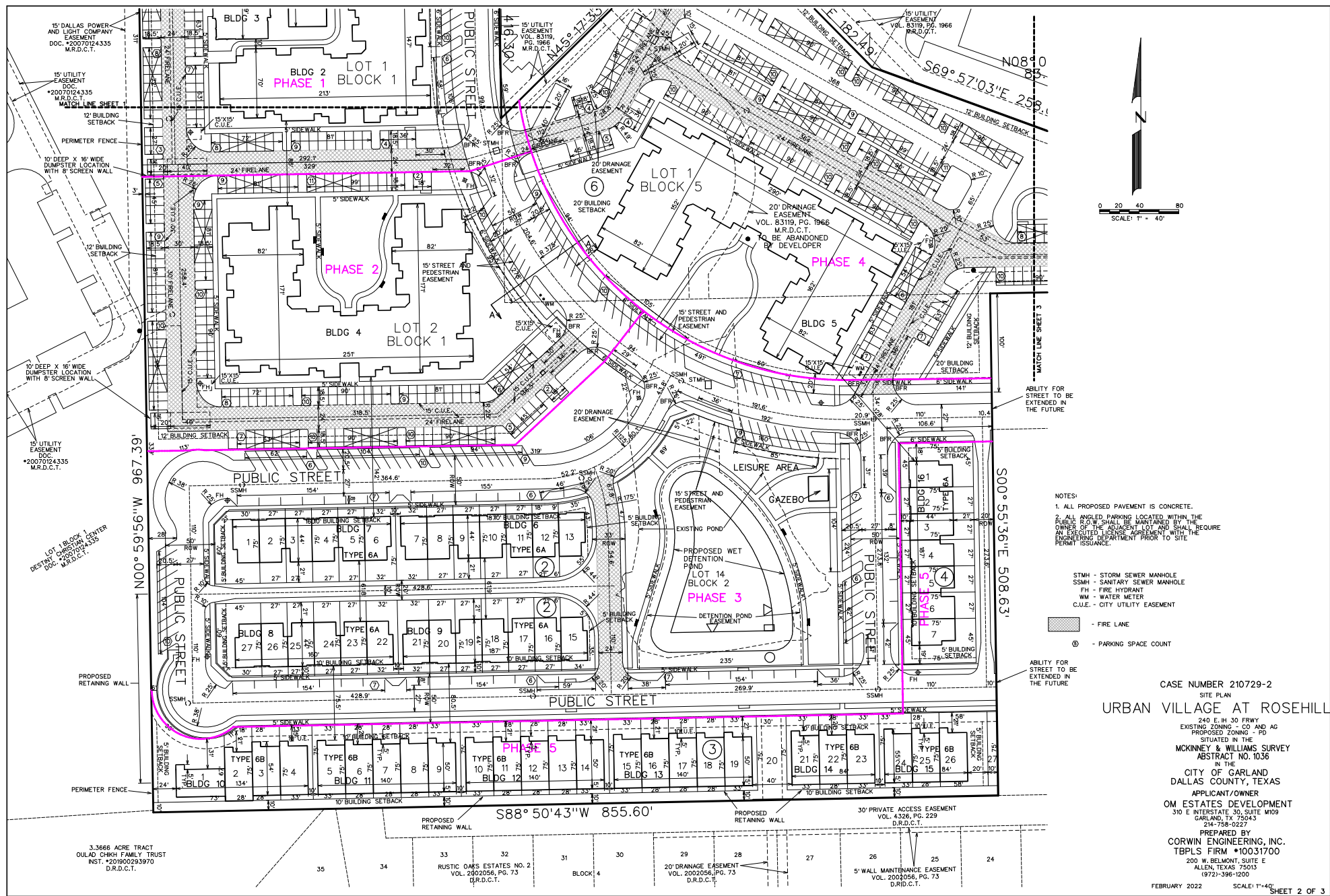
240 & 250 East I-30 Freeway

INDICATES AREA
OF REQUEST

EXHIBIT C







NOTES:
1. ALL PROPOSED PAVEMENT IS CONCRETE.
2. ALL ANTILOD PARKING LOCATED WITHIN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY THE OWNER OF THE ADJACENT LOT AND SHALL REQUIRE AN EXECUTED LICENSE AGREEMENT WITH THE ENGINEERING DEPARTMENT PRIOR TO SITE PERMIT ISSUANCE.

STMH - STORM SEWER MANHOLE
SSMH - SANITARY SEWER MANHOLE
FH - FIRE HYDRANT
WM - WATER METER
C.U.E. - CITY UTILITY EASEMENT

- FIRE LANE
⊙ - PARKING SPACE COUNT

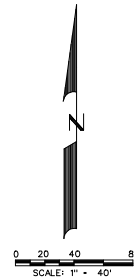
ABILITY FOR STREET TO BE EXTENDED IN THE FUTURE

CASE NUMBER 210729-2
SITE PLAN
URBAN VILLAGE AT ROSEHILL

240 E. H. JO FRWY
EXISTING ZONING - CO AND AG
PROPOSED ZONING - PD
SITUATED IN THE
MCKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 1036
IN THE
CITY OF GARLAND
DALLAS COUNTY, TEXAS

APPLICANT/OWNER
OM ESTATES DEVELOPMENT
310 E. INTERSTATE 30, SUITE M109
GARLAND, TX 75043
214-758-0227

PREPARED BY
CORVIN ENGINEERING, INC.
TBP/LS FIRM #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
(972)-396-1200

[illegible]

SITE DATA SUMMARY TABLE							
Block	1	1	2	3	4	5	Right of Way
Lot	1	2	3, 27	3, 27	3, 27	3, 27	Total
Lot Area - sq ft	125,365	114,085	112,883	74,277	16,777	269,778	879,423
Lot Area - acres	2.868	2.618	2.581	1.703	0.383	6.131	20.268
Use	Multi/Family	Multi/Family	Multi/Family	Multi/Family	Multi/Family	Multi/Family	
Use	Restaurant	Use	Use	Use	Use	Use	
Building Square Footage	118,474	113,460	64,472	60,083	17,358	123,272	498,024
Multi/Family Units	36	36	36	36	36	36	
Multi/Family Density (Units) / sq ft	0.3	0	N/A	N/A	N/A	17	
Transit/Bus Lane	0	0	26	25	7	16	
Transit/Bus Density (Units) / sq ft	0	0	0	0	0	0	
Area Loaded (Trucks)	N/A	N/A	28	0	7	N/A	
Freight Loaded (Trucks)	N/A	N/A	28	0	7	N/A	
Floor Area Ratio (FAR)	0.938	0.929	0.57	0.82	1.03	0.46	0.57
Building Coverage - %	25.16	24.99	29.06	41.13	55.76	12.81	18.96
Building Coverage - %	25.16	24.99	29.06	41.13	55.76	12.81	18.96
Parking Required	234	172	59	57	16	193	
Parking Provided	234	182	142	90	16	197	788
Impermeable surface area	86,042	86,462	50,099	48,727	23,905	153,450	531,684
Permeable surface area	39,323	27,623	62,784	25,550	12,872	116,328	147,739
Building Height - Feet	53	53	35	35	35	35	
Building Height - Stories	3	3	2	2	2	4	
Parking Required							
Multi/Family	1.5 per 1 Bedroom					300	
	2 per 2 Bedroom					300	
Restaurant	1 per 100 sq feet					300	
Retail	1 per 250 sq feet					300	
Office	1 per 300 sq feet					300	
Transit/Bus Lane	2 per 1 unit (garage)					116	
Transit/Bus Density	1 per 4 units					35	

Parking Provided	Total	Parking Spaces
Multifamily/Office/Retail Surface Offstreet		517 spaces
Multifamily/Office/Retail Surface Onstreet		59 spaces
Townhome Garage		116 spaces
Townhome Guest		96 spaces
Total		788 spaces
Multifamily Covered Parking Required	50% of total	250 spaces
Multifamily Covered Parking Provided	50%	250 spaces
Townhome Common Area Calculations		
Total Townhome Area:	321,502 sf	
30% Common Area Req'd:	32,159 sf	
30% Common Area Provided:	53,277 sf	
	16.6%	

Residential Building Unit Schedule											
	One Bedroom		Two Bedroom		Alley Loaded	Front Loaded	Total Residential	Total Residential		Swimming	
	Multi-Units	Units	Multi-Units	Units				Units	SF		SF
Building #	A1	A2	B1	B2	Thumbnails	Thumbnails	Units	SF	SF	Pool	
Building #	650 ft	776 ft	1104 ft	1177 ft	1047 ft	1019 ft					
1	0	0	0	0	0	0	24	28,560			
2	0	0	0	0	0	0	0	0			
3	0	0	0	0	0	0	68	52,196			
4	0	0	0	0	N/A	0	0	0	6,356	1,800	
5	64	0	32	8	0	0	104	83,656			
6	64	0	32	8	0	0	104	83,656			
7	0	0	0	0	7	0	7	7,1529			
8	0	0	0	0	7	0	6	9,982			
9	0	0	0	0	7	0	7	7,1529			
10	0	0	0	0	0	4	4	7,216			
11	0	0	0	0	0	5	5	9,985			
12	0	0	0	0	0	5	5	9,985			
13	0	0	0	0	0	5	5	9,995			
14	0	0	0	0	0	3	3	5,637			
15	0	0	0	0	0	3	3	5,637			
16	0	0	0	0	0	7	7	7,1529			
17					N/A						
							Totals:	358	337,410	6,356	1,800

STMH - STORM SEWER MANHOLE
SSMH - SANITARY SEWER MANHOLE
FH - FIRE HYDRANT
WM - WATER METER
C.U.E. - CITY UTILITY EASEMENT

NOTES:

1. ALL PROPOSED PAVEMENT IS CONCRETE.

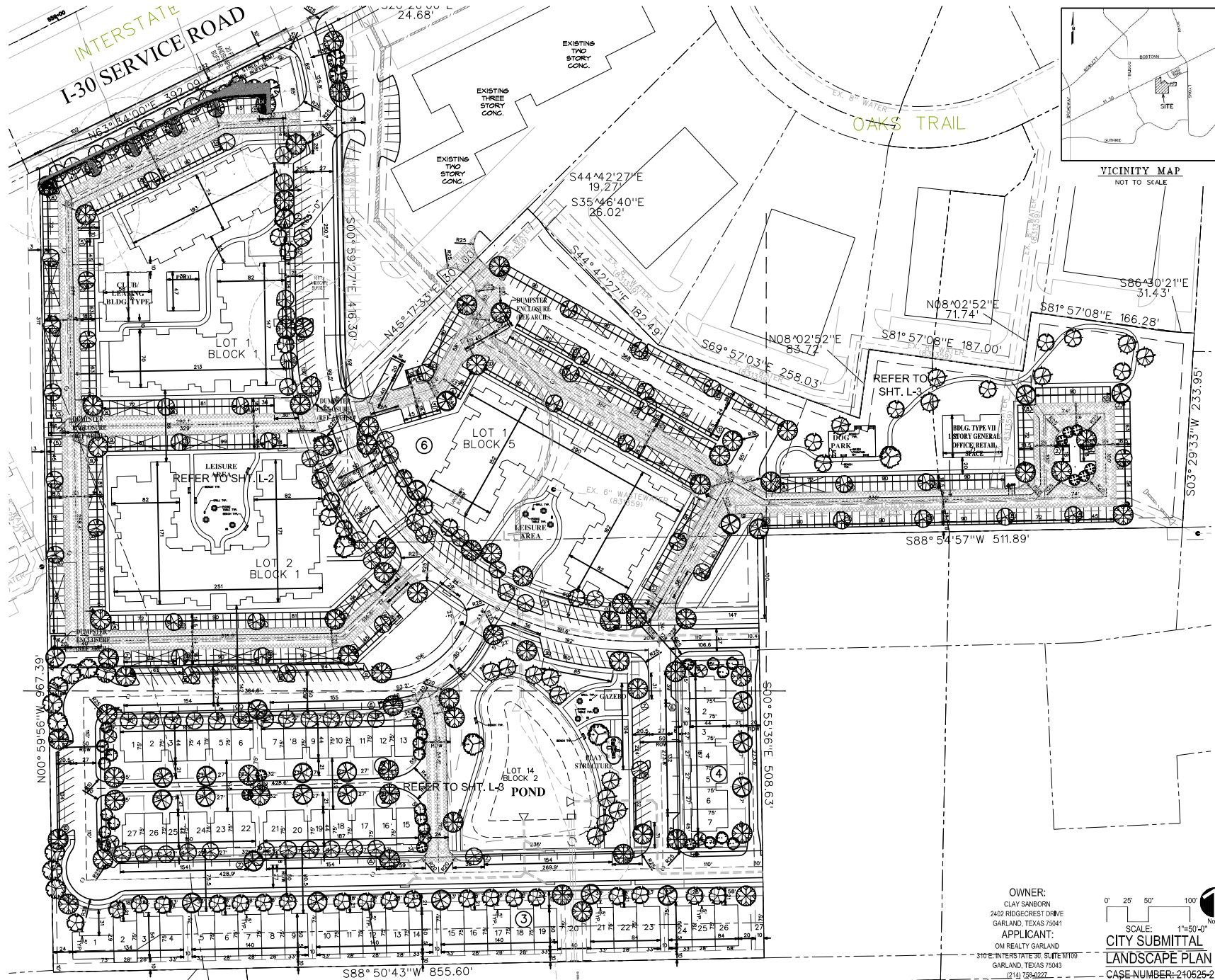
2. ALL ANGLE PARKING LOCATED WITHIN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY THE OWNER. THE ADJACENT LOT AND SHALL REQUIRE AN EASEMENT LOCUS AGREEMENT WITH THE ENGINEERING DEPARTMENT PRIOR TO SITE PERMIT ISSUANCE.

 - FIRE LANE

 - PARKING SPACE COUNT

CASE NUMBER 210729-2
SITE PLAN
N VILLAGE AT ROSEHILL
240 E. H 30 FRWY
EXISTING ZONING - CO AND AG
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200 W. BELMONT, SUITE E
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(972)-396-1200

EXHIBIT D



URBAN VILLAGE AT ROSEHILL

PROJECT NUMBER 21-062

REVISIONS

CITY COMMENTS 12/07/21

CITY COMMENTS 11/02/21

CITY COMMENTS 2/02/21

URBAN VILLAGE AT ROSEHILL

I-30 FRONTAGE ROAD

GARLAND, TEXAS

PROJECT NAME

URBAN VILLAGE AT ROSEHILL

I-30 FRONTAGE ROAD

GARLAND, TEXAS

RICKY D. PETTY

LANDSCAPE ARCHITECT

7720 ALTO CARO DRIVE

DALLAS, TEXAS 75249

PHONE: (214) 648-5385

email: rickyp@rdpetty.com

TITLE

LANDSCAPE

DATE

OCTOBER 21, 2021

SCALE

1" = 50'-0"

SHEET

L-1

OWNER:

CLAY SANBORN

2402 RIDGECREST DRIVE

GARLAND, TEXAS 75041

APPLICANT:

OM REALTY GARLAND

310 E. INTERSTATE 30, SUITE 1100

GARLAND, TEXAS 75043

(214) 739-0222

SCALE:

1" = 50'-0"

CITY SUBMITTAL

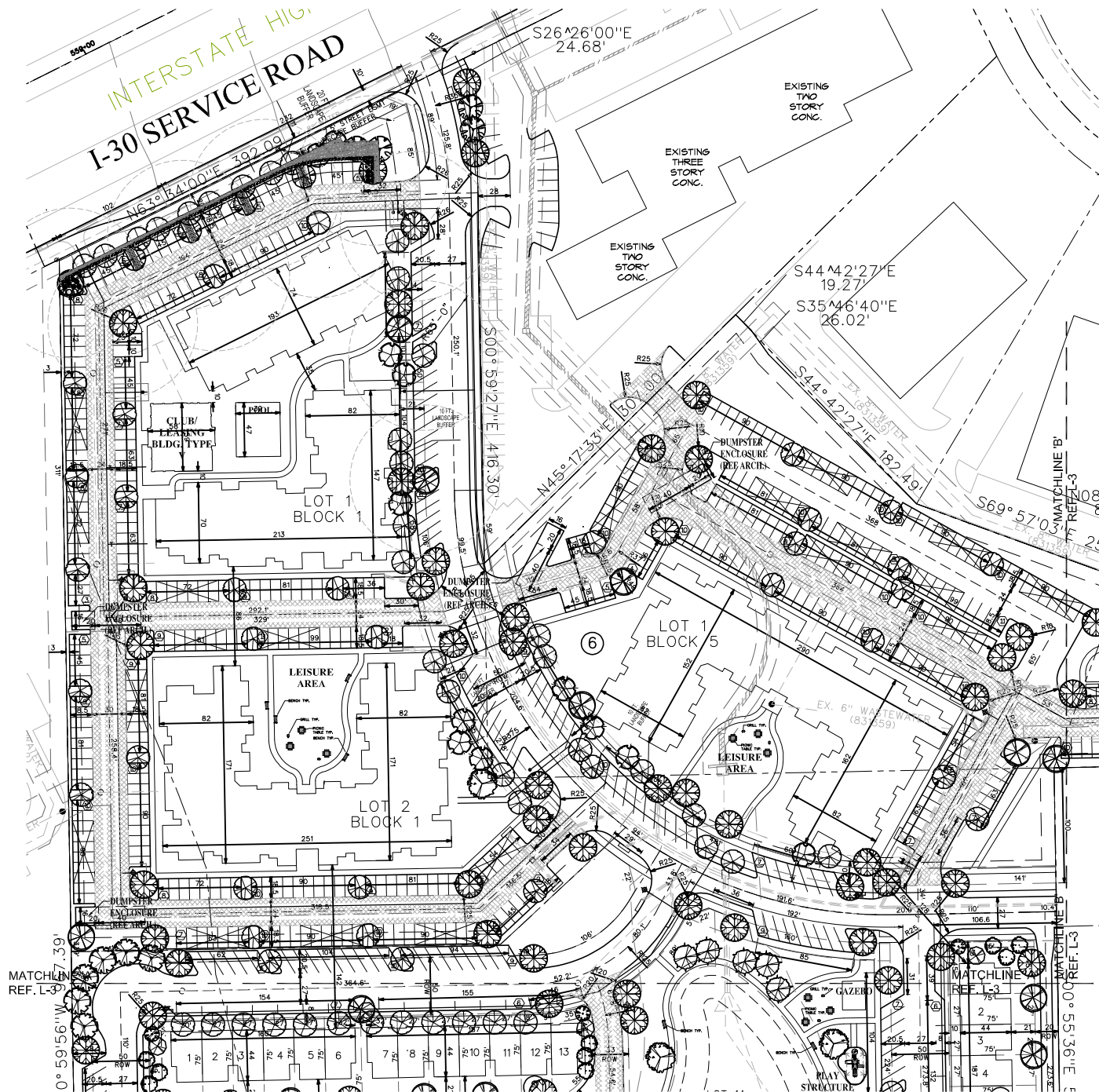
LANDSCAPE PLAN

CASE NUMBER: 210625-2

0' 25' 50' 100'

North

EXHIBIT D



- SHADE TREES**
- Bald Cypress
 - Bur Oak
 - Cedar Elm
 - Chinese Pistache
 - Chinquapin Oak
 - Live Oak
 - Southern Magnolia
 - Shumard Red Oak
- ORNAMENTAL TREES**
- Crapeyrtle 'Watermelon Red'
 - Oklahoma Redbud
 - Savannah Holly
 - Tree Yaupon Holly
- SHRUBS**
- Abelia 'Edward Goucher'
 - Dwarf Burford Holly
 - Nellie R. Stevens Holly
 - Red Yucca
 - SoftLeaf Yucca
- ORNAMENTAL GRASSES**
- Texas Sedge
- LAWN GRASSES**
- Bermuda
- MISCELLANEOUS**
- Decomposed Granite

OWNER:
CLAY SANBORN
2402 RIDGECREST DRIVE
GARLAND, TEXAS 75041

APPLICANT:
OM REALTY GARLAND
310 E. INTERSTATE 30, SUITE M109
GARLAND, TEXAS 75043
(214) 758-0227

SCALE: 1"=40'-0"

CITY SUBMITTAL
LANDSCAPE PLAN
CASE NUMBER: 210525-2

PLANT SCHEDULE

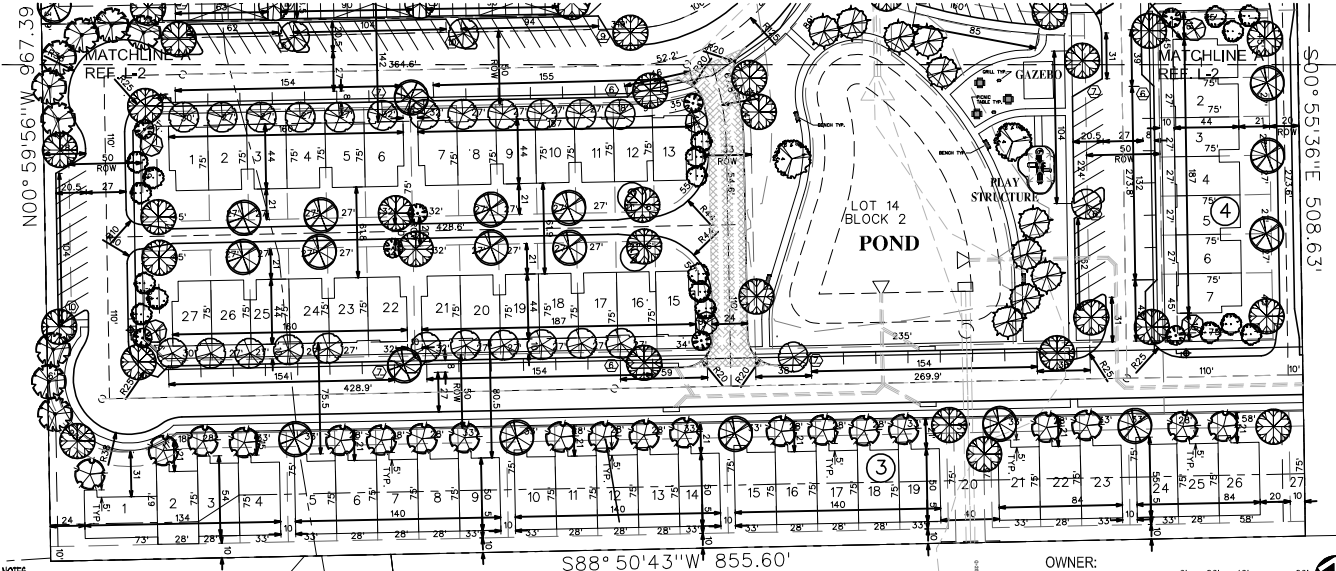
ABB BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
Shade Trees				
BC Taxodium distichum	Bald Cypress	16 EA.	#100, 4" cal. Min, 14' Ht. min, 7" Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
BO Quercus macrocarpa	Bur Oak	4 EA.	#100, 4" cal. Min, 14' Ht. min, 7" Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
CE Ulmus crassifolia	Cedar Elm	98 EA.	#100, 4" cal. Min, 14' Ht. min, 7" Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
CO Quercus muhlenbergii	Chinquapin Oak	4 EA.	#100, 4" cal. Min, 14' Ht. min, 7" Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
CP Pistacia chinensis	Chinese Pistache	39 EA.	#100, 4" cal. Min, 14' Ht. min, 7" Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
LO Quercus virginiana	Live Oak	72 EA.	#100, 4" cal. Min, 14' Ht. min, 7" Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
MG Magnolia grandiflora	Southern Magnolia	9 EA.	#100, 4" cal. Min, 14' Ht. min, 7" Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
RO Quercus shumardii	Shumard's Red Oak	28 EA.	#100, 4" cal. Min, 14' Ht. min, 7" Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
Ornamental Trees				
CM Lagerstronia indica 'Watermelon Red'	Crape Myrtle 'Watermelon Red'	14 EA.	#45, 2" cal. Min, 8' Ht. min, 4" Spread min.	Container, Multi-Trunk, 3 to 5 Canes, 1" caliper cane min., Well Branched
RB Cercis canadensis 'Oklahoma'	Oklahoma Red Bud	18 EA.	#45, 2" cal. Min, 8' Ht. min, 4" Spread min.	Container, Well Branched
TH Ilex vomitoria	Tree Yaupon Holly	6 EA.	#45, 2" cal. Min, 8' Ht. min, 4" Spread min.	Container, Multi-Trunk, 3 to 5 Canes, 1" caliper cane min., Well Branched, Berried
Shrubs				
AEG Abelia grandiflora 'Edward Goucher'	Abelia 'Edward Goucher'	51 EA.	#5, 24" min. Ht., 18" min. spread	Container, Well branched full to ground, Plant 36" on center
DBH Ilex cornuta Burfordii Nana	Dwarf Burford Holly	99 EA.	#5, 24" min. Ht., 18" min. spread	Container, Well branched full to ground, Plant 36" on center
NRS Ilex x Nellie R. Stevens'	Nellie R. Stevens Holly	4 EA.	#15, 48" min. Ht., 36" min. spread	Container, Well branched full to ground, Specimen, Plant 60" on center
RY Hesperaloe parviflora	Red Yucca	8 EA.	#5, 36" min. Ht., 24" min. spread	Container, Well branched full to ground, Plant 48" on center
SLY Yucca recurvifolia	Soft Leaf Yucca	10 EA.	#5, 36" min. Ht., 24" min. spread	Container, Well branched full to ground, Plant 48" on center
Groundcover				
AJ Trachelospermum asiaticum	Asian Jasmine	2,280 EA.	4" pot	Container, Full, Plant 12" on center
Lawn Grasses				
BG Cynodon dactylon	Bermuda Grass	*	Solid Sod	Staggered tight joints, sand filled and rolled
Misc				
DG Decomposed Granite		*	4" deep	Install per detail.

Landscape Requirements - Multi-Family		
ITEM	REQUIRED	PROVIDED
Landscape Area:		
40% of Site (414,950 Sq. Ft.)	19,180 Sq. Ft.	23,993 Sq. Ft.
Landscape Buffer		
Width	20 Ft.	20 Ft.
1 Shade Tree per 30 Ln. Ft. (392.04 Ln. Ft.)	13 EA.	14 EA.
7 Shrubs per 30 Ln. Ft.	91 EA.	113 EA.
Groundcover at least 25% of Area (7,840.8 Sq. Ft.)	1,960.2 Sq. Ft.	1,960.2 Sq. Ft.
Parking Lot Landscaping		
Landscape Area: 6% of Parking Area (163,145 Sq. Ft.)	9,680 Sq. Ft.	22,975 Sq. Ft.
Terminus Island with Shade Tree	Yes	Yes
Tree within 65 Ln. Ft. of every parking space	Yes	Yes
1 Shade Tree per 10 Parking Spaces (411 Parking Spaces)	42 EA.	75 EA.
Multi-Family ROW Landscape Buffer		
Width	10 Ft.	10 Ft.
1 Shade Tree per 30 Ln. Ft.	18 EA.	18 EA.
Buildings 1, 2 and 4 (538 Ln. Ft.)	14 EA.	14 EA.
Common Area: 10% of Townhome Area (587,592 Sq. Ft.)		

Landscape Requirements - Townhomes		
ITEM	REQUIRED	PROVIDED
1 Shade Tree per Unit (89 Units)	89 EA.	89 EA.
1 Shade Tree per 2,500 Sq. Ft. of Open Space (113,200 Sq. Ft.)	46 EA.	94 EA.
Common Area: 10% of Townhome Area (587,592 Sq. Ft.)	32,159.2 Sq. Ft.	53,277.5 Sq. Ft.

PLANTING NOTES:

- Submit a construction schedule of work to be approved by Landscape Architect and Owner. Failure to submit schedule may result in Landscape Architect stopping construction until submitted. No extensions of time will be considered for failure to promptly submit schedule.
- Notify Landscape Architect 48 hours in advance of commencement of work to coordinate project inspection schedules.
- Locate existing underground utilities and obstructions prior to commencing work. Repair damage to utilities resulting from the installation of the work at no additional cost to Owner.
- Notify Landscape Architect immediately upon encountering any unknown obstructions, grade differences or conditions not indicated on drawings. Make necessary revisions as required to conform to plans and specifications due to failure to give such notification.
- Coordinate with other trades and subcontractors as required to accomplish the planting operation.
- Plant material shall be tagged or approved at site by Landscape Architect prior to installation. Install plant material free of pest and diseases. Guarantee plant material for a period of 365 calendar days from date of issuance of final acceptance by Landscape Architect.
- Layout proposed planting beds and receive Landscape Architect's approval prior to installation. Notify Landscape Architect of layout conflicts. Failure to notify Landscape Architect will result in Contractor's liability to relocate materials at no additional expense to Owner.
- Excavate bed areas to a depth of 4 inches, backfill with 4 inches of Acid Gro Complex mix as manufactured by Soil Building Systems and rototill to a depth of 12 inches producing a homogeneous mixture.
- Final locations of plant material shall be subject to approval by Landscape Architect. Install groundcover 12 inches from the edge of shrubs and tree root balls and 4 inches from edge of paving, walls and other structures.
- Backfill tree and shrub pits with one part compost as manufactured by Soil Building Systems and two parts existing soil.
- Take tree locations and acquire written approval from Landscape Architect prior to installation of irrigation system. Do not locate trees(a) within 10 feet of any irrigation rotary spray head. Install tree(s) in areas covered by irrigation system. Provide supplemental watering as required until final acceptance by Landscape Architect. Locate tree(s) 4 feet minimum from walls, headers, property lines and other trees within project. Notify Landscape Architect of location conflicts for resolution. Failure to notify Landscape Architect will result in Contractor's liability to relocate trees at no additional expense to Owner.
- Take tree(s) immediately upon installation and within same day as planted.
- Mulch planting beds and tree pits with shredded hardwood mulch.
- Provide full service maintenance of landscape within project scope for a period of four (4) months, 120 calendar days, from date of issuance of final acceptance by Landscape Architect. Failure to properly maintain landscape and irrigation system will result in extending the guarantee and maintenance period at no additional expense to Owner.
- All landscape areas to be watered by an automatic landscape irrigation system.



Public Right of Way easements and common areas must be stabilized with perennial vegetation cover, fully established with 100% coverage, or other approved stabilization method.

No landscaping such as trees, hedges, above and underground structures shall be located within existing or proposed utility easements and right of way without approved City's Real Property Improvement Authorization form or City's License Agreement.

- SHADE TREES**
- Bald Cypress
 - Bur Oak
 - Cedar Elm
 - Chinese Pistache
 - Chinquapin Oak
 - Live Oak
 - Southern Magnolia
 - Shumard Red Oak
- ORNAMENTAL TREES**
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 - Okahoma Redbud
 - Savannah Holly
 - Tree Yaupon Holly
- SHRUBS**
- Abelia 'Edward Goucher'
 - Dwarf Burford Holly
 - Nellie R. Stevens Holly
 - Red Yucca
 - SoftLeaf Yucca
- GROUND COVER**
- Asian Jasmine
- LAWN GRASSES**
- Bermuda
- MISCELLANEOUS**
- Decomposed Granite

OWNER:
CLAY SANBORN
2403 RIDGECREST DRIVE
GARLAND, TEXAS 75041

APPLICANT:
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310 E. INTERSTATE 30, SUITE M109
GARLAND, TEXAS 75043
(214) 758-0227

SCALE: 1"=40'-0"

CITY SUBMITTAL
LANDSCAPE PLAN
CASE NUMBER: 210525-2

0' 20' 40' 80'

North

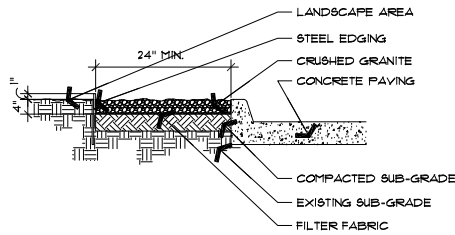
URBAN VILLAGE AT ROSEHILL
1-30 FRONTAGE ROAD
GARLAND, TEXAS

PROJECT NAME: URBAN VILLAGE AT ROSEHILL
PROJECT NUMBER: 21-062
REVISIONS:
CITY COMMENTS 10/27/21
CITY COMMENTS 11/02/21
CITY COMMENTS 11/02/21

RICKY D. PETTY
LANDSCAPE ARCHITECT
7720 ALTO CARO DRIVE
DALLAS, TEXAS 75248
PHONE: (214) 648-5385
email: rickyp@rpetty.com

TITLE: LANDSCAPE
DATE: OCTOBER 21, 2021
SCALE: 1" = 40'-0"
SHEET

L-3



7 DECOMPOSED GRANITE
SCALE: NONE

SIZE:

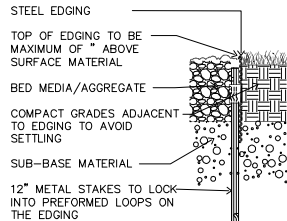
1/8" X 4" THICK

FINISH LEGEND:

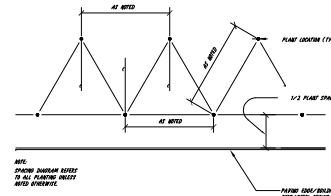
(GR) GREEN-ELECTROSTATICALLY APPLIED BAKED ON PAINT, MEETS AAMA 2603

NOTES:

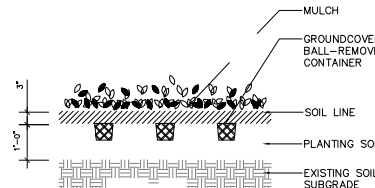
1. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES
2. 8'-0" SECTIONS TO INCLUDE (3) 12" METAL STAKES.
3. 16'-0" SECTIONS TO INCLUDE (5) 12" METAL STAKES.
4. CORNERS - CUT BASE EDGING UP HALFWAY AND FORM A CONTINUOUS CORNER.



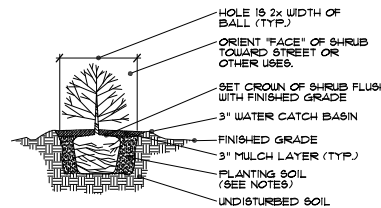
6 STEEL EDGING
SCALE: NONE



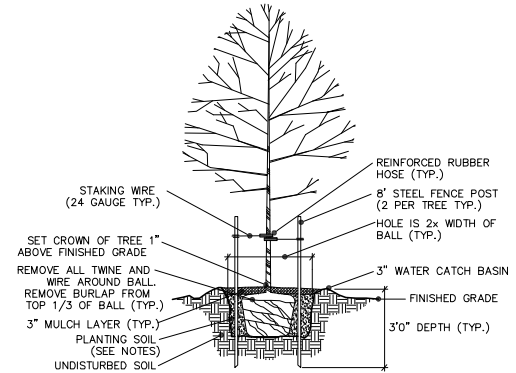
5 PLANT SPACING
SCALE: NONE



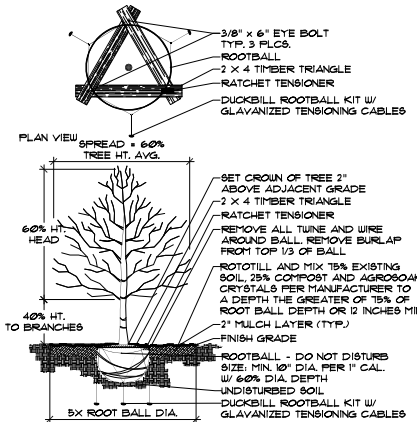
4 GROUNDCOVER PLANTING
SCALE: NONE



3 SHRUB PLANTING
SCALE: NONE



2 SMALL TREE PLANTING
SCALE: NONE



TREE PLANTING DETAIL

(2 1/2" CAL OR LARGER)
USE TWO (2) 8' LONG MIN. STEEL POST W/ GUY WIRES FOR TREES
SMALLER THAN 2-1/2" CAL.
CHECK PERCOLATION RATE. INSTALL TREE SUMP IF UNACCEPTABLE
FOR GUARANTEE.
WRAP RED OAK LIVE OAK 4 CADDIS MAPLE TREE TRUNKS W/ BURLAP,
STARTING AT BASE OF TRUNK EXTENDING UP TO BOTTOM BRANCHING.

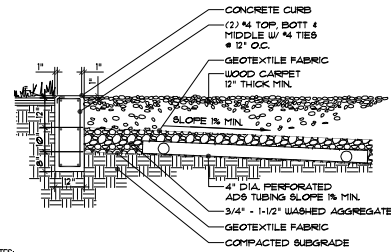
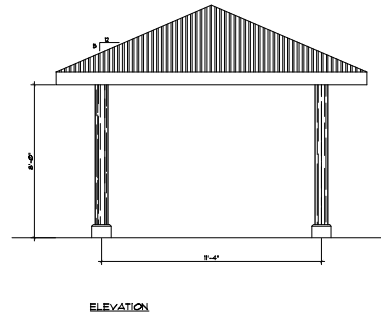
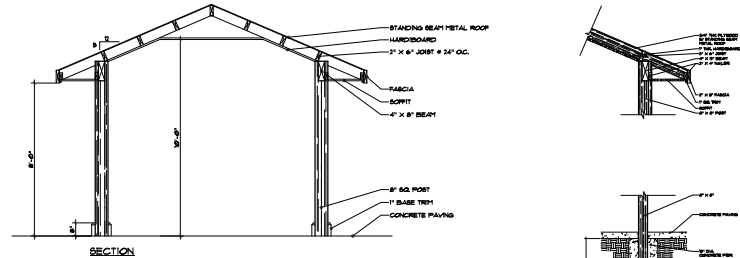
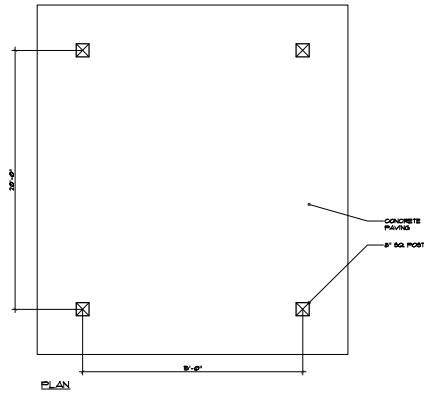
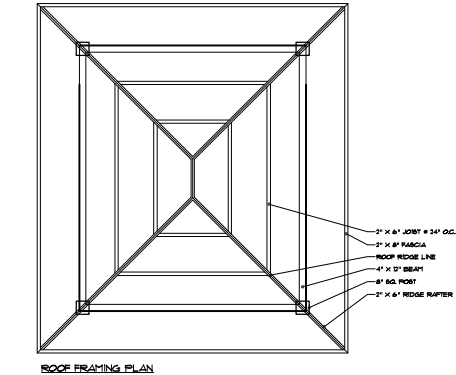
TYPICAL 'TREE PLANTING PIT' BED PREPARATION

MINIMUMS: USE THE GREATER OF CALIPER OR BALL DIAMETER
B&B BALLS REQUIRE 10:1 BALL TO CALIPER RATIO MINIMUM
CONTAINER BALLS MAY BE SMALLER, NO USE CALIPER SIZE

S	B-Bx10	PD-Bx 60%	PD-Bx 5	CD-TDx25%	TD-BDx75%
Tree Size	Min. Root	Tree Pt.	Tree Pt.	Tree Pt.	Tree Pt.
Caliper Inch	Ball Dia.	Ball Depth	Min. Depth	Trilling Depth	Trilling Depth
* BELOW ARE TYPICAL EXAMPLES TO AID IN CALCULATIONS FOR OTHER SIZES					
S = 3"	B = 30"	BD = 18"	PD = 150"	CD = 3.75"	TD = 13.5"
S = 6"	B = 60"	BD = 36"	PD = 300"	CD = 6.75"	TD = 27"

1 TREE PLANTING
SCALE: NONE





- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. ENSURE THAT SITE DRAINAGE IS ROUTED AWAY FROM OR AROUND THE PLAYGROUND AREA TO PREVENT SAND, SOIL, SILT OR OTHER FOREIGN MATERIAL FROM CONTAMINATING THE WOODCARPET, SAND SILT SOIL, AND OTHER FOREIGN MATERIAL CARRIED BY THE WATER CAN REDUCE THE IMPACT OF ATTENUATION OF THE WOODCARPET.
 4. PLACE A LAYER OF DURALINER ON TOP OF THE SUBSOIL. OVERLAP SEAMS 10\"/>

2 PLAY AREA SURFACING DETAIL
NOT TO SCALE

1 GAZEBO
SCALE: NONE

PROJECT NAME	URBAN VILLAGE AT ROSEHILL
PROJECT NUMBER	21-062
REVISIONS	
CITY COMMENTS 12/07/21	
CITY COMMENTS 11/02/21	
CITY COMMENTS 2/8/22	

URBAN VILLAGE AT ROSEHILL
1-30 FRONTAGE ROAD
GARLAND, TEXAS



PROJECT NAME
URBAN VILLAGE
AT ROSEHILL
1-30 FRONTAGE ROAD
GARLAND, TEXAS

RICKY D. PETTY
LANDSCAPE ARCHITECT
7720 ALTO CARO DRIVE
DALLAS, TEXAS 75249
PHONE: (214) 645-5385
email: rickyp@rdpetty.com

TITLE DETAILS
DATE OCTOBER 21, 2021
SCALE NONE
SHEET

[illegible]

UNIT TYPE	RENTAL RATE	NO. OF UNITS	AVG. OCC.	AVG. RATE	TOTAL REV.	NO. OF UNITS	AVG. OCC.	AVG. RATE	TOTAL REV.
PA	1 MONTH RENTAL	10	100%	\$1,000	\$10,000	10	100%	\$1,000	\$10,000
PA	2 MONTH RENTAL	10	100%	\$2,000	\$20,000	10	100%	\$2,000	\$20,000
PA	3 MONTH RENTAL	10	100%	\$3,000	\$30,000	10	100%	\$3,000	\$30,000
PA	4 MONTH RENTAL	10	100%	\$4,000	\$40,000	10	100%	\$4,000	\$40,000
PA	5 MONTH RENTAL	10	100%	\$5,000	\$50,000	10	100%	\$5,000	\$50,000
PA	6 MONTH RENTAL	10	100%	\$6,000	\$60,000	10	100%	\$6,000	\$60,000
PA	7 MONTH RENTAL	10	100%	\$7,000	\$70,000	10	100%	\$7,000	\$70,000
PA	8 MONTH RENTAL	10	100%	\$8,000	\$80,000	10	100%	\$8,000	\$80,000
PA	9 MONTH RENTAL	10	100%	\$9,000	\$90,000	10	100%	\$9,000	\$90,000
PA	10 MONTH RENTAL	10	100%	\$10,000	\$100,000	10	100%	\$10,000	\$100,000
PA	11 MONTH RENTAL	10	100%	\$11,000	\$110,000	10	100%	\$11,000	\$110,000
PA	12 MONTH RENTAL	10	100%	\$12,000	\$120,000	10	100%	\$12,000	\$120,000
PA	13 MONTH RENTAL	10	100%	\$13,000	\$130,000	10	100%	\$13,000	\$130,000
PA	14 MONTH RENTAL	10	100%	\$14,000	\$140,000	10	100%	\$14,000	\$140,000
PA	15 MONTH RENTAL	10	100%	\$15,000	\$150,000	10	100%	\$15,000	\$150,000
PA	16 MONTH RENTAL	10	100%	\$16,000	\$160,000	10	100%	\$16,000	\$160,000
PA	17 MONTH RENTAL	10	100%	\$17,000	\$170,000	10	100%	\$17,000	\$170,000
PA	18 MONTH RENTAL	10	100%	\$18,000	\$180,000	10	100%	\$18,000	\$180,000
PA	19 MONTH RENTAL	10	100%	\$19,000	\$190,000	10	100%	\$19,000	\$190,000
PA	20 MONTH RENTAL	10	100%	\$20,000	\$200,000	10	100%	\$20,000	\$200,000
PA	21 MONTH RENTAL	10	100%	\$21,000	\$210,000	10	100%	\$21,000	\$210,000
PA	22 MONTH RENTAL	10	100%	\$22,000	\$220,000	10	100%	\$22,000	\$220,000
PA	23 MONTH RENTAL	10	100%	\$23,000	\$230,000	10	100%	\$23,000	\$230,000
PA	24 MONTH RENTAL	10	100%	\$24,000	\$240,000	10	100%	\$24,000	\$240,000
PA	25 MONTH RENTAL	10	100%	\$25,000	\$250,000	10	100%	\$25,000	\$250,000
PA	26 MONTH RENTAL	10	100%	\$26,000	\$260,000	10	100%	\$26,000	\$260,000
PA	27 MONTH RENTAL	10	100%	\$27,000	\$270,000	10	100%	\$27,000	\$270,000
PA	28 MONTH RENTAL	10	100%	\$28,000	\$280,000	10	100%	\$28,000	\$280,000
PA	29 MONTH RENTAL	10	100%	\$29,000	\$290,000	10	100%	\$29,000	\$290,000
PA	30 MONTH RENTAL	10	100%	\$30,000	\$300,000	10	100%	\$30,000	\$300,000
PA	31 MONTH RENTAL	10	100%	\$31,000	\$310,000	10	100%	\$31,000	\$310,000
PA	32 MONTH RENTAL	10	100%	\$32,000	\$320,000	10	100%	\$32,000	\$320,000
PA	33 MONTH RENTAL	10	100%	\$33,000	\$330,000	10	100%	\$33,000	\$330,000
PA	34 MONTH RENTAL	10	100%	\$34,000	\$340,000	10	100%	\$34,000	\$340,000
PA	35 MONTH RENTAL	10	100%	\$35,000	\$350,000	10	100%	\$35,000	\$350,000
PA	36 MONTH RENTAL	10	100%	\$36,000	\$360,000	10	100%	\$36,000	\$360,000
PA	37 MONTH RENTAL	10	100%	\$37,000	\$370,000	10	100%	\$37,000	\$370,

[illegible]

(H) - ORNAMENTAL WINDOW HEADERS / LINTELS
 (D) - DIVIDE LITE WINDOWS
 (A) - AWNING OR CANOPY
 (P) - PLANTER OR PODIUM BY LANDSCAPE ARCHITECT
 (B) - BENCHES FOR OUTDOOR SEATING BY LANDSCAPE ARCHITECT
 (V) - VARIED ROOF HEIGHTS
 (R) - HIPPED DORMER TYPES

Vertical Dimensions (Left):
 36'-0"
 32'-0"
 28'-0"
 24'-0"
 20'-0"
 16'-0"
 12'-0"
 8'-0"
 4'-0"

Horizontal Dimensions (Bottom):
 0'-0" 18'-0" 36'-0" 54'-0" 72'-0" 90'-0" 108'-0" 126'-0" 144'-0" 162'-0" 178'-0"

Ground Floor Labels:
 BRIDGE, MURDER LAP SIDING, RESTAURANT/BAR, BRIDGE, MURDER LAP SIDING, RESTAURANT/BAR, METAL RAILING, RESTAURANT/BAR, BRIDGE, METAL RAILING, RESTAURANT/BAR

O2 - BLDG. TYPE I - SOUTH ELEVATION

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

[illegible]

VICINITY MAP

OWNER/ APPLICANT:
OM ESTATE DEVELOPMENT
4017 BORDEAUX CIRCLE
FLOWER MOUND, TX 75022
214-603-6948

CITY SUBMITTAL
ELEVATION PLANS
CASE # 210525-2

ARCHITECTURAL
ELEMENTS

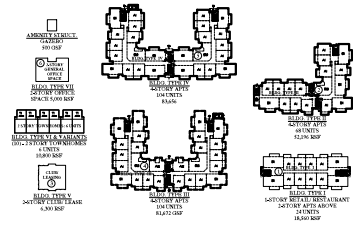
(A) - AWNINGS OR CANOPIES	(G) - PLANTERS OR FOUNTAINS BY LANDSCAPE ARCHITECT
(C) - DIVIDE LITE WINDOWS	(J) - BENCHES FOR OUTDOOR SEATING BY LANDSCAPE ARCHITECT
(B) - RECESSED ENTRIES	(H) - VARED ROOF HEIGHTS
(F) - ORNAMENTAL WINDOW HEADERS/LINTELS	

ZONING MEETING
DATE: 01.12.22
REVISIONS:

Urban Village at Rosehill
360 UNIT MIXED USE COMMUNITY
240 E. IH-30 FRWY
GARLAND, TEXAS 75043

IKEMIRE ARCHITECTS LLC
ARCHITECTURE • PLANNING • INTERIORS
6660 DALLAS PKWY. SUITE 2900 DALLAS, TX 972-248-2486 FAX 972-248-1557

A6
of
JOB # 221056



06 - PROJECT BUILDING TYPES
MIXED USE DEVELOPMENT

1-500 FLOOR PLAN ASSIGNMENT UNIT MATRIX					
UNIT TYPE	DESCRIPTION	# OF UNITS	SQ. FT.	TOTAL SQ. FT.	UNIT COUNT
FL	1 BED, 1 BATH	12	488 SF	5,856 SF	12
FL	1 BED, 1 BATH	6	778 SF	4,668 SF	6
FL	2 BED, 1 BATH	12	824 SF	9,888 SF	12
FL	2 BED, 1 BATH	6	1,024 SF	6,144 SF	6
TOTAL # OF UNITS		36	Avg. 87 SF	26,556 SF	36

1-500 FLOOR PLAN ASSIGNED UNIT MATRIX					
UNIT TYPE	DESCRIPTION	# OF UNITS	SQ. FT.	TOTAL SQ. FT.	UNIT COUNT
FL	1 BED, 1 BATH	12	488 SF	5,856 SF	12
FL	1 BED, 1 BATH	6	778 SF	4,668 SF	6
FL	2 BED, 1 BATH	12	824 SF	9,888 SF	12
FL	2 BED, 1 BATH	6	1,024 SF	6,144 SF	6
TOTAL # OF UNITS		36	Avg. 87 SF	26,556 SF	36

1-500 FLOOR PLAN ASSIGNED UNIT MATRIX					
UNIT TYPE	DESCRIPTION	# OF UNITS	SQ. FT.	TOTAL SQ. FT.	UNIT COUNT
FL	1 BED, 1 BATH	12	488 SF	5,856 SF	12
FL	1 BED, 1 BATH	6	778 SF	4,668 SF	6
FL	2 BED, 1 BATH	12	824 SF	9,888 SF	12
FL	2 BED, 1 BATH	6	1,024 SF	6,144 SF	6
TOTAL # OF UNITS		36	Avg. 87 SF	26,556 SF	36



05 - PROJECT UNIT & PHASE MATRIX

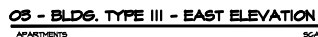
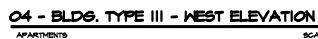
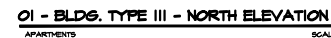
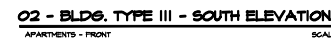
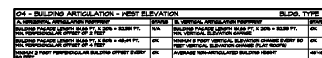
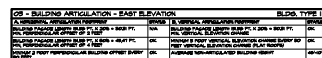
BASE MATRIX

PROJECT SITE

VICINITY MAP

CITY SUBMITTAL
ELEVATION PLANS
CASE # 210525-2

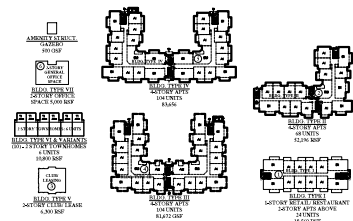
(A) - AWNINGS OR CANOPIES	(G) - PLANTERS OR FOUNTAINS BY LANDSCAPE ARCHITECT
(C) - DIVIDE LIFE WINDOWS	(I) - BENCHES FOR OUTDOOR SEATING BY LANDSCAPE ARCHITECT
(B) - RECESSED ENTRIES	(H) - VARED ROOF HEIGHTS
(D) - ORNAMENTAL WINDOW HEADERS/LINTELS	



Urban Village at Rosehill
360 UNIT MIXED USE COMMUNITY
240 E. IH-30 FRWY
GARLAND, TEXAS 75043

IKEMIRE ARCHITECTS LLC
ARCHITECTURE • PLANNING • INTERIORS
6660 DALLAS PKWY. SUITE 2900 DALLAS, TX 972-248-2486 FAX 972-248-1557

A7
of
JOB # 22105



06 - PROJECT BUILDING TYPES
MIXED USE DEVELOPMENT

05 - PROJECT UNIT & PHASE MATRIX
PHASE I STANDARD TYPE I, II & V 1,200 SF, 1,200 SF, 1,200 SF TOTAL: 3,600 SF 1,200 SF, 1,200 SF, 1,200 SF TOTAL: 3,600 SF 1,200 SF, 1,200 SF, 1,200 SF TOTAL: 3,600 SF
PHASE II STANDARD TYPE III, IV, V & VI 1,200 SF, 1,200 SF, 1,200 SF TOTAL: 3,600 SF 1,200 SF, 1,200 SF, 1,200 SF TOTAL: 3,600 SF 1,200 SF, 1,200 SF, 1,200 SF TOTAL: 3,600 SF
PHASE III STANDARD TYPE VII, VIII & IX 1,200 SF, 1,200 SF, 1,200 SF TOTAL: 3,600 SF 1,200 SF, 1,200 SF, 1,200 SF TOTAL: 3,600 SF 1,200 SF, 1,200 SF, 1,200 SF TOTAL: 3,600 SF

05 - PROJECT UNIT & PHASE MATRIX
MIXED USE DEVELOPMENT

NOT TO SCALE
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON, AND THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR THE SAME. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND ITS COMPONENTS, AND THE USER OF THIS PLAN IS RESPONSIBLE FOR THE DESIGN OF THE LANDSCAPE AND OTHER SITE COMPONENTS. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT, AND THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT, AND THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

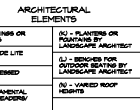


OWNER/APPLICANT:
OT ESTATE DEVELOPMENT
407 BORDENIA CIRCLE
FLOYER MOUND, TX 75022
214.809.8844

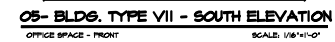
CITY SUBMITTAL
ELEVATION PLANS
CASE # 210259-2

ARCHITECTURAL ELEMENTS	
(A) - ANCHORS OR CANTILES	(K) - PLANTERS OR POUNDS BY LANDSCAPE ARCHITECT
(C) - DIVIDE LIFE WINDOWS	(L) - BENCHES FOR OUTDOOR SEATING BY LANDSCAPE ARCHITECT
(B) - RECESSED ENTRIES	(N) - VARIOUS ROOF HEIGHTS
(D) - ORNAMENTAL WINDOW HEADERS/ LINTELS	

01 - BUILDING ARTICULATION - NORTH ELEVATION		BLDG. TYPE IV	
ANCHORS OR CANTILES: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 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2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240,			

[illegible][illegible][illegible]

Urban Village at Rosehill
360 UNIT MIXED USE COMMUNITY
240 E. IH-30 FRWY
GARLAND, TEXAS 75043



MIXED USE DEVELOPMENT

MIXED USE DEVELOPMENT

1-60 PROBABLY APPROPRIATE UNIT MIXTURE				
UNIT TYPE	DESCRIPTION	# OF UNITS	AGE/ BKT	TOTAL SQ. FT.
A1	1 BLDG. 1 BATH	1	1960-69	6,000 SQ. FT.
A2	1 BLDG. 1 BATH	8	70-79	48,000 SQ. FT.
B1	2 BLDG. 1 BATH	80	1980-89	480,000 SQ. FT.
B2	2 BLDG. 1 BATH	80	1980-89	480,000 SQ. FT.
TOTAL # OF UNITS		169		1,024,000 SQ. FT.

1-60 PROBABLY APPROPRIATE UNIT MIXTURE				
UNIT TYPE	DESCRIPTION	# OF UNITS	AGE/ BKT	TOTAL SQ. FT.
1A	1 BLDG. 1 BATH	1	1960-69	6,000 SQ. FT.
TOTAL # OF UNITS		80		480,000 SQ. FT.

1-60 PROBABLY APPROPRIATE UNIT MIXTURE				
UNIT TYPE	DESCRIPTION	AGE/ BKT	TOTAL SQ. FT.	
BLDG. TYPE V	2 BLDG. 2 BATH	1980-89	480,000 SQ. FT.	
BLDG. TYPE V	2 BLDG. 2 BATH	1980-89	480,000 SQ. FT.	
BLDG. TYPE V	2 BLDG. 2 BATH	1980-89	480,000 SQ. FT.	

PHASE #1
BUILDING TYPE: L & W
R/DOS. #S: 1,2 & 3
42 TOTAL APT. UNITS
CLUB/HOUSE BUILDING
+ ATTRON. 5,000 SF RESTAURANT
+ ATTRON. 5,000 SF RETAIL

38 TOTAL 30 WAREHOUSE/CONDO UNITS
PHASE #3
 11 BUILDING TYPES IV, VI & VII
 11 DOWNSHIPS: 5, 12, 13, 14, 15 & 16
 104 TOTAL APF UNITS
 22 TOTAL 30 WAREHOUSE/CONDO UNITS
 + 5,000 SF GENERAL OFFICE SPACE
 + 500 SF GARAGE

[illegible]

OWNER/ APPLICANT:
OM ESTATE DEVELOPMENT
4011 BORDEAUX CIRCLE
FLOWER MOUND, TX 75022
214.603.6848

CITY SUBMITTAL
ELEVATION PLANS
CASE # 210525-2

TOWNHOME ARCHITECTURAL

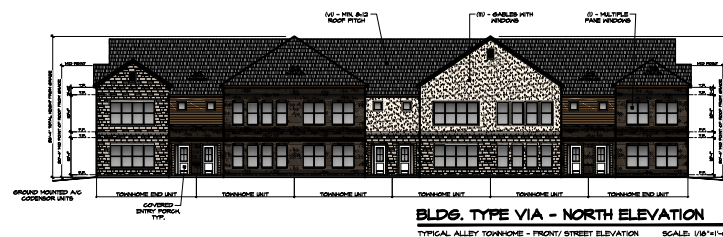
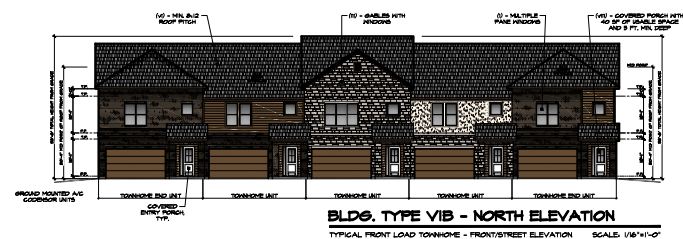
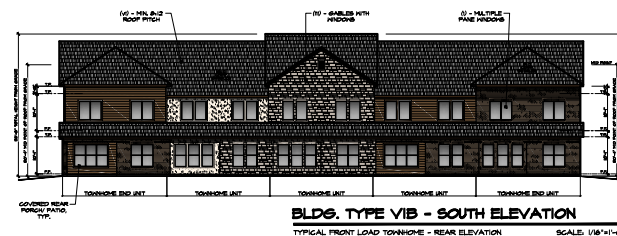
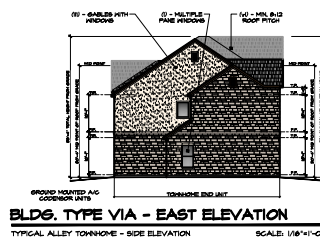
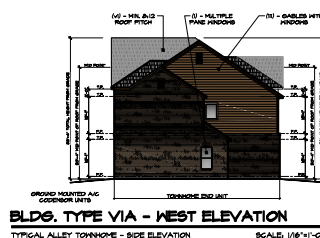
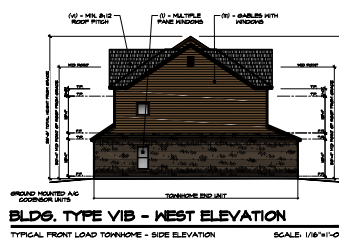
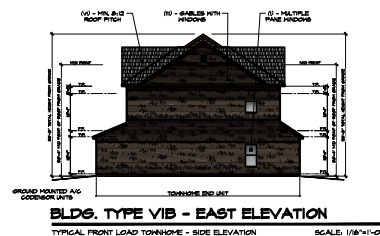
(I) - MULTIPLE PANE WINDOWS	(II) - GABLES WITH WINDOWS
(VI) - MINIMUM 8:12 ROOF PITCH	(VII) - FRONT COVERED PORCH WITH AT LEAST 4 SF OF USABLE SPACE AND MIN. DEPTH OF 8 FT.

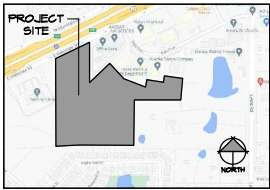
ZONING MEETING
DATE: 02.09.22
REVISIONS:

Urban Village at Rosehill
360 UNIT MIXED USE COMMUNITY
240 E. IH-30 FRWY
GARLAND, TEXAS 75043

LIKEMIRE ARCHITECTS LLC
ARCHITECTURE • PLANNING • INTERIORS
5660 DALLAS PKWY., SUITE 2900 DALLAS, TX 75248 FAX 972-248-1557

A8.1
of
JOB # 221054





VICINITY MAP

OWNER/ APPLICANT:
OM ESTATE DEVELOPMENT
4017 BORDEAUX CIRCLE
FLOWER MOUND, TX 75022
214.603.6849

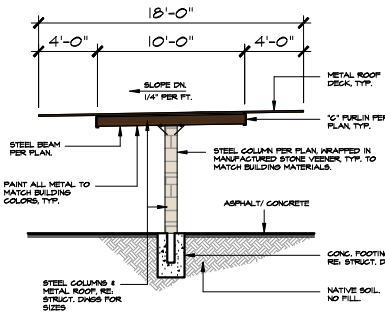
CITY SUBMITTAL
ELEVATION PLANS
CASE # 210525-2

CITY OF GARLAND GENERAL NOTES:

- * THE SITE PERMIT MUST BE APPROVED PRIOR TO THE FINAL APPROVAL OF A BUILDING PERMIT.
- * THE PLAY MUST BE APPROVED BY PLAN COMMISSION BEFORE FILED AND RECORDED WITH DALLAS COUNTY AND THEN GIVEN COPIES OF THE RECORDED PLAT BACK TO THE PLANNING DEPARTMENT PRIOR TO ANY BUILDING PERMIT BEING RELEASED.
- * ALL CONSTRUCTION SHALL BE REGULATED UNDER THE 2015 I-CODES, THE 2014 NEC AND ALL APPLICABLE REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE.
- * A 1/4" RATED SEPARATION WALL IS REQUIRED BETWEEN EACH UNIT.
- * ANY BUILDING WILL REQUIRE FIRE SPRINKLER SYSTEM (RMS) IF IT IS 5000 SQUARE FEET AND GREATER OR THE OCCUPANT LOAD IS DETERMINED TO BE 100 AND GREATER. CONTACT THE FIRE MARSHAL'S OFFICE FOR FURTHER SUBMITTAL REQUIREMENTS.
- * NOTE THAT ALL ADVERTISEMENTS WILL REQUIRE SEPARATE PERMITTING THROUGH THE BUILDING DEPARTMENT.
- * NOTE THAT SIGNS ARE NOT ALLOWED TO BE LOCATED IN ANY EASEMENTS AND THERE IS NO VARIANCE TO ALLOW THIS.
- * NOTE THAT SIGNS ARE ALLOWED TO BE LOCATED IN A LANDSCAPE BUFFER.
- * NOTE THAT ALL SIGNS WILL REQUIRE SEPARATE PERMITTING THROUGH THE BUILDING DEPARTMENT. REFERENCE CHAPTER 4, ARTICLE 5 OF THE GARLAND DEVELOPMENT CODE (GDC) FOR ALL SIGN REQUIREMENTS.

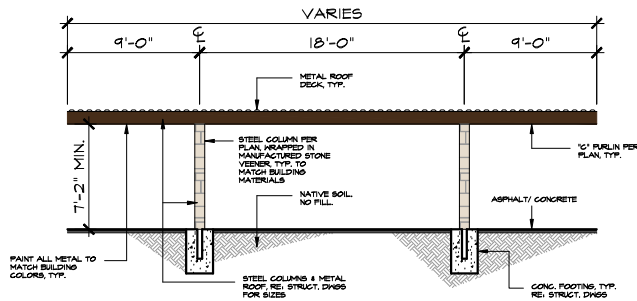
NOTE:
DUMPSTER SIZE REQUIREMENTS SHOWN WERE TAKEN FROM WWW.DUMPMSTER.COM. SIZES MAY VARY BY LOCATION.
OWNER TO VERIFY DUMPSTER TYPE AND SIZE RE: MANUFACTURER SPECS FOR ACTUAL DIMENSIONS.

NOTE:
REFER TO STRUCTURAL ENGINEER DRAWING FOR DESIGN OF TRASH ENCLOSURE.



B- TYPICAL CARPORT ELEVATION

**CARPORT MATERIALS AND COLORS TO MATCH BUILDINGS PER GARLAND GDC.



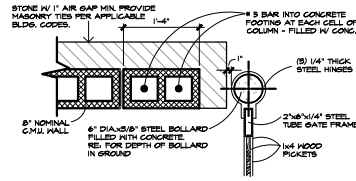
A- TYPICAL CARPORT ELEVATION

**CARPORT MATERIALS AND COLORS TO MATCH BUILDINGS PER GARLAND GDC.

08- TYPICAL CARPORT DETAILS

*DEFERRED SUBMITTAL ITEM TO CARPORT MANUFACTURER

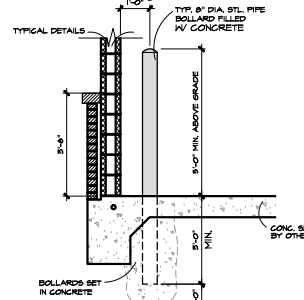
SCALE: N.T.S.



01- C.M.U. COL. / GATE DTL. SECTION

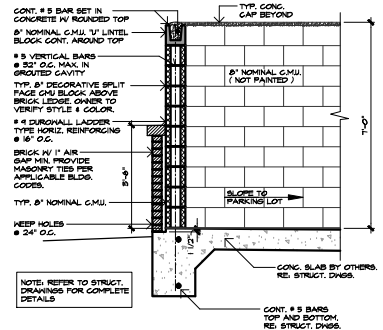
NOTE: VERIFY ALL DETAILS W/ GATE MANUFACTURER

SCALE: 1" = 1'-0"



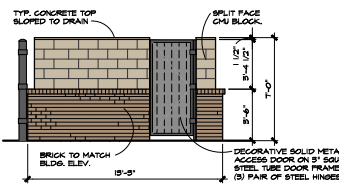
06A- BOLLARD DETAIL

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



06- WALL SECTION DETAIL

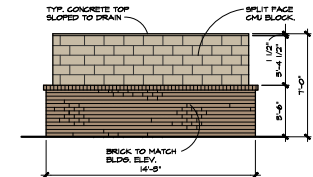
SCALE: 1/2" = 1'-0"



05- RIGHT SIDE ELEVATION

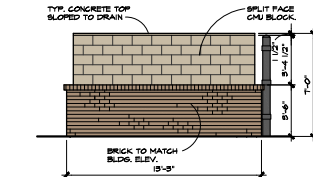
*OWNER TO VERIFY DECORATIVE SOLID METAL ACCESS DOOR DESIGN AND DOOR MANUFACTURER. VERIFY ALL DETAILS W/ DOOR MANUFACTURER.

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



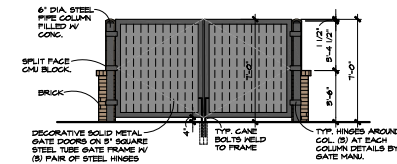
04- REAR ELEVATION

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



03- LEFT SIDE ELEVATION

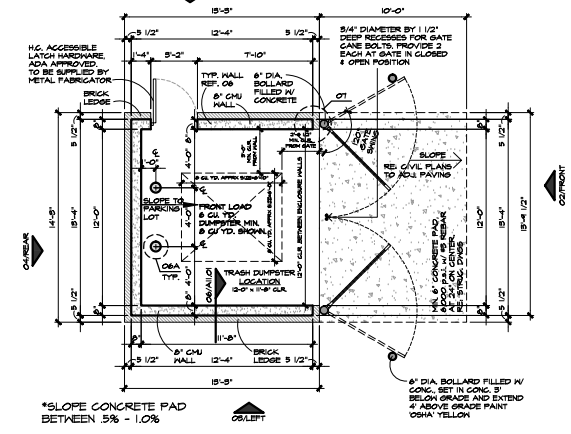
SCALE: 1/4" = 1'-0"



02- FRONT ELEVATION

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

*OWNER TO VERIFY DECORATIVE SOLID METAL GATE DOOR DESIGN AND GATE MANUFACTURER. VERIFY ALL DETAILS W/ GATE MANUFACTURER.



*SLOPE CONCRETE PAD BETWEEN .5% - 1.0%

01- TRASH DUMPSTER ENCLOSURE PLAN

*NOTE: REF. SHEET A2.01 - SITE PLAN FOR LOCATION. *REF TO SUPPLY POWER PULL LINE AND WATER LINE FOR HOSE BIB TO TRASH ENCLOSURE.

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

ZONING MEETING
DATE: 01.12.22
REVISIONS:

Urban Village at Rosehill
360 UNIT MIXED USE COMMUNITY
1-90 FRONTAGE RD
GARLAND, TEXAS 75043

IKEMIRE ARCHITECTS LLC
ARCHITECTURE PLANNING INTERIORS
16860 DALLAS PKWY, SUITE 2900 DALLAS, TX 75248-2486 FAX 972-248-1557

A5.2
of
JOB # 221094

EXHIBITE

Z 21-52



View of the subject property from East Interstate 30 Freeway



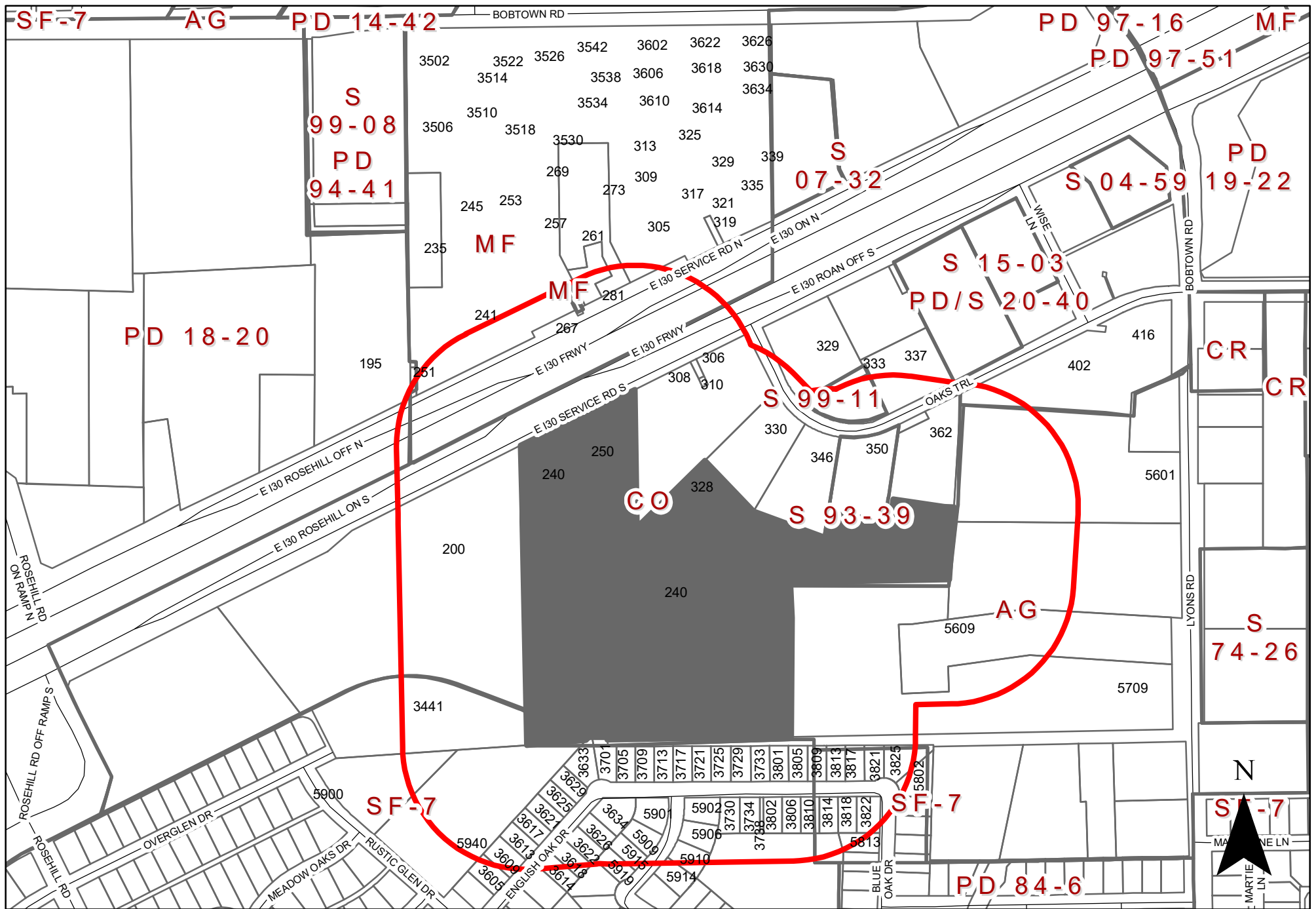
Looking east of the subject property



Looking north of the subject property



Looking west of the subject property



0 270 540 Feet
1 inch = 405 feet

ZONING MAP Z 21-52

240 East I-30 Freeway

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

To date we have not received any responses for this case.



GARLAND

Plan Commission

2. f.

Meeting Date: 03/16/2022

Item Title: Z 21-55 Sean Kim - Specific Use Provision (District 5)

Summary:

Consideration of the application of **Sean Kim**, requesting approval of a Specific Use Provision Renewal for a Reception Facility on a property zoned Industrial (IN) District. This property is located at 2800 West Kingsley Road. (District 5) (File Z 21-55 – Specific Use Provision)

Attachments

Z 21-55 Sean Kim Report and Attachments (Specific Use Provision)

Z 21-55 Sean Kim Responses



Planning Report

File No: Z 21-55/District 5

Agenda Item:

Meeting: Plan Commission

Date: March 16, 2022

REQUESTS

Approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Industrial (IN) District.

Approval of a Plan for a Reception Facility Use.

LOCATION

2800 West Kingsley Road, Suite 100

APPLICANT

Sean Kim

OWNER

Jinho Kim

BACKGROUND

In 2012, City Council approved a Specific Use Provision [S 12-34] for a Reception Facility Use. The SUP has expired and the applicant is requesting approval to allow the continued operation of a 19,967 square-foot Reception Facility on the subject property.

SITE DATA

The site is a portion of a 99,600 square foot building on a 6.803-acre site. The site has approximately 632 linear feet of frontage along West Kingsley Road. The primary access to the site is from West Kingsley Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Industrial (IN) District. The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. Reception Facilities are permitted by Specific Use Provision (SUP) in the Industrial (IN) District.

CONSIDERATIONS

1. The applicant proposes to continue the Reception Facility use within the 19,967 square foot leasing area [Suite 100] within the existing 99,600 square-foot building. The previous SUP allowed the use in both Suites 100 and 101, but this request by the applicant is limited to Suite 100 only. The office hours are from Monday – Friday from 12:00pm to 7:00pm and the reception events are held on Saturdays from 12:00pm to 1:00am.
2. As per the GDC, Section 2.52(20)(a-h); Reception Facility must comply with the following provisions of this Subsection (20):

- Security. The reception facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
- Loitering, Outside Activities. Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
- Noise Mitigation. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.
- Litter & Debris. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.
- Location. Reception Facilities may not be located within five hundred feet of the property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities. The measurement of the distance between the establishment and a dwelling unit, elder care facility, or other Reception Facility shall be:
 - (i) for residential property, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the nearest residential zoned property;
 - (ii) for an MF dwelling not located on the same tract of land as the Reception Facility, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the tract on which the MF dwelling is located;
 - (iii) for an elder care facility or other Reception Facility not located on the same tract of land as the establishment, along a direct line from the nearest exterior wall of the Reception Facility to the nearest exterior wall of the elder care facility or other Reception Facility; or
 - (iv) for an elder care facility or other Reception Facility located on the same tract of land or in a commercial or retail center sharing a common parking area, the measurement shall be along a straight line from the midpoint of the nearest exterior door of the Reception Facility to the midpoint of the nearest exterior wall of the dwelling unit, elder care facility, or other Reception Facility in question.
- Reception Facilities located within a building containing other tenants, the measurement shall be from the nearest outer wall of the Reception Facility's leasehold space.
- A Reception Facility may not be located on the same tract as any multifamily dwelling or elder care facility.

The applicant concurs with the Special Standards for the proposed use. In addition, the applicant will have a Garland PD Officer supervising all events as well as additional security personnel to assist.

3. The site plan (Exhibit C) meets the GDC parking requirement.
4. Neither a building expansion nor a parking lot expansion is being proposed with this request. However, landscaping currently exists on the site.
5. No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.
6. The applicant requests the Specific Use Provision to be in effect for fifteen (15) years, which aligns with the SUP Time Period Guide.

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 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. This development type includes a variety of primary and secondary uses that support the industry employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the west, east, south, and north are zoned Industrial (IN) District. The surrounding properties are developed with an equipment and tool rental company (United Rental), metal supply company, collision repair center (Prestige Ford Collision Center) and a chemical plant.

STAFF RECOMMENDATION

Approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Industrial (IN) District.

Approval of a Plan for a Reception Facility Use.

ADDITIONAL INFORMATION

Location Map
Exhibits
SUP Conditions
Photos

CITY COUNCIL DATE: April 5, 2022

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
(972) 205-2454
Khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-55

2800 West Kingsley Road, Suite 100

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Reception Facility Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773 and Industrial (IN) District, as amended prior to the 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, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Development is to be in general conformance with the approved site plan labeled Exhibit C. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
- A. Site Plan: The site shall be in conformance with the site layout in Exhibit C. The Reception Facility use is limited to Suite #100 as shown in Exhibit C.
- B. Signage: All signage shall comply with the Garland Development Code signage requirements.
- C. Security: Security shall be provided at every event where alcohol is provided. Security will be provided by a person authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
- D. Loitering: No congregation or loitering will be allowed to occur outside the facility.
- E. SUP Time Period: The Specific Use Provision for Reception Facility shall be in effect for fifteen (15) years.

Z 21-55



View of the subject property along West Kingsley Road.



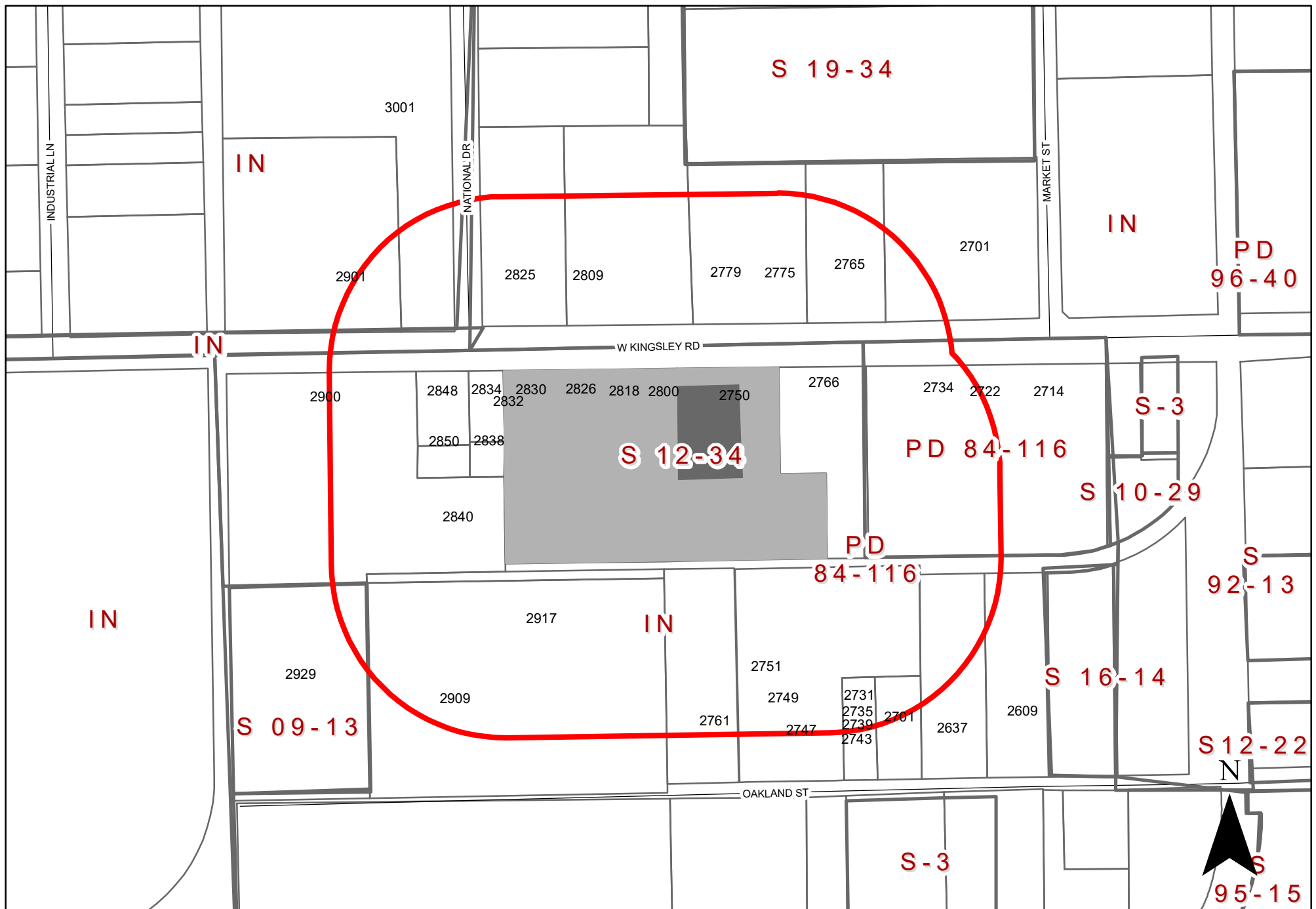
North of the subject property along West Kingsley Road.



West of the subject property along North Jupiter Road.



East of the subject property along North Jupiter Road.



0 190 380 Feet
1 inch = 289 feet

ZONING MAP Z 21-55

2800 West Kingsley Rd.

AREA OF
REQUEST

SUBJECT SITE

INDICATES
NOTIFICATION AREA

To date we have not received any responses for this case.



GARLAND

Plan Commission

2. g.

Meeting Date: 03/16/2022

Item Title: Z 21-55 Sean Kim - Plan (District 5)

Summary:

Consideration of the application of **Sean Kim**, requesting approval of a Plan for a Reception Facility on a property zoned Industrial (IN) District. This property is located at 2800 West Kingsley Road. (District 5) (File Z 21-55 – Plan)

Attachments

Z 21-55 Sean Kim Report and Attachments (Plan)

Z 21-55 Sean Kim Responses

Planning Report

File No: Z 21-55/District 5

Agenda Item:

Meeting: Plan Commission

Date: March 16, 2022

REQUESTS

Approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Industrial (IN) District.

Approval of a Plan for a Reception Facility Use.

LOCATION

2800 West Kingsley Road, Suite 100

APPLICANT

Sean Kim

OWNER

Jinho Kim

BACKGROUND

In 2012, City Council approved a Specific Use Provision [S 12-34] for a Reception Facility Use. The SUP has expired and the applicant is requesting approval to allow the continued operation of a 19,967 square-foot Reception Facility on the subject property.

SITE DATA

The site is a portion of a 99,600 square foot building on a 6.803-acre site. The site has approximately 632 linear feet of frontage along West Kingsley Road. The primary access to the site is from West Kingsley Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Industrial (IN) District. The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. Reception Facilities are permitted by Specific Use Provision (SUP) in the Industrial (IN) District.

CONSIDERATIONS

1. The applicant proposes to continue the Reception Facility use within the 19,967 square foot leasing area [Suite 100] within the existing 99,600 square-foot building. The previous SUP allowed the use in both Suites 100 and 101, but this request by the applicant is limited to Suite 100 only. The office hours are from Monday – Friday from 12:00pm to 7:00pm and the reception events are held on Saturdays from 12:00pm to 1:00am.
2. As per the GDC, Section 2.52(20)(a-h); Reception Facility must comply with the following provisions of this Subsection (20):

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- Loitering, Outside Activities. Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
- Noise Mitigation. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.
- Litter & Debris. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.
- Location. Reception Facilities may not be located within five hundred feet of the property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities. The measurement of the distance between the establishment and a dwelling unit, elder care facility, or other Reception Facility shall be:
 - (i) for residential property, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the nearest residential zoned property;
 - (ii) for an MF dwelling not located on the same tract of land as the Reception Facility, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the tract on which the MF dwelling is located;
 - (iii) for an elder care facility or other Reception Facility not located on the same tract of land as the establishment, along a direct line from the nearest exterior wall of the Reception Facility to the nearest exterior wall of the elder care facility or other Reception Facility; or
 - (iv) for an elder care facility or other Reception Facility located on the same tract of land or in a commercial or retail center sharing a common parking area, the measurement shall be along a straight line from the midpoint of the nearest exterior door of the Reception Facility to the midpoint of the nearest exterior wall of the dwelling unit, elder care facility, or other Reception Facility in question.
- Reception Facilities located within a building containing other tenants, the measurement shall be from the nearest outer wall of the Reception Facility's leasehold space.
- A Reception Facility may not be located on the same tract as any multifamily dwelling or elder care facility.

The applicant concurs with the Special Standards for the proposed use. In addition, the applicant will have a Garland PD Officer supervising all events as well as additional security personnel to assist.

3. The site plan (Exhibit C) meets the GDC parking requirement.
4. Neither a building expansion nor a parking lot expansion is being proposed with this request. However, landscaping currently exists on the site.
5. No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.
6. The applicant requests the Specific Use Provision to be in effect for fifteen (15) years, which aligns with the SUP Time Period Guide.

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 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. This development type includes a variety of primary and secondary uses that support the industry employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the west, east, south, and north are zoned Industrial (IN) District. The surrounding properties are developed with an equipment and tool rental company (United Rental), metal supply company, collision repair center (Prestige Ford Collision Center) and a chemical plant.

STAFF RECOMMENDATION

Approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Industrial (IN) District.

Approval of a Plan for a Reception Facility Use.

ADDITIONAL INFORMATION

Location Map
Exhibits
SUP Conditions
Photos

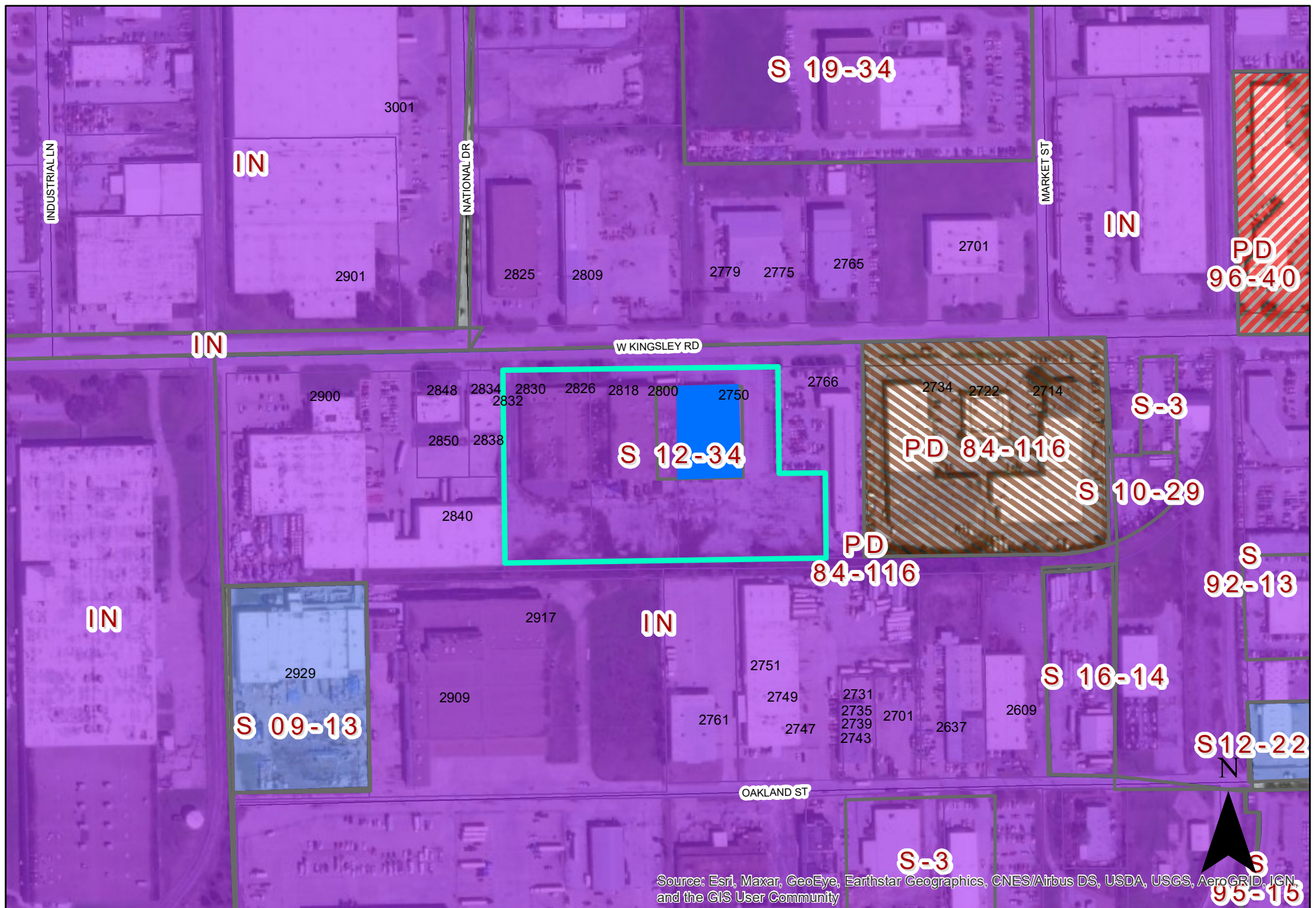
CITY COUNCIL DATE: April 5, 2022

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
(972) 205-2454
Khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



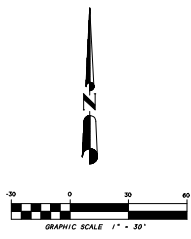
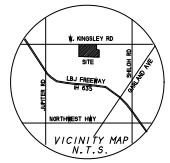
0 190 380 Feet
1 inch = 289 feet

ZONING MAP Z 21-55

2800 West Kingsley Rd.

INDICATES AREA
OF REQUEST

INDICATES AREA
OF REQUEST



PARKING SUMMARY
360 REGULAR SPACES
7 PARALLEL SPACES
2 HANGAR SPACES

CURRENTLY ZONED **Community Retail (CR)**
ZONING RESTRICTIONS ARE:
PARKING: 1 SPACE FOR EACH 300 SQ. FT. OFFICE
AND 1 SPACE FOR EACH 1,000 SQ. FT. WHOUSE.
SET BACK: FRONTS 30 FOOT MIN. REAR 30 MIN. SIDE 20 MIN.
HEIGHT RESTRICTION: BUILDINGS MAY BE EXCEEDED TO ANY LEGAL HEIGHT.

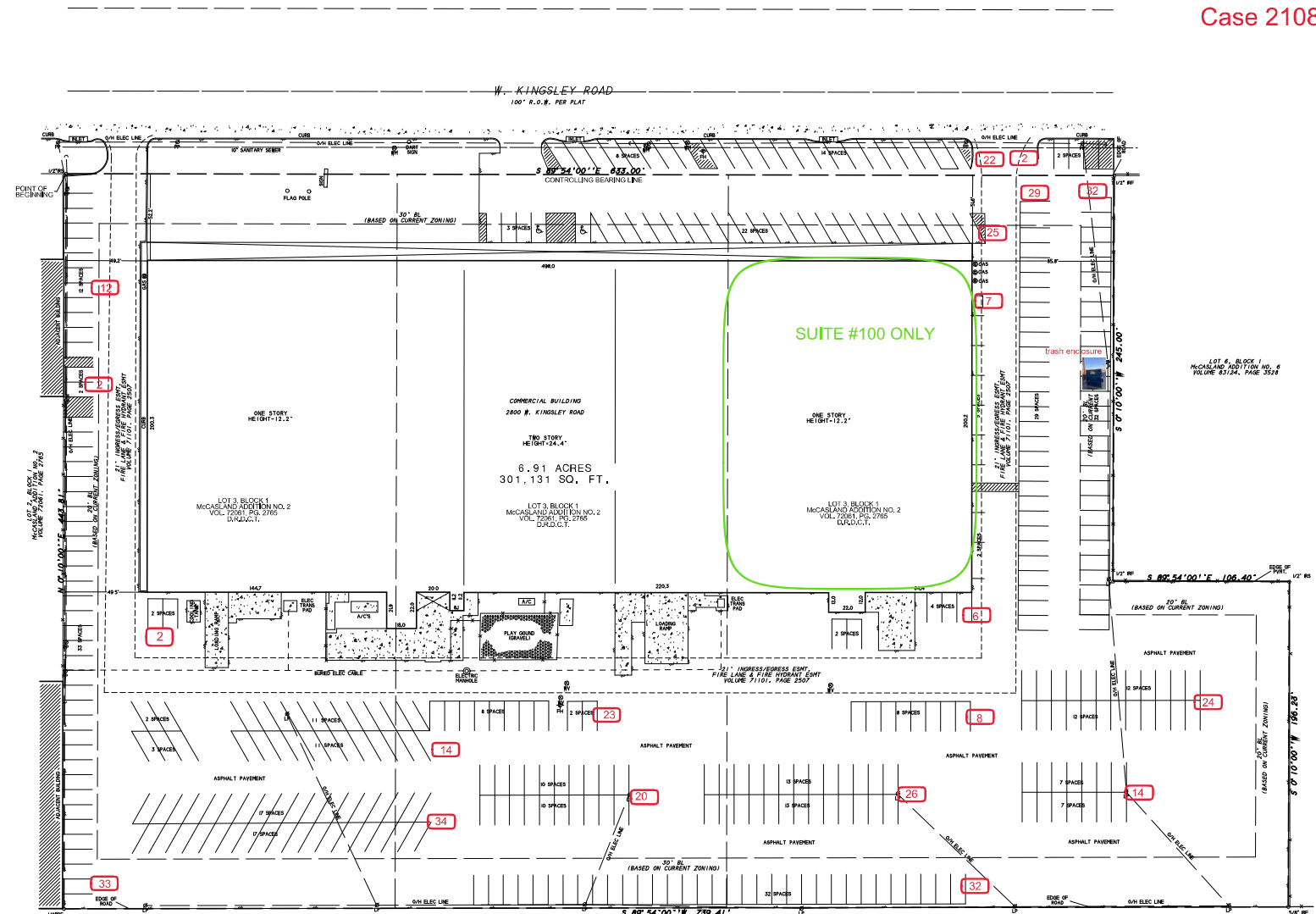
DESCRIPTION
All that certain lot, tract or parcel of land situated in the W.W. KERN SURVEY, ABSTRACT NO. 740, City of Garland, Dallas County, Texas, and being all of Lot 3, Block 1 of McCasland Addition No. 2, an addition to the City of Garland, Texas, according to the Plat thereof recorded in Volume 7261, Page 2765, of the Deed Records of Dallas County, Texas, and being all of Lot 4, Block 1, of McCasland Addition No. 3, according to the City of Garland, Texas, according to the Plat thereof recorded in Volume 7266, Page 2766, of the Deed Records of Dallas County, Texas, and being all of Lot 5, Block 1 of McCasland Addition No. 8, according to the City of Garland, Texas, according to the Plat thereof recorded in Volume 83124, Page 3025 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:
BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the south right-of-way line of Kingsley Road (100' R.O.W.) at the northwest corner of said Lot 3, Block 1 and the northeast corner of Lot 2, Block 1;
THENCE S. 89 deg. 54 min. 00 sec. E. (controlling bearing line) along said right-of-way line, a distance of 653.00 feet to a 1/2" iron rod found for corner at the north most northeast corner of said Lot 3, Block 1;
THENCE S. 00 deg. 10 min. 00 sec. W. along the west line of Lot 5, a distance of 245.00 feet to a 1/2" iron rod found for corner at an "L" corner of same;
THENCE S. 89 deg. 54 min. 00 sec. E. along Lot 5, a distance of 106.40 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the east most northeast corner of said Lot 5;
THENCE S. 00 deg. 10 min. 00 sec. W. along the west line of Lot 5, a distance of 196.23 feet to a 5/8" iron rod found for corner at the southeast corner of Lot 5 and being in the north right-of-way line of M.K. & T. Railroad;
THENCE S. 89 deg. 54 min. 00 sec. W. along the south line of Lots 5, 4 and 3, Block 1 and the north right-of-way line of the M.K. & T. Railroad, a distance of 739.41 feet to a 1/2" iron rod found for corner at the southwest corner of said Lot 3, Block 1;
THENCE N. 00 deg. 10 min. 00 sec. E. along the west line of said Lot 3, a distance of 443.61 feet to the POINT OF BEGINNING and containing 301,131 square feet or 6.91 acres of land.

- NOTES**
- 1) According to F.E.A.A. Flood Insurance Rate Map, Community Panel No. 491300020, dated July 7, 2014, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRs ARE CAPPED WITH "YELLOW PLASTIC" CAPS "R.S.C.I. RPLS 5034".

SURVEYOR'S CERTIFICATE
I, Harold D. Fetty III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Lawyers Title Company, Fidelity National Title Insurance Company and other firm at 2800 W. Kingsley Road, Garland, Dallas County, Texas, is the result of a careful collection of the best evidence available to me and my office is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1962 and subsequent revisions, and the same was surveyed under my supervision on the ground this 20th day of June, 2017.

Harold D. Fetty III, R.P.L.S., No. 5034

H.D. Fetty Land Surveyor, LLC
Firm Registration No. 101958-00
6770 FM 1585, ROYSE CITY, TX 75589 972-435-2255 PHONE: tracy@hdfetty.com



Site size:	6.91 acres
Building size:	99,600 SQF
SUP request unit size:	19,967 SQF
Height of the building:	One story; 12.2'
Existing zoning:	Community Retail
Required parking spaces per GDC proposed use:	
RECEPTION FACILITY	Required parking spaces 200
	Total Parking on site: 369 Parking Spaces

Z 21-55



View of the subject property along West Kingsley Road.



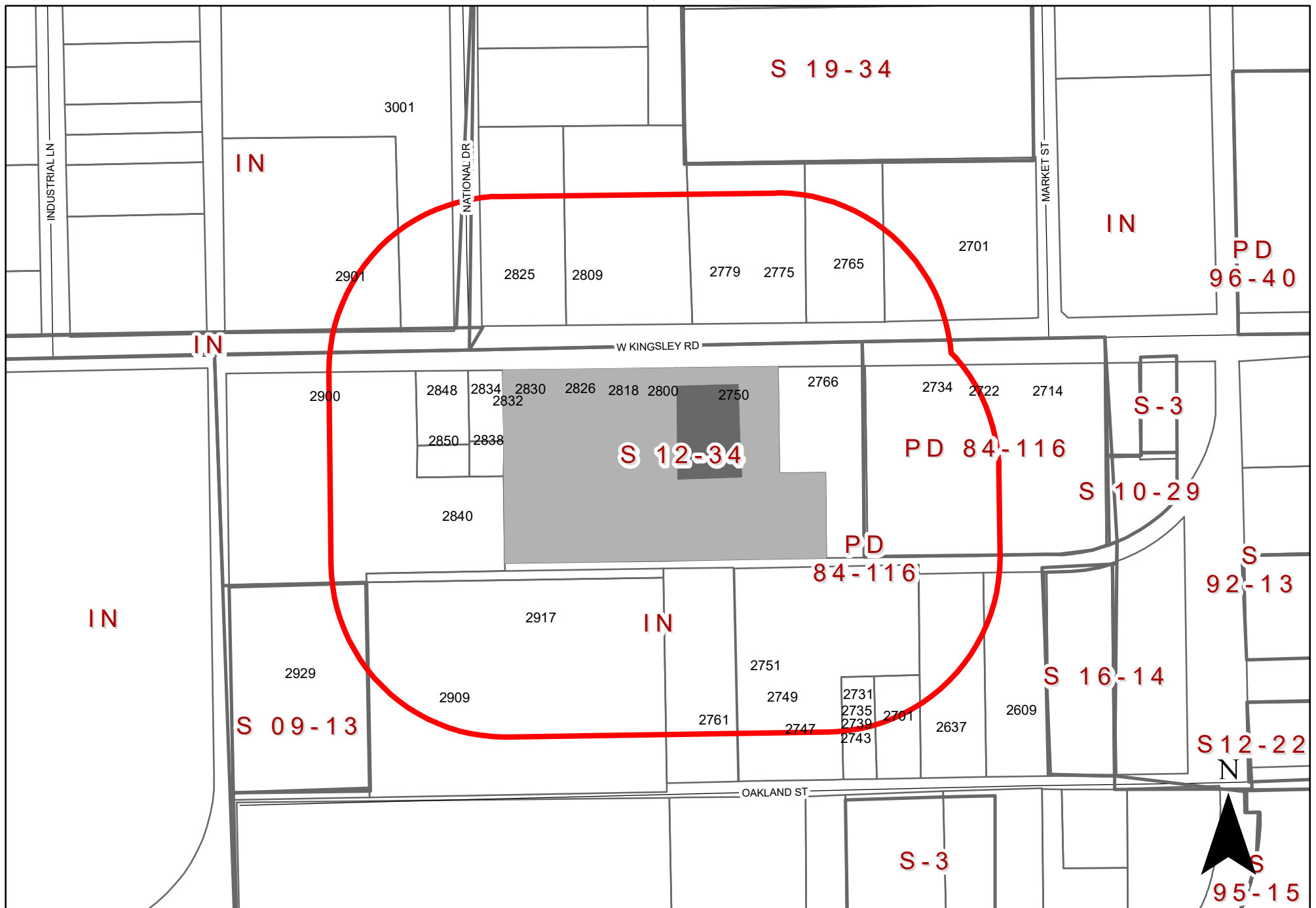
North of the subject property along West Kingsley Road.



West of the subject property along North Jupiter Road.



East of the subject property along North Jupiter Road.



0 190 380 Feet
1 inch = 289 feet

ZONING MAP Z 21-55

2800 West Kingsley Rd.

AREA OF
REQUEST

SUBJECT SITE

INDICATES
NOTIFICATION AREA

To date we have not received any responses for this case.



GARLAND

Plan Commission

2. h.

Meeting Date: 03/16/2022

Item Title: Z 21-62 Provident Realty Advisors Report and Attachments - Zoning (District 1)

Summary:

Consideration of the application of **Provident Realty Advisors**, requesting approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses. This property is located at 3309 Castle Drive. (District 1) (File Z 21-62 – Zoning)

Attachments

Z 21-62 Provident Realty Advisors Report and Attachments (Zoning)

Z 21-62 Provident Realty Advisors Responses

Planning Report

File No: Z 21-62/District 1

Agenda Item:

Meeting: Plan Commission

Date: March 16, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses

Approval of a Detail Plan for Multi-Family development.

LOCATION

3309 Castle Drive

APPLICANT

Provident Realty Advisors

OWNER

Phyllis Wyrick Patterson

BACKGROUND

The subject property is currently unimproved. The applicant proposes multi-family rental housing in a single-family format on Lot 1. Lot 2 is intended for retail development in the future and it would require Detail Plan approval prior to development.

SITE DATA

The overall site consists of approximately 35.787 acres with 881 lineal feet of frontage along Castle Drive and 1,741 lineal feet of frontage along Firewheel Parkway. The site plan (Exhibit C) shows access points from Firewheel Parkway and Castle Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Agricultural (AG) District. The Agricultural (AG) District is 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, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future.

CONSIDERATIONS

1. Development and Site Plan

The site plan (Exhibit C) reflects two (2) lots. Lot 1 is intended for 242 multi-family units in a single-family layout. Units are either stand alone or in a duplex format with no more than two units attached. This format coupled with larger, and more windows than otherwise seen in traditional apartments allow for greater amounts of sunlight into each unit. Each unit has independent exterior entries off the main drives situated in an urban streetscape manner. The garages have been pulled off the main drive to provide a more walkable and inviting environment for the residents. Moreover, each unit has a private galvanized wire mesh fence from the "pod's" larger communal green common areas. Each "Pod" will consist of nine (9) units.

The applicant contends this development offers an alternative to conventional housing options. Since the development is all one lot of record, all the grounds and buildings will be owned and maintained by property management. In addition, leisure areas, pod parks, clubhouse and swimming pool will be provided on the property.

Lot 2 is intended for retail development and is subject to future Detail Plan approval through the Public Hearing process.

2. Building Separation

The GDC requires all portions of a multi-family dwelling structure must be a minimum of twenty (20) feet from other multi-family dwelling structures. The applicant requests a minimum of ten (10) feet. The proposed layout is single-family style. Therefore, the required twenty (20)-foot setback will not work for their configuration.

3. Parking

The GDC parking requirements are met with this proposal. Additionally, each attached unit has direct access to a garage which leaves two remaining garages, one provided to the detached one-bedroom, and the remaining available for rent by any others.

4. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 3,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 2,413 square-foot clubhouse, which includes a fitness center and a business center.
- **Swimming Pool:** One swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes a resort-style swimming pool with 1,457 square feet of surface water.
- **Leisure Areas:** One leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a common leisure area, dog park and two (2) pickle ball courts. In addition, twenty-four (24) pod parks are reflected on the site plan (Exhibit C), these pad parks are intended to be passive space to allow for flexibility in programming as the residents who back up to it wish. Seating will be provided within the linear green meandering walkways.

5. Dwelling unit/mix

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

Minimum dwelling unit size.

Required one-bedroom:	650 square feet
Proposed:	653-779 square feet

Number of units: 77

Minimum dwelling unit size.

Required two-bedroom: 800 square feet
 Proposed: 938-1062 square feet
 Number of units: 107

Minimum dwelling unit size.

Required three-bedroom: 950 square feet
 Proposed: 1243 square feet
 Number of units: 58

6. Screening and Landscaping

The landscape plan (Exhibit D) complies with the applicable screening and landscaping standards per the GDC. The applicant proposes a masonry screening wall and ornamental metal fence along Castle Drive and an ornamental metal fence along Firewheel Parkway. In addition, an acoustics wall is proposed to the northeast of the property along with a 200-foot wide open space along the northeast perimeter between the properties. This land will remain undeveloped and will be used to mitigate a noise from the adjacent development.

7. Building Design

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

8. Signage

No deviations were requested regarding signage.

9. Summary of Deviations

The applicant requests to deviate from Chapter 2 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	Required	Proposed	Analysis
Building Separation	The GDC requires all portions of a multi-family dwelling structure must be a minimum of twenty (20) feet from other multi-family dwelling structures.	The applicant requests a minimum of ten (10) feet.	The proposed layout is single-family style. Therefore, the required twenty (20)-foot setback will not work for their configuration.
Clubhouse	Section 2.39 (I) states that a	The site plan (Exhibit C) notes a 2,413 square-foot	The clubhouse provided accommodates the

	minimum 3,500 square-foot clubhouse must be constructed on site and made available to all residents.	clubhouse, which includes a fitness center and a business center.	needs of the residents. Because this is a hybrid residential type that functions like single family, there is both common and private open space that provide an alternative to a larger clubhouse.
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COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments.

This proposal is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area to the north is zoned Agricultural District with a Specific Use Provision (S 77-17) for a Landfill Use. The property to the northeast is zoned Agricultural (AG) District with a Specific Use Provision (S 85-104) and the site currently contains a concrete crushing/recycling facility. The properties to the south, across Castle Drive, are in the City of Rowlett. The property to the west, across Firewheel Parkway, are zoned Planned Development (PD) District 09-06 for Community Retail Uses and Planned Development (PD) District 12-43 for Single-Family-7 (SF-7) Uses; these properties are developed with single-family houses. The remainder of the portion is vacant.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

Approval of a Detail Plan for Multi-Family development.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: April 5, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 260 520 Feet
1 inch = 391 feet

ZONING MAP Z 21-62

 INDICATES AREA OF REQUEST

3309 Castle Drive

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-62

3309 Castle Drive

I. Statement of Purpose: The purpose of this Planned Development is to approve a multi-family development on Lot 1.

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

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

IV. Development Plans:

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply. Lot 2 shall require approval of a Detail Plan.

V. Specific Conditions:

A. Permitted Uses: Land Uses are only permitted as in the Multi-Family (MF) District on Lot 1.

Land uses are only permitted as in the Community Retail (CR) District on Lot 2.

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

C. Building Separation: All portions of a multi-family dwelling structure shall be a minimum of ten (10) from other multi-family dwelling structures.

- D. Clubhouse: The clubhouse shall be a minimum of 2,413 square feet in size.
- E. Dwelling Units: A total of 242 dwelling units shall be permitted.
- F. Amenities: Amenities shall be provided as shown on the Exhibits C and D.
- G. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- H. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- I. Lighting: All pedestrian pathways shall be lighted per the Garland Development Code standards.
- J. Signage: All signage shall comply with the standards in the Garland Development Code.

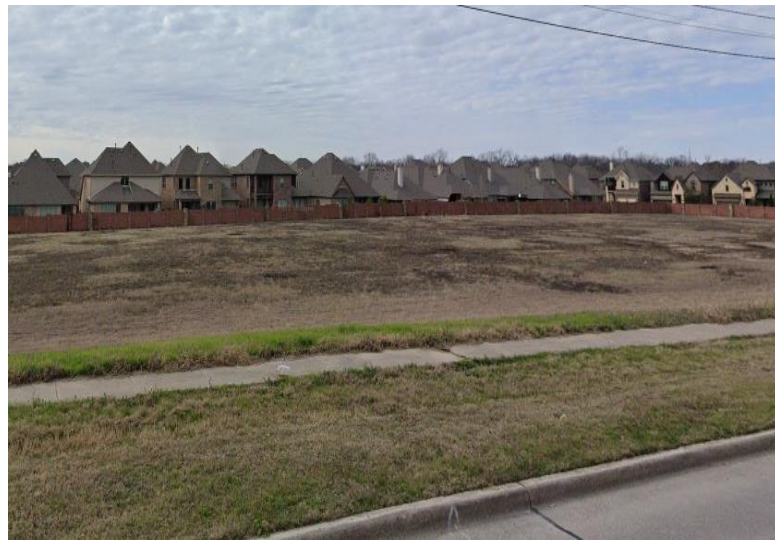
Z 21-62



View of the subject property from Firewheel Parkway



Looking southeast of the subject property (City of Rowlett)



Looking west of the subject property



Looking west of the subject property

To date we have not received any responses for this case.



GARLAND

Plan Commission

2. i.

Meeting Date: 03/16/2022

Item Title: Z 21-62 Provident Realty Advisors Report and Attachments - Detail Plan (District 1)

Summary:

Consideration of the application of **Provident Realty Advisors**, requesting approval of a Detail Plan for Multi-Family development. This property is located at 3309 Castle Drive. (District 1)
(File Z 21-62 – Detail Plan)

Attachments

Z 21-62 Provident Realty Advisors Report and Attachments (Detail Plan)

Z 21-62 Provident Realty Advisors Responses

Planning Report

File No: Z 21-62/District 1

Agenda Item:

Meeting: Plan Commission

Date: March 16, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses

Approval of a Detail Plan for Multi-Family development.

LOCATION

3309 Castle Drive

APPLICANT

Provident Realty Advisors

OWNER

Phyllis Wyrick Patterson

BACKGROUND

The subject property is currently unimproved. The applicant proposes multi-family rental housing in a single-family format on Lot 1. Lot 2 is intended for retail development in the future and it would require Detail Plan approval prior to development.

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8. Signage

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COMPREHENSIVE PLAN

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STAFF RECOMMENDATION

Approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

Approval of a Detail Plan for Multi-Family development.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: April 5, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 260 520 Feet
1 inch = 391 feet

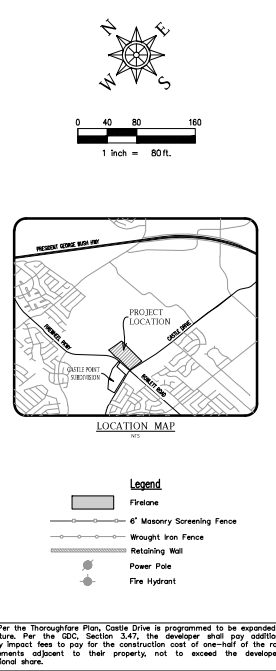
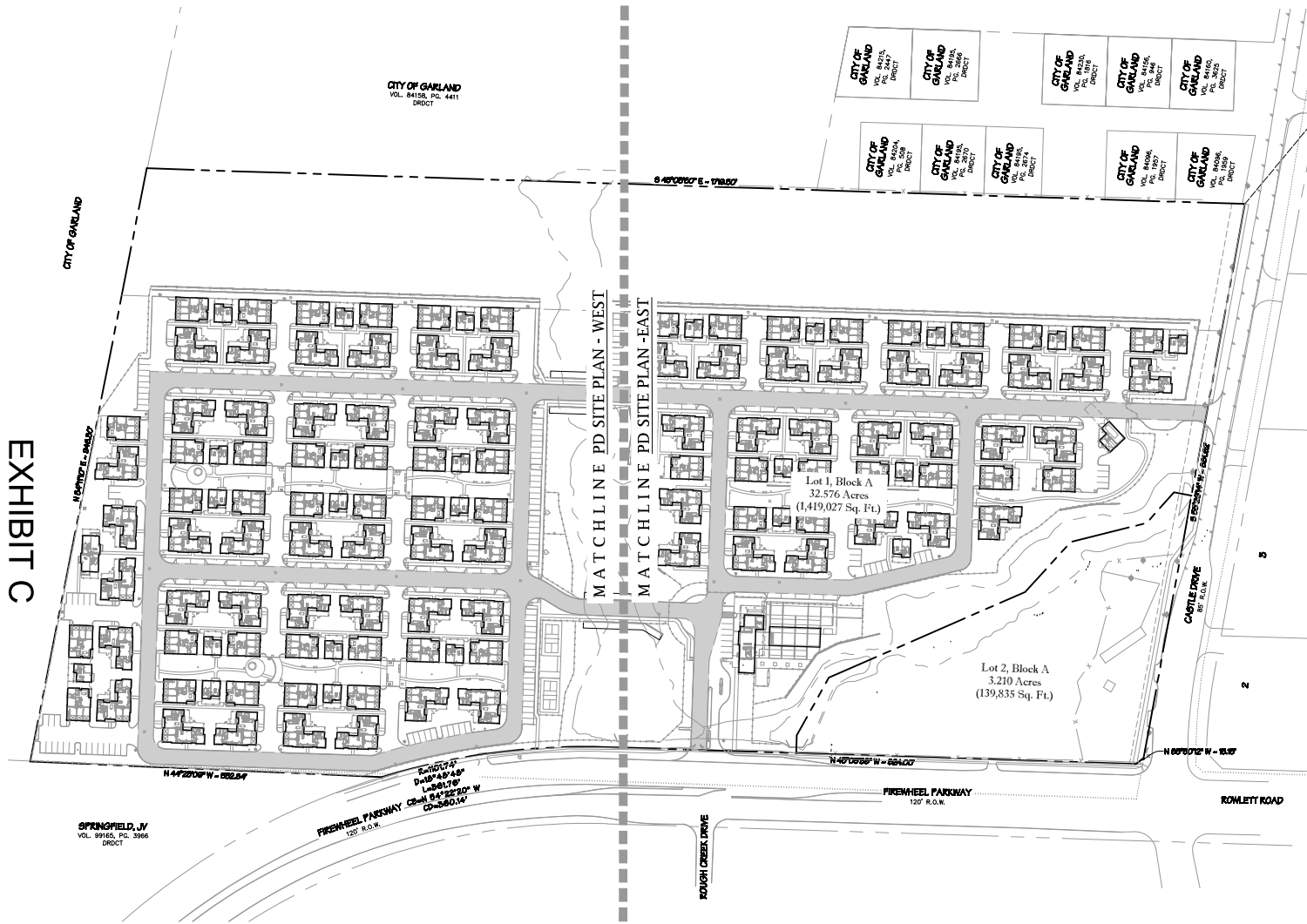
ZONING MAP Z 21-62

 INDICATES AREA OF REQUEST

3309 Castle Drive

Drawn: A. 10/21/22, J. 10/21/22, C. 10/21/22, D. 10/21/22, E. 10/21/22, F. 10/21/22, G. 10/21/22, H. 10/21/22, I. 10/21/22, J. 10/21/22, K. 10/21/22, L. 10/21/22, M. 10/21/22, N. 10/21/22, O. 10/21/22, P. 10/21/22, Q. 10/21/22, R. 10/21/22, S. 10/21/22, T. 10/21/22, U. 10/21/22, V. 10/21/22, W. 10/21/22, X. 10/21/22, Y. 10/21/22, Z. 10/21/22, AA. 10/21/22, AB. 10/21/22, AC. 10/21/22, AD. 10/21/22, AE. 10/21/22, AF. 10/21/22, AG. 10/21/22, AH. 10/21/22, AI. 10/21/22, AJ. 10/21/22, AK. 10/21/22, AL. 10/21/22, AM. 10/21/22, AN. 10/21/22, AO. 10/21/22, AP. 10/21/22, AQ. 10/21/22, AR. 10/21/22, AS. 10/21/22, AT. 10/21/22, AU. 10/21/22, AV. 10/21/22, AW. 10/21/22, AX. 10/21/22, AY. 10/21/22, AZ. 10/21/22, BA. 10/21/22, BB. 10/21/22, BC. 10/21/22, BD. 10/21/22, BE. 10/21/22, BF. 10/21/22, BG. 10/21/22, BH. 10/21/22, BI. 10/21/22, BJ. 10/21/22, BK. 10/21/22, BL. 10/21/22, BM. 10/21/22, BN. 10/21/22, BO. 10/21/22, BP. 10/21/22, BQ. 10/21/22, BR. 10/21/22, BS. 10/21/22, BT. 10/21/22, BU. 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EXHIBIT C



Note: Per the Thoroughfare Plan, Castle Drive is programmed to be expanded in the future. Per the CDC, Section 3.47, the developer shall pay additional roadway impact fees to pay for the construction cost of one-half of the road improvements adjacent to their property, not to exceed the developer's proportional share.

EXHIBIT C
PD SITE PLAN - OVERALL
CITY CASE #210504-1
parcHAUS GARLAND
35.787 Acres/1,558,861 Sq. Ft.
SITUATED IN THE R. CRIST SURVEY, ABSTRACT No. 225
CITY OF GARLAND, DALLAS COUNTY, TEXAS

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Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Mike Martine, P.E.

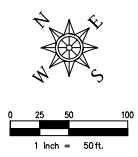
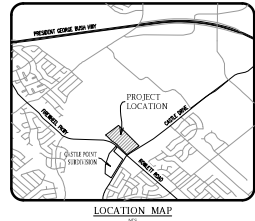
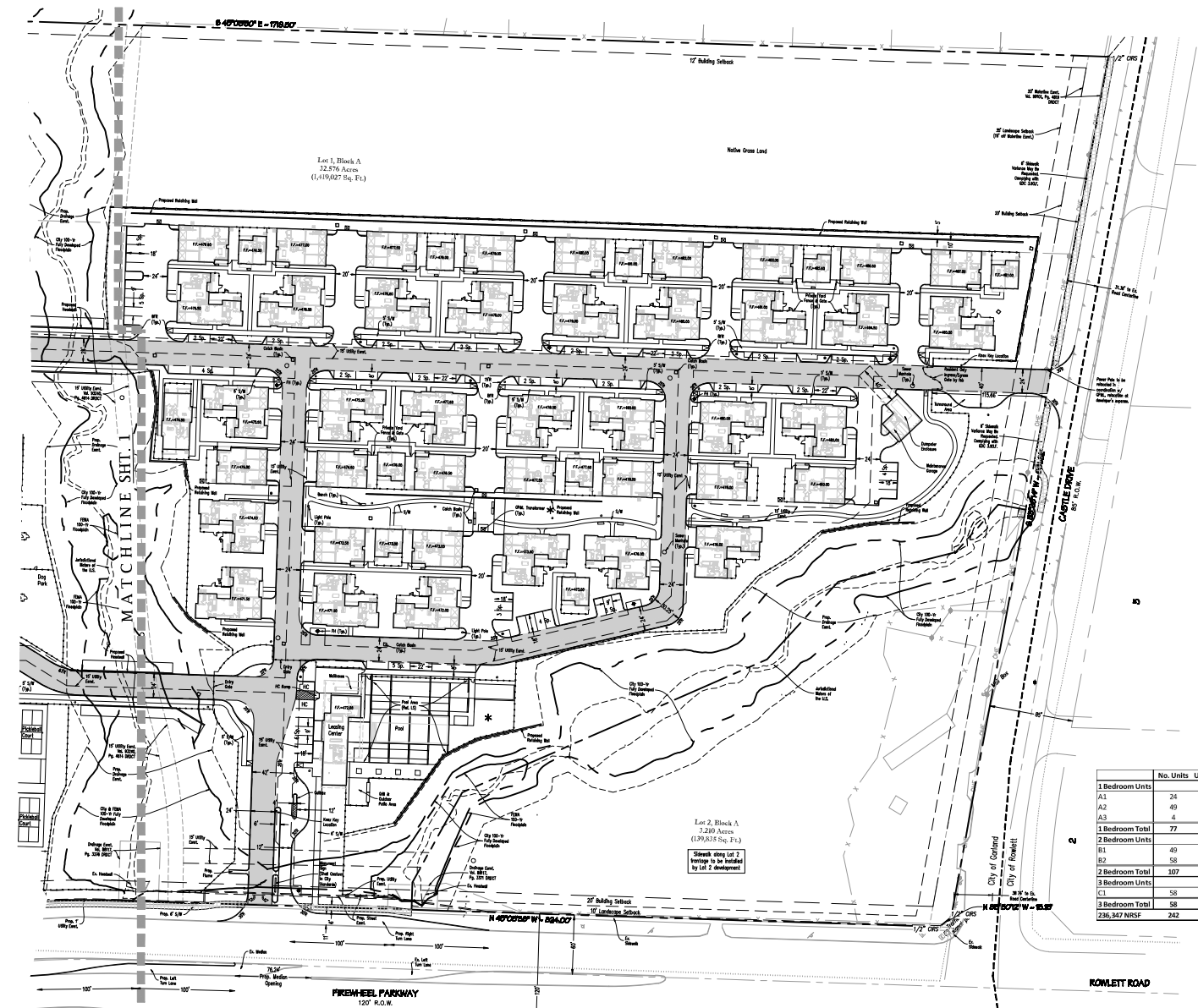
APPLICANT
Provident Realty Advisors
10210 N. Central Expressway, Suite 300
Dallas, TX 75231
Phone: 972-385-4183
Contact: Glenn Lanier

OWNER
Phyllis Wyrick
103 Buckeye Trail
West Lake Hills, TX 78746

Sheet 1 of 3 Scale: 1"=80' March-22 SEI Job No. 21-020

Sheet 2 of 3 Scale: 1"=50' March-22 SEI Job No. 21-02

Drawn: 03/20/22, JESSIE V. COTTE, CAD/CADD, Dallas, TX; Checked: 03/20/22, JESSIE V. COTTE, CAD/CADD, Dallas, TX; Date: 03/20/22, 11:54:21 AM



- Legend**
- Firelane
 - Public Sidewalk
 - 6' Masonry Screening Fence
 - Wrought Iron Fence
 - Retaining Wall
 - Activity Node that will be designed & intended to promote community social interaction.
 - Power Pole
 - Fire Hydrant

Note: For the Thoroughfare Plan, Castle Drive is programmed to be improved in the future. Per the 002, Section 3.47, the developer shall pay additional roadway impact fees to pay for the construction cost of one-half of the road improvements adjacent to their property, not to exceed the developer's proportional share.

SITE DATA		Lot 1	Lot 2
Ex. Zoning		Agriculture (AG)	Agriculture (AG)
Prop. Zoning		Planned Development (PD/NRF)	Planned Development (PD/OR)
Proposed Use		Multifamily	Community/Retail
Lot Area		32,576 Ac. (1,419,027 Sq. Ft.)	3,210 Ac. (139,835 Sq. Ft.)
Prop. Building Setbacks			
Front (Firewheel Pkwy)		20'	20'
Front (Castle Drive)		20'	20'
Side (Northeast)		12'	
Side (Southwest)		12'	
Rear (Northwest)		12'	
Prop. Landscape Setbacks			
Front (Firewheel Pkwy)		10'	10'
Front (Castle Drive)		35'	35'
Amenity Building			
To Building Exterior	2413	Gross Sq. Ft.	
With Porch (Area Under Roof)	3550	Gross Sq. Ft.	
Conditioned Area to Interior of Face of Wall	2262	Net Sq. Ft.	
Building Types			
Amenity Building (Net)	No. Units	Average Area (Net Sq. Ft.)	
Maintenance Building	-	2,362	
1 Bedroom Units	77	345	
2 Bedroom Units	107	See unit mix table this sheet	
3 Bedroom Units	58		
Total:	242		
Lot Coverage		17.1% based upon Gross sq. ft.	
Floor Area Ratio		0.234 based upon Gross sq. ft.	
Max. Prop. Building Height		30'	
Density (Less Floodplain)		8.02 Units/Ac.	
Pool Surface Area		1457 Sq. Ft.	
Parking Required:		Spaces/Unit	Spaces
1 Bedroom Units = 77		1.50	116
2 Bedroom Units = 107		2.00	214
3 Bedroom Units = 58		2.00	116
Leasing Office (1,300)		-	8
Total:		-	454
Covered Parking Req. (50%)		-	227
Parking Provided:		Spaces	
Uncovered/Open	194		
Attached Garage	263		
Leasing Office	8		
Total:	465		
Impervious Area		510,885 Sq. Ft. (36.0% of Lot Area)	

	No. Units	Unit Mix	Sq. Ft./Unit
1 Bedroom Units			
A1	24	9.92%	603
A2	49	20.25%	779
A3	4	1.65%	713
1 Bedroom Total	77	31.82%	
2 Bedroom Units			
B1	49	20.25%	938
B2	58	23.97%	1062
2 Bedroom Total	107	44.22%	
3 Bedroom Units			
C1	58	23.97%	1243
3 Bedroom Total	58	23.97%	
236,347 NFSF	242	100.00%	977

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EXHIBIT C
PD SITE PLAN - EAST
CITY CASE #210504-1
parcHAUS GARLAND
35.787 Acres/1,558,861 Sq. Ft.
SITUATED IN THE R. CRIST SURVEY, ABSTRACT No. 225
CITY OF GARLAND, DALLAS COUNTY, TEXAS

ENGINEER/SURVEYOR	APPLICANT	OWNER
Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBP# No. F-2121 Contact: Mike Martinie, P.E.	Provident Realty Advisors 10210 N Central Expressway, Suite 300 Dallas, TX 75231 Phone 972-385-4183 Contact: Glenn Lanier	Phyllis Wyrick 103 Buckeye Trail West Lake Hills, TX 78746 Phone XXX-XXX-XXXX

Sheet 3 of 3 Scale: 1"=50' March-22 SD Job No. 21-020

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0' 60' 120'

Scale: 1" = 60'-0"

OVERALL PLAN

A

SHEET NUMBER L1.02	EXHIBIT D: Parchaus - Garland PROVIDENT REALTY ADVISORS Garland Case No. 2105041-1 TEXAS	OVERALL PLAN	KVA PROJECT 06462124 DATE 03/04/2022 SCALE AS SHOWN DESIGNED BY EJP DRAWN BY NLF CHECKED BY LRT	 PRELIMINARY Not for construction or other purposes. Kimley-Horn 2024 4/16	 © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 200 EAST DAWG BLVD. SUITE 8100, MONROVIE, TX 75009 WWW.KIMLEY-HORN.COM TEAR SHEETED ENGINEERING FIRM NO. 4268	REVISIONS No.	DATE BY

11

THESE

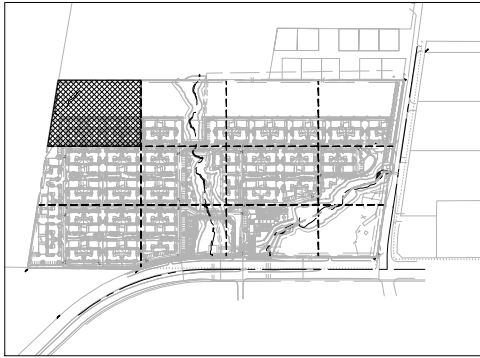
NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

* NOTE: TREES ALONG FIREWHEEL PARKWAY TO BE UPSIZED TO 5 INCH CALIPER TREES TO MEET DESIRED TREE REQUIREMENT.

PRELIMINARY	
FOR REVIEW ONLY Not for construction or permit purposes	
Kimley-Horn	
P.O. Box	Box 10, Everett
A. No.	0000 Date: 05/04/2000

PLANT LEGEND & CODE CALCULATIONS

SHEET NUMBER
L1.03



KEY MAP

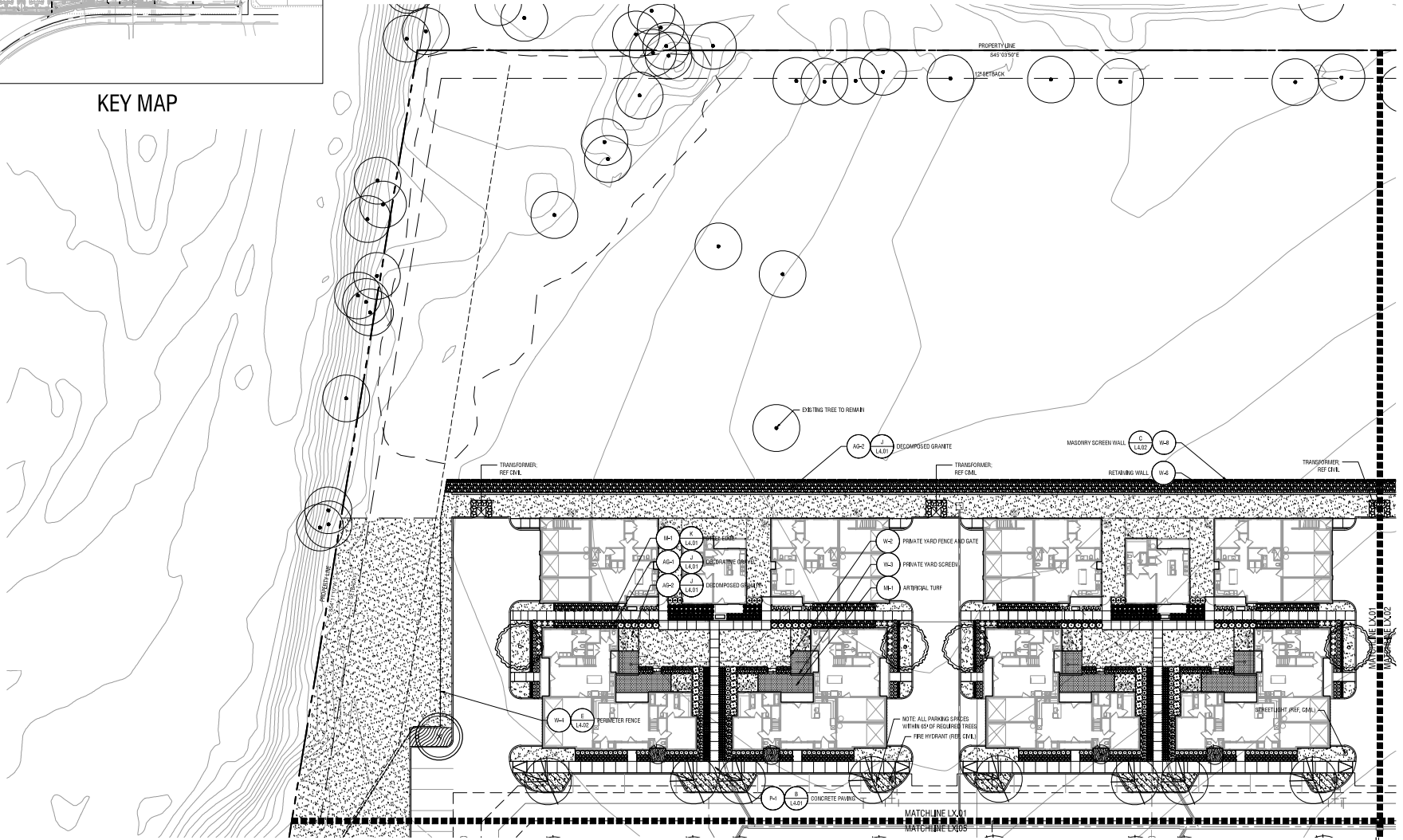
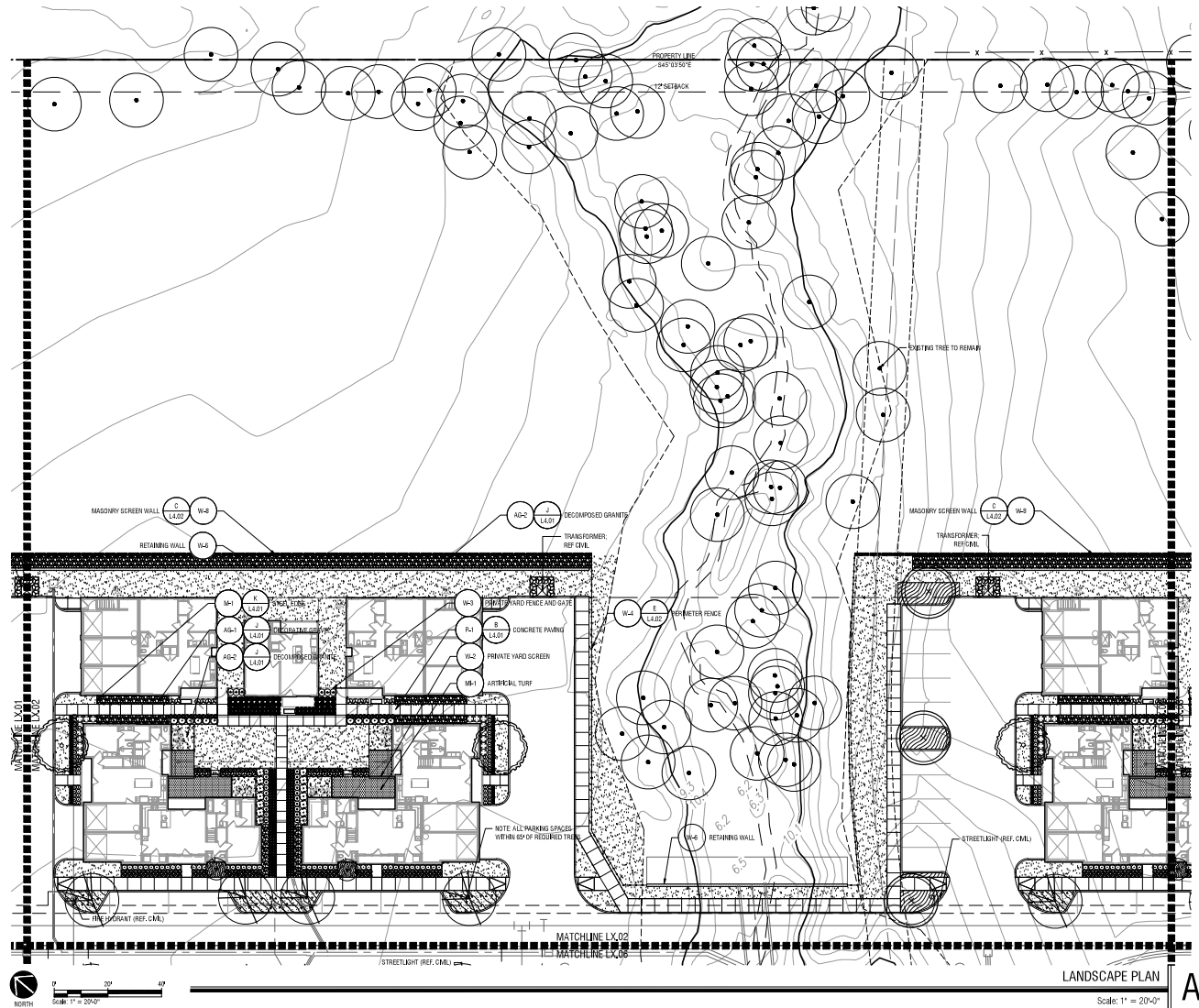


EXHIBIT D



KEY MAP



LANDSCAPE FLAN

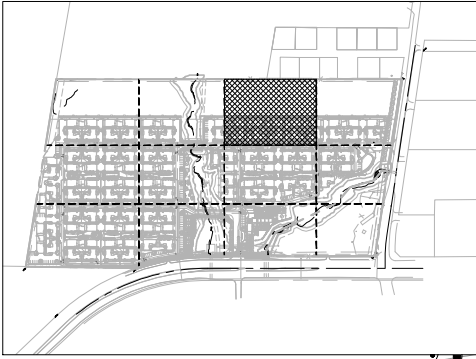
LANDSCAPE PLAN

Scale: 1" = 20'-0"

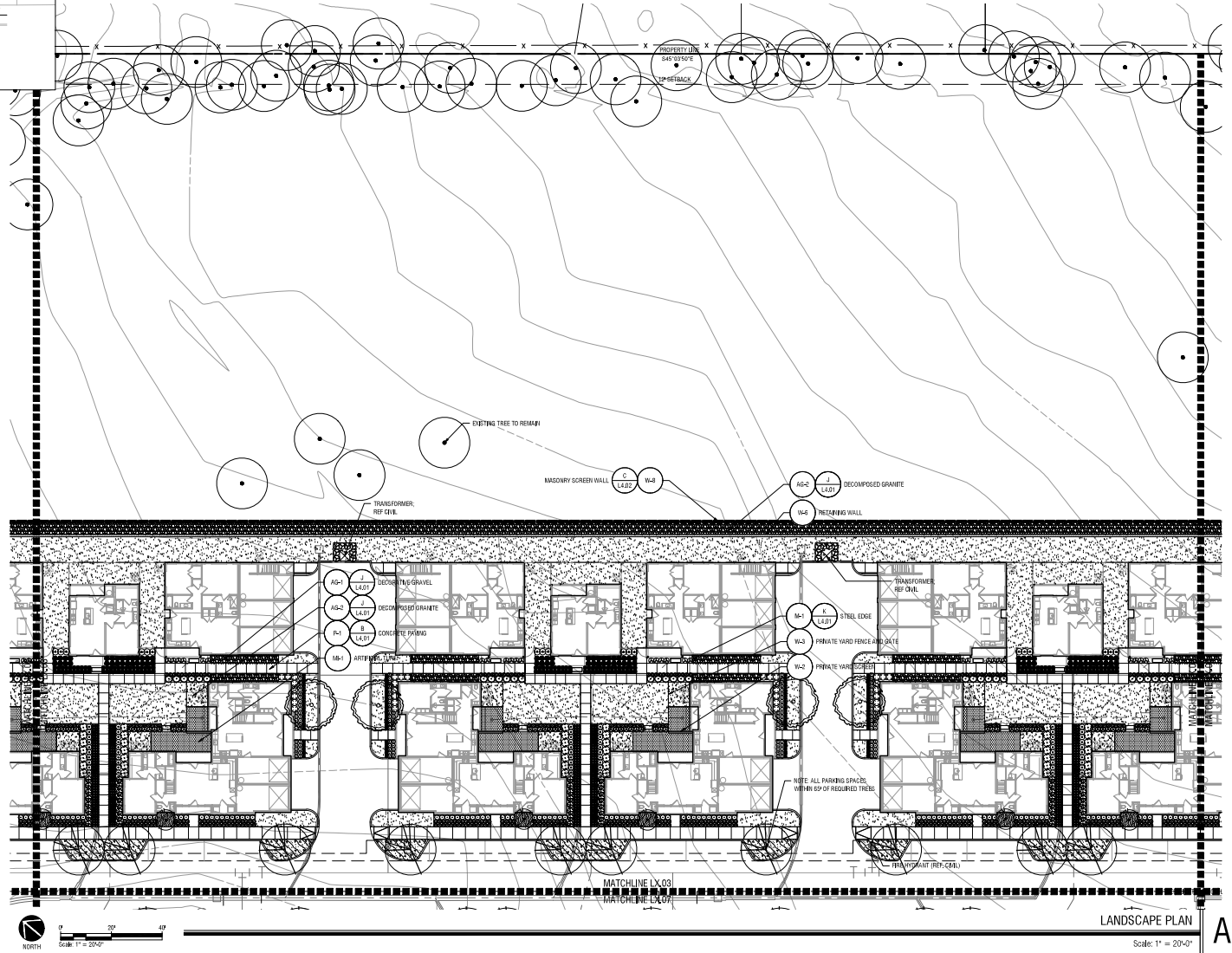
A

2.02

EXHIBIT D



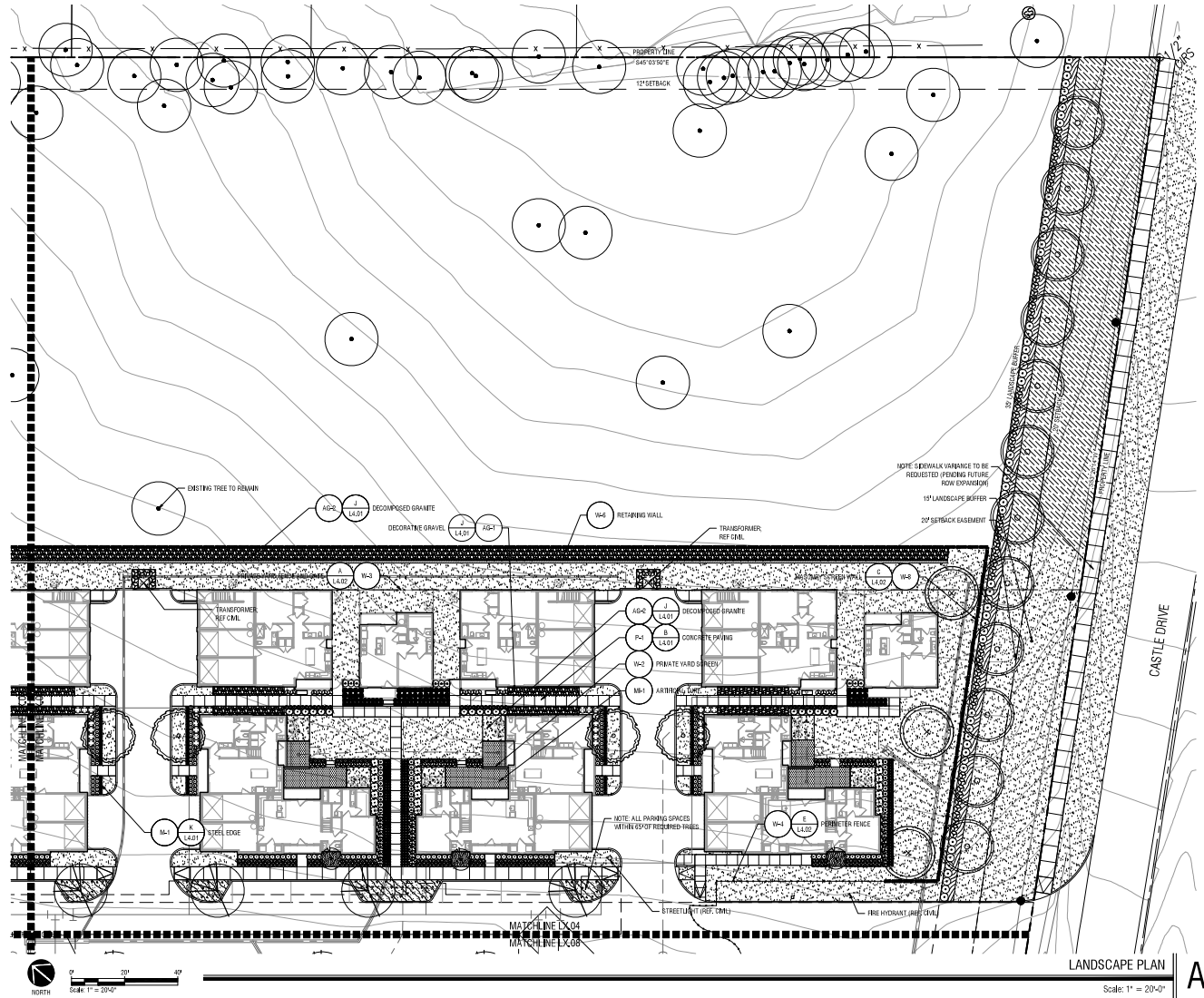
KEY MAP



LANDSCAPE FLAIN

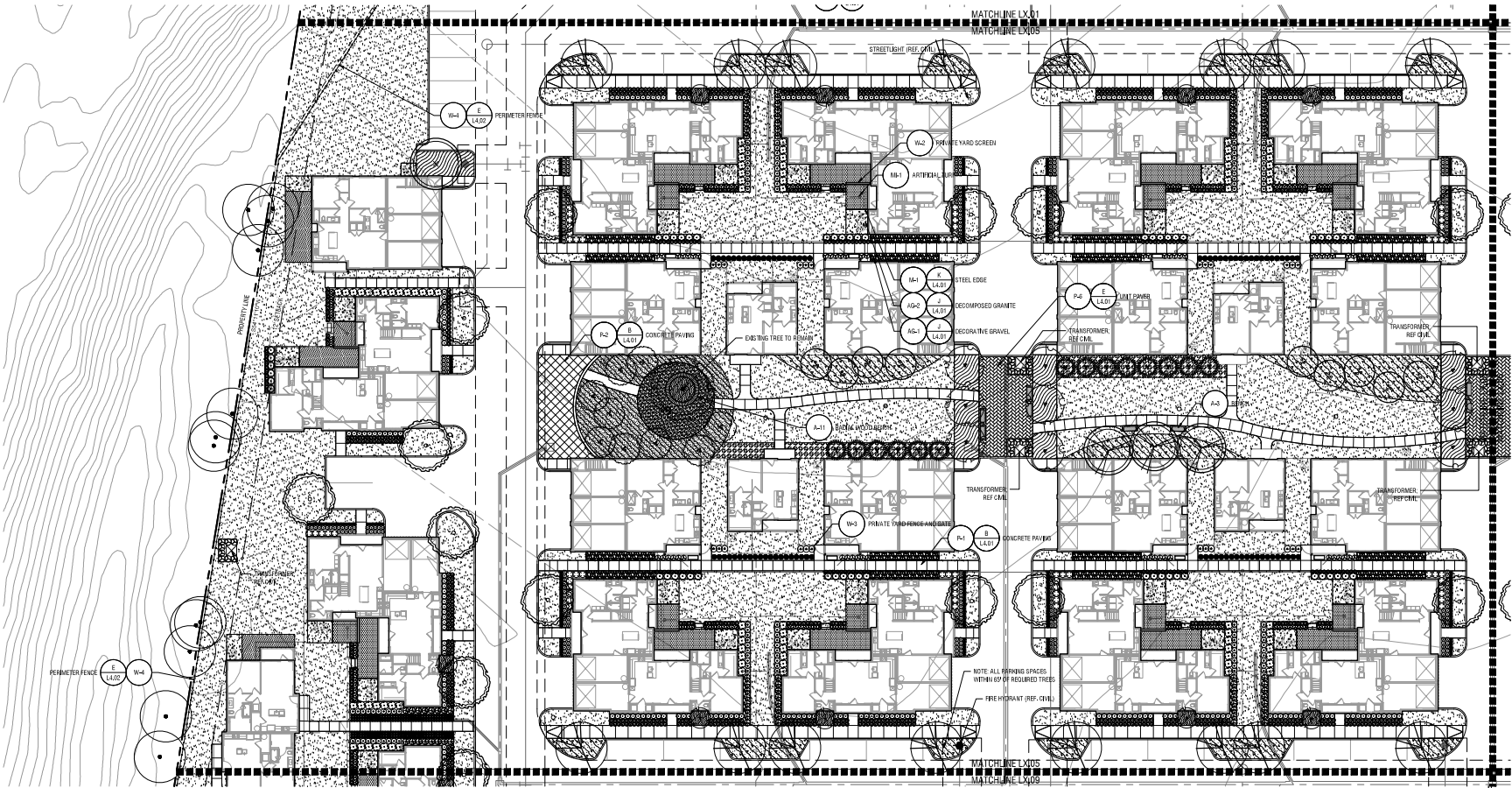


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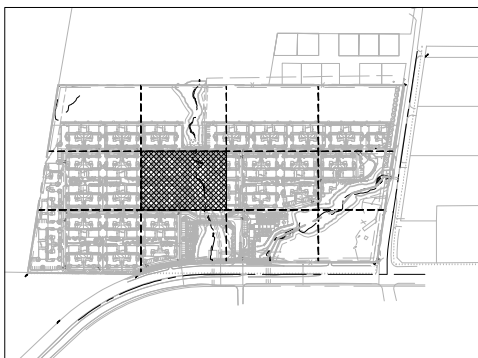




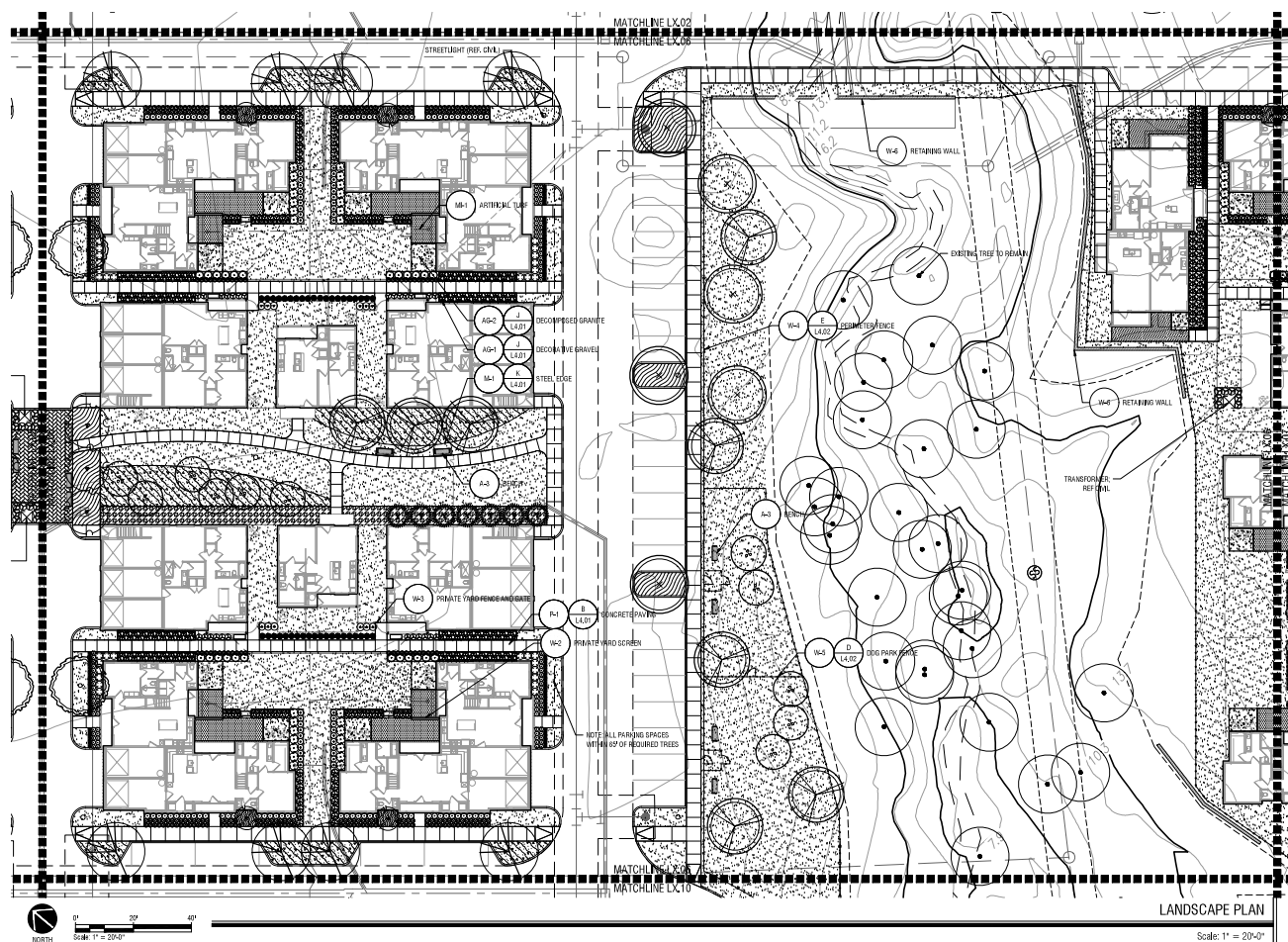
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LANDSCAPE PLAN



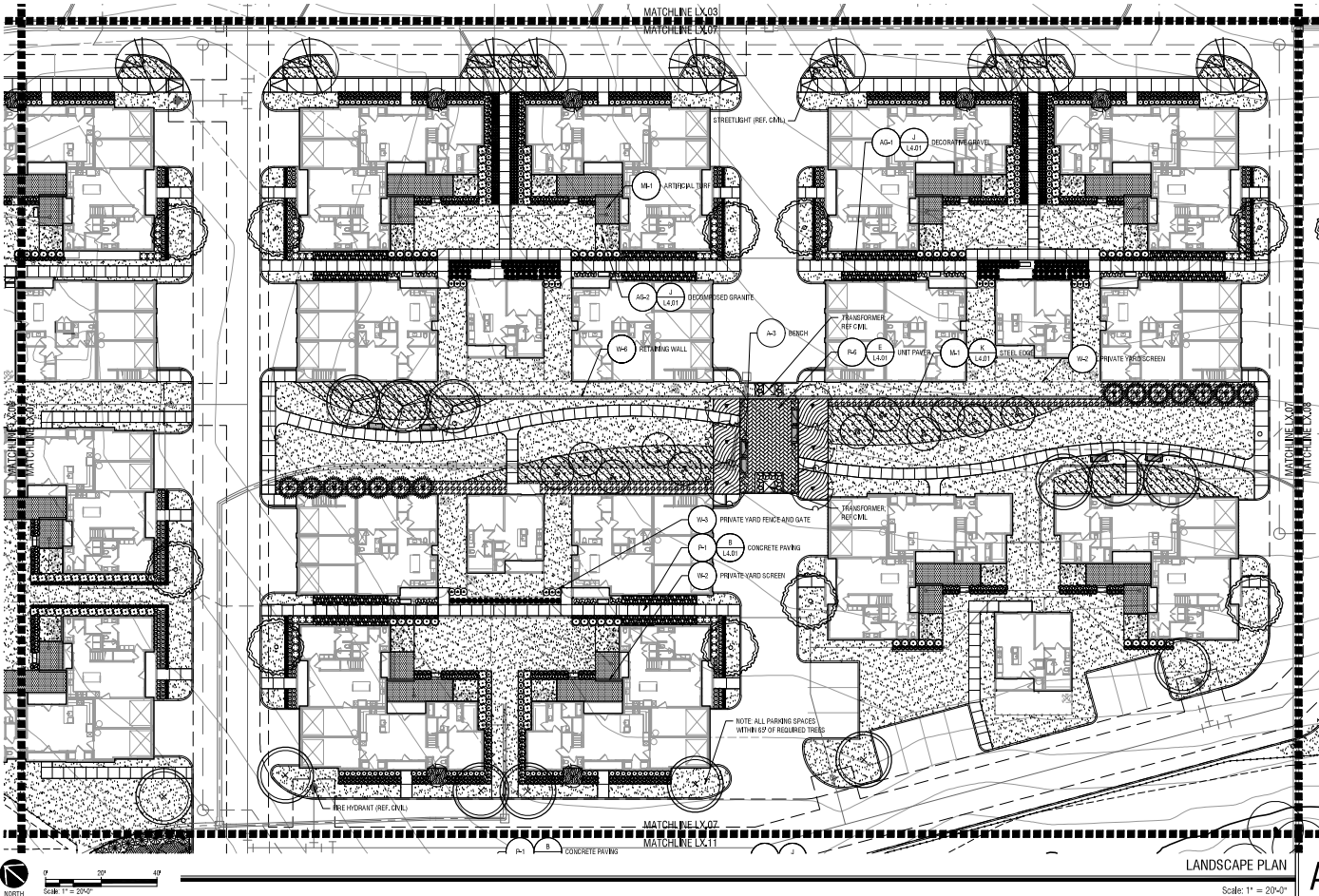
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LANDSCAPE PLAN

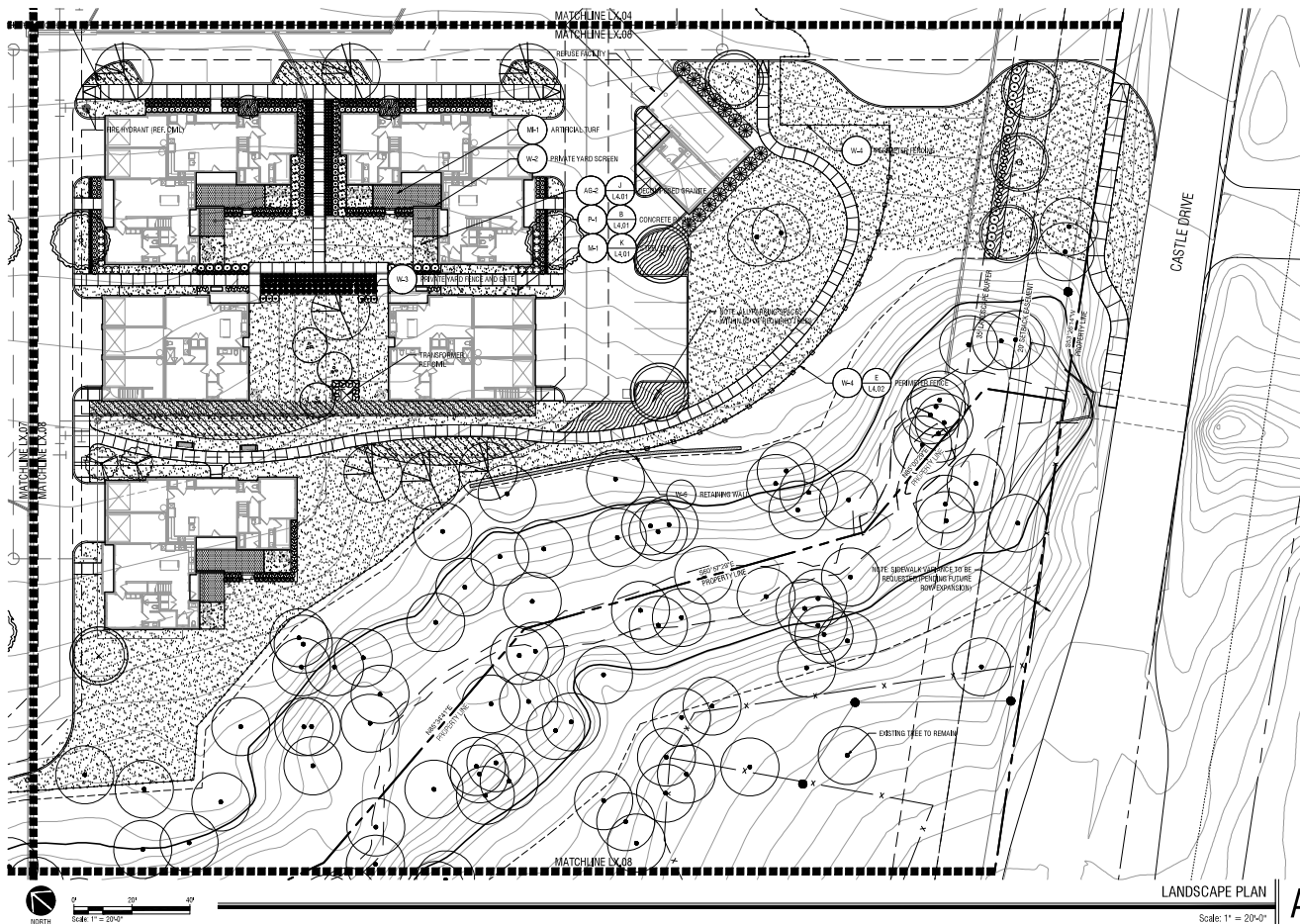


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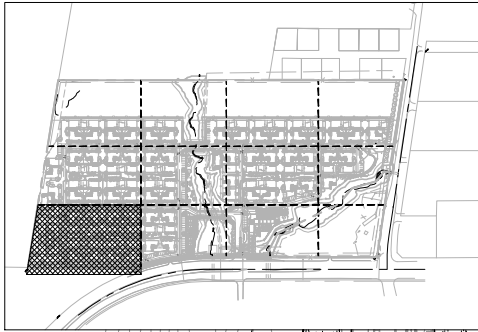


KEY MAP



LANDSCAPE PLAN

A



KEY MAP

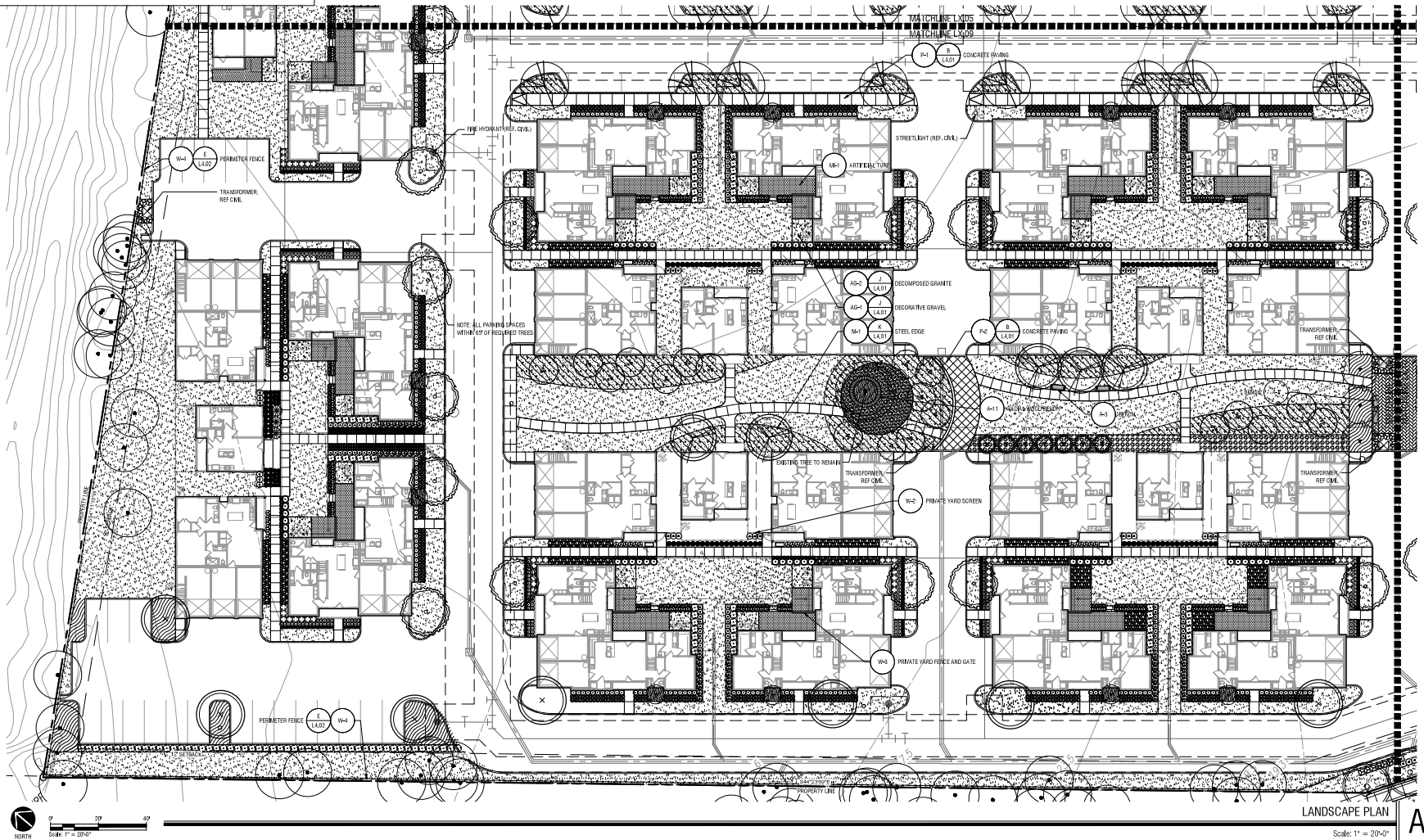
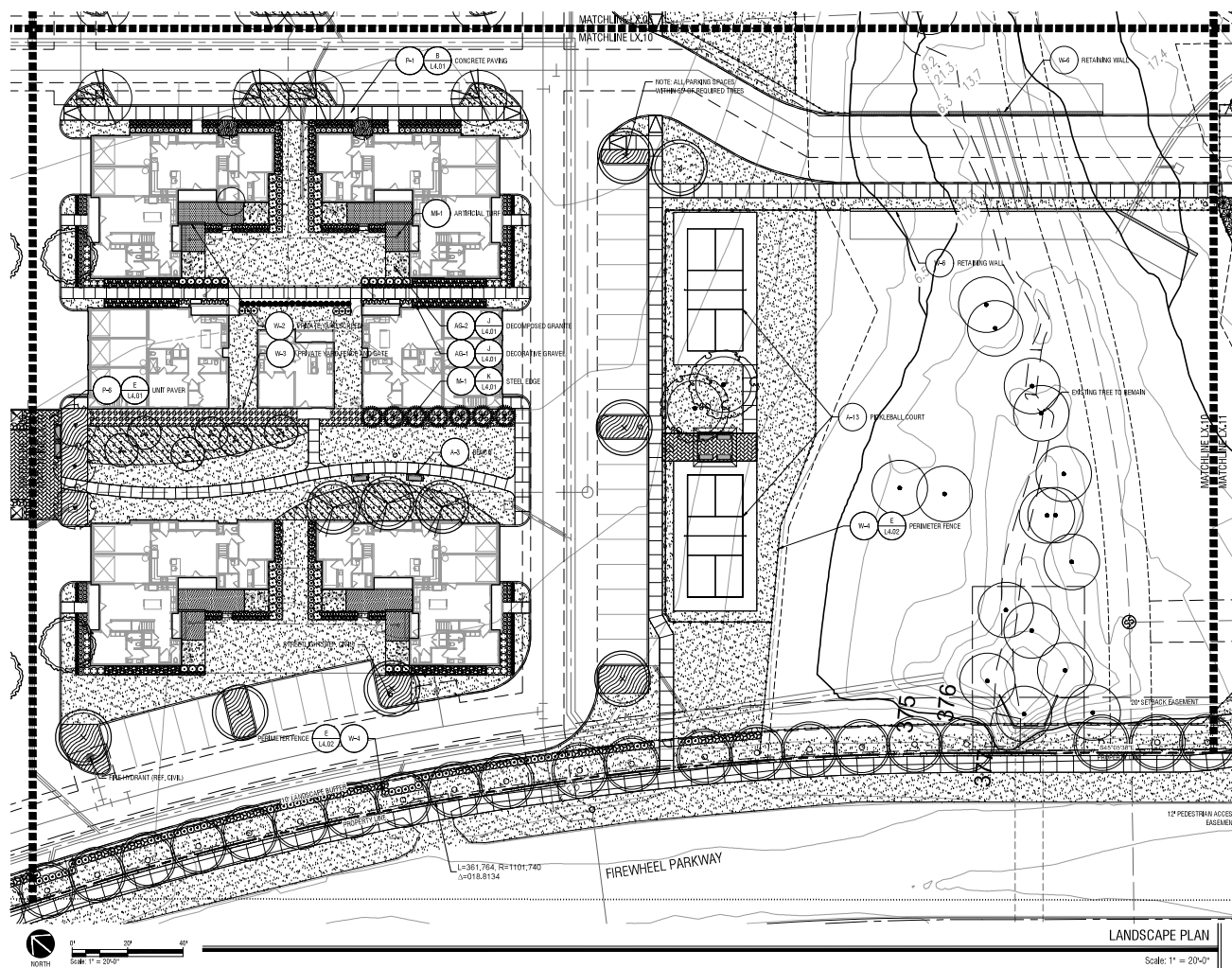
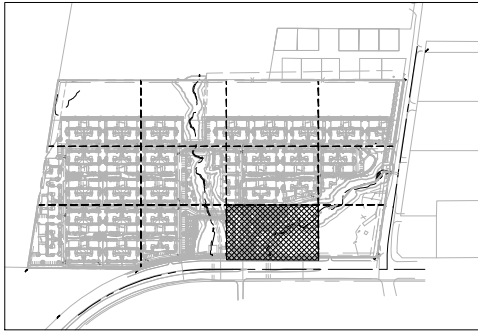




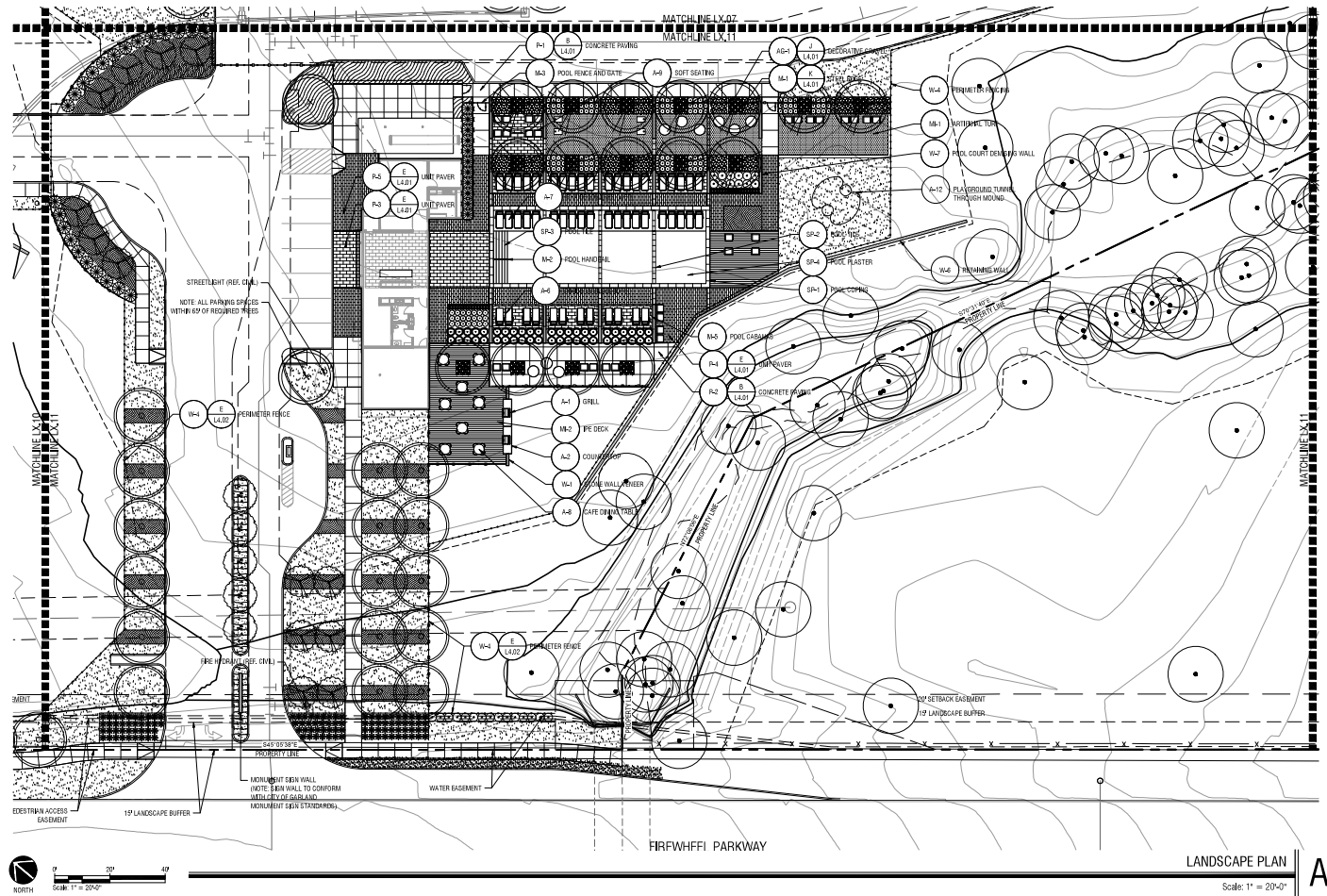
EXHIBIT D



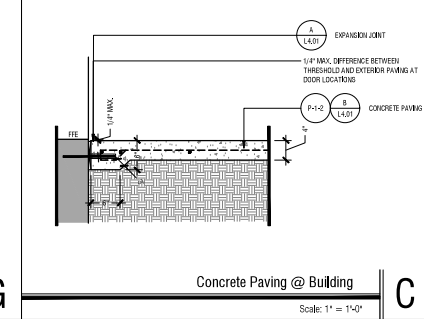
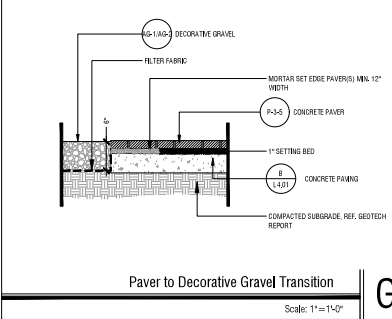
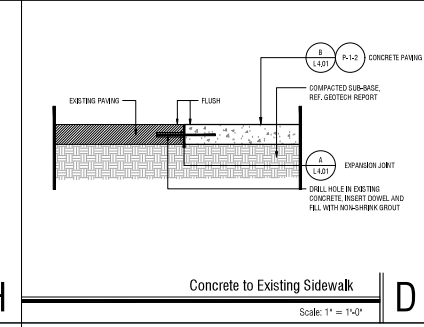
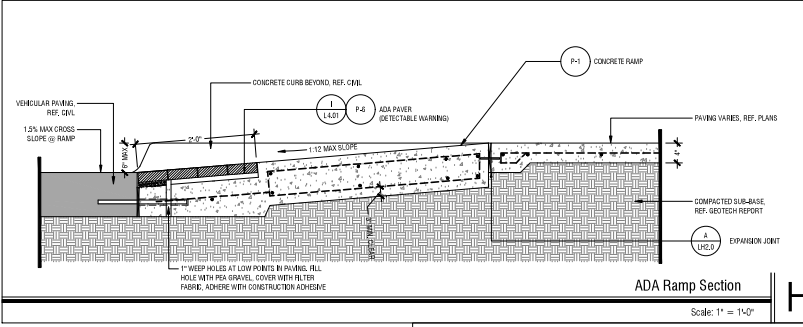
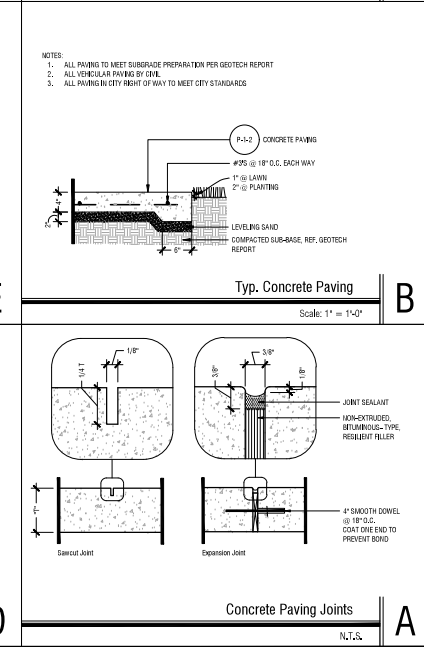
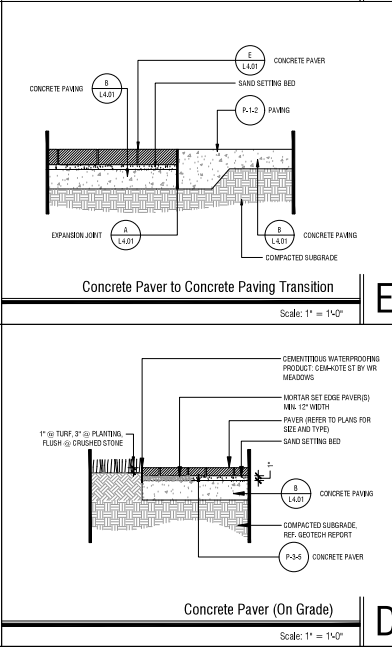
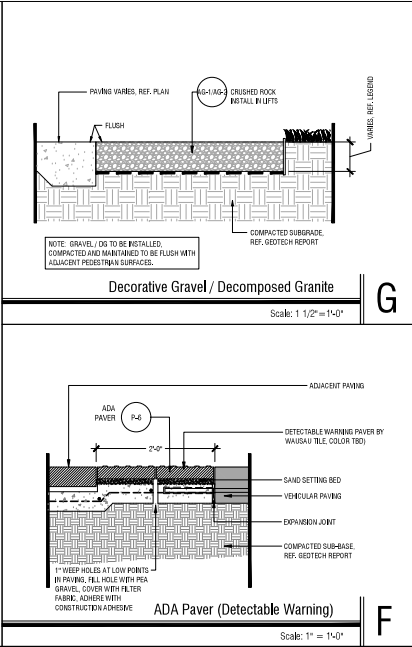
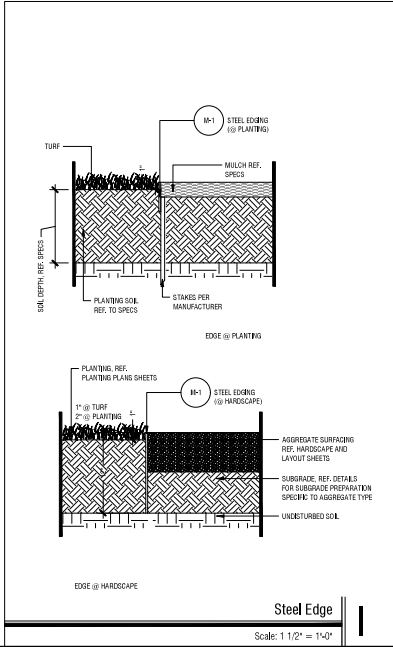
LANDSCAPE PLAN



KEY MAP



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KIMLEY-HORN		DATE	BY
© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 200 EAST LAMAR AVENUE, SUITE 100 DALLAS, TEXAS 75202 PHONE: 469-312-2800 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM NO. 54028		REVISIONS	
PRELIMINARY		NO	
PROJECT 05-4492124	DATE 03/04/2022	SCALE AS SHOWN	PCP
DRAWN BY JUP	CHECKED BY JUP	INSP	LOFT
HARDSCAPE DETAILS			
EXHIBIT D: Parchaus - Garland PREPARED FOR PROVIDENT REALTY ADVISORS GARLAND CASE NO. 210594-1 TEXAS			
SHEET NUMBER L4.01			

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

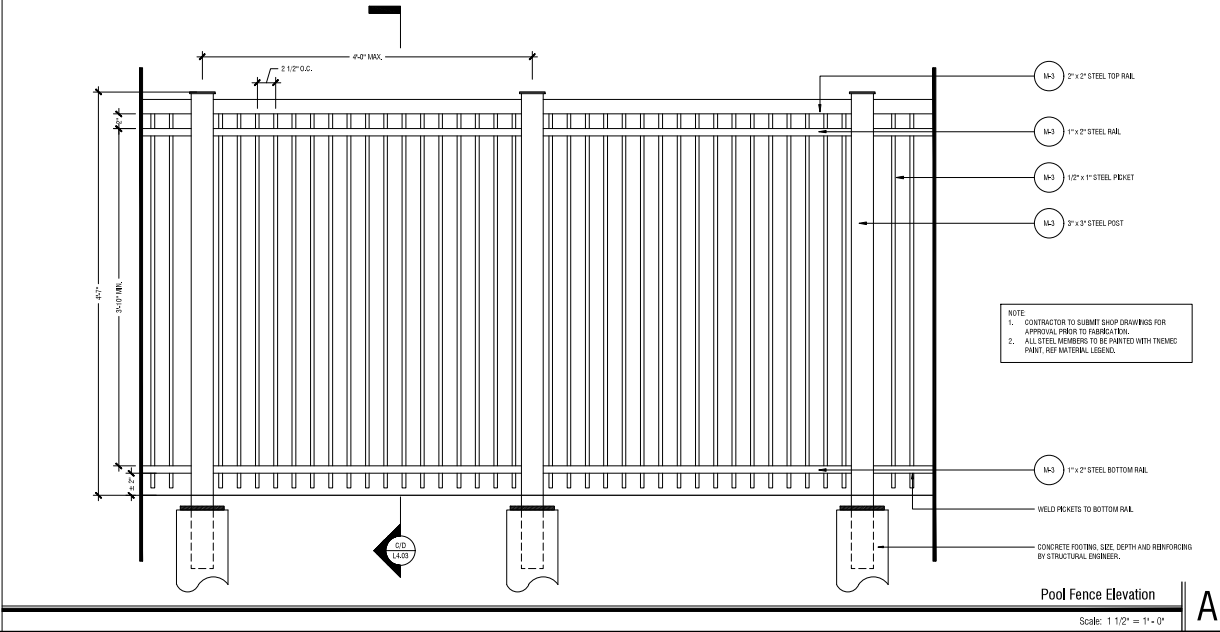
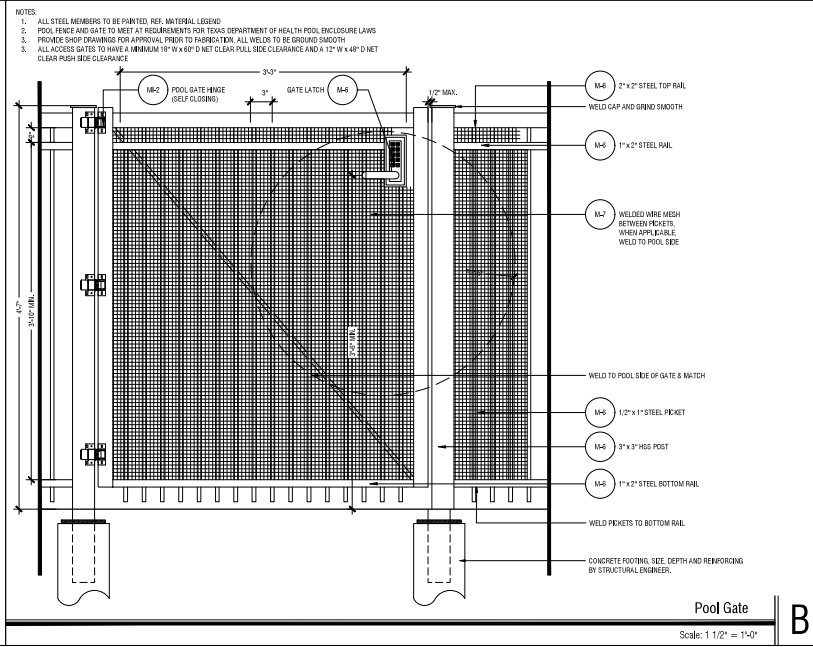
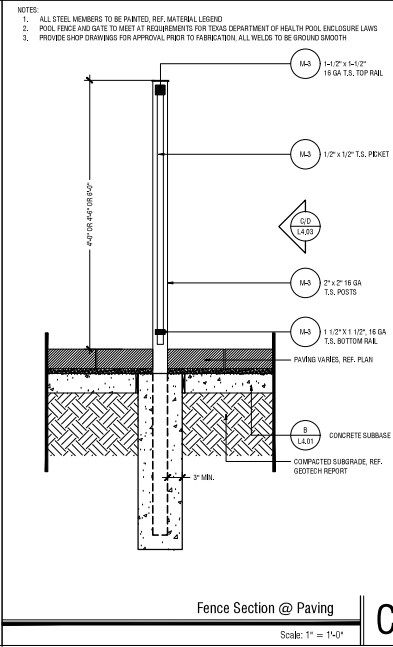
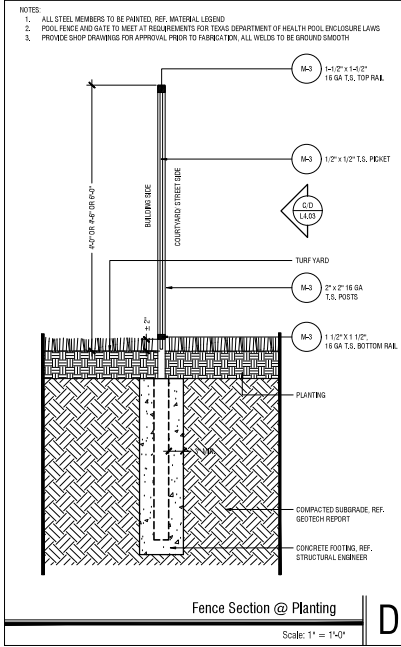
Scale: 1/2" = 1'-0"

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



SHEET NUMBER L4.02	EXHIBIT D: ParCHAUS - GARLAND PREPARED FOR PROVIDENT REALTY ADVISORS GARLAND CASE NO. 210504-1 TEXAS	HARDSCAPE DETAILS 20 EAST DARTMOUTH	KVA PROJ ECT 064492124 DATE 03/04/2022 SCALE AS SHOWN DESIGNED BY P/AMN P/AMN BY N/FP CHECKED BY	PRELIMINARY  Kimley-Horn 2000 W. 10th Street, Suite 100 Fort Worth, TX 76102 Phone: 817-335-1200 Fax: 817-335-1201 Email: info@kimley-horn.com	Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 200 EAST DAVID SUITE 400, ARLINGTON, TX, 76010 PHONE: 817-335-1200 FAX: 817-335-1201 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM NO. 1428	No. _____ REVISIONS DATE _____ BY _____
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NO.	REVISIONS	DATE	BY

Kimley-Horn

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200 EAST LAMAR AVENUE, SUITE 100
DALLAS, TEXAS 75201
PHONE: 469-312-2289
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM NO. 5428

PRELIMINARY

NOT FOR CONSTRUCTION OR PERMIT SUBMISSION

Kimley-Horn

P.L.A. 10/1/2023

NO.	REVISIONS	DATE	BY

KHA PROJECT: 08-4492124

DATE: 03/04/2022

SCALE: AS SHOWN

DRAWN BY: JUP

CHECKED BY: JUP

EXHIBIT D:

Parchaus - Garland

PREPARED FOR

PROVIDENT REALTY ADVISORS

GARLAND

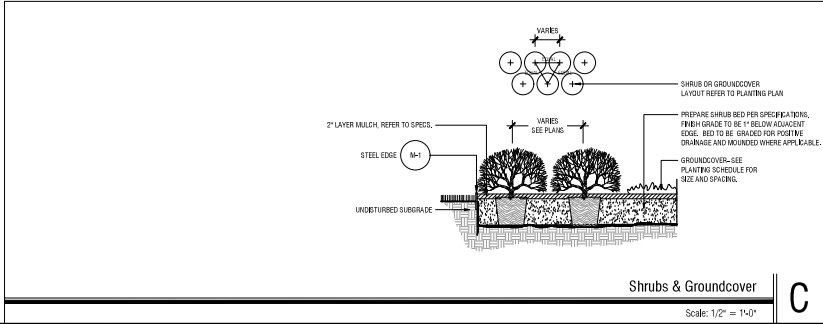
CASE NO. 210594-1

TEXAS

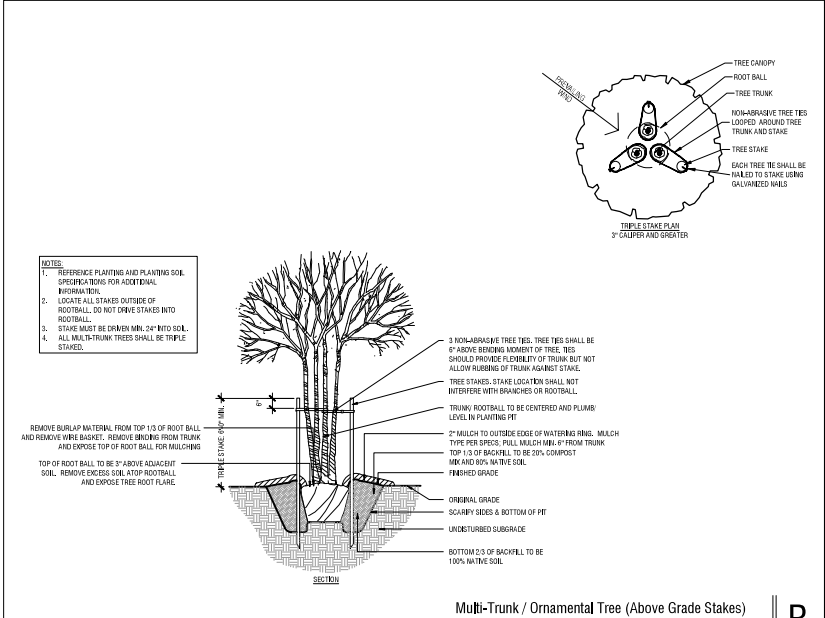
SHEET NUMBER

L4.03

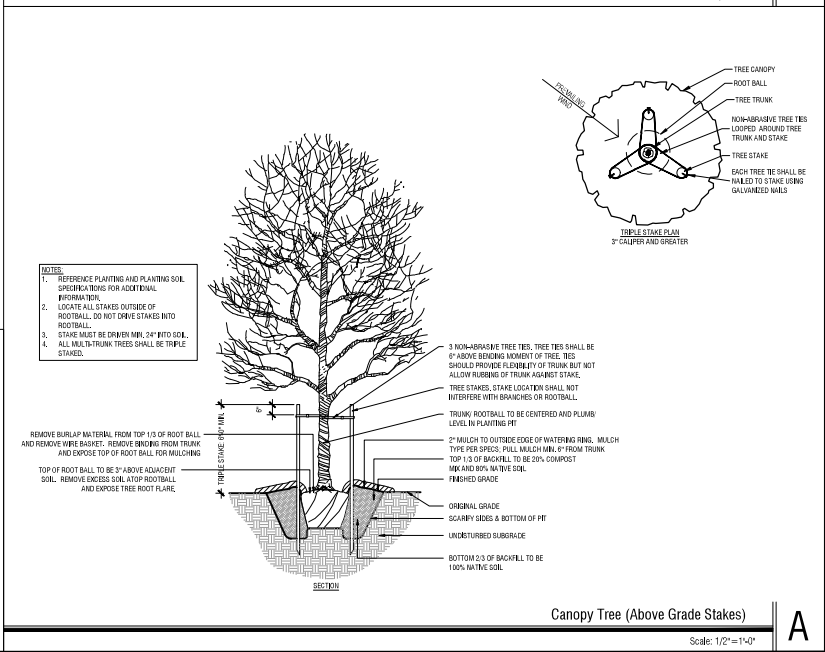
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C



B



A

SHEET NUMBER		DATE		REVISIONS		BY	
L4.11							
EXHIBIT D:		PROJECT		NO.		DATE	
Parchaus - Garland		05-4492124					
PREPARED FOR		DATE					
PROVIDENT REALTY ADVISORS		03/04/2022					
GARLAND		SCALE					
CASE NO. 21-0594-1		7/8" SHOWN					
		DRAWN BY					
		CHECKED BY					
		TYP					
		LST					

NOTES:

TYPE	DESCRIPTION
CO-01	CONCRETE FOUNDATION - FORM SMOOTH
FC-01	FIBER CEMENT - LAP SIDING - 8"
FC-02	FIBER CEMENT - BOARD & BATTEN
FC-03	FIBER CEMENT - LAP SIDING - 6"
FC-04	FIBER CEMENT TRIM
MT-01	STANDING SEAM METAL ROOF
MT-02	5" K STYLE METAL GUTTER
MT-03	4" DIA. METAL DOWNSPOUT
MT-04	METAL FLASHING
MT-05	METAL LOUVER
MT-06	METAL RAILING
MT-07	ALUMINUM TRAILING
MT-08	SHEET METAL PANEL
SH-01	COMPOSITION SHINGLE ROOF
ST-01	STONE VENEER - LIMESTONE RUBBLE 4" THICK
ST-02	CUT STONE SILL
WD-01	WOOD COLUMN TO STAIN
WD-02	WOOD FASCIA
WD-03	WOOD SILL
WD-04	WOOD BEAM TO STAIN

A1 ARCHITECTURAL ELEMENTS:

1. AWNINGS / CANOPY
2. DISPLAY WINDOWS
3. DIVIDED LITE WINDOWS
4. DISTINCTIVE LIGHT FEATURES (SITE)
5. VARIED ROOF HEIGHTS
6. ALCOVES / PORTICOS

BUILDING UNIT - A1		
Horizontal Building Articulation:		
Buildings Greater Than 40 Feet in Width, less than 80 feet in Width		Calculations
A	Minimum of one horizontal articulation is required that is at least 20% of the building's total street-facing length	NA - Under 40'
B	Building's total street-facing length	0'
C	Depth articulation of at least two feet (2') shall be required for every thirty feet (30') of building facade length	NA
Vertical Building Articulation:		
Buildings Greater Than 50 feet in Width		Calculations
A	Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing facade length	NA - Under 50'
B	Building's total street-facing width	0'
C	Height articulation for flat roofs of at least three (3') shall be required for every fifty feet (50') of building facade width	NA
D	Building's non-articulated height	NA

Project:

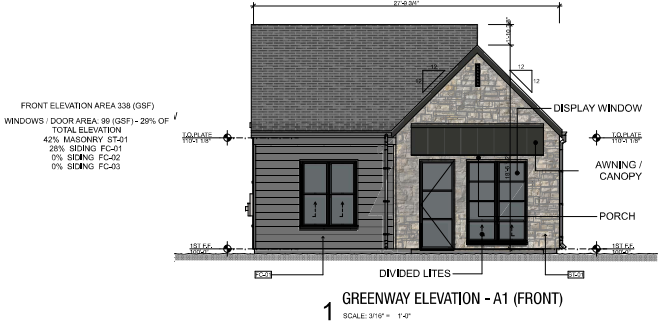
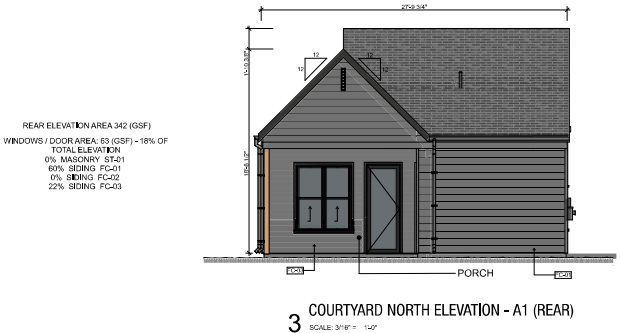
parcHAUS - Garland
3309 Castle Drive
Garland, Texas

Owner:

PROVIDENT REALTY ADVISORS
Glen Laiter
10210 N. Central Expressway, Suite 300
Dallas, Texas 75231
972.385.4183

Architect:

MAREK Architecture
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
214.380.9351
marekarchitecture.com



Seal:

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
25 JANUARY 2022

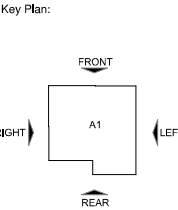


EXHIBIT E

Drawing Title:

A1 ELEVATIONS

Issued For: DEVELOP. REVIEW

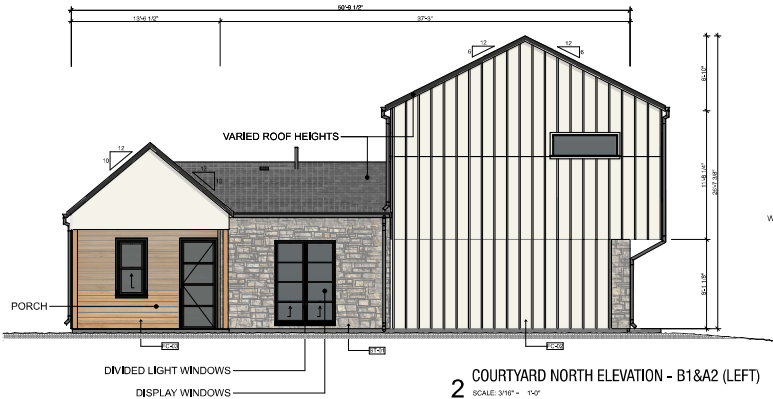
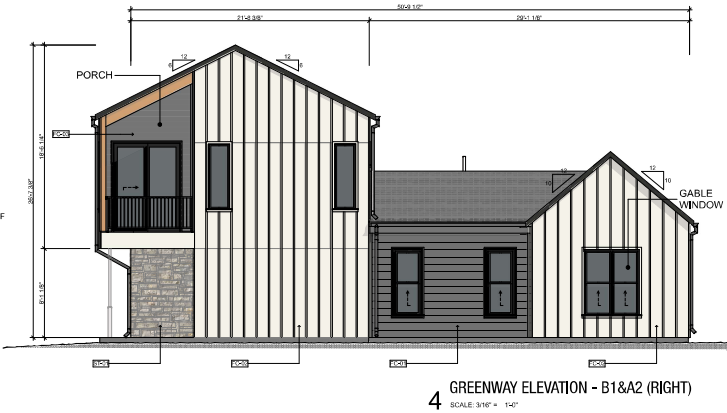
Date: 25 JANUARY 2022

Project Number 2141

Sheet Number

NOTES:

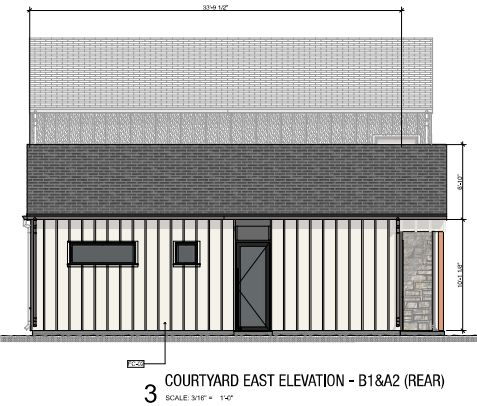
TYPE	DESCRIPTION
CO-01	CONCRETE FOUNDATION - FORM SMOOTH
FC-01	FIBER CEMENT - LAP SIDING - 6"
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MT-05	METAL LOUVER
MT-06	METAL RAILING
MT-07	ALUMINUM T-RAILING
MT-08	SHEET METAL PANEL
SH-01	COMPOSITION SHINGLE ROOF
ST-01	STONE VENEER - LIMESTONE RUBBLE 4" THICK
ST-02	CUT STONE SILL
WD-01	WOOD COLUMN TO STAIN
WD-02	WOOD FASCIA
WD-03	WOOD SILL
WD-04	WOOD BEAM TO STAIN



B1&A2 ARCHITECTURAL ELEMENTS:

1. DISPLAY WINDOW
2. GABLE WINDOWS
3. DISTINCTIVE LIGHT FEATURES (SITE)
4. DIVIDED LITE WINDOWS (B1)
5. ALCOVES / PORTICOS (B1)
6. VARIED ROOF HEIGHTS

REAR ELEVATION AREA 344 (GSF)
WINDOWS / DOOR AREA: 47 (GSF) - 14% OF TOTAL ELEVATION
0% MASONRY ST-01
2% SIDING FC-01
86% SIDING FC-02
0% SIDING FC-03



BUILDING UNIT - B1-A2		
Horizontal Building Articulation:		
Buildings Greater Than 40 Feet in Width, less than 80 feet in Width		
A	Minimum of one horizontal articulation is required that is at least 20% of the building's total street-facing length.	NA - Under 40'
B	Building's total street-facing length	36'-7"
C	Depth articulation of at least two feet (2') shall be required for every thirty feet (30') of building facade length	NA
Vertical Building Articulation:		
Buildings Greater Than 50 feet in Width		
A	Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing facade length.	NA - Under 50'
B	Building's total street-facing width	36'-7"
C	Height articulation for flat roofs of at least three (3') shall be required for every fifty feet (50') of building facade width.	NA
D	Building's non-articulated height	NA

Project:

parcHAUS - Garland
3309 Castle Drive
Garland, Texas

Owner:

PROVIDENT REALTY ADVISORS
Glen Laiter
10210 N. Central Expressway, Suite 300
Dallas, Texas 75231
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Architect:

MAREK Architecture
5115 McKinney Avenue, Suite E
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214.380.9351
marekarchitecture.com

Seal:

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APPROVAL, PERMITTING,
OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
25 JANUARY 2022

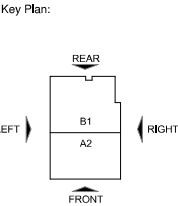


EXHIBIT E

Drawing Title:

B1&A2
ELEVATIONS

Issued For: DEVELOP. REVIEW

Date: 25 JANUARY 2022

Project Number 2141

Sheet Number

NOTES:

TYPE	DESCRIPTION
CO-01	CONCRETE FOUNDATION - FORM SMOOTH
FC-01	FIBER CEMENT - LAP SIDING - 8"
FC-02	FIBER CEMENT - BOARD & BATTEN
FC-03	FIBER CEMENT - LAP SIDING - 8"
FC-04	FIBER CEMENT TRIM
MT-01	STANDING SEAM METAL ROOF
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MT-06	METAL RAILING
MT-07	ALUMINUM TRAILING
MT-08	SHEET METAL PANEL
SH-01	COMPOSITION SHINGLE ROOF
ST-01	STONE VENEER - LIMESTONE RUBBLE 4" THICK
ST-02	CUT STONE SILL
WD-01	WOOD COLUMN TO STAIN
WD-02	WOOD FASCIA
WD-03	WOOD SILL
WD-04	WOOD BEAM TO STAIN

B2&C1 ARCHITECTURAL ELEMENTS:

1. AWNINGS / CANOPY
2. DISPLAY WINDOWS
3. DIVIDED LITE WINDOWS
4. DISTINCTIVE LIGHT FEATURE
5. VARIED ROOF HEIGHTS
6. GABLE WINDOWS

BUILDING UNIT - B2-C1			
Horizontal Building Articulation:			
Buildings Greater Than 40 Feet in Width, less than 80 feet in Width			
	Front	Private Drive	
A	Minimum of one horizontal articulation is required that is at least 20% of the building's total street-facing length	13'-6 1/4" (20%)	16'-3 1/4" (31%)
B	Building's total street-facing length	66'-2 1/4"	52'-5 1/4"
C	Depth articulation of at least two feet (2') shall be required for every thirty feet (30') of building facade length	Complies	Complies

BUILDING UNIT - B2-C1			
Horizontal Building Articulation:			
Buildings Greater Than 40 Feet in Width, less than 80 feet in Width			
	Front	Private Drive	
A	Minimum of one horizontal articulation is required that is at least 20% of the building's total street-facing length	13'-6 1/4" (20%)	16'-3 1/4" (31%)
B	Building's total street-facing length	66'-2 1/4"	52'-5 1/4"
C	Depth articulation of at least two feet (2') shall be required for every thirty feet (30') of building facade length	Complies	Complies

Project:

parcHAUS - Garland

3309 Castle Drive
Garland, Texas

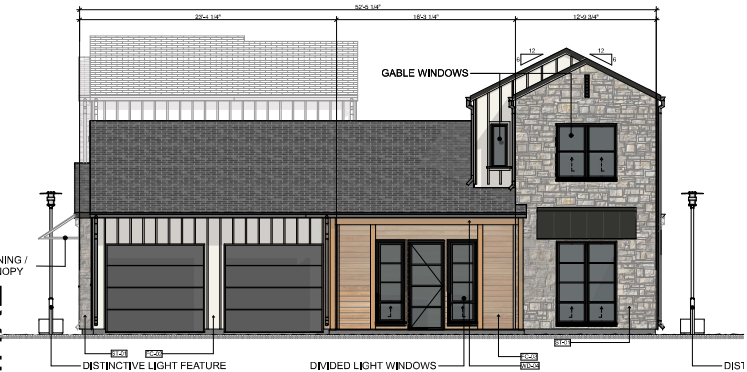
Owner:

PROVIDENT REALTY ADVISORS
Glen Laiter
10210 N. Central Expressway, Suite 300
Dallas, Texas 75231
972 . 385 . 4193

Architect:

M A R E K Architecture
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
214 . 380 . 9351
marekarchitecture.com

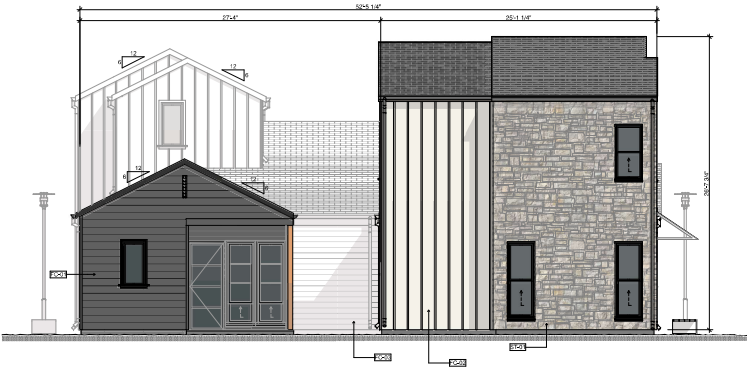
EXHIBIT E



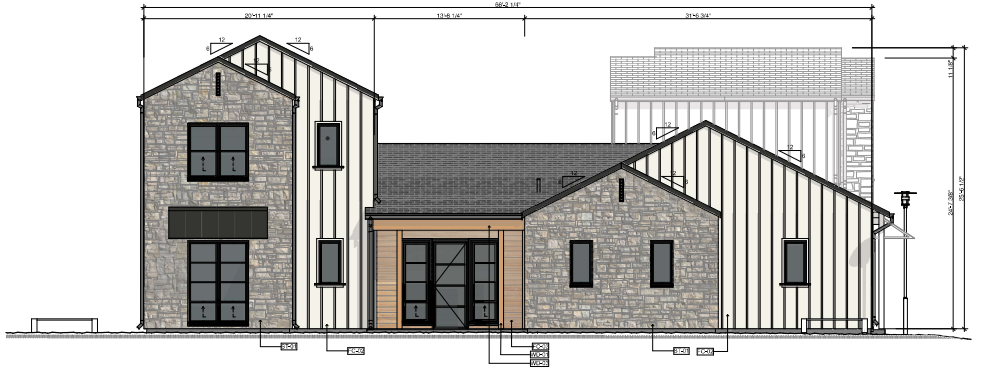
4 PRIVATE DRIVE RIGHT ELEVATION - B2&C1 (RIGHT)
SCALE: 3/16" = 1'-0"



3 COURTYARD SOUTH ELEVATION - B2&C1 (REAR)
SCALE: 3/16" = 1'-0"



2 COURTYARD EAST ELEVATION - B2&C1 (LEFT)
SCALE: 3/16" = 1'-0"



1 MAIN DRIVE ELEVATION - B2&C1 (FRONT)
SCALE: 3/16" = 1'-0"

Seal:

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
25 JANUARY 2022

Key Plan:

EXHIBIT E

Drawing Title:

B2&C1
ELEVATIONS

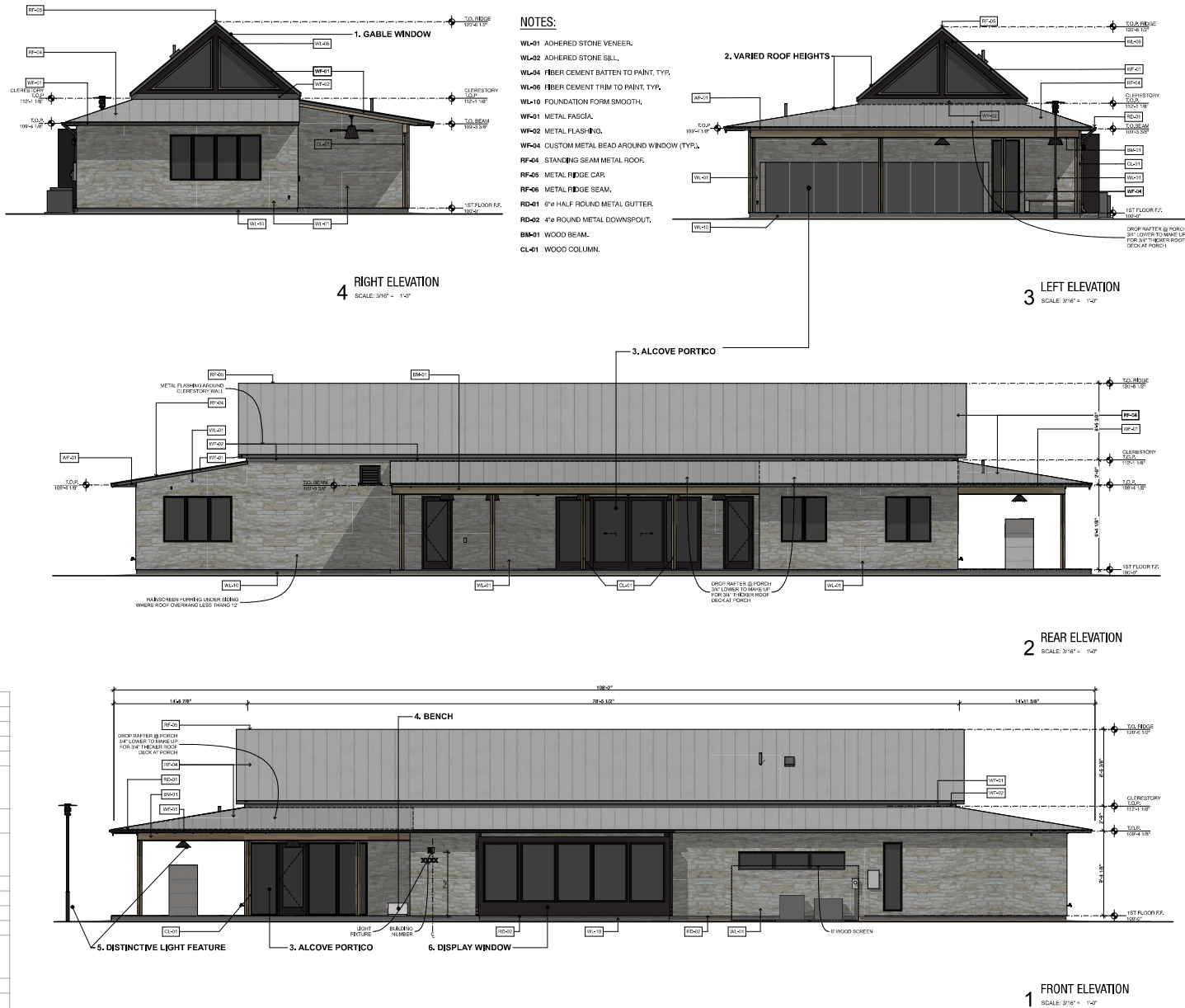
Issued For: DEVELOP. REVIEW

Date: 25 JANUARY 2022

Project Number 2141

Sheet Number

A3.23



AMENITY CENTER		
Horizontal Building Articulation:		
Buildings Greater Than 80 feet in Width	Calculations	
	Front	Left
A Minimum of one horizontal articulation is required that is at least 30% of the building's total street-facing length.	18'-2 3/4" + 14'-9 1/4" = 33'-0"	NA
B Building's total street-facing length equals greater than 80'	105'-2 3/4"	36'-5 1/4"
C Depth articulation of at least four feet (4') shall be required for at least thirty percent (30%) of building facade length.	Complies	NA
Vertical Building Articulation:		
Buildings Greater Than 50 feet in Width	Calculations	
A Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing facade length.	80'-4" (76%)	NA
B Building's total street-facing width.	105'-2 3/4"	36'-5 1/4"
C Height articulation for flat roofs of at least three (3) shall be required for every fifty feet (50') of building facade width.	NA	NA
D Building's non-articulated height	9'-4 1/8"	NA

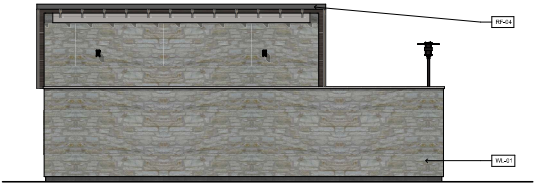
NOTES:

- WL-01 ADHERED STONE VENEER,
WL-02 ADHERED STONE SILL,
WL-04 FIBER CEMENT BATTEN TO PAINT, TYP,
WL-06 FIBER CEMENT TRIM TO PAINT, TYP,
WL-10 FOUNDATION FORM SMOOTH,
WF-01 METAL FASCIA,
WF-02 METAL FLASHING,
WF-04 CUSTOM METAL BEAD AROUND WINDOW (TYP),
RF-04 STANDING SEAM METAL ROOF,
RF-05 METAL RIDGE CAP,
RF-06 METAL RIDGE SEAM,
RD-01 6" x HALF ROUND METAL GUTTER,
RD-02 4" x ROUND METAL DOWNSPOUT,
BM-01 WOOD BEAM,
CL-01 WOOD COLUMN.

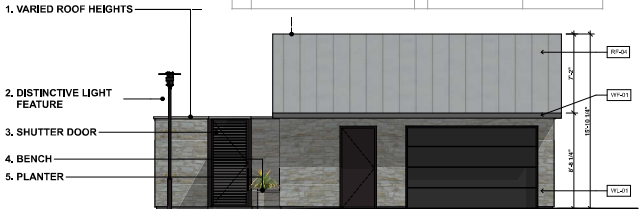
TRASH/ MAINTENANCE ARCHITECTURAL ELEMENTS

1. VARIED ROOF HEIGHTS.
2. DISTINCTIVE LIGHT FEATURE.
3. SHUTTER DOORS,
4. BENCHES FOR OUTDOOR SITTING,
5. PLANTER.
6. GABLE WINDOW.

TRASH & MAINTENANCE BUILDING		
Horizontal Building Articulation:		
Buildings Greater Than 40 Feet in Width, less than 80 feet in Width		Calculations
A	Minimum of one horizontal articulation is required that is at least 20% of the building's total street-facing length	NA - Under 40'
B	Building's total street-facing length	36'
C	Depth articulation of at least two feet (2') shall be required for every thirty feet (30') of building facade length	NA
Vertical Building Articulation:		
Buildings Greater Than 50 feet in Width		Calculations
A	Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing facade length.	NA - Under 50'
B	Building's total street-facing width.	36'
C	Height articulation for flat roofs of at least three (3') shall be required for every fifty feet (50') of building facade width.	NA
D	Building's non-articulated height	NA



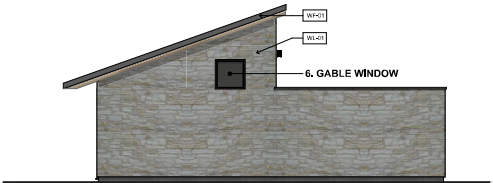
5 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



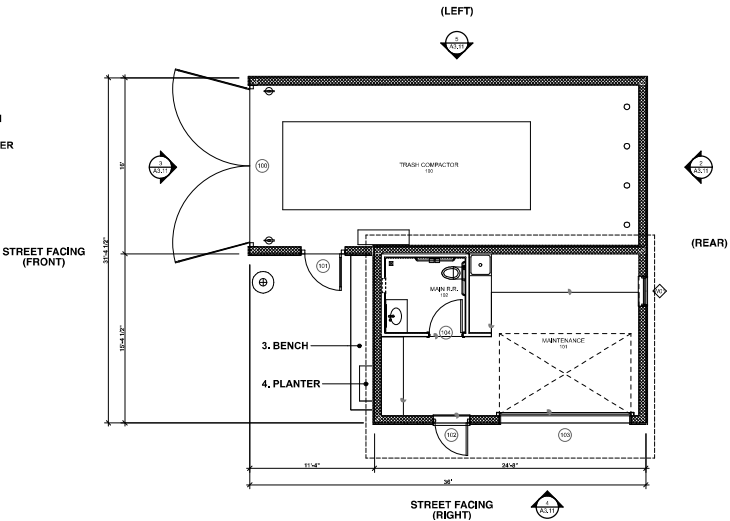
4 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



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



2 REAR ELEVATION
SCALE: 3/16" = 1'-0"



1 FLOOR PLAN - TRASH COMPACTOR/ MAINTENANCE
SCALE: 3/16" = 1'-0"

Project:

parcHAUS -
Garland

3309 Castel Drive
Garland, Texas

Owner:

PROVIDENT REALTY ADVISORS

Glen Lanier
10210 N. Central Expressway, Suite 300
Dallas, Texas 75231
972 . 385 . 4183

Architect:

MAREK Architecture
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
214 . 380 . 9351
marekarchitecture.com

Seal:

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
25 JANUARY 2022

Issues:

EXHIBIT E

Drawing Title:

Trash &
Maintenance
Relief Plan &
Elevations

Issued For: DEVELOP. REVIEW

Date: 25 JANUARY 2022

Project Number 2141

Sheet Number

A3.11

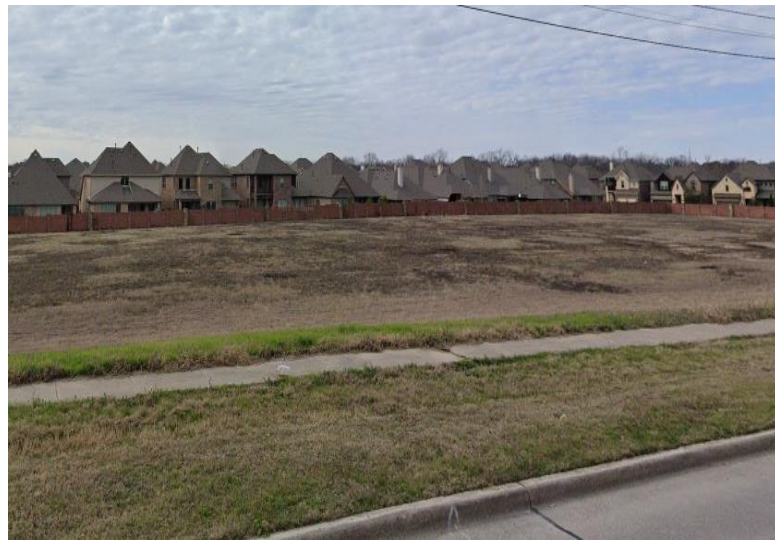
Z 21-62



View of the subject property from Firewheel Parkway



Looking southeast of the subject property (City of Rowlett)



Looking west of the subject property



Looking west of the subject property

To date we have not received any responses for this case.



GARLAND

Plan Commission

2. j.

Meeting Date: 03/16/2022

Item Title: Z 22-02 Don Gordon Report and Attachments - Zoning (District 8)

Summary:

Consideration of the application of **Don Gordon**, requesting approval of an Amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use. This property is located at 2025 Old Mill Run. (District 8) (File Z 22-02 – Zoning)

Attachments

Z 22-02 Don Gordon Report and Attachments (Zoning)

Z 22-02 Don Gordon Responses

Planning Report

File No: Z 22-02/District 8

Agenda Item:

Meeting: Plan Commission

Date: March 16, 2022



GARLAND
TEXAS MADE HERE

REQUESTS

Approval of an Amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use.

Approval of a Detail Plan on a property zoned Planned Development (PD) District 82-42 for Automobile Repair, Major Use.

LOCATION

2025 Old Mill Run

APPLICANT

Don Gordon

OWNER

Don Gordon

BACKGROUND

In 1982, City Council approved a zoning change on a 152-acre site from Single-Family (SF-7) District, Two-Family (2F) District, and Community Retail (CR) District to Planned Development (PD) District 82-42. The subject site is located in Tract 3, which allows Community Retail (CR) Uses. The Planned Development (PD) District 82-42 has a total of three (3) tracts. Tract 1 allows Single-Family Uses and Tract 2 allows Duplex Uses.

The applicant requests approval of an amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use on Tract 3 by right. As per the Garland Development Code, Automobile Repair, Major Use is not allowed by right or by Specific Use Provision (SUP) in the Community Retail (CR) District.

SITE DATA

The proposed Detail Plan portion of the site is approximately 0.373 acres with 72 linear feet of frontage along Old Mill Run. The primary access to the site is from Old Mill Run.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 82-42 and Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. The applicant proposes an Automobile Repair, Major Use in an existing 5,390 square-foot building. The applicant is only proposing automobile bodywork and paint services on the subject site; the applicant states that mechanical repairs are conducted off-site. A Planned Development (PD) Condition is drafted prohibiting mechanical repairs ordinarily allowed in Automobile Repair, Major Use such as engine and transmission repairs. Automobile Repair, Minor Use is permitted on the subject property by right.

The hours of operation are from Monday – Friday from 8am to 5pm and 8am to 12pm (noon) on Saturday.

2. As per the GDC, Section 2.52(3)(f); Automobile Repair, Major uses may not conduct any outdoor vehicle or equipment repairs or store overnight vehicles, parts, equipment, or accessories outdoors, except as follows:
 - Vehicles currently being repaired may remain on-site for a maximum of ninety calendar days.
 - All vehicles stored on-site must be kept either in a secured garage bay or in a secured, gate access parking lot enclosed by a blind fence or wall at least six feet high and enclosing area of at least 600 square feet per garage bay.
 - A Major Automobile Repair business may not conduct, or market, the on-site sale of motor vehicles. It shall be an affirmative defense to prosecution that the on-site sale, or marketing, of a motor vehicle is the incidental sale of an unclaimed vehicle where the vehicle was brought into the facility for repair but was then abandoned back to the repair facility by the owner of the vehicle.
 - A Major Automobile Repair establishment may keep a maximum of one wrecker on-site for incidental towing.

The applicant concurs with the Special Standards for the proposed use.

3. The site plan (Exhibit C) meets the GDC parking requirement.
4. Neither a building expansion nor a parking lot expansion is being proposed with this request. Therefore, landscaping requirements are not triggered by this request. An existing eight (8) foot wooden fence with a gate is located around the rear perimeter of the property. In addition, there is an existing brick wall located along the adjacent alleyway.
5. No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.
6. The applicant requests the Automobile Repair, Major Use to be allowed by right.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Neighborhood Centers. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is

predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east, south, and north are zoned Planned Development (PD) District 82-42. The properties consist of an automobile repair shop, educational institution (Harari Community Center), and a shopping center. The area to the west is currently zoned Planned Development (PD) District 09-21 and is developed with single-family homes.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use.

Approval of a Detail Plan on a property zoned Planned Development (PD) District 82-42 for Automobile Repair, Major Use.

As mentioned in the report, a PD Condition is drafted prohibiting mechanical repairs ordinarily allowed in Automobile Repair, Major Use such as engine and transmission repairs.

ADDITIONAL INFORMATION

Location Map
Exhibits
SUP Conditions
Photos

CITY COUNCIL DATE: April 5, 2022

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
(972) 205-2454
Khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-02

2025 Old Mill Run

INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-02

2025 Old Mill Run

- I. Statement of Purpose:** The purpose of this Planned Development District is to amend the Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use by right at 2025 Old Mill Run.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 82-42, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 82-42 and the Community Retail(CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Site Layout: The Automobile Repair, Major Use shall be in conformance with the layout in Exhibit C.
- B. Signage: All signage shall comply with the GDC requirements.
- C. Vehicle Repair: The Automobile Repair, Major Use shall only conduct bodywork and vehicle paint work on the subject site. Mechanical repairs ordinarily allowed with Automobile Repair, Major Use, as defined by the Garland Development Code, such as engine and transmission repairs, are prohibited on the subject property. Automobile Repair, Minor Use, as defined by the Garland Development Code, is allowed on the subject property.

Z 22-02



View of the subject property along Old Mill Run.



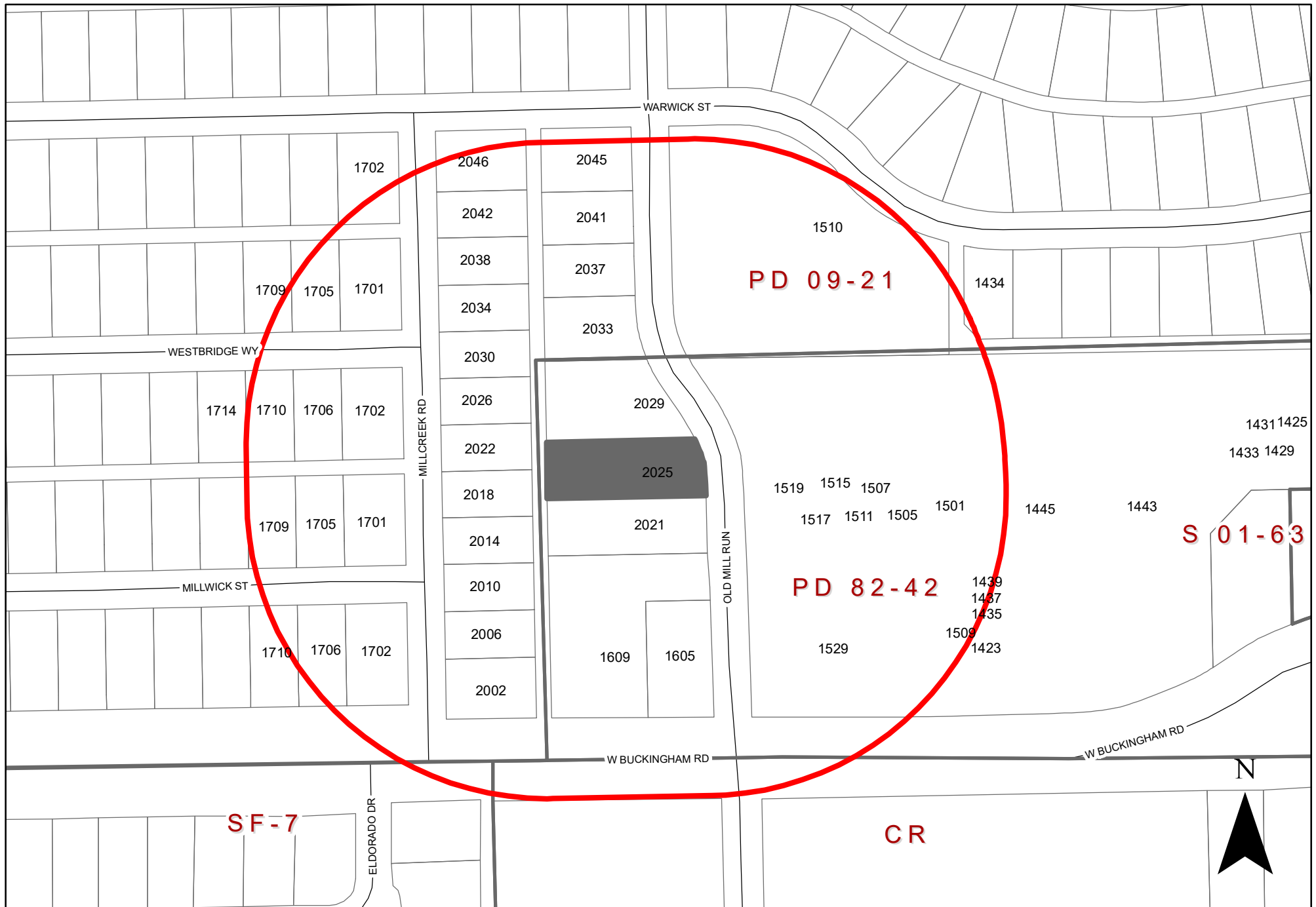
North of the subject property along Old Mill Run.



South of the subject property along Old Mill Run.



East of the subject property along Old Mill Run.



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-02

INDICATES AREA OF REQUEST
INDICATES AREA OF NOTIFICATION

2025 Old Mill Run

To date we have not received any responses for this case.



GARLAND

Plan Commission

2. k.

Meeting Date: 03/16/2022

Item Title: Z 22-02 Don Gordon Report and Attachments - Detail Plan (District 8)

Summary:

Consideration of the application of **Don Gordon**, requesting approval of a Detail Plan for Automobile Repair, Major Use. This property is located at 2025 Old Mill Run. (District 8) (File Z 22-02 – Detail Plan)

Attachments

Z 22-02 Don Gordon Report and Attachments - Detail Plan (District 8)

Planning Report

File No: Z 22-02/District 8

Agenda Item:

Meeting: Plan Commission

Date: March 16, 2022



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of an Amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use.

Approval of a Detail Plan on a property zoned Planned Development (PD) District 82-42 for Automobile Repair, Major Use.

LOCATION

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Don Gordon

OWNER

Don Gordon

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The hours of operation are from Monday – Friday from 8am to 5pm and 8am to 12pm (noon) on Saturday.

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STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use.

Approval of a Detail Plan on a property zoned Planned Development (PD) District 82-42 for Automobile Repair, Major Use.

As mentioned in the report, a PD Condition is drafted prohibiting mechanical repairs ordinarily allowed in Automobile Repair, Major Use such as engine and transmission repairs.

ADDITIONAL INFORMATION

Location Map
Exhibits
SUP Conditions
Photos

CITY COUNCIL DATE: April 5, 2022

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
(972) 205-2454
Khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-02

2025 Old Mill Run

INDICATES AREA OF REQUEST

EXHIBIT C

LEGAL DESCRIPTION

STATE OF TEXAS.
COUNTY OF DALLAS:

BEING A TRACT OR PARCEL OF LAND OUT OF LOT 17, BLOCK 1 IN THE JACOB REAGER SURVEY, ABSTRACT NO. 1259, IN THE NORTH STAR WEST ESTATES, 4TH SECTION ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 7645, PAGE 2562, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, FOR REFERENCE, AT THE INTERSECTION OF THE NORTH LINE OF BUCKINGHAM ROAD (100 FOOT RIGHT-OF-WAY, WITH THE WEST LINE OF OLD MILL RUN (50 FOOT RIGHT-OF-WAY):

THENCE NORTH 00 DEGREES 44 MINUTES WEST WITH THE WEST LINE OF OLD MILL RUN, A DISTANCE OF 291.65 FEET TO AN "X" FOUND FOR CORNER AT THE POINT OF BEGINNING:

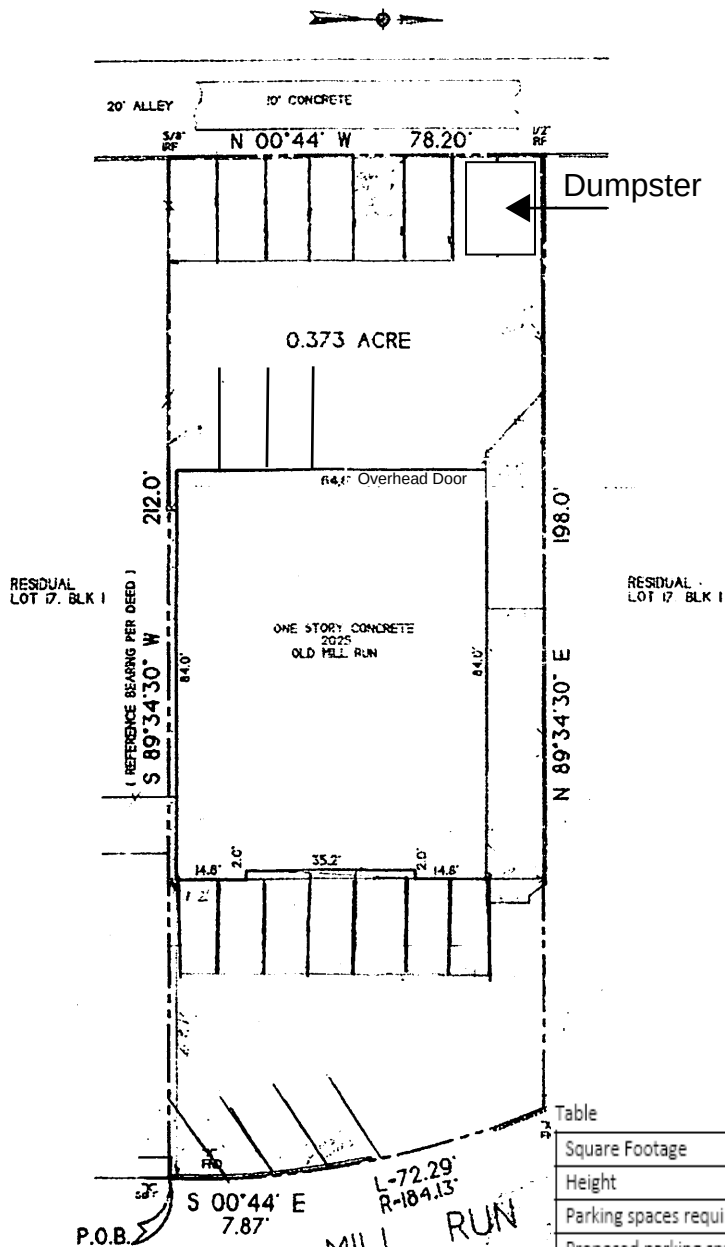
THENCE SOUTH 89 DEGREES 34 MINUTES 30 SECONDS WEST, LEAVING THE WEST LINE OLD MILL RUN, A DISTANCE OF 22.0 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE EAST LINE OF A 20 FOOT ALLEY:

THENCE NORTH 00 DEGREES 44 MINUTES WEST, WITH THE EAST LINE OF A 20 FOOT WIDE ALLEY, A DISTANCE OF 78.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER:

THENCE NORTH 89 DEGREES 34 MINUTES 30 SECONDS EAST, LEAVING THE EAST LINE OF A 20 FOOT ALLEY, A DISTANCE OF 198.0 FEET TO AN "X" FOUND IN CONCRETE, SAID POINT BEING IN THE WEST LINE OF OLD MILL RUN AND IN A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22 DEGREES 29 MINUTES 39 SECONDS, A RADIUS OF 184.13 FEET, AND AN ARC DISTANCE OF 72.29 FEET TO AN "X" FOUND FOR CORNER:

THENCE SOUTH 00 DEGREES 44 MINUTES EAST, WITH THE WEST LINE OF OLD MILL RUN, A DISTANCE OF 7.87 FEET TO AN "X" SET FOR CORNER AND SAID POINT BEING THE POINT OF BEGINNING AND CONTAINING 16,263 SQUARE FEET OR 0.373 ACRE OF LAND.

NOTE: PER THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4813C0220J THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN)



Table

Square Footage	5390
Height	20 Feet
Parking spaces required	18
Proposed parking spaces	18
Zoning District	PD22-02
Acres of Site	0.373 Acres

Case No. 211214-3

Z 22-02



View of the subject property along Old Mill Run.



North of the subject property along Old Mill Run.



South of the subject property along Old Mill Run.



East of the subject property along Old Mill Run.