

ORDINANCE NO. 7386

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A CHANGE IN ZONING FROM PLANNED DEVELOPMENT (PD) DISTRICT 19-40 FOR SINGLE-FAMILY USE TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR MULTI-FAMILY-1 (MF-1) USE AND (2) A DETAIL PLAN FOR MULTI-FAMILY DEVELOPMENT ON A 38.37-ACRE TRACT OF LAND LOCATED AT 2201 EAST MILLER ROAD AND 2370 EAST CENTERVILLE ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, at its regular meeting held on the 7th day of November, 2022, the Plan Commission did consider and make recommendations on a certain request for (1) a Change in Zoning from Planned Development (PD) District 19-40 for Single-Family Use to a Planned Development (PD) District for Multi-Family-1 (MF-1) Use and (2) a Detail Plan for Multi-Family development by **Atlantic Urbana Acquisition Company II, LLC.**; and

**WHEREAS**, The City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, THAT:**

**Section 1**

The Garland Development Code is hereby amended by 1) a Change in Zoning from Planned Development (PD) District 19-40 for Single-Family Use to a Planned Development (PD) District for Multi-Family-1 (MF-1) Use and 2) a Detail Plan for Multi-Family development located at 2201 East Miller Road and 2370 East Centerville Road and being more particularly described in Exhibit "A," attached hereto and made a part hereof.

**Section 2**

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code.

**Section 3**

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

**Section 4**

**NOTICE OF CONDITIONS OF COMPLIANCE:** Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in Exhibit "A". All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

**Section 5**

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

**Section 6**

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

FILE NO. Z 21-45

**Section 7**

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

**PASSED AND APPROVED** this 13th day of December, 2022.

**THE CITY OF GARLAND, TEXAS**

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Mayor

**ATTEST:**

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City Secretary

**Published:**





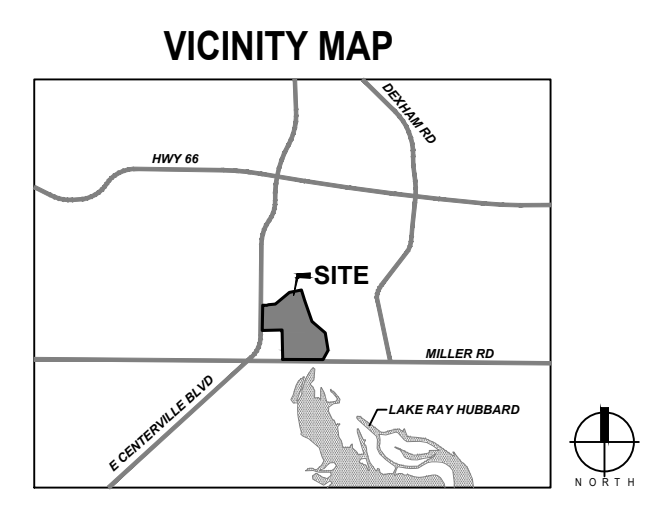












Case Number: 210824-2  
 Existing Zoning: PD 85-29  
 Proposed Zoning: PD

DEVELOPER:  
 Urban Moment  
 3755 S Capital of Texas Highway  
 Building 1, Unit 100  
 Austin, TX 78704  
 Contact: Zach Hinman

PREPARED BY:  
 Bud Creative  
 3800 Main Street, Suite B  
 Dallas, TX 75226  
 Contact: Mike Levkulich  
 570.954.1964



OWNER  
 Urban Moment  
 3755 S Capital of Texas Highway  
 Building 1, Unit 100  
 Austin, TX 78704

CIVIL ENGINEER  
 Urban Structure  
 8140 Walnut Hill Lane  
 Suite 905  
 Dallas, TX 75231

**SECTION 4.34 Site and Perimeter Landscape Requirements**

A minimum of forty percent of the gross platted area of the site of any multifamily or senior living facility must be devoted to landscaping, open space areas, pools, and similar outdoor recreational activity areas.

TOTAL SITE AREA	1,427,976 SF	32.78 AC
<b>LANDSCAPE AREA</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
<b>TOTAL LANDSCAPE AREA</b>	571,190 SF (13.11 ACRES) 40%	725,495 SF (16.65 ACRES) 50%

**LANDSCAPE BUFFER REQUIREMENTS**

For every thirty lineal feet, or fraction thereof, of required landscape buffer, one large canopy tree is required, along with seven shrubs or ornamental grasses.

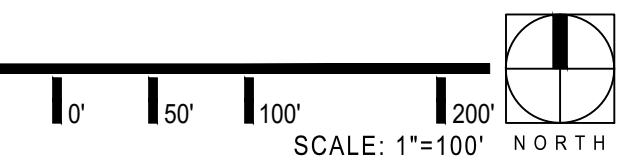
	REQUIRED	PROVIDED
<b>E. MILLER ROAD (987 LF)</b>		
LARGE CANOPY TREES	33	33
SHRUBS/GRASSES	231	234
TURF	11,003 SF (75% MAX.)	3,963 SF (27%)
<b>E. CENTERVILLE ROAD (78 LF)</b>		
LARGE CANOPY TREES	2	3
SHRUBS/GRASSES	18	18
TURF	878 SF (75% MAX.)	693 SF (59%)

**PARKING AREA LANDSCAPE**

A landscaped island must be located at the terminus of each parking row, and must contain a minimum of one large canopy tree. Landscaped islands must be a minimum of 180SF. One large canopy tree is required for every ten parking spaces. 5% of parking area is required to be landscape.

	REQUIRED	PROVIDED
LARGE CANOPY TREES	53	118
LANDSCAPE AREA	5,200 SF (MIN.)	15,200 SF

1 OVERALL LANDSCAPE PLAN



URBANA CENTERVILLE  
 GARLAND, TX

Rev:	Date:	Description:

Project Number: 21039  
 Date: DECEMBER 07, 2022  
 Issue: ZONING

Sheet Title:  
**LANDSCAPE PLAN**

ZONING  
 FOR REVIEW ONLY. NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

Michael Levkulich 3528  
 DECEMBER 07, 2022

Sheet Number:  
**L1.01**

ZONING - NOT FOR CONSTRUCTION

**OWNER**  
Urban Moment  
3755 S Capital of Texas Highway  
Building 1, Unit 100  
Austin, TX 78704

**CIVIL ENGINEER**  
Urban Structure  
8140 Walnut Hill Lane  
Suite 905  
Dallas, TX 75231

**URBANA CENTERVILLE**  
GARLAND, TX

Rev:	Date:	Description:

Project Number: 21039  
Date: DECEMBER 07, 2022  
Issue: ZONING

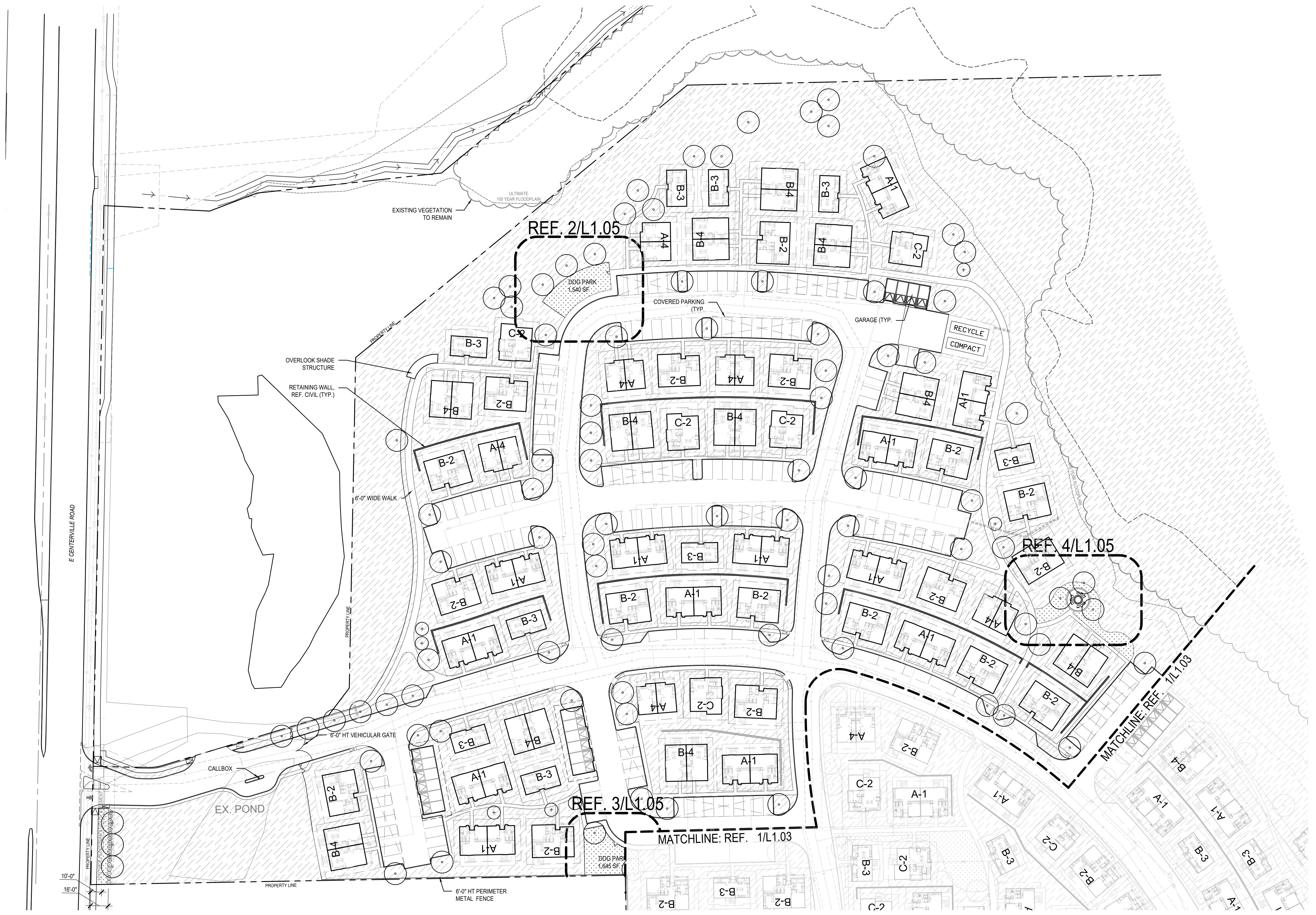
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ZONING  
FOR REVIEW ONLY. NOT FOR  
CONSTRUCTION OR PERMIT  
PURPOSES.

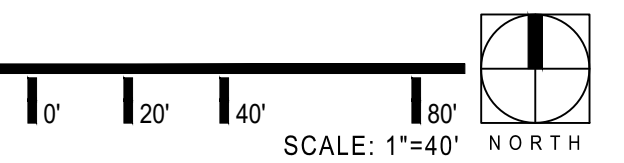
**bud**  
CREATIVE  
Michael Lewkush 3528  
DECEMBER 07, 2022

Sheet Number:  
**L1.02**

ZONING - NOT FOR CONSTRUCTION



**1 LANDSCAPE PLAN**



**EXHIBIT D**

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**OWNER**  
Urban Moment  
3755 S Capital of Texas Highway  
Building 1, Unit 100  
Austin, TX 78704

**CIVIL ENGINEER**  
Urban Structure  
8140 Walnut Hill Lane  
Suite 905  
Dallas, TX 75231

**URBANA CENTERVILLE**  
GARLAND, TX

Rev:	Date:	Description:

Project Number: 21039  
Date: DECEMBER 07, 2022  
Issue: ZONING

Sheet Title:  
**LANDSCAPE PLAN**

ZONING  
FOR REVIEW ONLY, NOT FOR  
CONSTRUCTION OR PERMIT  
PURPOSES

**bud**  
CREATIVE  
Michael LeVishin 3528  
DECEMBER 07, 2022

Sheet Number:  
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ZONING - NOT FOR CONSTRUCTION



**1 LANDSCAPE PLAN**

**EXHIBIT D**

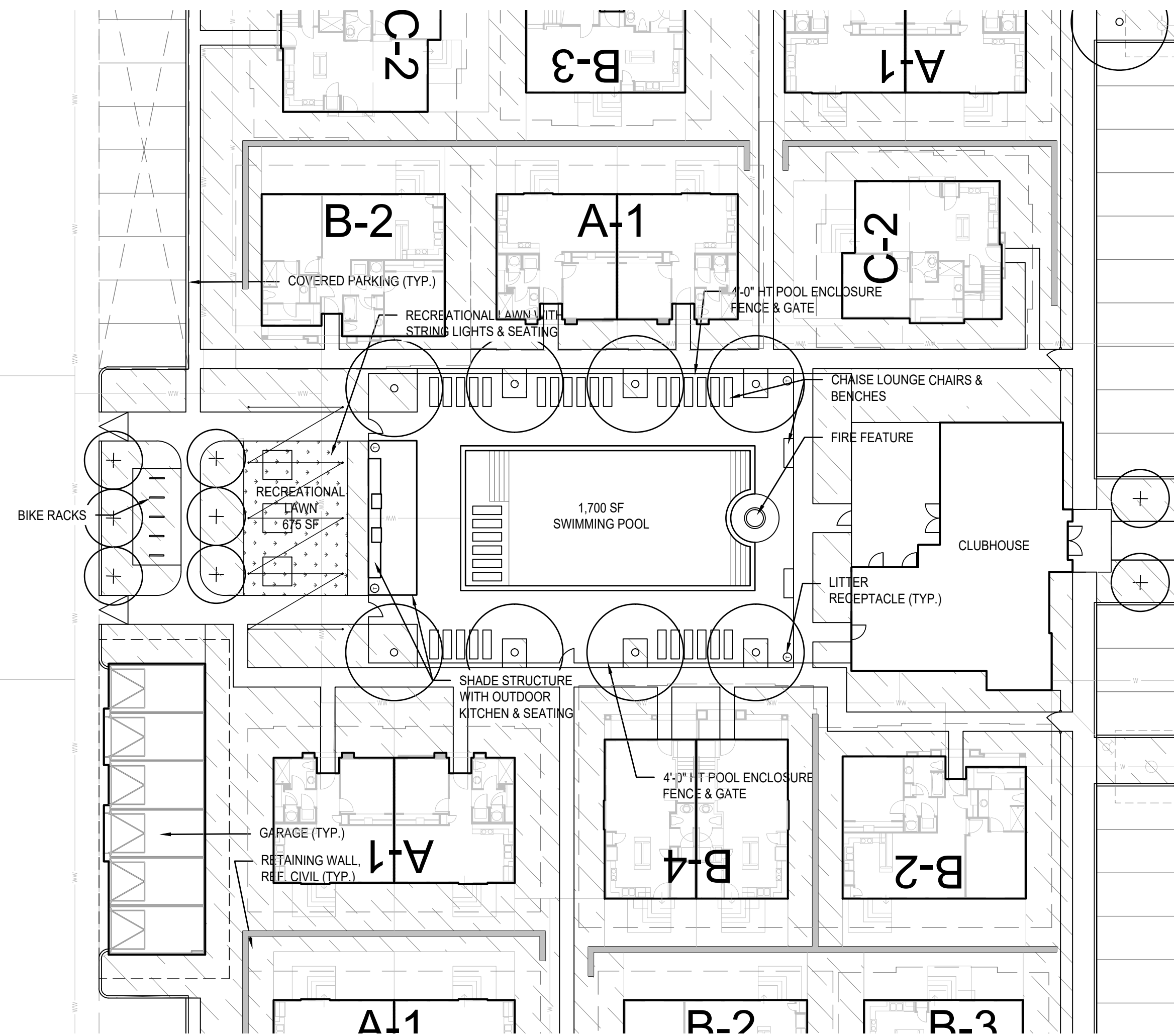
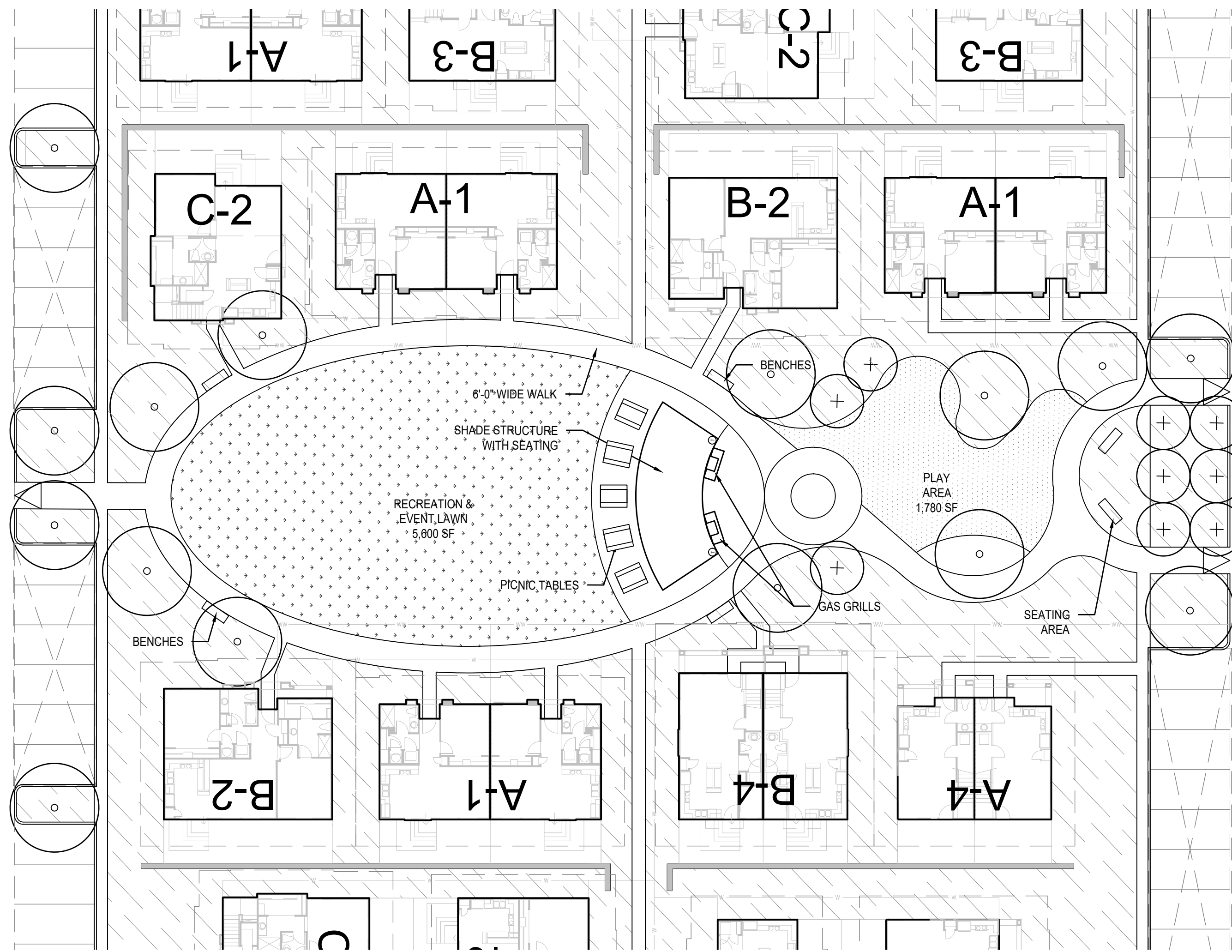
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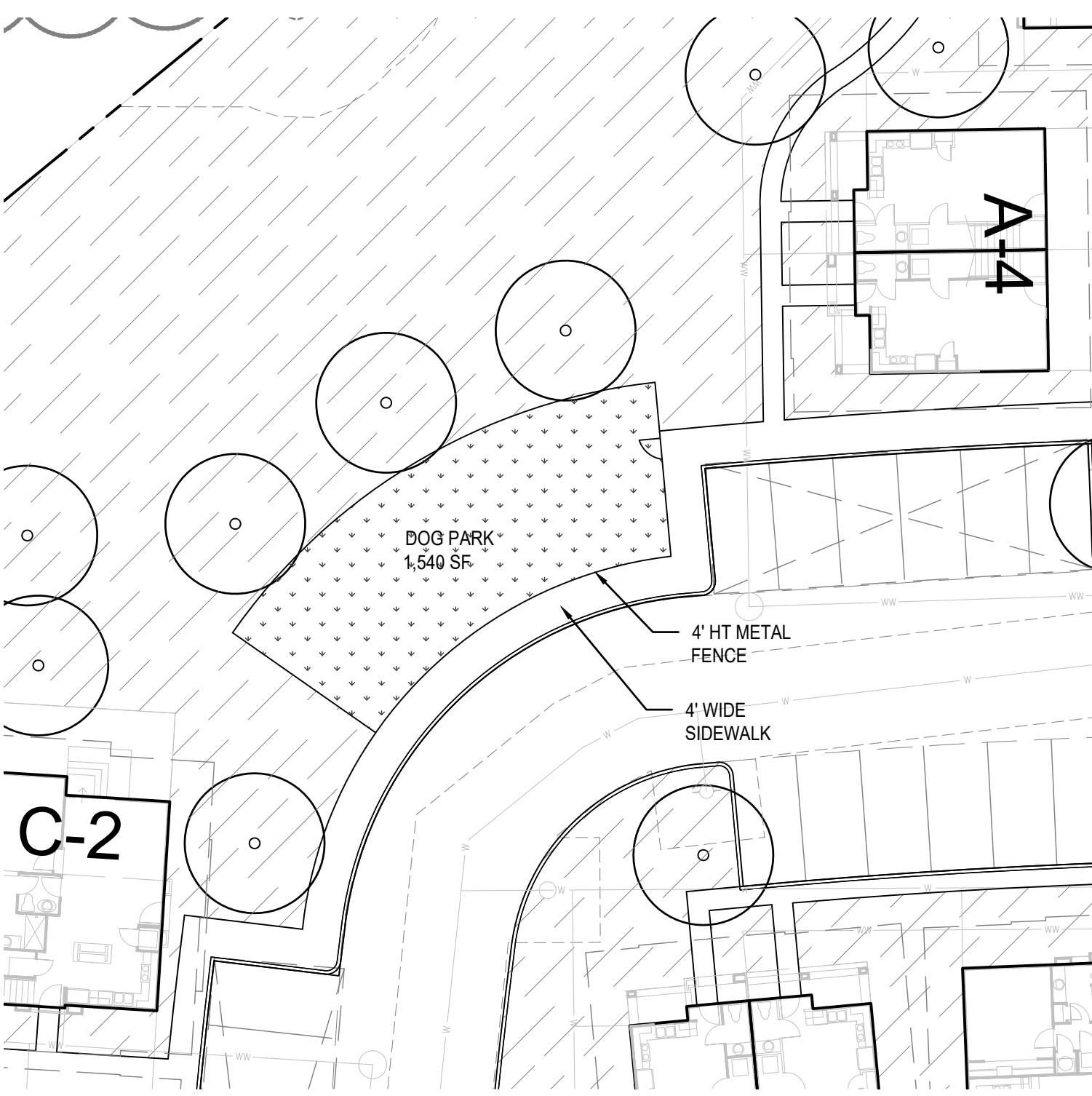
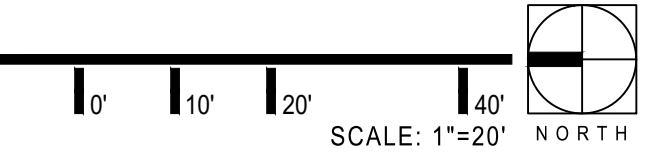
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Issue: ZONING

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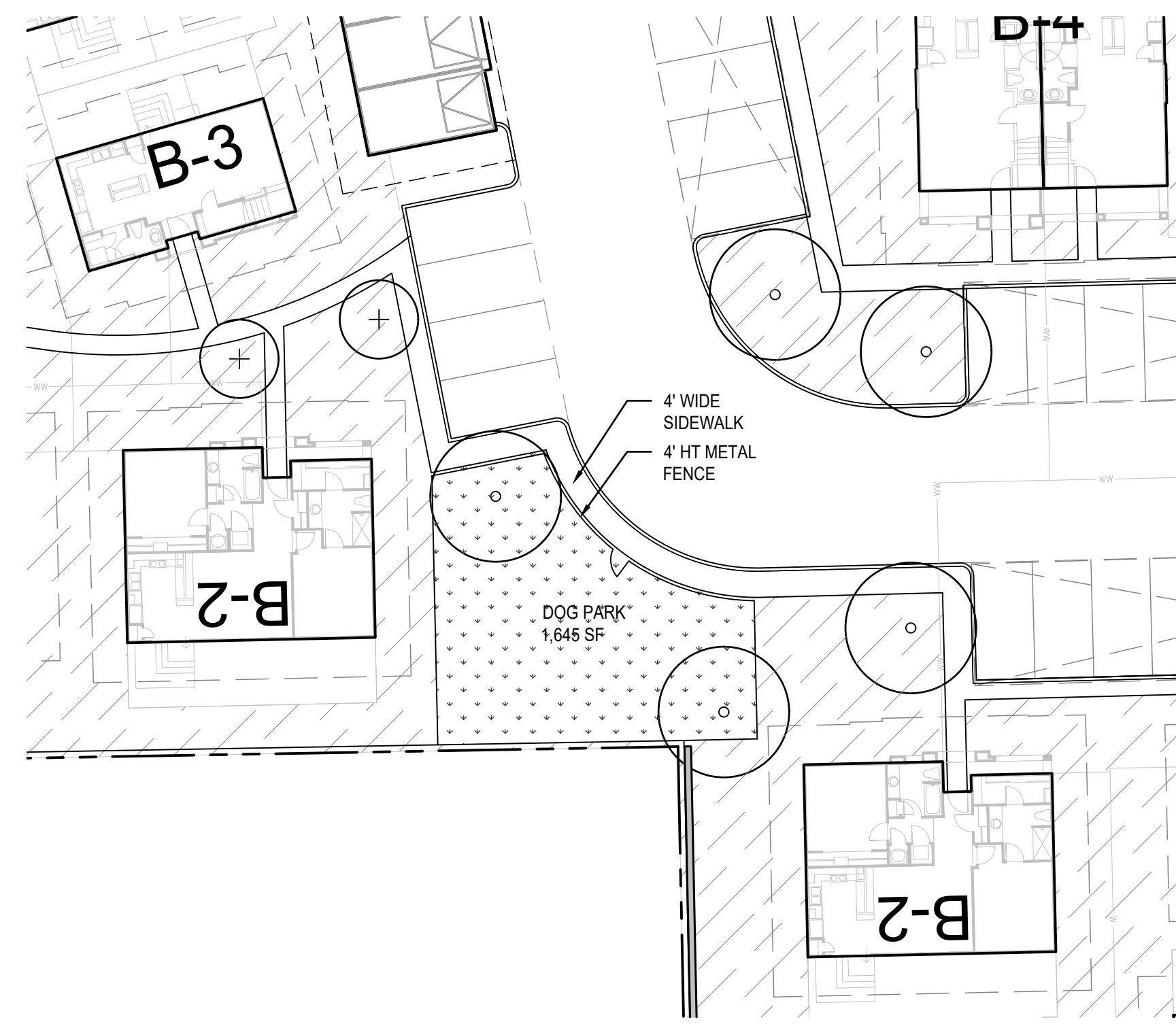
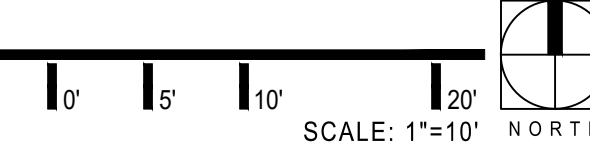
ZONING FOR REVIEW ONLY, NOT FOR CONSTRUCTION OR PERMIT PURPOSES. <b>bud</b> CREATIVE Michael Lewkovich 3528 DECEMBER 07, 2022	Sheet Number: <b>L1.05</b>
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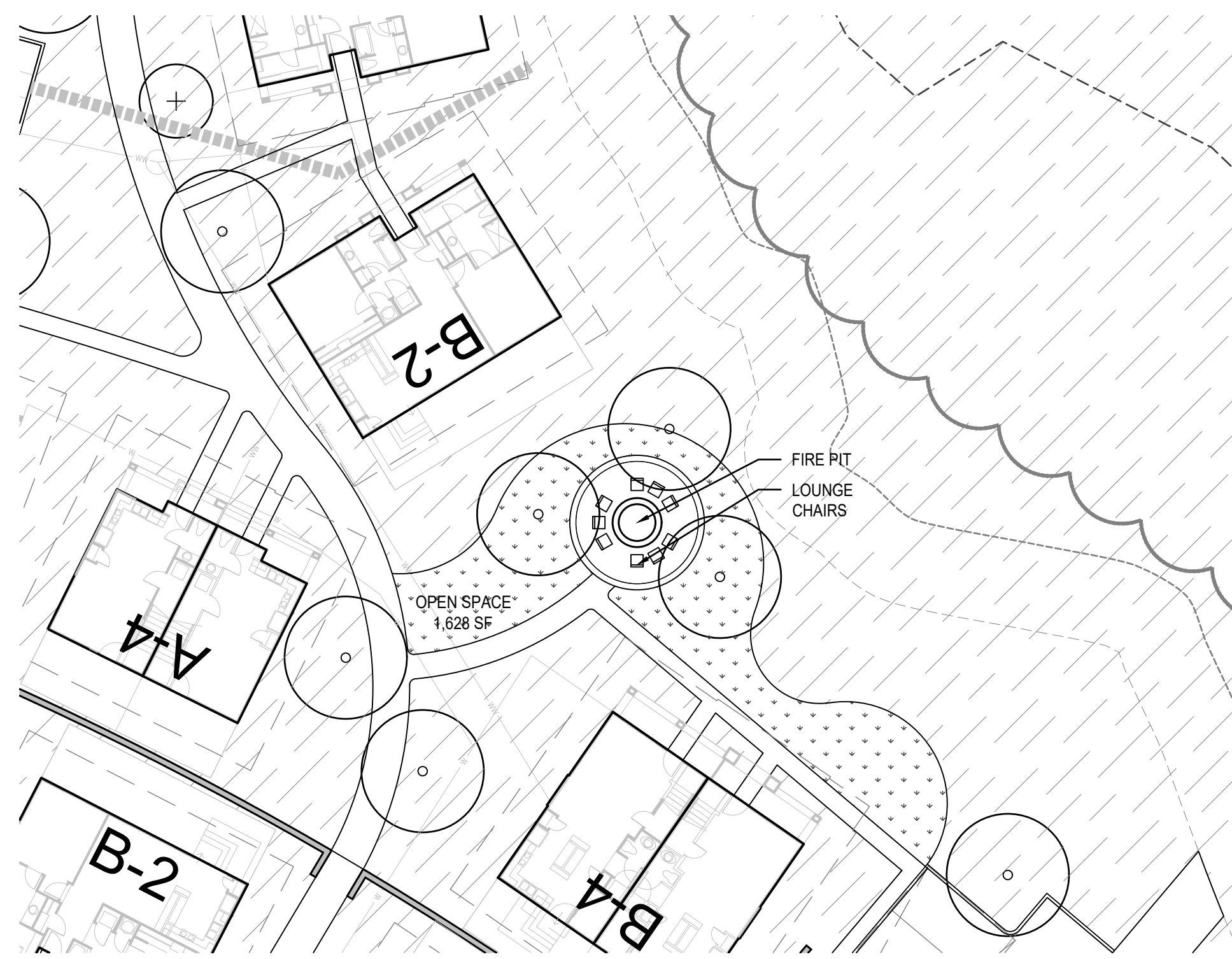
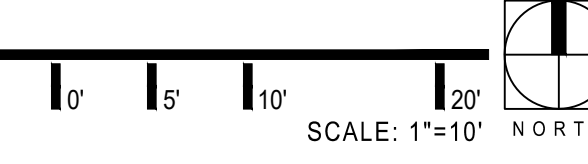
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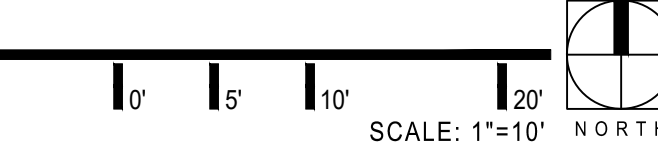
2 DOG PARK



3 DOG PARK



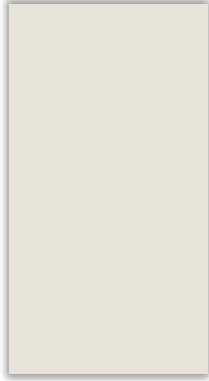
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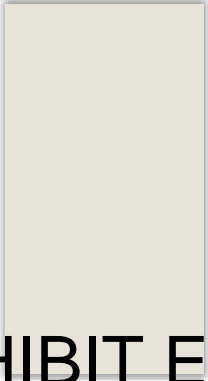
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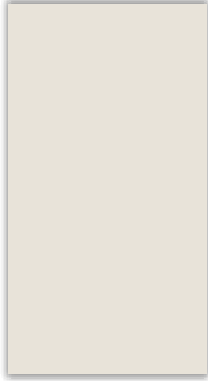
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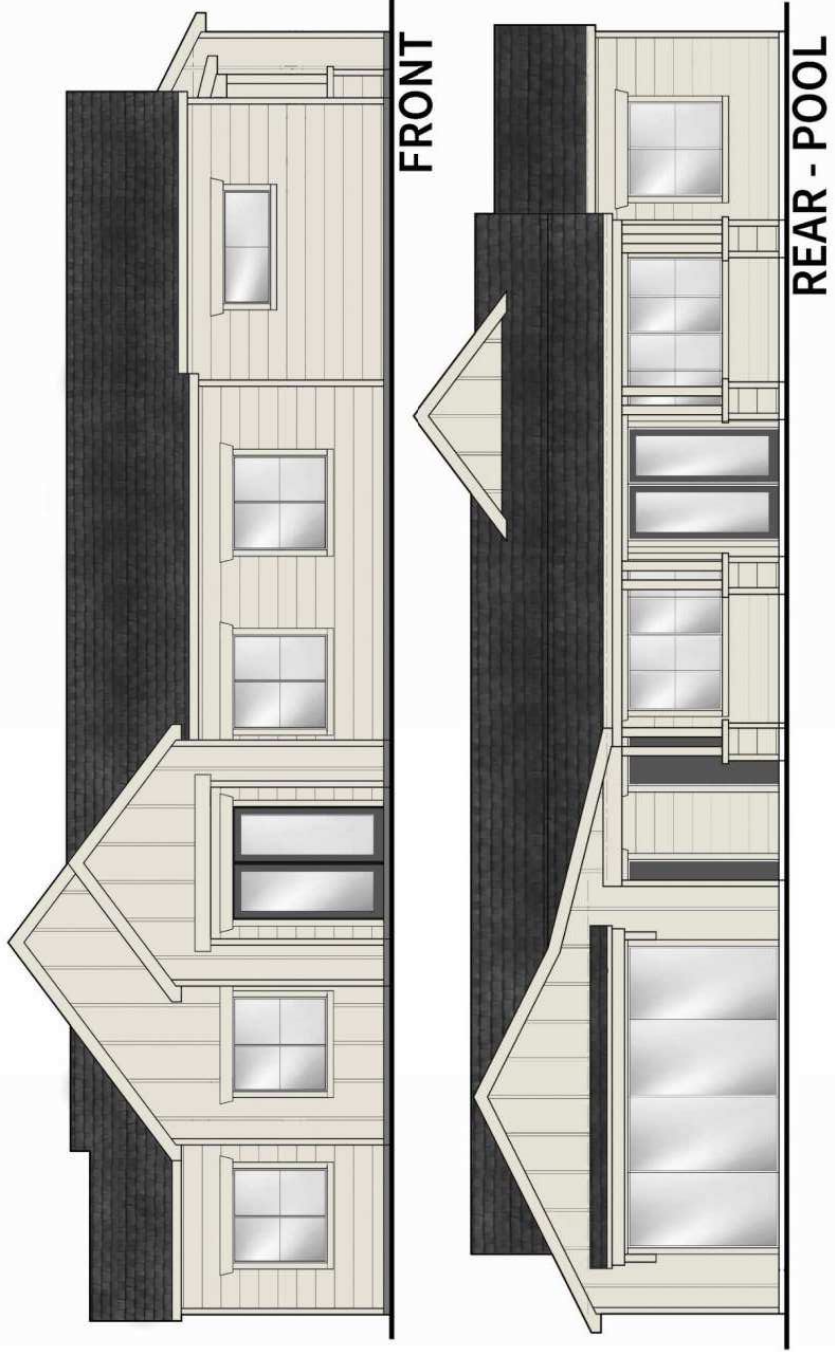
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HARDI PLANK SIDING



**7009 PEARLY WHITE**  
BOARD AND BATTEN



**7009 PEARLY WHITE**  
FASCIA AND TRIM

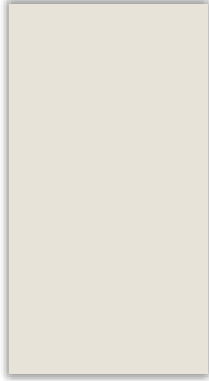


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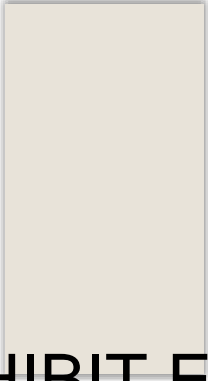
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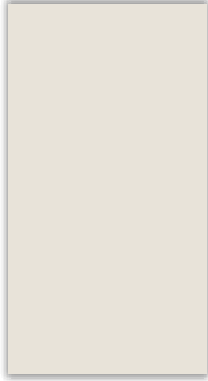
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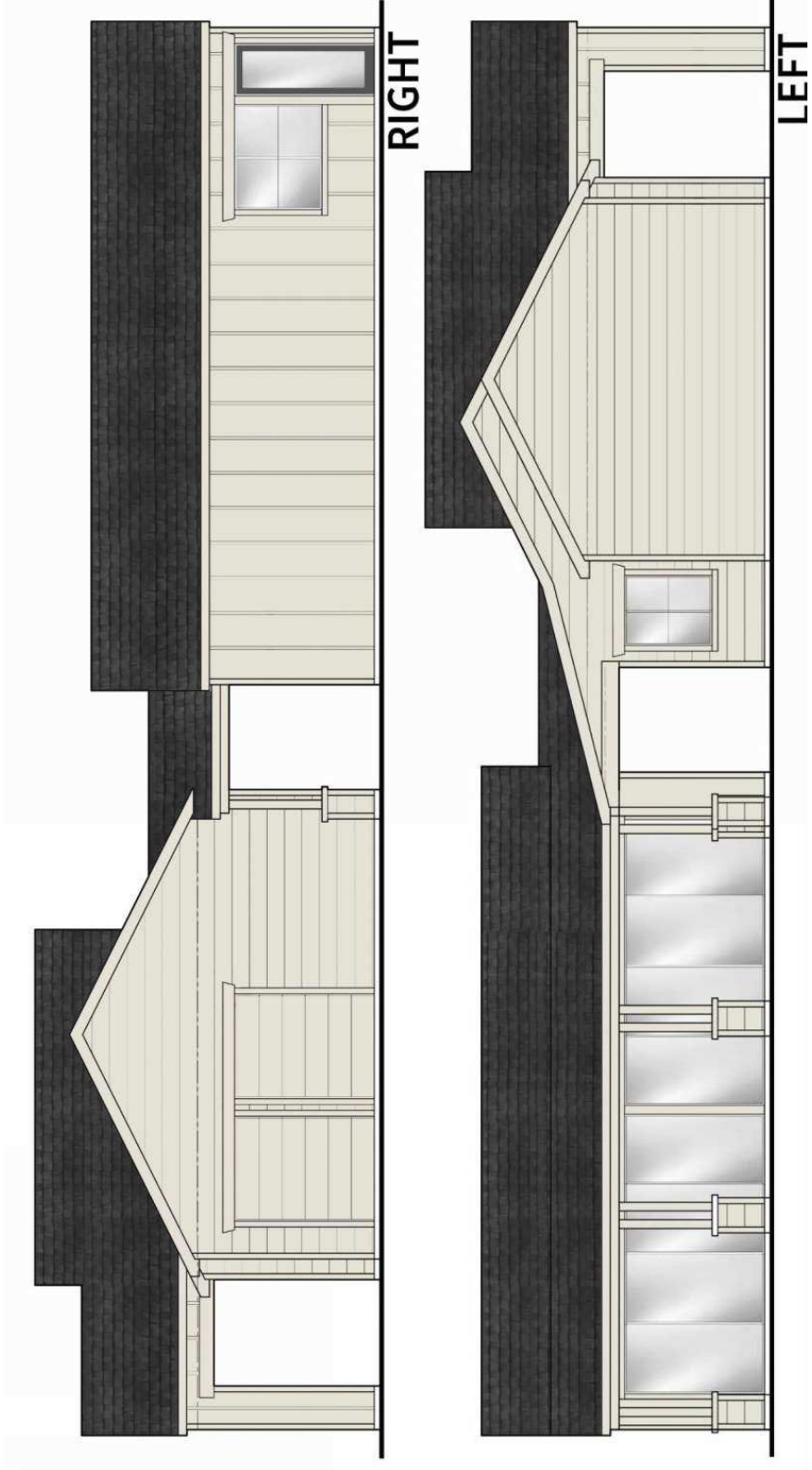
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HARDI PLANK SIDING



**7009 PEARLY WHITE**  
BOARD AND BATTEN



**7009 PEARLY WHITE**  
FASCIA AND TRIM



**EXHIBIT E**

**UNIT A1**  
**SCHEME 1**

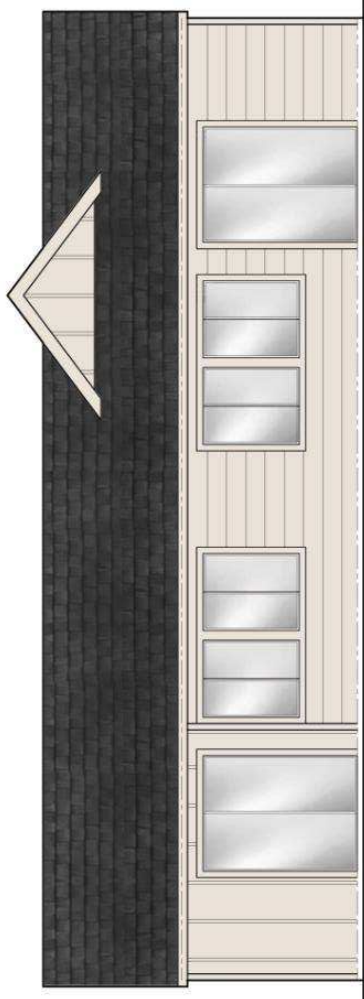


**ARNET BLACK**  
COACH LIGHT



**7069 IRON ORE**  
FRONT DOOR

**EXHIBIT E**



**REAR**



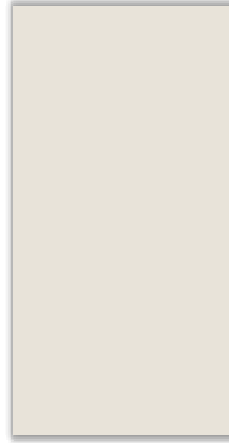
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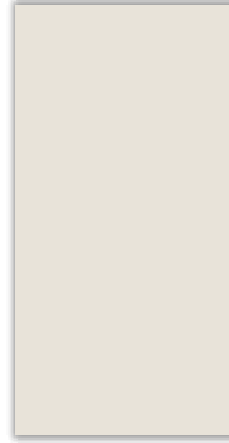
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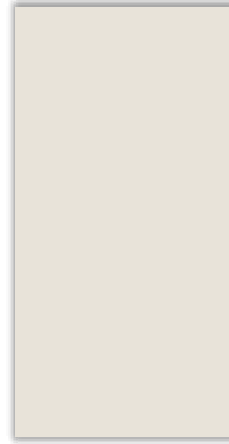
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**7009 PEARLY WHITE**  
BOARD AND BATTEN



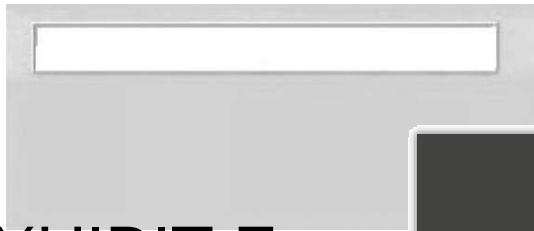
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FASCIA AND TRIM

**UNIT A1**  
**SCHEME 3**



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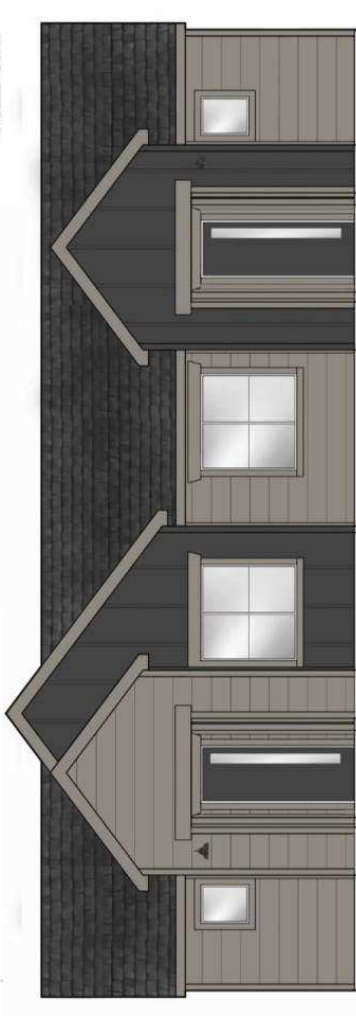
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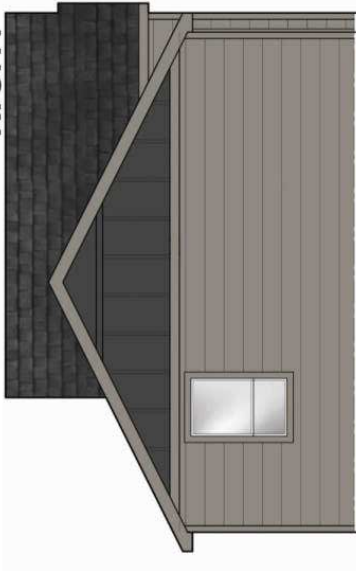
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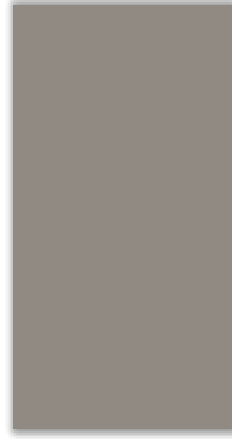
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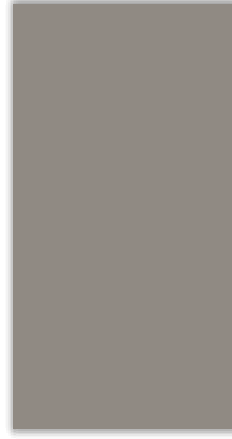
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**SW 7018 DOVETAIL**  
HARDI PLANK SIDING



**7069 IRON ORE**  
BOARD AND BATTEN



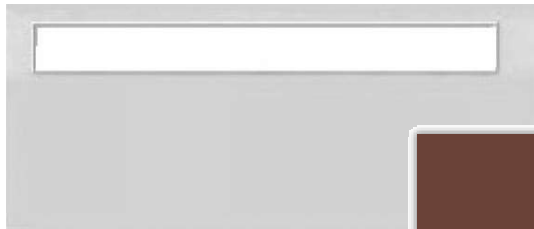
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FASCIA AND TRIM

**UNIT A1**  
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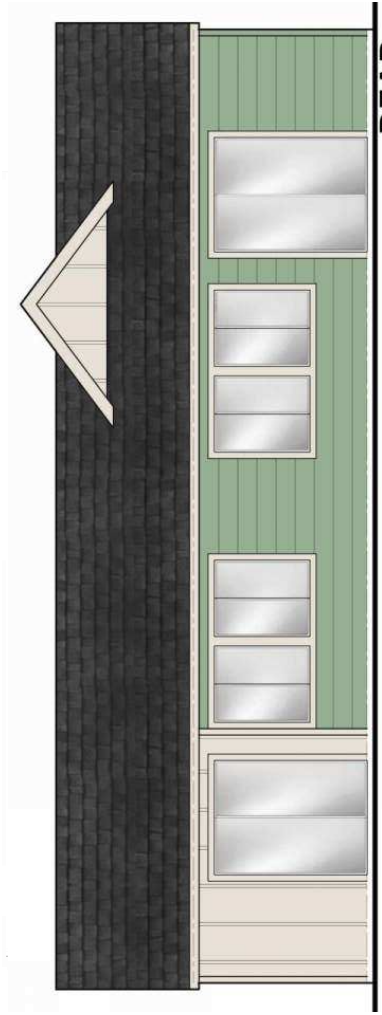


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**EXHIBIT E**



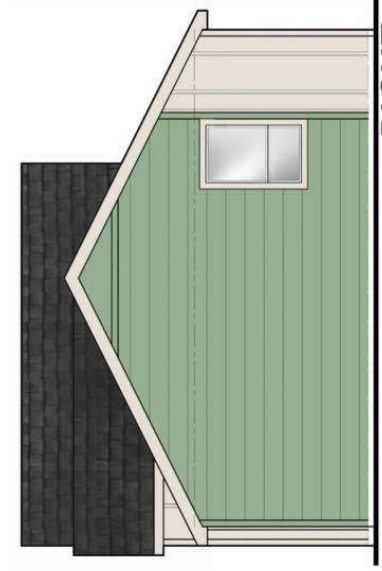
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FRONT DOOR



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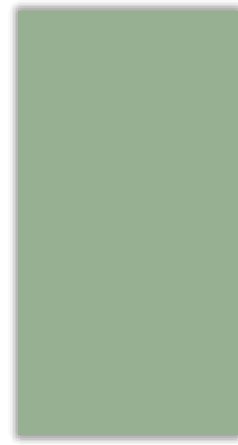
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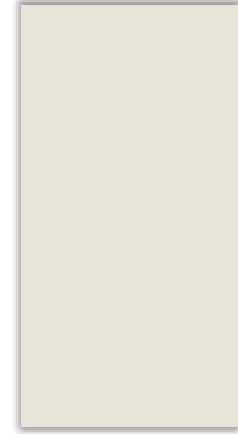
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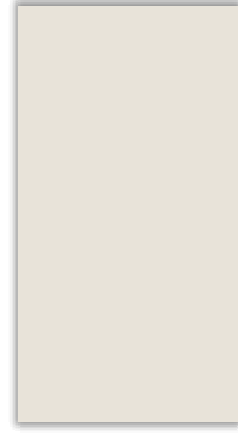
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**SW 6451 NURTURE GREEN**  
HARDI PLANK SIDING



**7009 PEARLY WHITE**  
BOARD AND BATTEN

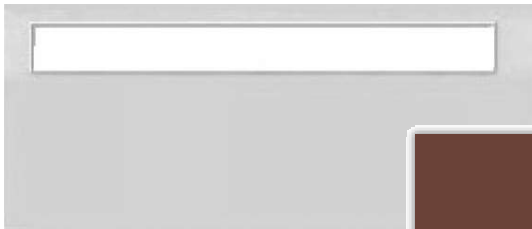


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FASCIA AND TRIM

**UNIT A1**  
**SCHEME 6**

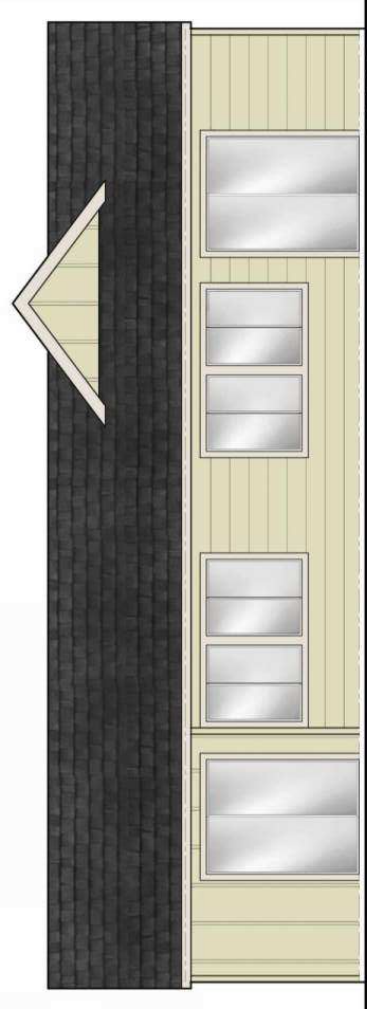


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COACH LIGHT



**SW 2837 AURORA BROWN**  
FRONT DOOR

**EXHIBIT E**



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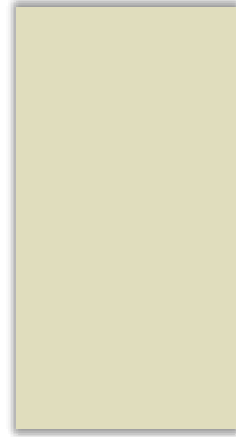
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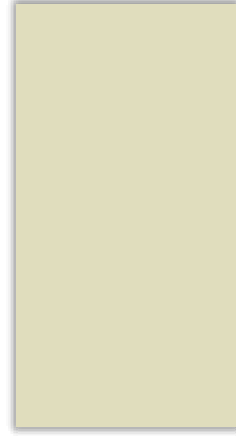
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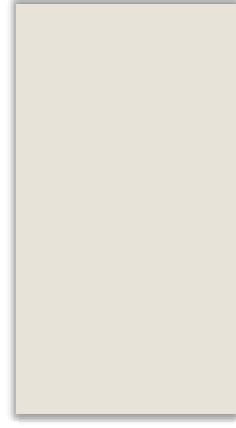
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**SW 6421 CELERY**  
HARDI PLANK SIDING



**SW 6421 CELERY**  
BOARD AND BATTEN



**7009 PEARLY WHITE**  
FASCIA AND TRIM

**UNIT A1**  
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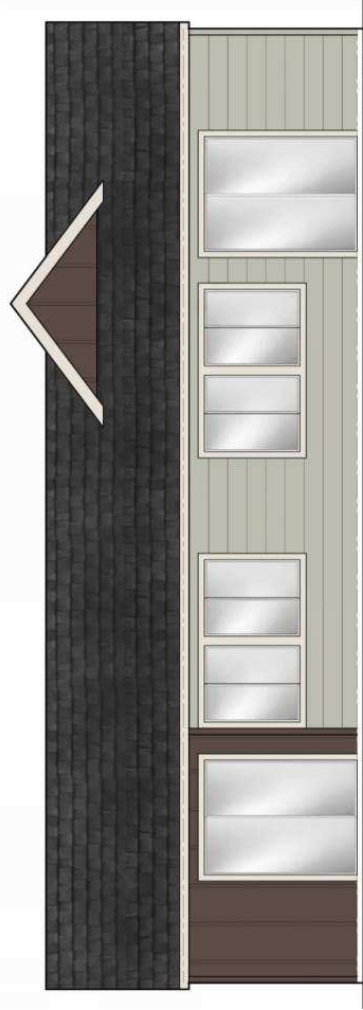


**ARNET BLACK**  
COACH LIGHT



**SW 6184 AUUSTERE GRAY**  
FRONT DOOR

**EXHIBIT E**



**REAR**



**FRONT**



**RIGHT**



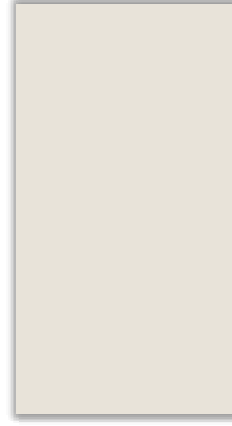
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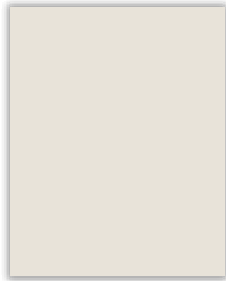


**SW 7510 CHATEAU BROWN**  
BOARD AND BATTEN

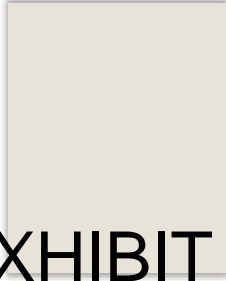


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FASCIA AND TRIM

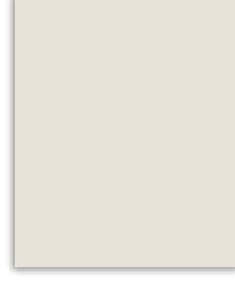
**UNIT A4**  
**SCHEME 1**



**7009 PEARLY WHITE**  
HARDI PLANK SIDING



**7009 PEARLY WHITE**  
BOARD AND BATTEN



**7009 PEARLY WHITE**  
FASCIA AND TRIM



**ARNET BLACK**  
COACH LIGHT



**7069 IRON ORE**  
FRONT DOOR



**REAR**



**FRONT**

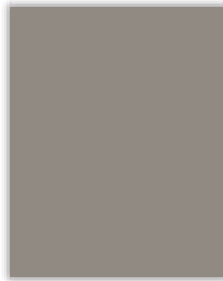


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**LEFT**

**UNIT A4**  
**SCHEME 3**



**SW 7018 DOVETAIL**  
HARDI PLANK SIDING



**7069 IRON ORE**  
BOARD AND BATTEN



**SW 7018 DOVETAIL**  
FASCIA AND TRIM



**ARNET BLACK**  
COACH LIGHT



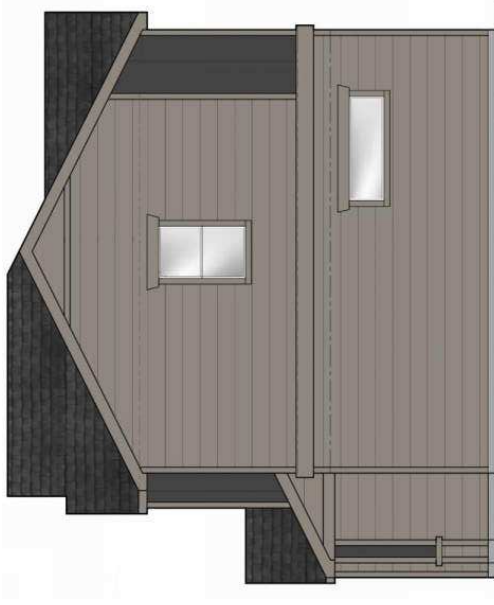
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FRONT DOOR



**REAR**



**FRONT**

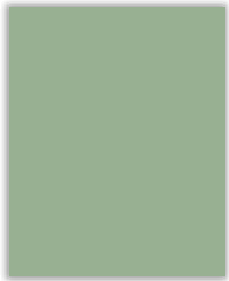


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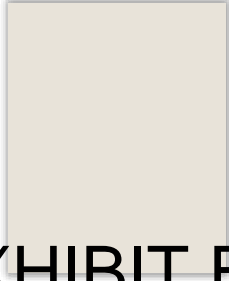


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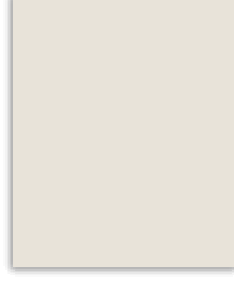
**UNIT A4**  
**SCHEME 5**



**SW6451 NURTURE GREEN**  
HARDI PLANK SIDING



**7009 PEARLY WHITE**  
BOARD AND BATTEN



**7009 PEARLY WHITE**  
FASCIA AND TRIM



**ARNET BLACK**  
COACH LIGHT



**SW2837 ALJORA BROWN**  
FRONT DOOR



**REAR**



**FRONT**

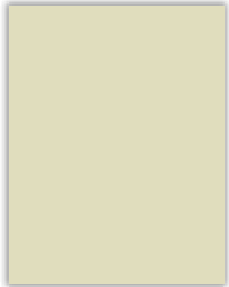


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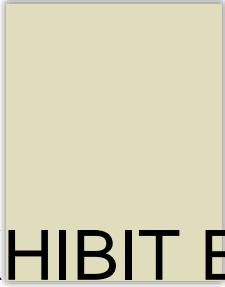


**LEFT**

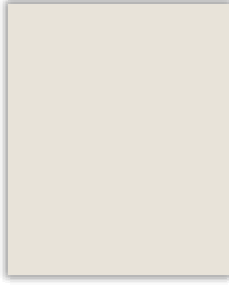
**UNIT A4**  
**SCHEME 6**



**SW 6421 CELERY**  
HARDI PLANK SIDING



**SW 6421 CELERY**  
BOARD AND BATTEN



**7009 PEARLY WHITE**  
FASCIA AND TRIM



**ARNET BLACK**  
COACH LIGHT



**SW 2837 AJRORA BROWN**  
FRONT DOOR



**REAR**



**FRONT**

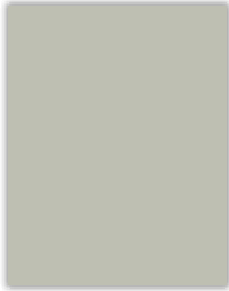


**RIGHT**



**LEFT**

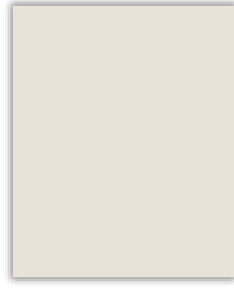
**UNIT A4**  
**SCHEME 8**



**SW6184 AUSTERE GRAY**  
HARDI PLANK SIDING



**SW7510 CHATEAU BROWN**  
BOARD AND BATTEN



**7009 PEARLY WHITE**  
FASCIA AND TRIM



**ARNET BLACK**  
COACH LIGHT



**SW6184 AUSTERE GRAY**  
FRONT DOOR



**REAR**



**FRONT**



**RIGHT**

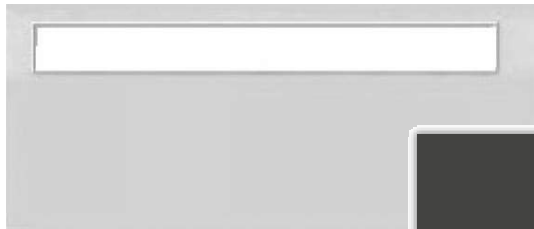


**LEFT**

**UNIT B2**  
**SCHEME 1**



**ARNET BLACK**  
COACH LIGHT

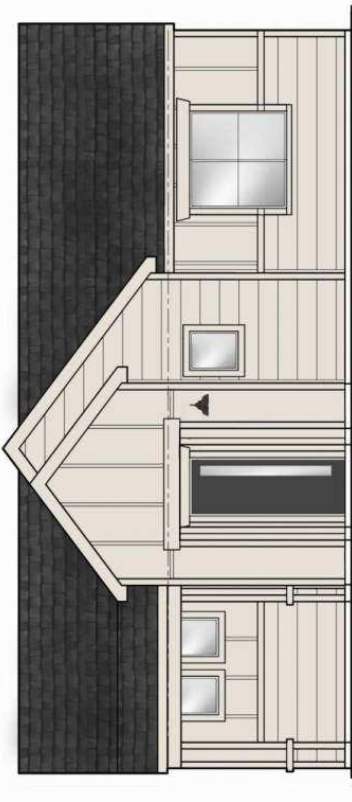


**7069 IRON ORE**  
FRONT DOOR

**EXHIBIT E**



**REAR**



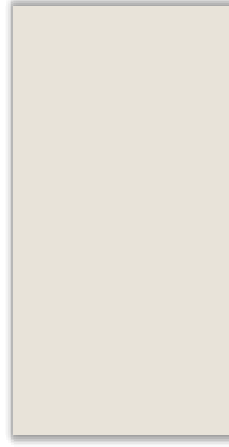
**FRONT**



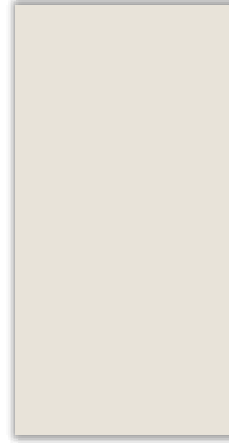
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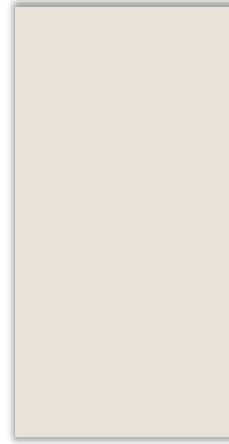
**LEFT**



**7009 PEARLY WHITE**  
HARDI PLANK SIDING



**7009 PEARLY WHITE**  
BOARD AND BATTEN



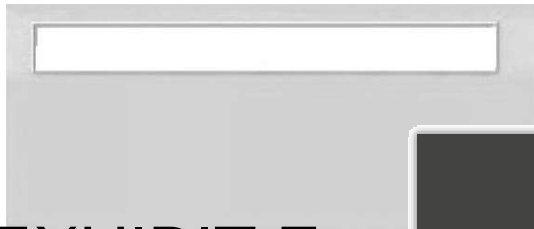
**7009 PEARLY WHITE**  
FASCIA AND TRIM

**UNIT B2**  
**SCHEME 3**



**ARNET BLACK**  
COACH LIGHT

**EXHIBIT E**



**7069 IRON ORE**  
FRONT DOOR



**REAR**



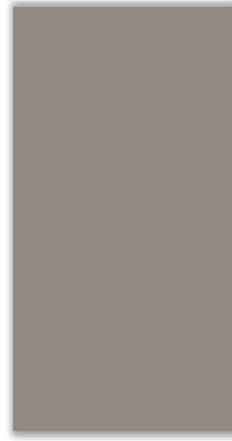
**FRONT**



**RIGHT**



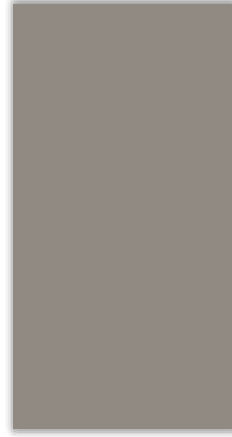
**LEFT**



**SW 7018 DOVETAIL**  
HARDI PLANK SIDING



**7069 IRON ORE**  
BOARD AND BATTEN

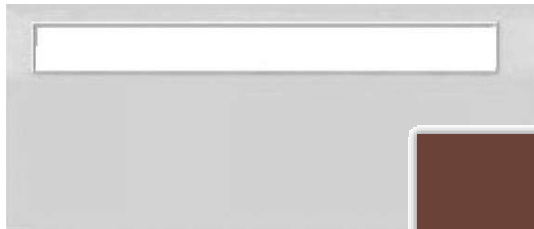


**SW 7018 DOVETAIL**  
FASCIA AND TRIM

**UNIT B2**  
**SCHEME 5**



**ARNET BLACK**  
COACH LIGHT



**SW 2837 AURORA BROWN**  
FRONT DOOR

**EXHIBIT E**



**REAR**



**FRONT**



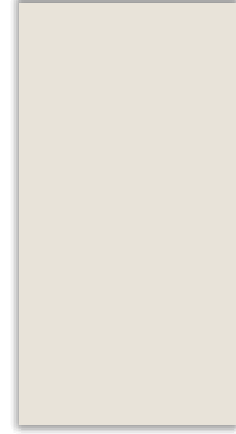
**RIGHT**



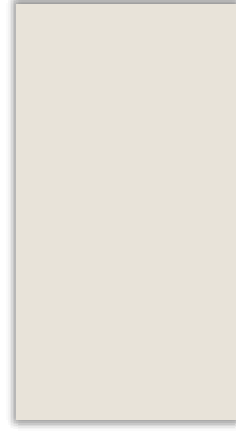
**LEFT**



**SW 6451 NURTURE GREEN**  
HARDI PLANK SIDING



**7009 PEARLY WHITE**  
BOARD AND BATTEN

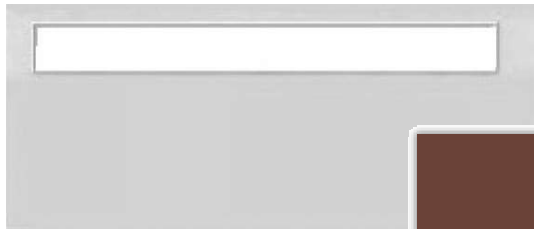


**7009 PEARLY WHITE**  
FASCIA AND TRIM

**UNIT B2**  
**SCHEME 6**

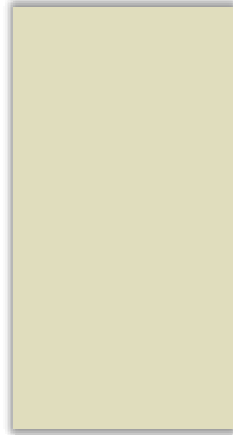
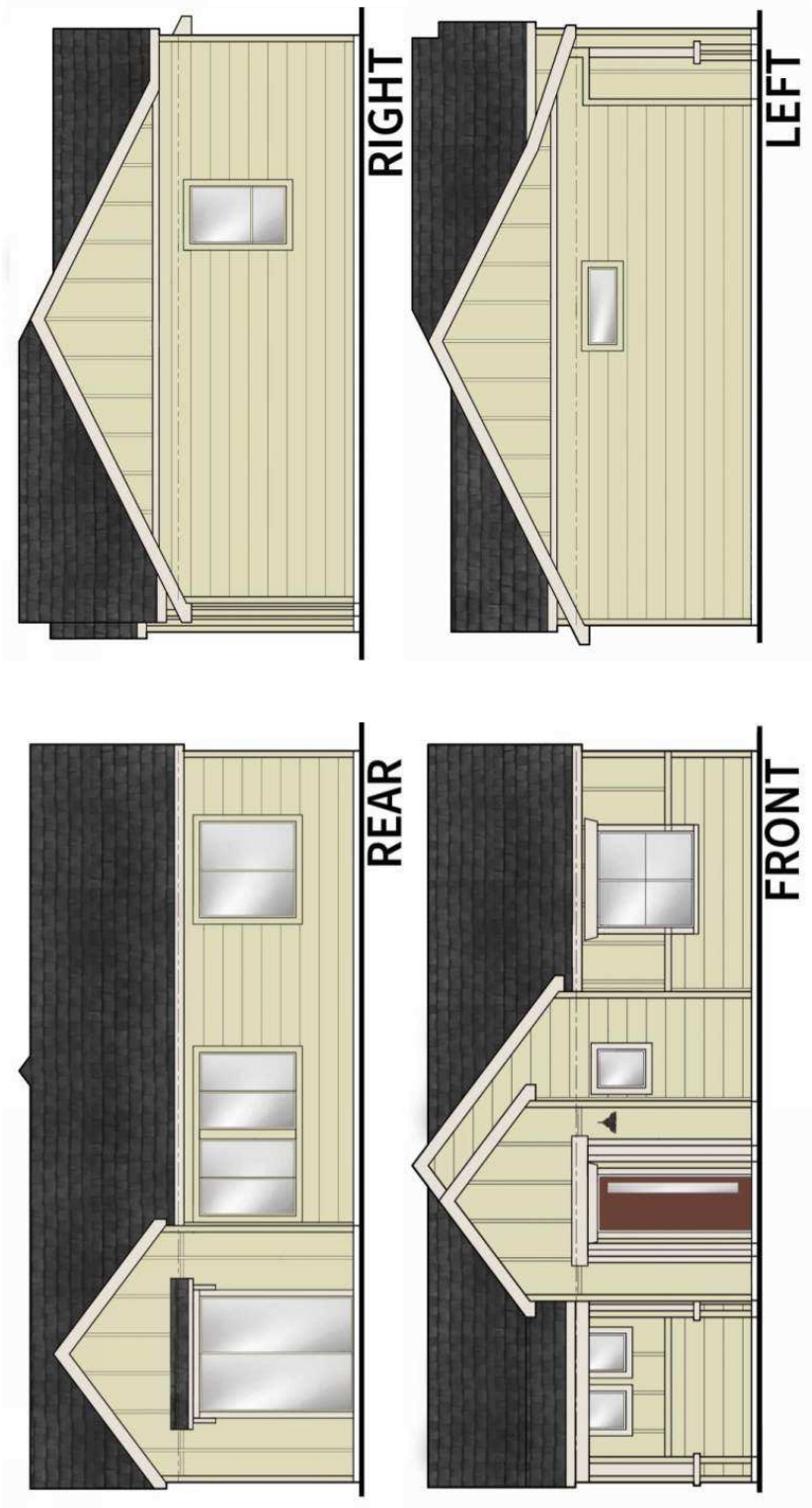


**ARNET BLACK**  
COACH LIGHT

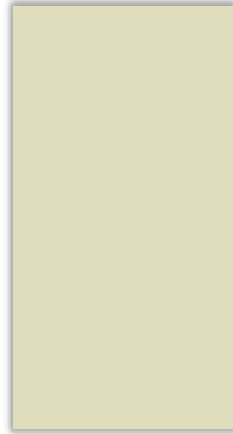


**SW 2837 AURORA BROWN**  
FRONT DOOR

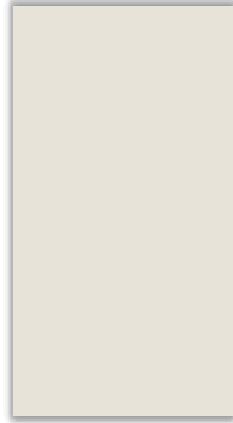
**EXHIBIT E**



**SW 6421 CELERY**  
HARDI PLANK SIDING



**SW 6421 CELERY**  
BOARD AND BATTEN

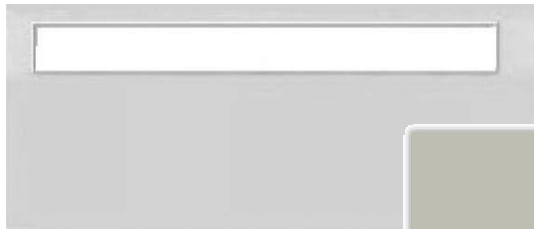


**7009 PEARLY WHITE**  
FASCIA AND TRIM

**UNIT B2**  
**SCHEME 8**



**ARNET BLACK**  
COACH LIGHT



**SW 6184 AUUSTERE GRAY**  
FRONT DOOR

**EXHIBIT E**



**REAR**



**FRONT**



**RIGHT**



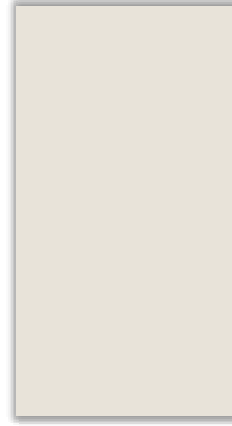
**LEFT**



**SW 6184 AUUSTERE GRAY**  
HARDI PLANK SIDING

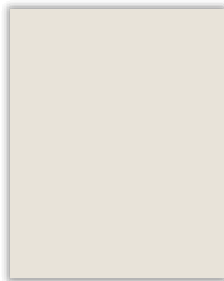


**SW 7510 CHATEAU BROWN**  
BOARD AND BATTEN

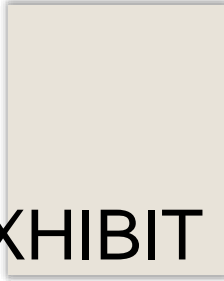


**7009 PEARLY WHITE**  
FASCIA AND TRIM

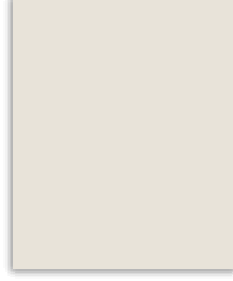
**UNIT B3**  
**SCHEME 1**



**7009 PEARLY WHITE**  
HARD PLANK SIDING



**7009 PEARLY WHITE**  
BOARD AND BATTEN



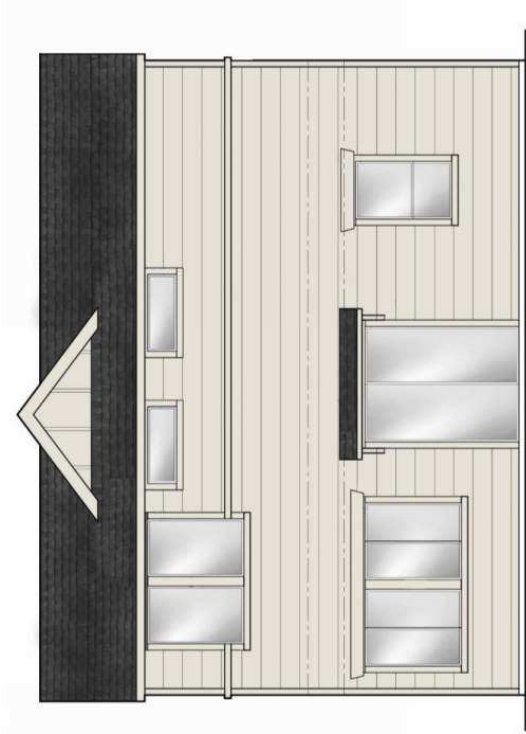
**7009 PEARLY WHITE**  
FASCIA AND TRIM



**ARNET BLACK**  
COACH LIGHT



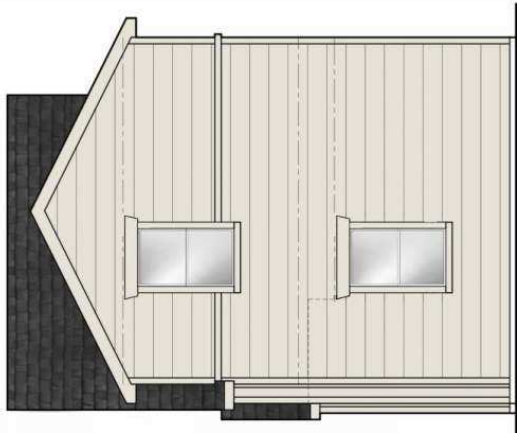
**7069 IRON ORE**  
FRONT DOOR



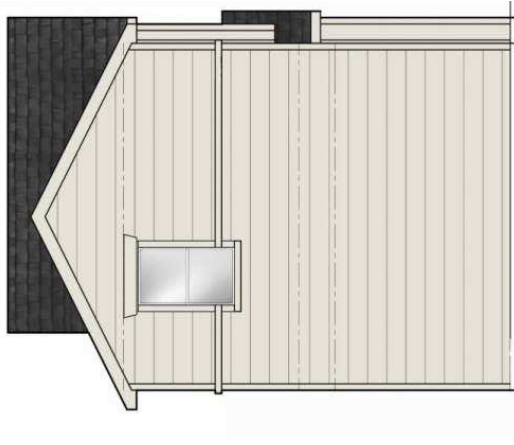
**REAR**



**FRONT**

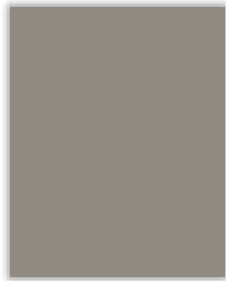


**RIGHT**



**LEFT**

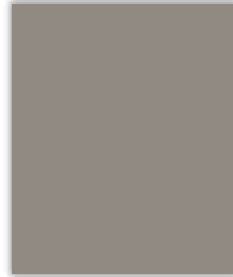
**UNIT B3**  
**SCHEME 3**



**SW 7018 DOVETAIL**  
HARDI PLANK SIDING



**7069 IRON ORE**  
BOARD AND BATTEN



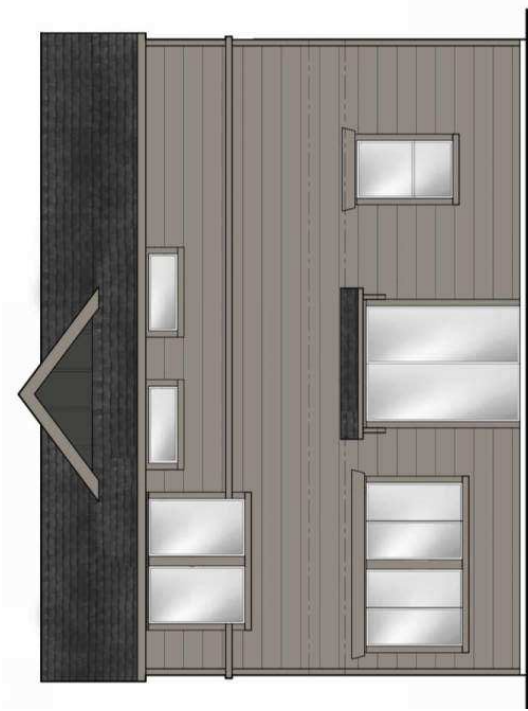
**SW 7018 DOVETAIL**  
FASCIA AND TRIM



**ARNET BLACK**  
COACH LIGHT



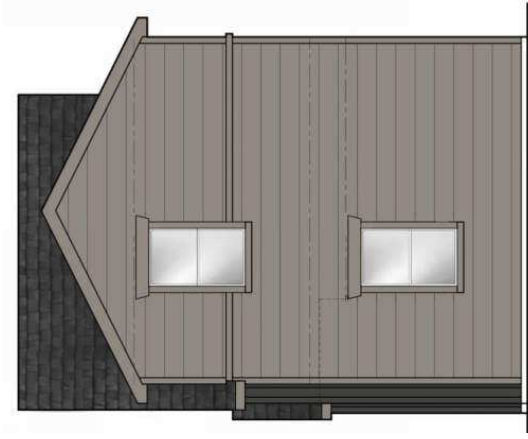
**7069 IRON ORE**  
FRONT DOOR



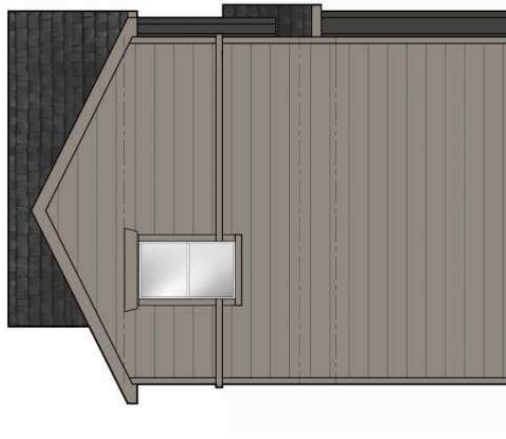
**REAR**



**FRONT**

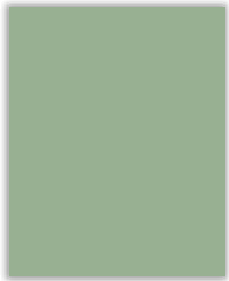


**RIGHT**



**LEFT**

**UNIT B3**  
**SCHEME 5**

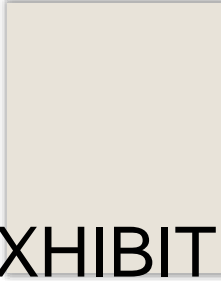


**SW 6451 NURTURE GREEN**  
HARDI PLANK SIDING

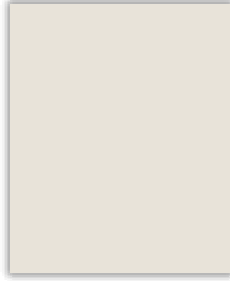


**SW 2837 ALJORA BROWN**  
FRONT DOOR

**EXHIBIT**



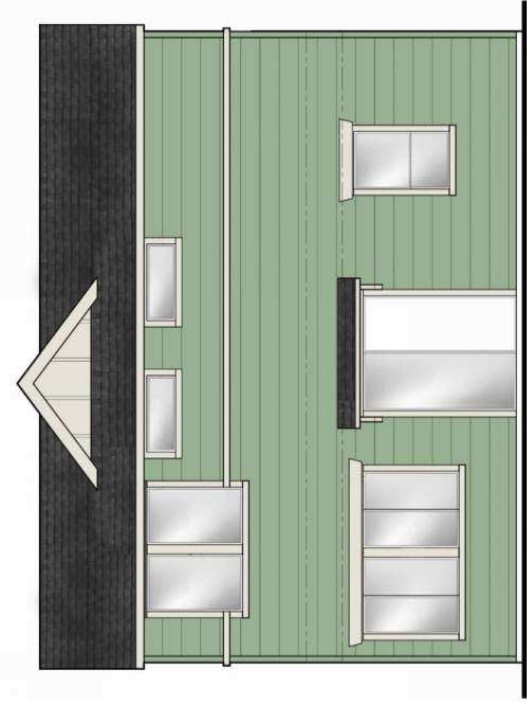
**SW 09 PEARLY WHITE**  
BOARD AND BATTEN



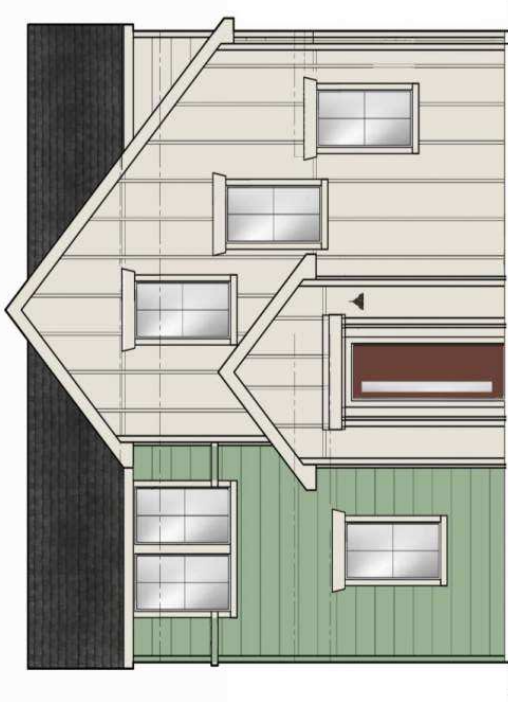
**SW 7009 PEARLY WHITE**  
FASCIA AND TRIM



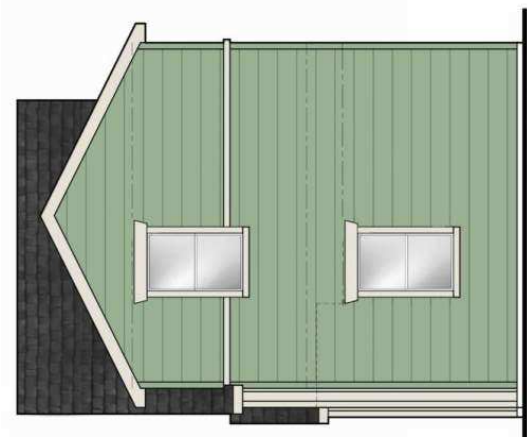
**ARNET BLACK**  
COACH LIGHT



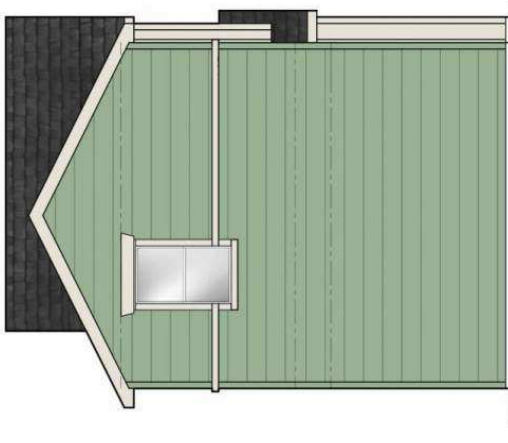
**REAR**



**FRONT**

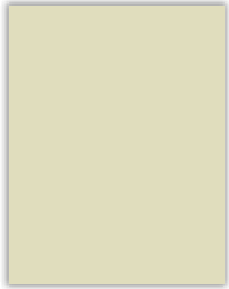


**RIGHT**



**LEFT**

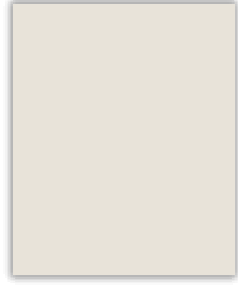
**UNIT B3**  
**SCHEME 6**



**SW 6421 CELERY**  
HARDI PLANK SIDING



**SW 6421 CELERY**  
BOARD AND BATTEN



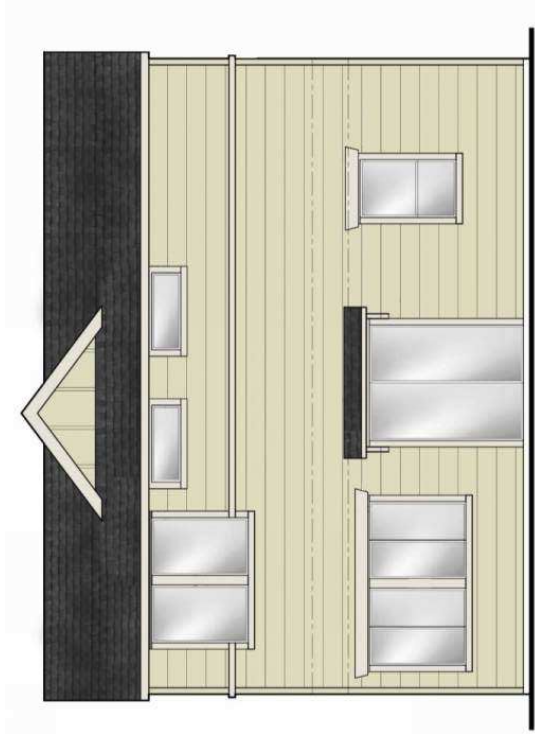
**7009 PEARLY WHITE**  
FASCIA AND TRIM



**ARNET BLACK**  
COACH LIGHT



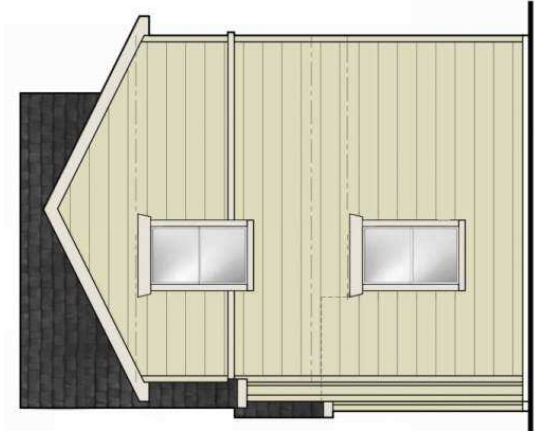
**SW 2837 AJRORA BROWN**  
FRONT DOOR



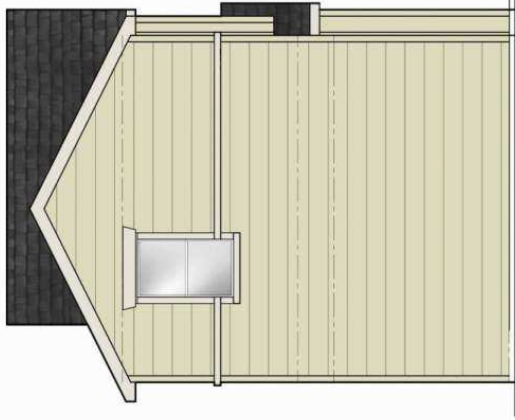
**REAR**



**FRONT**

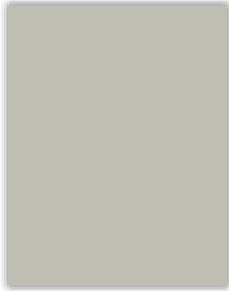


**RIGHT**



**LEFT**

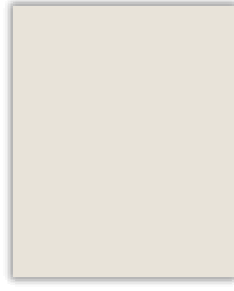
**UNIT B3**  
**SCHEME 8**



**SW6184 AUSTERE GRAY**  
HARDI PLANK SIDING



**SW7510 CHATEAU BROWN**  
BOARD AND BATTEN



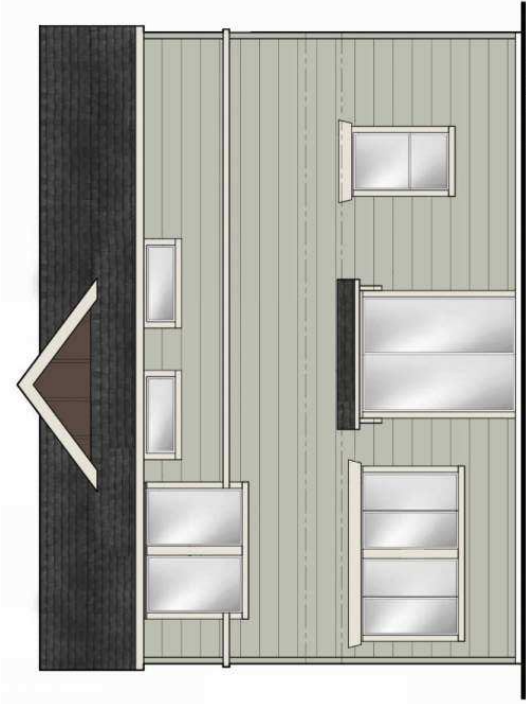
**7009 PEARLY WHITE**  
FASCIA AND TRIM



**ARNET BLACK**  
COACH LIGHT



**SW6184 AUSTERE GRAY**  
FRONT DOOR



**REAR**



**FRONT**

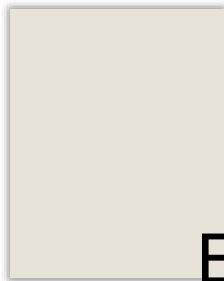


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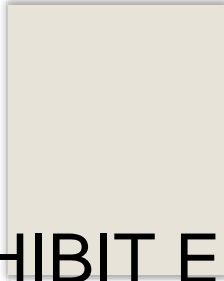


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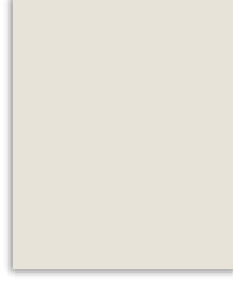
**UNIT B4**  
**SCHEME 1**



**7009 PEARLY WHITE**  
HARDI PLANK SIDING



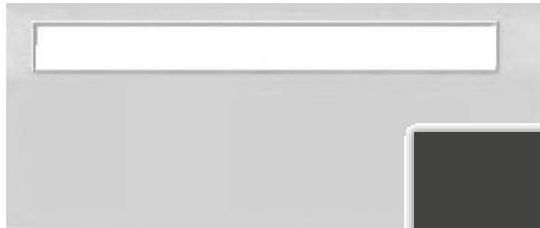
**7009 PEARLY WHITE**  
BOARD AND BATTEN



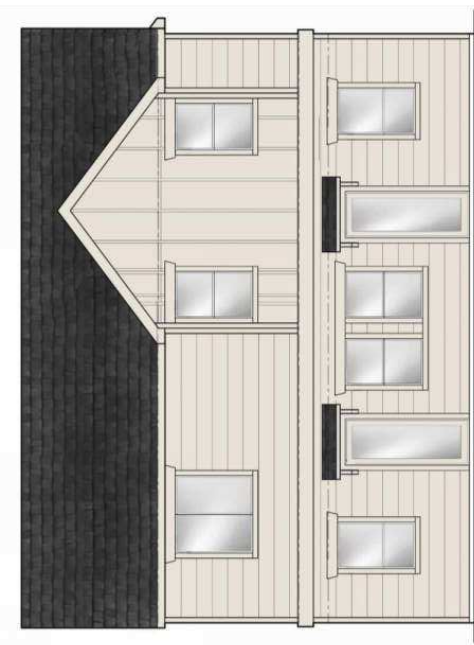
**7009 PEARLY WHITE**  
FASCIA AND TRIM



**ARNET BLACK**  
COACH LIGHT



**7069 IRON ORE**  
FRONT DOOR



**REAR**



**FRONT**

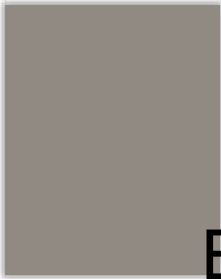


**RIGHT**



**LEFT**

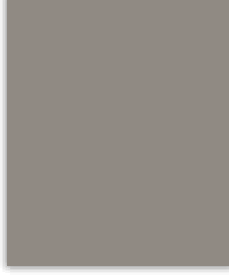
**UNIT B4**  
**SCHEME 3**



**SW 7018 DOVETAIL**  
HARDI PLANK SIDING



**7069 IRON ORE**  
BOARD AND BATTEN



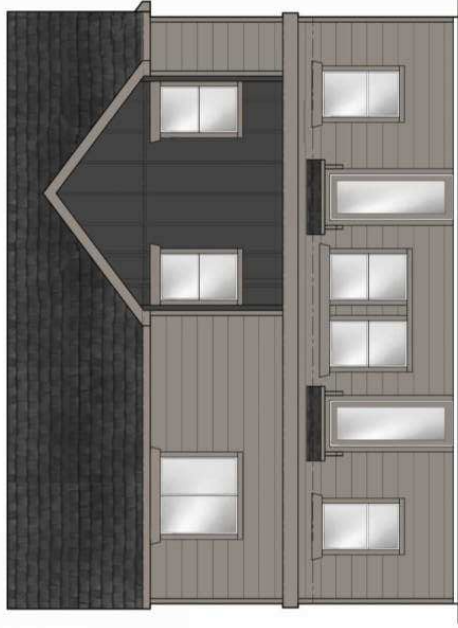
**SW 7018 DOVETAIL**  
FASCIA AND TRIM



**ARNET BLACK**  
COACH LIGHT



**7069 IRON ORE**  
FRONT DOOR



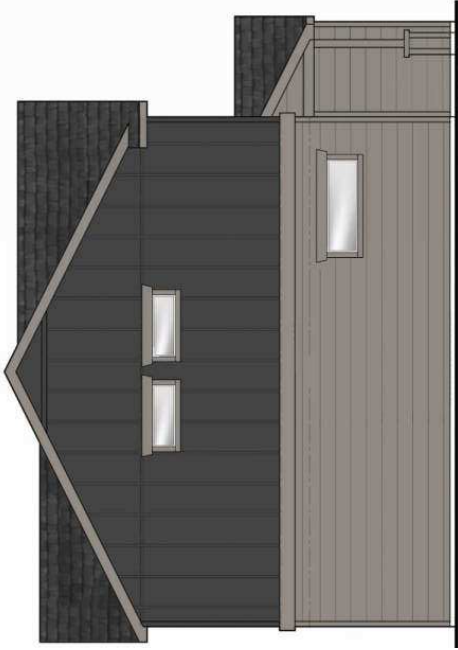
**REAR**



**FRONT**

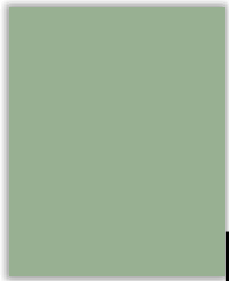


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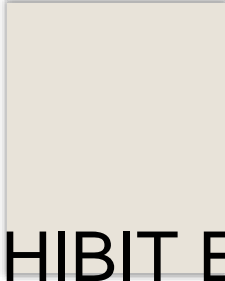


**LEFT**

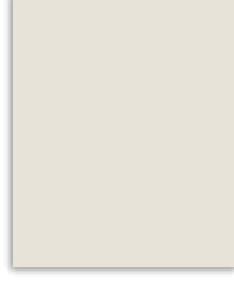
**UNIT B4**  
**SCHEME 5**



**BM/6451 NURTURE GREEN**  
HARDI PLANK SIDING



**7009 PEARLY WHITE**  
BOARD AND BATTEN



**7009 PEARLY WHITE**  
FASCIA AND TRIM



**ARNET BLACK**  
COACH LIGHT



**SW/2837 AJRORA BROWN**  
FRONT DOOR



**REAR**



**FRONT**

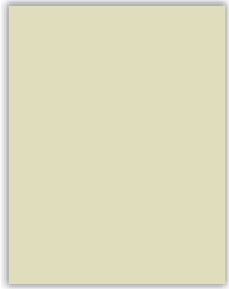


**RIGHT**



**LEFT**

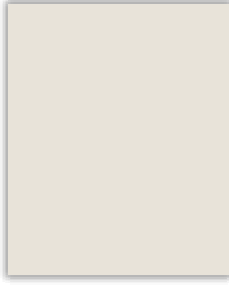
**UNIT B4**  
**SCHEME 6**



**SW 6421 CELERY**  
HARDI PLANK SIDING



**SW 6421 CELERY**  
BOARD AND BATTEN



**7009 PEARLY WHITE**  
FASCIA AND TRIM



**ARNET BLACK**  
COACH LIGHT



**SW 2837 AJURORA BROWN**  
FRONT DOOR



**REAR**



**FRONT**

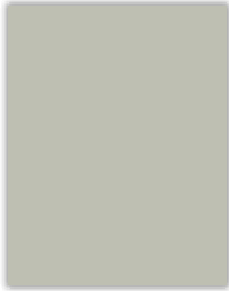


**RIGHT**



**LEFT**

**UNIT B4**  
**SCHEME 8**



**SW 6184 AUSTERE GRAY**  
HARDI PLANK SIDING

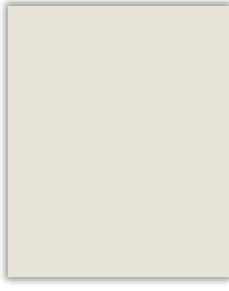
**EXHIBIT**



**SW 6184 AUSTERE GRAY**  
FRONT DOOR



**SW 7510 CHATEAU BROWN**  
BOARD AND BATTEN



**7009 PEARLY WHITE**  
FASCIA AND TRIM



**ARNET BLACK**  
COACH LIGHT



**REAR**



**FRONT**



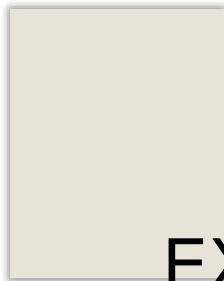
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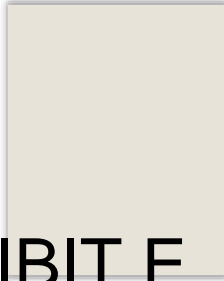
**LEFT**

**UNIT C2**  
**SCHEME 1**

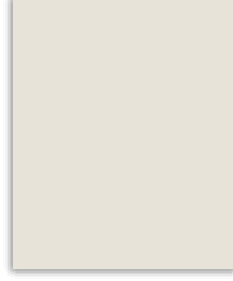
**EXHIBIT E**



**7009 PEARLY WHITE**  
HARDI PLANK SIDING



**7009 PEARLY WHITE**  
BOARD AND BATTEN



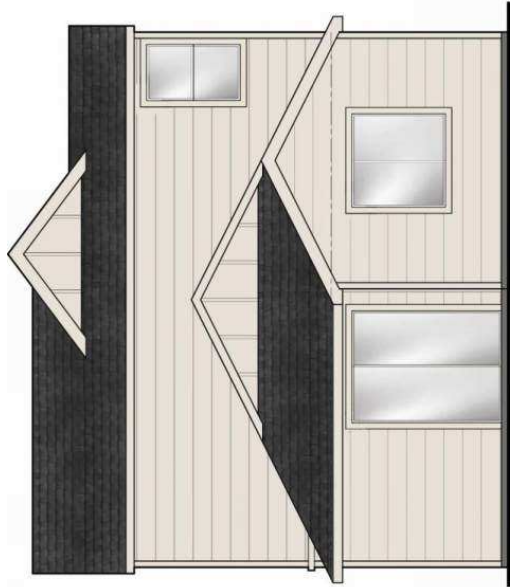
**7009 PEARLY WHITE**  
FASCIA AND TRIM



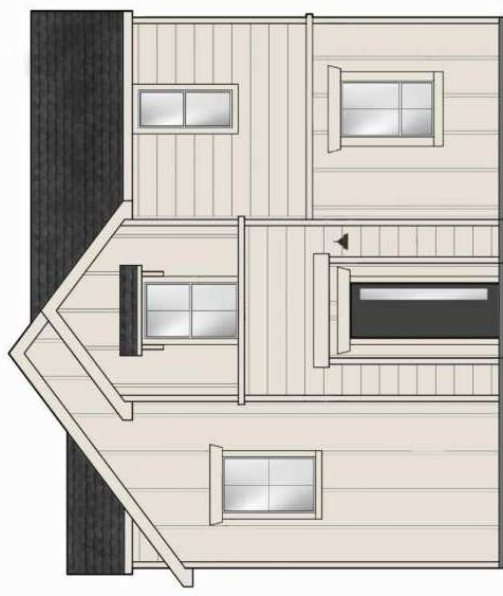
**ARNET BLACK**  
COACH LIGHT



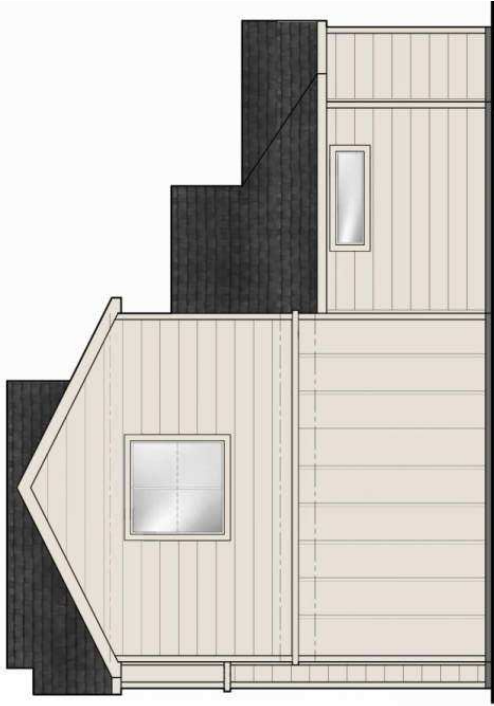
**7069 IRON ORE**  
FRONT DOOR



**REAR**



**FRONT**

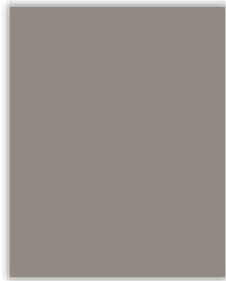


**RIGHT**



**LEFT**

**UNIT C2**  
**SCHEME 3**



**7018 DOVETAIL**  
HARDI PLANK SIDING



**7069 IRON ORE**  
BOARD AND BATTEN



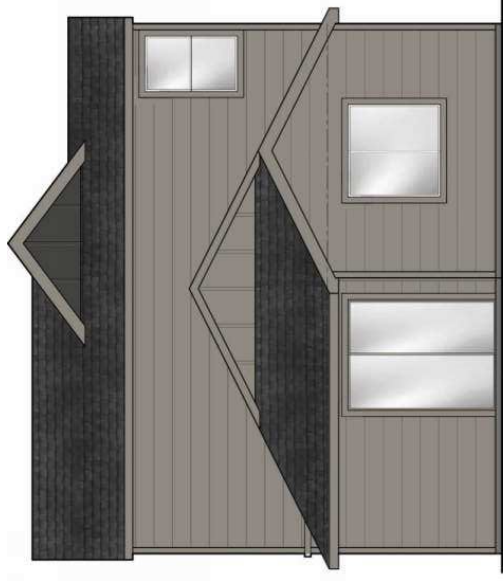
**SW 7018 DOVETAIL**  
FASCIA AND TRIM



**ARNET BLACK**  
COACH LIGHT



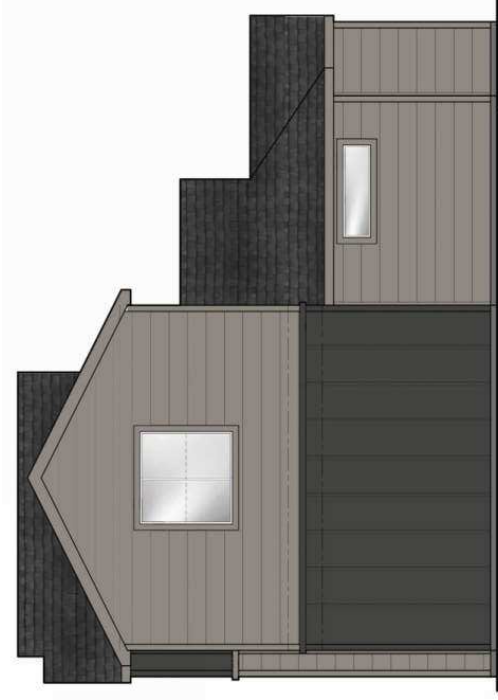
**7069 IRON ORE**  
FRONT DOOR



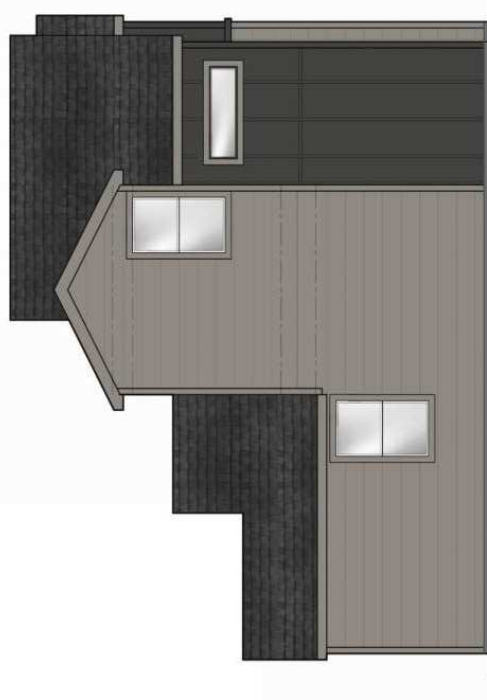
**REAR**



**FRONT**

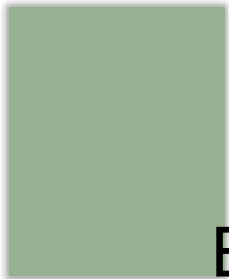


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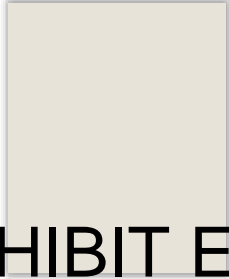


**LEFT**

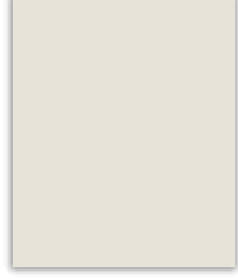
**UNIT C2**  
**SCHEME 5**



**SW 6451 NURTURE GREEN**  
HARDI PLANK SIDING



**7009 PEARLY WHITE**  
BOARD AND BATTEN



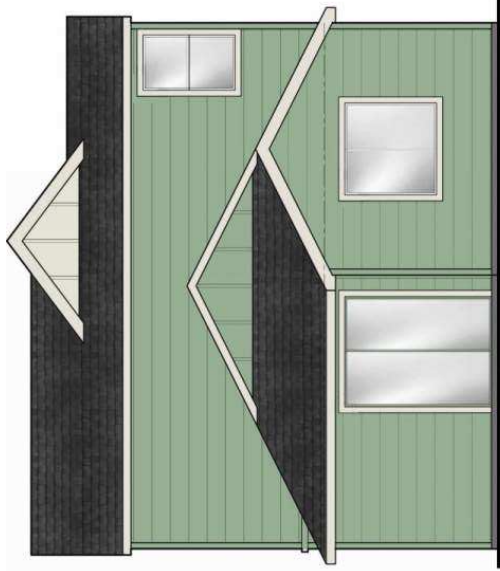
**7009 PEARLY WHITE**  
FASCIA AND TRIM



**ARNET BLACK**  
COACH LIGHT



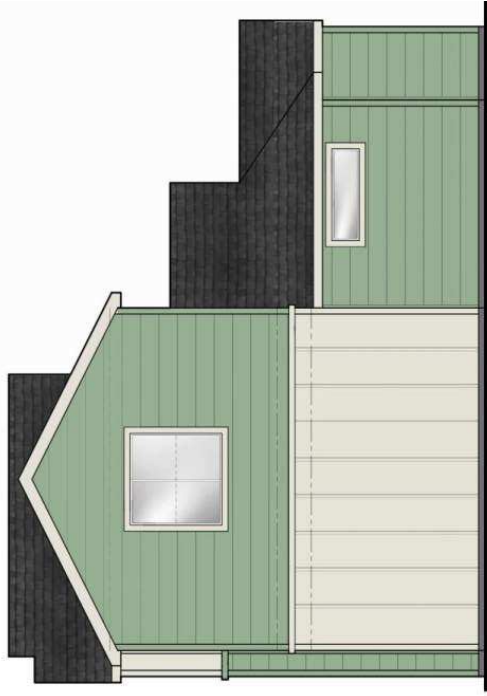
**SW 2837 AJRORA BROWN**  
FRONT DOOR



**REAR**



**FRONT**

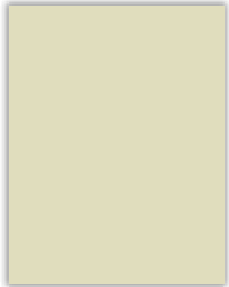


**RIGHT**



**LEFT**

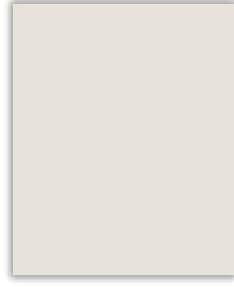
**UNIT C2**  
**SCHEME 6**



**SW 6421 CELERY**  
HARDI PLANK SIDING



**SW 6421 CELERY**  
BOARD AND BATTEN



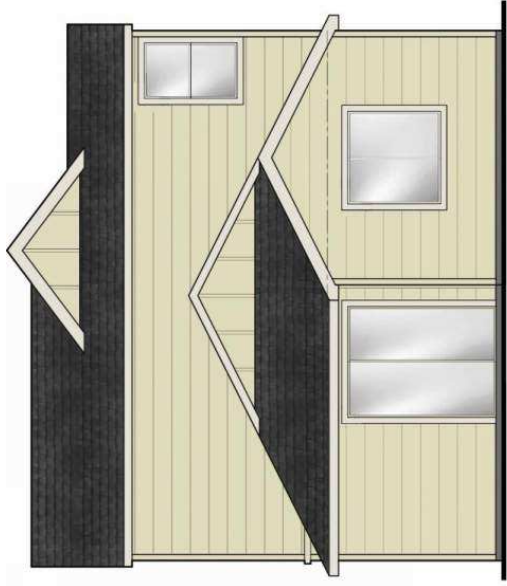
**7009 PEARLY WHITE**  
FASCIA AND TRIM



**ARNET BLACK**  
COACH LIGHT



**SW 2837 AJRORA BROWN**  
FRONT DOOR



**REAR**



**FRONT**

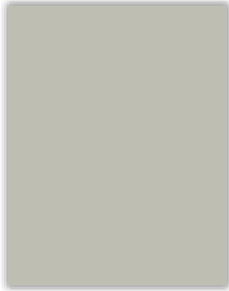


**RIGHT**



**LEFT**

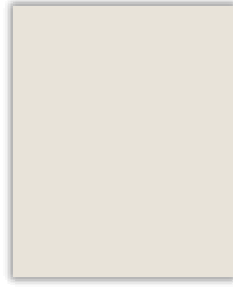
**UNIT C2**  
**SCHEME 8**



**SW 6184 AUSTERE GRAY**  
HARDI PLANK SIDING



**SW 7510 CHATEAU BROWN**  
BOARD AND BATTEN



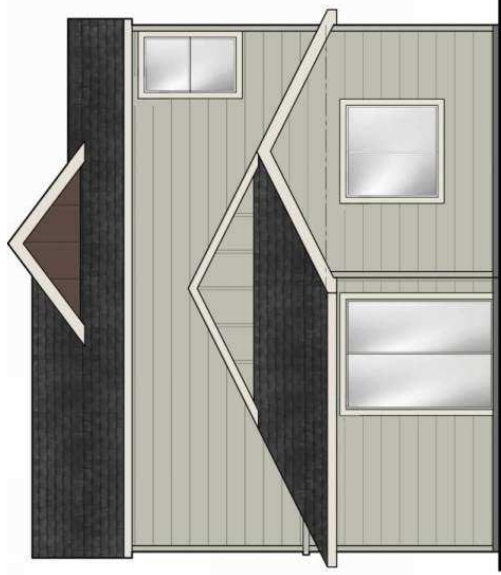
**7009 PEARLY WHITE**  
FASCIA AND TRIM



**ARNET BLACK**  
COACH LIGHT



**SW 6184 AUSTERE GRAY**  
FRONT DOOR



**REAR**



**RIGHT**



**FRONT**



**LEFT**

**GARAGE**  
**SCHEME 1**



**ARNET BLACK**  
COACH LIGHT

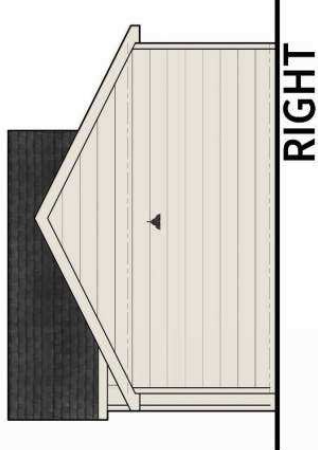
**EXHIBIT E**



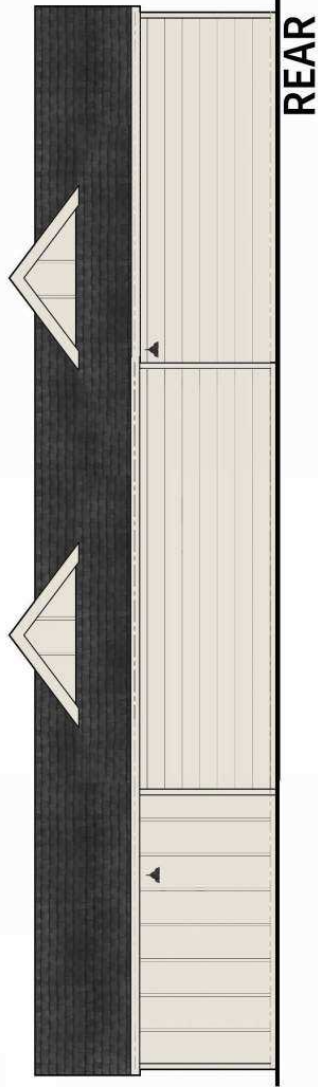
**7069 IRON ORE**  
GARAGE DOOR



**LEFT**



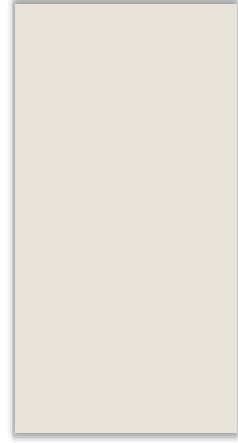
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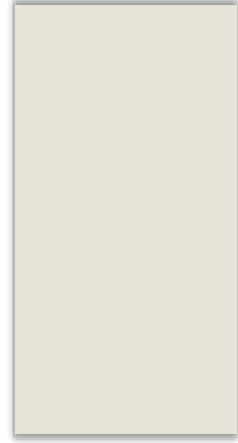
**REAR**



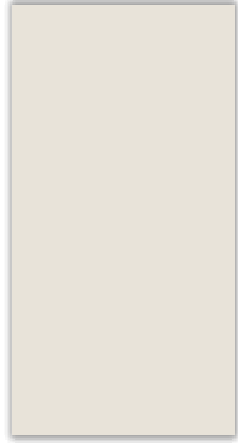
**FRONT**



**7009 PEARLY WHITE**  
FASCIA AND TRIM



**7009 PEARLY WHITE**  
BOARD AND BATTEN



**7009 PEARLY WHITE**  
HARDI PLANK SIDING

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Zoning File Z 21-45**

BEING a 1,671,585 Square foot tract of land situated in the Edward Mills Survey, Abstract No. 952, and the William Turner Survey, Abstract No. 1481, Dallas County, Texas; said tract being conveyed by General Warranty Deed to Walnut Hill Park Assembly of God/Casa De Mi Gloria USA Inc., recorded in Instrument No. 201600149084, Official Public Records, Dallas County, Texas, and being more particularly described as follows;

BEGINNING, at a 1/2 inch iron rod with plastic yellow cap stamped "5034" found for corner, being the Northwest corner of that tract of land conveyed by Special Warranty Deed to Centerville Road Venture, LLC, recorded in Instrument No. 201200223396, Official Public Records, Dallas County, Texas, said corner being in the East Right-of-Way line of Centerville Road (a 100 foot Right-of-Way);

THENCE North 01 degrees 06 minutes 32 seconds East, a distance of 616.90 feet to a 5/8 inch iron rod found for corner, being the Southwest corner of Lot 2, Block 1, Platinum Storage Centerville Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Instrument No. 201800095746, Official Public Records, Dallas County, Texas;

ZONING FILE NUMBER Z 21-45

THENCE, along the South line of said Lot 2, the following bearings and distances:

South 87 degrees 00 minutes 01 seconds East, a distance of 96.19 feet to a 5/8 inch iron rod found for corner;

North 69 degrees 06 minutes 36 seconds East, a distance of 45.77 feet to a 5/8 inch iron rod found for corner;

North 83 degrees 47 minutes 01 seconds East, a distance of 168.97 feet to a point for corner;

North 50 degrees 36 minutes 30 seconds East, a distance of 447.37 feet to a point for corner;

North 78 degrees 44 minutes 46 seconds East, a distance of 300.61 feet to a 5/8 inch iron rod found for corner, being the East corner of said Lot 2, the Southeast corner of Lot 1, Block 1, said Platinum Storage Centerville Addition, and being on the West line of a tract of land conveyed to the City of Dallas per Dallas County Central Appraisal District, no record found, and also being the Northeast corner of the herein described tract;

THENCE along the East line of the herein described tract conveyed to said Walnut Hill Park Assembly of God/Casa De Mi Gloria USA Inc., the following bearings and distances:

South 17 degrees 21 minutes 07 seconds East, a distance of 264.14 feet to a point for corner, from which a 60d nail found for witness bears South 19 degrees 29 minutes 45 seconds West, a distance of 2.22 feet;

**EXHIBIT A**

ZONING FILE NUMBER Z 21-45

South 19 degrees 18 minutes 22 seconds East, a distance of 548.02 feet to a monument found for corner;

South 49 degrees 04 minutes 36 seconds East, a distance of 428.08 feet to a point for corner, from which a 1/2 inch iron rod found for witness bears South 25 degrees 09 minutes 08 seconds West, a distance of 0.93 feet;

South 09 degrees 23 minutes 43 seconds East, a distance of 431.03 feet to a monument found for corner;

South 21 degrees 20 minutes 21 seconds West, a distance of 191.24 feet to a point for corner, being the Southeast corner of the herein described tract, and being in the North Right-of-Way line of East Miller Road (a variable width Right-of-Way), said corner being the beginning of a curve to the left, having a radius of 5780.00 feet, a central angle of 02 degrees 05 minutes 22 seconds, and a chord bearing and distance of South 88 degrees 14 minutes 17 seconds West, 210.78 feet;

THENCE, along the North Right-of-Way line of said East Miller Road, and said curve to the left, an arc length of 210.79 feet to a point for corner;

THENCE South 87 degrees 11 minutes 36 seconds West, along the North Right-of-Way line of said East Miller Road, a distance of 833.34 feet to an axle found for corner, being on the East line of aforesaid Centerville Road Venture, LLC tract;

**EXHIBIT A**

ZONING FILE NUMBER Z 21-45

THENCE North 01 degrees 10 minutes 40 seconds West, along the East line of said Centerville Road Venture, LLC tract, a distance of 720.19 feet to a 1/2 inch iron pipe found for corner, said corner being the Northeast corner of said Centerville Road Venture, LLC tract;

THENCE South 88 degrees 59 minutes 15 seconds West, along the North line of said Centerville Road Venture, LLC tract, a distance of 485.74 feet to the POINT OF BEGINNING, and containing 1,671,585 square feet or 38.37 acres of land.

**EXHIBIT A**

**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE Z 21-45**

**2201 East Miller Road and 2370 East Centerville Road**

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a multi-family development on Lot 1.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Multi-Family-1 (MF-1) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply. Lot 2 shall require approval of a Detail Plan.
- V. Specific Conditions:**
- A. Permitted Uses: Land Uses are only permitted as in the Multi-Family-1 (MF-1) District on Lot 1.
- B. Site Plan: The site layout, building placement, parking, and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Building Separation: All portions of a multi-family dwelling structure shall be a minimum of ten (10) from other multi-family dwelling structures.

- D. Dwelling Units: A total of 301 dwelling units shall be permitted.
- E. Dwelling size: A maximum of 100 one-bedroom dwelling units shall be 635 square feet.
- F. Building Setbacks: The minimum side-yard setback not adjacent to the street shall be six (6) feet.
- G. Amenities: Amenities shall be provided as shown on the Exhibits C and D.
- H. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- I. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- J. Lighting: All pedestrian pathways shall be lighted per the Garland Development Code standards.
- K. Signage: All signage shall comply with the standards in the Garland Development Code.