

ORDINANCE NO. 7451

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A CHANGE IN ZONING FROM MULTI-FAMILY-1 (MF-1) DISTRICT AND COMMUNITY RETAIL (CR) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR MULTI-FAMILY-2 (MF-2) USES AND (2) A DETAIL PLAN FOR MULTI-FAMILY DEVELOPMENT ON A 2.2875-ACRE AREA OF LAND LOCATED AT 1214 & 1302 WEST MILLER 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 26th day of June, 2023, the Plan Commission did consider and make recommendations on a certain request for (1) a Change in Zoning from Multi-Family-1 (MF-1) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses and (2) a Detail Plan for Multi-Family development by **Manhard Consulting**; 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 approving for (1) a Change in Zoning from Multi-Family-1 (MF-1) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses and (2) a Detail Plan for Multi-Family development on a 2.2875-acre area of land located at 1214 & 1302 West Miller 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.

Section 7

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

FILE NO. Z 23-12

PASSED AND APPROVED this 1st day of August, 2023.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 23-12

Being all that certain lot, tract or parcel of land situated in the W. H. Keen Survey, Abstract No. 734, City of Garland, Dallas County, Texas, and being the same property described in deed to Garland Housing Finance Corporation as recorded under county clerks file No. 200900256292 of the official public records of Dallas County, Texas described more particularly as follows:

Commencing at the intersection of the South right-of-way of Miller Road (variable width right-of-way) with the East right-of-way of Saturn Road (called 80' right-of-way), said point also being the Northwest corner of Gulf Oil No. 1, an addition to the City of Garland, according to the plat thereof recorded in Volume 70052, page 1908, Deed Records, Dallas County, Texas;

THENCE East and following along the South right-of-way of said Miller Road for a distance of 336.17' (335.78' from an "X" found in concrete) to the Northeast corner of a tract of land described in Deed to State Board of Trustees, AKA the Church of God, as recorded under county clerks file number 201000249936 of the official public records of Dallas County, Texas;

THENCE South 00°46'00" East and following along the East line of said State Board of Trustees tract, for a distance of 15.00' to a 5/8" iron rod with yellow plastic stamped "RPLS1890" for the PLACE OF BEGINNING and the Northwest corner of the property described hereon;

THENCE East (basis of bearings per deed recorded under county clerks File No. 200900256292 of the official public records of Dallas County) and continuing along the South right-of-way line of Miller Road for a distance of 211.42' to a 5/8" iron rod with yellow plastic cap stamped "RPLS1890" set for corner, said point being the Northwest corner of the Miller-Glenbrook Addition, an addition to the City of Garland, according to the plat thereof recorded in volume 74180, page 1886, Deed Records, Dallas County Texas;

ZONING FILE NUMBER Z 23-12

Thence South 00°46'00" East and following along the West line of said Miller-Glenbrook Addition and continuing along the West line of Centron II, and addition to the City of Garland, according to the plat thereof recorded in volume 83119, page 2015, Deed Records, Dallas County, Texas, for a total distance of 329.00' to a 2" metal fence post found for corner;

THENCE South 44°11'30" West and continuing along the West line of said Centron II for a distance of 91.79' to a 5/8" iron rod with yellow plastic cap stamped "RPLS1890" set for corner, said point also being the Northeast corner of St. David's Episcopal Church Addition, and addition to the City of Garland, according to the plat thereof recorded in volume 92209, page 367, Deed Records, Dallas County, Texas; Thence South 89°41'00" West following along the North line of said St. David's Episcopal Church Addition for a distance of 146.55' to a 5/8" iron rod with yellow plastic cap stamped "RPLS1890" set for corner, said point being witnessed by a railroad spike found bearing North 43°26' West at a distance of 3.11' marking the Southeast corner of a called 1.578 acre tract of land described in Deed to Tighe Merelli as recorded under County Clerks File Number 201600260534 of the official public records of Dallas County, Texas;

THENCE North 00°46'00" West and following along the West line of the aforesaid Garland Housing Finance Corporation for a total distance of 395.63' to the PLACE OF BEGINNING and containing 1.8685 acres of land, more or less.

Being all that lot, tract, or parcel of land located in the WILLIAM H. KEEN SURVEY, ABSTRACT No. 734, City of Garland, Dallas County, Texas, and being the same tract of land described in deed to State Board of Trustees of the Church of God, recorded in instrument No. 201000249936, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at ½" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the South line of West Miller Road, a variable width right-of-way, at the Northeast corner of Tract A, of Gulf Oil No. 1, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof, recorded in Volume 70052, Page 1908, Deed Records, Dallas County, Texas;

EXHIBIT A

ZONING FILE NUMBER Z 23-12

THENCE East, along said South line, a distance of 85.74' to a ½" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE South 00°31'32" East, passing at distance of 17.00' the Northwest corner of a tract of land described in deed to the Garland Housing Finance Corporation, recorded in Instrument No. 200900256929, Official Public Records, Dallas County, Texas, and continuing a total distance of 213.00' to a ½" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the West line of said Garland tract, at the Northeast corner of a tract of land described in deed Joetex Holdings, LLC, recorded in Instrument No. 201200342351, Official Public Records, Dallas County, Texas;

THENCE West, along the North line of said Joetex tract, a distance of 85.74' to a ½" Iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southeast corner of said Gulf Oil Addition;

THENCE North 00°31'32" West, a distance of 213.00' to the PLACE OF BEGINNING and containing 18,261 square feet or 0.419 of an acre of land.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-12

1214 & 1302 West Miller Road

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-2 (MF-2) 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 the Multi-Family-2 (MF-2) 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. Dwelling Units: A total of sixty-three (63) dwelling units shall be permitted.

D. Amenities: Amenities shall be provided as shown on the Exhibits C and D.

E. Landscape Plan: Screening and landscaping shall be in

general conformance with the landscape plan labeled Exhibit D.

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.

- F. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- G. Signage: All signage shall comply with the standards in the Garland Development Code.

EXHIBIT C

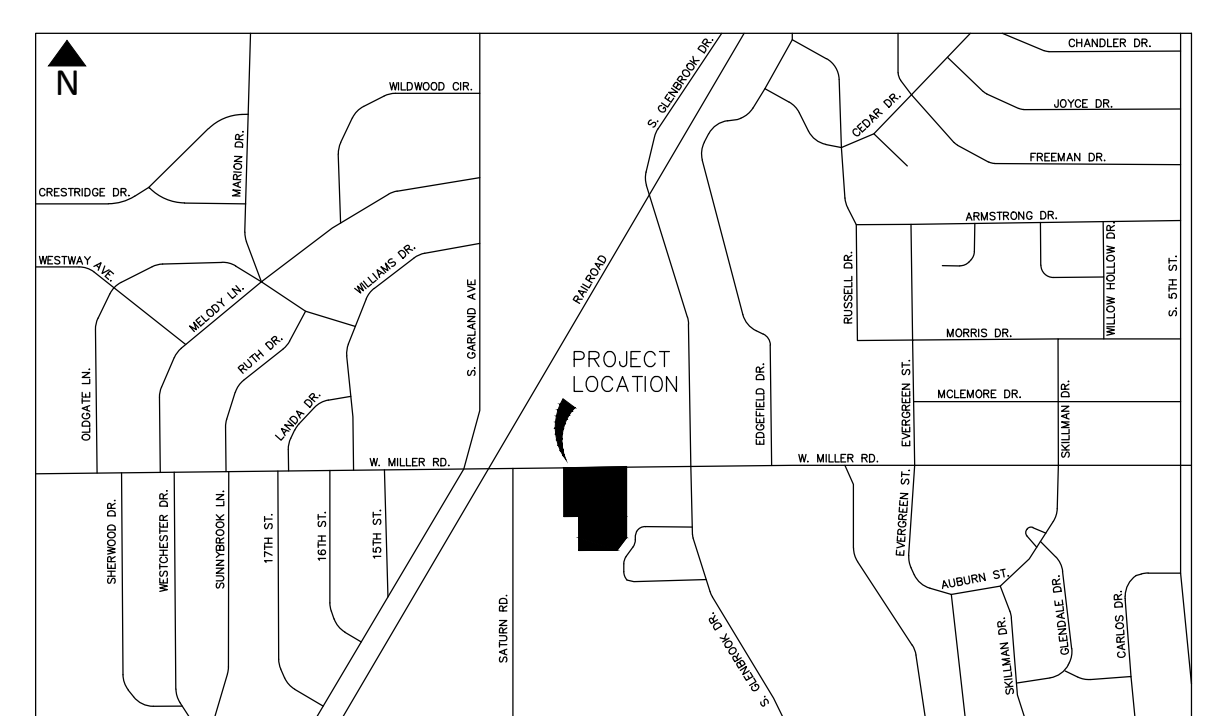
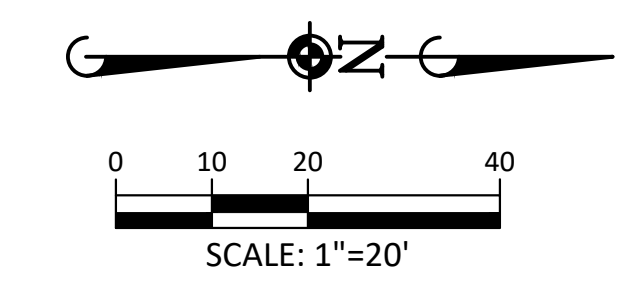
LEGEND

- DOUBLE CLEANOUT
- SANITARY MANHOLE
- GRATE INLET
- CURB INLET
- FDC
- FIRE HYDRANT
- FIRE LANE
- HEAVY DUTY FIRE LANE PAVING
- TRANSFORMER BOX

- NOTES**
- REFER TO SHEETS C0.0-C0.1 GENERAL NOTES FOR GENERAL NOTES, PAVING NOTES, AND A COMPLETE LEGEND.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 - REFER TO LANDSCAPE PLANS FOR HARDSCAPE IMPROVEMENTS AND IRRIGATION SLEEVES CROSSING PAVED AREAS.
 - REFER TO STRUCTURAL PLANS FOR ALL BUILDING, DETACHED GARAGE, AND DUMPSTER ENCLOSURE FOUNDATION DESIGNS AND DETAILS.
 - FIRELANE STRIPING SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO CITY DETAIL AND SPECIFICATIONS FOR EXACT LOCATION.
 - ALL PARKING AREAS ARE TO BE COMPOSED OF CONCRETE PAVING

SIGN LEGEND

- ONLY R3-5R
- DO NOT ENTER R5-1



VICINITY MAP
NTS

SITE DATA

SIZE	2.26 AC (98,446 SF)
EXISTING ZONING	MF/CR
PROPOSED ZONING	MF-2
BUILDING AREAS:	
BUILDING 1	12,155 SF/STORY
BUILDING 2	7,080 SF/STORY
CLUBHOUSE	4,280 SF
FAR	0.63
BUILDING COVERAGE	23,515 SF (23.9%)
IMPERVIOUS SURFACE	27,060 SF (27.5%)
MAX. BUILDING HEIGHT	40'
PROVIDED BUILDING HEIGHT	30'-6"
UNITS	63
DENSITY (UNIT/ACRE)	27.88
LOT COVERAGE (60% MAX.)	60%
LEISURE AREA	5,400 SF

PARKING REQUIRED

UNIT TYPE	UNIT QUANTITY	RATIO	SPACES REQUIRED
EFFICIENCY	6	1	6
1 BEDROOM	39	1.5	59
2 BEDROOM	18	2	36
TOTAL REQUIRED PARKING			101

PARKING PROVIDED

TYPE	QUANTITY
STANDARD	101
TOTAL PARKING PROVIDED	101

PARKING TO UNIT RATIO 1.60

CLUB HOUSE PARKING 18

ACCESSIBLE PARKING PROVIDED 5

USE	FLOOR AREA	HEIGHT	NUMBER OF STORIES	FFE
CLUBHOUSE	4,280 SF	NOT KNOWN	1	543.48'
BUILDING 1	12,155 SF	30'-6"	3	540.55'
BUILDING 2	7,080 SF	30'-6"	3	541.65'

UNIT TABULATION

Unit Type	Square Footage	Quantity	Percentage	Total Net SF
E1	530	6	9.52%	3,180
A1	652	15	23.81%	9,780
A2	691	6	9.52%	4,146
A3	793	6	9.52%	4,218
A4	771	6	9.52%	4,626
A5	802	6	9.52%	4,812
B1	1,028	12	19.05%	12,336
B2	1,101	6	9.52%	6,606
Totals	Average SF	Quantity	Percentage	Net SF
	789	63	100.00%	49,704

Total % of Efficiency Units	9.52%	6
Total % of One BR Units	61.90%	39
Total % of Two BR Units	28.57%	18
		63

BUILDING TABULATION

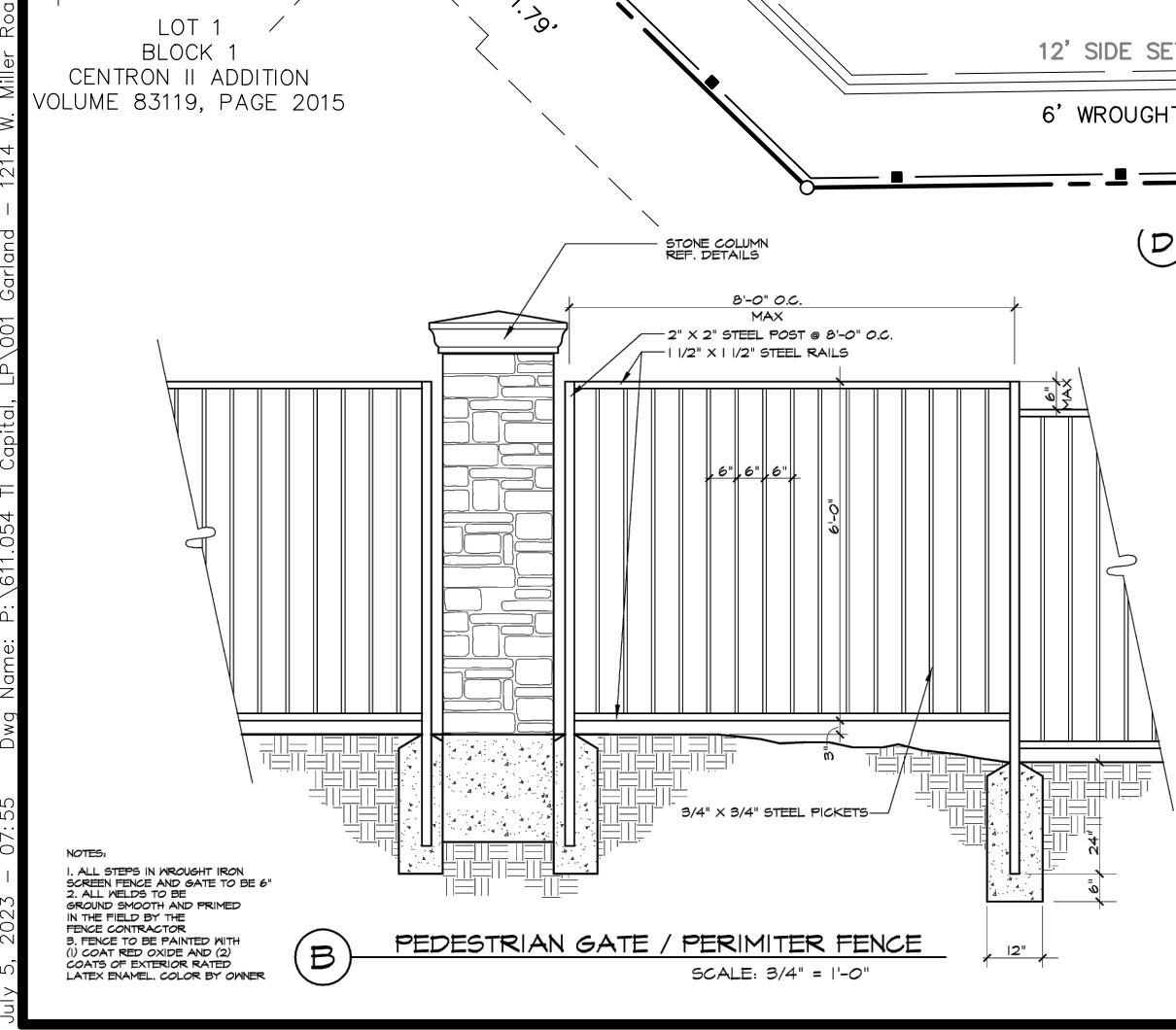
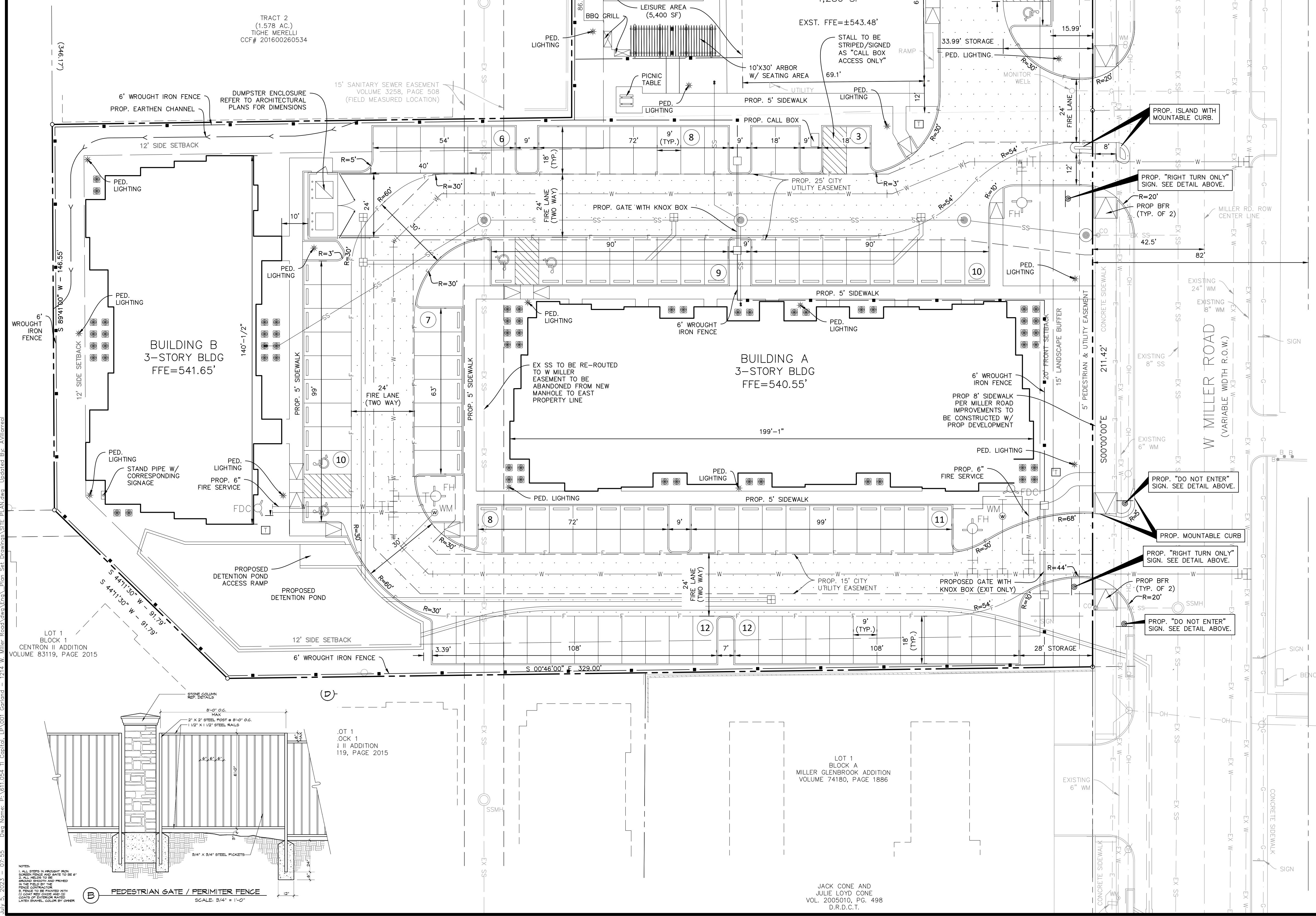
Building Type - 'A' - 3 Story	UNITS PER BLDG	NUMBER OF BLDGS	NET SF PER BLDG	NET SF OF BLDGS							
E1	A1	A2	A3	A4	A5	B1	B2	39	1	29,880	29,880
6	15	6	0	0	0	6	6				

Building Type - 'B' - 3 Story	UNITS PER BLDG	NUMBER OF BLDGS	NET SF PER BLDG	NET SF OF BLDGS							
E1	A1	A2	A3	A4	A5	B1	B2	24	1	19,824	19,824
0	0	0	6	6	6	0	0				

Total Units	UNITS	BLDGS	NET SF								
E1	A1	A2	A3	A4	A5	B1	B2	63	2	49,704	
6	15	6	6	6	6	12	6				

ENGINEER
MANHARD CONSULTING
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EMILY.ZOELLNER@MANHARD.COM

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RAVI MEHTA
MEHTAR36@GMAIL.COM



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Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21792 (Eng)

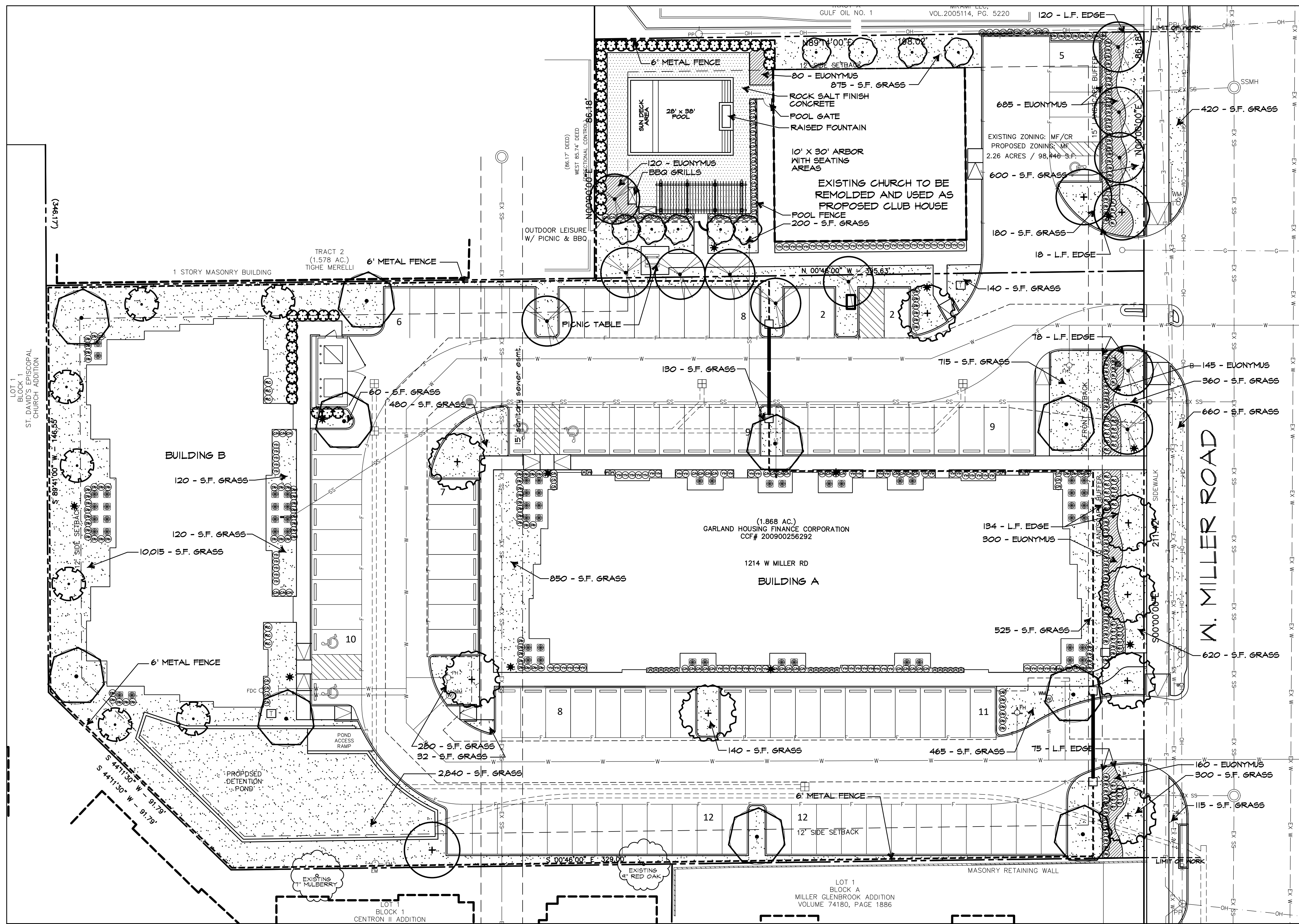
RESIDENCIES AT 1214 & 1302 W. MILLER ROAD, GARLAND, TX

SITE PLAN

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT
ISSUED FOR CONSTRUCTION
OR PERMITTING PURPOSES
EMILY M. ZOELLNER, P.E.
TEXAS P.E. No. 123461
ISSUED THIS DATE:
05/31/2023

PROJ. MGR.: EMZ
PROJ. ASSOC.: ANV
DRAWN BY: ANV
DATE: 05/31/2023

SHEET
C2.0
CASE NUMBER: 230216-1



LANDSCAPE TABULATIONS

SITE AREA
 REQUIRED LANDSCAPE AREA 40%
 OVERALL SITE AREA (2.26 ACRES) 98,446 S.F.
 REQUIRED LANDSCAPE AREA (1.13 ACRES) 39,319 S.F.
 PROVIDED LANDSCAPE AREA (45.5%) (+1.30 ACRES) +45,000 S.F.

BUFFER PLANT MATERIALS REQUIRED:
 1-3" CAL. TREE AND 1 ORNAMENTAL SHRUBS PER 30 L.F. OF
 REQUIRED LANDSCAPE BUFFER. MAX. 75% GRASS COVERAGE.

FRONTAGE L.F. (246.33' - N. MILLER ROAD) = 247 L.F.
 REQUIRED STREET TREES (247/ 30 =) 9.9 TREES
 STREET TREES PROVIDED 10 TREES
 REQUIRED ORNAMENTAL SHRUBS (247/ 30 x 7 =) 57.8 SHRUBS
 ORNAMENTAL SHRUBS PROVIDED 71 SHRUBS
 MAX. ALLOWED GRASS COVERAGE (4.455 x 75% =) 3.341 S.F.
 GRASS AREA PROVIDED IN BUFFER (44%) 1.910 S.F.

PARKING LOT TREES AND LANDSCAPE REQUIRED:
 1-3" CAL. PARKING TREE PER 10 PARKING SPACES AND NO
 PARKING TREE MORE THAN 65 FEET TO ANY PARKING SPACE.
 PARKING TREE MORE THAN 65 FEET TO ANY PARKING SPACE.
 PARKING SPACES (SURFACE+CARPORT) 101
 REQUIRED PARKING TREES (101/ 10 =) 10.1 TREES
 PARKING TREES PROVIDED 14 TREES
 PARKING AREA (101 x 162 =) 16,362 S.F.
 REQUIRED PARKING LANDS. AREA (16,362 x 5% =) 819 S.F.
 PARKING LANDSCAPE AREA PROVIDED +2,780 S.F.

NOTE:
 ALL SIGNAGE MUST BE APPROVED BY BUILDING INSPECTION.
 LOCATIONS SHOWN ON THIS PLAN DO NOT INDICATE APPROVAL.
 ALL LANDSCAPE AREAS TO RECEIVE UNDERGROUND
 AUTOMATIC IRRIGATION

LARGE TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
8	(Symbol)	RED OAK	<i>Quercus shumardii</i>	8" caliper, 10' Ht./ 5'-6" spread, B4B, straight trunk
10	(Symbol)	CEDAR ELM	<i>Ulmus crassifolia</i>	8" caliper, 10' Ht./ 5'-6" spread, B4B, straight trunk
12	(Symbol)	PISTACHE	<i>Pistacia chinensis</i>	8" caliper, 10' Ht./ 5'-6" spread, B4B, straight trunk
3	(Symbol)	LIVE OAK	<i>Quercus virginiana</i>	8" caliper, 10' Ht./ 5'-6" spread, B4B, straight trunk

ORNAMENTAL TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
4	(Symbol)	MUSKOGEE CRAPE MYRTLE	<i>Lagerstroemia indica 'Muskogee'</i>	8" Ht./ 5' spread min., 30 gallon, 3 Trunk Min., full, bushy tree formed, specimen.
52	(Symbol)	NELLIE R. STEVENS HOLLY	<i>Ilex cornuta 'Nellie R. Stevens'</i>	8" Ht./ 5' spread min., B4B, full, bushy specimen.
7	(Symbol)	VITEX	<i>Vitex agnus-castus</i>	8" Ht./ 5' spread min., 30 gallon, 3 Trunk Min.,

GROUNDCOVER / MISCELLANEOUS

1,330	(Symbol)	EUONYMUS WINTERCREEPER	<i>Euonymus fortunei 'Coloratus'</i>	4" pots (Quantity as shown on plan)
425 L.F.	(Symbol)	RYERSON STEEL EDGE		

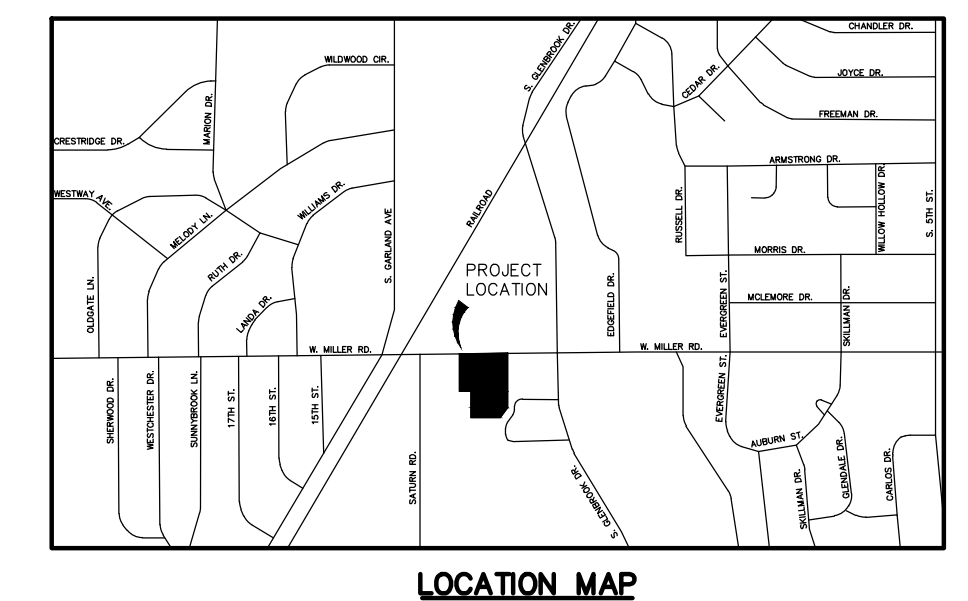
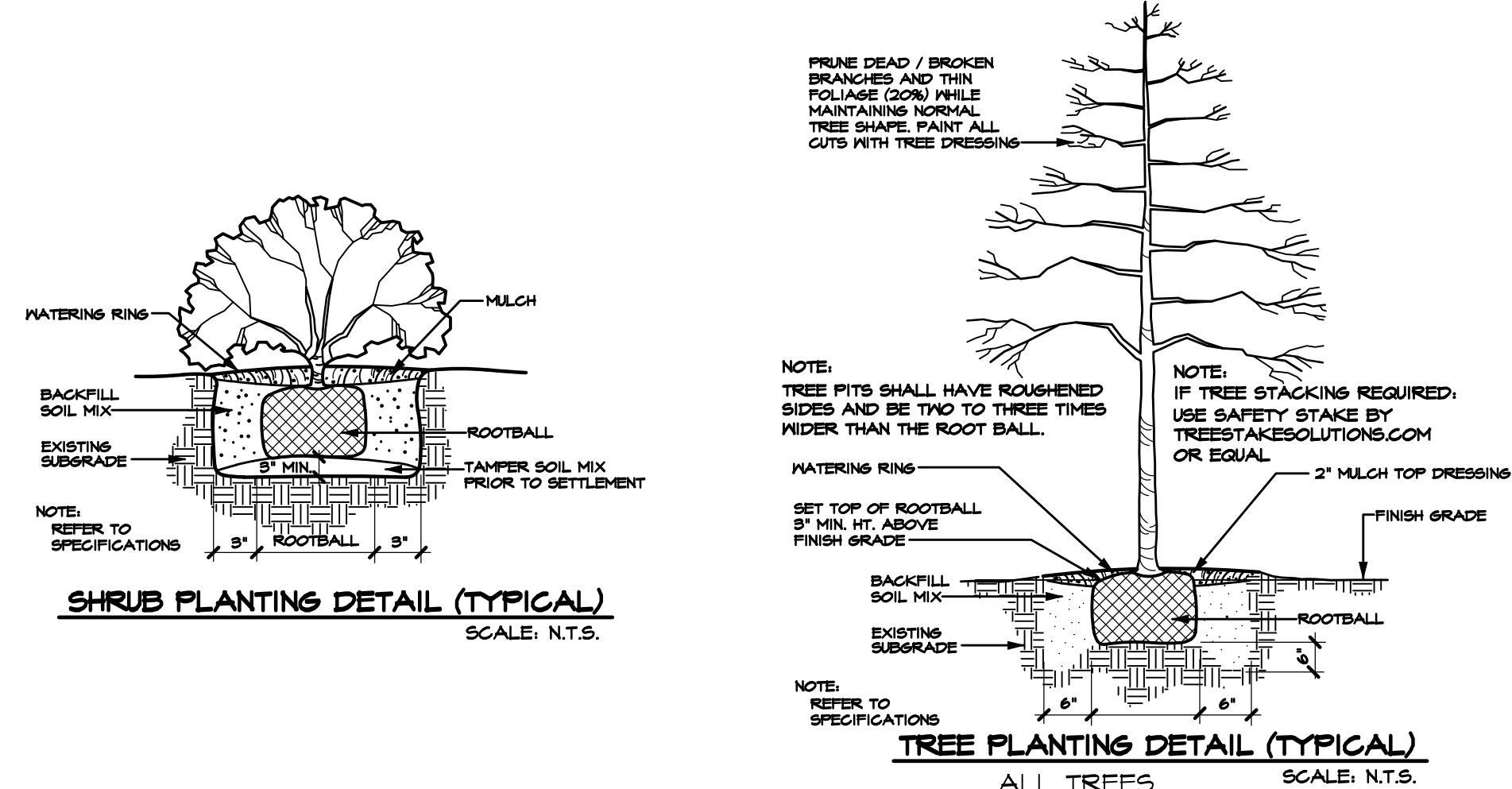
ALL LANDSCAPE BEDS SHALL BE EXCAVATED 2" IN DEPTH AND SOIL REMOVED. THEN FILLED WITH 2" OF "PROFESSIONAL BEDDING SOIL" FROM LIVING EARTH TECHNOLOGY AND TILLED TO THE DEPTH OF 4".
 ALL LANDSCAPE BEDS AND TREE WELLS SHALL RECEIVE A TOP DRESSING OF 2" DEEP "FINE SHREDDED HARDWOOD MULCH" FROM LIVING EARTH TECHNOLOGY.
 LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES

SHRUBS

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
24	(Symbol)	ROSE CREEK ABELIA	<i>Abelia grandiflora 'Rose Creek'</i>	5 gallon, 20"-24" Ht./ 18"-20" spread, full, bushy, specimen
26	(Symbol)	WINTERGREEN BOXWOOD	<i>Buxus sinica var. insularis 'Wintergreen'</i>	3 gallon, 14" Ht./ 12"-14" spread, bushy, full to ground
154	(Symbol)	DWARF BURFORD HOLLY	<i>Ilex cornuta 'Burfordii nana'</i>	5 gallon, 24"-26" Ht./ 18"-20" spread, full, bushy, specimen
93	(Symbol)	GULF STREAM NANDINA	<i>Nandina domestica 'Gulf Stream'</i>	5 gallon, 24" Ht./ 18"-20" spread, bushy, full to ground
91	(Symbol)	DWARF YAUPON HOLLY	<i>Ilex vomitoria 'Nana'</i>	3 gallon, 14" Ht./ 12"-14" spread, bushy, full to ground
8	(Symbol)	SUN SHINE LIGISTRUM	<i>Ligustrum sinense 'Sun Shine'</i>	3 gallon, 14" Ht./ 12"-14" spread, bushy, full to ground
14	(Symbol)	RED YUCCA	<i>Hesperaloe parviflora</i>	3 gallon, 14" Ht./ 12"-14" spread, bushy, full to ground

TURF GRASS

21,062 S.F.	(Symbol)	S.F. GRASS	<i>Cynodon dactylon</i>	Solid sod
	(Symbol)	BERMUDA GRASS		



OWNER / DEVELOPER:
 TI CAPITAL, LP
 125 E. JOHN CARPENTER FAY,
 IRVING TEXAS 75012
 PHONE 817.307.9251
 RAVI MEHTA
 MEHTARF3@GMAIL.COM

LANDSCAPE PLAN
 CASE NUMBER: 230216-1

Date: _____

Revisions:

#	Date	Description

Issued For:
 SUBMITTAL

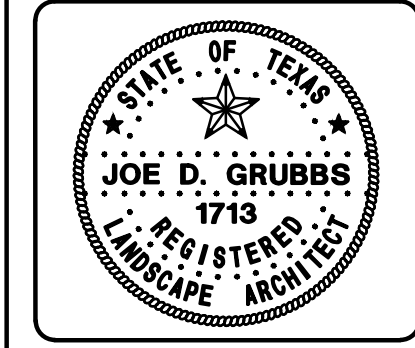
Job No.
 20149

Scale
 1" = 20'-0"

Drawn By:
 JDG

Date
 07-05-2023

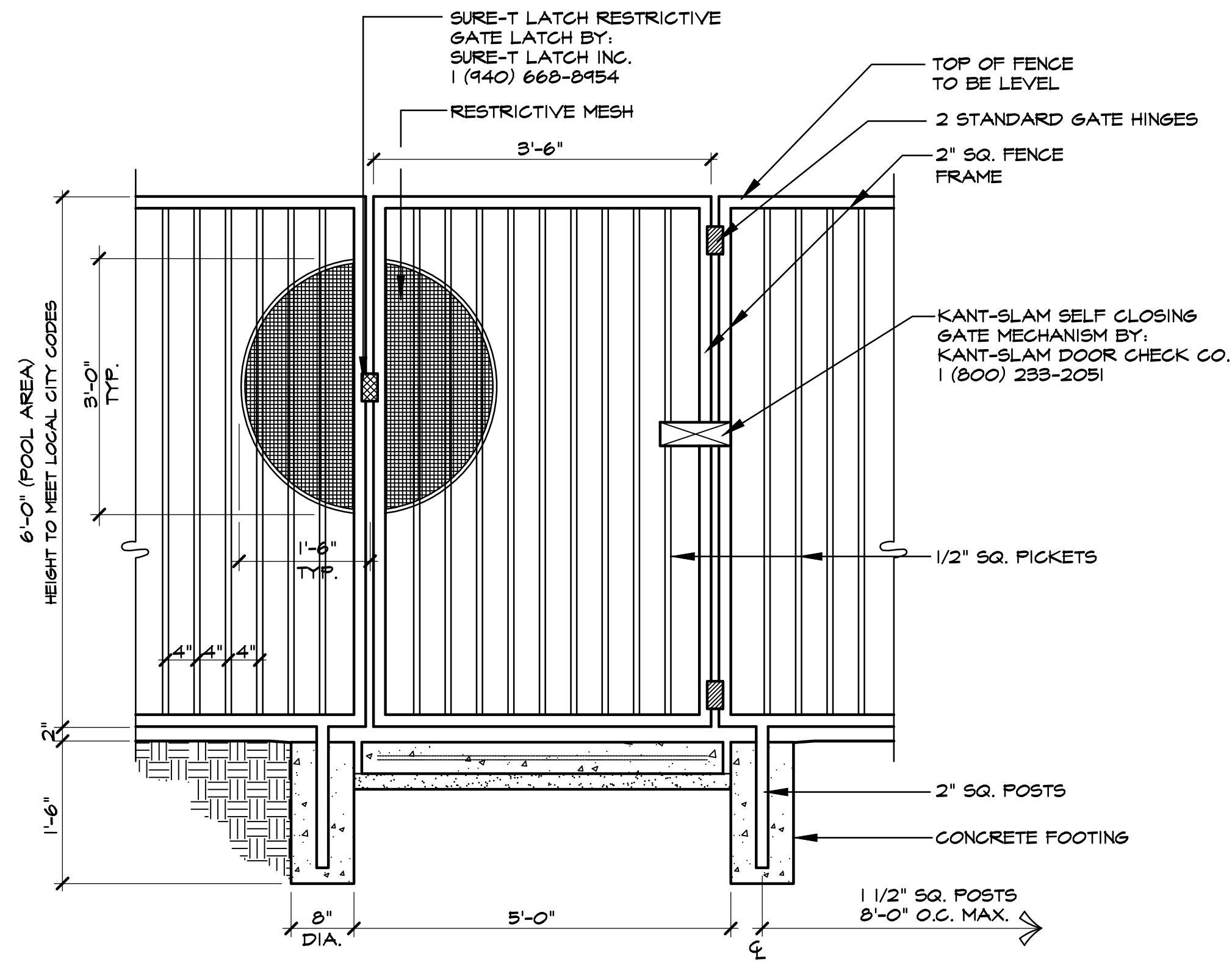
Miller Road Multifamily
 1214 W. Miller Road
 Garland Texas



Sheet Title:
Landscape Plan

Sheet Number:
L1
 of L3 Sheets

EXHIBIT D



A 6'-0" POOL FENCE/GATE
SCALE: 1/2" = 1'-0"

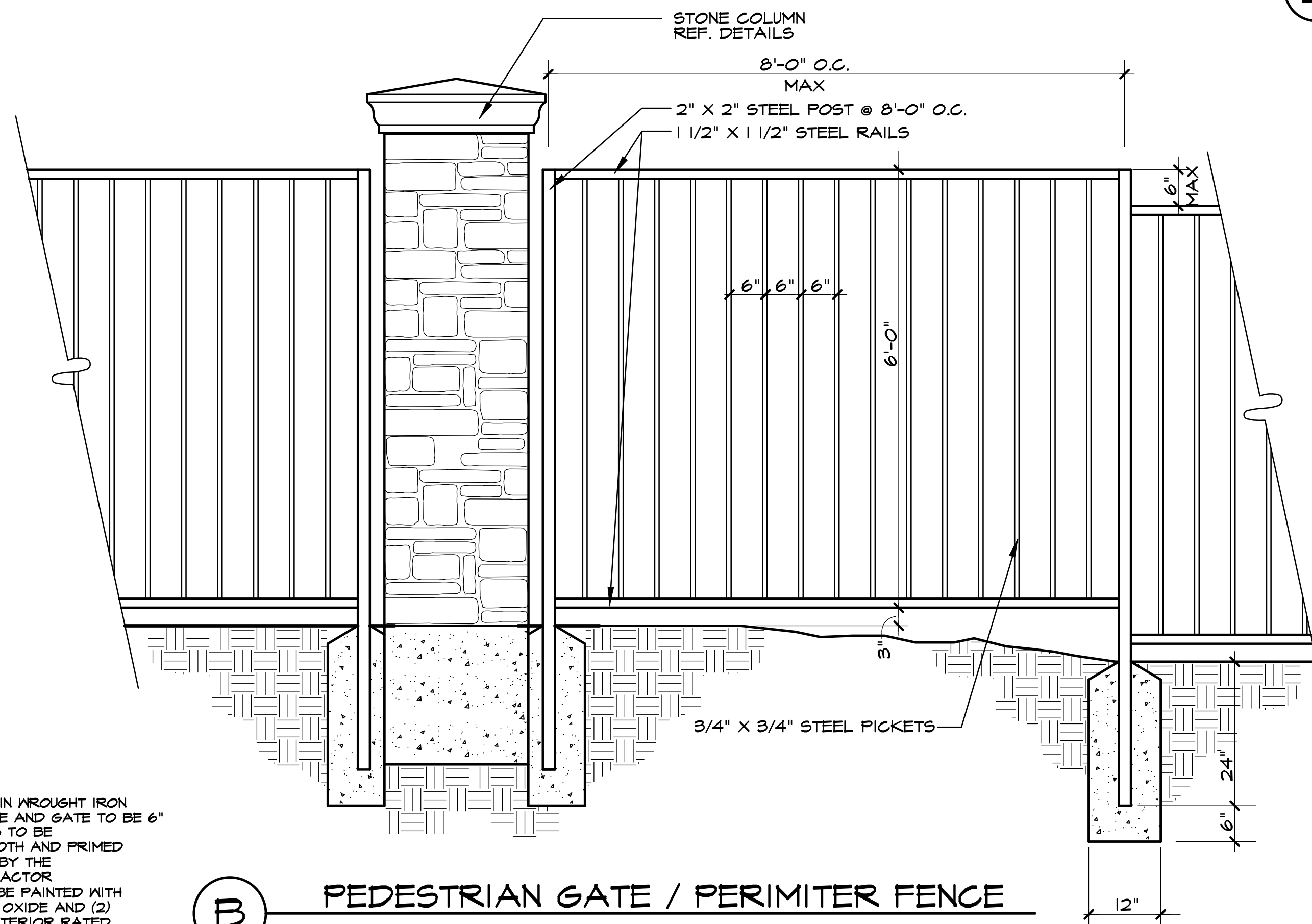
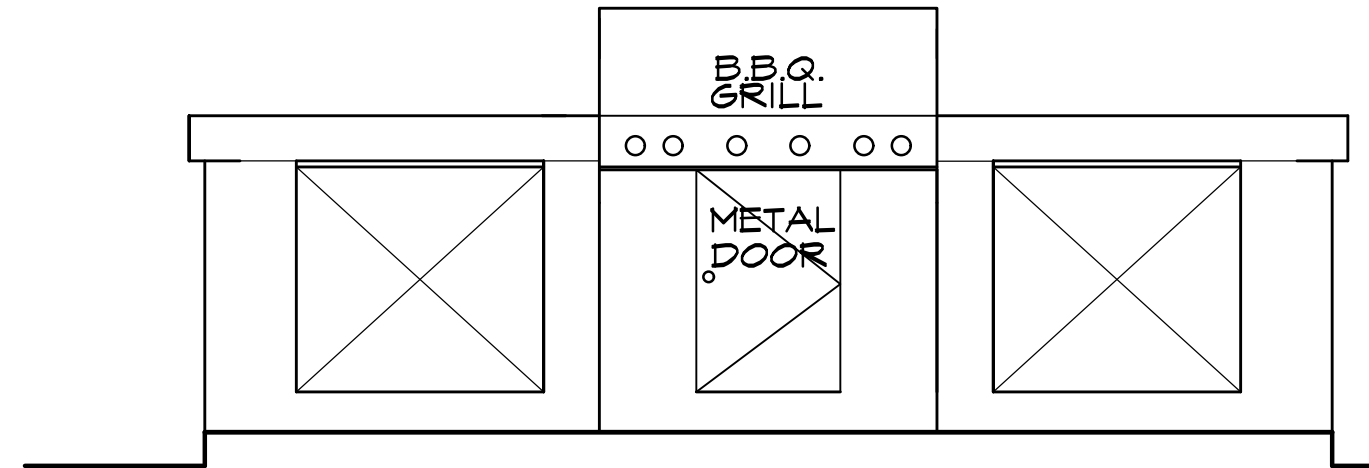
NOTES:
1. ALL POOL GATE LATCHES MUST BE INSTALLED ON THE POOL YARD SIDE OF THE GATE AND SHALL BE 3" MIN. BELOW TOP OF GATE (48" HT GATES).
2. THE GATE OR ENCLOSURE SHALL HAVE NO OPENING GREATER THAN ONE-HALF INCH IN ANY DIRECTION WITHIN 18 INCHES FROM THE LATCH, INCLUDING THE SPACE BETWEEN THE GATE AND THE GATE POST TO WHICH THE GATE LATCHES.
3. AT HANDICAP GATE LOCATIONS OMIT SURE-T LATCH AND SUPPLY KEY PAD LOCK. REF PLAN FOR LOCATION.



GRILL BRAND: FIRE MAJIC BY RH PETERSON
MODEL: 11-5151-A
ALL STAINLESS STEEL CONSTRUCTION

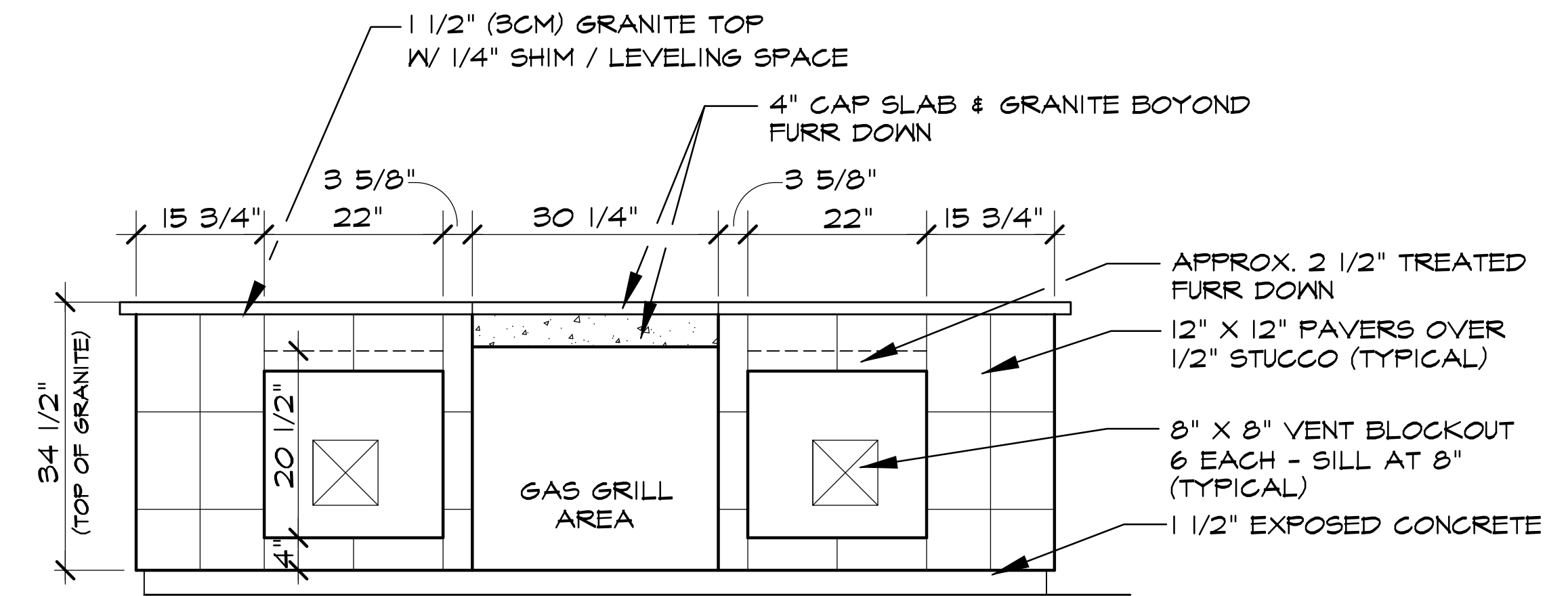


DOOR BRAND: FIRE MAJIC BY RH PETERSON
MODEL: 33920-SR
ALL STAINLESS STEEL CONSTRUCTION

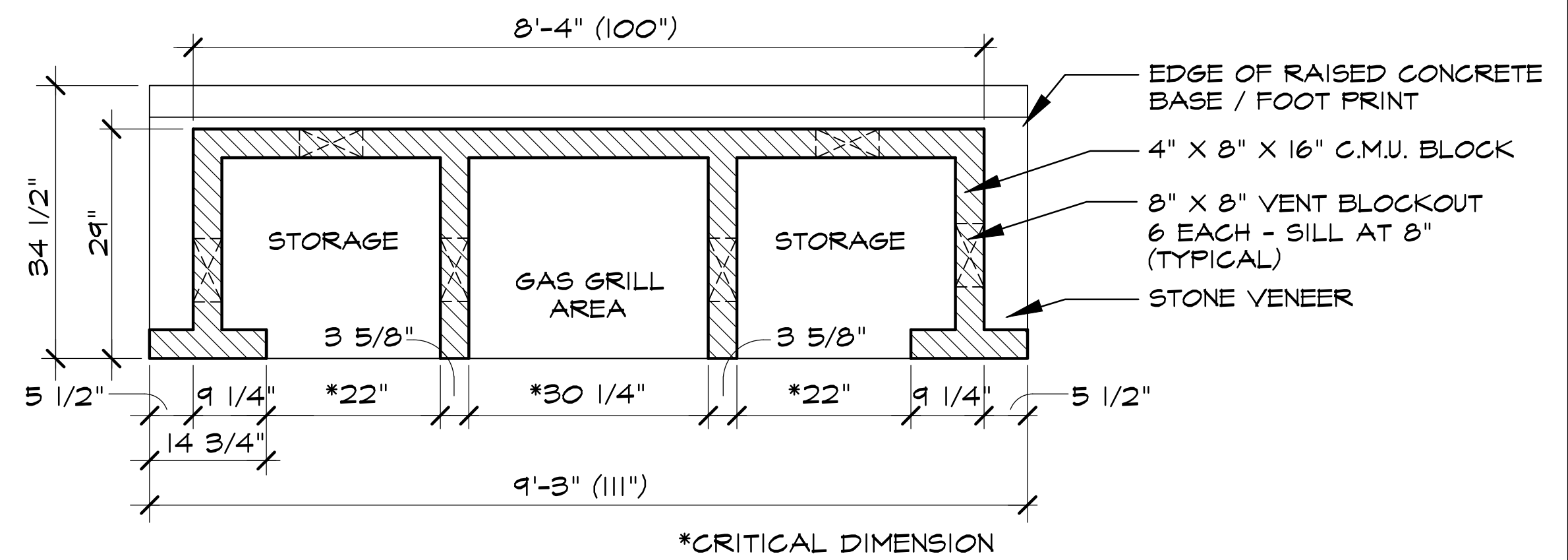


NOTES:
1. ALL STEPS IN WROUGHT IRON SCREEN FENCE AND GATE TO BE 6"
2. ALL WELDS TO BE GROUND SMOOTH AND PRIMED IN THE FIELD BY THE FENCE CONTRACTOR
3. FENCE TO BE PAINTED WITH (1) COAT RED OXIDE AND (2) COATS OF EXTERIOR RATED LATEX ENAMEL. COLOR BY OWNER

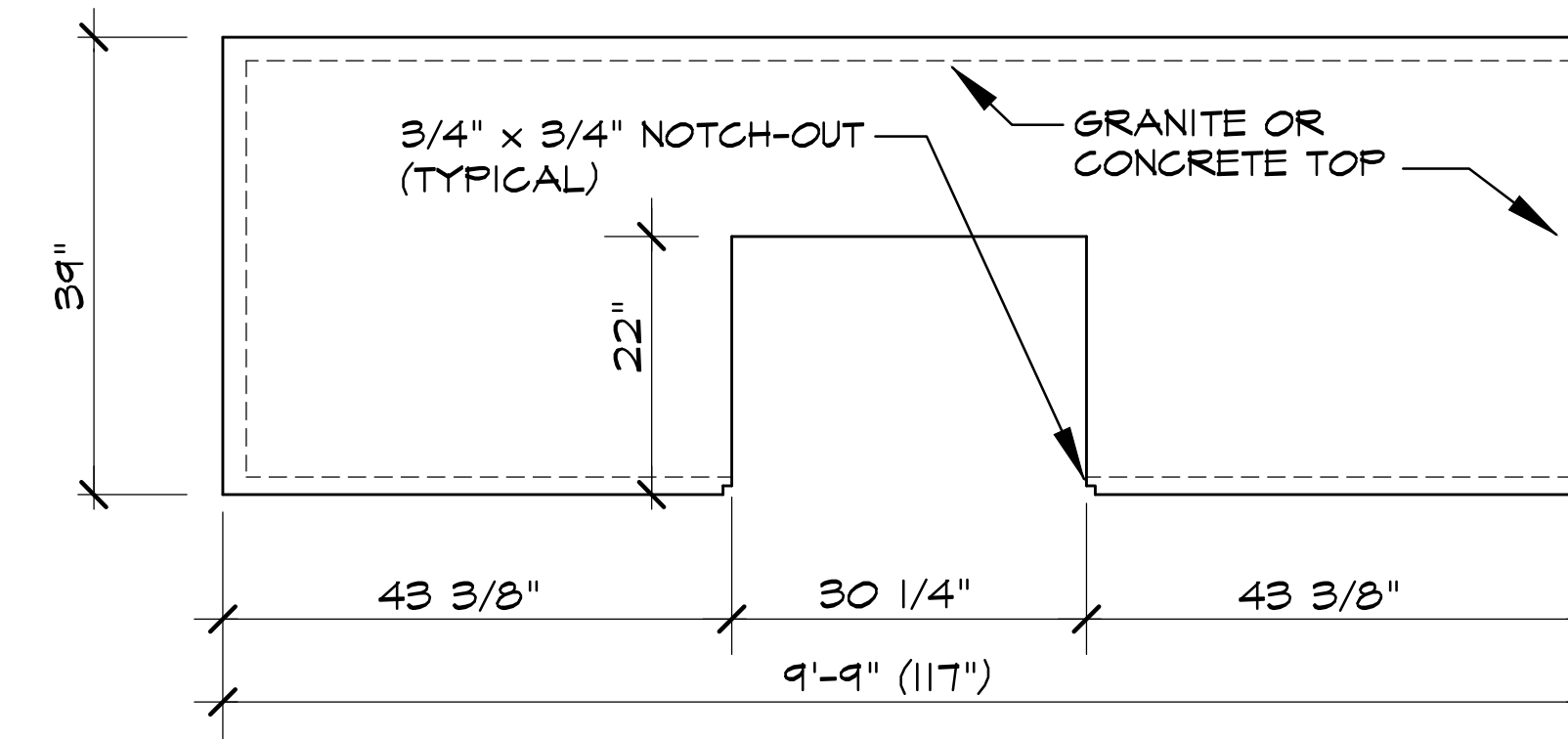
B PEDESTRIAN GATE / PERIMETER FENCE
SCALE: 3/4" = 1'-0"



C B.B.Q. / COUNTER - FINISHED ELEVATION
SCALE: 3/4" = 1'-0"



D B.B.Q. / COUNTER - PLAN VIEW
SCALE: 3/4" = 1'-0"

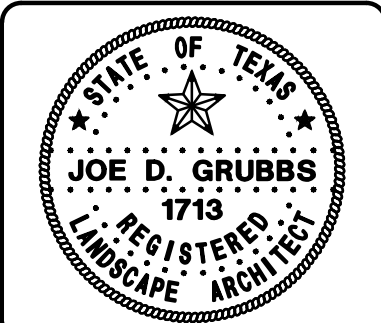


E GRANITE OR CONCRETE COUNTER TOP
SCALE: 3/4" = 1'-0"

Date:	
Revisions:	
#	

Issued For:
SUBMITTAL
Job No.
20149
Scale
Drawn By:
JDG
Date
05-27-2023

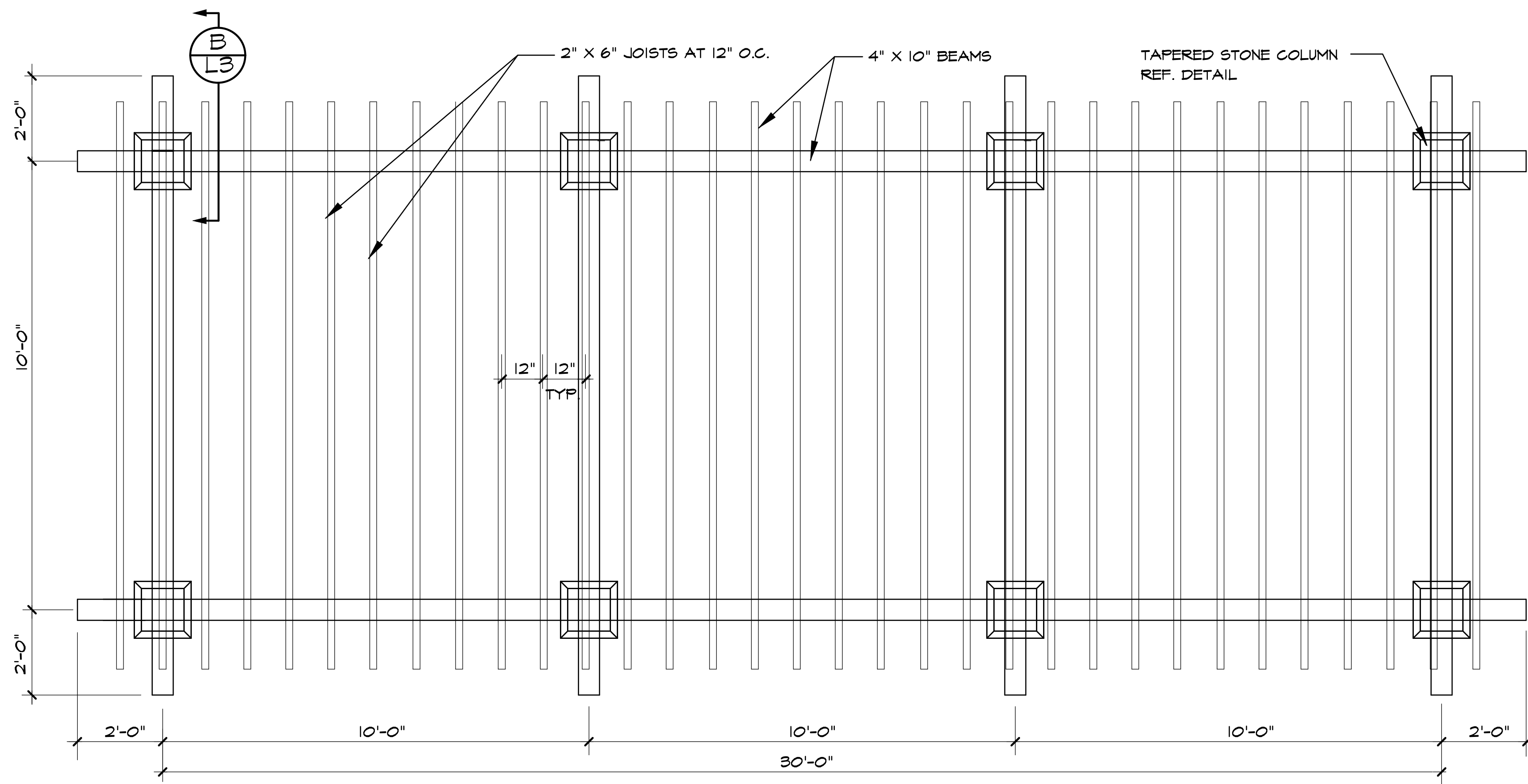
Miller Road Multifamily
1214 W. Miller Road
Garland Texas



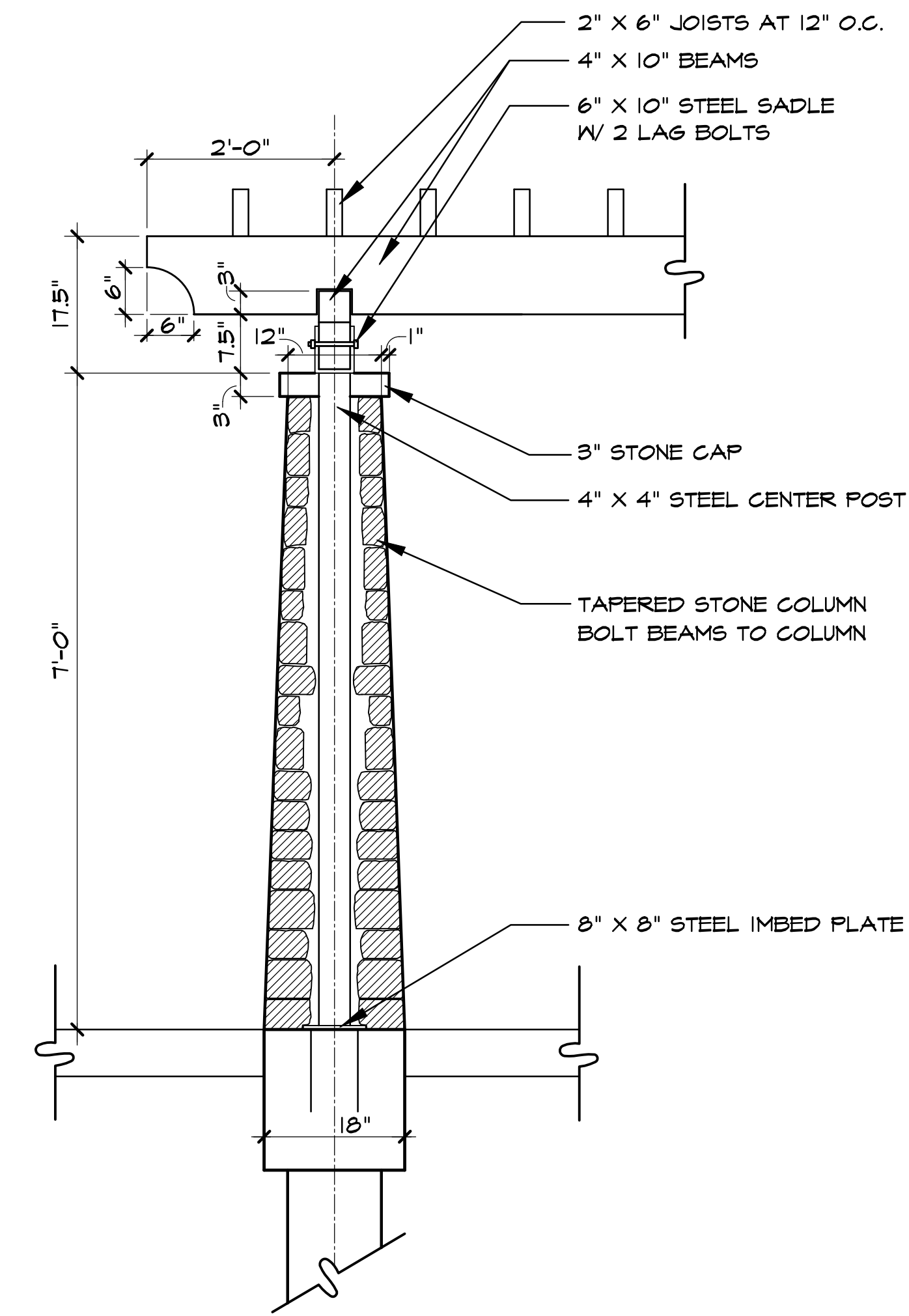
Sheet Title:
Hardscape
Construction Details

Sheet Number:
L2
of L3 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



A SHADE STRUCTURE PLAN
SCALE: 1/2" = 1'-0"



B ARBOR STONE COLUMN
SCALE: 3/4" = 1'-0"

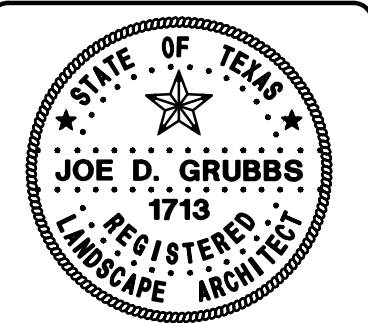


PICNIC TABLE BRAND: BELSON OUTDOORS
MODEL: 238-EP6
ALL BLACK POWDER COAT FINISH

Revisions:	Date:
#	

Issued For:
SUBMITTAL
Job No.
20149
Scale
Drawn By:
JDG
Date
05-27-2023

Miller Road Multifamily
1214 W. Miller Road
Garland Texas



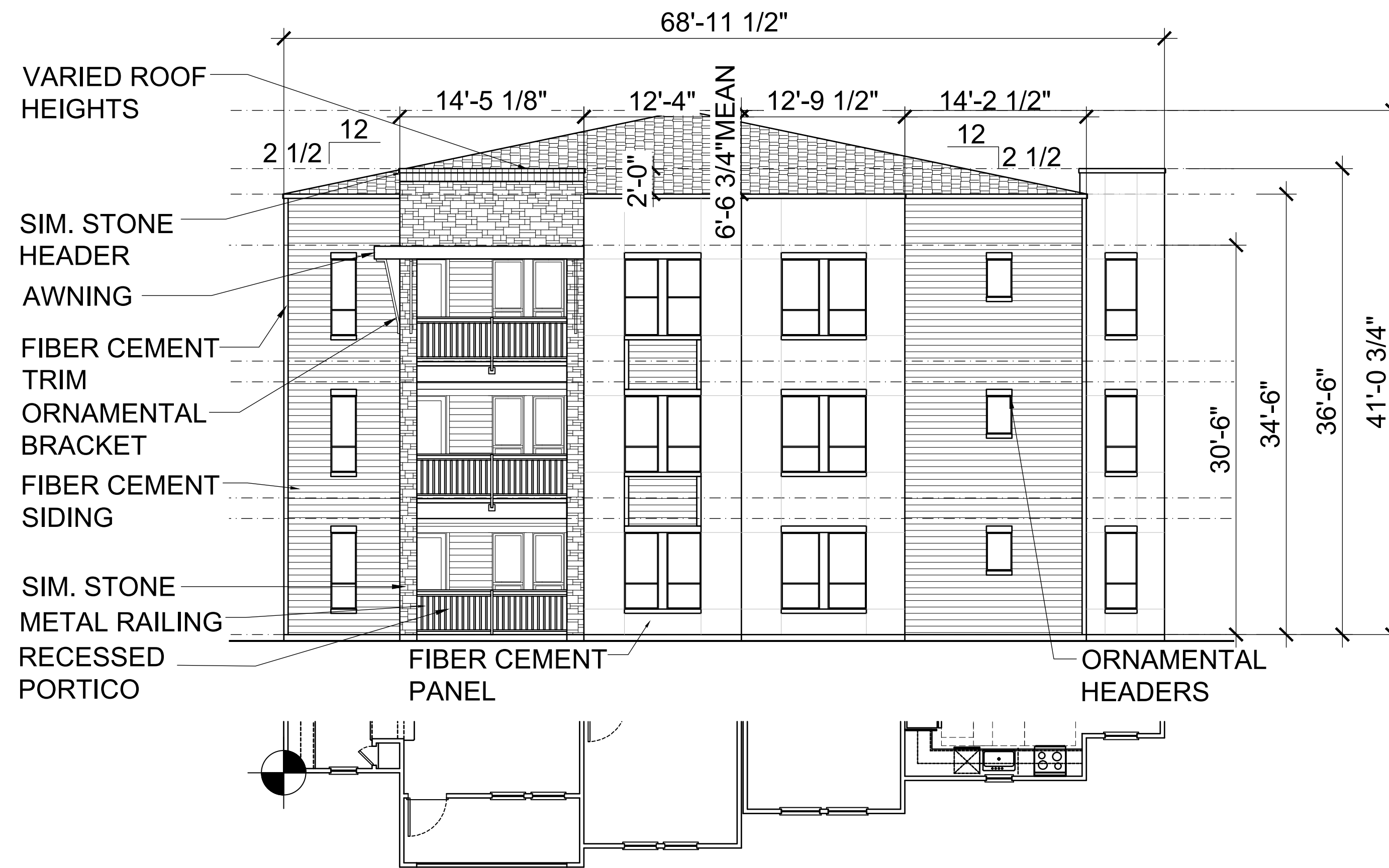
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**Hardscape
Construction Details**

Sheet Number:
L3
of L3 Sheets

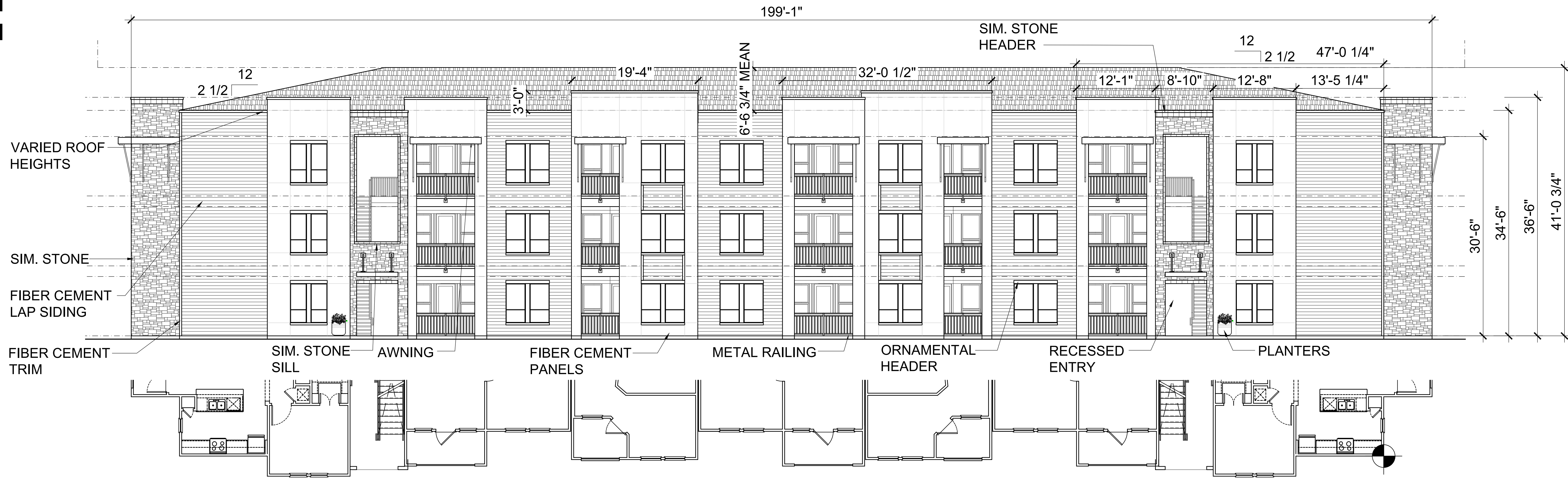
ELEMENTS PROVIDED	
1. AWNINGS/CANOPIES	
2. ALCOVES/PORTICOS	
3. RECESSED ENTRIES	
4. ORNAMENTAL WINDOW HEADERS/LINTELS	
5. VARIED ROOF HEIGHTS	
6. DIVIDED LIGHT WINOWS	
7. PLANTERS	

VERTICAL ARTICULATION					
	FACADE LENGTH	VERTICAL ARTICULATION		HEIGHT ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
SOUTH ELEVATION	68'-11 1/2"	N/A-NOT A STREET FACING FACADE	23'-4"	N/A-NOT A STREET FACING FACADE	4'-0"
NORTH ELEVATION (MILLER RD.)	68'-11 1/2"	13'-9" MIN (69'-0" X 20%)	23'-4"	4'-6" MIN (69'-0" / 50'=1.38) (1.36 x 3 = 4.14)	4'-0"
WEST ELEVATION	199'-1"	N/A NOT A STREET FACING FACADE	63'-10"	N/A-NOT A STREET FACING FACADE	20'-0"
EAST ELEVATION	178'-10"	N/A-NOT A STREET FACING FACADE	57'-2"	N/A-NOT A STREET FACING FACADE	20'-0"

HORIZONTAL ARTICULATION					
	FACADE LENGTH	HORIZONTAL ARTICULATION		DEPTH ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
SOUTH ELEVATION	68'-11 1/2"	N/A-NOT A STREET FACING FACADE	52'-5 1/2"	N/A-NOT A STREET FACING FACADE	14'-8 1/4"
NORTH ELEVATION (MILLER ROAD)	68'-11 1/2"	21' MIN (69'-0" X 30%)	52'-5 1/2"	9'-6" MIN (69'-0" / 30'=2.3) (2.3 x 4 = 9.2)	14'-8 1/4"
WEST ELEVATION	199'-1"	N/A-NOT A STREET FACING FACADE	145'-5"	N/A-NOT A STREET FACING FACADE	40'-7"
EAST ELEVATION	178'-10"	N/A-NOT A STREET FACING FACADE	133'-11"	N/A-NOT A STREET FACING FACADE	25'-8"



02 BUILDING 'A' - ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

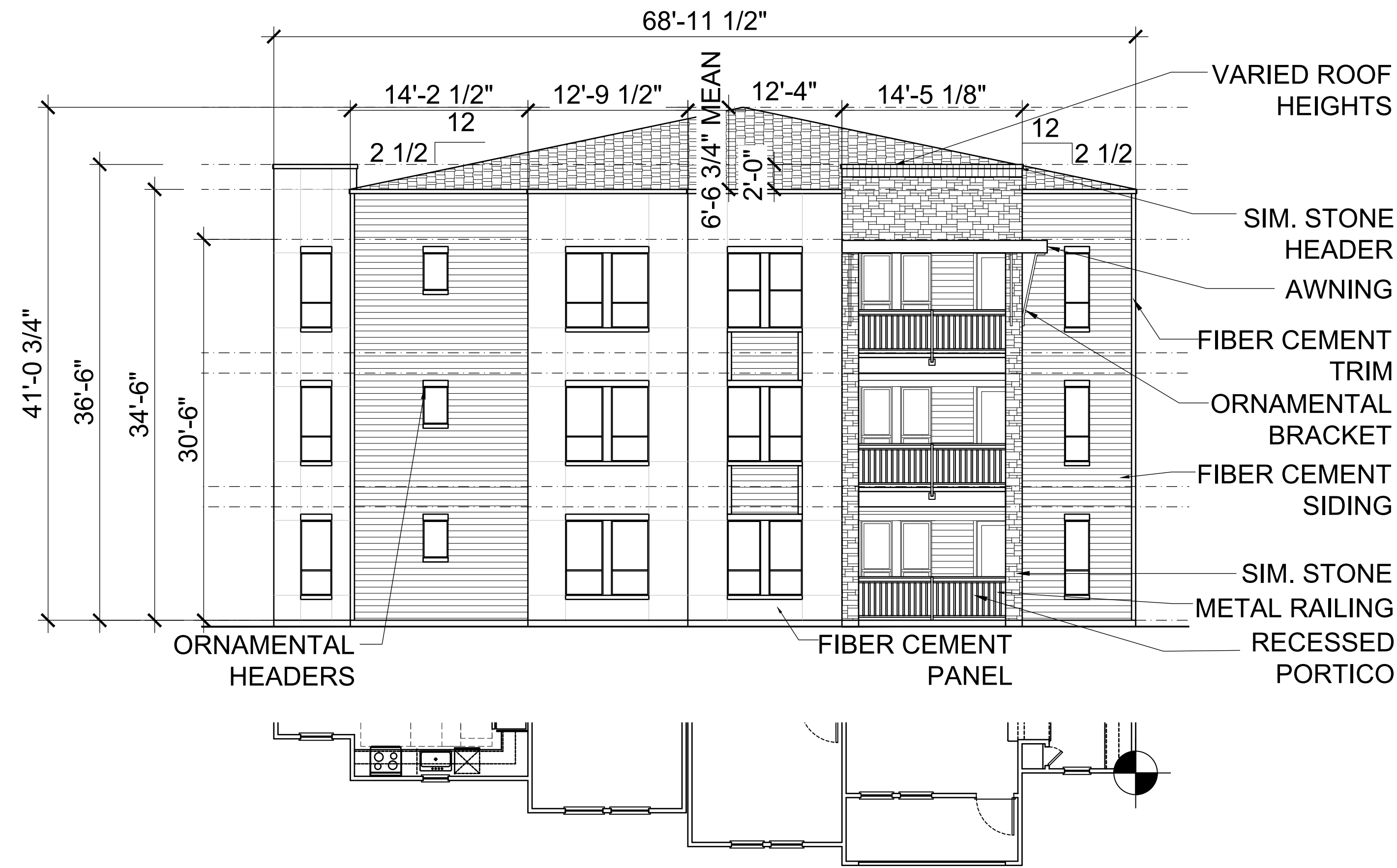


01 BUILDING 'A' - ELEVATION - WEST
SCALE: 1/16" = 1'-0"

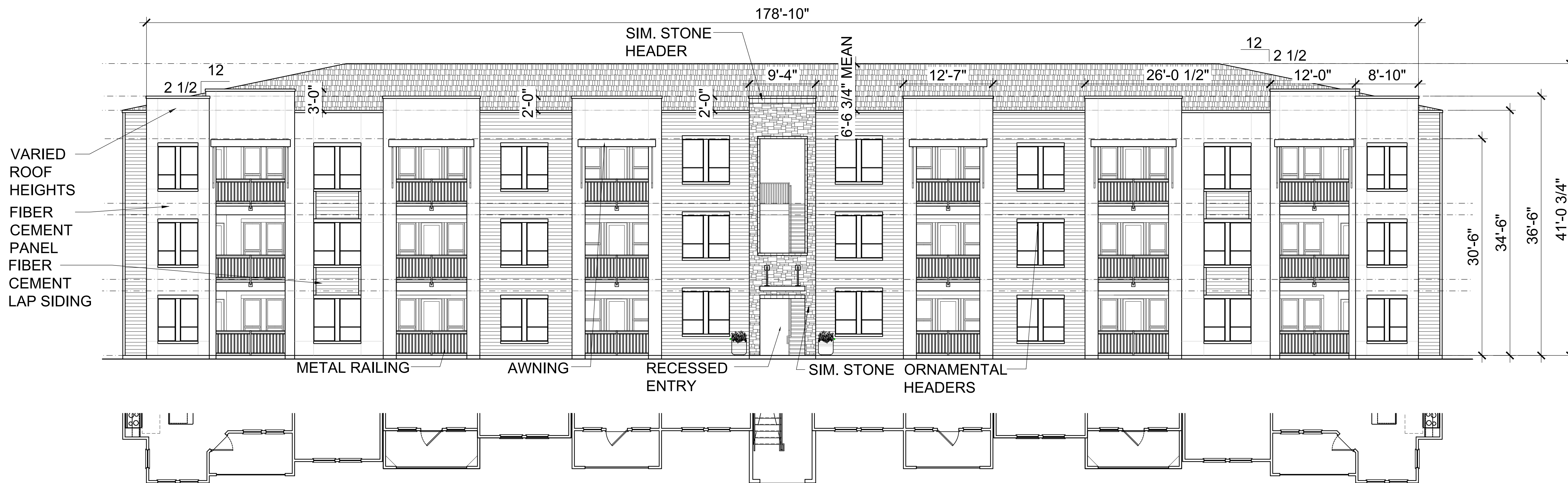
ELEMENTS PROVIDED	
1. AWNINGS/CANOPIES	
2. ALCOVES/PORTICOS	
3. RECESSED ENTRIES	
4. ORNAMENTAL WINDOW HEADERS/LINTELS	
5. VARIED ROOF HEIGHTS	
6. DIVIDED LIGHT WINOWS	
7. PLANTERS	

VERTICAL ARTICULATION					
	FACADE LENGTH	VERTICAL ARTICULATION		HEIGHT ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
SOUTH ELEVATION	68'-11 1/2"	N/A-NOT A STREET FACING FACADE	23'-4"	N/A-NOT A STREET FACING FACADE	4'-0"
NORTH ELEVATION (MILLER RD.)	68'-11 1/2"	13'-9" MIN (69'-0" X 20%)	23'-4"	4'-6" MIN (69'-0" / 50'=1.38) (1.36 x 3 = 4.14)	4'-0"
WEST ELEVATION	199'-1"	N/A-NOT A STREET FACING FACADE	63'-10"	N/A-NOT A STREET FACING FACADE	20'-0"
EAST ELEVATION	178'-10"	N/A-NOT A STREET FACING FACADE	57'-2"	N/A-NOT A STREET FACING FACADE	20'-0"

HORIZONTAL ARTICULATION					
	FACADE LENGTH	HORIZONTAL ARTICULATION		DEPTH ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
SOUTH ELEVATION	68'-11 1/2"	N/A-NOT A STREET FACING FACADE	52'-5 1/2"	N/A-NOT A STREET FACING FACADE	14'-8 1/4"
NORTH ELEVATION (MILLER ROAD)	68'-11 1/2"	21' MIN (69'-0" X 30%)	52'-5 1/2"	9'-6" MIN (69'-0" / 30'=2.3) (2.3 x 4 = 9.2)	14'-8 1/4"
WEST ELEVATION	199'-1"	N/A-NOT A STREET FACING FACADE	145'-5"	N/A-NOT A STREET FACING FACADE	40'-7"
EAST ELEVATION	178'-10"	N/A-NOT A STREET FACING FACADE	133'-11"	N/A-NOT A STREET FACING FACADE	25'-8"



02 **BUILDING 'A' - ELEVATION - SOUTH**
SCALE: 1/16" = 1'-0"

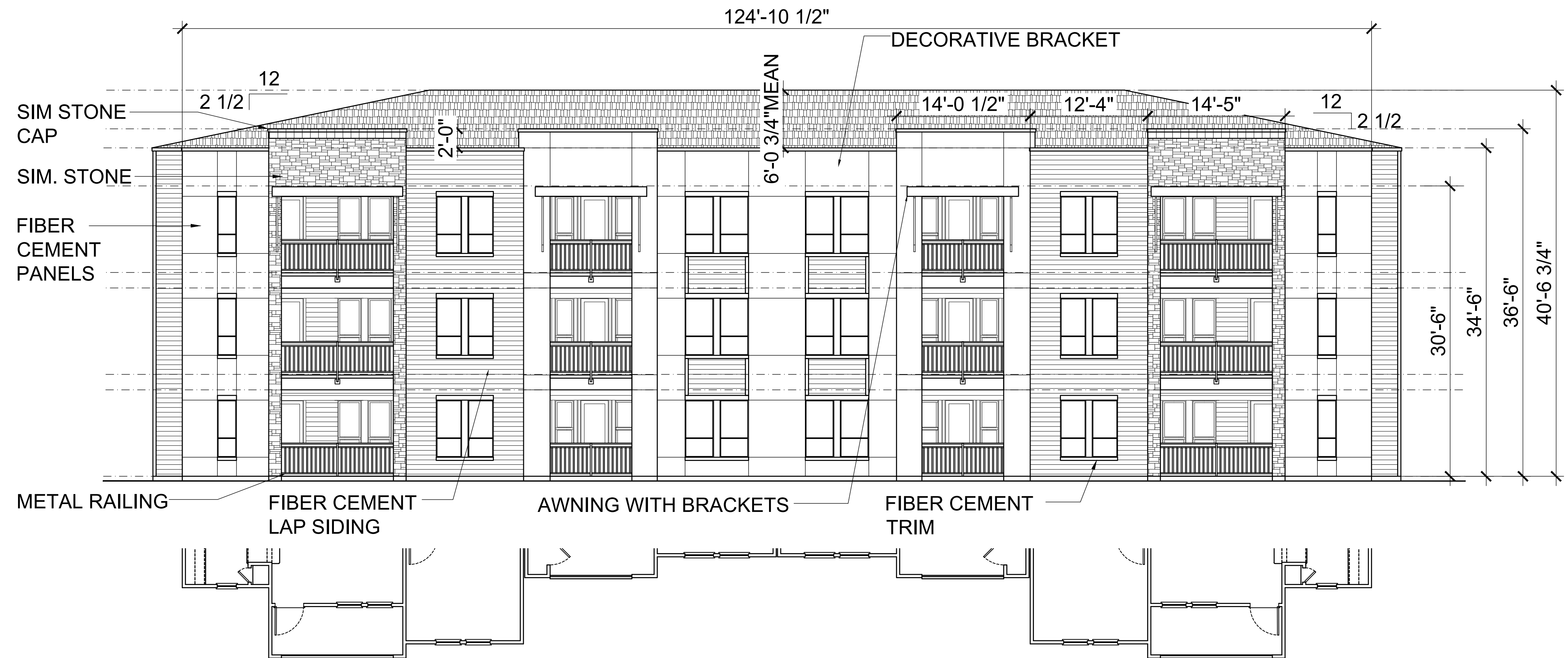


01 **BUILDING 'A' - ELEVATION - EAST**
SCALE: 1/16" = 1'-0"

EXHIBIT E

VERTICAL ARTICULATION					
	FACADE LENGTH	VERTICAL ARTICULATION		HEIGHT ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
SOUTH ELEVATION	124'-10 1/2"	N/A-NOT A STREET FACING FACADE	53'-6"	N/A-NOT A STREET FACING FACADE	8'-0"
NORTH ELEVATION	140'-0 1/2"	28' MIN (140'-1" X 20%)	71'-1"	8'-6" MIN (140'-1"/ 50'=2.8) (2.8 x 3 = 8.4)	14'-0"
WEST ELEVATION	65'-5 1/2"	N/A-NOT A STREET FACING FACADE	18'-0"	N/A-NOT A STREET FACING FACADE	4'-0"
EAST ELEVATION	65'-5 1/2"	N/A-NOT A STREET FACING FACADE	18'-0"	N/A-NOT A STREET FACING FACADE	4'-0"

HORIZONTAL ARTICULATION					
	FACADE LENGTH	HORIZONTAL ARTICULATION		DEPTH ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
SOUTH ELEVATION	124'-10 1/2"	N/A-NOT A STREET FACING FACADE	99'-9"	N/A-NOT A STREET FACING FACADE	18'-0 1/2"
NORTH ELEVATION	140'-0 1/2"	42' MIN (140'-1" X 30%)	71'-1"	10' MIN (140'-1"/ 30'=4.7) (4.7 x 2 = 9.4)	14'-6 3/4"
WEST ELEVATION	65'-5 1/2"	N/A-NOT A STREET FACING FACADE	56'-4 3/4"	N/A-NOT A STREET FACING FACADE	7'-7"
EAST ELEVATION	65'-5 1/2"	N/A-NOT A STREET FACING FACADE	56'-4 3/4"	N/A-NOT A STREET FACING FACADE	7'-7"

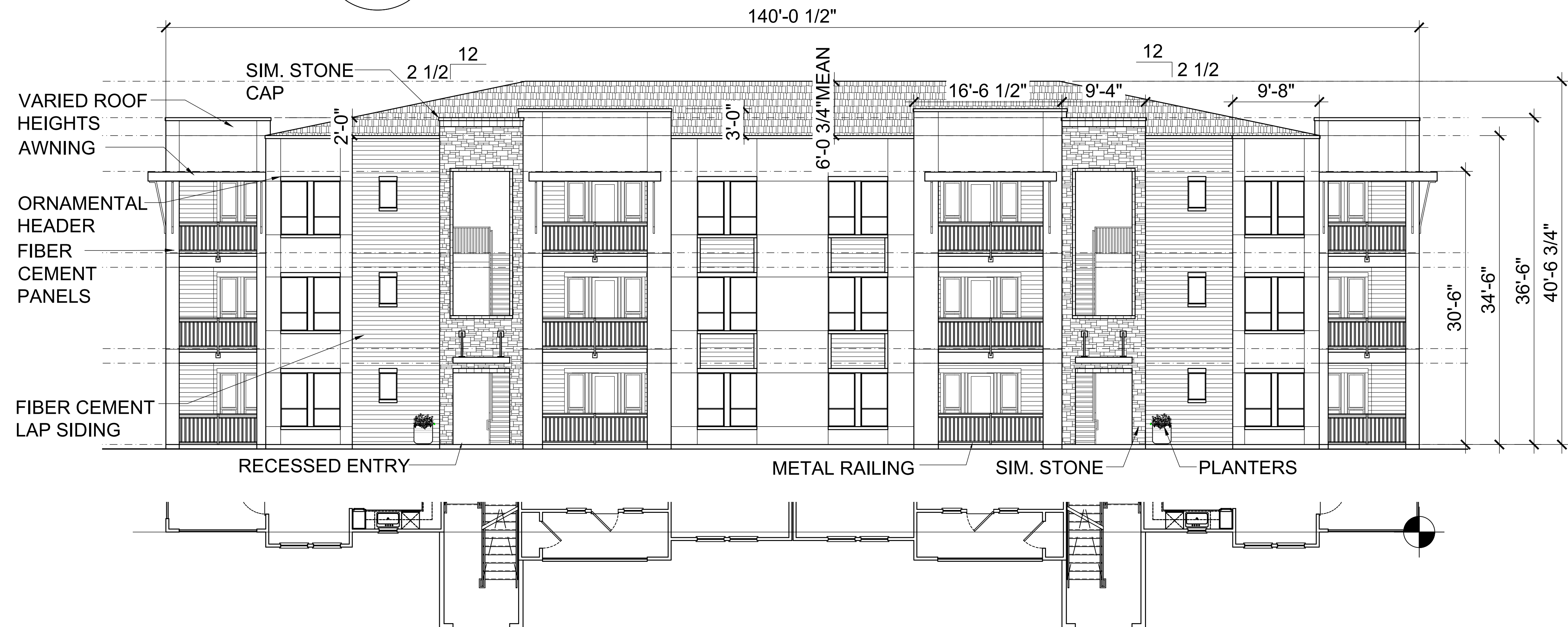


02

BUILDING TYPE 'B' - ELEVATION - SOUTH

SCALE: 1/16" = 1'-0"

ELEMENTS PROVIDED
1. AWNINGS/CANOPIES
2. ALCOVES/PORTRICOS
3. RECESSED ENTRIES
4. ORNAMENTAL WINDOW HEADERS/LINTELS
5. VARIED ROOF HEIGHTS
6. DIVIDED LIGHT WINOWS
7. PLANTERS



01

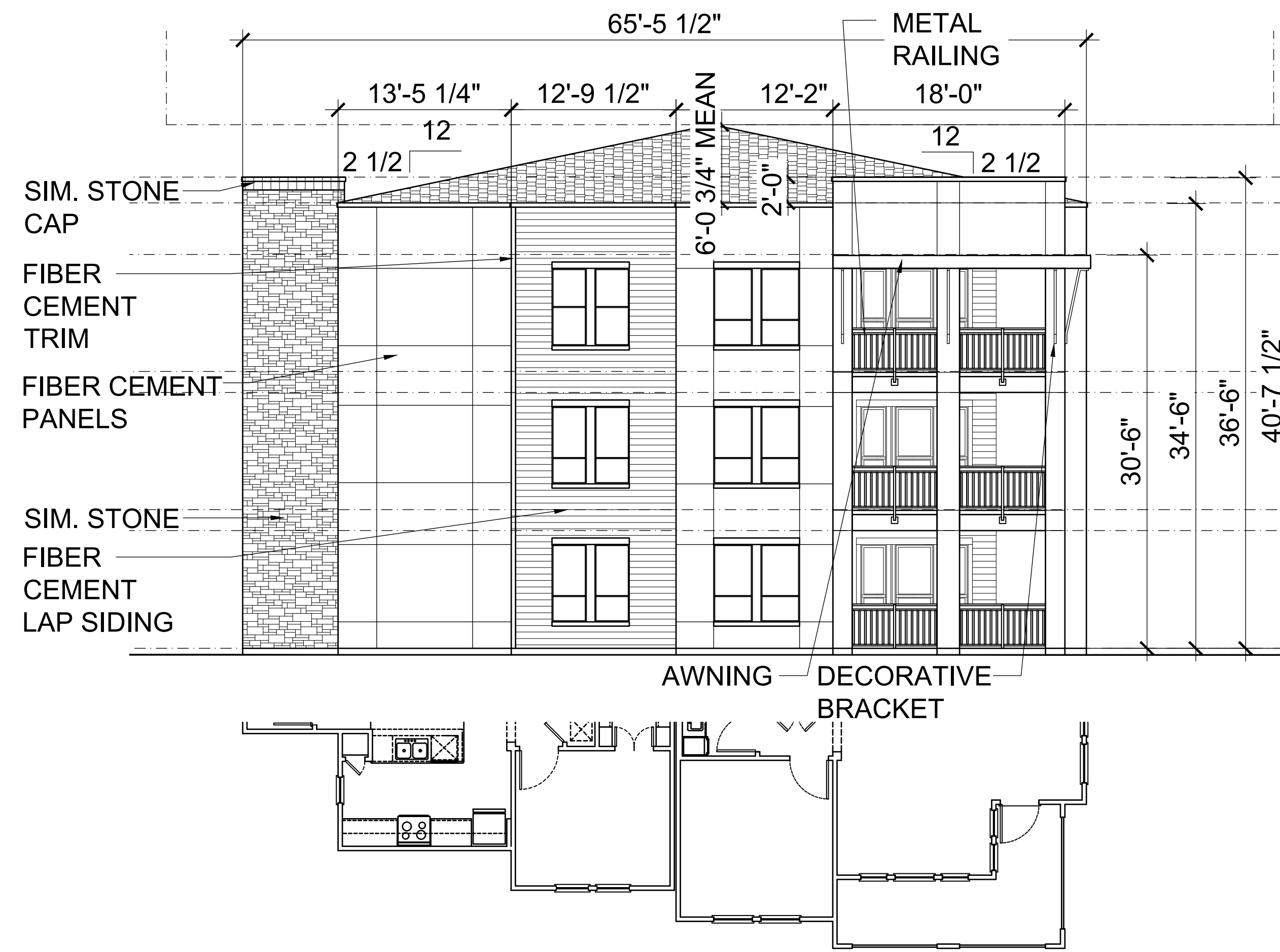
BUILDING TYPE 'B' - ELEVATION - NORTH

SCALE: 1/16" = 1'-0"

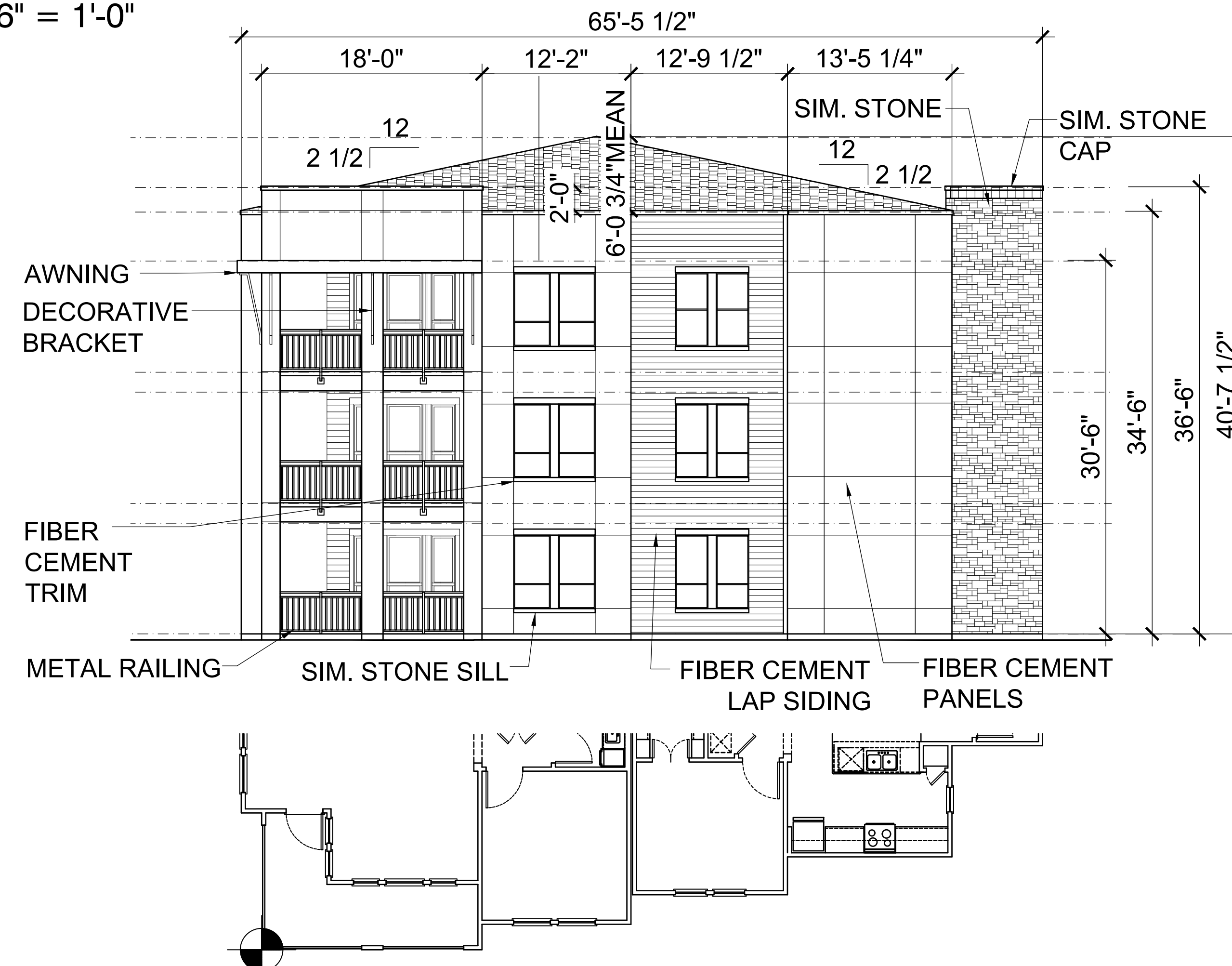
VERTICAL ARTICULATION					
	FACADE LENGTH	VERTICAL ARTICULATION		HEIGHT ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
SOUTH ELEVATION	124'-10 1/2"	N/A-NOT A STREET FACING FACADE	53'-6"	N/A-NOT A STREET FACING FACADE	8'-0"
NORTH ELEVATION	140'-0 1/2"	28' MIN (140'-1" X 20%)	71'-1"	8'-6" MIN (140'-1" / 50'=2.8) (2.8 x 3 = 8.4)	14'-0"
WEST ELEVATION	65'-5 1/2"	N/A-NOT A STREET FACING FACADE	18'-0"	N/A-NOT A STREET FACING FACADE	4'-0"
EAST ELEVATION	65'-5 1/2"	N/A-NOT A STREET FACING FACADE	18'-0"	N/A-NOT A STREET FACING FACADE	4'-0"

HORIZONTAL ARTICULATION					
	FACADE LENGTH	HORIZONTAL ARTICULATION		DEPTH ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
SOUTH ELEVATION	124'-10 1/2"	N/A-NOT A STREET FACING FACADE	99'-9"	N/A-NOT A STREET FACING FACADE	18'-0 1/2"
NORTH ELEVATION	140'-0 1/2"	42' MIN (140'-1" X 30%)	71'-1"	10' MIN (140'-1" / 30'=4.7) (4.7 x 2 = 9.4)	14'-6 3/4"
WEST ELEVATION	65'-5 1/2"	N/A-NOT A STREET FACING FACADE	56'-4 3/4"	N/A-NOT A STREET FACING FACADE	7'-7"
EAST ELEVATION	65'-5 1/2"	N/A-NOT A STREET FACING FACADE	56'-4 3/4"	N/A-NOT A STREET FACING FACADE	7'-7"

ELEMENTS PROVIDED
1. AWNINGS/CANOPIES
2. ALCOVES/PORTICOS
3. RECESSED ENTRIES
4. ORNAMENTAL WINDOW HEADERS/LINTELS
5. VARIED ROOF HEIGHTS
6. DIVIDED LIGHT WINOWS
7. PLANTERS

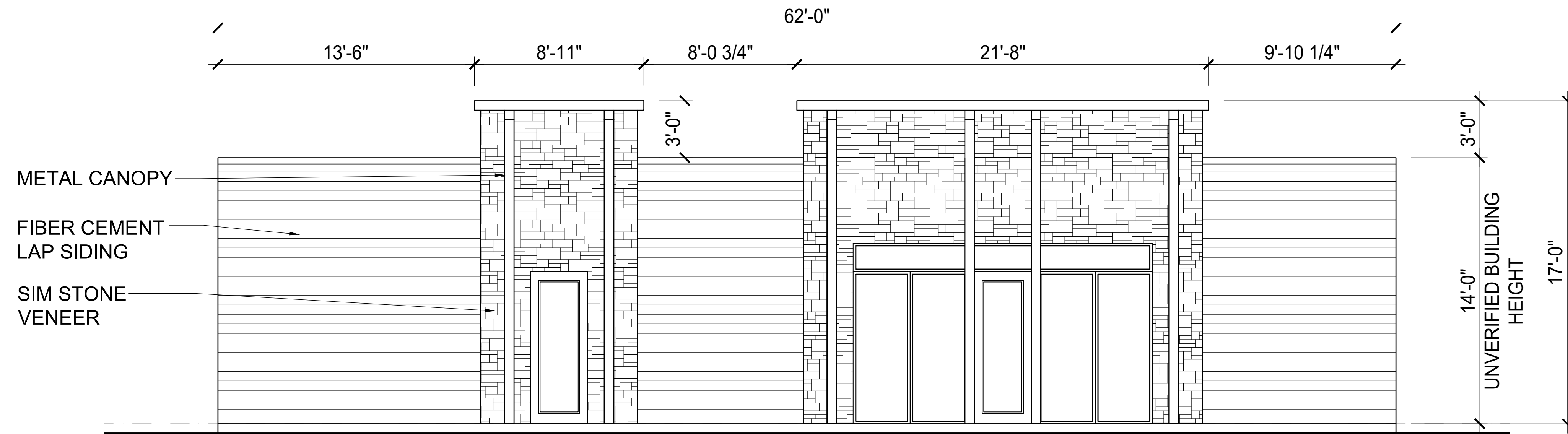


02 BUILDING TYPE 'B' - ELEVATION - EAST
SCALE: 1/16" = 1'-0"

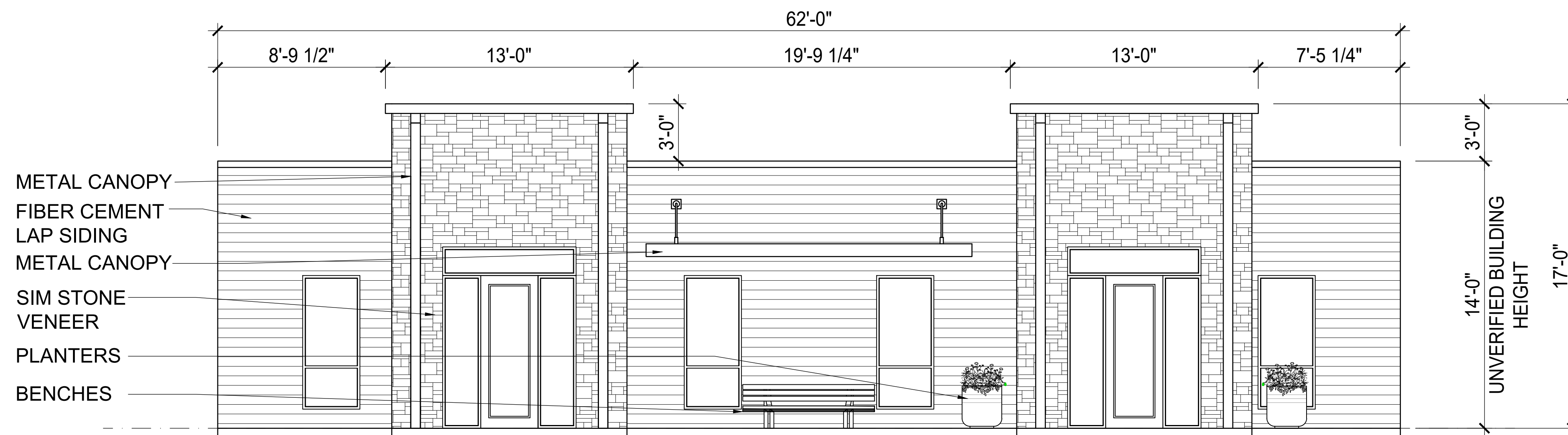


01 BUILDING TYPE 'B' - ELEVATION - WEST
SCALE: 1/16" = 1'-0"

ELEMENTS PROVIDED
1. AWNINGS/CANOPIES
2. ALCOVES/PORTICOS
3. ORNAMENTAL WINDOW HEADERS/LINTELS
4. VARIED ROOF HEIGHTS
5. TRANSOMS
6. PLANTERS
7. BENCHES FOR OUTDOOR SEATING
8. DISPLAY WINDOWS

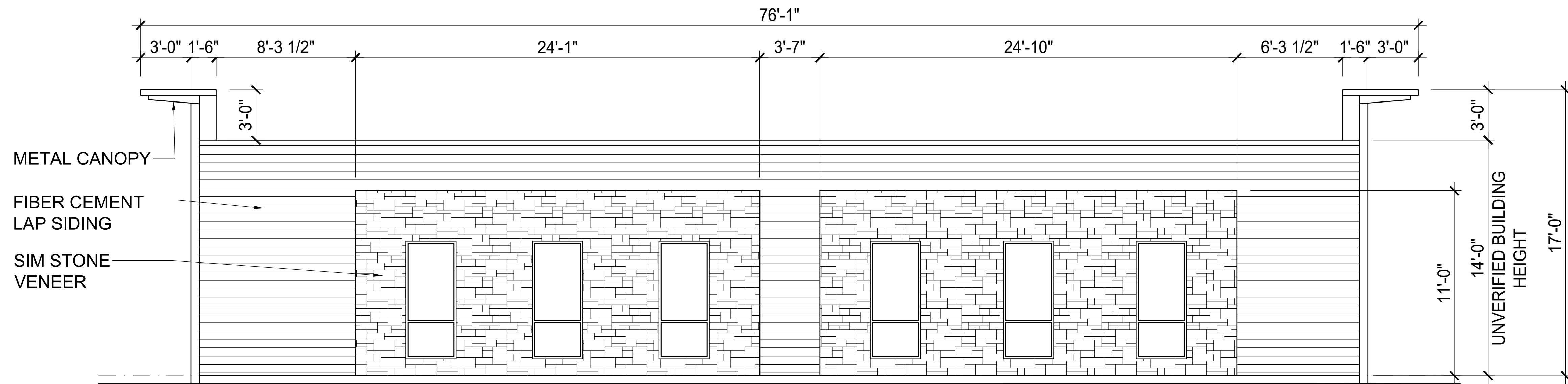


02 CLUBHOUSE - CONCEPTUAL ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

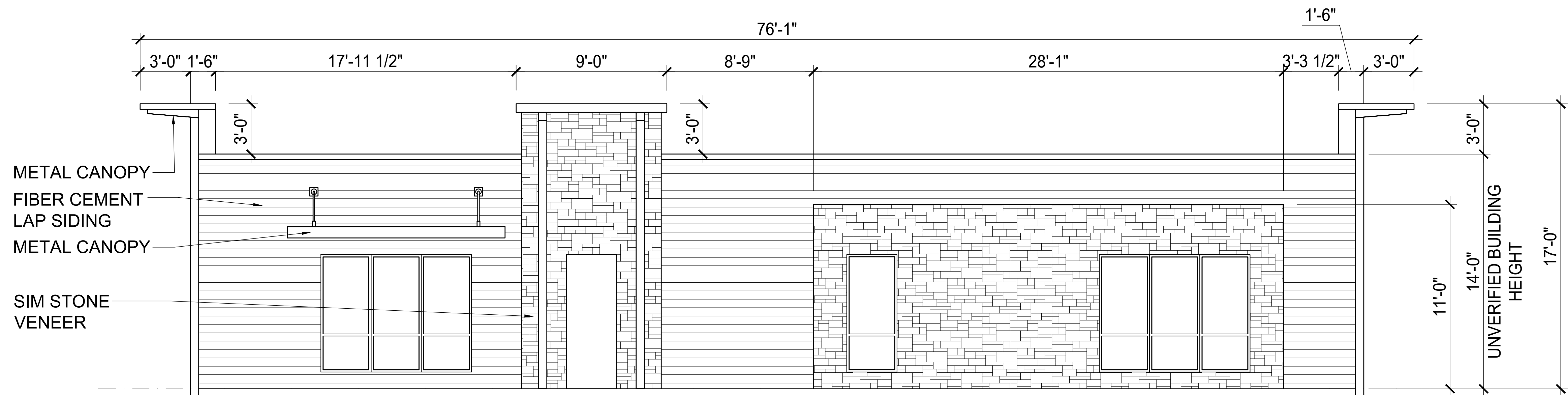


01 CLUBHOUSE - CONCEPTUAL ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

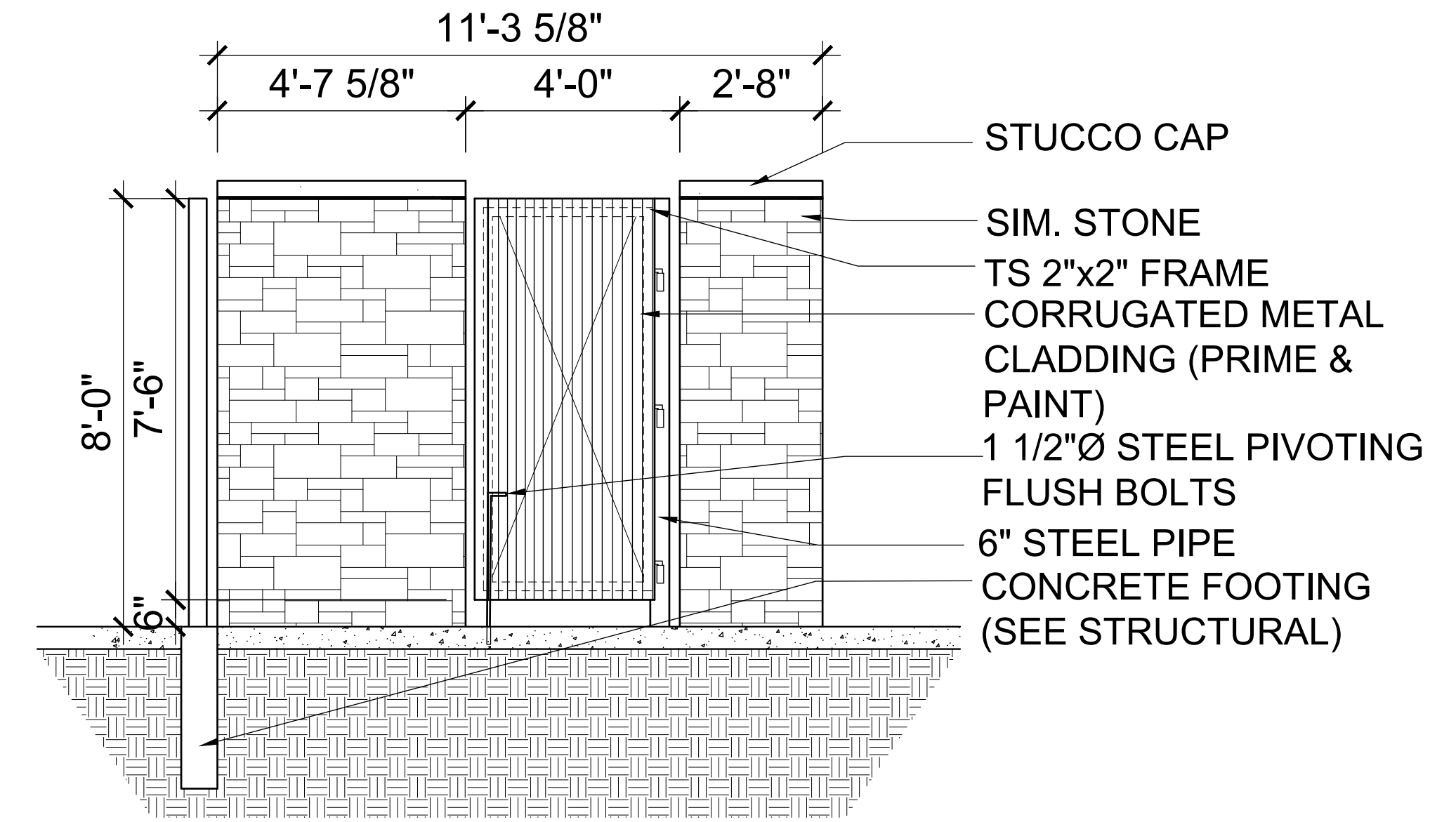
ELEMENTS PROVIDED
1. AWNINGS/CANOPIES
2. ALCOVES/PORTICOS
3. ORNAMENTAL WINDOW HEADERS/LINTELS
4. VARIED ROOF HEIGHTS
5. TRANSOMS
6. PLANTERS
7. BENCHES FOR OUTDOOR SEATING
8. DISPLAY WINDOWS



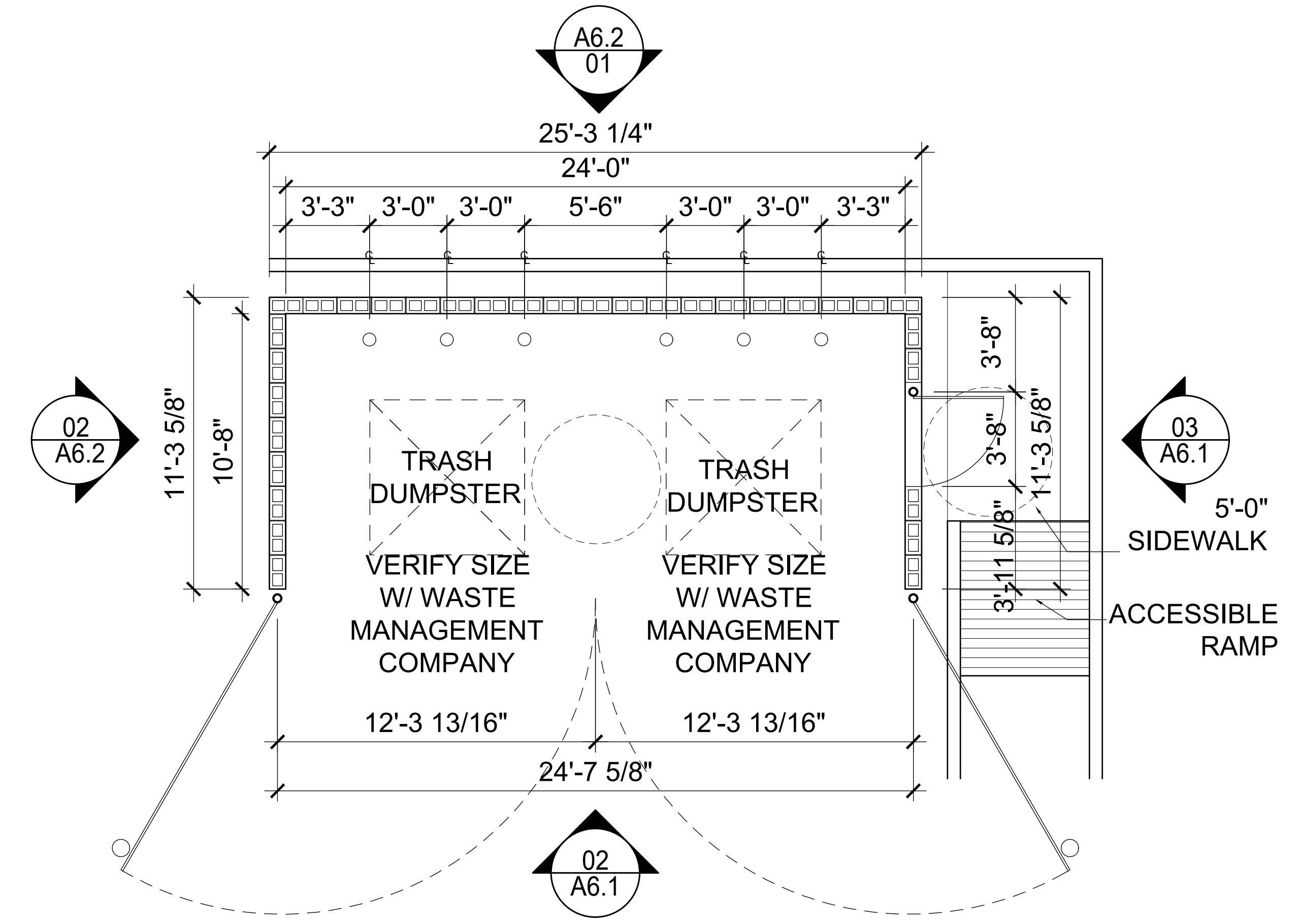
02 CLUBHOUSE - CONCEPTUAL ELEVATION - WEST
SCALE: 1/8" = 1'-0"



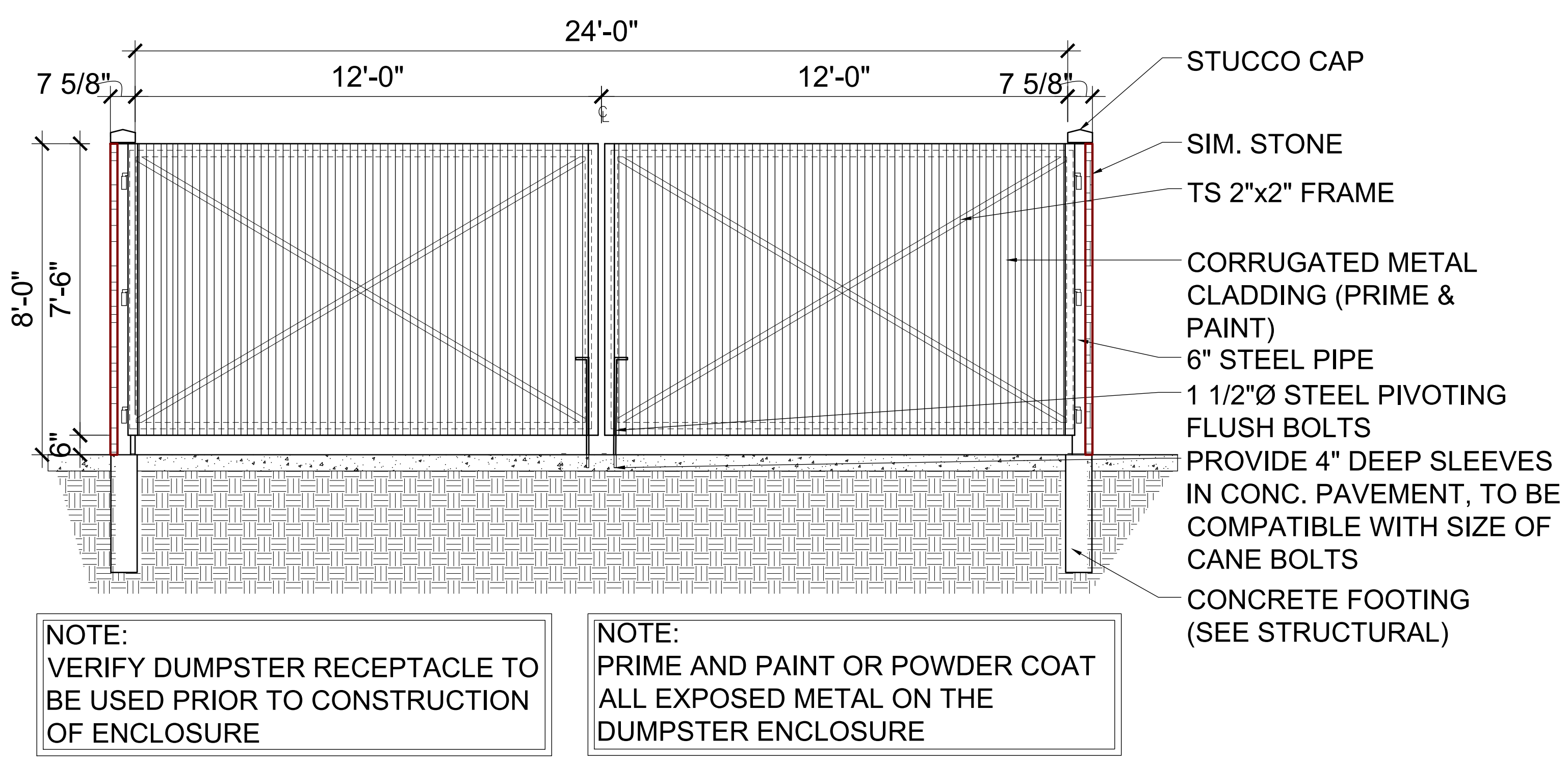
01 CLUBHOUSE - CONCEPTUAL ELEVATION - EAST
SCALE: 1/8" = 1'-0"



03 DUMPSTER ENCLOSURE SIDE ELEVATION
SCALE: 3/16" = 1'-0"



01 DUMPSTER ENCLOSURE PLAN
SCALE: 1/8" = 1'-0"

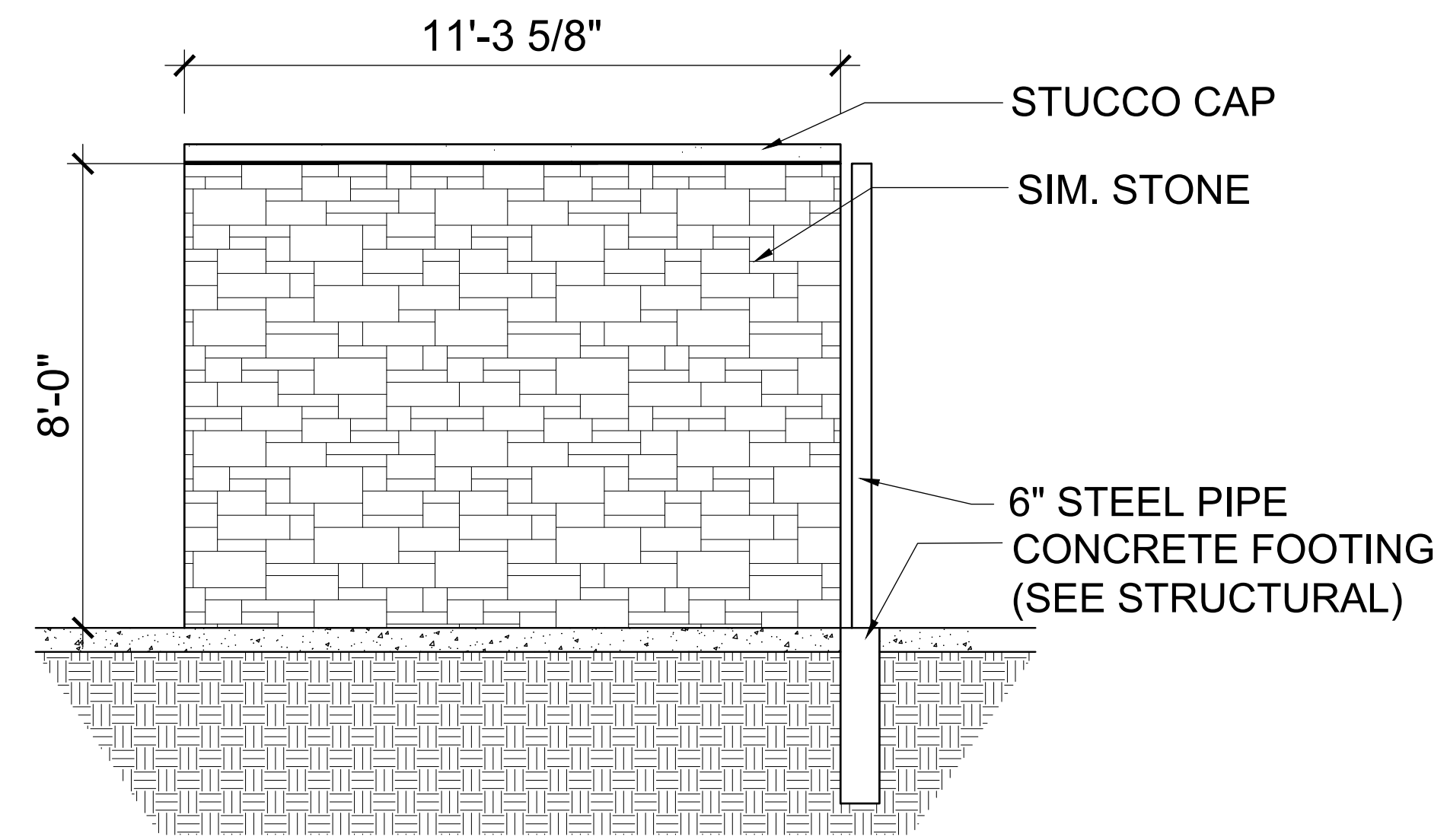


02 DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: 3/16" = 1'-0"

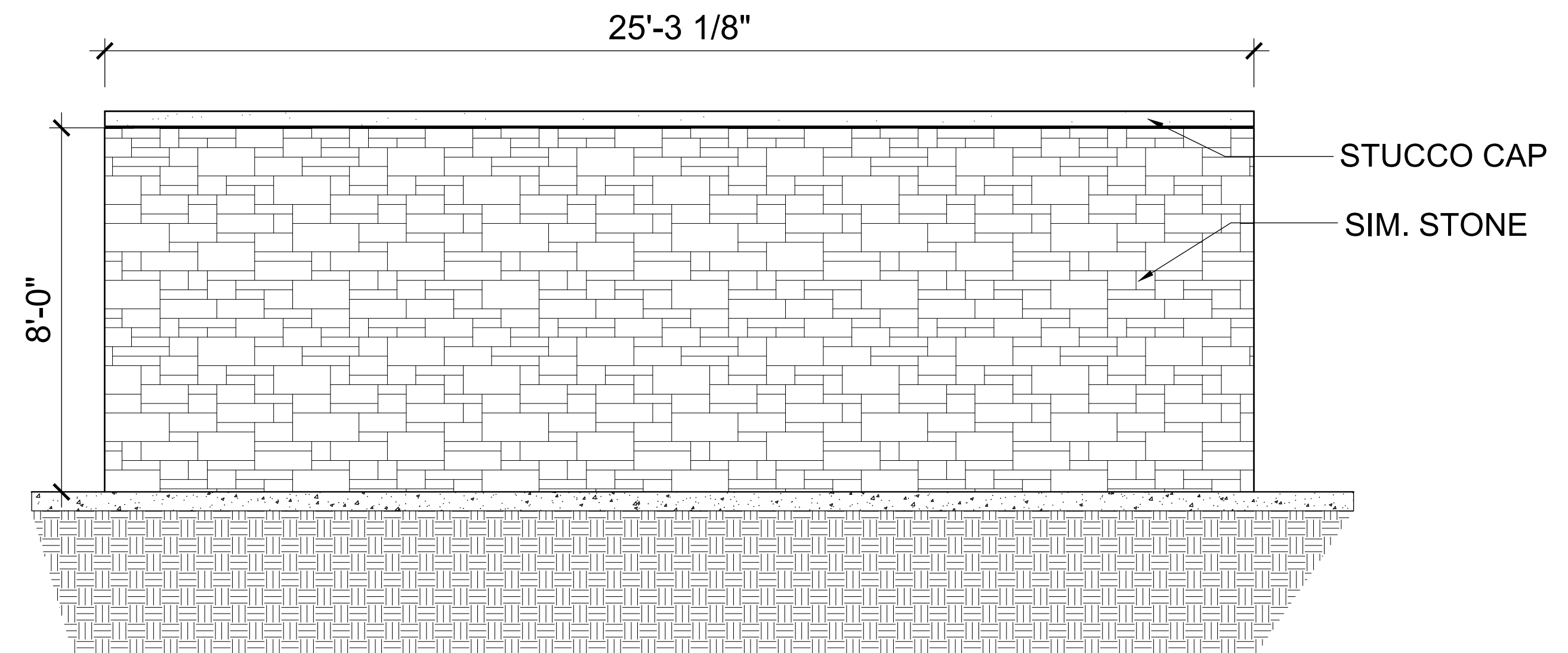
NOTE:
VERIFY DUMPSTER RECEPTACLE TO
BE USED PRIOR TO CONSTRUCTION
OF ENCLOSURE

NOTE:
PRIME AND PAINT OR POWDER COAT
ALL EXPOSED METAL ON THE
DUMPSTER ENCLOSURE

EXHIBIT E



02 **DUMPSTER ENCLOSURE SIDE ELEVATION**
SCALE: 3/16" = 1'-0"



01 **DUMPSTER ENCLOSURE FRONT ELEVATION**
SCALE: 3/16" = 1'-0"