



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
August 14, 2023 at 7:00 p.m.

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

A pre-meeting will begin at 6:40 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.

Public Comments

Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Chairman as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes.

IN-PERSON COMMENTS: Registration will be required for any citizen wishing to speak. Speakers shall register using the electronic registration kiosks in the lobby of City Hall.

Garland City Hall and Council Chambers are 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 conducted between and among the members of the Plan Commission and relevant City staff. Public access to that 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 July 24, 2023 meeting.

2. PLATS & MISCELLANEOUS

- a. P 23-25 – Lyons Hernandez Addition Final Plat
- b. Consideration of the application of Vasquez Engineering, LLC., requesting approval of a Sidewalk Development Variance. This property is located at 6401 Lyons Road. (District 3) (File SW 23-01)

This sidewalk waiver request is associated with the Lyons Hernandez Addition Final Plat (P 23-25)

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Consideration of the application of **Blooming Investment Group LLC.**, requesting approval of a Change in Zoning from Multi-Family-1 (MF-1) District and Downtown (DT) District to a Planned Development (PD) District for Multi-Family-0 (MF-0) Use. This property is located at 600 West Avenue D. (District 2) (Z 22-50 – Zoning)
- b. Consideration of the application of **Blooming Investment Group LLC.**, requesting approval of a Detail Plan for a Multi-family development. This property is located at 600 West Avenue D. (District 2) (Z 22-50 – Detail Plan)

4. 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: 08/14/2023

Item Title: Plan Commission Minutes for July 24, 2023

Summary:

Consider approval of the Plan Commission Minutes for the July 24, 2023 meeting.

Attachments

Plan Commission Minutes for July 24, 2023



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, July 24, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present: 1st Vice Chair Julius Jenkins
Commissioner Wayne Dalton
Commissioner Stephanie Paris
Plan Commissioner Georgie Cornelius
Commissioner Rich Aubin
2nd Vice Chair Douglas Williams
Commissioner Michael Rose

Absent: Chairman Scott Roberts

Staff Present: Will Guerin, Planning Director
Nabiha Ahmed, Lead Development Planner
Matthew Wolverton, Development Planner
Shawn Roten, Senior Assistant City Attorney
Elisa Morales, Secretary

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.

Motion was made by Commissioner Williams to **approve** the Consent Agenda. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nays.**

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the July 10, 2023 meeting. **APPROVED**

2. PLATS

- a. P 23-21 – Lofts iThirty Addition Final Plat **APPROVED**
- b. P 23-23 – Jupiter Center Second Replat **APPROVED**
- c. P 23-24 – Garland Shiloh Addition First Replat **APPROVED**

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Consideration of the application of **Fred A. Gans**, requesting approval of an **APPROVED** Amendment to Planned Development (PD) District 87-1 for Community Office (CO) Uses to allow a Garage Condominium, Automobile Repair (Minor), General Office, Contractor's Office/Warehouse (indoors only) and Retail Use. This property is located at 4653, 4645, 4625 and 4695 North President George Bush Turnpike. (District 1) (Z 23-17 – Zoning)

The applicant, Fred Gans, 2323 Tarpley Ste. 100, Carrollton, TX 75006, provided an overview of the request, and remained available for questions.

Commissioner Rose asked the applicant to clarify whether the owners could change the rules with regard to who can own the units.

The applicant explained that as Garages of America in their condo documentation, there is a period of 20 years when according to the contract, certain stipulations cannot be changed or modified such as allowing overnight and outside storage on the property.

Commissioner Aubin asked the applicant for additional renderings of the development. He also stated that if the commission has long term concerns regarding the use of the property, that could be stipulated in the PD.

The applicant provided additional renderings in their presentation. He also clarified that they are willing to work with the commission to address any concerns regarding the use of the property.

Commissioner Dalton clarified for the applicant that unlike how other cities have handled his request, for the City's purpose, this is not a C1 zoning. His proposed development would be surrounded by schools, hotels and residential homes. Historically, the City has not put a C1 zoning in the middle of a retail space. Commissioner Dalton feels like this proposed

development looks more like a Light Commercial development. He also reiterated his concerns about future owners converting their spaces into repair shops and/or renting them out to others.

The applicant explained that they do the best job they can in vetting the buyers to find out exactly what each buyer's intended uses for the space are going to be. In doing so, their goal is to only bring in owners who are going to be good neighbors for the other owners. If it came to light that an owner was not abiding by the contract, they would be shut down and a lien would be placed on them.

Commissioner Paris asked for clarification on whether the individual units would be owned or rented out. Commissioner Paris also asked for clarification regarding whether a Traffic Impact Analysis was required by the Transportation Department to address any traffic concerns.

The applicant clarified that if an owner has more than one garage, the owner can lease a unit for one year with the stipulation that the lease is reviewed annually by the HOA to ensure that the individual leasing the garage is in compliance with the contract documents.

Staff clarified that with the Detail Plan, the Transportation Department has all of the details available to make that determination but a traffic study was not required in this case.

Commissioner Jenkins asked the applicant if he would be opposed to changing the current zoning designation from CO to a commercial use.

Staff clarified that the Planned Development would still be based on the Community Office District; however, it would allow this specific use with the Detail Plan.

Commissioner Jenkins asked for clarification on whether there would be a property manager to handle the day-to-day affairs of the property. He also asked for clarification on the number of board members for the HOA. Commissioner Jenkins asked for clarification on whether auto repair would be allowed on the property.

The applicant confirmed that they have a third party that helps the owners manage the HOA and that the HOA consists of no less than three and no more than five members. Once 75% of the units are sold, the owner turns over the management rights to the HOA.

Residents speaking in opposition of the request:

Alice McKinnon, 604 Cedarview Dr., Garland, TX 75040
Patricia Kosciolk, 615 Cedarview Dr., Garland, TX 75040
Craig Baginski, 4433 Naaman School Blvd., Garland, TX 75040

Residents speaking in opposition raised concerns with overnight stay at the property, traffic concerns, safety concerns, parking on the outside of the facility look like and the overall look of the development in terms of looking like another storage facility.

Residents speaking in favor of the request:

Jim Gallegos, 608 Cedar Cove Dr., Garland, TX 75040

The resident speaking in favor stated the structures are very pleasing, welcomes the additional security at the facility, isn't concerned with additional traffic as the purpose of the facility is to store cars. The resident expressed he would rather have a development such as the one being considered versus another hotel or high density apartment complex.

Commissioner Rose asked the resident in favor if there is an HOA in his neighborhood and if he was aware of what their position was with regard to the proposed development.

The resident indicated that he was not aware and could not speak on behalf of the HOA board as to what their position is on the development.

The applicant responded to the citizen comments and indicated that until last week, they had been unsuccessful in reaching the contact person with the HOA to address any concerns the residents may have. In regards to the material of the structure, the applicant stated that the building will be 95% limestone and glass and not metal as some of the concerns raised by the residents.

Motion was made by Commissioner Rose to close the public hearing. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nays.**

Commissioner Dalton stated that while the concerns regarding traffic and lighting would be addressed by the City, in his opinion the development still resembles a storage building. He further expressed that he does believe this type of development is needed but not at this location near a residential area.

Commissioner Aubin stated that he agrees that the use of the development is needed and that the land will eventually get developed but he is still on the fence about it. He would be in favor of approving the request with the stipulation that the applicant work with staff and the residents to implement additional restrictions in the PD before bringing the development for consideration before the City Council.

Commissioner Paris thanked the residents for coming to express their concerns about the development to the Commission. She also stated that she would be in favor of the development if it came with additional restrictions to the PD.

Motion was made by Commissioner Aubin to **approve** the application with the additional restrictions to ensure that on the condominium use that it be maintained primarily for storage of vehicles, that revisions to the PD as needed be included and that the concerns of the nearby residents be addressed. Seconded by Commissioner Rose. **Motion carried: 5 Ayes, 2 Nays** with Commissioner Jenkins and Commissioner Dalton voting in opposition.

- b. Consideration of the application of **Fred A. Gans**, requesting approval of a **APPROVED** Detail Plan for a Garage Condominium, Automobile Repair (Minor), General Office, Contractor's Office/Warehouse (indoors only) and Retail Use. This property is located at 4653, 4645, 4625 and 4695 North President George Bush Turnpike. (District 1) (Z 23-17 – Detail Plan)

Motion was made by Commissioner Aubin to **approve** the application with the additional restrictions to ensure that on the condominium use that it be maintained primarily for storage of vehicles, that revisions to the PD as needed be included and that the concerns of the nearby residents be addressed. Seconded by Commissioner Rose. **Motion carried: 5 Ayes, 2 Nays** with Commissioner Jenkins and Commissioner Dalton voting in opposition.

- c. Consideration of the application of **Jake Finch, Cascade Companies**, **APPROVED** requesting approval of a Change in Zoning from Agricultural (AG) District to Single-Family Attached (SFA) District. This property is located at 613 and 615 Rowlett Road. (District 4) (Z 23-22)

The applicant, Jake Finch, 1630 Addison Road, Addison, TX 75001, provided an overview of the request and remained available for questions.

Commissioner Rose asked the applicant if he was familiar with the Garland area and referenced the Riverset development at Shiloh and Buckingham and asked if their development would look similar to that.

The applicant explained that he was not familiar with that particular development.

Commissioner Dalton asked the applicant if he had any type of Detail Plan since the request only includes a Zoning change without an attached Detail Plan.

The applicant explained that they do have a Detail Plan and are only requesting a straight zoning change.

Attorney Roten advised the Commission to only focus on the request at hand.

Commissioner Paris asked for clarification on an adjacent home near the subject property and whether it too would be removed.

The applicant clarified that the adjacent home was not part of the subject property.

Motion was made by Commissioner Cornelius to **approve** the application as presented. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nays.**

4. **ADJOURN**

There being no further business to come before the Plan Commission, the meeting adjourned at 8:29 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 08/14/2023

Item Title: P 23-25 Lyons Hernandez Addition Final Plat

Summary:

P 23-25 – Lyons Hernandez Addition Final Plat

Attachments

P 23-25 Lyons Hernandez Addition Final Plat Report & Attachments

Planning Report

File No: P 23-25 / District 3

Agenda Item:

Meeting: Plan Commission

Date: August 14, 2023



GARLAND

TEXAS MADE HERE

FINAL PLAT

Lyons Hernandez Addition

LOCATION

6401 Lyons Road

ZONING

Single-Family-Estate (SF-E)

NUMBER OF LOTS

1

ACREAGE

0.760

BACKGROUND

The applicant requests approval of a Final Plat to construct 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. 24 x 36 Plat

PREPARED BY:


Matthew Wolverton
Development Planner
Planning and Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

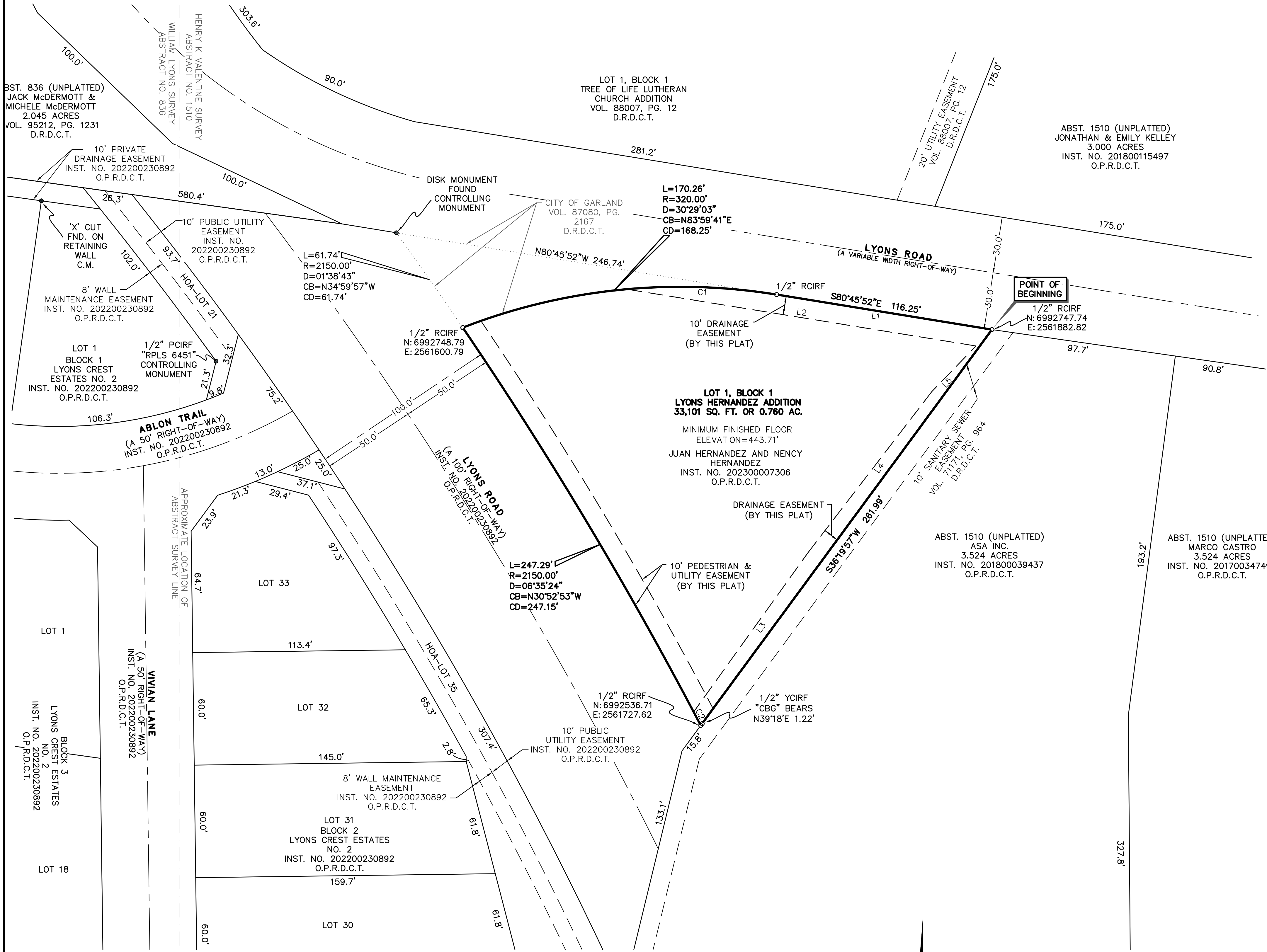
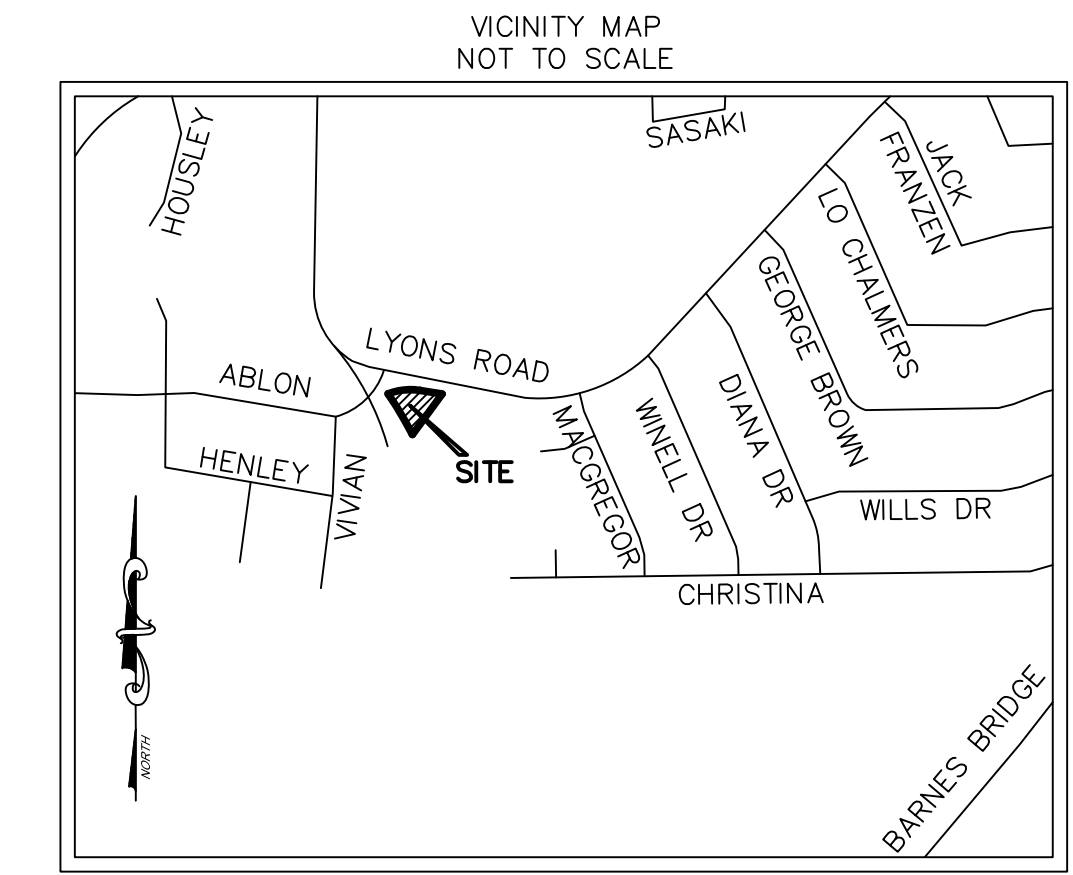
Will Guerin, AICP
Director of Planning



PLAT MAP P 23-25

 INDICATES AREA OF REQUEST

6401 Lyons Road



NOTES:

- Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.0001378556 was used to scale grid coordinates and distances to surface.
- Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development code and is subject to withholding of utilities and building permits.
- Acreage shown hereon for adjoining properties was obtained from deed and TAD records; surveyor cannot certify to the accuracy of these areas.
- Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland, Texas.
- All 1/2 inch iron rod with cap stamped "Peiser & Mankin Surv" shown as found were set in previous survey completed before platting process began.
- Minimum Finished Floor Elevation of 443.71' was derived based on civil engineering construction plans primary/source benchmark City of Garland GPS Benchmark #68 located on back of curb approximately 37.60 feet southwest of Locust Grove and Shoregate Drive centerline on Locust Grove with elevation of 459.91'; secondary/site benchmark disk monument found on the westerly side of a northwesterly bend of a drive approach at the intersection of the west right-of-way line of Ablon Trail with the south right-of-way line of Lyons Road just east of a concrete drainage structure with elevation of 454.73'; and the Floodplain Information Study for Hously Branch and Lyons Branch for Lyons Crest Phase 3, City Case #180301-3, by Boyd Hydrology, PLLC, dated April 22, 2020. Floodplain Information Study for Hously Branch and Lyons Branch for Lyons Crest Phase 3 references 1-foot topography map generated from 2009 TNRIS LIDAR point data field and verified with field survey provided by KCI Surveying Firm #101319, dated October 2018.

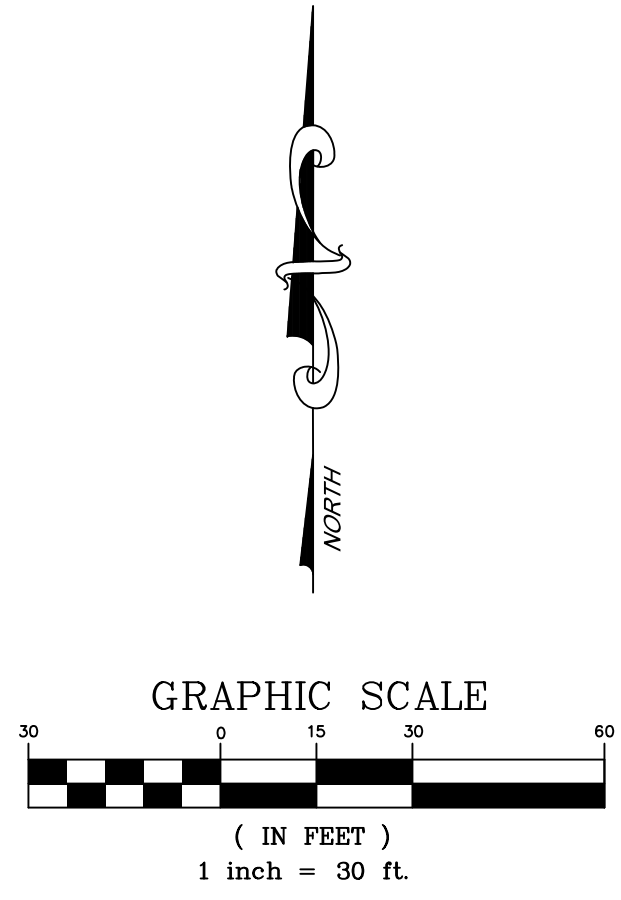
LEGEND

- IRF - Iron Rod Found
- RCIRF - Iron Rod Found w/ "PEISER & MANKIN SURV" red plastic cap (previously set 2/9/2023)
- PCIRF - Iron Rod Found with purple plastic cap
- D.R.D.C.T. - Deed Records Dallas County Texas
- O.P.R.D.C.T. - Official Public Records Dallas County Texas
- INST. - Instrument
- NO. - Number
- VOL. - Volume
- PG. - Page
- C.M. - Controlling Monument

RESERVED FOR COUNTY RECORDING LABEL

LINE	BEARING	DISTANCE
L1	N 80°45'52" W	116.25'
L2	S 80°45'52" E	188.67'
L3	N 35°40'26" E	104.61'
L4	N 37°32'55" E	108.18'
L5	N 44°04'22" E	133.91'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	320.06'	80.22'	80.01'	N 87°56'40" W	14°21'37"
C2	2150.00'	8.12'	8.12'	N 27°41'41" W	00°12'59"



**FINAL PLAT
LYONS HERNANDEZ ADDITION
LOT 1, BLOCK 1**

ENGINEER:
VASQUEZ ENGINEER
JUAN VASQUEZ
1919 S. SHILOH ROAD
SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-278-2948
EMAIL: JVASQUEZ@VASQUEZENGINEERING.COM

HENRY K. VALENTINE SURVEY, ABSTRACT NUMBER 1510,
CITY OF GARLAND, DALLAS COUNTY TEXAS

CITY CASE NO. 221213-1

JULY 2023

OWNER:
JUAN HERNANDEZ AND NENCY HERNANDEZ
5253 LAKE TERRACE COURT
GARLAND, TEXAS 75043
214-603-8106
JUAN.G.HERNANDEZ@HOTMAIL.COM

JOB NO.: 23-0108	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	1612 HART STREET SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	Texas Society of Professional Surveyors	SHEET
DATE: 7/17/2023					1
FIELD DATE: 1/30/2023	SCALE: 1" = 30'	A.R.M.	J.B.W.	FIRM No. 100999-00	OF
DRAWN: J.B.W.	CHECKED: T.R.M.	tmankin@peisersurveying.com	Member Since 1977	2	

STATE OF TEXAS
COUNTY OF DALLAS

OWNERS CERTIFICATE

WHEREAS JUAN HERNANDEZ AND NENCY HERNANDEZ are the sole owners of that certain 0.760 acre tract of land situated in the Henry K. Valentine Survey, Abstract Number 1510, City of Garland, Dallas County, Texas, and being all that certain tract of land conveyed to Juan Hernandez and Nancy Hernandez, by General Warranty Deed recorded in Instrument Number 202300007306, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red "Peiser & Mankin SURV" plastic cap found for the east corner of said Hernandez tract, same being the northwest corner of that certain tract of land conveyed to ASA Inc., by deed recorded in Instrument Number 201800039437, Official Public Records, Dallas County, Texas, and being in the southerly right-of-way line of Lyons Road (a variable width right-of-way, 60 feet at this point);

THENCE South 36 deg. 19 min. 57 sec. West, along the common line of said Hernandez tract and said ASA tract, a distance of 261.99 feet to a 1/2 inch iron rod with red "Peiser & Mankin SURV" plastic cap found for the south corner of said Hernandez tract, same being the most easterly corner of a right-of-way dedication for Lyons Road (a 100 foot right-of-way) per plat recorded in Instrument Number 202200230892, Official Public Records, Dallas County, Texas, same being the beginning of a non-tangent curve to the left, having a radius of 2150.00 feet and a delta angle of 06 deg. 35 min. 24 sec., from which a 1/2 inch iron rod with "CBG" cap bears North 39 deg. 18 min. East, 1.22 feet;

THENCE along the common line of said Hernandez tract and said Lyons Road as follows:

Along said non-tangent curve to the left, an arc distance of 247.29 feet and a chord bearing and distance of North 30 deg. 52 min. 53 sec. West, 247.15 feet to a 1/2 inch iron rod with red "Peiser & Mankin SURV" plastic cap found for the west corner of said Hernandez tract, same being the beginning of a non-tangent curve to the right, having a radius of 320.00 feet and a delta angle of 30 deg. 29 min. 03 sec., same being the south corner of a right-of-way dedication to City of Garland, by deed recorded in Volume 87080, Page 2167, Deed Records, Dallas County, Texas;

Along said non-tangent curve to the right, an arc distance of 170.26 feet and a chord bearing and distance of North 83 deg. 59 min. 41 sec. East, 168.25 feet to a 1/2 inch iron rod with red "Peiser & Mankin SURV" plastic cap found for corner, same being the east corner of said City of Garland tract;

South 80 deg. 45 min. 52 sec. East, a distance of 116.25 feet to the POINT OF BEGINNING and containing 33,101 square feet or 0.760 acre of computed land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOWN ALL BY THESE PRESENTS:

That JUAN HERNANDEZ AND NENCY HERNANDEZ, are the owners of the property described in this plat, do hereby adopt this plat, designating the property as **LYONS HERNANDEZ ADDITION**, an addition to City of Garland, Dallas County, Texas and do hereby dedicate, in fee simple and to the public use forever, the streets and alleys as shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated; provided, however, that no public dedication is made or intended as to any private easement, screen wall easement, or wall maintenance easement shown on this plat. 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.

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwater or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick-up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

The City reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and are subject to change.

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

WITNESS, my hand at _____ Texas, this the _____ day of _____, 2023

By: _____
Juan Hernandez, Owner

STATE OF TEXAS
COUNTY OF DALLAS

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Juan Hernandez, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this _____, 2023.

Notary Public, State of Texas

My Commission Expires, _____

WITNESS, my hand at _____ Texas, this the _____ day of _____, 2023

By: _____
Nency Hernandez, Owner

STATE OF TEXAS
COUNTY OF DALLAS

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Nancy Hernandez, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this _____, 2023.

Notary Public, State of Texas

My Commission Expires, _____

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor of 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 Engineers and Land Surveyors, Texas Local Government Code, Chapter 212, and the City of Garland Development Code. I further affirm that monumentation shown hereon was either found or placed as described hereon and is in substantial compliance with the City of Garland Code Development Code; and that the digital drawing file accompanying this plat is precise representation of this signed Final Plat.

Dated this the _____ day of _____, 2023

PRELIMINARY ONLY 07/17/2023

Timothy R. Mankin _____ Date
Registered Professional Land Surveyor, No. 6122

STATE OF TEXAS
COUNTY OF TARRANT

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared TIMOTHY R. MANKIN, known 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 considerations therein expressed.

Given under my hand and seal of office this _____, 2023.

Notary Public, State of Texas

My Commission Expires, _____

CERTIFICATE OF APPROVAL

APPROVED AND ACCEPPTED for the City of Garland,
this the ____ day of _____, 2023 by
the City Plan Commission of the City of Garland,

Director of Planning

Chairman of Planning Commission

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

FINAL PLAT
LYONS HERNANDEZ ADDITION
LOT 1, BLOCK 1

HENRY K. VALENTINE SURVEY, ABSTRACT NUMBER 1510,
CITY OF GARLAND, DALLAS COUNTY TEXAS

CITY CASE NO. 221213-1

JULY 2023

ENGINEER:

VASQUEZ ENGINEER
JUAN VASQUEZ
1919 S. SHILOH ROAD
SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-278-2948
EMAIL: JVASQUEZ@VASQUEZENGINEERING.COM

OWNER:

JUAN HERNANDEZ AND NENCY HERNANDEZ
5253 LAKE TERRACE COURT
GARLAND, TEXAS 75043
214-603-8106
JUAN.G.HERNANDEZ@HOTMAIL.COM

JOB NO.: 23-0108	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	1612 HART STREET SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	Texas Society of Professional Surveyors	SHEET
DATE: 7/17/2023					2
FIELD DATE: 1/30/2023					OF
SCALE: 1" = 30'					2
FIELD: A.R.M.					
DRAWN: J.B.W.					
CHECKED: T.R.M.	tmankin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977		



GARLAND

Plan Commission

2. b.

Meeting Date: 08/14/2023

Item Title: SW 23-01 Vasquez Engineering, LLC

Summary:

Consideration of the application of Vasquez Engineering, LLC., requesting approval of a Sidewalk Development Variance. This property is located at 6401 Lyons Road. (District 3) (File SW 23-01)

This sidewalk waiver request is associated with the Lyons Hernandez Addition Final Plat (P 23-25)

Attachments

SW 23-01 Vasquez Engineering, LLC Report & Attachments



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Planning Report

File No: SW 23-01/District 3

Agenda Item:

Meeting: Plan Commission

Date: August 14, 2023

REQUEST

Approval of a Sidewalk Waiver as permissible under Section 3.93(F) of the Garland Development Code.

LOCATION

6401 Lyons Road

APPLICANT

Vasquez Engineering, LLC

OWNER

Juan & Nancy Hernandez

BACKGROUND

The subject property is zoned Single-Family-Estate (SF-E) and will have a Single-Family detached home constructed on the lot. The applicant is requesting a Sidewalk Waiver as permissible under Section 3.93(F) of the Garland Development Code to waive the construction of 352 lineal feet of required sidewalk along Lyons Road. There are currently no sidewalks along Lyons Road.

The Engineering Department has already performed and assessed the Perimeter Road Proportional Share requirements following GDC Section 3.47. The Engineering Department also assessed the additional roadway impact fees in lieu of constructing half of Lyons Road. The assessment has already taken into account the sidewalks associated to Lyons Road per GDC section 3.47(A)(1)(b)i.

STAFF RECOMMENDATION

Approval of the Sidewalk Waiver

ADDITIONAL INFORMATION

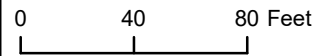
- i. Location Map
- ii. Drawings
- iii. Letter from the Engineering Department

PREPARED BY:

Matthew Wolverton
Development Planner
Planning and Community Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning
Planning and Community Development



1 inch = 68 feet

SIDEWALK WAIVER SW 23-01

 INDICATES AREA OF REQUEST

6401 Lyons Road



GARLAND

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July 14, 2023

Juan & Nancy Hernandez
5253 Lake Terrace Ct. Garland, TX 75043
214-603-8106

RE: **6401 Lyons Road**
Lyons Road Sidewalk Waiver
Lyons Hernandez Addition (single lot development) City Case #221213-1

Mr. & Mrs. Hernandez,

Per GDC 3.93.F, you have requested a sidewalk waiver (Development Variance) for your project. When you submit a Plat Application to the Planning Department, you should also submit the sidewalk waiver request to accompany your plat. The sidewalk waiver will be evaluated and decided upon by the Plan Commission.

Based on the conditions per GDC 3.93.F(1)(a) & (b), the Engineering Department does not object to the applicant's sidewalk waiver request.

The Engineering Department has already performed and assessed the Perimeter Road Proportional Share requirements following GDC 3.47. The Engineering Department assessed the additional roadway impact fees in lieu of constructing half of Lyons Road per the letter dated July 14, 2023. Per the GDC 3.47(A)(1)(b)i, this assessment has already taken into account the sidewalks associated to Lyons Road.

If the Plan Commission grants the sidewalk waiver, then the applicant WILL NOT owe any sidewalk escrow considering the Engineering Department has already provided the Perimeter Road assessment and additional roadway impact fees requirements accordingly.

Respectfully,

A handwritten signature in blue ink, appearing to read "Michael C. Polocek".

Michael Polocek, P.E.
Director of Engineer

xc: Will Guerin; Nabiha Ahmed; Rahman Kafray



GARLAND

Plan Commission

3. a.

Meeting Date: 08/14/2023

Item Title: Z 22-50 Blooming Investment Group, LLC - Zoning (District 2)

Summary:

Consideration of the application of **Blooming Investment Group LLC.**, requesting approval of a Change in Zoning from Multi-Family-1 (MF-1) District and Downtown (DT) District to a Planned Development (PD) District for Multi-Family-0 (MF-0) Use. This property is located at 600 West Avenue D. (District 2) (Z 22-50 – Zoning)

Attachments

Z 22-50 Blooming Investment Group, LLC - Zoning (District 2)

Z 22-50 Blooming Investment Group, LLC Responses



GARLAND

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Planning Report

File No: Z 22-50/District 2

Agenda Item:

Meeting: Plan Commission

Date: August 14, 2023

REQUEST

Approval of a Change in Zoning from Multi-Family-1 (MF-1) District and Downtown (DT) District to a Planned Development (PD) District for Multi-Family-0 (MF-0) Use.

Approval of a Detail Plan for a Multi-family development

LOCATION

600 West Avenue D

APPLICANT

Blooming Investment Group, LLC.

OWNER

Blooming Investment Group, LLC.

BACKGROUND

The subject property is currently unimproved. The applicant proposes fifty-one (51) multi-family units in a townhouse-style configuration. Per the applicant's narrative, "The design and creativity of the project allows the applicant to meet the overall goals of the City of Garland's Downtown District vision."

SITE DATA

The subject property contains approximately 2.15 acres and has approximately 53.49 linear feet of frontage along West Avenue D, 203.88 lineal feet of frontage along South Sixth Street and 174.40 lineal feet of frontage along West Avenue F. The property can be accessed from South Sixth Street and West Avenue F.

USE OF PROPERTY UNDER CURRENT ZONING

The property is currently zoned Multi-Family-1 (MF-1) District and Downtown (DT) District.

The multifamily district is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development. This district accommodates a variety of housing types including triplexes, quadplexes, apartments, and condominiums. The MF-1 district, as mentioned in certain sections of the Garland Development Code, is intended to accommodate standard multifamily development.

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

The subject property is partly in the Suburban Corridor (SC) Sub-District of the Downtown (DT) District and multi-family use is not permitted within Suburban Corridor.

CONSIDERATIONS

1. Detail Plan:

The site plan (Exhibit C) reflects a total of fifty-one (51) multi-family units in a townhouse-style configuration. A total six (6) buildings, including the clubhouse, are proposed. Fifty (50) dwelling units are proposed within Building 1 – Building 5. However, one dwelling unit is proposed in the clubhouse building (Building 6).

The applicant is proposing the base zoning of the Planned Development to be Multi-Family-0 (MF-0) District while trying to maintain the urban vision in the Downtown District.

2. Building Setback

The GDC requires a minimum building setback of twenty (20) feet when adjacent to a street. The clubhouse (Building 6) is ten (10) feet from the property line along South Sixth Street. The swimming pool is ten (10) feet away from the property line along West Avenue D. In addition, buildings not adjacent to a street are required to have a twelve (12)-foot setback. The clubhouse is ten (10) feet from the property line adjacent to the railroad.

In addition, the dumpster is within the building setback along South Sixth Street.

3. Density

The maximum density allowed in the Multi-Family-0 (MF-0) District is twelve (12) dwelling units per acre. The applicant proposes 23.4 dwelling units per acre.

4. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The applicant is proposing a 2,352 square-foot clubhouse.
- **Swimming Pool:** One (1) swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant is proposing a swimming pool with 756 square feet of surface water.
- **Leisure Areas:** One leisure areas 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 is proposing a 372 square-foot leisure area, which will consist of outdoor seating, tables and a barbeque grill area.

5. **Dwelling unit/mix**

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

Minimum dwelling unit size.

Required efficiency:	500 square feet
Proposed:	582 square feet
Number of units:	11 units

Required one-bedroom:	650 square feet
Proposed:	850-1,038 square feet
Number of units:	40 units

6. **Parking**

The site plan (Exhibit C) complies with the parking requirements per the GDC. However, the Multi-Family-0 (MF-0) District requires an attached garage per unit. The site plan reflects twenty-two (22) garage spaces for a total of fifty-one (51) dwelling units.

7. **Screening and Landscaping**

The GDC requires forty (40%) percent of the site to be landscaped. The landscape plan (Exhibit D) reflects 27.6% of the lot to be landscaped.

The landscape buffer along West Avenue D requires two (2) large canopy trees within a fifteen (15)-foot wide landscape buffer. The landscape plan (Exhibit D) reflects thirteen (13) low-level screening shrubs and one (1) large canopy tree within a variable width landscape buffer. The minimum proposed depth is three (3) feet.

The landscape buffer along South Sixth Street requires seven (7) large canopy trees and four (4) high-level screening shrubs are proposed.

Building Design

Although the applicant proposes the Multi-Family-0 (MF-0) District, which requires the residential building design standards per Section 4.84 of the GDC. The building elevations comply with the articulation architectural elements per the Multi-Family-1 (MF-1) District and Multi-Family-2 (MF-2) District.

8. **Transportation**

The Transportation Department did not require a Traffic Impact Analysis, due to the low volume of traffic generated by this development. The Transportation Department has reviewed the project and does not have any concerns.

9. **Signage**

The applicant is not requesting any signage deviations with this request.

10. **Deviations**

GDC standard	Required	Proposed	Applicant's Justification
Building Setback	<p>The GDC requires a minimum building setback of twenty (20) feet when adjacent to a street.</p> <p>In addition, buildings not adjacent to a street is required to have a twelve (12)-foot setback.</p>	<p>The clubhouse (Building 6) is ten (10) feet from the property line along South Sixth Street.</p> <p>The swimming pool is ten (10) feet away from the property line along West Avenue D.</p> <p>The clubhouse is ten (10) feet from the property line adjacent to the railroad.</p> <p>In addition, the dumpster is within the building setback along South Sixth Street.</p>	<p>Per the applicant's narrative, this deviation is key in maximizing the size and amenity level of the pool and clubhouse, particularly providing sufficient space for on site management personnel.</p>
Amenities	<p>One (1) swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development.</p> <p>One leisure areas having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities</p>	<p>The applicant is proposing a swimming pool with 756 square feet of surface water.</p> <p>The applicant is proposing a 372 square-foot leisure area, which will consist of outdoor seating, tables and a barbeque grill area.</p>	<p>The subject property is a challenging site to develop. It is a narrow lot and incorporating additional infrastructure has left minimal space for amenities. However, the applicant has prioritized the amenities while requesting some deviations.</p>
Efficiency Units	Maximum 10% (5 units)	21.5% (11 units)	The purpose of these efficiency units is to provide an in-demand

			living option at a different price point, while still providing access to a garage amenity.
Density	12 dwelling units per acre for MF-0 District. 18 dwelling units per the current MF-1 District.	23.4 dwelling units per acre	This deviation will allow for a development density which makes the project economically viable while also making the development cohesive with the density of the surrounding downtown environment.
Garage Parking	The Multi-Family-0 (MF-0) District requires an attached garage per unit.	The site plan reflects twenty-two (22) garage spaces for a total of fifty-one (51) dwelling units.	The applicant requests a deviation from the GDC MF-0 zoning standards to allow the multifamily units to be stacked in this manner, without a dedicated garage provided for each unit. Each garage will be assigned to an individual unit, and garage use will be enforced by on-site management.
Screening and Landscaping	40% of the site should be landscaped. The landscape buffer along West Avenue D requires two (2) large canopy trees within a fifteen (15)-foot wide landscape buffer. The landscape buffer along South Sixth	27.6% of the lot to be landscaped. The landscape plan (Exhibit D) reflects thirteen (13) low-level screening shrubs and one (1) large canopy tree within a variable width landscape buffer. The minimum proposed depth is three (3) feet. Four (4) high-level screening shrubs are	The applicant contends that a good faith effort has been made to meet this requirement, while also recognizing that the site is tight and unique in shape/size and thereby limiting. In addition, the applicant incorporated the required number of parking spaces, which caused the landscaping/open space to reduce.

	Street requires seven (7) large canopy trees	proposed.	
Building Design	The applicant proposes the Multi-Family-0 (MF-0) District, which requires the residential building design standards per Section 4.84 of the GDC.	The building elevations complies with the articulation architectural elements per the Multi-Family-1 (MF-1) District and Multi-Family-2 (MF-2) District.	The applicant believes that the multifamily design standards are more appropriate for the project based on the adjacency of the Downtown area and the stacked/paired layout of individual living units within the project.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Traditional Neighborhood. 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 and six dwelling units per acre).

The proposed development will provide additional housing in the downtown area. In addition, the majority of the property is currently zoned for multi-family use, and is adjacent to several other multi-family-zoned properties.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north, across West Avenue D, is zoned Planned Development (PD) District 14-33; it is developed with a gas station. The property to the east is zoned Multi-Family (MF-1) District; these properties across South Sixth Street are developed with a church and an automobile repair shop. The properties immediately to the east are developed with three (3) single-family homes. The properties to the south, across West Avenue F, are zoned Multi-Family-1 (MF-1) District; the site is currently unimproved. The properties to the west, across the railroad, are zoned Planned Development (PD) district 09-35 and Planned Development (PD) District 02-44; these properties are developed with a funeral home.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Multi-Family-1 (MF-1) District and Downtown (DT) District to a Planned Development (PD) District for Multi-Family-0 (MF-0) Use.

Approval of a Detail Plan for a Multi-family development.

ADDITIONAL INFORMATION

- i. Location Map

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

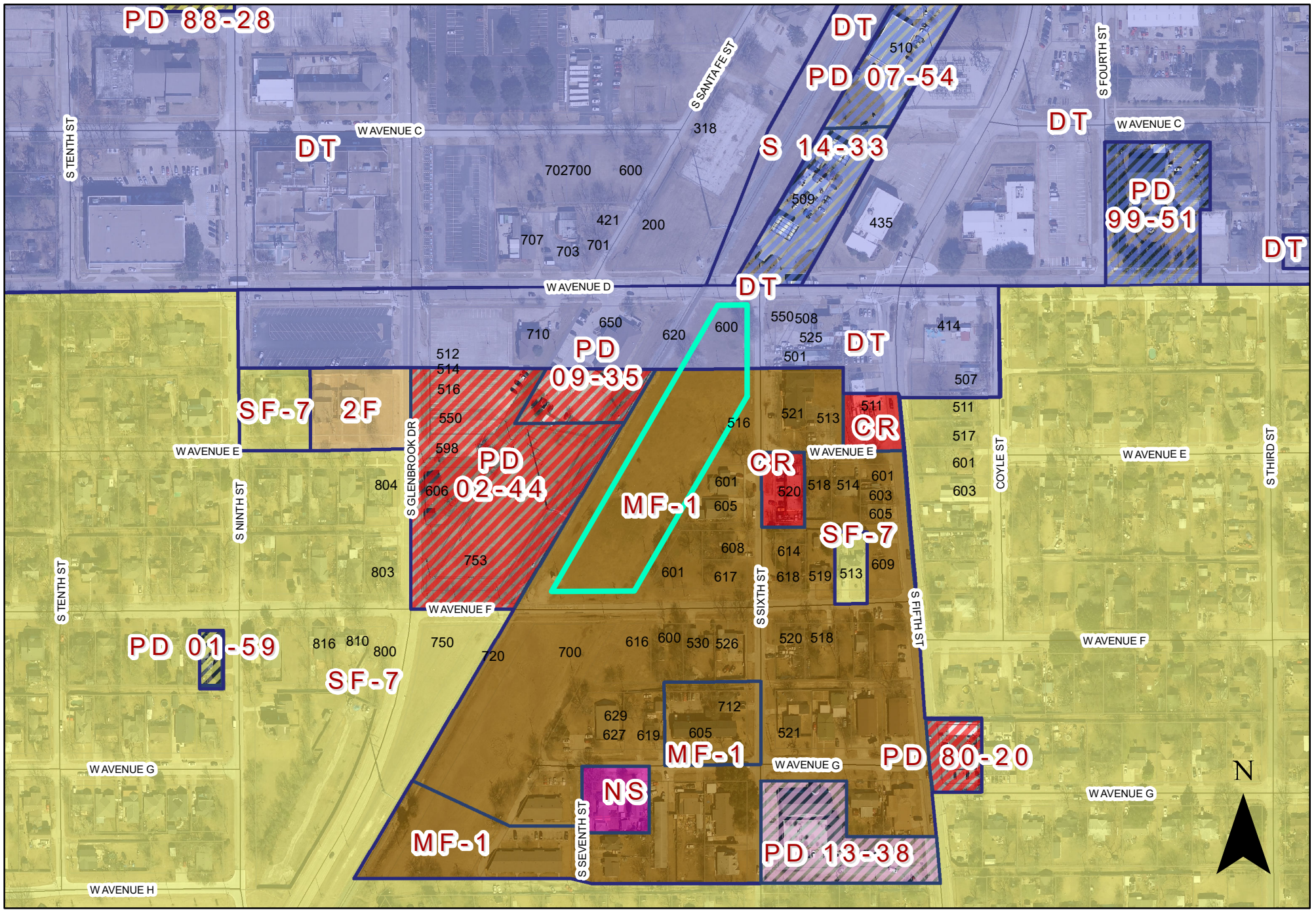
CITY COUNCIL DATE: September 5, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



ZONING MAP Z 22-50

INDICATES AREA OF REQUEST

600 W Avenue D

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-50

600 West Avenue D

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

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

III. General Regulations: All regulations of the Multi-Family-0 (MF-0) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

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

V. Specific Conditions:

A. Permitted Uses: Land Uses are only permitted as in Multi-Family-0 (MF-0) District.

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

C. Amenities: One (1) swimming pool shall be provided with a minimum of 756 square feet of surface water. In addition, one leisure area of 372 square feet shall be provided.

D. Density: The maximum density shall be twenty-four (24) dwelling units per acre.

E. Efficiency Units: A maximum of eleven (11) efficiency units shall be provided.

F. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D. A minimum of twenty-seven (27%) percent of the site shall be landscaped.

1. Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.
2. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.
3. Screening and paving must be regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation

within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

G. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

Z 22-50



North of the subject property



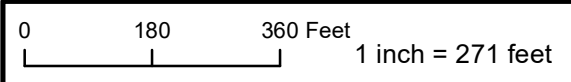
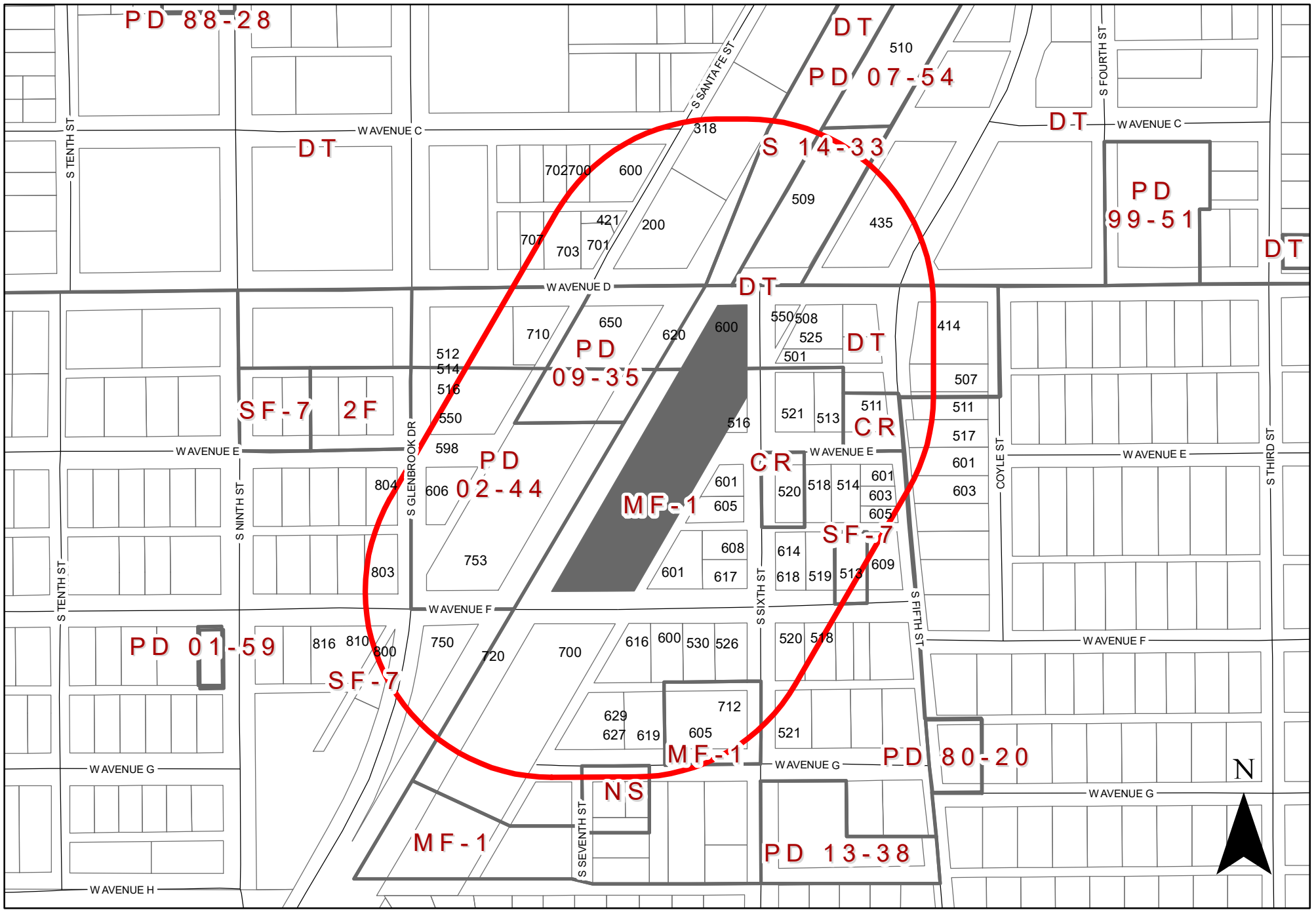
View of the subject property



South of the subject property



West of the subject property



ZONING MAP Z 22-50

INDICATES AREA OF REQUEST
 INDICATES NOTIFICATION AREA

600 W Avenue D

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



GARLAND

Plan Commission

3. b.

Meeting Date: 08/14/2023

Item Title: Z 22-50 Blooming Investment Group, LLC - Detail Plan (District 2)

Summary:

Consideration of the application of **Blooming Investment Group LLC.**, requesting approval of a Detail Plan for a Multi-family development. This property is located at 600 West Avenue D. (District 2) (Z 22-50 – Detail Plan)

Attachments

Z 22-50 Blooming Investment Group, LLC - Detail Plan (District 2)

Z 22-50 Blooming Investment Group, LLC Responses



GARLAND

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Planning Report

File No: Z 22-50/District 2

Agenda Item:

Meeting: Plan Commission

Date: August 14, 2023

REQUEST

Approval of a Change in Zoning from Multi-Family-1 (MF-1) District and Downtown (DT) District to a Planned Development (PD) District for Multi-Family-0 (MF-0) Use.

Approval of a Detail Plan for a Multi-family development

LOCATION

600 West Avenue D

APPLICANT

Blooming Investment Group, LLC.

OWNER

Blooming Investment Group, LLC.

BACKGROUND

The subject property is currently unimproved. The applicant proposes fifty-one (51) multi-family units in a townhouse-style configuration. Per the applicant's narrative, "The design and creativity of the project allows the applicant to meet the overall goals of the City of Garland's Downtown District vision."

SITE DATA

The subject property contains approximately 2.15 acres and has approximately 53.49 linear feet of frontage along West Avenue D, 203.88 lineal feet of frontage along South Sixth Street and 174.40 lineal feet of frontage along West Avenue F. The property can be accessed from South Sixth Street and West Avenue F.

USE OF PROPERTY UNDER CURRENT ZONING

The property is currently zoned Multi-Family-1 (MF-1) District and Downtown (DT) District.

The multifamily district is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development. This district accommodates a variety of housing types including triplexes, quadplexes, apartments, and condominiums. The MF-1 district, as mentioned in certain sections of the Garland Development Code, is intended to accommodate standard multifamily development.

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

The subject property is partly in the Suburban Corridor (SC) Sub-District of the Downtown (DT) District and multi-family use is not permitted within Suburban Corridor.

CONSIDERATIONS

1. Detail Plan:

The site plan (Exhibit C) reflects a total of fifty-one (51) multi-family units in a townhouse-style configuration. A total six (6) buildings, including the clubhouse, are proposed. Fifty (50) dwelling units are proposed within Building 1 – Building 5. However, one dwelling unit is proposed in the clubhouse building (Building 6).

The applicant is proposing the base zoning of the Planned Development to be Multi-Family-0 (MF-0) District while trying to maintain the urban vision in the Downtown District.

2. Building Setback

The GDC requires a minimum building setback of twenty (20) feet when adjacent to a street. The clubhouse (Building 6) is ten (10) feet from the property line along South Sixth Street. The swimming pool is ten (10) feet away from the property line along West Avenue D. In addition, buildings not adjacent to a street are required to have a twelve (12)-foot setback. The clubhouse is ten (10) feet from the property line adjacent to the railroad.

In addition, the dumpster is within the building setback along South Sixth Street.

3. Density

The maximum density allowed in the Multi-Family-0 (MF-0) District is twelve (12) dwelling units per acre. The applicant proposes 23.4 dwelling units per acre.

4. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The applicant is proposing a 2,352 square-foot clubhouse.
- **Swimming Pool:** One (1) swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant is proposing a swimming pool with 756 square feet of surface water.
- **Leisure Areas:** One leisure areas 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 is proposing a 372 square-foot leisure area, which will consist of outdoor seating, tables and a barbeque grill area.

5. **Dwelling unit/mix**

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

Minimum dwelling unit size.

Required efficiency:	500 square feet
Proposed:	582 square feet
Number of units:	11 units

Required one-bedroom:	650 square feet
Proposed:	850-1,038 square feet
Number of units:	40 units

6. **Parking**

The site plan (Exhibit C) complies with the parking requirements per the GDC. However, the Multi-Family-0 (MF-0) District requires an attached garage per unit. The site plan reflects twenty-two (22) garage spaces for a total of fifty-one (51) dwelling units.

7. **Screening and Landscaping**

The GDC requires forty (40%) percent of the site to be landscaped. The landscape plan (Exhibit D) reflects 27.6% of the lot to be landscaped.

The landscape buffer along West Avenue D requires two (2) large canopy trees within a fifteen (15)-foot wide landscape buffer. The landscape plan (Exhibit D) reflects thirteen (13) low-level screening shrubs and one (1) large canopy tree within a variable width landscape buffer. The minimum proposed depth is three (3) feet.

The landscape buffer along South Sixth Street requires seven (7) large canopy trees and four (4) high-level screening shrubs are proposed.

Building Design

Although the applicant proposes the Multi-Family-0 (MF-0) District, which requires the residential building design standards per Section 4.84 of the GDC. The building elevations comply with the articulation architectural elements per the Multi-Family-1 (MF-1) District and Multi-Family-2 (MF-2) District.

8. **Transportation**

The Transportation Department did not require a Traffic Impact Analysis, due to the low volume of traffic generated by this development. The Transportation Department has reviewed the project and does not have any concerns.

9. **Signage**

The applicant is not requesting any signage deviations with this request.

10. **Deviations**

GDC standard	Required	Proposed	Applicant's Justification
Building Setback	<p>The GDC requires a minimum building setback of twenty (20) feet when adjacent to a street.</p> <p>In addition, buildings not adjacent to a street is required to have a twelve (12)-foot setback.</p>	<p>The clubhouse (Building 6) is ten (10) feet from the property line along South Sixth Street.</p> <p>The swimming pool is ten (10) feet away from the property line along West Avenue D.</p> <p>The clubhouse is ten (10) feet from the property line adjacent to the railroad.</p> <p>In addition, the dumpster is within the building setback along South Sixth Street.</p>	<p>Per the applicant's narrative, this deviation is key in maximizing the size and amenity level of the pool and clubhouse, particularly providing sufficient space for on site management personnel.</p>
Amenities	<p>One (1) swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development.</p> <p>One leisure areas having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities</p>	<p>The applicant is proposing a swimming pool with 756 square feet of surface water.</p> <p>The applicant is proposing a 372 square-foot leisure area, which will consist of outdoor seating, tables and a barbeque grill area.</p>	<p>The subject property is a challenging site to develop. It is a narrow lot and incorporating additional infrastructure has left minimal space for amenities. However, the applicant has prioritized the amenities while requesting some deviations.</p>
Efficiency Units	Maximum 10% (5 units)	21.5% (11 units)	The purpose of these efficiency units is to provide an in-demand

			living option at a different price point, while still providing access to a garage amenity.
Density	12 dwelling units per acre for MF-0 District. 18 dwelling units per the current MF-1 District.	23.4 dwelling units per acre	This deviation will allow for a development density which makes the project economically viable while also making the development cohesive with the density of the surrounding downtown environment.
Garage Parking	The Multi-Family-0 (MF-0) District requires an attached garage per unit.	The site plan reflects twenty-two (22) garage spaces for a total of fifty-one (51) dwelling units.	The applicant requests a deviation from the GDC MF-0 zoning standards to allow the multifamily units to be stacked in this manner, without a dedicated garage provided for each unit. Each garage will be assigned to an individual unit, and garage use will be enforced by on-site management.
Screening and Landscaping	40% of the site should be landscaped. The landscape buffer along West Avenue D requires two (2) large canopy trees within a fifteen (15)-foot wide landscape buffer. The landscape buffer along South Sixth	27.6% of the lot to be landscaped. The landscape plan (Exhibit D) reflects thirteen (13) low-level screening shrubs and one (1) large canopy tree within a variable width landscape buffer. The minimum proposed depth is three (3) feet. Four (4) high-level screening shrubs are	The applicant contends that a good faith effort has been made to meet this requirement, while also recognizing that the site is tight and unique in shape/size and thereby limiting. In addition, the applicant incorporated the required number of parking spaces, which caused the landscaping/open space to reduce.

	Street requires seven (7) large canopy trees	proposed.	
Building Design	The applicant proposes the Multi-Family-0 (MF-0) District, which requires the residential building design standards per Section 4.84 of the GDC.	The building elevations complies with the articulation architectural elements per the Multi-Family-1 (MF-1) District and Multi-Family-2 (MF-2) District.	The applicant believes that the multifamily design standards are more appropriate for the project based on the adjacency of the Downtown area and the stacked/paired layout of individual living units within the project.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Traditional Neighborhood. 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 and six dwelling units per acre).

The proposed development will provide additional housing in the downtown area. In addition, the majority of the property is currently zoned for multi-family use, and is adjacent to several other multi-family-zoned properties.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north, across West Avenue D, is zoned Planned Development (PD) District 14-33; it is developed with a gas station. The property to the east is zoned Multi-Family (MF-1) District; these properties across South Sixth Street are developed with a church and an automobile repair shop. The properties immediately to the east are developed with three (3) single-family homes. The properties to the south, across West Avenue F, are zoned Multi-Family-1 (MF-1) District; the site is currently unimproved. The properties to the west, across the railroad, are zoned Planned Development (PD) district 09-35 and Planned Development (PD) District 02-44; these properties are developed with a funeral home.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Multi-Family-1 (MF-1) District and Downtown (DT) District to a Planned Development (PD) District for Multi-Family-0 (MF-0) Use.

Approval of a Detail Plan for a Multi-family development.

ADDITIONAL INFORMATION

- i. Location Map

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

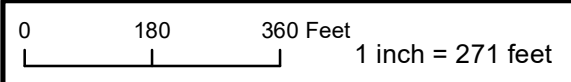
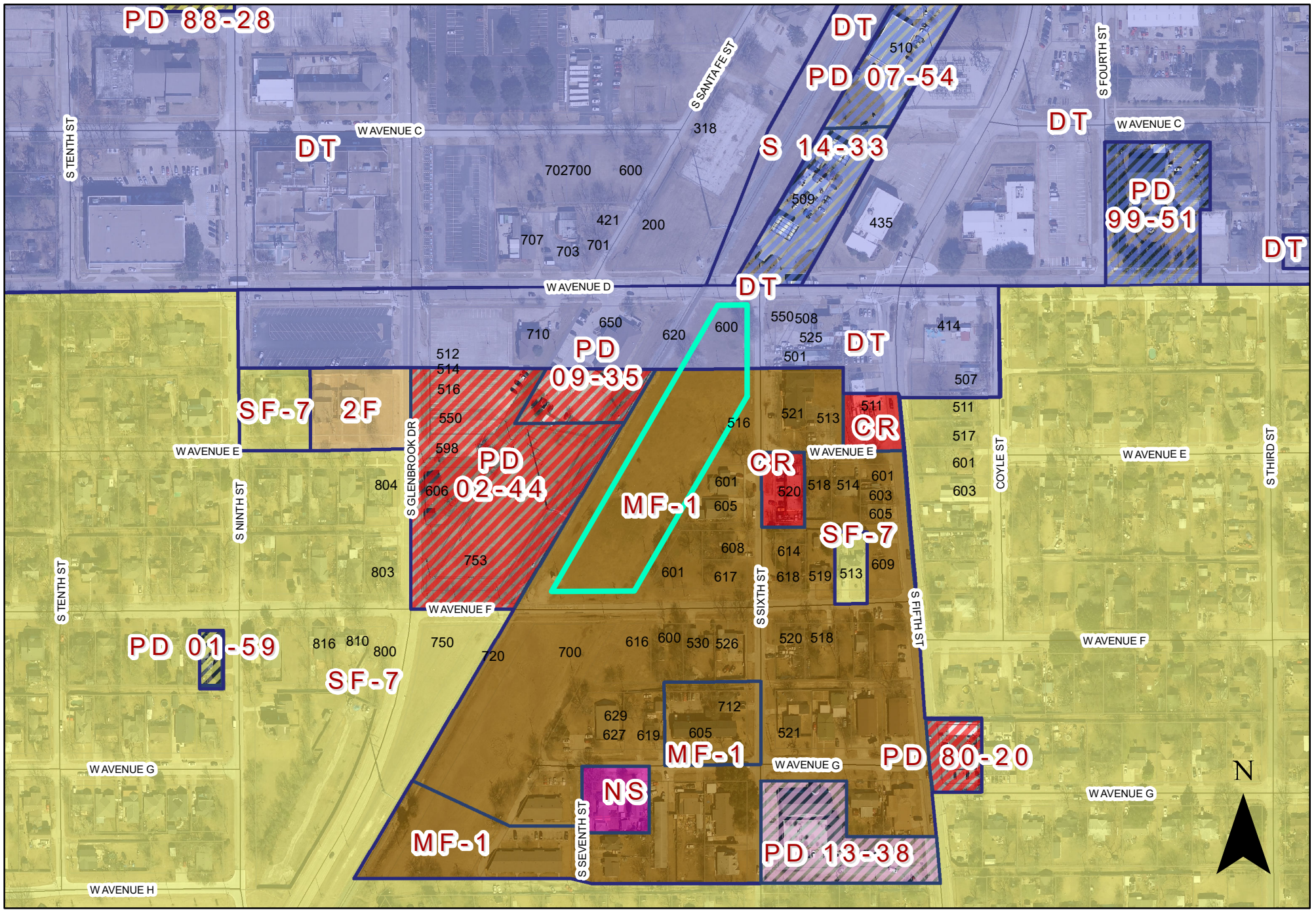
CITY COUNCIL DATE: September 5, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



ZONING MAP Z 22-50

 INDICATES AREA OF REQUEST

600 W Avenue D

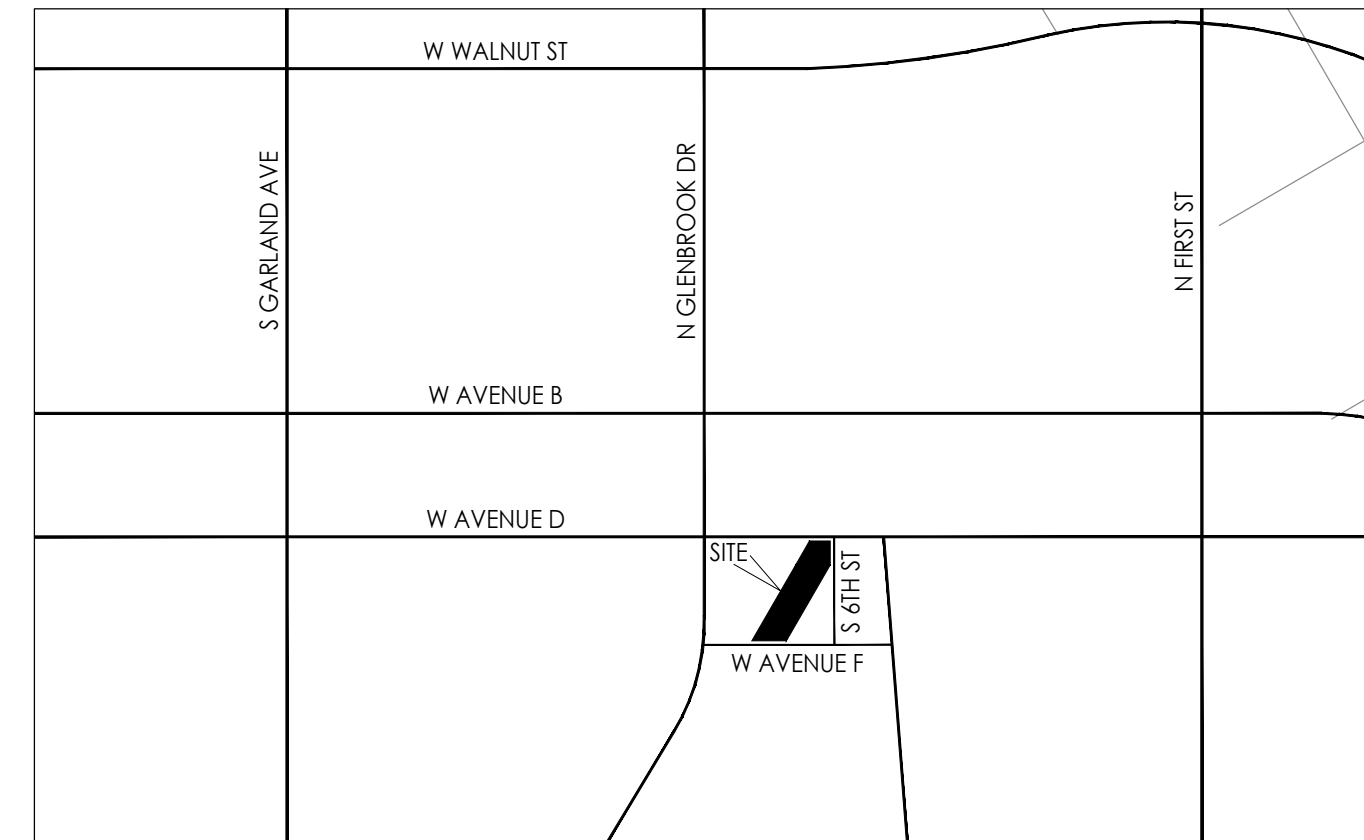
600 WEST AVENUE D
MULTIFAMILY
GARLAND, TEXAS

DESIGN TEAM
OWNER/APPLICANT:
BLOOMING INVESTMENT GROUP, LLC
6751 KISTLER LN., NO 102
THE COLONY, TX. 75056
P: 763.913.4223
CONTACT: DAVE PATEL/
APURVA PATEL

ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500
CONTACT: KELLY
MCCARTHY/JACOB VINSON

CIVIL ENGINEER:
ENGINEERING CONCEPTS, INC.
201 WINDCO CIR., STE 200
WYLIE, TEXAS 75098
P: 972.941.8400
CONTACT: BILL THOMAS

LANDSCAPE ARCHITECT:
COOPER DESIGN WORKS
P.O. BOX 492
ROCKWALL, TX. 75087
P: 972.412.9519
CONTACT: JIM COOPER
CITY CASE NO: 211028-2



PARKING MATRIX	
GARAGE SPACES PROVIDED	22 SPACES
SURFACE SPACES PROVIDED	49 SPACES (INCLUDING 3 ACCESSIBLE)
TOTAL SPACES PROVIDED	71 SPACES (INCLUDING 3 ACCESSIBLE)

UNIT MATRIX					
UNIT TYPE	BEDROOMS	FLOOR AREA	# OF UNITS	% OF UNITS	TOTAL AREA
A	1 BEDROOM	850 SQ. FT.	3 UNITS	5.88%	2,550 SQ. FT.
B	1 BEDROOM	827 SQ. FT.	3 UNITS	5.88%	2,481 SQ. FT.
C	1 BEDROOM	784 SQ. FT.	10 UNITS	19.61%	7,840 SQ. FT.
D	1 BEDROOM	1,038 SQ. FT.	11 UNITS	21.57%	11,418 SQ. FT.
E	EFFICIENCY	582 SQ. FT.	11 UNITS	21.57%	6,402 SQ. FT.
F	1 BEDROOM	818 SQ. FT.	11 UNITS	21.57%	8,998 SQ. FT.
G	1 BEDROOM	767 SQ. FT.	1 UNITS	1.96%	767 SQ. FT.
H	1 BEDROOM	1,003 SQ. FT.	1 UNITS	1.96%	1,003 SQ. FT.
TOTAL			51 UNITS		

NOTE: LISTED SQUARE FOOTAGES ARE EXCLUSIVE OF GARAGES

SITE DENSITY	
TOTAL SITE AREA	2.15 ACRES
TOTAL NUMBER OF UNITS	51 UNITS
DWELLING UNITS PER ACRE	23.7%

AMENITY AREAS PROVIDED	
CLUBHOUSE	2,352 SQ. FT.
OUTDOOR LEISURE AREA	372 SQ. FT.
POOL WATER SURFACE AREA	756 SQ. FT.
TOTAL	

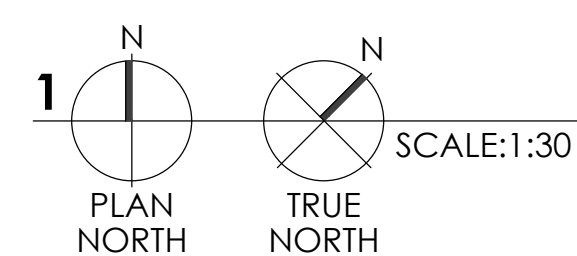
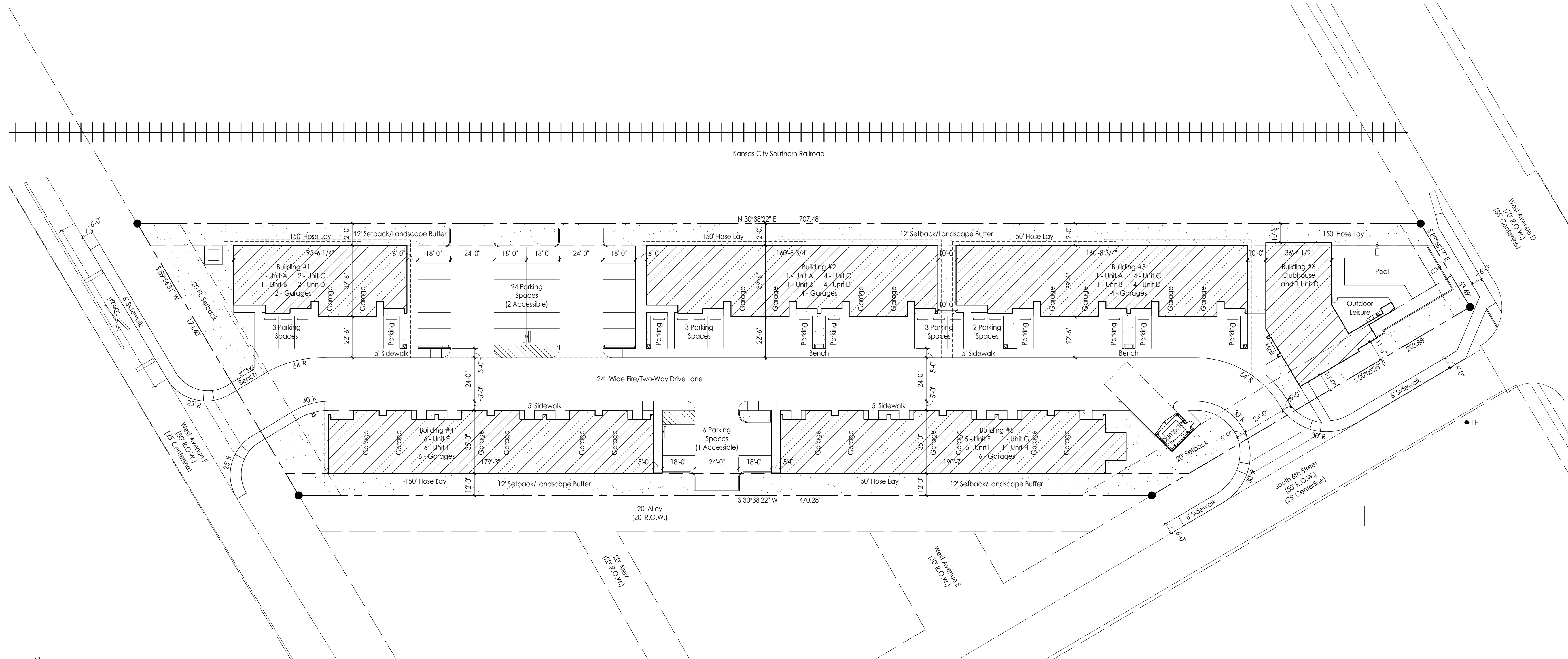
NOTE: OUTDOOR LEISURE AREA INCLUDES SPACE FOR OUTDOOR SEATING, TABLES, AND GRILL AREA

SEAL

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DATE: 08.01.2023
SCALE:
JOB NO. MA21042
DRAWN: JV
APPD: KM
ACAD #
SITE PLAN

DRAWING NO. REV. NO.

A1.00



Site Plan
plan

EXHIBIT C

DESIGN TEAM
OWNER/APPLICANT:
BLOOMING INVESTMENT GROUP, LLC
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THE COLONY, TX. 75056
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APURVA PATEL

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P: 972.412.9519
CONTACT: JIM COOPER

CITY CASE NO: 211028-2

PLANT SCHEDULE

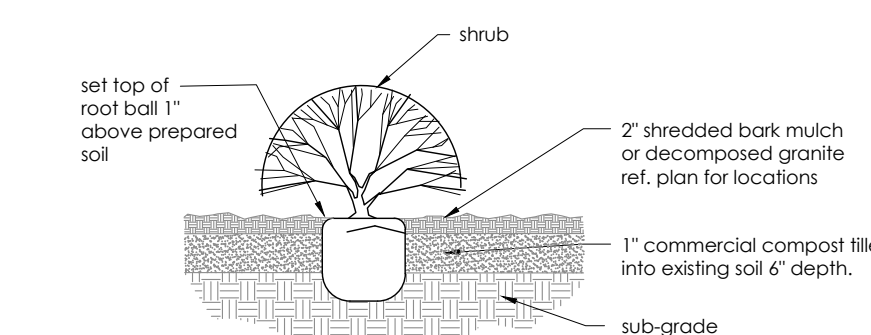
Canopy Trees				
SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION AT PLANTING
CO	3	Chinquapin Oak	Quercus muhlenbergii	3' Caliper 10-12 HI / 4-5 spread, container grown straight trunk.
LO	9	Live Oak	Quercus virginiana	3' Caliper 10-12 HI / 4-5 spread, container grown straight trunk.
CE	3	Cedar Elm	Ulmus crassifolia	3' Caliper 10-12 HI / 4-5 spread, container grown straight trunk.

Ornamental Trees				
SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION AT PLANTING
LG	7	Little Gem Magnolia	Magnolia grandiflora 'Little Gem'	3' Caliper 7-8 HI / 4-5 spread, container grown.
AH	5	American Holly	Ilex opaca	3' Caliper 7-8 HI / 4-5 spread, container grown.
CM	14	Nalchez Grape Myrtle	Loganiastermia indica 'Nalchez White'	3' Caliper 7-8 HI / 4-5 spread, container grown.

Shrubs and Groundcovers				
SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION AT PLANTING
EA	33	Encore Azaleas	Rhododendron 'Encore Autumn Brave'	3 gal. full & heavy 30" O.C. 24" min. ht.
AG	30	Agarita	Mahonia trifoliolata	3 gal. full & heavy 30" O.C. 24" min. ht.
TS	56	Green Cloud Texas Sage	Leucophyllum frutescens 'Green Cloud'	3 gal. full & heavy 30" O.C. 24" min. ht.
FS	106	Foundation Shrubs	To Be Determined	3 gal. full & heavy 30" O.C. 24" min. ht.
DJB	32	Dwarf Japanese Boxwood	Buxus japonica	3 gal. full & heavy 24" O.C. 24" min. ht.
TJ	17	Taylor Juniper	Juniperus virginiana Taylor	5 gal. full & heavy 36" min. ht.
PW	918	Purple Wintercreeper	Euonymus coloratus	1 gal. full plants 12" O.C.
BG	918	Blue Grama 'Blonde Ambition'	Bouteloua gracilis 'Blonde Ambition'	1 gal. full plants 12" O.C.
SC	49	Annual Flowers	To Be Selected	4" pot full plants 9" O.C.
DC	535 SF	Decorative River Cobble	To Be Selected	3" - 5" size submit sample for approval. 3" depth w/ geotextile beneath
DG	600 SF	Decomposed Granite	To Be Selected	3" min. depth w/ geotextile beneath
	25,650 SF	Solid Bermuda Sod		Five grade prior to installation.

Landscape Notes:

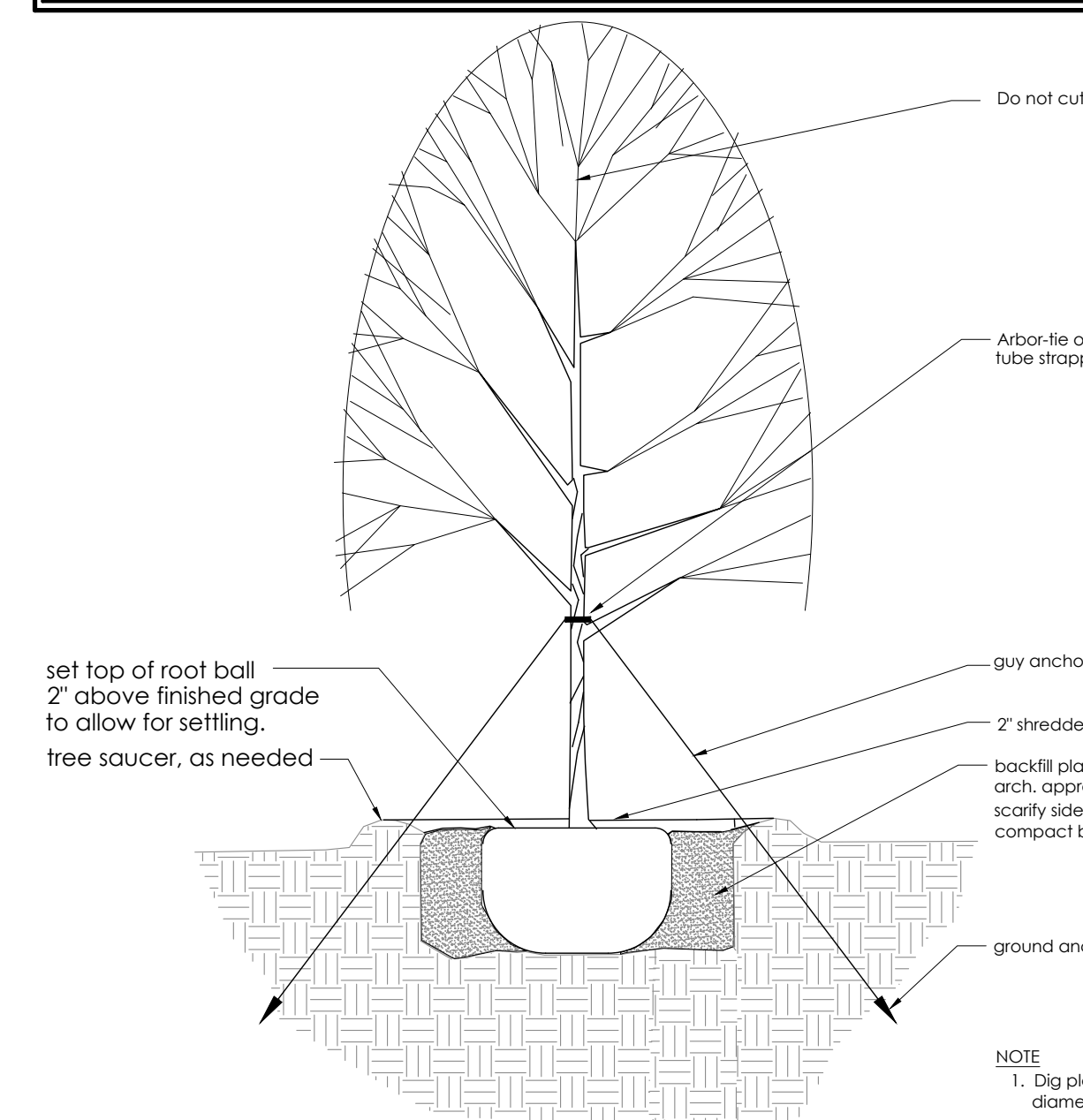
- Reference sheet L 1.0 for landscape plan.
- An automatic irrigation system with 100% coverage of all landscape areas will be provided.
- Contact utility locating services prior to construction.
- Steel edging to be 1/8" thickness minimum color black.



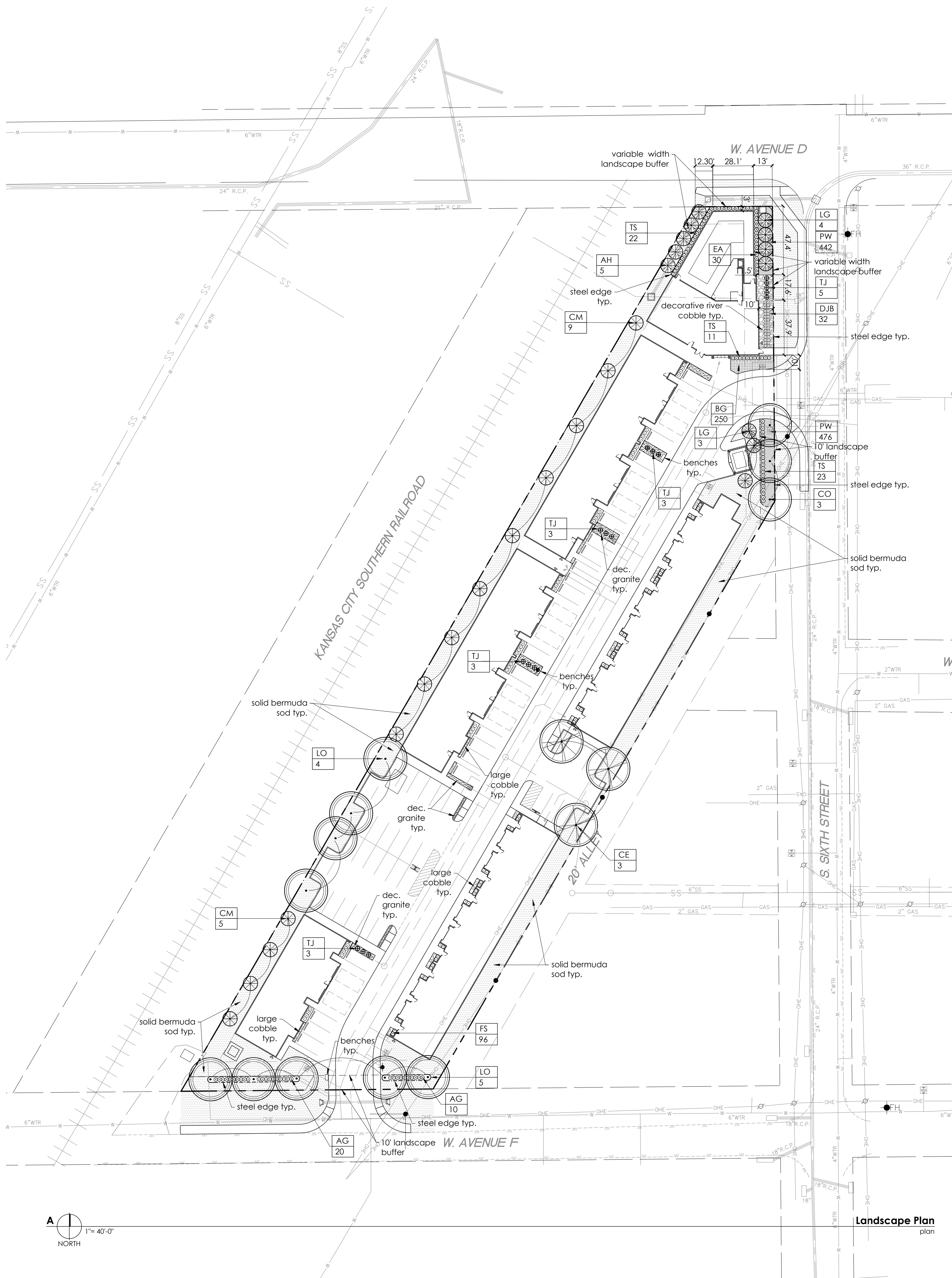
B Shrub Planting Detail Section

Landscape Calculations

West Avenue D Buffer:		
Landscape Buffer Width:		Variable
Landscape Buffer Area Exclusive Of Drive Aisles:		483 SF
Total Area Required To Be Covered With Landscaping Other Than Turf Grass 25%:		121 SF
Total Area Provided Covered With Landscaping Other Than Turf Grass 67%:		326 SF
Landscape Buffer Length Exclusive Of Drive Aisles:		54 LF
Total Canopy Trees Required 54 LF/1 Tree Per 30 LF:		2 Trees
Total Canopy Trees Provided: 3 High Level Screen Trees In Lieu Of 2 Canopy Trees		
South 4th Street Buffer:		
Landscape Buffer Width:		Variable
Landscape Buffer Area Exclusive Of Drive Aisles:		2,040 SF
Total Area Required To Be Covered With Landscaping Other Than Turf Grass 25%:		510 SF
Total Area Provided Covered With Landscaping Other Than Turf Grass 91%:		1,856 SF
Landscape Buffer Length Exclusive Of Drive Aisles:		196 LF
Total Canopy Trees Required 192 LF/1 Tree Per 30 LF:		7 Trees
Total Canopy Trees Provided: 7 Trees Except 4 High Level Screen Trees In Lieu Of 4 Canopy Trees		
West Avenue F Buffer:		
Landscape Buffer Width:		10'
Landscape Buffer Area Exclusive Of Drive Aisles:		1,438 SF
Total Area Required To Be Covered With Landscaping Other Than Turf Grass 25%:		360 SF
Total Area Provided Covered With Landscaping Other Than Turf Grass 27%:		382 SF
Landscape Buffer Length Exclusive Of Drive Aisles:		142 LF
Total Canopy Trees Required 142 LF/1 Tree Per 30 LF:		5 Trees
Total Canopy Trees Provided:		5 Trees
Parking Area Landscaping:		
Total Parking Area:		9,400 SF
Total Parking Area Required To Be Landscaped 5%:		480 SF
Total Parking Area Provided To Be Landscaped 11%:		1,068 SF
Total Trees Required At Terminus Of Parking Rows:		12 Trees
Total Trees Provided At Terminus Of Parking Rows: (Ref. Deviation)		7 Trees
Parking Lot Trees Required 1 Tree Per 10 Parking Spaces 30 Spaces/10 = 3 Trees:		3 Trees
Parking Lot Trees Provided:		7 Trees
Note: No Parking Space Is Located More Than 65' From A Tree.		
Parking Lot Screening:		
No parking lot screening is required.		



A Tree Planting Detail Section



Landscape Plan
plan

SEAL

For municipal review and not for construction.
James A Cooper RLA 1287
01 August 2023

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DATE: 08-01-2023
SCALE: 1" = 40'-0"
JOB NO.
DRAWN: CDW
APPD: CDW
ACAD #

LANDSCAPE PLAN

DRAWING NO. REV. NO.
L 1.0

EXHIBIT D

600 WEST AVENUE D
MULTIFAMILY
GARLAND, TEXAS

DESIGN TEAM
OWNER/APPLICANT:
BLOOMING INVESTMENT GROUP, LLC
6751 KISTLER LN., NO 102
THE COLONY, TX. 75056
P: 763.913.4223
CONTACT: DAVE PATEL/
APURVA PATEL

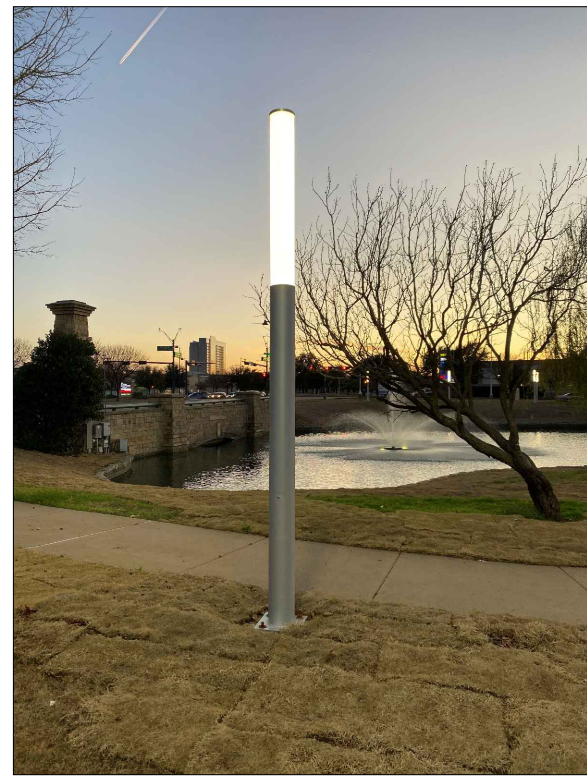
ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500
CONTACT: KELLY
MCCARTHY/JACOB VINSON

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WYLIE, TEXAS 75098
P: 972.941.8400
CONTACT: BILL THOMAS

LANDSCAPE ARCHITECT:
COOPER DESIGN WORKS
P.O. BOX 492
ROCKWALL, TX. 75087
P: 972.412.9519
CONTACT: JIM COOPER
CITY CASE NO: 211028-2



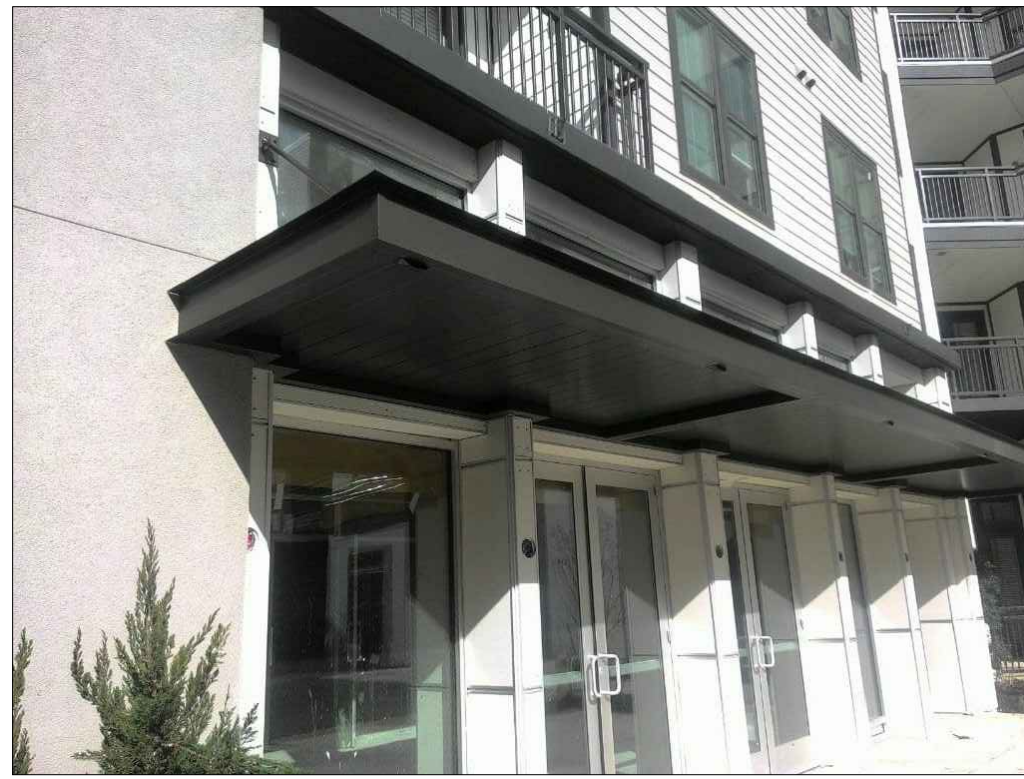
TYPICAL DISTINCTIVE BUILDING LIGHTING



TYPICAL DISTINCTIVE SITE LIGHTING



TYPICAL SITE BENCH

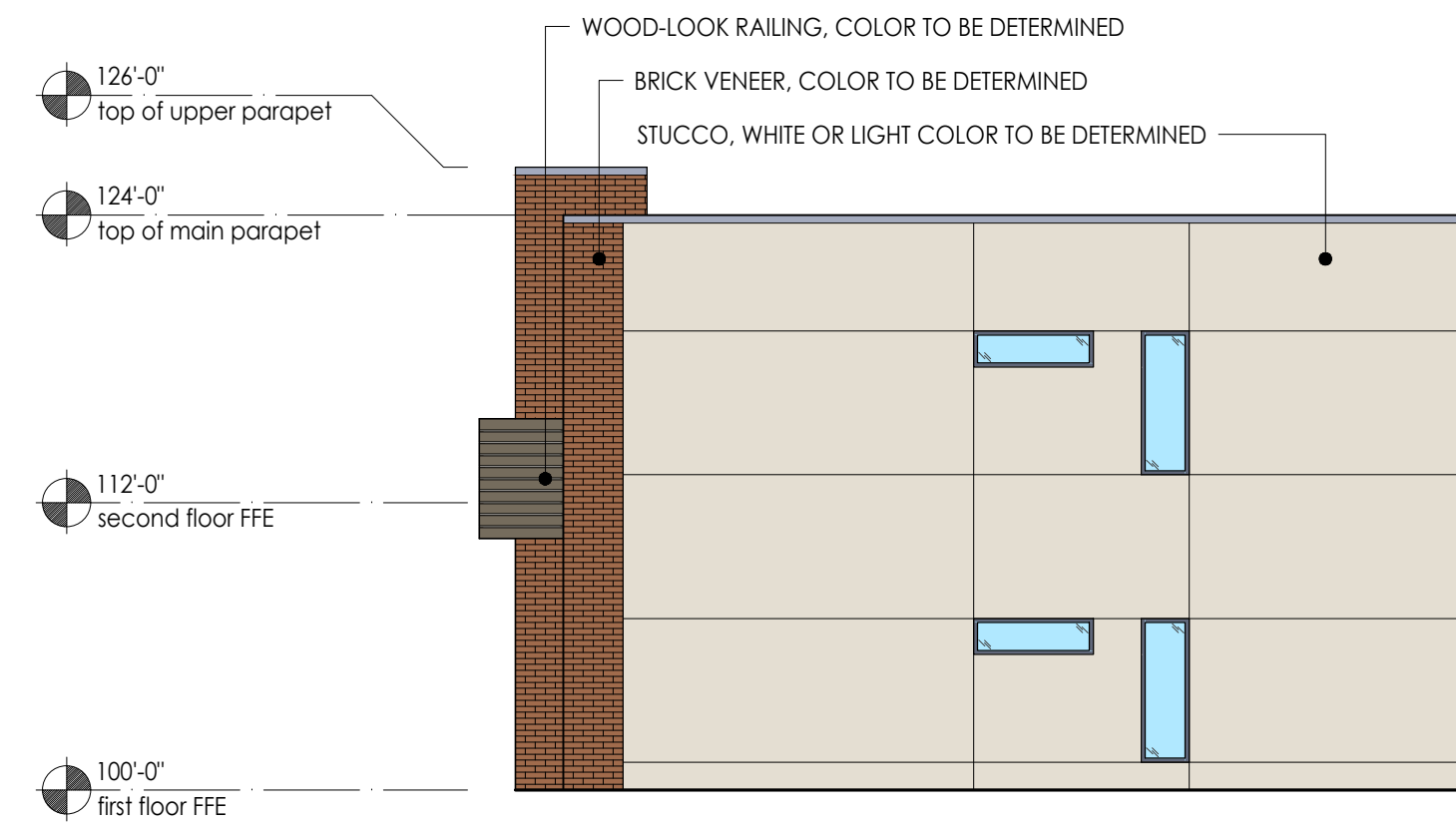


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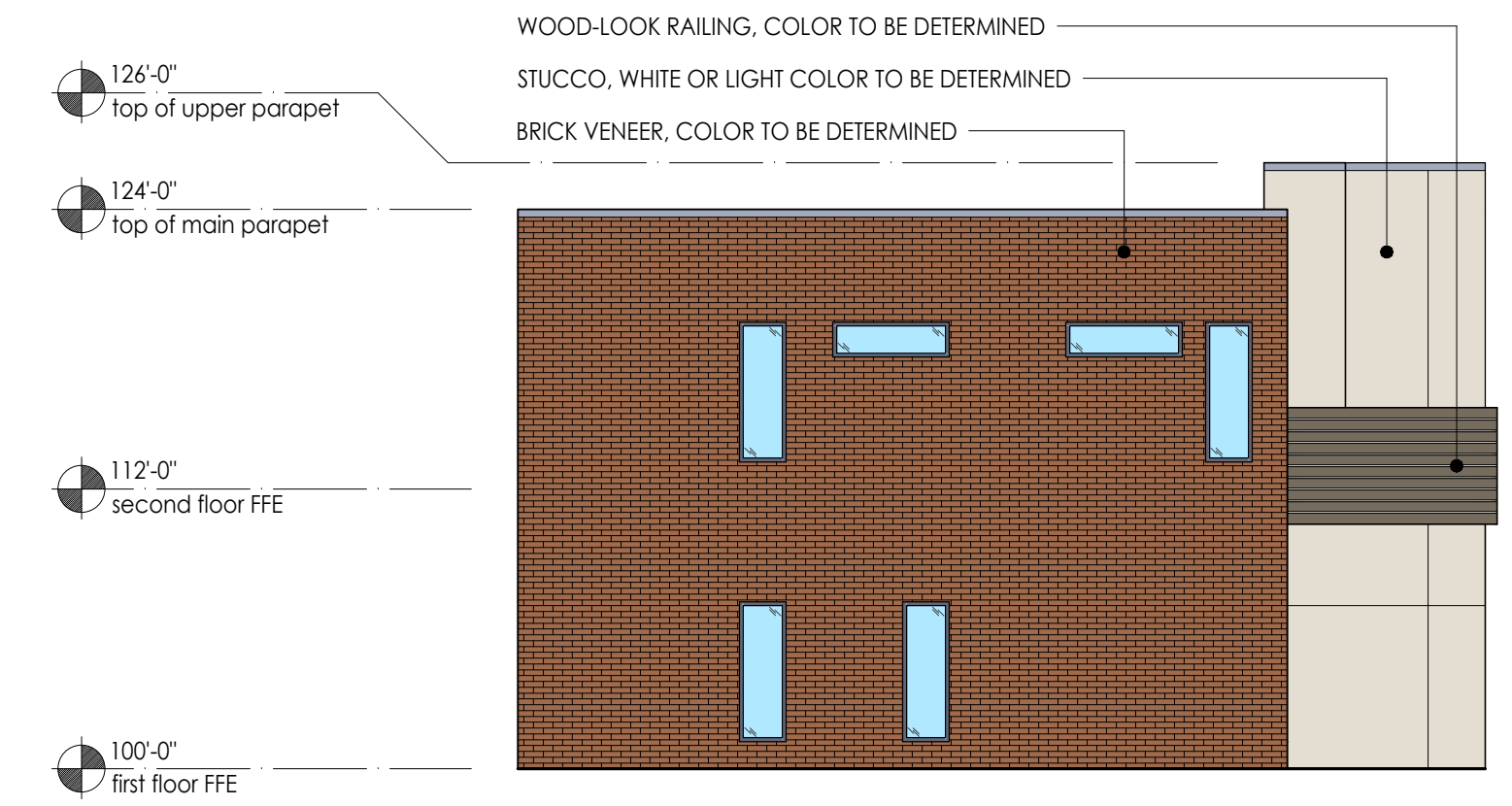
FACADE ARTICULATION CALCULATIONS (GDC SECTION 4.83)	
WEST AVENUE F:	
- BUILDING #1 HORIZONTAL DISTANCE:	41'-6"
- BUILDING #1 HORIZONTAL ARTICULATION PROVIDED:	11'-4" (COMPLIANT WITH GDC)
- BUILDING #1 VERTICAL ARTICULATION:	NOT REQUIRED PER GDC
- BUILDING #4 HORIZONTAL DISTANCE:	32'-6"
- BUILDING #4 HORIZONTAL ARTICULATION:	NOT REQUIRED PER GDC
- BUILDING #4 VERTICAL ARTICULATION:	NOT REQUIRED PER GDC
SOUTH SIXTH STREET:	
- BUILDING #5 HORIZONTAL DISTANCE:	32'-6"
- BUILDING #5 HORIZONTAL ARTICULATION:	NOT REQUIRED PER GDC
- BUILDING #5 VERTICAL ARTICULATION:	NOT REQUIRED PER GDC
- BUILDING #6 HORIZONTAL DISTANCE:	50'-0"
- BUILDING #6 HORIZONTAL ARTICULATION PROVIDED:	2'-0" (COMPLIANT WITH GDC)
- BUILDING #6 VERTICAL ARTICULATION:	NOT REQUIRED PER GDC

ARCHITECTURAL ELEMENTS PROVIDED (GDC SECTION 4.83)	
1.	AWNINGS OR CANOPIES
2.	RECESSED ENTRIES
3.	DISTINCTIVE LIGHTING FEATURES
4.	PLANTERS OR FOUNTAINS
5.	BENCHES FOR OUTDOOR SEATING
6.	VARIED ROOF HEIGHTS
NOTE: PLANTERS AND BENCHES ARE SHOWN ON SITE PLAN AS THESE ARE SITE COMPONENTS	

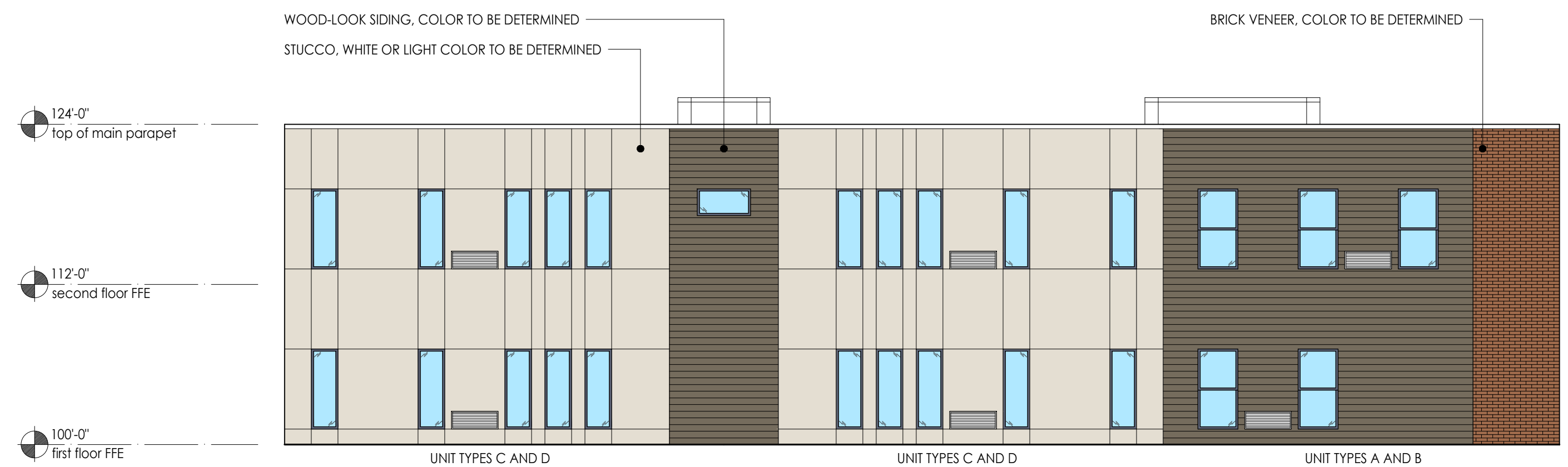
Feature Photos
reference



4 Buildings #1 - East Elevation
elevation
SCALE: 1/8"=1'-0"



3 Buildings #1 - West Elevation
elevation
SCALE: 1/8"=1'-0"



2 Buildings #1 - North Elevation
elevation
SCALE: 1/8"=1'-0"



1 Buildings #1 - South Elevation
elevation
SCALE: 1/8"=1'-0"

EXHIBIT E

SEAL

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DATE: 07.12.2023
SCALE:
JOB NO. MA21042
DRAWN: JV
APPD: KM
ACAD #
EXTERIOR ELEVATIONS

DRAWING NO. REV. NO.

A4.01

600 WEST AVENUE D
MULTIFAMILY
GARLAND, TEXAS

DESIGN TEAM
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6751 KISTLER LN., NO 102
THE COLONY, TX. 75056
P: 763.913.4223
CONTACT: DAVE PATEL/
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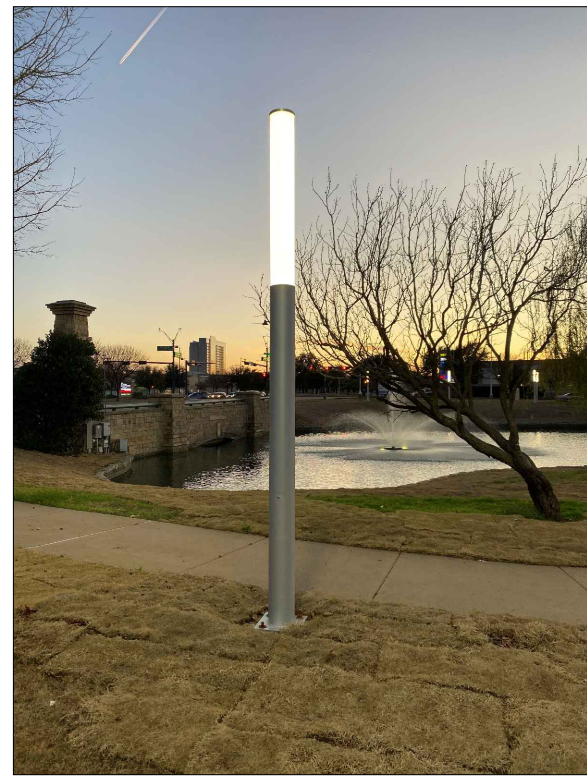
ARCHITECT:
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P: 972.272.2500
CONTACT: KELLY
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CONTACT: BILL THOMAS

LANDSCAPE ARCHITECT:
COOPER DESIGN WORKS
P.O. BOX 492
ROCKWALL, TX. 75087
P: 972.412.9519
CONTACT: JIM COOPER
CITY CASE NO: 211028-2



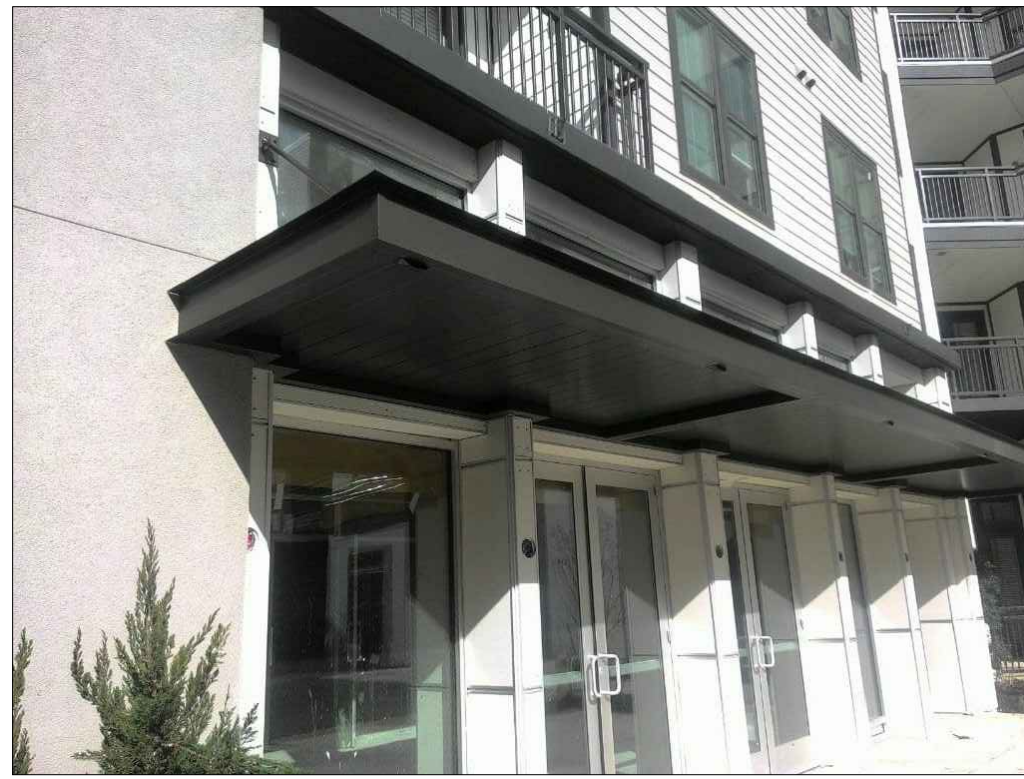
TYPICAL DISTINCTIVE BUILDING LIGHTING



TYPICAL DISTINCTIVE SITE LIGHTING



TYPICAL SITE BENCH

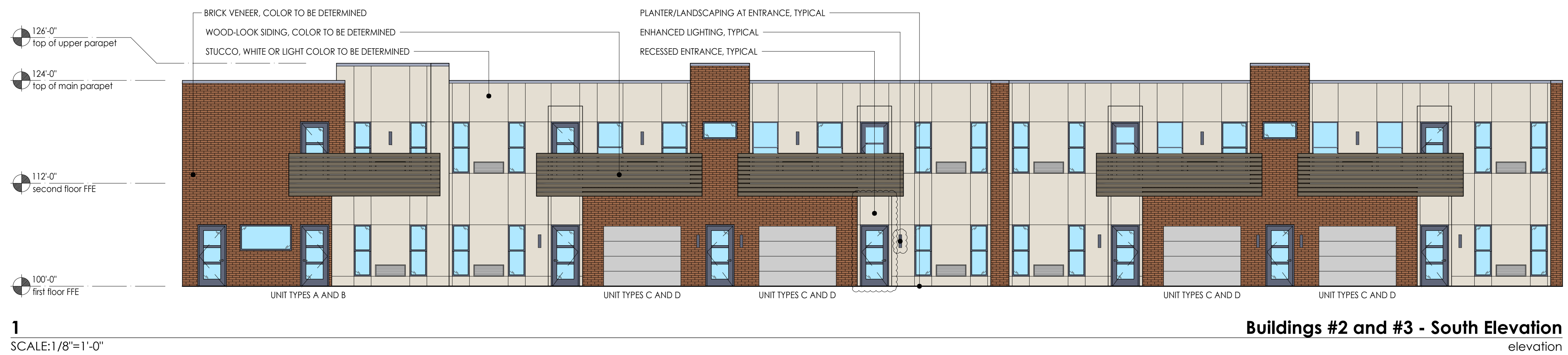
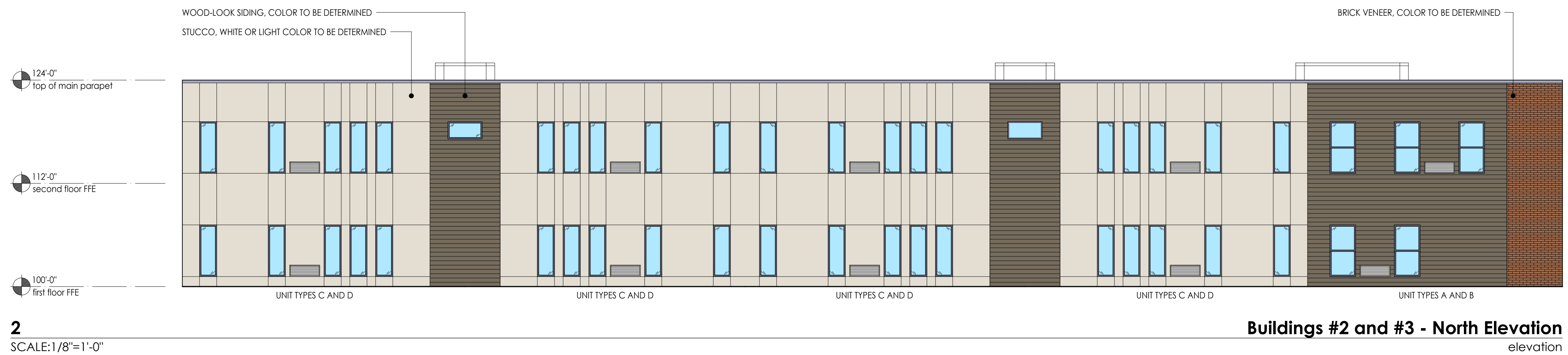
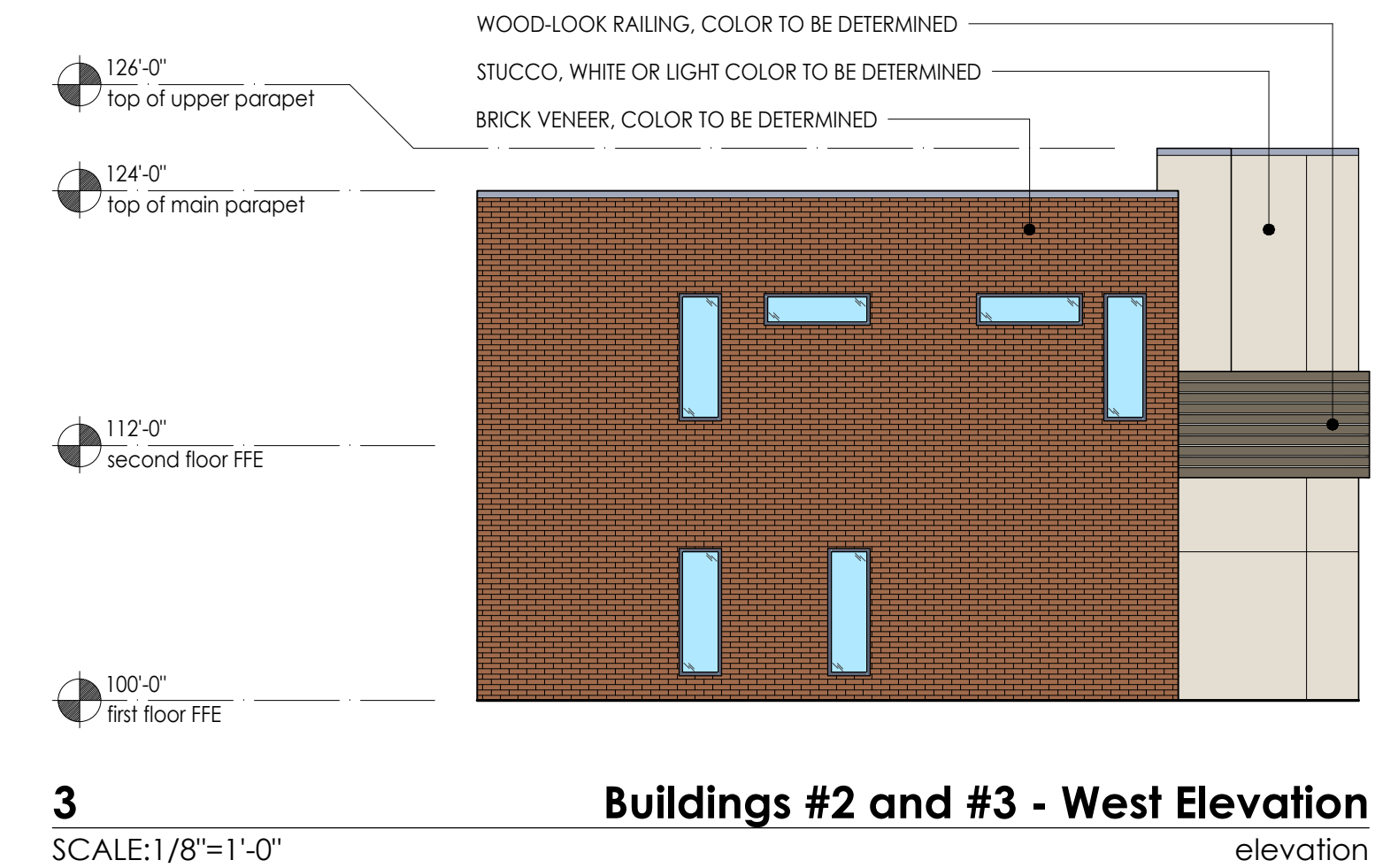
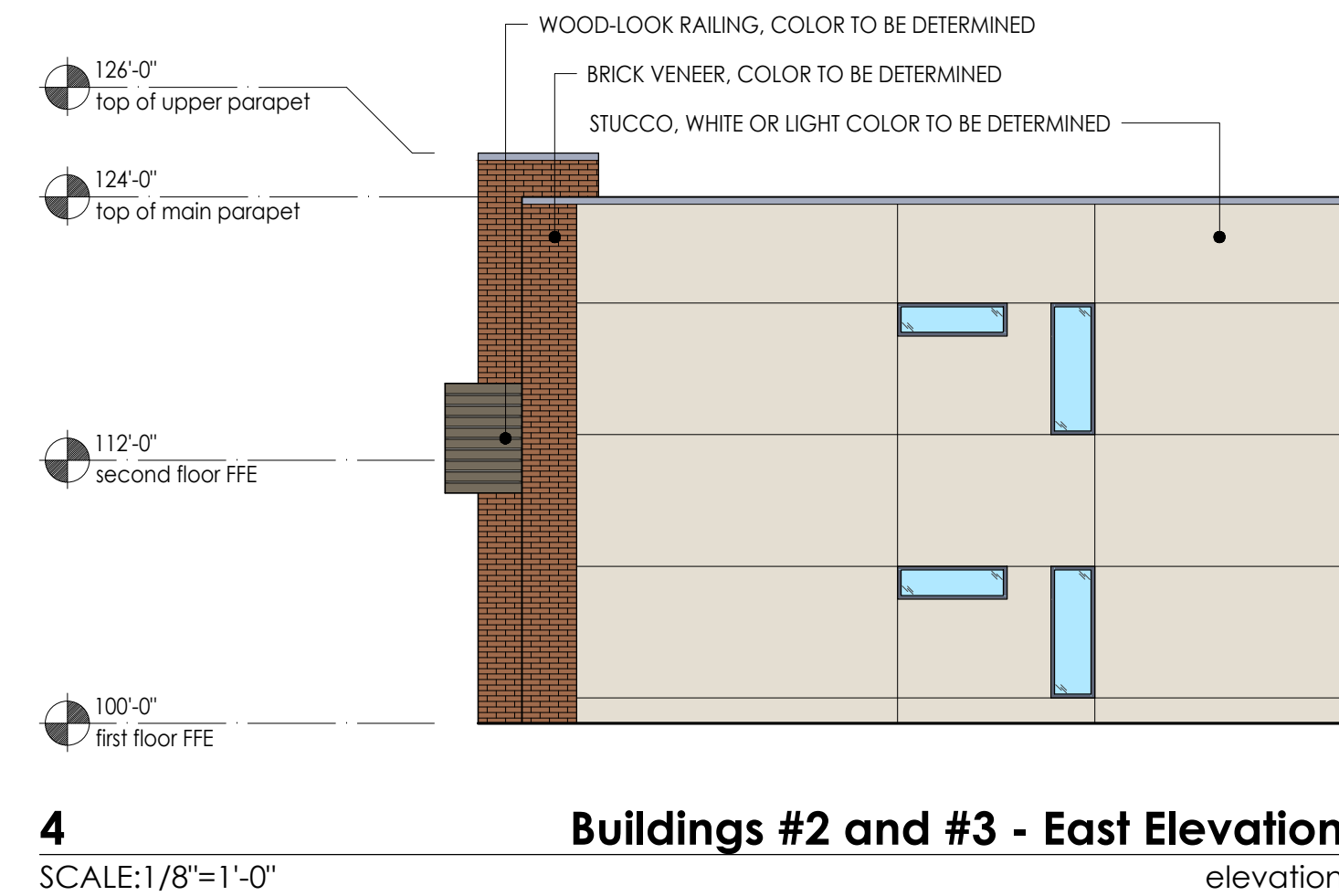


TYPICAL AWNING

Feature Photos
reference

FACADE ARTICULATION CALCULATIONS (GDC SECTION 4.83)	
WEST AVENUE F:	
- BUILDING #1 HORIZONTAL DISTANCE: 41'-6"	- BUILDING #1 HORIZONTAL ARTICULATION PROVIDED: 11'-4" (COMPLIANT WITH GDC)
- BUILDING #1 VERTICAL ARTICULATION NOT REQUIRED PER GDC	- BUILDING #4 HORIZONTAL DISTANCE: 32'-6"
- BUILDING #4 HORIZONTAL ARTICULATION NOT REQUIRED PER GDC	- BUILDING #4 VERTICAL ARTICULATION NOT REQUIRED PER GDC
SOUTH SIXTH STREET:	
- BUILDING #5 HORIZONTAL DISTANCE: 32'-6"	- BUILDING #5 HORIZONTAL ARTICULATION NOT REQUIRED PER GDC
- BUILDING #5 VERTICAL ARTICULATION NOT REQUIRED PER GDC	- BUILDING #6 HORIZONTAL DISTANCE: 50'-0"
- BUILDING #6 HORIZONTAL ARTICULATION PROVIDED: 2'-0" (COMPLIANT WITH GDC)	- BUILDING #6 VERTICAL ARTICULATION NOT REQUIRED PER GDC

ARCHITECTURAL ELEMENTS PROVIDED (GDC SECTION 4.83)	
1.	AWNINGS OR CANOPIES
2.	RECESSED ENTRIES
3.	DISTINCTIVE LIGHTING FEATURES
4.	PLANTERS OR FOUNTAINS
5.	BENCHES FOR OUTDOOR SEATING
6.	VARIED ROOF HEIGHTS
NOTE: PLANTERS AND BENCHES ARE SHOWN ON SITE PLAN AS THESE ARE SITE COMPONENTS	



SEAL

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DATE: 07.12.2023
SCALE:
JOB NO. MA21042
DRAWN: JV
APPD: KM
ACAD #
EXTERIOR ELEVATIONS

DRAWING NO. REV. NO.

A4.00

EXHIBIT E

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MULTIFAMILY
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OWNER/APPLICANT:
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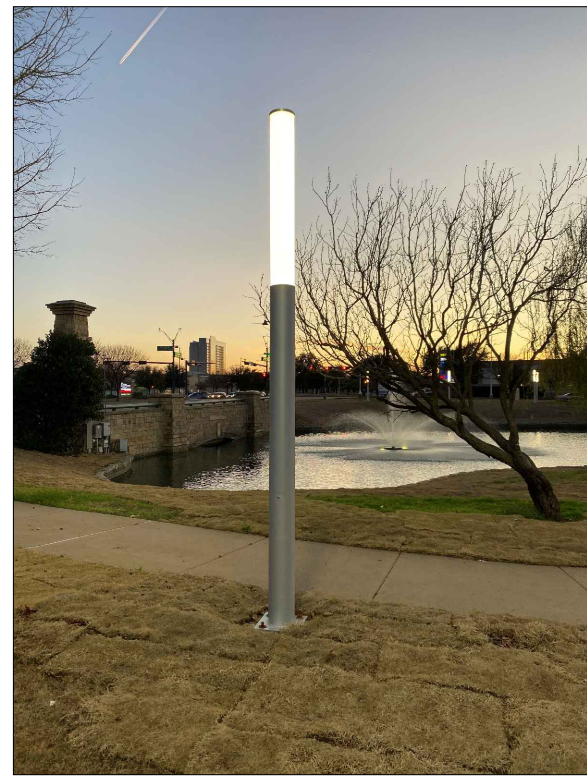
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CITY CASE NO: 211028-2



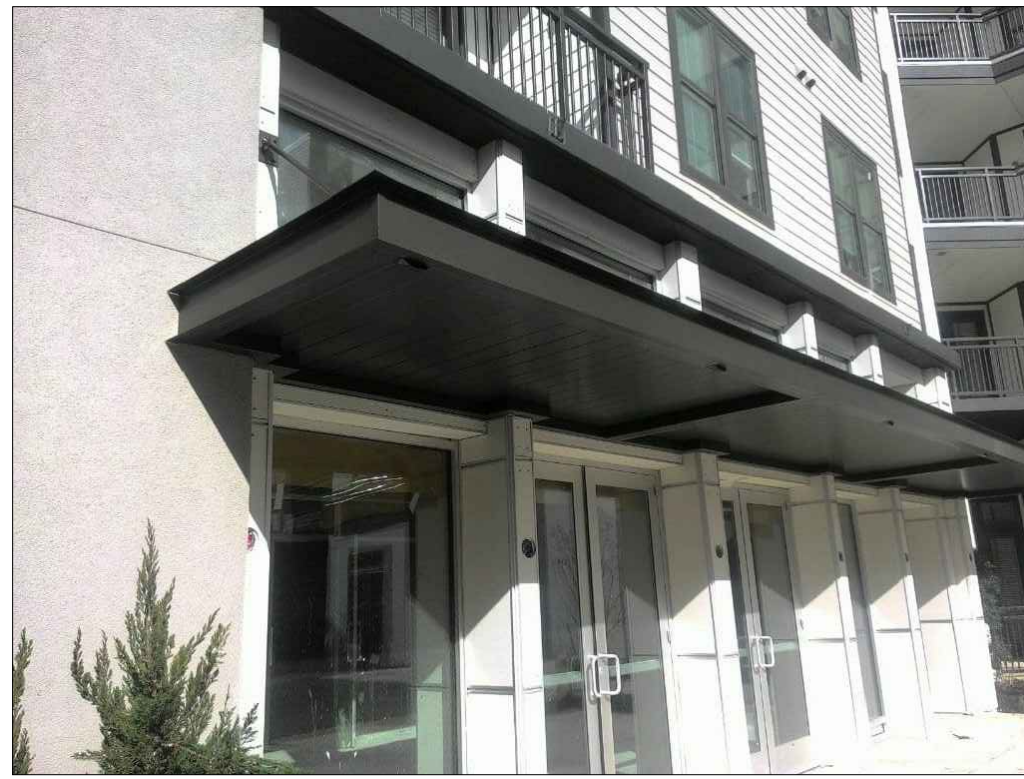
TYPICAL DISTINCTIVE BUILDING LIGHTING



TYPICAL DISTINCTIVE SITE LIGHTING



TYPICAL SITE BENCH



TYPICAL AWNING

FACADE ARTICULATION CALCULATIONS (GDC SECTION 4.83)

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- BUILDING #4 VERTICAL ARTICULATION NOT REQUIRED PER GDC

SOUTH SIXTH STREET:

- BUILDING #5 HORIZONTAL DISTANCE: 32'-6"
- BUILDING #5 VERTICAL ARTICULATION NOT REQUIRED PER GDC
- BUILDING #6 HORIZONTAL DISTANCE: 50'-0"
- BUILDING #6 VERTICAL ARTICULATION PROVIDED: 2'-0" (COMPLIANT WITH GDC)

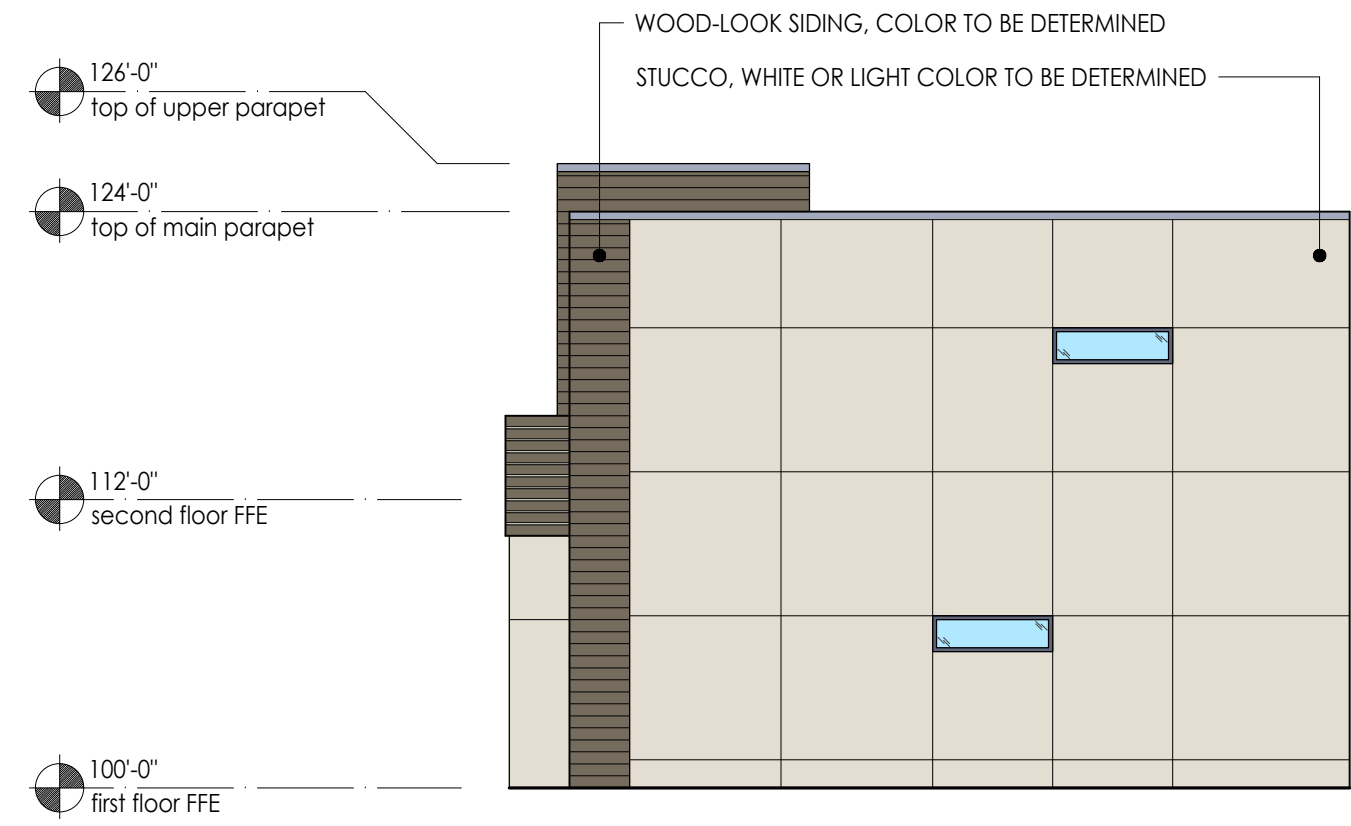
ARCHITECTURAL ELEMENTS PROVIDED (GDC SECTION 4.83)

1. AWNINGS OR CANOPIES
2. RECESSED ENTRIES
3. DISTINCTIVE LIGHTING FEATURES
4. PLANTERS OR FOUNTAINS
5. BENCHES FOR OUTDOOR SEATING
6. VARIED ROOF HEIGHTS

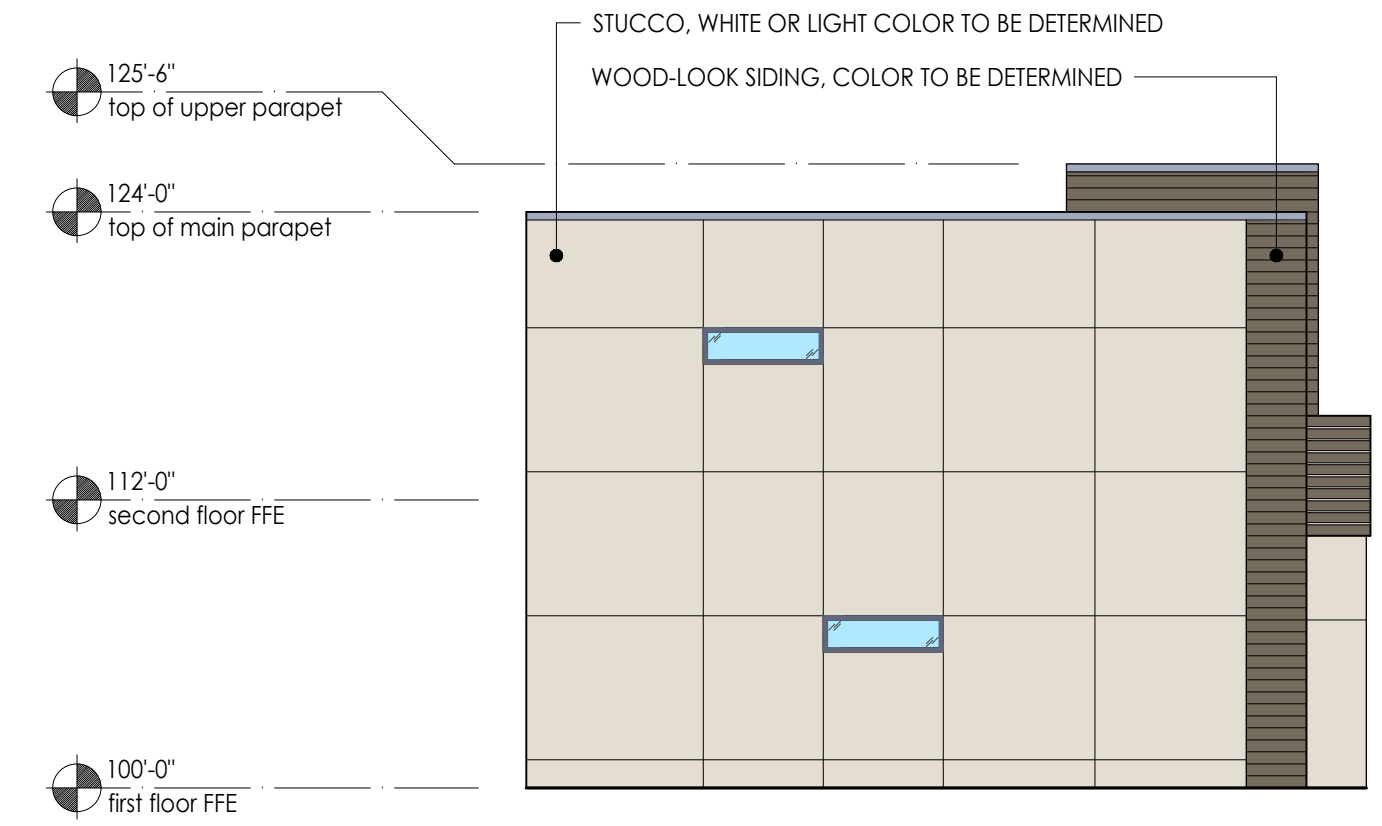
NOTE: PLANTERS AND BENCHES ARE SHOWN ON SITE PLAN AS THESE ARE SITE COMPONENTS

Feature Photos
reference

5



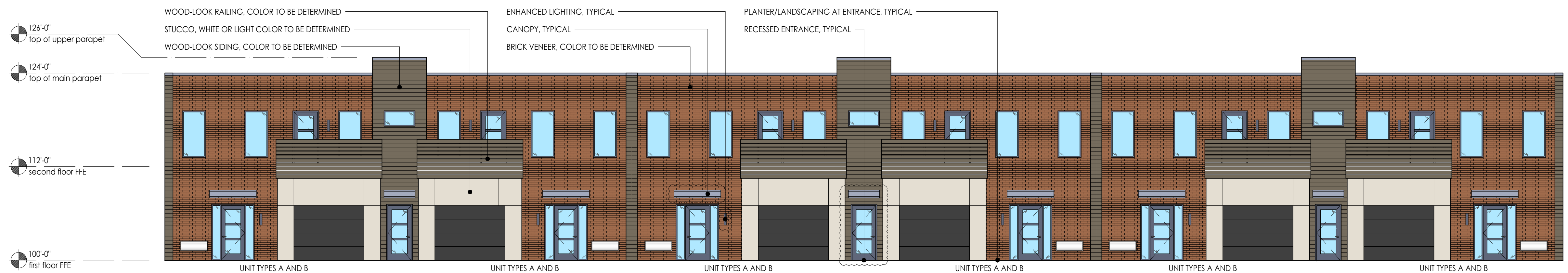
4 Building #4 - West Elevation
SCALE: 1/8"=1'-0" elevation



3 Building #4 - East Elevation
SCALE: 1/8"=1'-0" elevation



2 Building #4 - South Elevation
SCALE: 1/8"=1'-0" elevation



1 Building #4 - North Elevation
SCALE: 1/8"=1'-0" elevation

EXHIBIT E

SEAL

Copyright © 2023

DATE:	07.12.2023
SCALE:	
JOB NO.:	MA21042
DRAWN:	JV
APPD:	KM
ACAD #:	

EXTERIOR ELEVATIONS

DRAWING NO. REV. NO.

A4.02

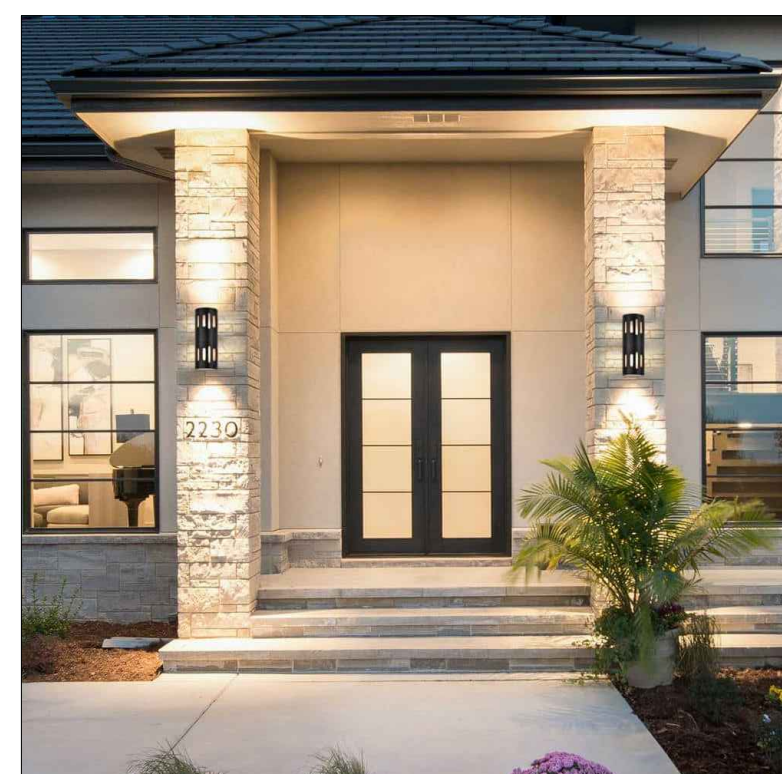
600 WEST AVENUE D
MULTIFAMILY
GARLAND, TEXAS

DESIGN TEAM
OWNER/APPLICANT:
BLOOMING INVESTMENT GROUP, LLC
6751 KISTLER LN., NO 102
THE COLONY, TX. 75056
P: 763.913.4223
CONTACT: DAVE PATEL/
APURVA PATEL

ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500
CONTACT: KELLY
MCCARTHY/JACOB VINSON

CIVIL ENGINEER:
ENGINEERING CONCEPTS, INC.
201 WINDCO CIR., STE 200
WYLIE, TEXAS 75098
P: 972.941.8400
CONTACT: BILL THOMAS

LANDSCAPE ARCHITECT:
COOPER DESIGN WORKS
P.O. BOX 492
ROCKWALL, TX. 75087
P: 972.412.9519
CONTACT: JIM COOPER
CITY CASE NO: 211028-2



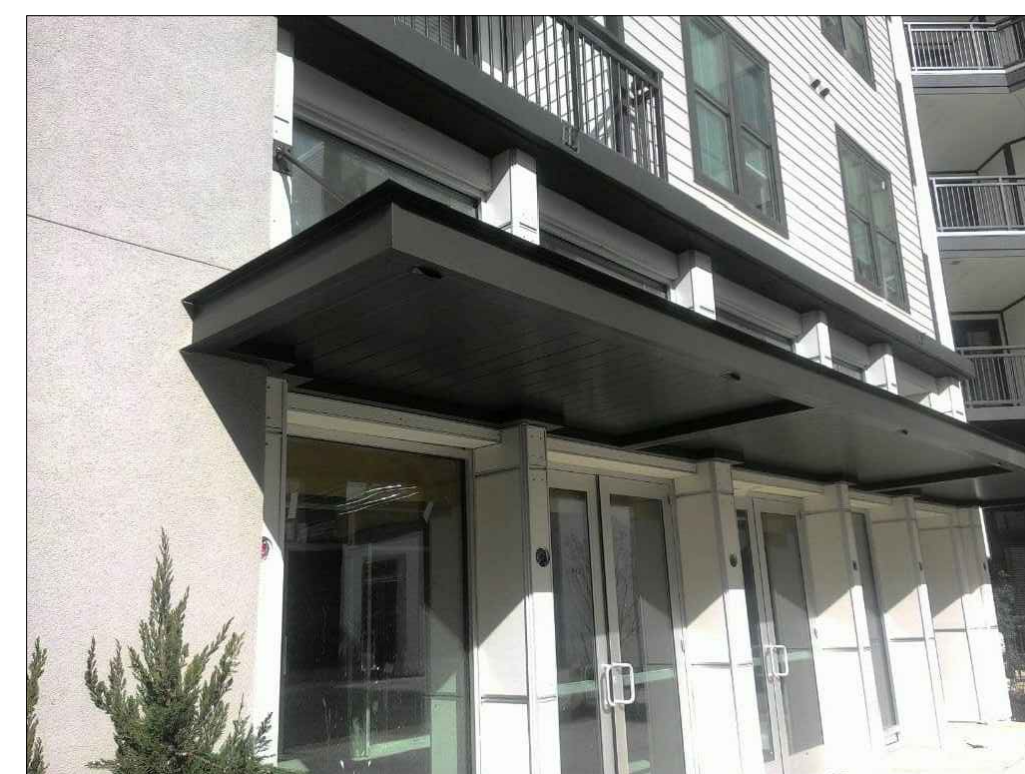
TYPICAL DISTINCTIVE BUILDING LIGHTING



TYPICAL DISTINCTIVE SITE LIGHTING



TYPICAL SITE BENCH



TYPICAL AWNING

FACADE ARTICULATION CALCULATIONS (GDC SECTION 4.83)

WEST AVENUE F:

- BUILDING #1 HORIZONTAL DISTANCE: 41'-6"
- BUILDING #1 HORIZONTAL ARTICULATION PROVIDED: 11'-4" (COMPLAINT WITH GDC)
- BUILDING #1 VERTICAL ARTICULATION NOT REQUIRED PER GDC
- BUILDING #4 HORIZONTAL DISTANCE: 32'-6"
- BUILDING #4 HORIZONTAL ARTICULATION NOT REQUIRED PER GDC
- BUILDING #4 VERTICAL ARTICULATION NOT REQUIRED PER GDC

SOUTH SIXTH STREET:

- BUILDING #5 HORIZONTAL DISTANCE: 32'-6"
- BUILDING #5 HORIZONTAL ARTICULATION NOT REQUIRED PER GDC
- BUILDING #5 VERTICAL ARTICULATION NOT REQUIRED PER GDC
- BUILDING #6 HORIZONTAL DISTANCE: 50'-0"
- BUILDING #6 HORIZONTAL ARTICULATION PROVIDED: 2'-0" (COMPLAINT WITH GDC)
- BUILDING #6 VERTICAL ARTICULATION NOT REQUIRED PER GDC

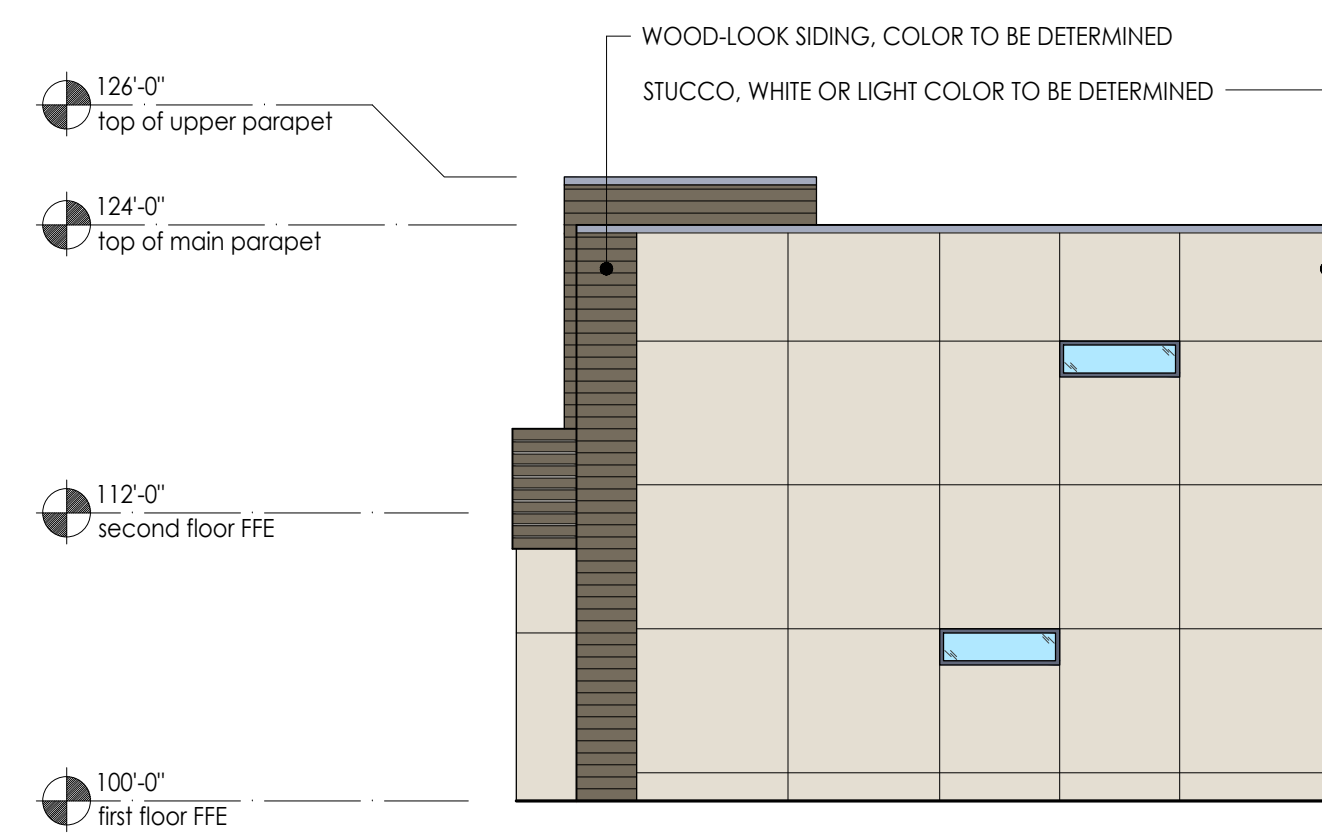
ARCHITECTURAL ELEMENTS PROVIDED (GDC SECTION 4.83)

1. AWNINGS OR CANOPIES
2. RECESSED ENTRIES
3. DISTINCTIVE LIGHTING FEATURES
4. PLANTERS OR FOUNTAINS
5. BENCHES FOR OUTDOOR SEATING
6. VARIED ROOF HEIGHTS

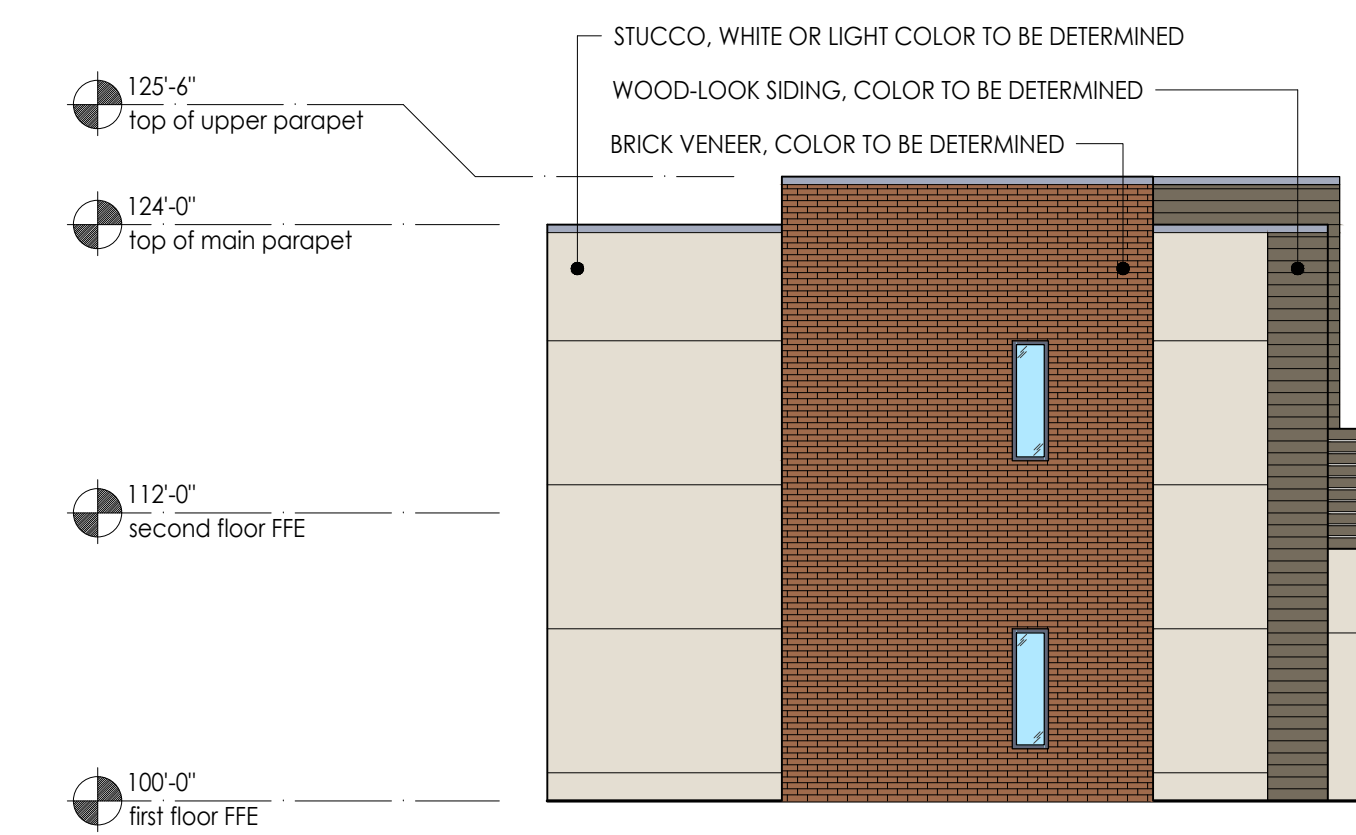
NOTE: PLANTERS AND BENCHES ARE SHOWN ON SITE PLAN AS THESE ARE SITE COMPONENTS

5

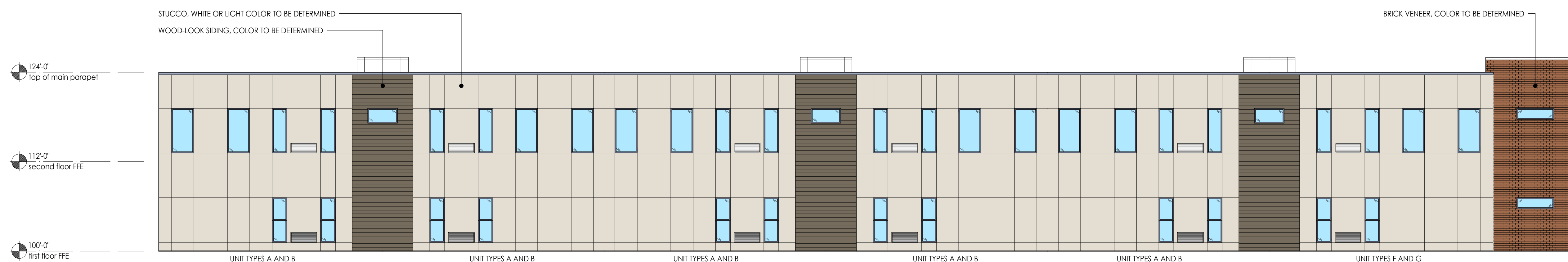
Feature Photos
reference



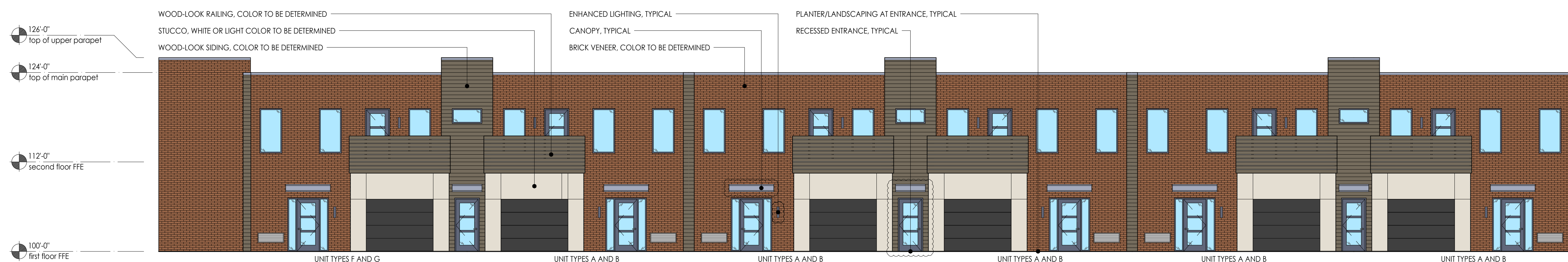
4 Building #5 - West Elevation
SCALE: 1/8"=1'-0" elevation



3 Building #5 - East Elevation
SCALE: 1/8"=1'-0" elevation



2 Building #5 - South Elevation
SCALE: 1/8"=1'-0" elevation



1 Building #5 - North Elevation
SCALE: 1/8"=1'-0" elevation

SEAL

Copyright © 2023
DATE: 07.12.2023
SCALE:
JOB NO. MA21042
DRAWN: JV
APPD: KM
ACAD #
EXTERIOR ELEVATIONS

DRAWING NO. REV. NO.

A4.03

EXHIBIT E

DESIGN TEAM
OWNER/APPLICANT:
BLOOMING INVESTMENT GROUP, LLC
6751 KISTLER LN., NO 102
THE COLONY, TX. 75056
P: 763.913.4223
CONTACT: DAVE PATEL/
APURVA PATEL

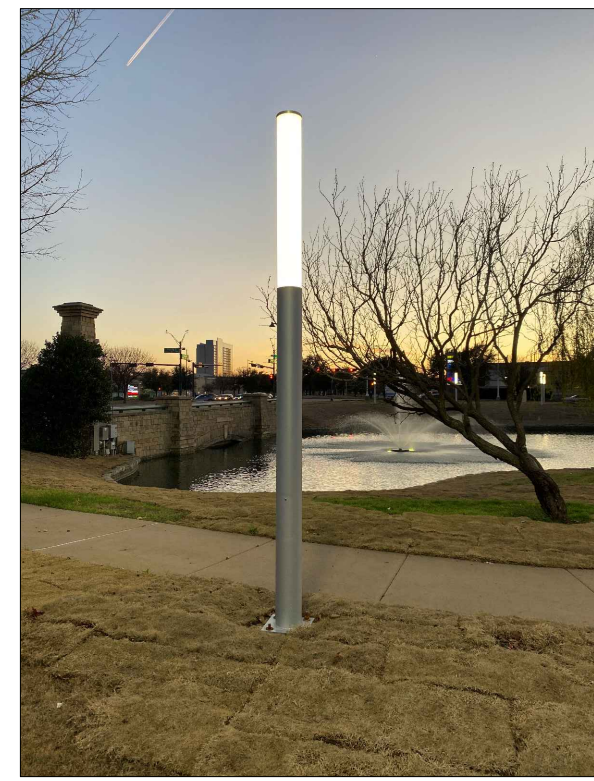
ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500
CONTACT: KELLY
MCCARTHY/JACOB VINSON

CIVIL ENGINEER:
ENGINEERING CONCEPTS, INC.
201 WINDCO CIR., STE 200
WYLIE, TEXAS 75098
P: 972.941.8400
CONTACT: BILL THOMAS

LANDSCAPE ARCHITECT:
COOPER DESIGN WORKS
P.O. BOX 492
ROCKWALL, TX. 75087
P: 972.412.9519
CONTACT: JIM COOPER
CITY CASE NO: 211028-2



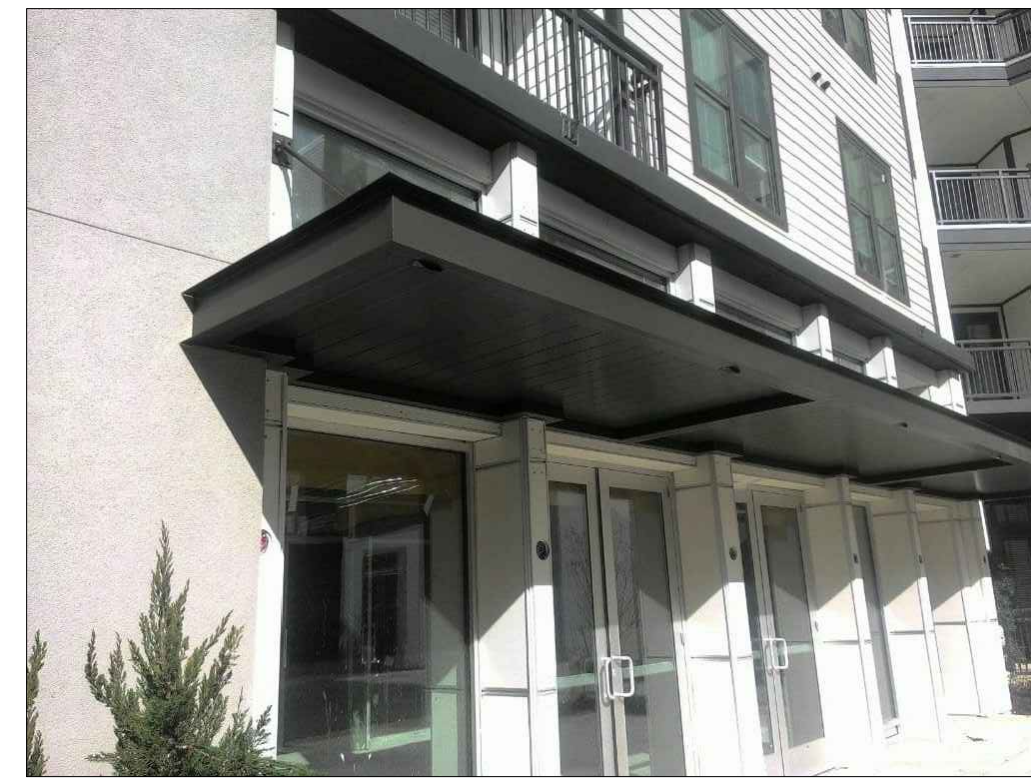
TYPICAL DISTINCTIVE BUILDING LIGHTING



TYPICAL DISTINCTIVE SITE LIGHTING



TYPICAL SITE BENCH



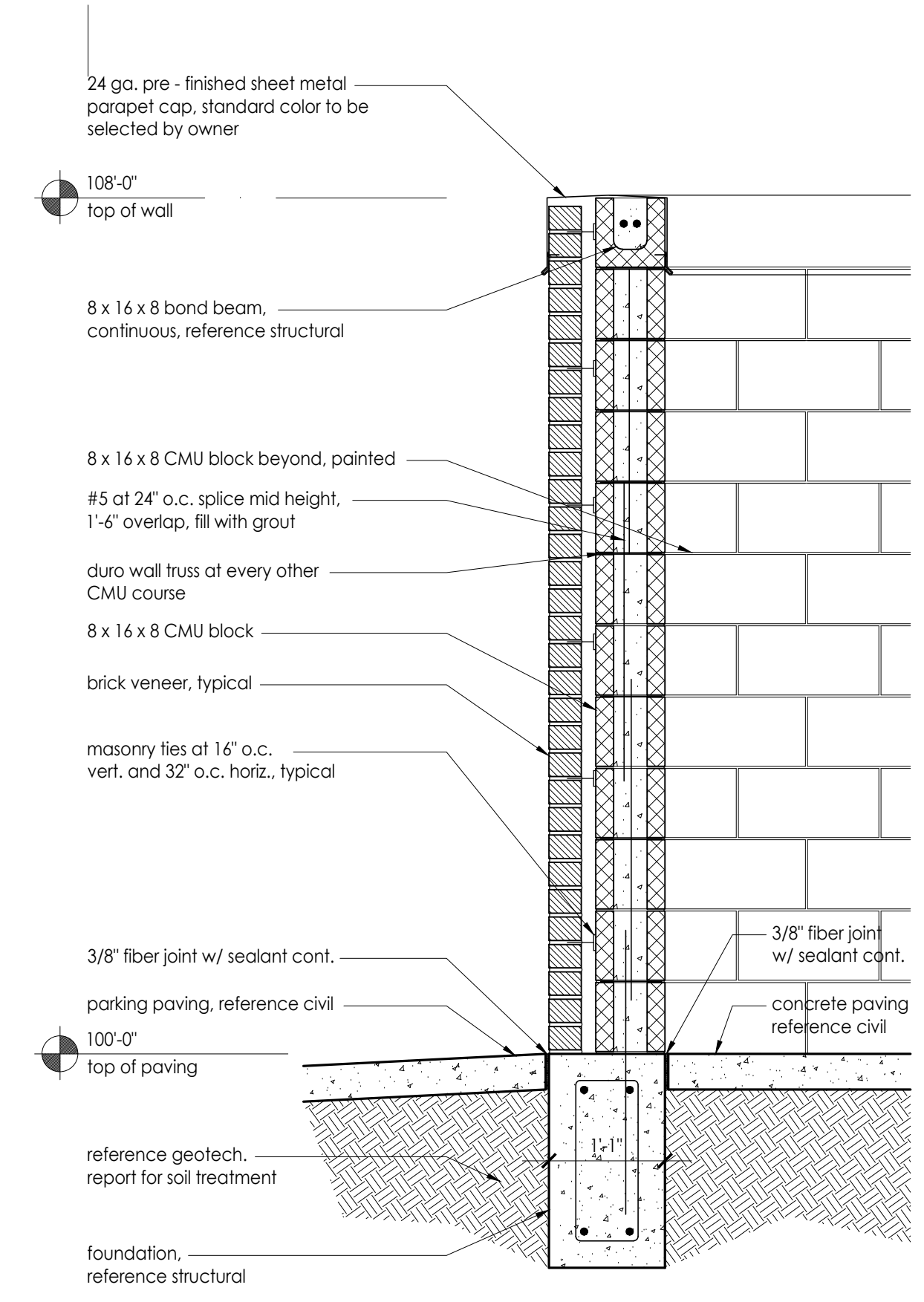
TYPICAL AWNING

Feature Photos
reference

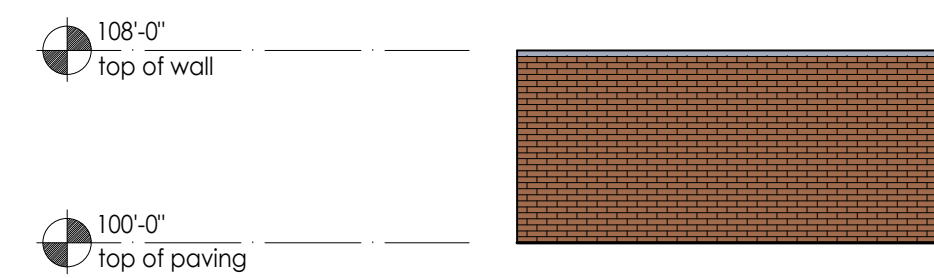
FACADE ARTICULATION CALCULATIONS (GDC SECTION 4.83)	
WEST AVENUE F:	
- BUILDING #1 HORIZONTAL DISTANCE:	41'-6"
- BUILDING #1 HORIZONTAL ARTICULATION PROVIDED:	11'-4" (COMPLAINT WITH GDC)
- BUILDING #1 VERTICAL ARTICULATION:	NOT REQUIRED PER GDC
- BUILDING #4 HORIZONTAL DISTANCE:	32'-6"
- BUILDING #4 HORIZONTAL ARTICULATION:	NOT REQUIRED PER GDC
- BUILDING #4 VERTICAL ARTICULATION:	NOT REQUIRED PER GDC
SOUTH SIXTH STREET:	
- BUILDING #5 HORIZONTAL DISTANCE:	32'-6"
- BUILDING #5 HORIZONTAL ARTICULATION:	NOT REQUIRED PER GDC
- BUILDING #5 VERTICAL ARTICULATION:	NOT REQUIRED PER GDC
- BUILDING #6 HORIZONTAL DISTANCE:	50'-0"
- BUILDING #6 HORIZONTAL ARTICULATION PROVIDED:	2'-0" (COMPLAINT WITH GDC)
- BUILDING #6 VERTICAL ARTICULATION:	NOT REQUIRED PER GDC

ARCHITECTURAL ELEMENTS PROVIDED (GDC SECTION 4.83)	
1.	AWNINGS OR CANOPIES
2.	RECESSED ENTRIES
3.	DISTINCTIVE LIGHTING FEATURES
4.	PLANTERS OR FOUNTAINS
5.	BENCHES FOR OUTDOOR SEATING
6.	VARIED ROOF HEIGHTS
NOTE: PLANTERS AND BENCHES ARE SHOWN ON SITE PLAN AS THESE ARE SITE COMPONENTS	

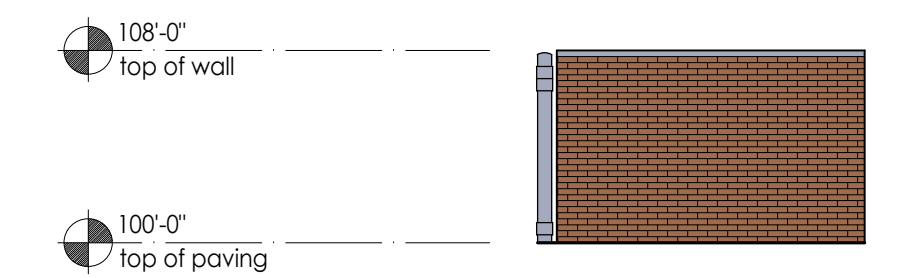
EXHIBIT E



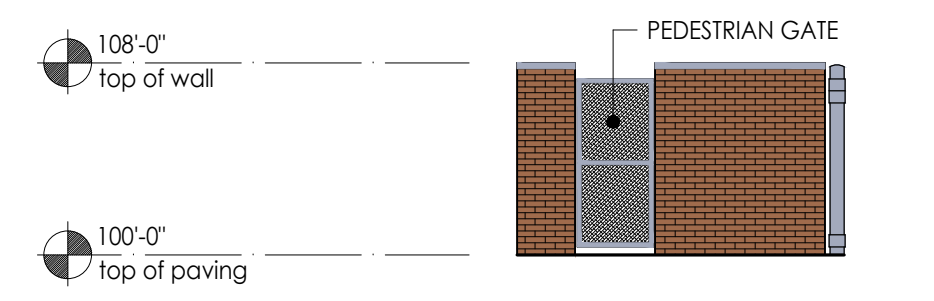
8 Dumpster Enclosure - Section
SCALE: 3/4"=1'-0"
section



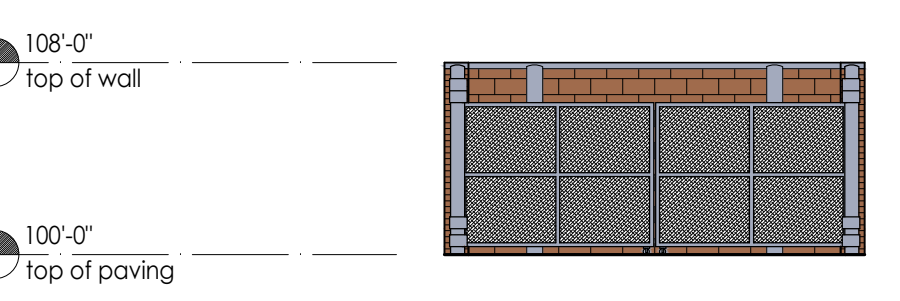
7 Dumpster Enclosure - Rear
SCALE: 1/8"=1'-0"
elevation



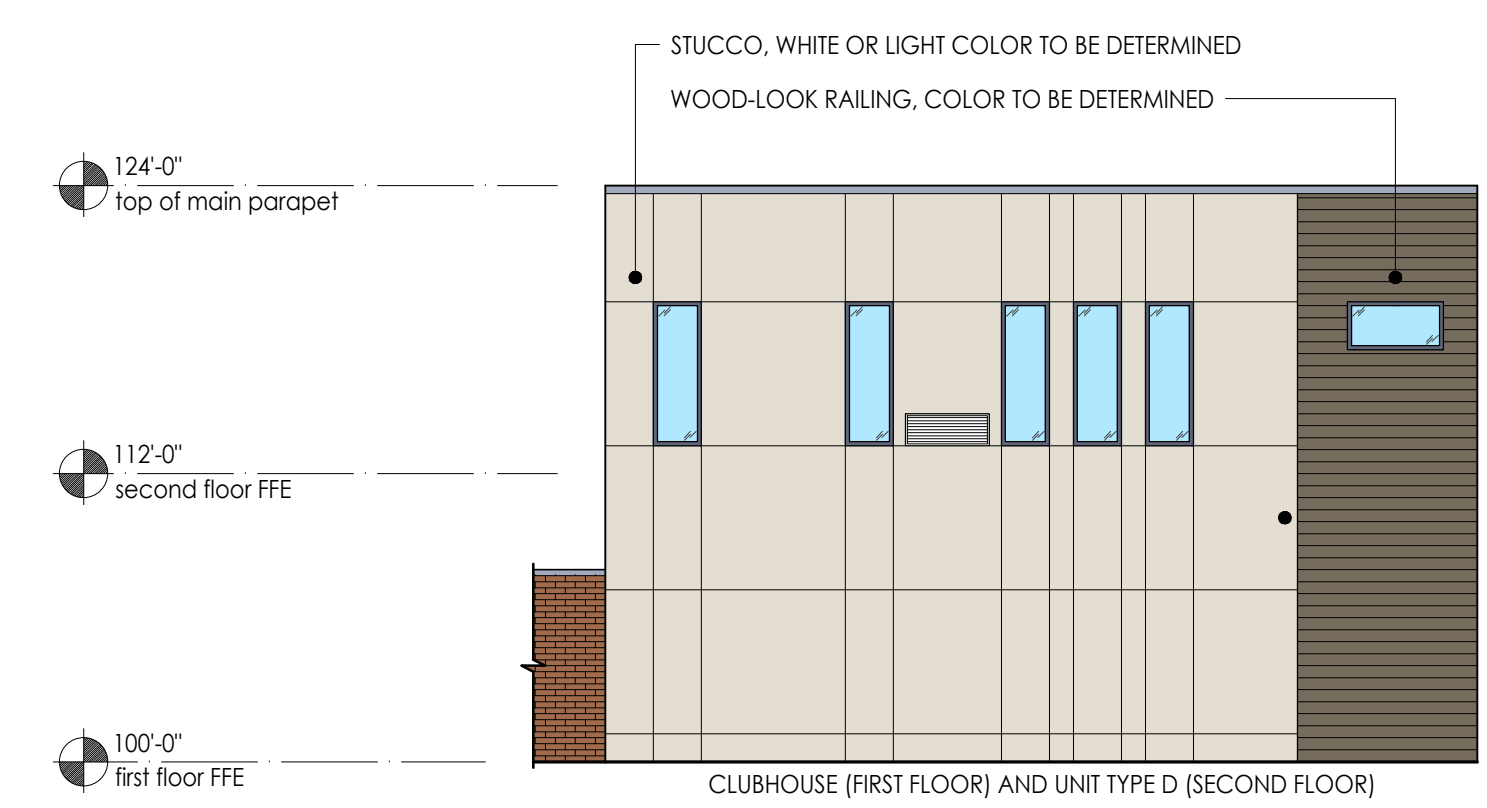
6 Dumpster Enclosure - Side
SCALE: 1/8"=1'-0"
elevation



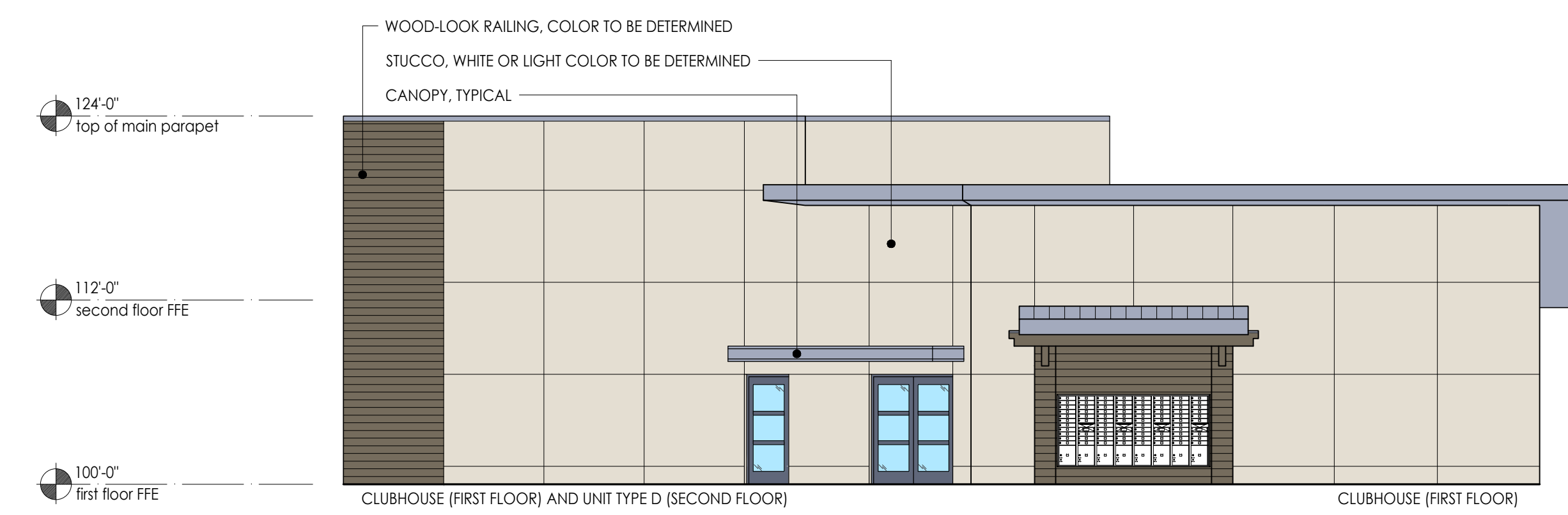
5 Dumpster Enclosure - Side
SCALE: 1/8"=1'-0"
elevation



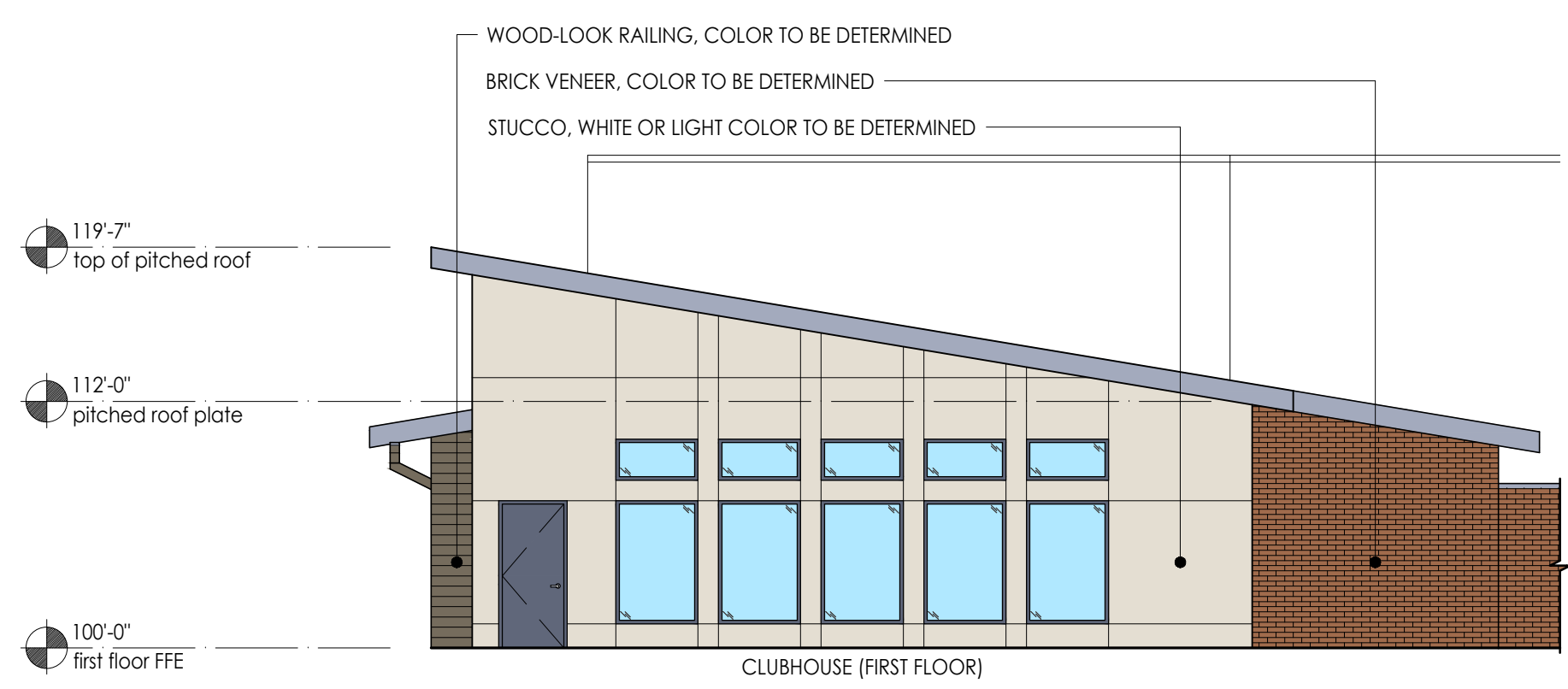
4 Dumpster Enclosure - Front
SCALE: 1/8"=1'-0"
elevation



3 Building #6 - North Elevation
SCALE: 1/8"=1'-0"
elevation



2 Building #6 - West Elevation
SCALE: 1/8"=1'-0"
elevation



1 Building #6 - South Elevation
SCALE: 1/8"=1'-0"
elevation

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DATE:	08.01.2023
SCALE:	
JOB NO.:	MA21042
DRAWN:	JV
APPD:	KM
ACAD #:	
EXTERIOR ELEVATIONS	

DRAWING NO.:	REV. NO.:
--------------	-----------

Z 22-50



North of the subject property



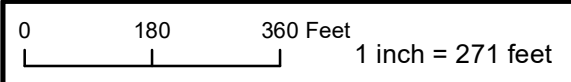
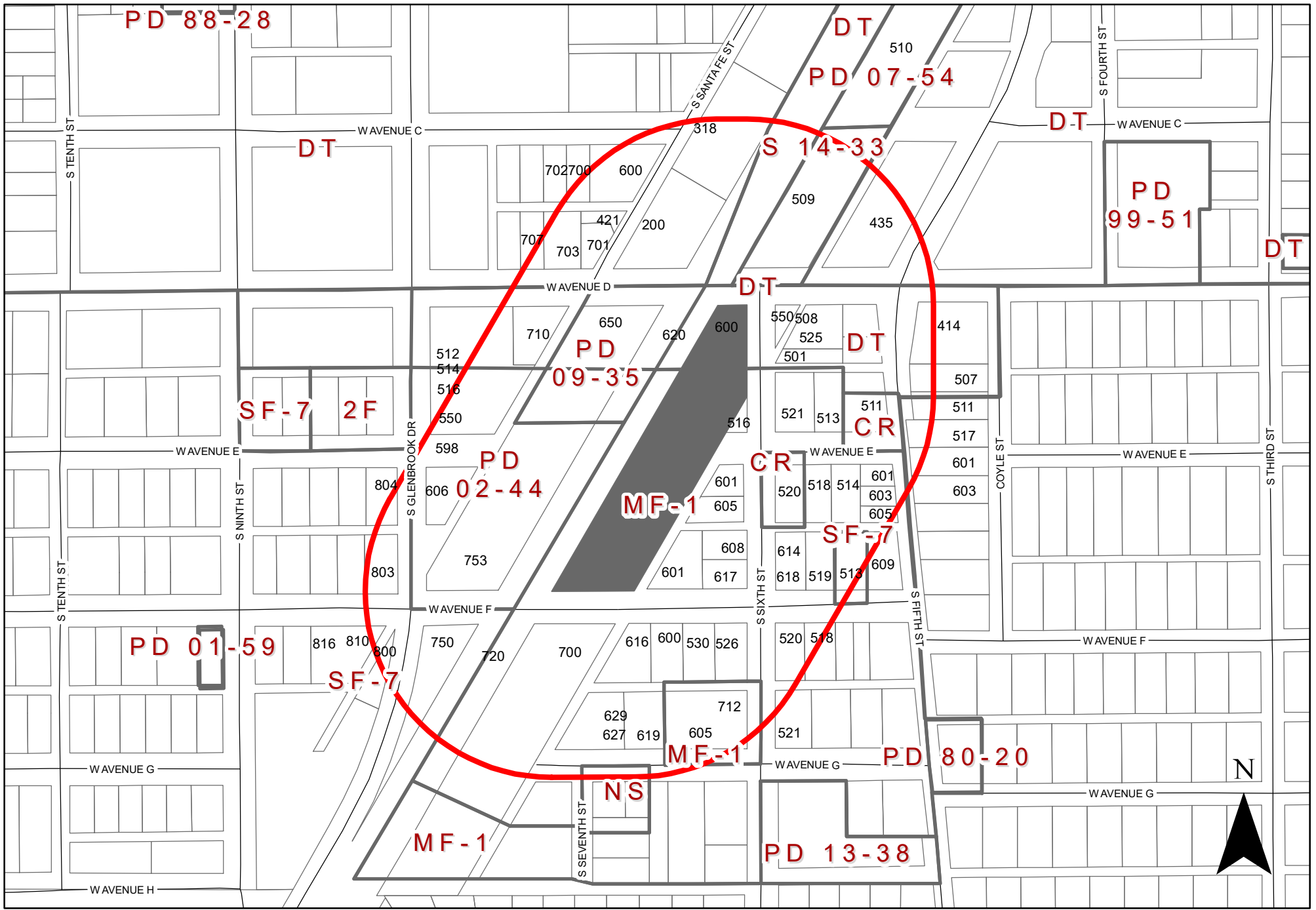
View of the subject property



South of the subject property



West of the subject property



ZONING MAP Z 22-50

INDICATES AREA OF REQUEST
 INDICATES NOTIFICATION AREA

600 W Avenue D

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