



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION -REMOTE MEETING-

March 8, 2021 at 7:00 p.m.

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the Plan Commission will hold this meeting by internet/telephonic remote means on Monday, March 8, 2021 at 7:00 p.m.

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

https://garlandtx.zoom.us/webinar/register/WN_cK-nABRLQkiPVuGqanBjcQ

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

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

**877-853-5247
888-788-0099**

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

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

The Meeting ID is: 981 6766 7204

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

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

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

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

CONSENT AGENDA

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

1. MINUTES

- a. Plan Commission Minutes for February 22, 2021.

2. PLATS

- a. P 21-06 Escarcega Addition Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. MISCELLANEOUS

- a. Introduction of Judson Rex, Assistant City Manager for Development.

4. ZONING

- a. Consideration of the application of **Il Stephens Development, LLC**, requesting approval of 1) a Change in Zoning from Single-Family-10 (SF-10) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver. This property is located at 2040 West Miller Road. (District 5) (File Z 20-42 - Zoning)
- b. Consideration of the application of **Il Stephens Development, LLC**, requesting approval of a Detail Plan for Single-Family Detached Homes. This property is located at 2040 West Miller Road. (District 5) (File Z 20-42 - 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: 03/08/2021

Item Title: Plan Commission Minutes for February 22, 2021

Summary:

Plan Commission Minutes for February 22, 2021.

Attachments

Plan Commission Minutes for February 22, 2021

Minutes of the Garland Plan Commission Meeting

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

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

COMMISSION PRESENT

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

STAFF PRESENT

Sr. Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Nabiha Ahmed

CONSENT AGENDA

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

MINUTES

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

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

- 2a. APPROVED** Consideration of the application of **Masterplan**, requesting approval of an Amendment to Planned Development (PD) District 14-23 for Downtown District

Uses and Mixed Uses. This property is located at 111 and 217 South Garland Avenue; 1413 West Avenue B; and 1412 and 1413 Rodando Drive. (District 2) (File Z 20-29 - Zoning)

Kira Wauwie, Principal Planner, presented the staff report.

Commissioner Rose asked if the proposed on-street parking was calculated into the parking for the interior parking and inquired as to the length requested for the Specific Use Provision.

Ms. Wauwie stated it was included with the project.

Mr. Guerin stated the request for the Specific Use Provision is for the drive-thru service.

Commissioner Ott asked staff what portion of Building One will be retail.

Ms. Wauwie stated Building One is designated as Dwelling Units.

There was discussion between Commissioner Ott and Ms. Wauwie regarding the changes in proposed number of apartments in the bank building and any proposed screening along the north side of the amenity area and pool.

Commissioner Welborn asked for the location of the dumpster to be identified and whether the corner signage will remain.

Ms. Wauwie identified the dumpster location and provided information regarding the existing signage.

There was discussion between Commissioner Jenkins and Ms. Wauwie regarding the location of handicap parking in relation to the building entrance and elevators.

The applicant Maxwell Fisher, 2201 Main Street, Suite 180, Dallas, TX 75201, identified Mark Drumm, 10939 Yorkspring Drive, Garland, 75218 and Brandon Bolin, 3135 Honey Tree, Austin, TX 78746 as part of the development team and Josh Millsap, 3501 Olympus Blvd, Ste 100, Dallas, TX 75019 as the project engineer also attending.

Mr. Fisher provided an overview of the request and remained available for additional questions.

There was discussion between the Plan Commission, staff and applicants regarding non-residential traffic cutting through the complex, handicap parking locations, proposed parking, and the Specific Use Provision time length.

Residents speaking in opposition raised concerns regarding parking, property values, traffic, cut-through traffic and security.

Barbara Koos, 1421 Rodando Drive, Garland, TX 75042
Christopher Garrission, 1421 Rodando Drive, Garland, TX 75042

Steve Beshear, 1429 Rodando Drive, Garland, TX 75042
Teri Beshear, 1429 Rodando Drive, Garland, TX 75042
Johnny Bertrand, 1417 Rodando Drive, Garland, TX 75042

There were additional discussions with the applicants regarding on-street parking and a traffic analysis.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the amendment to PD 14-23 with the provision of 90-degree parking spaces along Rodando Drive and the provision of a detailed parking analysis be provided within five (5) years of the project for review. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays**

2b. APPROVED

Consideration of the application of **Masterplan**, requesting approval of a Specific Use Provision to allow a Drive-Through Service on a property zoned Planned Development (PD) District 14-23 for Downtown District Uses and Mixed Uses. This property is located at 111 and 217 South Garland Avenue; 1413 West Avenue B; and 1412 and 1413 Rodando Drive. (District 2) (File Z 20-29 - Specific Use Provision)

Motion was made by Commissioner Jenkins to approve the Specific Use Provision for a period of 15 years. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays**

2c. APPROVED

Consideration of the application of **Masterplan**, requesting approval of a Detail Plan for Multi-Family (MF) Uses on a property zoned Planned Development (PD) 14-23 for Downtown Uses. This property is located at 111 and 217 South Garland Avenue; 1413 West Avenue B; and 1412 and 1413 Rodando Drive. (District 2) (File Z

20-29 - Detail Plan)

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the Detail Plan. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays**

2d. APPROVED

Consideration of the application of **Amando Palacios**, requesting approval of an Amendment to Planned Development (PD) District 80-42 for Community Retail Uses to reconstruct an existing Restaurant, Drive-Through. This property is located at 5621 Broadway Boulevard. (District 4) (File Z 20-41 - Zoning)

Nabiha Ahmed, Development Planner, presented the staff report.

There was discussion between Plan Commission and Ms. Ahmed to confirm replacement of landscaping and landscaping buffers, and existing and proposed signage.

The applicant Armando Palacios, 4821 Kingfisher Lane, Mesquite, TX 75181 provided additional information regarding the requested Specific Use Provision time period and remained available for questions.

There were no questions for this applicant.

Motion was made by Commissioner O'Hara to close the public hearing and **approve** the request. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays**

2e. APPROVED

Consideration of the application of **Amando Palacios**, requesting approval of a Specific Use Provision for Restaurant, Drive-Through. This property is located at 5621 Broadway Boulevard. (District 4) (File Z 20-41 – Specific Use Provision)

Motion was made by Commissioner O'Hara to close the public hearing and **approve** the Specific Use Provision (SUP) for 30 years. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays**

2f. APPROVED

Consideration of the application of **Amando Palacios**, requesting approval of a Detail Plan for Restaurant, Drive-Through. This property is located at 5621 Broadway Boulevard. (District 4) (File Z 20-41 - Detail

Plan)

Motion was made by Commissioner O'Hara to close the public hearing and **approve** the Detail Plan. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays**

2g. APPROVED

Consideration of the application of **JDJR Engineers & Consultants, Inc., Jim Dewy Jr.**, requesting approval of a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow deviations for an existing pole sign and a new pylon sign. This property is located at 801 East Interstate Highway 30. (District 3) (File Z 20-46 - Zoning)

Nabiha Ahmed, Development Planner, presented the staff report.

The applicant Mohamed Sharaf, 105 YMCA Drive, Waxahachie, TX 75165 identified Melinda Nelson, 105 YMCA Drive, Waxahachie, TX 75165 as the Permitting Manager and the Construction Manager, Nick Vasquez 105 YMCA Drive, Waxahachie, TX 75165.

Mr. Sharaf provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission and the applicants regarding signage. The Plan Commission also spoke in favor of the request.

Motion was made by Commissioner Edwards to close the public hearing and **approve** the request. Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays**

2h. APPROVED

Consideration of the application of **JDJR Engineers & Consultants, Inc., Jim Dewy Jr.**, requesting approval of a Specific Use Provision renewal to continue the Drive-Through, Restaurant Use and Fuel Pumps, Retail Use. This property is located at 801 East Interstate Highway 30. (District 3) (File Z 20-46 - Specific Use Provision)

Motion was made by Commissioner Edwards to close the public hearing and **approve** the request. Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays**

2i. APPROVED

Consideration of the application of **JDJR Engineers & Consultants, Inc., Jim Dewy Jr.**, requesting approval of a Detail Plan for Community Retail Uses. This property is located at 801 East Interstate Highway 30. (District 3) (File Z 20-46 – Detail Plan)

Motion was made by Commissioner Edwards to close the public hearing and **approve** the request. Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 9:11 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 03/08/2021

Item Title: P 21-06 Escarcega Addition Final Plat

Summary:

P 21-06 Escarcega Addition Final Plat

Attachments

P 21-06 Escarcega Addition Final Plat Report and Attachments

Planning Report

File No: P 21-06/District 5

Agenda Item:

Meeting: Plan Commission

Date: March 8, 2021



GARLAND

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FINAL PLAT

Escarcega Addition Final Plat

LOCATION

3131 Cortez Drive

ZONING

Single-Family-7 (SF-7) District

NUMBER OF LOTS

One (1)

ACREAGE

0.358 Acre

BACKGROUND

The applicant requests to establish one (1) lot to build a single-family home.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

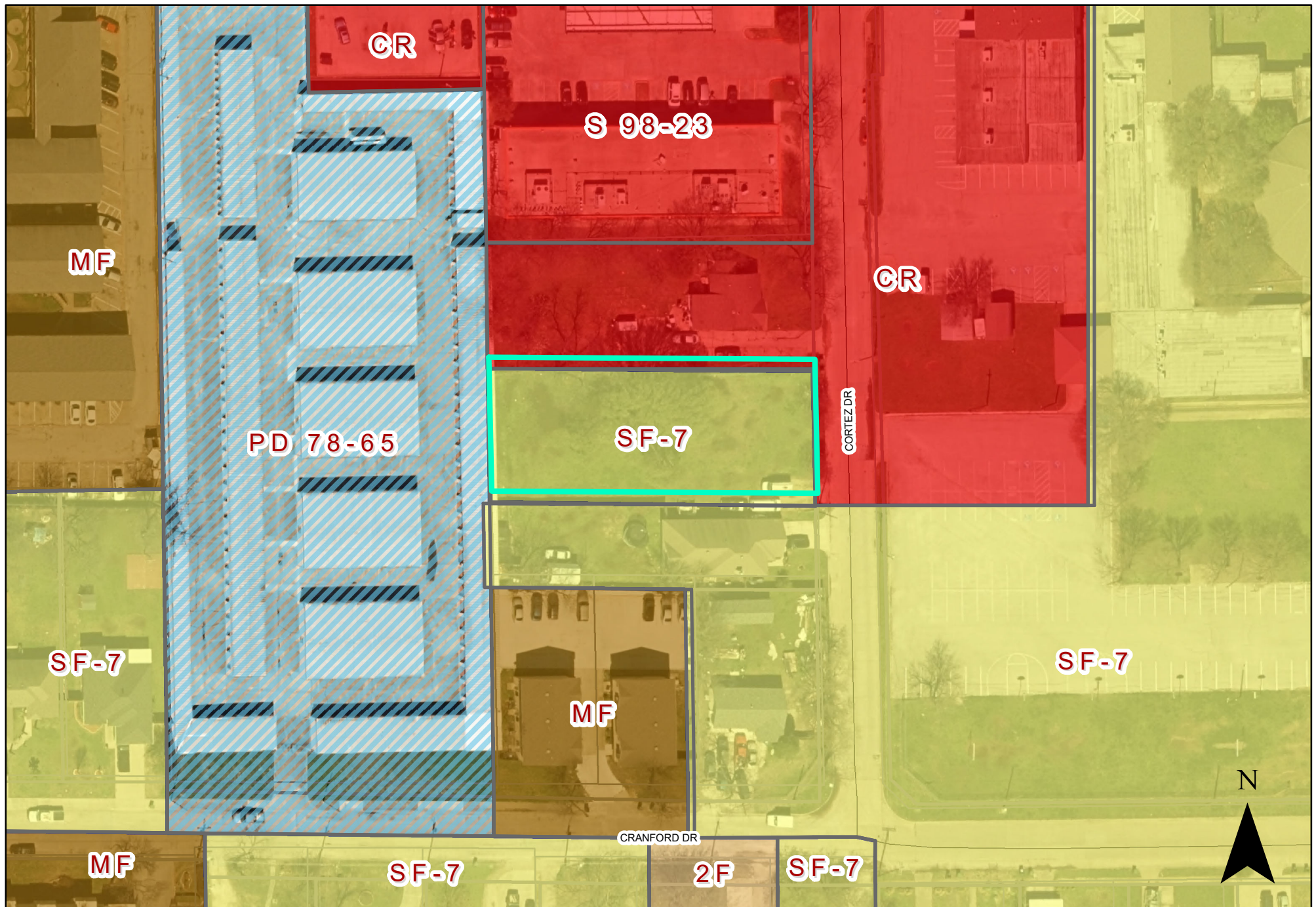
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

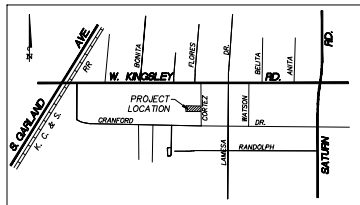
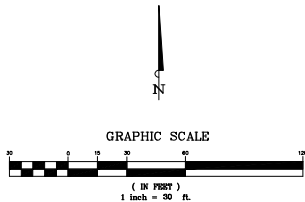
Will Guerin, AICP
Director of Planning



Plat Map P 21-06



INDICATES AREA
OF REQUEST



LOCATION MAP
(NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

Whereas JONATHAN G. ESCARCEGA is the owner of a tract of land situated in the JOHN CASEY SURVEY, ABSTRACT NO. 351, Dallas County, Texas, and being part of Lot 9 of Kingsley Road Pecan Acres, an Addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 6, Page 94, Plat Records, Dallas County, Texas, and being all of a tract of land described in deed to Jonathan G. Escarcega as recorded in County Clerk's File No. 201902283563, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" diameter iron rod found with yellow plastic cap in the West line of Cortez Drive (a 40 foot right of way at this point), said iron rod also being at the Northeast corner of a tract of land described in deed to Carla Johnson and Jerome D. Bailey, as recorded in County Clerk's File No. 20080324863, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 11 minutes 00 seconds West, 195.00 feet, with the North line of said Johnson and Bailey tract, to a 1/2" diameter iron rod found at the Northwest corner of said Johnson and Bailey tract, said iron rod also being in the East line of a tract of land described in deed to Storage Equities/PS Partners III-Kingsley Road, as recorded in Volume 84097, Page 4368, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 28 minutes 00 seconds East, 80.00 feet, with the said East line of Storage Equities tract, to a 1/2" diameter iron rod found at the Southwest corner of a tract of land described in deed to Ruffo Vega and Rosalia Vega, as recorded in Volume 2002074, Page 6287, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 11 minutes 00 seconds East, 195.00 feet, with the South line of said Vega tract, to a 1/2" diameter iron rod found at the Southeast corner of said Vega tract, said iron rod also being in the said West line of Cortez Drive;

THENCE South 00 degrees 28 minutes 00 seconds West, 80.00 feet, with the said West line of Cortez Drive, to the PLACE OF BEGINNING and containing 15,600 square feet (0.358 acre) of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

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

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

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

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

Jonathan G. Escarcega

STATE OF TEXAS:
COUNTY OF DALLAS:

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

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

Notary Public in and for the State of Texas

SURVEYOR'S AFFIRMATION

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

Dated this the _____ day of _____, 20____.

Bryan N. Partain
Texas Registered Professional Land Surveyor No. 4592

STATE OF TEXAS:
COUNTY OF DALLAS:

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

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

Notary Public in and for the State of Texas

Approved and accepted for the City of Garland this _____ day of _____, 20____ by the City Plan Commission of the City of Garland, Texas.

Director of Planning

Chairman of Plan Commission

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

THE PURPOSE OF THIS REPLAT IS TO CREATE A SINGLE LOT ON WHICH TO CONSTRUCT A SINGLE FAMILY RESIDENCE.

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHDRAWING OF UTILITIES AND BUILDING PERMITS.

BASIS OF BEARINGS IS THE WEST LINE OF CORTAZ DRIVE BEING SOUTH 0 DEGREES 28 MINUTES WEST AS SHOWN ON THE PLAT OF KINGSLEY ROAD PECAN ACRES RECORDED IN VOLUME 6, PAGE 94, PLAT RECORDS, DALLAS COUNTY, TEXAS.

FINAL PLAT
ESCARCEGA ADDITION
LOT 1 BLOCK 1
A REPLAT OF PART OF LOT 9
KINGSLEY ROAD PECAN ACRES
JOHN CASEY SURVEY ~ ABST. NO. 351
GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 200730-3

OWNER:
Jonathan G. Escarcega
6464 Payton Drive
Fort Worth, Texas 76131
(214) 454-5167

SURVEYOR
Bryan N. Partain
3800 Southern Drive
Garland, Texas 75044
Phone (409) 246-3000
Fax (409) 246-3146

LEGEND:
1/2" IRF
1/2" CM
1/2" DRCT
1/2" OPDRCT
1/2" DIAMETER IRON ROD FOUND
1/2" DIAMETER CAPPED IRON ROD FOUND
CONTROL MONUMENT
DEED RECORDS DALLAS COUNTY TEXAS
OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

Coordinates shown hereon are on Grid, are not scaled, and are tied to the Texas Coordinate System of 1983, North Central Zone (4202) using City of Garland Geodetic Control (2002 Datum) Monuments GPS37 and GPS51.

GPS37
N = 7007085.82
E = 2531806.90

GPS51
N = 7007633.62
E = 2537138.65

SPACE RESERVED FOR
COUNTY RECORDING LABEL.



GARLAND

Plan Commission

3. a.

Meeting Date: 03/08/2021

Item Title: Introduction of Judson Rex, Assistant City Manager for Development

Summary:

Introduction of Judson Rex, Assistant City Manager for Development.



GARLAND

Plan Commission

4. a.

Meeting Date: 03/08/2021

Item Title: Z 20-42 II Stephens Development, LLC - Zoning (District 5)

Summary:

Consideration of the application of **II Stephens Development, LLC**, requesting approval of 1) a Change in Zoning from Single-Family-10 (SF-10) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver. This property is located at 2040 West Miller Road. (District 5) (File Z 20-42 - Zoning)

Attachments

Z 20-42 II Stephens Development Report and Attachments (Zoning)

Planning Report

File No: Z 20-42/District 5

Agenda Item:

Meeting: Plan Commission

Date: March 8, 2021



GARLAND

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REQUEST

Consideration of the application of II Stephens Development, LLC, requesting approval of 1) a Change in Zoning from Single-Family-10 (SF-10) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver.

Consideration of the application of II Stephens Development, LLC, requesting approval of a Detail Plan for Single-Family Detached Homes.

LOCATION

2040 West Miller Road

APPLICANT

II Stephens Development, LLC

OWNER

Indian Pentecostal Church Hebron Dallas, Inc.

BACKGROUND

The site is currently zoned Single-Family-10 (SF-10) District. Existing improvements on the property include one (1) single-family dwelling and accessory buildings. The applicant requests approval of a Change in Zoning for a Planned Development (PD) District based in the Single-Family-5 (SF-5) District allowing for modification of development standards and an Alley Waiver. Accompanying this request is a proposed Detail Plan for Single-Family Detached Homes.

The applicant intends to develop the property into a residential community with seventy-four (74) lots for single-family residential dwellings and five (5) Home Owner's Association (HOA) lots for open space.

SITE DATA

The subject property contains 15.27 acres and has approximately 468 feet of frontage along Miller Road and approximately 1,140 feet of frontage along Sherwood Drive. Vehicular and non-motorized (pedestrian, bicycles) access to the site would be accomplished from each of the abutting streets.

The site slopes from north to south. A tributary stream of Duck Creek is located at its south boundary.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Single-Family-10 (SF-10) District which allows single-family residential use. 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.

CONSIDERATIONS

Detail Plan

1. The applicant proposes Single-Family (SF-5) District as the “base” district for the Planned Development (PD) District. The Detail Plan shows seventy-four (74) single-family detached homes and five (5) HOA lots.
2. The application indicates that this development is modeled after the Riverset Master-Planned Community currently under construction at the southwest corner of Shiloh Road and Buckingham Road. Although the subject site is smaller with approximately fifteen (15) acres in comparison to the Riverset’s approximate 100 acres, the intent of this proposed development is to establish a community with generous open spaces including a trail system, homes on Garden Home Lots, and a row of mews lots with homes that have front doors oriented onto an open space area and garage access from an oversized (thirty (30) foot wide, compared to the standard twenty (20) foot wide alley) back alley.

In order to accomplish this style of community the applicant requests to deviate from the SF-5 District development standards per Section 2.34 (Table 2-3) of the GDC. The deviations include lesser lot area, width, setbacks, increased building height and increased lot coverage. The applicant indicates the deviations would achieve less yard area and lower maintenance living. The table in Consideration 7 indicates the specific deviations proposed.

3. Screening and Landscaping

The application includes entry walls, open spaces/common areas and greenbelts with a trail system. Along the trail system includes benches and landscaping to create a useful and passive open space for the community. Sidewalks will be provided along the public streets. The proposed landscape improvements are shown on Exhibit D.

The Garland Development Code (GDC) requires perimeter screening between residential development and a Type D thoroughfare. Miller Road is a Type D street. The applicant proposes a six-foot high masonry screen wall and large canopy trees. The GDC requires one large canopy tree for every fifty feet of street of street frontage. Nine (9) large canopy trees are required whereas the plan shows thirteen (13) large canopy trees in an HOA tract ranging from nine (9) feet, ten (10) inches to fifty-four (54) feet of width although only eight (8) feet is required. The greater degree of open space and trees at the entry of the development establishes a more open setting for the smaller lots.

Although not required, tubular steel fencing is proposed as an option in open space areas.

Individual Lot Fencing

The application proposes screening of garbage containers along alleys with wood butt joint fencing from four to six feet in height. Additionally, the residential street side corner lots and all “return fencing” are proposed to be constructed of cedar butt joint stained pickets with a flat top rail or tubular steel painted black. These additional fencing proposals are not required by the GDC and add to the character and quality of the development proposal.

Fencing on residential lots abutting an open space lot or greenbelt is proposed as tubular steel painted black; no solid fencing other than a masonry courtyard wall under 42-inches would be permitted abutting an open space or greenbelt. However, landscape borders such as trimmed hedges would be allowed.

Trees on Individual Lots

Two large canopy trees are required for each individual lots per the GDC. One of the trees is to be placed in the front yard while the other tree may be placed in another location on the lot. The applicant proposes that lots fronting onto common open space lots are allowed to place their required tree in the common open space lot. The GDC does not specify the number or location of trees in common open space areas. The placement of the trees in the common open space will contribute to that HOA open space resulting in the individual residential lot(s) with fewer trees unless the home owner elects to place a tree in their front yard. It is recommended to place the tree in the open space in front of the respective individual lot.

Open Space

The applicant proposes a 2.27-acre floodplain as a private park to the HOA. The common area will include floodplain, detention areas, and mini parks connected with a pedestrian trail system which connects to public sidewalks along streets. Although the plans do not show other amenity features beyond the trail, the project narrative states that there could be signage, lighting, bike racks, water fountains, trash cans, and doggie waste stations. It is recommended that as a measure to provide a higher level of amenity area benches, picnic tables, and barbeque stations should be required. A condition is included to require one bench for every 300 linear feet of trail system, as a 300-foot distance is comparable to a standard short block distance and benches would provide resting places for pedestrians. Further a condition is included to require two picnic tables and barbeque stations in the development's open space.

4. Alley Waiver

The applicant requests an Alley Waiver to allow lots without alleys. The waiver would be applicable to lots on the west and southern perimeter of the property; the other lots are proposed with alley access. 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.

5. Garages

Front and Alley Access to Garages

The proposed development will consist of front entry garages for lots without alleys and rear entry garages for lots with alleys and mews alley. The setback for garages is proposed at a minimum of twenty (20) feet from the street or alley right-of-way line. The western and southern lots would have front garages accessed from the street and no alley access. All of the other lots would have alley access with rear garages accessed from the alley. The Paving Plan (Exhibit F) displays the location of driveways. The application also indicates that the garage doors would not be placed behind the street facing façade of the house. That is the garages could sit in-line with the front façade of the house or in front of the house. However, the twenty (20) foot setback of the garage to the street/property line or alley/property line would be required.

Specifically, the applicant is proposing to deviate from the following requirements per Section 4.84 (C)(2) listed below:

- Rear entry;
- "J" drives, for front entry properties;
- "Swing" drives, for side entry properties; or
- Offset front entry with the garage door set back at least five feet behind the front building face.

The small Garden Home lot sizes, lots proposed without alleys, and existing overall site width contribute to these garage deviation requests.

6. Building Facades

The building materials proposed would be in accordance with the sample house elevations; however, this may be secured in a development agreement.

Variation of Elevations

The application proposes that the home designs with the same or similar façade, materials, or colors should be separated by a minimum of three (3) houses on the same side of the street and should not be located directly across or diagonally across the street from one another. Furthermore, if a home design is repeated on an adjacent lot it should be of a different architectural style or two (2) of the following three (3) elevation changes: brick color, roof color, or flipped (mirrored) plan.

The GDC includes requirements for variation of elevations, which encourage a more interesting and less monotonous visual appearance to the street fronts. The GDC specifies the front building elevation of a dwelling must not be duplicated on the three (3) adjacent houses on both sides, or on the four houses directly across the street. Relief of this requirement is allowed however if the building materials and the architectural elements, such as windows, dormers, facade offsets, or overhangs, of a home are significant enough to make the front facade of the home look substantially different from its neighboring structures.

With the exception of the variation of façade elevation for home directly across the street, the proposal generally upholds the intent of the GDC.

Architectural Elements

Per the GDC, each dwelling unit shall incorporate at least three (3) of the following Architectural Elements:

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

The design elements that are proposed for each dwelling unit include:

- a. Multiple pane windows featuring either divided light or simulated divided light windows;

- b. Minimum 8:12 roof pitch; and
- c. Front covered porch with at least thirty (30) square feet of usable space, and a minimum depth of five feet (a deviation from the required forty (40) square feet of usable space, and minimum depth of five feet).

Windows and Doors

The application proposes not to include GDC requirements for windows and doors for the wall area of the front building face of the dwellings. The GDC requires a minimum twenty-five (25) percent of the wall area of the front building face of a dwelling to be windows and doors. However, the applicant's sample elevations indicate doors and windows on the front building face.

7. Summary of Standards and Deviations:

Development Standards	Required	Proposed	Analysis Summary
Lot Area Minimum	5,000 square feet	4,000 square feet	The modification of these development standards are warranted due to the long and narrow infill property; off-setting the smaller lots and minimized setbacks the applicant is including open space with a trail system. Additionally, the layout of the lots results in front yards facing existing front yards and rear yards backing to existing back yards in the adjacent developments. This pattern of lots creates a continuous street pattern which is a positive contribution to an existing development pattern.
Lot Width Minimum	55 feet 60 feet corner	40 feet for the majority of lots; 35 feet minimum eyebrow on lot number 25, 26, and 28 of Block A; and 30 feet minimum on Lot 2 Block C all as shown on Exhibit C	
Lot Coverage Maximum	50%	65%	
Front Setback Adjacent to Street Minimum	20 feet	10 feet with a maximum 5 foot encroachment for architectural features such as stoops, overhangs, courtyard walls, masonry chimneys, and bay windows, and 20 feet from the garage	
Side Setback Adjacent to Street Minimum	15 feet	10 feet	
Building Height Maximum	35 feet	40 feet, 2 stories	

Trees on Individual Lots	2 large canopy trees per individual lot, one in the front yard	Lots fronting onto open space are allowed to place the required front yard tree into the open space	The GDC does not regulate the number of trees in open space areas, this allowance would enhance the open space areas while providing the same number of trees required for the residential lots; the tree should be placed in the open space in front of the respective individual lot
Garages	5 foot offset, behind the street facing façade of the house where a garage door faces the street	Garage doors without an offset	Due to the Garden Homes proposed, the compact site, and smaller lot size, the placement of garage doors with an offset is limited
Variation of elevations	No elevation duplication on 3 adjacent houses on same side or 4 houses directly across the street	No elevation duplication on 3 adjacent houses on same side of street or 3 houses directly across the street	Although not exact, the intent of variation is close to the GDC standard.
Architectural Elements	Select from list, including front covered porch with 40 square feet of useable area and	Covered porch with 30 square feet of useable area	The small Garden Home style lot limits useable space
Windows and Doors	25 percent of the wall area to be windows and doors	No minimum standard	The sample elevations include doors and windows on the front building face

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. Traditional Neighborhoods are currently found

throughout Garland and provide areas for low to moderate density single-family detached residential housing.

The Traditional Neighborhood development type is primarily characterized as low density, single-family detached (between one (1) and six (6) dwelling units per acre). Non-residential sites within this category are typically up to three acres in size.

The proposal is consistent with the recommendation of the Envision Garland Plan in that it would allow for a density of four and eight tenths (4.8) dwelling units per acre, within the recommended one (1) to six (6) units per acre. Additionally, the Garden Home concept, mews open space and alley, along with passive open spaces with a trail network would add to the variety of housing options in the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north and west are zoned Single-Family-10 (SF-10) District and are developed with single-family residential homes. The properties to the east and south are zoned Single-Family-7 (SF-7) District and are developed with single-family residential homes.

The subject property is a large infill property located in the midst of existing residential neighborhoods. The proposed development maintains the residential uses established in the area. Although the proposed lots are smaller at 4,000+ square feet in comparison to the existing adjacent 7,000 and 10,000 square-foot lots, the proposal creates compatible adjacency by abutting back yards to back yards and facing front yard to front yards of the adjacent subdivisions. Further the proposed Garden Home subdivision, although providing smaller lots, add a community with park areas to the neighborhood.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Single-Family-10 (SF-10) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family Detached Homes.

ADDITIONAL INFORMATION

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

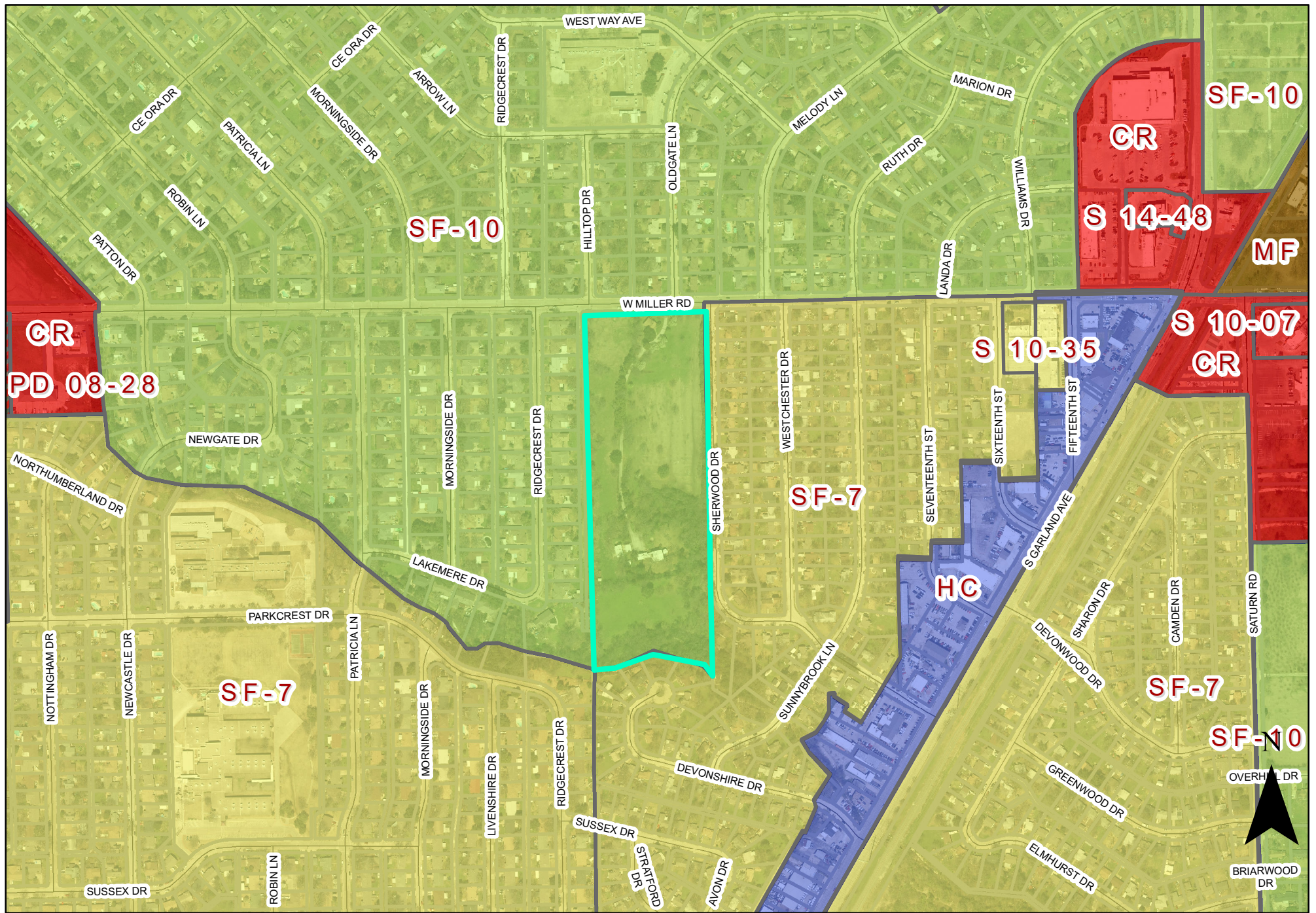
CITY COUNCIL DATE: April 6, 2021

PREPARED BY:

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REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 350 700 Feet
1 inch = 500 feet

Zoning Map Z 20-42



INDICATES AREA
OF REQUEST

EXHIBIT B

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-42

2040 West Miller Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) District is to approve a Detail Plan for seventy-four (74) Single-Family Detached Homes.
- II. Statement of Effect:** This Planned Development (PD) District 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 Single-Family-5 (SF-5) 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 shall be in general conformance with the site plan and landscape plan plans respectively 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 Conditions:**
 - A. Permitted Uses:** Only Dwelling, Single-Family-5 (SF-5) detached uses are permitted.
 - B. Maximum Number of Lots:** A maximum of seventy-four (74) single-family lots and five (5) open space lot are permitted.
 - C. Minimum Lot Area:** The smallest minimum lot area is 4,000 square feet and as shown on the Detail Plan.
 - D. Minimum Lot Width:** The minimum lot width is forty (40) feet; 35 feet minimum eyebrow on lot number 25, 26, and 28 of Block A; and 30 feet minimum on Lot 2 Block C, all as shown on Exhibit C
 - E. Minimum Lot Depth:** The minimum lot depth is one-hundred (100) feet.
 - F. Maximum Lot Coverage:** The maximum lot coverage is

sixty-five (65) percent.

G. Minimum Setbacks: The minimum setbacks are as follows:

Front Setback Adjacent to Street:

10 feet with a maximum 5-foot encroachment for architectural features such as stoops, overhangs, courtyard walls, masonry chimneys, and bay windows, and 20 feet from the garage

Side Setback Adjacent to Street

10 feet

Rear Setback Adjacent to Street

20 feet

Side Setback not Adjacent to Street

5 feet on each side

Rear Setback not Adjacent to Street

10 feet from the rear façade of the residence (excluding porches and projecting architectural features), and 20 feet from the garage

H. Building Height: The maximum building height is forty (40) feet; the dwelling units may have two stories within this forty (40) foot height limit.

I. Trees on Individual Lots: Lots fronting onto open space are allowed to place the required front yard tree into the open space in front of the respective individual lot.

J. Garages:

- Front entry garages shall be allowed.
- Offset front entry with the garage door set back at least five (5) feet behind the front of building face is not required.
- Regardless of other setbacks, a street-facing garage door shall have a minimum of twenty (20) feet from the applicable street right of way line.
- "J" and "Swing" drives are not required.

K. Garage Setbacks: All garages shall be setback a minimum of twenty (20) feet from the property line.

L. Alleys, Streets, and Mews Alley:

1. Alleys are not required for the lots in Block A located along the west and south sides of the proposed public street shown on Exhibit C.
2. A mews is allowed to provide alley access to the all other lots shown on Exhibit C.
3. Lot 1 in Block C, and Lots 1-21 in Block B will have street frontage access onto the mews alley as shown on Exhibit C.

M. Roof Pitch: Each dwelling unit must be constructed with a minimum roof pitch of 8:12.

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

O. Open Space Amenities: For every 300 feet of linear trail, one bench shall be required along the trail system shown on Exhibit D. Additionally, a minimum two picnic tables and barbeque locations shall be provided in the open space area of the development.

P. Variation of Elevations: Elevations are allowed such that there will be no duplication of elevations on the three (3) adjacent houses on the same side of the street or on the three (3) houses directly across the street.

Q. Architectural Elements: Architectural elements shall include:

1. Multiple pane windows featuring either divided light or simulated divided light windows;
2. Minimum 8:12 roof pitch; and
3. Front covered porch with at least thirty (30) square feet of usable space, and a minimum depth of five feet (a deviation from the required forty (40) square feet of usable space, and minimum depth of five feet).

R. Windows and Doors: A minimum twenty-five (25) percent of the wall area of the front building face of a dwelling to be windows and doors is not required.

S. Signage: All signs shall meet the Garland Development Code requirements.

- T. Homeowners Association: A Homeowners Association shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws and/or declaration of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; shall obligate the association, through assessment of homeowners, to maintain all open space areas; and other provisions as deemed appropriate to secure a sound and stable association.
- U. Maintenance of Open/Common Space and Landscaped Areas,—Entry Features, Access Easements, and Amenities in HOA Lots: Pursuant to the declaration for the Homeowner's Association, the Homeowners Association shall be obligated to repair and maintain all common areas of the community (including open/common space, landscaped areas, entry features, access easements, and amenities in HOA lots) and the bylaws and/or declaration for the association shall authorize the association to pay for the cost thereof through the assessment of homeowners within the community.

Z 20-42



Looking southeast towards the site from Miller Road



View of Sherwood Street to east of the site



Residential to west along Ridgeview Drive



Looking north of site across Miller Road



GARLAND

Plan Commission

4. b.

Meeting Date: 03/08/2021

Item Title: Z 20-42 II Stephens Development, LLC - Detail Plan (District 5)

Summary:

Consideration of the application of **II Stephens Development, LLC**, requesting approval of a Detail Plan for Single-Family Detached Homes. This property is located at 2040 West Miller Road. (District 5) (File Z 20-42 - Detail Plan)

Attachments

Z 20-42 II Stephens Development Report and Attachments (Detail Plan)

Planning Report

File No: Z 20-42/District 5

Agenda Item:

Meeting: Plan Commission

Date: March 8, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Consideration of the application of II Stephens Development, LLC, requesting approval of 1) a Change in Zoning from Single-Family-10 (SF-10) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver.

Consideration of the application of II Stephens Development, LLC, requesting approval of a Detail Plan for Single-Family Detached Homes.

LOCATION

2040 West Miller Road

APPLICANT

II Stephens Development, LLC

OWNER

Indian Pentecostal Church Hebron Dallas, Inc.

BACKGROUND

The site is currently zoned Single-Family-10 (SF-10) District. Existing improvements on the property include one (1) single-family dwelling and accessory buildings. The applicant requests approval of a Change in Zoning for a Planned Development (PD) District based in the Single-Family-5 (SF-5) District allowing for modification of development standards and an Alley Waiver. Accompanying this request is a proposed Detail Plan for Single-Family Detached Homes.

The applicant intends to develop the property into a residential community with seventy-four (74) lots for single-family residential dwellings and five (5) Home Owner's Association (HOA) lots for open space.

SITE DATA

The subject property contains 15.27 acres and has approximately 468 feet of frontage along Miller Road and approximately 1,140 feet of frontage along Sherwood Drive. Vehicular and non-motorized (pedestrian, bicycles) access to the site would be accomplished from each of the abutting streets.

The site slopes from north to south. A tributary stream of Duck Creek is located at its south boundary.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Single-Family-10 (SF-10) District which allows single-family residential use. 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.

CONSIDERATIONS

Detail Plan

1. The applicant proposes Single-Family (SF-5) District as the “base” district for the Planned Development (PD) District. The Detail Plan shows seventy-four (74) single-family detached homes and five (5) HOA lots.
2. The application indicates that this development is modeled after the Riverset Master-Planned Community currently under construction at the southwest corner of Shiloh Road and Buckingham Road. Although the subject site is smaller with approximately fifteen (15) acres in comparison to the Riverset’s approximate 100 acres, the intent of this proposed development is to establish a community with generous open spaces including a trail system, homes on Garden Home Lots, and a row of mews lots with homes that have front doors oriented onto an open space area and garage access from an oversized (thirty (30) foot wide, compared to the standard twenty (20) foot wide alley) back alley.

In order to accomplish this style of community the applicant requests to deviate from the SF-5 District development standards per Section 2.34 (Table 2-3) of the GDC. The deviations include lesser lot area, width, setbacks, increased building height and increased lot coverage. The applicant indicates the deviations would achieve less yard area and lower maintenance living. The table in Consideration 7 indicates the specific deviations proposed.

3. Screening and Landscaping

The application includes entry walls, open spaces/common areas and greenbelts with a trail system. Along the trail system includes benches and landscaping to create a useful and passive open space for the community. Sidewalks will be provided along the public streets. The proposed landscape improvements are shown on Exhibit D.

The Garland Development Code (GDC) requires perimeter screening between residential development and a Type D thoroughfare. Miller Road is a Type D street. The applicant proposes a six-foot high masonry screen wall and large canopy trees. The GDC requires one large canopy tree for every fifty feet of street of street frontage. Nine (9) large canopy trees are required whereas the plan shows thirteen (13) large canopy trees in an HOA tract ranging from nine (9) feet, ten (10) inches to fifty-four (54) feet of width although only eight (8) feet is required. The greater degree of open space and trees at the entry of the development establishes a more open setting for the smaller lots.

Although not required, tubular steel fencing is proposed as an option in open space areas.

Individual Lot Fencing

The application proposes screening of garbage containers along alleys with wood butt joint fencing from four to six feet in height. Additionally, the residential street side corner lots and all “return fencing” are proposed to be constructed of cedar butt joint stained pickets with a flat top rail or tubular steel painted black. These additional fencing proposals are not required by the GDC and add to the character and quality of the development proposal.

Fencing on residential lots abutting an open space lot or greenbelt is proposed as tubular steel painted black; no solid fencing other than a masonry courtyard wall under 42-inches would be permitted abutting an open space or greenbelt. However, landscape borders such as trimmed hedges would be allowed.

Trees on Individual Lots

Two large canopy trees are required for each individual lots per the GDC. One of the trees is to be placed in the front yard while the other tree may be placed in another location on the lot. The applicant proposes that lots fronting onto common open space lots are allowed to place their required tree in the common open space lot. The GDC does not specify the number or location of trees in common open space areas. The placement of the trees in the common open space will contribute to that HOA open space resulting in the individual residential lot(s) with fewer trees unless the home owner elects to place a tree in their front yard. It is recommended to place the tree in the open space in front of the respective individual lot.

Open Space

The applicant proposes a 2.27-acre floodplain as a private park to the HOA. The common area will include floodplain, detention areas, and mini parks connected with a pedestrian trail system which connects to public sidewalks along streets. Although the plans do not show other amenity features beyond the trail, the project narrative states that there could be signage, lighting, bike racks, water fountains, trash cans, and doggie waste stations. It is recommended that as a measure to provide a higher level of amenity area benches, picnic tables, and barbeque stations should be required. A condition is included to require one bench for every 300 linear feet of trail system, as a 300-foot distance is comparable to a standard short block distance and benches would provide resting places for pedestrians. Further a condition is included to require two picnic tables and barbeque stations in the development's open space.

4. Alley Waiver

The applicant requests an Alley Waiver to allow lots without alleys. The waiver would be applicable to lots on the west and southern perimeter of the property; the other lots are proposed with alley access. 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.

5. Garages

Front and Alley Access to Garages

The proposed development will consist of front entry garages for lots without alleys and rear entry garages for lots with alleys and mews alley. The setback for garages is proposed at a minimum of twenty (20) feet from the street or alley right-of-way line. The western and southern lots would have front garages accessed from the street and no alley access. All of the other lots would have alley access with rear garages accessed from the alley. The Paving Plan (Exhibit F) displays the location of driveways. The application also indicates that the garage doors would not be placed behind the street facing façade of the house. That is the garages could sit in-line with the front façade of the house or in front of the house. However, the twenty (20) foot setback of the garage to the street/property line or alley/property line would be required.

Specifically, the applicant is proposing to deviate from the following requirements per Section 4.84 (C)(2) listed below:

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With the exception of the variation of façade elevation for home directly across the street, the proposal generally upholds the intent of the GDC.

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Per the GDC, each dwelling unit shall incorporate at least three (3) of the following Architectural Elements:

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- Front covered porch with at least forty square feet of usable space, and a minimum depth of five feet.

The design elements that are proposed for each dwelling unit include:

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ADDITIONAL INFORMATION

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- ii. PD Conditions
- iii. Exhibits
- iv. Photos

CITY COUNCIL DATE: April 6, 2021

PREPARED BY:

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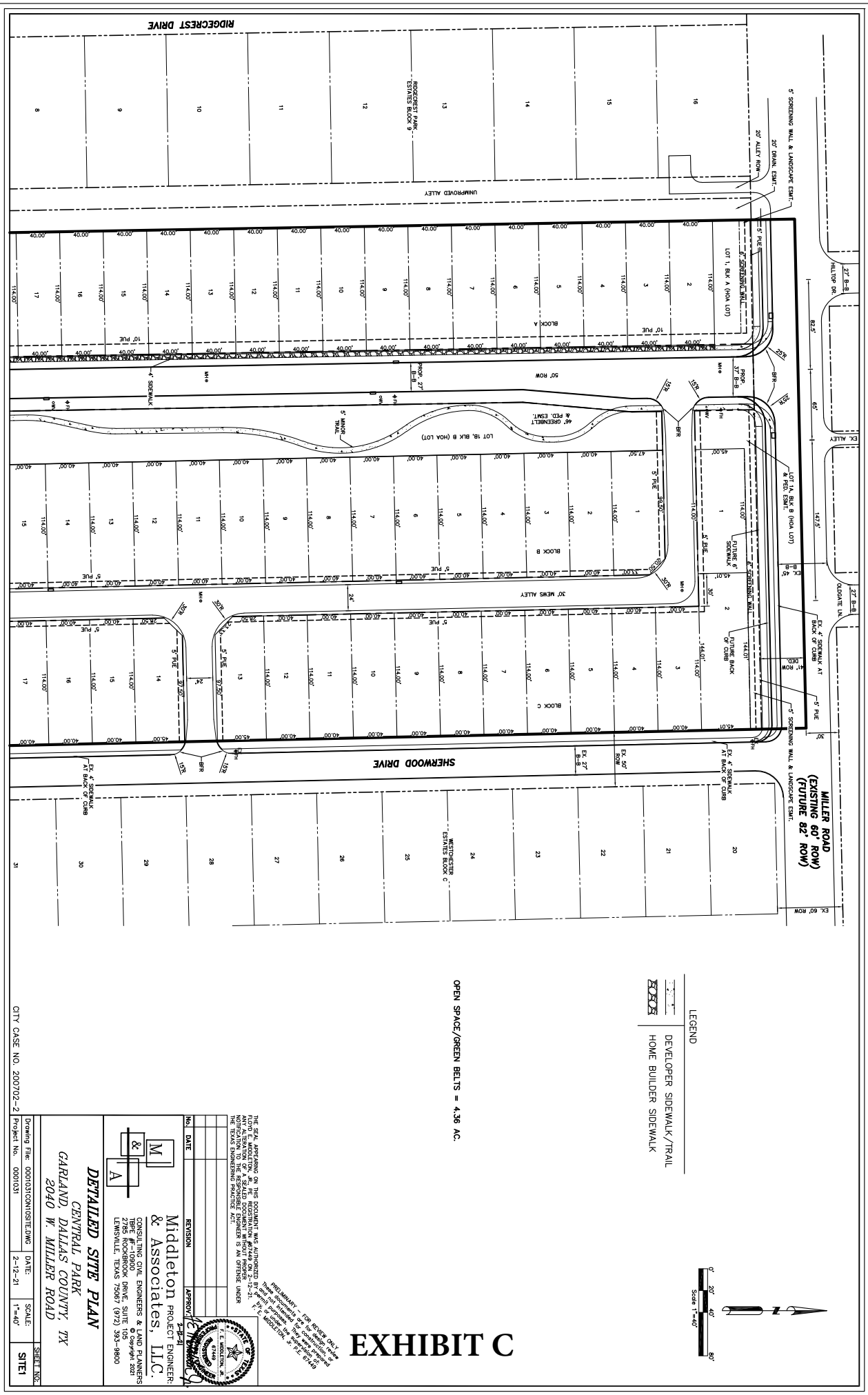
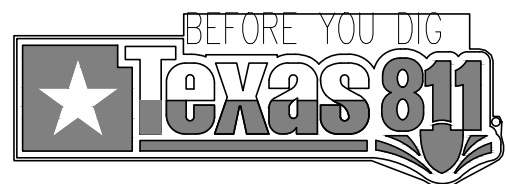
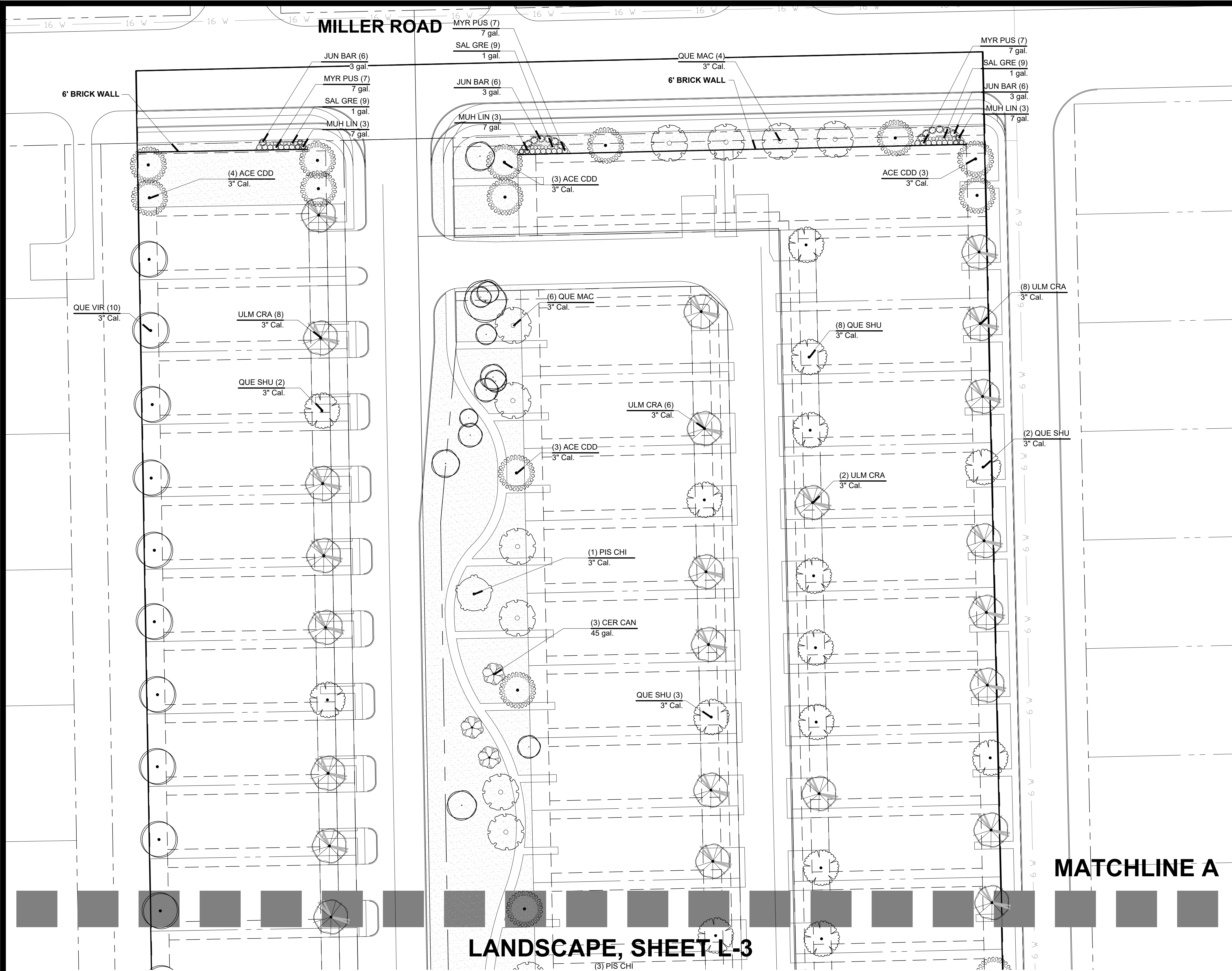


EXHIBIT C



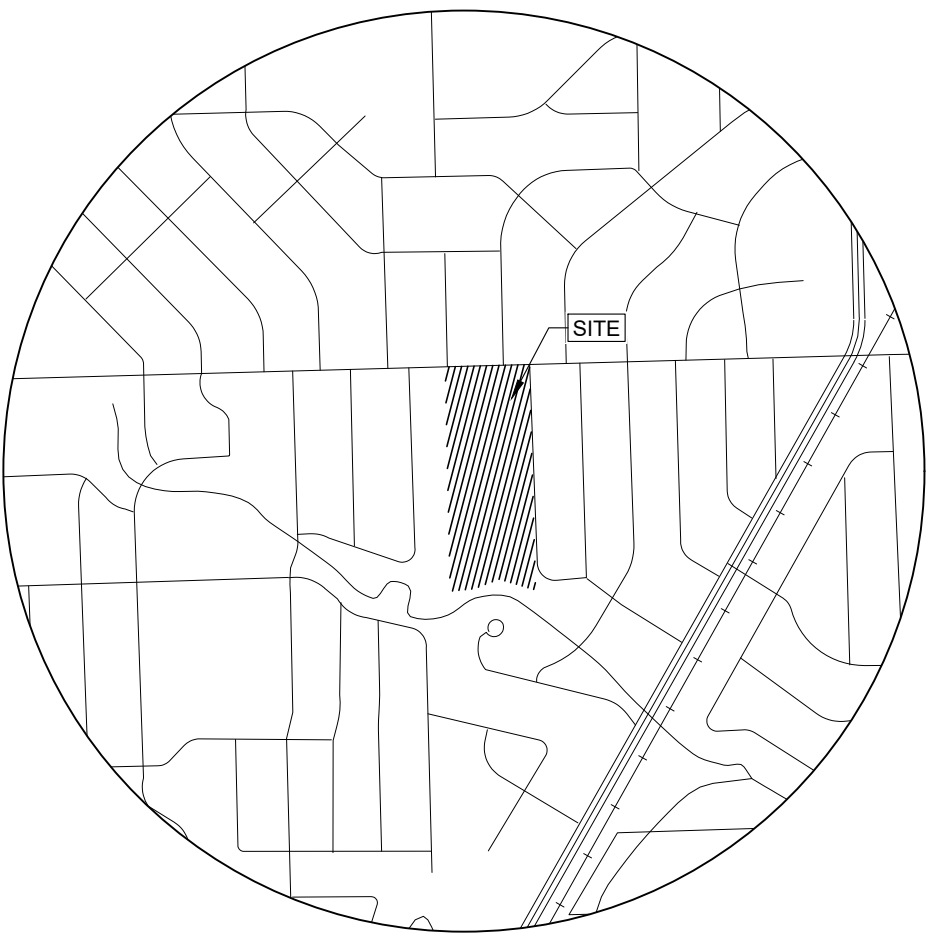
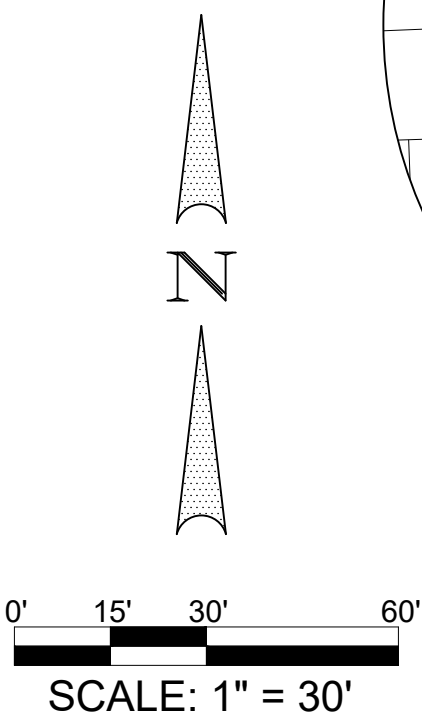
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TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. INSTALL SOD TO ESTABLISH TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

CAUTION!!!
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BEFORE YOU DIG...



VICINITY MAP
N.T.S.

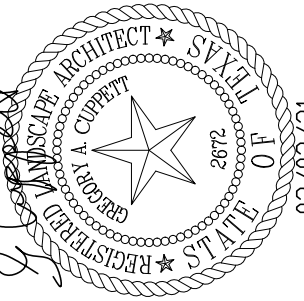
CITY OF GARLAND RESIDENTIAL LANDSCAPE REQUIREMENTS		
RESIDENTIAL DEVELOPMENT LANDSCAPING	TWO LARGE CANOPY TREES ARE REQUIRED ON ALL SINGLE FAMILY DETACHED AND AND AT LEAST ONE OF WHICH MUST BE LOCATED WITHIN THE FRONT YARD	
	REQUIRED	PROVIDED
	2 TREES PER LOT	2 TREES PER LOT
PERIMETER SCREENING BETWEEN RESIDENTIAL DEVELOPMENT AND THOROUGHFARES	A MASONRY WALL IS REQUIRED IN ACCORDANCE WITH SECTION 4.39 (A) (1) WITH TREES 50' O.C. MAX. THE TREES AND SCREENING WALL MUST BE WITHIN A MINIMUM 8' WIDE BUFFER STRIP DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE	
	REQUIRED	PROVIDED
	SCREENING MASONRY WALL + TREES 50' O.C.	SCREENING MASONRY WALL + TREES 50' O.C.

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

EXHIBIT D

Date MAR 03, 2021
Drawn By RKR
Checked By GAC
Revisions

FAN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
10301 Cedar Brook, Suite 200
North Houston, TX 77060-4781
817-799-0730
FAN AND CUPPETT ARCHITECTS • LANDSCAPE ARCHITECTURE • RESIDENTIAL DESIGN



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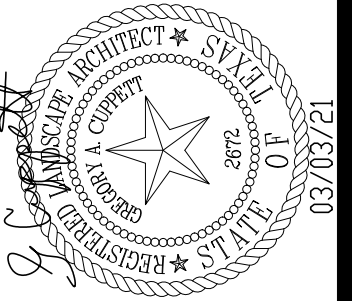
CENTRAL PARK
MILLER ROAD
GARLAND, TEXAS

Sheet No.

L-5

REF. SHEET L-7 FOR PLANT LEGEND

LANDSCAPE PLAN
City Case No. 200702-2



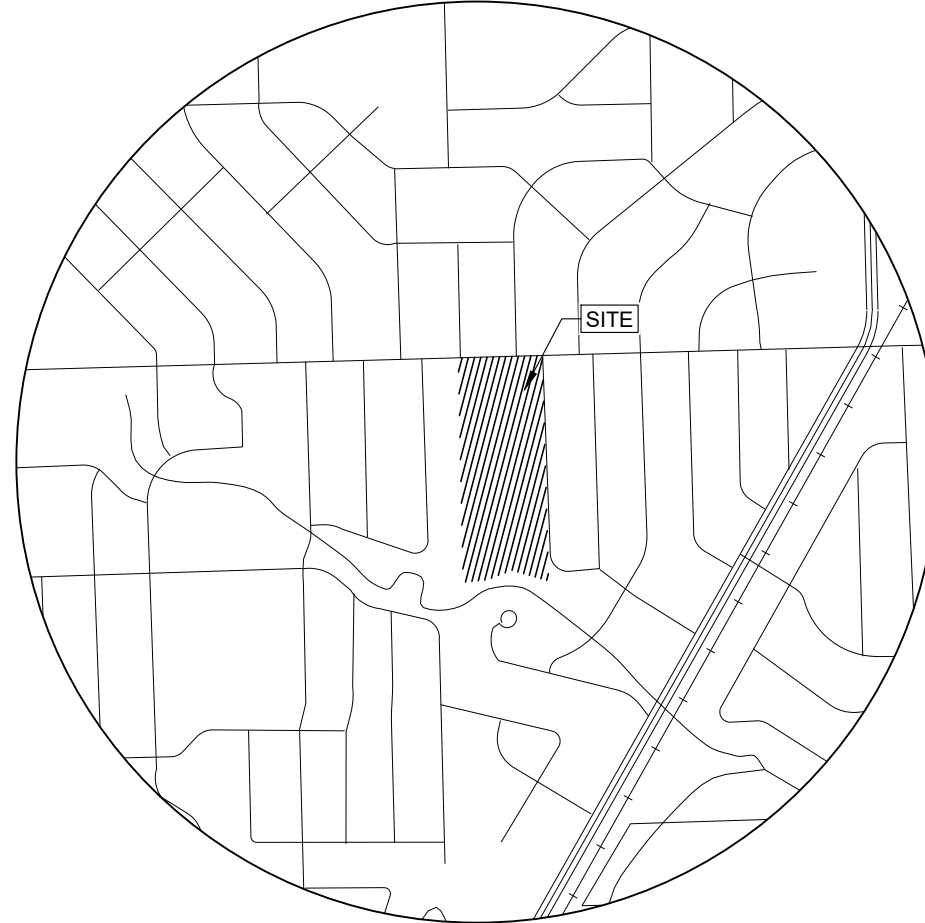
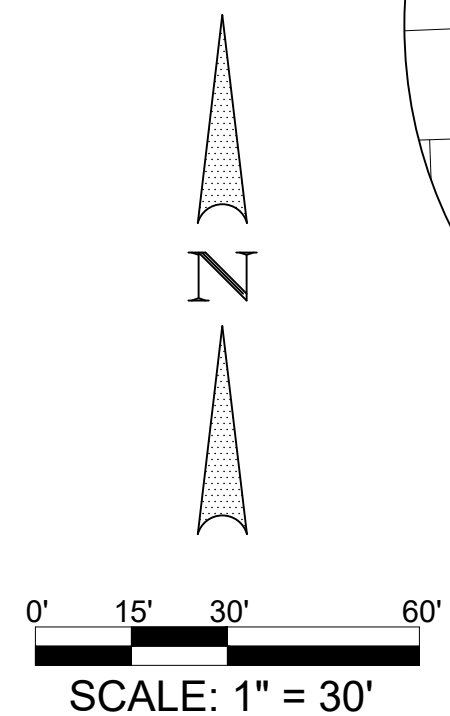
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CENTRAL PARK
MILLER ROAD
GARLAND, TEXAS

Sheet No.

L-6

MATCHLINE A

VICINITY MAP
N.T.S.

CITY OF GARLAND RESIDENTIAL LANDSCAPE REQUIREMENTS		
RESIDENTIAL DEVELOPMENT LANDSCAPING	TWO LARGE CANOPY TREES ARE REQUIRED ON ALL SINGLE FAMILY DETACHED AND AND AT LEAST ONE OF WHICH MUST BE LOCATED WITHIN THE FRONT YARD	
	REQUIRED	PROVIDED
	2 TREES PER LOT	TO BE PROVIDED
PERIMETER SCREENING BETWEEN RESIDENTIAL DEVELOPMENT AND THOROUGHFARES	A MASONRY WALL IS REQUIRED IN ACCORDANCE WITH SECTION 4.39 (A) (1) WITH TREES 50' O.C. MAX. THE TREES AND SCREENING WALL MUST BE WITHIN A MINIMUM 8' WIDE BUFFER STRIP DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE	
	REQUIRED	PROVIDED
	SCREENING MASONRY WALL + TREES 50' O.C.	SCREENING MASONRY WALL + TREES 50' O.C.

EXHIBIT D

PLANTING NOTES:

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16. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

LANDSCAPE, SHEET L-4

MATCHLINE B

NOTE:
NO LANDSCAPE PLANTINGS
WITHIN 18" OF PARKING
LOT CURBS.

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. INSTALL SOD TO ESTABLISH TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

CAUTION!!!!

UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG: TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377 TEXAS ONE CALL SYSTEMS
1-800-245-4545 LONE STAR NOTIFICATION
CENTER 1-800-669-8344 EXT. 5

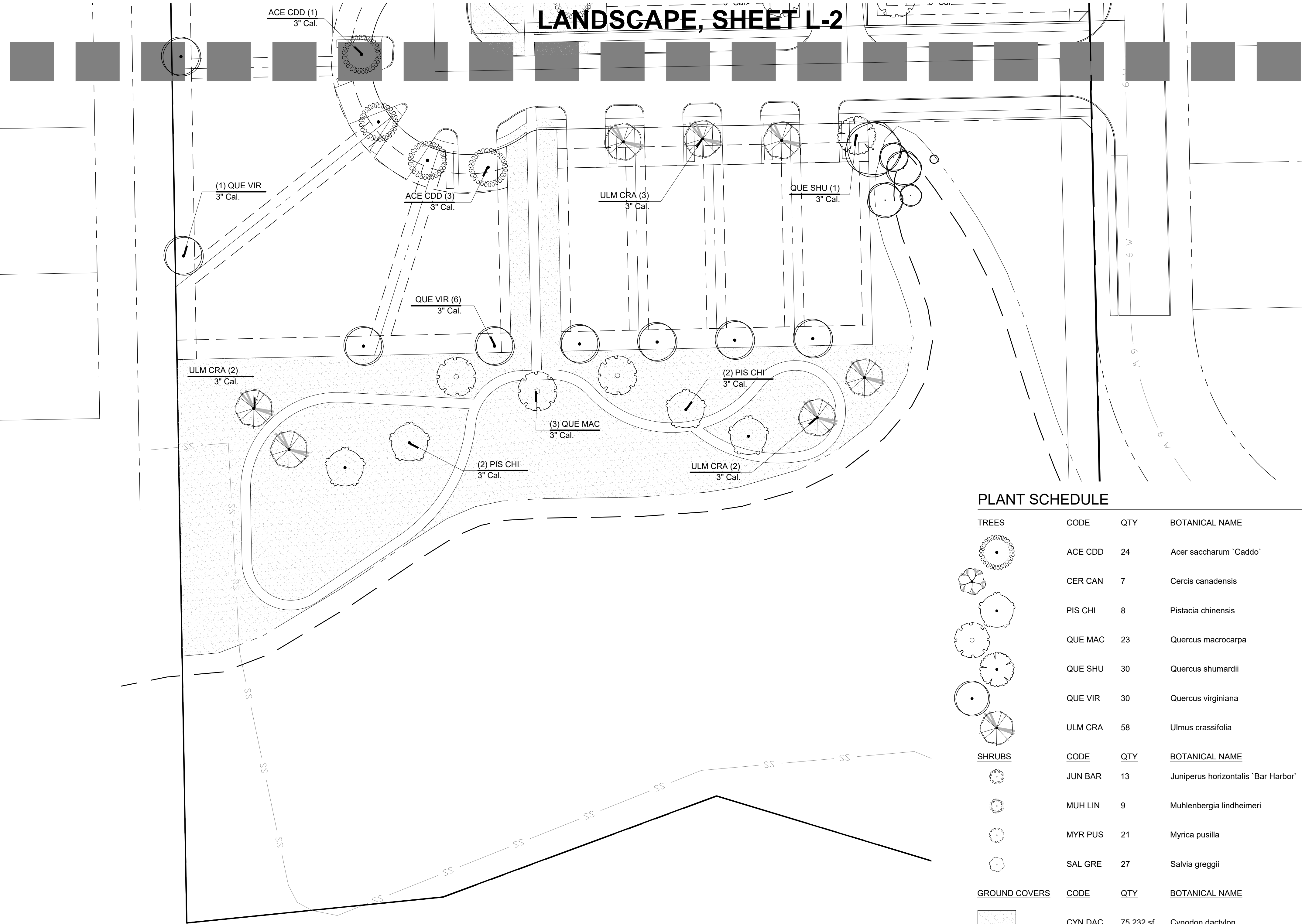


**BEFORE
YOU DIG...**

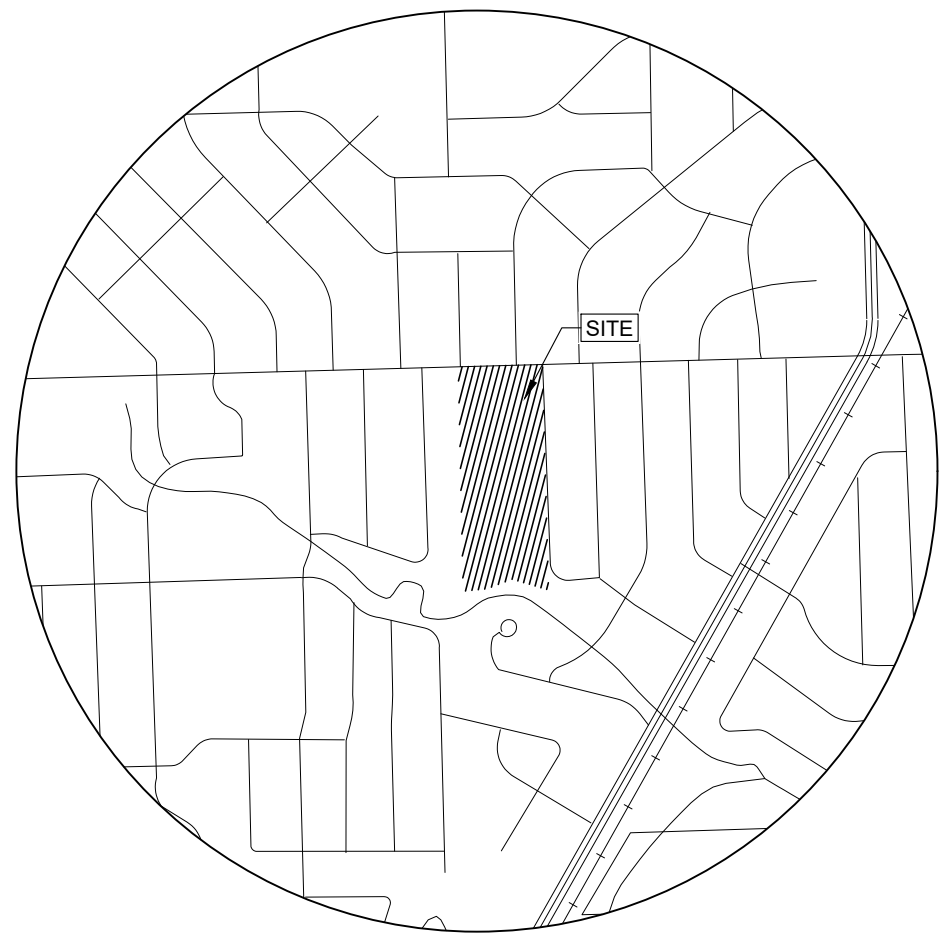
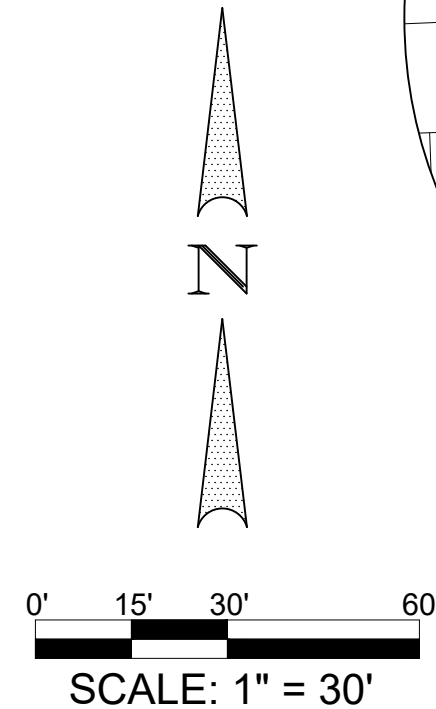
REF. SHEET L-7 FOR PLANT LEGEND

LANDSCAPE PLAN

City Case No. 200702-2



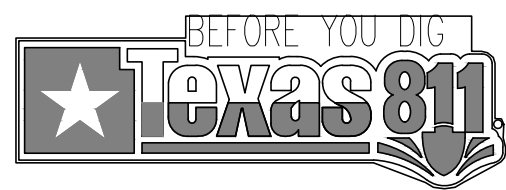
MATCHLINE B



VICINITY MAP
N.T.S.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS	
	ACE CDD	24	Acer saccharum 'Caddo'	Caddo Sugar Maple	3" Cal.	12' Height Min	As Shown	B&B/ Single straight trunk	
	CER CAN	7	Cercis canadensis	Eastern Redbud	45 gal.	8'-10' Ht.	As Shown	B&B/ Single straight trunk	
	PIS CHI	8	Pistacia chinensis	Chinese Pistache	3" Cal.	10' Min.	As Shown	Single Straight Trunk	
	QUE MAC	23	Quercus macrocarpa	Burr Oak	3" Cal.	12' Height Min	As Shown	B&B/ Single straight trunk	
	QUE SHU	30	Quercus shumardii	Shumard Red Oak	3" Cal.	12' Height Min	As Shown	B&B/ Single straight trunk	
	QUE VIR	30	Quercus virginiana	Southern Live Oak	3" Cal.	12' Height Min	As Shown	B&B/ Single straight trunk	
	ULM CRA	58	Ulmus crassifolia	Cedar Elm	3" Cal.	12' Height Min	As Shown	B&B/ Single straight trunk	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS	
	JUN BAR	13	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	3 gal.		48" O.C.		
	MUH LIN	9	Muhlenbergia lindheimeri	Lindheimer's Muhly	7 gal.	24"-36"	36" O.C.		
	MYR PUS	21	Myrica pusilla	Dwarf Southern Wax Myrtle	7 gal.	24"-36"	36" O.C.		
	SAL GRE	27	Salvia greggii	Autumn Sage	1 gal.		24" O.C.		
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	SPACING	REMARKS
	CYN DAC	75,232 sf	Cynodon dactylon	Bermuda Grass	Hydro-Mulch				
	NAS PON	44 sf	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	1 gal.		18" O.C.		



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BEFORE
YOU DIG...

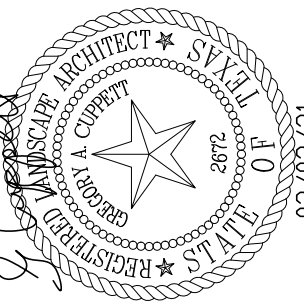
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EXHIBIT D

Date MAR 03, 2021
Drawn By RKR
Checked By GAC
Revisions

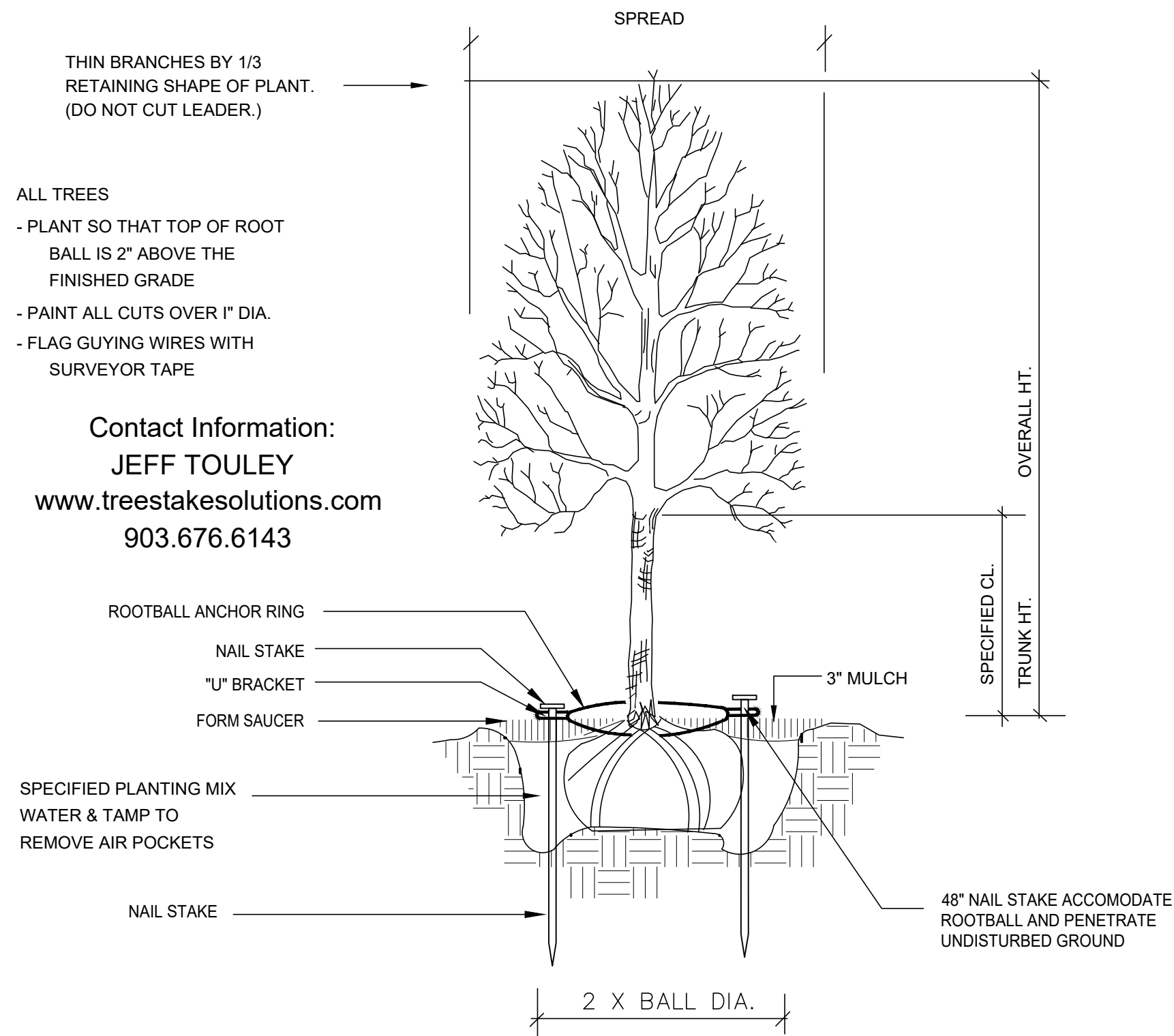
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LANDSCAPE ARCHITECTS, LLC

10000 Cedar Brook, Suite 200
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PHONE AND OFFICE: 817-799-0730 • LANDSCAPE ARCHITECTURE • RESIDENTIAL DESIGN

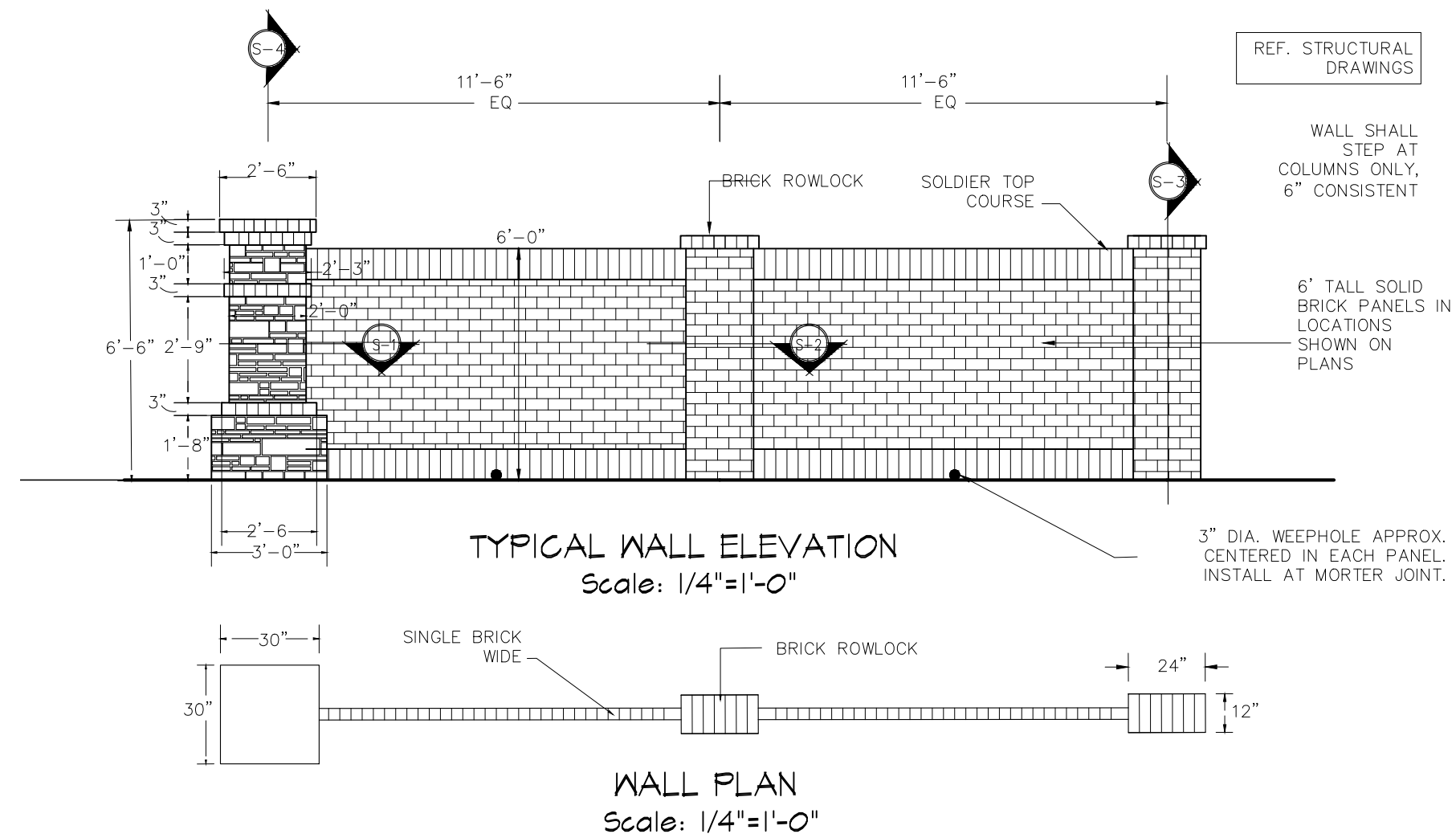
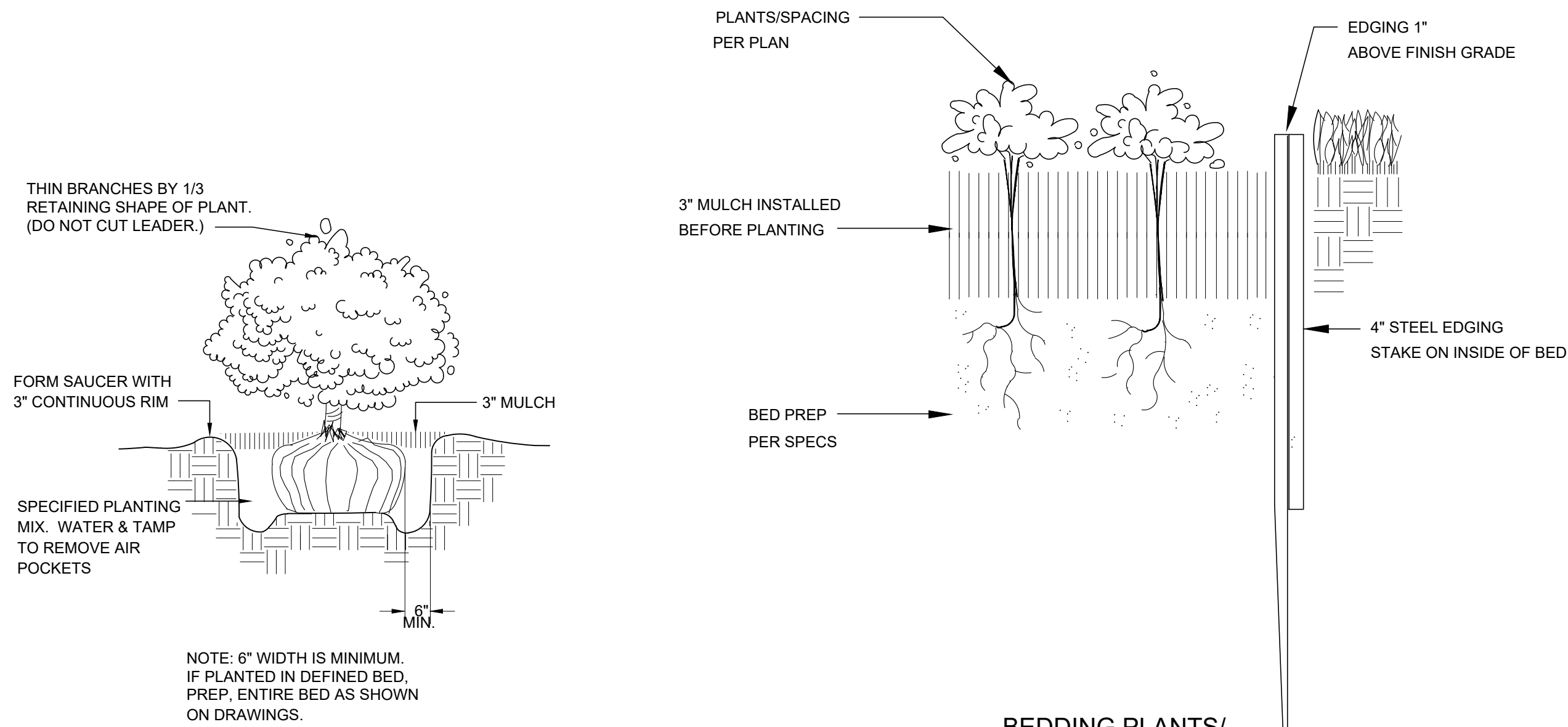


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CENTRAL PARK
MILLER ROAD
GARLAND, TEXAS



SAFETY STAKE BY TREE STAKE SOLUTIONS
SCALE: NOT TO SCALE



NOTE: BOTTOM OF WALL TO FOLLOW GRADE

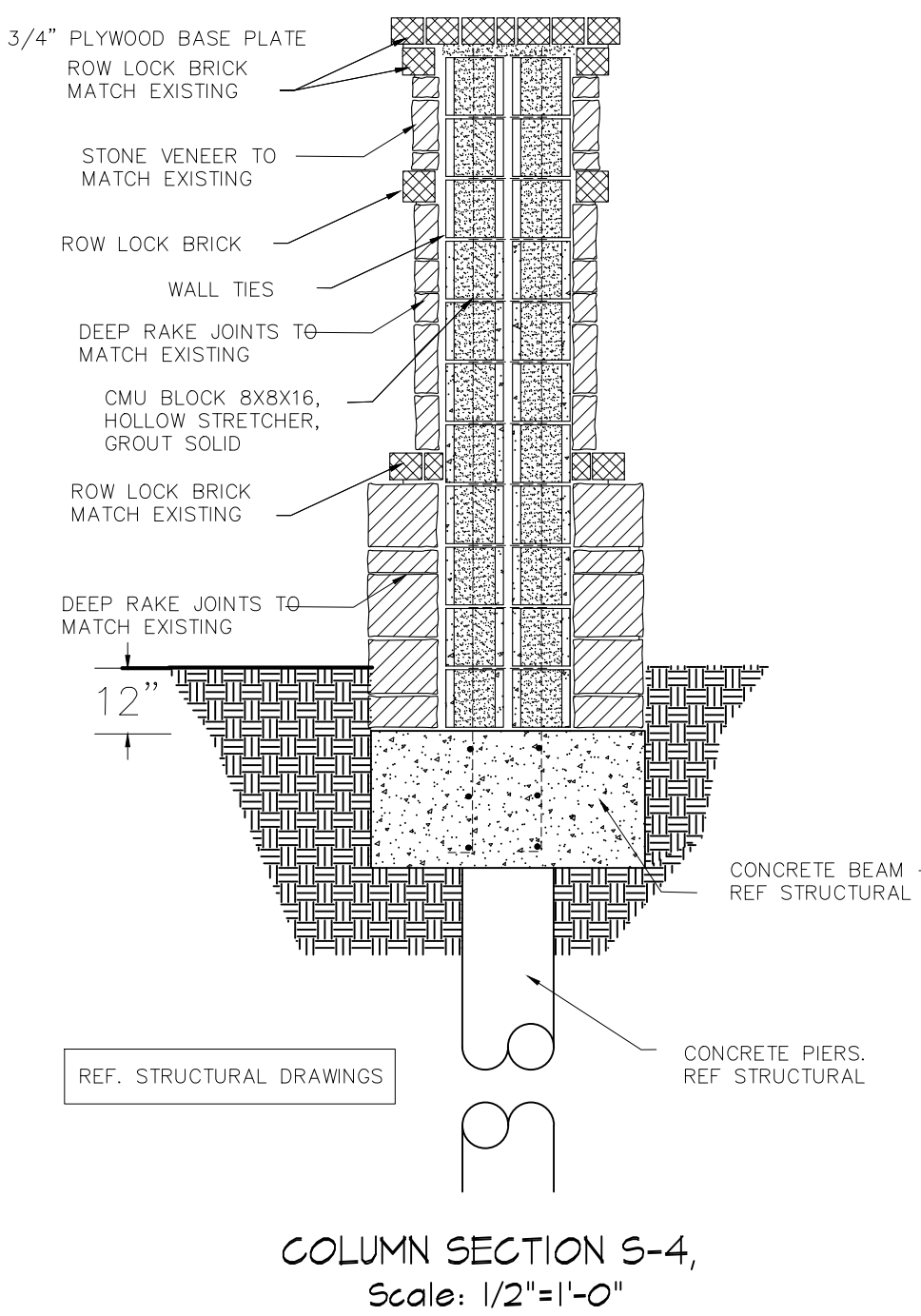
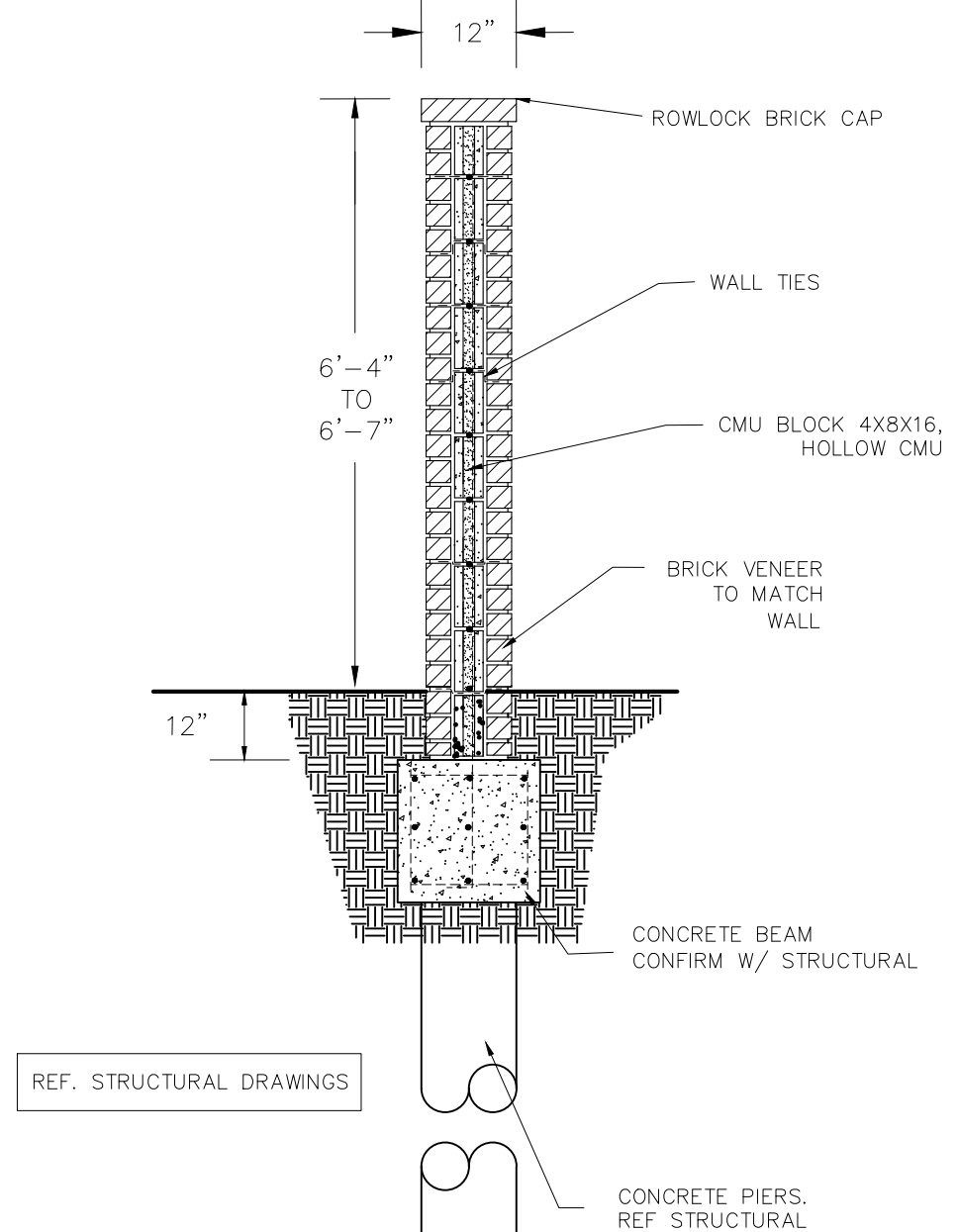
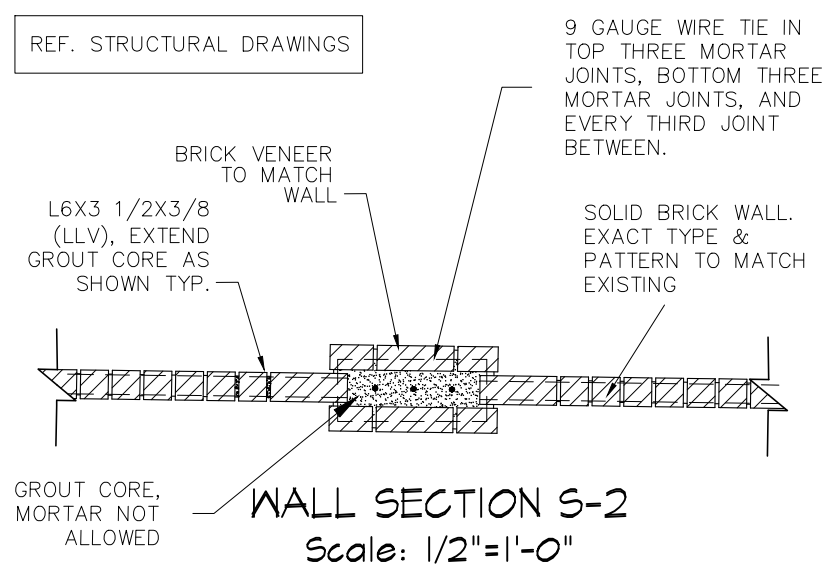
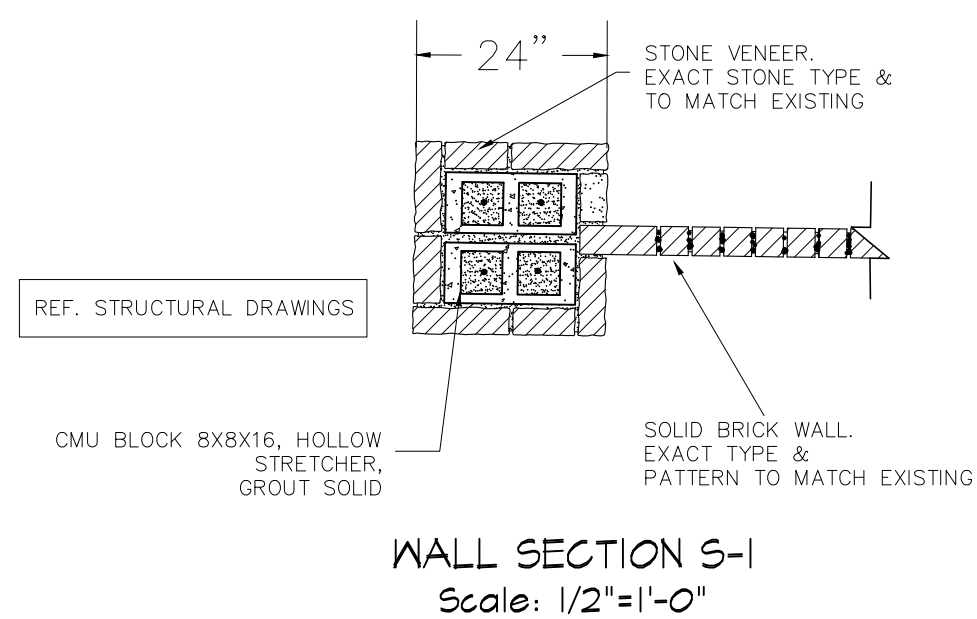
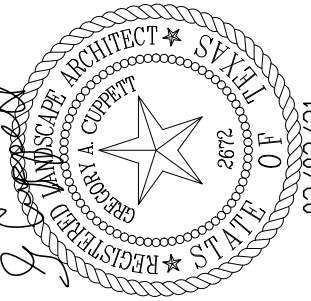


EXHIBIT D

Date MAR 03, 2021
Drawn By RKR
Checked By GAC
Revisions

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North Fort Worth, TX 76182-7781
817-479-0730
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CENTRAL PARK
MILLER ROAD
GARLAND, TEXAS

Sheet No.

DETAILS
City Case No. 200702-2

L-8

VERNE

2,710 Approx. Square Feet

4 – 5 Beds 2-Car Garage
3 – 4 Baths 2-Story Home

Options

Luxury Master Suite | Walk-in Shower with Luxury Master Suite
4th Bath | 5th Bedroom | Fireplace



Elevation A

ELEVATION OPTIONS



Elevation B



Elevation C

EXHIBIT E

Availability of elevation options vary by community and are subject to additional charge. | REV 08.03.20

ORWELL

2,400 Approx. Square Feet

3 – 4 Beds

2.5 Baths

2-Car Garage

2-Story Home

Options

Island | Remove Pocket Office | 2-Story Family Room | 4th Bedroom

Walk-in Shower | Extended Family Room | Fireplace



Elevation A

ELEVATION OPTIONS



Elevation B



Elevation C

EXHIBIT E

Availability of elevation options vary by community and are subject to additional charge. | REV 08.03.20

HEMINGWAY

2,340 Approx. Square Feet

3 Beds
2.5 Baths

2 – 3-Car Garage
2-Story Home

Options

Island | Walk-in Shower | Extended Covered Patio | Fireplace



Elevation A

ELEVATION OPTIONS



Elevation B



Elevation C

EXHIBIT E

Availability of elevation options vary by community and are subject to additional charge. | REV 08.03.20

DICKENS

1,900 Approx. Square Feet

3 – 4 Beds
2 – 3 Baths

2-Car Garage
1 – 2-Story Home

Options

Study | Luxury Master Suite | Walk-in Shower | Fireplace
4th Bedroom and 3rd Bath with Game Room



Elevation A



Elevation B

ELEVATION OPTIONS



Elevation C



Elevation D

EXHIBIT E

Availability of elevation options vary by community and are subject to additional charge. | REV 08.03.20

CARROLL

1,860 Approx. Square Feet

3 Beds
2 Baths

2-Car Garage
1-Story Home

Options

Luxury Master Suite | Walk-in Shower with Luxury Master Suite
Pantry | Storage | Enlarged Dining Room | Fireplace



Elevation A



Elevation B

POLARIS

2,230 Approx. Square Feet
4 Bedrooms
2.5 Bathrooms

Options
Master Bath Layouts | Island | Covered Patio



ELEVATION OPTIONS



Elevation A



Elevation G



Elevation B



Elevation H



Elevation D



Elevation I

MERIDIAN

2,100 Approx. Square Feet

3 – 4 Bedrooms 2-Car Garage
2.5 – 3.5 Bathrooms 2-Story Home

Options

Master Bath Layouts | Islands | 4th Bedroom | 4th Bedroom with 3rd Bath
Game Room | Covered Patio



Elevation A



Elevation G



Elevation B



Elevation H



Elevation D



Elevation I

ELEVATION OPTIONS

EXHIBIT E

Availability of elevation options vary by community and are subject to additional charge. | REV 10.14.19

LEGEND

1,990 Approx. Square Feet

3 – 4 Bedrooms 2-Car Garage
2.5 – 3.5 Bathrooms 2-Story Home

Options

Master Bath Layouts | Islands | 4th Bedroom with 3rd Bath | Patio | Covered Patio



ELEVATION OPTIONS



Elevation A



Elevation G



Elevation B



Elevation H



Elevation D



Elevation I

EXHIBIT E

Availability of elevation options vary by community and are subject to additional charge. | REV 10.14.19

LATITUDE

1,750 Approx. Square Feet

3 – 4 Bedrooms 2-Car Garage
2.5 – 3.5 Bathrooms 2-Story Home

Options

Master Bath Layouts | 2nd Bath Vanity Sink | Islands | 4th Bedroom with 3rd Bath
4th Bedroom | Game Room | Covered Patio



ELEVATION OPTIONS



Elevation A



Elevation G



Elevation B



Elevation H



Elevation D



Elevation I

NAVIGATOR

1,600 Approx. Square Feet
3 – 4 Bedrooms
2 Bathrooms

Options
Kitchen | Island | Master Bath Layouts | Master Box-Out Window
4th Bedroom | Covered Patio



ELEVATION OPTIONS



Elevation A



Elevation G



Elevation B



Elevation H



Elevation D



Elevation I

HEMISPHERE

1,590 Approx. Square Feet

3 Bedrooms
2 Bathrooms

2-Car Garage
1-Story Home

Options

Master Bath Layouts | Master Box-Out Window | Pocket Office



Elevation A



Elevation G



Elevation B



Elevation H



Elevation D



Elevation I

EXHIBIT E

Availability of elevation options vary by community and are subject to additional charge. | REL 10.14.19

HEMISPHERE | FLOOR PLAN

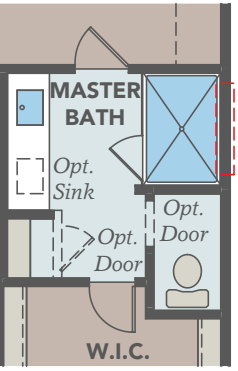
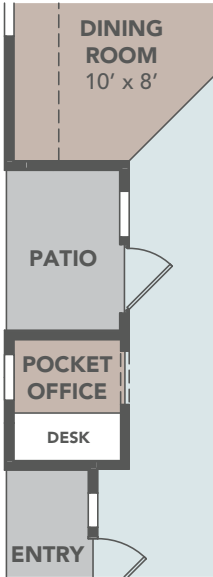
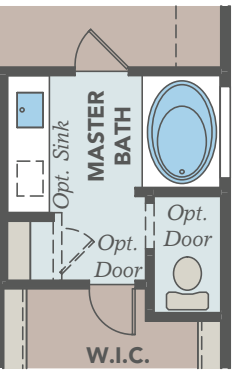
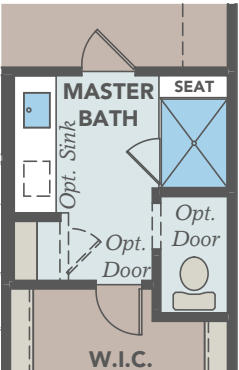
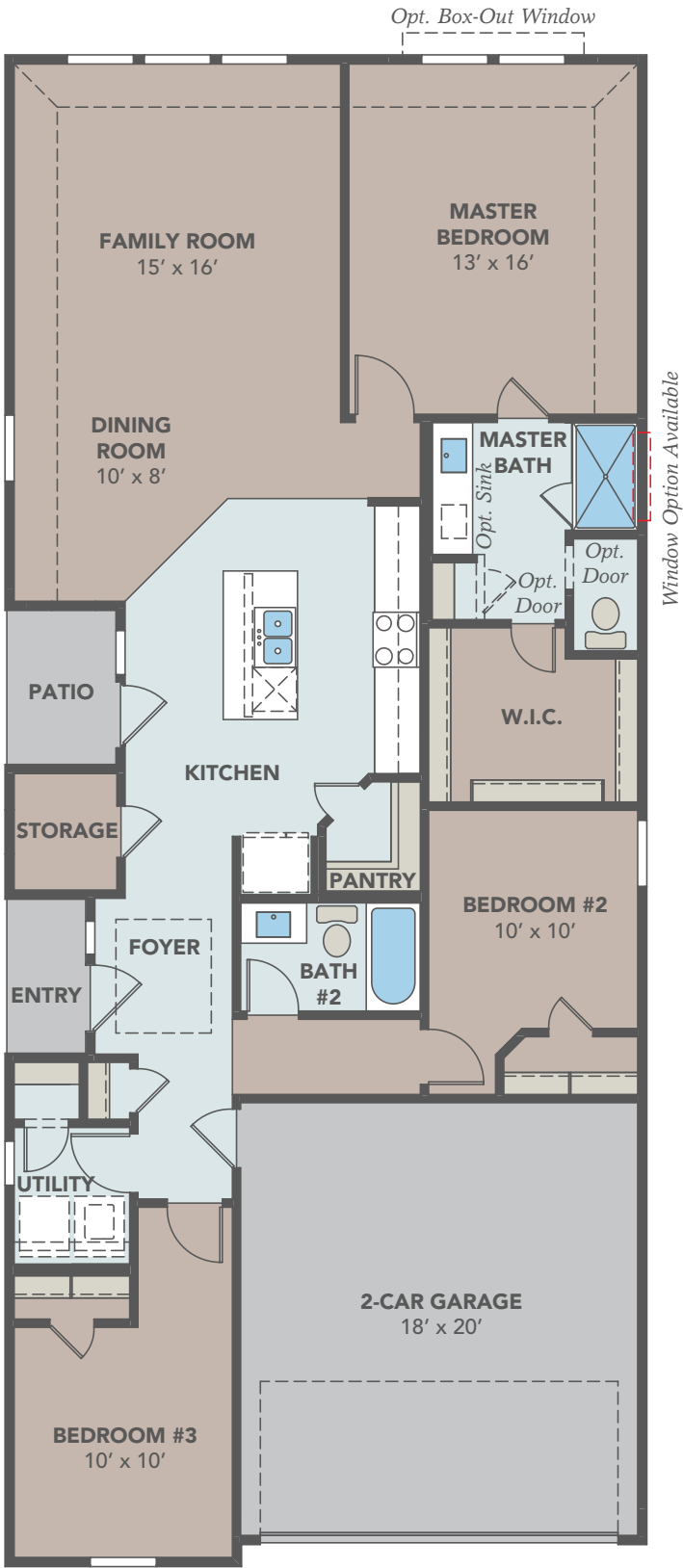


EXHIBIT E

REL 06.01.20

HORIZON

1,520 Approx. Square Feet

3 Bedrooms
2 Bathrooms

2-Car Garage
1-Story Home

Options

Kitchen | Kitchen with Island | Master Bath Layouts | Pocket Office | Covered Patio



ELEVATION OPTIONS



Elevation A



Elevation G



Elevation B



Elevation H



Elevation D



Elevation I

COMPASS

1,400 Approx. Square Feet

3 Bedrooms
2 Bathrooms

2-Car Garage
1-Story Home

Options

Kitchen, Family and 2nd Bath Layout | Master Bath Layouts | Covered Patios



ELEVATION OPTIONS



Elevation A



Elevation G



Elevation B



Elevation H



Elevation D



Elevation I

AVIATOR

1,300 Approx. Square Feet
3 Bedrooms
2 Bathrooms

2-Car Garage
1-Story Home

Options
Master Vanity | Master Box-Out Window | Covered Patio



ELEVATION OPTIONS



Elevation A



Elevation B



Elevation D

ELEVATION OPTIONS



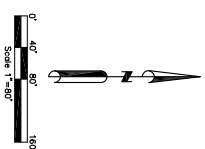
Elevation C



Elevation D

EXHIBIT E

Availability of elevation options vary by community and are subject to additional charge. | REV 08.03.20



Z 20-42



Looking southeast towards the site from Miller Road



View of Sherwood Street to east of the site



Residential to west along Ridgeview Drive



Looking north of site across Miller Road