

ORDINANCE NO. 7537

**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 14-11 FOR SINGLE-FAMILY-10 (SF-10) USES AND PLANNED DEVELOPMENT (PD) DISTRICT 85-24 FOR COMMUNITY RETAIL (CR) USES TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR SINGLE-FAMILY ATTACHED USES; AND (2) A DETAIL PLAN FOR SINGLE-FAMILY ATTACHED (SFA) DEVELOPMENT ON AN 11.19-ACRE TRACT OF LAND LOCATED 2000 & 2050 EAST 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 10th day of June 2024, the Plan Commission did consider and make recommendations on a certain request for (1) a Change in Zoning from Planned Development (PD) District 14-11 for Single-Family-10 (SF-10) Uses and Planned Development (PD) District 85-24 for Community Retail (CR) Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses; and (2) a Detail Plan for Single-Family Attached (SFA) development by **CCM Engineering**; 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 Planned Development (PD) District 14-11 for Single-Family-10 (SF-10) Uses and Planned Development (PD) District 85-24 for Community Retail (CR) Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and (2) a Detail Plan for Single-Family Attached (SFA) development on a 11.19-acre tract of land located at 2000 & 2050 East 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.

**PASSED AND APPROVED** this 16th day of July 2024.

**THE CITY OF GARLAND, TEXAS**

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Mayor

**ATTEST:**

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City Secretary

**Published:**

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Zoning File Z 22-67**

TRACT ONE:

BEING A TRACT OF LAND SITUATED IN THE JOHN LITTLE LEAGUE SURVEY, ABSTRACT NO. 761, CITY OF GARLAND, DALLAS COUNTY, TEXAS, SOLD BEING THAT SOME TRACT OF LAND CONVEYED TO ESTATE OF ROY C. COFFEE BY WARRANTY DEED RECORDED IN VOLUME 86087. PAGE 3543. DEED RECORDS. DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "CBG SURVEYING" SET FOR CORNER ON THE SOUTH RIGHT-OF-WAY LINE OF EAST MILLER ROAD (A CALLED 100 FOOT RIGHT-OF-WAY); THENCE SOUTH 22 DEGREES 46 MINUTES 46 SECONDS EAST, PASSING AT A DISTANCE OF 5.04 FEET, A CONCRETE MONUMENT FOUND OF THE NORTHWEST CORNER OF LOT 5, BLOCK 1 OF CHIESA RANCH, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN INSTRUMENT NO. 20070288703, OFFICIAL PUBLIC RECORDS. DALLAS COUNTY. TEXAS, AND CONTINUING A TOTAL OF 59.90 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE CONTINUING ALONG SAID WEST LINE OF BLOCK 1 AS FOLLOWS: SOUTH 08 DEGREES 31 MINUTES 47 SECONDS WEST, A DISTANCE OF 246.57 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

SOUTH 29 DEGREES 19 MINUTES 27 SECONDS WEST, A DISTANCE OF 177.78 FEET TO A POINT FOR CORNER FROM WHICH A 5/8 INCH

ZONING FILE NUMBER Z 22-67

IRON ROD FOUND FOR WITNESS AT THE WEST COMER OF LOT 7, BLOCK 1 OF SAID CHIESA RANCH HAS A BEARING AND DISTANCE OF SOUTH 29 DEGREES 19 MINUTES 27 SECONDS WEST, 9.58 FEET, SAID POINT BEING ON THE NORTHEAST CORNER OF A VARIABLE WIDTH ALLEY RIGHT-OF-WAY;

THENCE NORTH 44 DEGREES 44 MINUTES 31 SECONDS WEST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE OF ALLEY, O DISTANCE OF 508.00 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW COP STAMPED "CBG SURVEYING" SET AT THE NORTH CORNER OF SAID ALLEY RIGHT-OF-WAY, SAID POINT BEING ON THE SOUTHEAST RIGHT-OF-WAY OF CENTERVILLE ROAD (100 FOOT RIGHT-OF-WAY);

THENCE NORTH 51 DEGREES 22 MINUTES 22 SECONDS EAST, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE OF CENTERVILLE ROAD, A DISTANCE OF 21.63 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "CBG SURVEYING" SET FOR CORNER AT THE BEGINNING OF CURVE TO THE RIGHT WITH A RADIUS OF 400.30 FEET, A DELTA OF 41 DEGREES 05 MINUTES 00 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 71 DEGREES 54 MINUTES 52 SECONDS EAST, 280.92 FEET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE OF CENTERVILLE ROOD AND CURVE TO THE RIGHT, AN ARC LENGTH OF 287.03 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "CBG SURVEYING" SET FOR CORNER ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF EAST MILLER ROOD;

THENCE SOUTH 87 DEGREES 32 MINUTES 38 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EAST MILLER ROAD. A DISTANCE OF 174.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 130,818 SQUARE FEET OR 3.00 ACRES OF LAND.

TRACT TWO:

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND THAT IS SITUATED IN THE J. CHIESA SURVEY, ABSTRACT NUMBER 761, DALLAS COUNTY, TEXAS, AND BEING A TRACT OF LAND DESCRIBED

**EXHIBIT A**

ZONING FILE NUMBER Z 22-67

IN A DEED TO SOONER RANCH PROPERTIES LP. RECORDED AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEGINNING AT AN ALUMINUM MONUMENT FOUND, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING A POINT IN THE NORTHEAST LINE OF THE PARCEL DESCRIBED AS JOHN LITTLE ABST 761 PG 363 TR 37.1 ACS 3.00.

THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, AT 96.33 FEET; TO AN IRON ROD, BEING THE BEGINNING OF A CURVE TO THE LEFT WHOSE LONG CHORD BEARS NORTH 89 DEGREE 14 MINUTES 33 SECONDS EAST, 246.07 FEET;

THENCE NORTH 86 DEGREES 51 MINUTES 43 SECONDS EAST, 252.08 FEET;

THENCE SOUTH 05 DEGREES 51 MINUTES 31 SECONDS WEST, 394.79 FEET

THENCE SOUTH 51 DEGREES 57 MINUTES 23 SECONDS WEST, 104.32 FEET

THENCE SOUTH 40 DEGREES 41 MINUTES 04 SECONDS WEST, 430.51 FEET

THENCE NORTH 44 DEGREES 40 MINUTES 12 SECONDS WEST, 373.55 FEET;

THENCE NORTH 38 DEGREES 57 MINUTES 42 SECONDS WEST, 55.52 FEET;

THENCE NORTH 29 DEGREES 18 MINUTES 49 SECONDS EAST, 187.21 FEET;

THENCE NORTH 08 DEGREES 35 MINUTES 29 SECONDS EAST, 246.37 FEET;

THENCE NORTH 22 DEGREES 58 MINUTES 02 SECONDS WEST, 54.99 FEET; TO THE PLACE OF BEGINNING containing 8.1 acres of land more or less.

**EXHIBIT A**

**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE Z 22-67**

**2000 and 2050 East Miller Road**

**I. Statement of Purpose:** The purpose of this Planned Development is to approve single-family attached (townhouse) 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 Single-Family Attached (SFA) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

**IV. Development Plans:**

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

**V. Specific Conditions:**

A. Permitted Use: The only permitted land use on the subject property is Single-Family Attached.

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

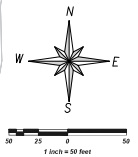
C. Dwelling Units: A total of ninety (90) single-family attached lots and three (3) HOA lots shall be permitted.

D. Lot Size: The minimum lot size shall be 1,500 square feet.

- E. Lot Depth: The minimum lot depth shall be sixty-five (65) feet.
- F. Lot Coverage: The maximum lot coverage shall be seventy-seven (77%) percent.
- 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. 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.
1. 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.
  2. Screening and paving must be regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of

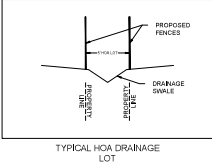
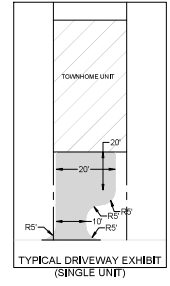
the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written notification 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.

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



**LEGEND**

- PRELIMINARY RETAINING WALL LOCATIONS
- PRELIMINARY SCREENING WALL LOCATIONS
- 6" MASONRY SCREENING FENCE



**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	65.24	125.17	29.86	S23° 14' 01" W	64.51
C3	182.86	350.00	29.93	S24° 22' 09" W	180.79
C4	138.56	497.46	15.96	S14° 16' 55" E	138.11

- NOTES:**
1. SIDEWALKS TO BE BUILT AT DEVELOPERS EXPENSE ON ALL NON-BUILDABLE LOTS.
  2. EXISTING POWER POLES TO BE RELOCATED AS NECESSARY AT DEVELOPERS EXPENSE.
  3. AN ALLEY WAIVER IS BEING REQUESTED.
  4. EXISTING DRIVEWAY ON E. MILLER RD. TO BE CLOSED AND REMOVED.
  5. PARKING PAVING WITHIN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA AND A LICENSE AGREEMENT WILL BE REQUIRED FROM ENGINEERING AT THE TIME OF CONSTRUCTION
  6. OFFSITE DRAINAGE EASEMENT(S) TO BE OBTAINED BY DEVELOPER
  7. DEVELOPER SHALL OBTAIN DRAINAGE EASEMENT FROM CITY OF DALLAS PRIOR TO PERMITTING AND PLATTING
  8. GARAGES ARE NOT TO BE CONSTRUCTED WITHIN 20' OF ROW PER CITY OF GARLAND CODE
  9. EACH TOWNHOME UNIT WILL FEATURE A TWO CAR GARAGE
  10. PROPOSED DEVELOPMENT SHALL MEET CITY OF GARLAND LIGHTING STANDARDS PER ARTICLE 7, CHAPTER 4 OF THE GDC.

Garland, Texas - 90 TH LOTS, 3 HOA LOTS  
 PRE-SUBMITTAL CASE # 220517-2  
 EXISTING ZONING: PD 80-24  
 PROPOSED ZONING: PD-20-44 (SFA)

	PROVIDED	GDC REQUIREMENT
BUILDING TYPE	ATTACHED TOWNHOUSES	
TOTAL AREA OF SITE	11.19 ACRE (487,438 SF)	
FLOOR AREA RATIO	8.50	
IMPERVIOUS SURFACE COVERAGE	374,847 SF (77%)	
TOTAL BUILDING COVERAGE	VARIES	
SITE IMPERVIOUS COVERAGE	77%	75%
OFF-STREET PARKING SPACES	25	7 = 32.5:23' REQ.
NET RESIDENTIAL DENSITIES	10.09 LOTS/ACRE	
MIN LOT SIZE	1,500 SF	2,000 SF
MAX LOT SIZE	4,100 SF	
MIN DWELLING UNIT SIZE	1,100 SF	1,400 SF
MIN LOT DEPTH	65'	90'
MAX LOT DEPTH	130'	
MIN LOT WIDTH	22'	20' (30' END)
MAX LOT WIDTH	95'	90'
MAX BUILDING LENGTH	150'	150'
OPEN SPACE PROVIDED	98,832 SF	
BUILDING HEIGHT	40' (MAX); 30' (TYP.)	40'
MINIMUM YARD SETBACKS		
FRONT:	10'	10'
SIDE:	0' (INTERNAL); 0' (END)	10' & 5'
REAR:	5'	10'
HOA COMMON SPACE PROVIDED	114,738 SF	49,744 SF
PERCENTAGE OF COMMON SPACE	23.52%	10%
TREE REQUIREMENT:	1 TREE (MIN 50% 3" CALIPER PER EVERY 250 SF	

FINISHED FLOOR ELEVATION TO BUILT 1 FT ABOVE TOP OF CURB  
 PROPOSED ROADWAY TO BE CONSTRUCTED PER CITY REQUIREMENTS  
 NO EXISTING DRAINAGE WAYS OR NATURAL FEATURES

**EXHIBIT C**

**CCM Engineering**  
 2570 FM 407, Suite 209  
 Highland Village, Texas 75077  
 Ph: 972.691.6633  
 Fax: 972.691.6628  
 TBPE FIRM #605

**Miller Estates**  
 City of Garland, Tx

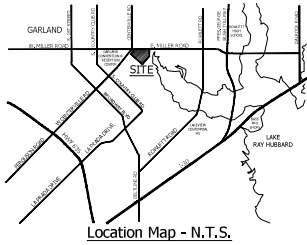
**SITE PLAN EXHIBIT**

**FOR PRELIMINARY REVIEW ONLY**  
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JEFF D. CRANNELL, PE#08000 ON 08/24/24  
**IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.**

**REVISIONS**

NO.	DATE	DESCRIPTION

DESIGN: CCM  
 DRAWN: CCM  
 DATE: 04/22/24  
 SCALE:  
 NOTES:  
 FILE:



**LANDSCAPE REQUIREMENTS**

SITE AREA	-	11.19 AC	
LANDSCAPED AREA	-	4.98 AC	43.81%
<b>TREES</b>			
TOTAL TREES	REQUIRED	159	PROVIDED 159
<b>SHRUBS</b>			
5 GAL.	REQUIRED	172	PROVIDED 172

**LANDSCAPE REQUIREMENT**

**OPEN SPACE TREES** - 1 TREE PER 2,500 S.F. OF TOWN HOME  
 = 88 UNITS x 1,400 S.F. = 123,200 S.F./2,500 = 49 TREES  
 REQUIRED 49 TREES PROVIDED 49 TREES

**STREET TREES** - 1 TREE PER UNIT = 88 STREET TREES  
 REQUIRED 88 TREES PROVIDED 88 TREES

**EXHIBIT D**

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

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

**Owner:**  
 Shahed Altaf  
 4740 14th Avenue, Suite 320  
 Plano, Texas 75074  
 Tel: 214-918-2533

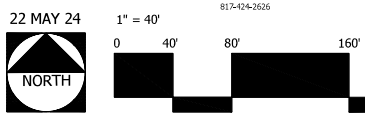
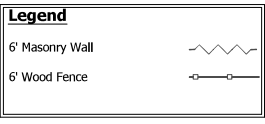
**NOTE: LANDSCAPING IS PROVIDED PER GDC CHAPTER 4, SECTION 4.37**

**Engineer:**  
 CCM Engineering  
 2570 Justin Road, Suite 209  
 Highland Village, TX 75077  
 Tel: 972-691-6633  
 Contact: Cody Crannell

**Applicant:**  
 Lone Star Green Homes  
 4740 14th Avenue, Suite 320  
 Plano, Texas 75074  
 Tel: 214-631-9286

**Planner:**

**SAGE GROUP, INC.**  
 Master Planning  
 Urban Design  
 Architecture  
 Landscape Architecture  
 1130 N. Carroll Ave., Ste. 200  
 Southlake, Texas 76092  
 817-424-2626



# Landscape Plan



**NOTE: REFER TO FENCE DIAGRAM FOR FENCE AND WALL DETAIL**

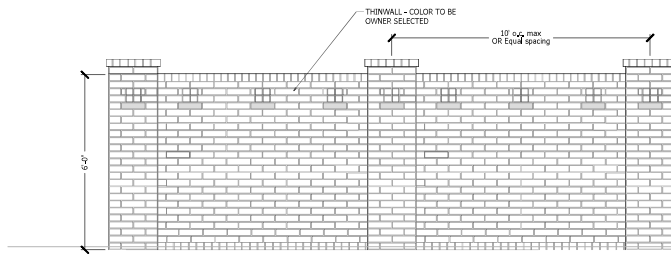
SOONER RANCH PROPERTIES LP  
 CHIESA RANCH REPLAT  
 BLK 1 LT 14R1 ACS 19.89



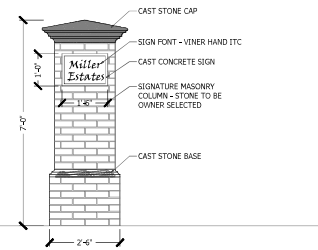
Case No. 220517-2

# Miller Estates

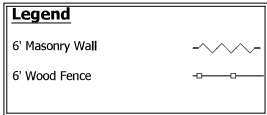
Garland, Dallas County, Texas



**1** Masonry Thinwall  
Elevation 1/2" = 1'-0"



**2** Signature Masonry Column at Entry  
Elevation 1/2" = 1'-0"



**EXHIBIT D**

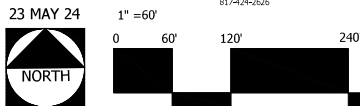


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4740 14th Avenue, Suite 320  
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**Engineer:**  
CCM Engineering  
2570 Justin Road, Suite 209  
Highland Village, TX 75077  
Tel: 972-691-6633  
Contact: Cody Crannell

**Applicant:**  
Lone Star Green Homes  
4740 14th Avenue, Suite T320  
Plano, Texas 75074  
Tel: 214-631-9286

**Planner:** SAGE GROUP, INC.  
Master Planning  
Urban Design  
Architecture  
Landscape Architecture  
1130 N. Carroll Ave., Ste. 200  
Southlake, Texas 76092  
817-424-2626



# Fence & Wall Diagram



23 MAY 24

Case No. 220517-2

# Miller Estates

Garland, Dallas County, Texas

# Plant List and Schedule

## CANOPY TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Live Oak <i>Quercus virginiana</i>	68	3" CAL. / 14'-16" HT. / 10'-12" SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)
	Red Oak <i>Quercus shumardii</i>	40	3" CAL. / 14'-16" HT. / 10'-12" SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)
	Cedar Elm <i>Ulmus crassifolia</i>	45	3" CAL. / 14'-16" HT. / 10'-12" SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)
	Chinquapin Oak <i>Quercus muehlenbergii</i>	13	3" CAL. / 14'-16" HT. / 10'-12" SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.

## ACCENT / UNDERSTORY TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Crape Myrtle <i>Lagerstroemia indica</i>	9	30 Gal. / 8' HT. / 4' SPREAD	container grown; matching growth (MT = MULTITRUNK)

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES

## SHRUBS

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	'Little Gem' Magnolia <i>Magnolia grandiflora</i> 'Little Gem'	93	15 GAL. / 5'-6" HT. / 10" SPREAD	container grown; full growth; 48" o.c.;
	Rose Glow Japanese Barberry <i>Berberis thunbergii</i> 'Rose Glow'	80	5 GAL. / 30" HT. / 36" SPREAD	container grown; full growth; 36" o.c.;

NOTE: ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED

## TURF

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Bermudagrass <i>Cynodon dactylon</i>	210,566 S.F.	SOLID SOD	contractor to field verify quantity of sod / hydromulch required

SITE FIXTURES		
SYMBOL	QTY.	SPECIFICATIONS
	3	TRASH RECEPTACLES: MANUF. - VICTOR STANLEY MODEL: RB-36 36 GAL. SURFACE MOUNT COLOR: BLACK
	3	BACKED BENCHES: STEELSITE RB COLLECTION MANUF. - VICTOR STANLEY MODEL: RB-28 6' SURFACE MOUNT COLOR: BLACK
	1	PICNIC TABLE: STEELSITE RB COLLECTION MANUF. - VICTOR STANLEY MODEL: FRST-6 6' TABLE COLOR: BLACK
	1	GRILL: MANUF. - CSF COMMERCIAL SITE FURNISHINGS MODEL: STD IN GROUND GRILL COLOR: BLACK
	1	BIKE RACK: VICTOR STANLEY MODEL: BRCS-103 + CYCLE SENTRY COLLECTION +5 BIKE + SURFACE MOUNT COLOR: BLACK
	1	SHELTER: MANUF. - POLYGON MODEL: SQR-12 COLOR: TO BE OWNER SELECTED
	10	BOLLARDS: ACCESS FIXTURES MODEL: BOLO SOLAR LED BOLLARD LIGHT - ROUND FLAT TOP COLOR: BLACK

VICTOR STANLEY®  
P.O. Drawer 330  
DUNKIRK, MD 20754  
P: 1-800-2368-2573

POLYGON  
HOLLAND, MI  
616-399-1963

ACCESS FIXTURES  
40 JACKSON STREET  
WORCESTER, MA 01608  
800-468-9925

CSF COMMERCIAL SITE FURNISHINGS  
3521 WETUMPKA HIGHWAY  
MONTGOMERY, AL 36110-2717  
P: 1-800-278-4480

NOTE:

- ALL SITE FURNISHINGS CAN BE OBTAINED THROUGH (OR EQ):

VICTOR STANLEY®  
P.O. Drawer 330  
DUNKIRK, MD 20754  
P: 1-800-2368-2573

- COLOR FOR ALL: BLACK

- BACKED BENCHES ARE TO BE (OR EQ.):

STEELSITES RB COLLECTION  
MODEL NO. RB-28  
SURFACE MOUNT 6' BENCHES

- TRASH RECEPTACLES ARE TO BE (OR EQ.):

STEELSITES RB COLLECTION  
MODEL NO. RB-36 36 GAL. SURFACE MOUNT

- PICNIC TABLE:

STEELSITE RB COLLECTION  
MODEL NO. FRST-6 - 6'

- GRILL:

CSF COMMERCIAL SITE FURNISHINGS  
3521 WETUMPKA HIGHWAY  
MONTGOMERY, AL 36110-2717  
P: 1-800-278-4480

MODEL NO. STANDARD IN GROUND GRILL - IN GROUND  
SPEC SHEET: LC120-STD-IG



BIKE RACK: VICTOR STANLEY  
MODEL: BRCS-103 + CYCLE SENTRY  
COLLECTION +5 BIKE + SURFACE MOUNT  
COLOR: BLACK



All Aluminum Construction



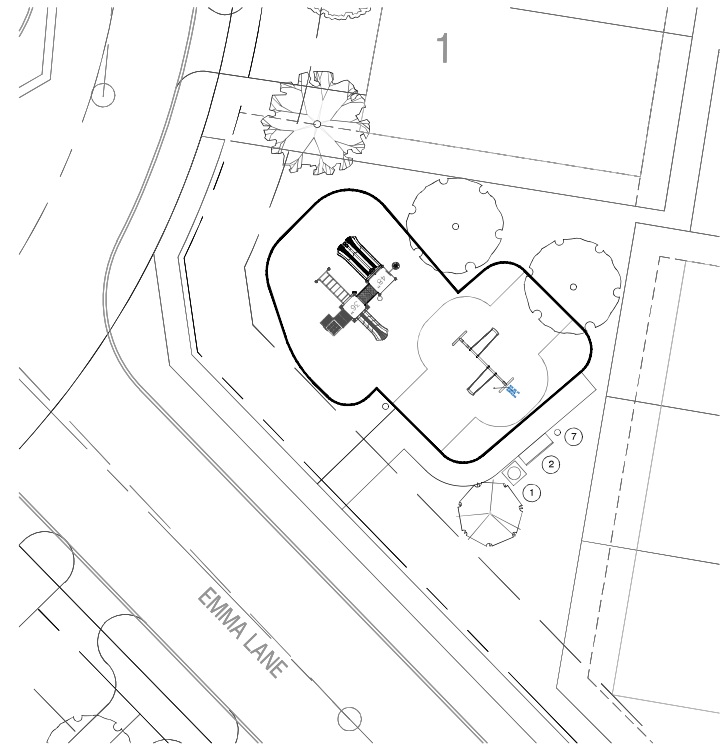
All Aluminum Construction



All Aluminum Construction

NOTE:

7 CLUSTER BOX UNITS PER MAIL CENTER  
(6-16 A SIZE, TYPE III) = 6 X 16 = 96 A SIZE  
(1-13 A SIZE, TYPE V) = 1 X 13 = 13 A SIZE  
TOTAL MAILBOXES = 109 A SIZE PLUS 87 PARCEL LOCKERS



PLAYGROUND EQUIPMENT SHOWN IS FROM  
WILLYGOAT TOYS & PLAYGROUNDS  
[www.willygoat.com](http://www.willygoat.com)



23 MAY 24

EXHIBIT D

## Owner:

Shahed Altaf  
4740 14th Avenue, Suite 320  
Plano, Texas 75074  
Tel: 214-918-2533

## Engineer:

CCM Engineering  
2570 Justin Road, Suite 209  
Highland Village, TX 75077  
Tel: 972-691-6633  
Contact: Cody Crannell

## Applicant:

Lone Star Green Homes  
4740 14th Avenue, Suite T320  
Plano, Texas 75074  
Tel: 214-631-9286

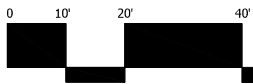
## Planner:

## SAGE GROUP, INC.

Master Planning  
Urban Design  
Architecture  
Landscape Architecture  
1130 N. Carroll Ave., Ste. 200  
Southlake, Texas 76092  
817-424-2626

23 MAY 24

1" = 10'



# Common Areas

Case No. 220517-2

# Miller Estates

Garland, Dallas County, Texas

**EXHIBIT D**

SITE FIXTURES		
SYMBOL	QTY.	SPECIFICATIONS
①	3	TRASH RECEPTACLES: MANUF. - VICTOR STANLEY MODEL: RB-36 36 GAL. SURFACE MOUNT COLOR: BLACK
②	3	BACKED BENCHES: STEELSITE RB COLLECTION MANUF. - VICTOR STANLEY MODEL: RB-28 6' SURFACE MOUNT COLOR: BLACK
③	1	PICNIC TABLE: STEELSITE RB COLLECTION MANUF. - VICTOR STANLEY MODEL: FRST-6 6' TABLE COLOR: BLACK
④	1	GRILL: MANUF. - CSF COMMERCIAL SITE FURNISHINGS MODEL: STD IN GROUND GRILL COLOR: BLACK
⑤	1	BIKE RACK: VICTOR STANLEY MODEL: BRCS-103 • CYCLE SENTRY COLLECTION • 5 BIKE • SURFACE MOUNT COLOR: BLACK
⑥	1	SHELTER: MANUF. - POLYGON MODEL: SQP-12 COLOR: TO BE OWNER SELECTED
⑦	10	BOLLARDS: ACCESS FIXTURES MODEL: BOLO SOLAR LED BOLLARD LIGHT - ROUND FLAT TOP COLOR: BLACK

VICTOR STANLEY ®  
P.O. Drawer 330  
DUNKIRK, MD 20754  
P: 1-800-2368-2573

POLYGON  
HOLLAND, MI  
616-399-1963

ACCESS FIXTURES  
40 JACKSON STREET  
WORCESTER, MA 01608  
800-468-9925

CSF COMMERCIAL SITE FURNISHINGS  
3521 WETUMPKA HIGHWAY  
MONTGOMERY, AL 36110-2717  
P: 1-800-278-4480

**NOTE:**

1. ALL SITE FURNISHINGS CAN BE OBTAINED THROUGH (OR EQ):

VICTOR STANLEY ®  
P.O. Drawer 330  
DUNKIRK, MD 20754  
P: 1-800-2368-2573



2. COLOR FOR ALL: BLACK

3. BACKED BENCHES ARE TO BE (OR EQ.):

STEELITES RB COLLECTION  
MODEL NO. RB-28  
SURFACE MOUNT 6' BENCHES



4. TRASH RECEPTACLES ARE TO BE (OR EQ.):

STEELITES RB COLLECTION  
MODEL NO. RB-36 36 GAL. SURFACE MOUNT



5. PICNIC TABLE:

STEELSITE RB COLLECTION  
MODEL NO. FRST-6 - 6'

6. GRILL:

CSF COMMERCIAL SITE FURNISHINGS  
3521 WETUMPKA HIGHWAY  
MONTGOMERY, AL 36110-2717  
P: 1-800-278-4480



MODEL NO. STANDARD IN GROUND GRILL - IN GROUND  
SPEC SHEET: LC120-STD-IG



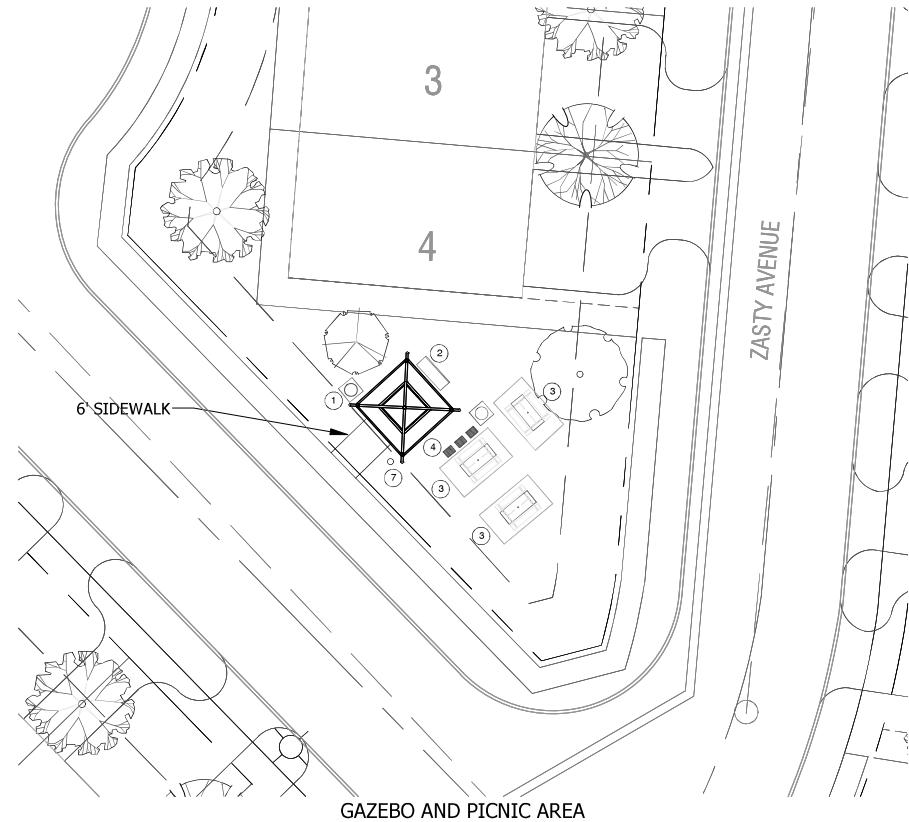
BIKE RACK: VICTOR STANLEY  
MODEL: BRCS-103 • CYCLE SENTRY  
COLLECTION • 5 BIKE • SURFACE MOUNT  
COLOR: BLACK



All Aluminum Construction



All Aluminum Construction



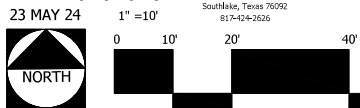
**Owner:**  
Shahed Altaf  
4740 14th Avenue, Suite 320  
Plano, Texas 75074  
Tel: 214-918-2533

**Engineer:**  
CCM Engineering  
2570 Justin Road, Suite 209  
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**Planner:**

**SAGE GROUP, INC.**  
Master Planning  
Urban Design  
Architecture  
Landscape Architecture  
1130 N. Carroll Ave., Ste. 200  
Southlake, Texas 76092  
817-424-2626



**HOA Lot**

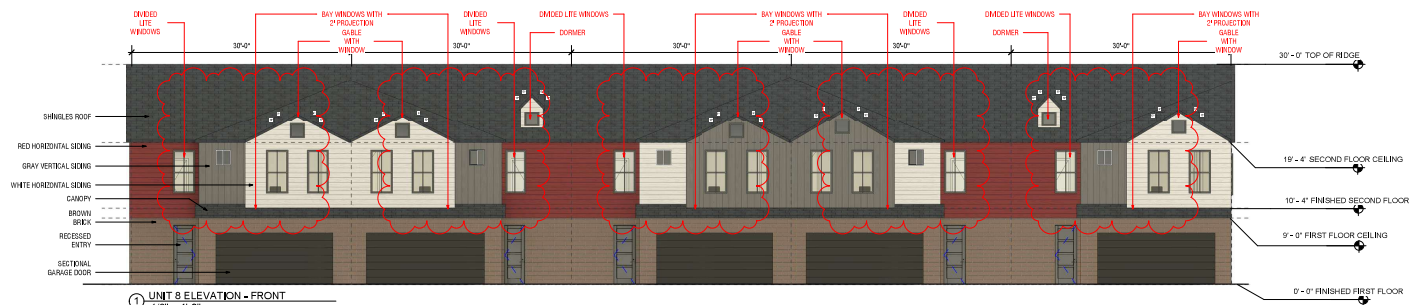


Case No. 220517-2

**Miller Estates**

Garland, Dallas County, Texas

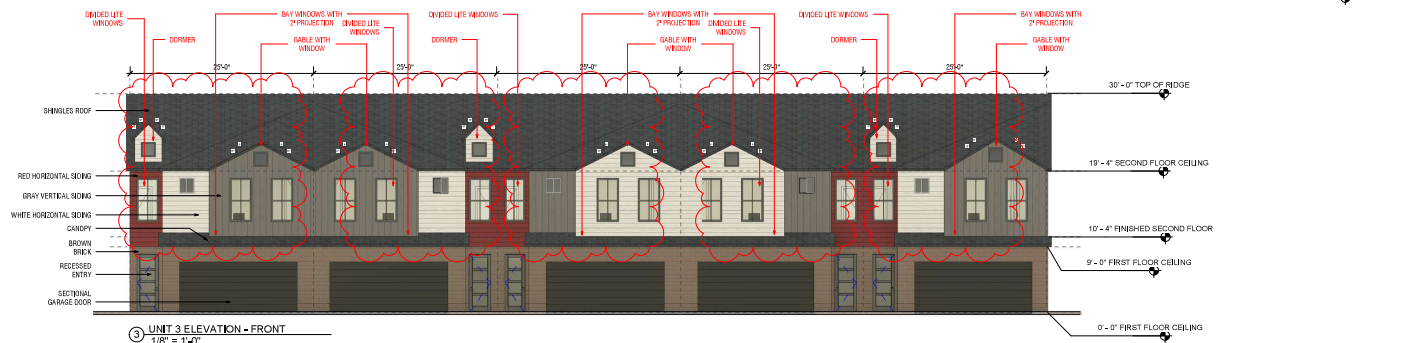
**EXHIBIT E**



① UNIT 8 ELEVATION - FRONT  
1/8" = 1'-0"



② UNIT 8 ELEVATION - BACK  
1/8" = 1'-0"



③ UNIT 3 ELEVATION - FRONT  
1/8" = 1'-0"



④ UNIT 3 ELEVATION - BACK  
1/8" = 1'-0"

BUILDER  
**LONE STAR GREEN HOMES**

DESIGNER  
**LONE STAR PLANS**

CONSTRUCTION PLANS FOR:  
**2000 - 2050 MILLER ROAD**  
GARLAND TX

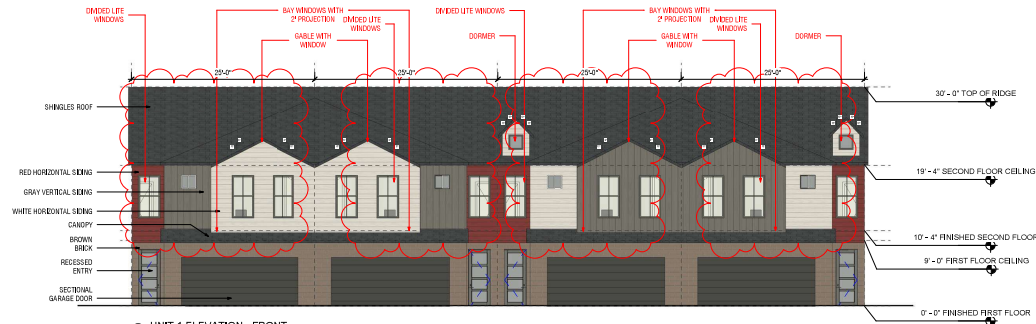
OWNERS STATEMENT  
THE OWNER HAS REVIEWED AND APPROVED  
THIS PLAN FOR CONSTRUCTION.  
  
(SIGNATURE ON FILE)

DATE OF ISSUE: 22-May-2024 5:25:34 PM  
REVISION NUMBER: 10

DRAWING TITLE:  
**ELEVATIONS**

**A-02.1**  
SHEET

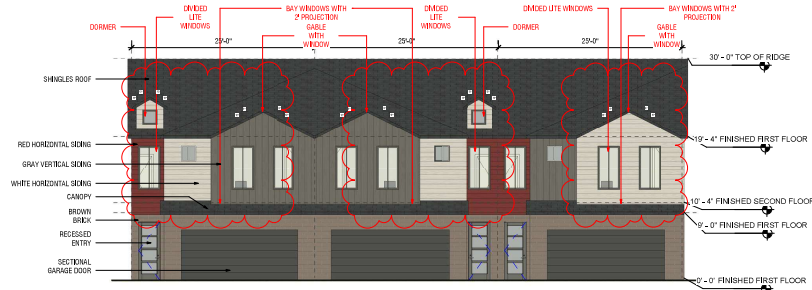
EXHIBIT E



1 UNIT 1 ELEVATION - FRONT  
1/8" = 1'-0"



2 UNIT 1 ELEVATION - BACK  
1/8" = 1'-0"



3 UNIT 5 ELEVATION - FRONT  
1/8" = 1'-0"



4 UNIT 5 ELEVATION - BACK  
1/8" = 1'-0"

BUILDER  
**LONE STAR GREEN HOMES**

DESIGNER  
**LONE STAR PLANS**

CONSTRUCTION PLANS FOR:  
**2000 - 2050 MILLER ROAD**  
GARLAND TX

OWNERS STATEMENT  
THE OWNER HAS REVIEWED AND APPROVED THIS PLAN FOR CONSTRUCTION.

(SIGNATURE ON FILE)

DATE OF ISSUE: 22-May-2024 5:25:39 PM

REVISION NUMBER: 10

DRAWING TITLE:

**ELEVATIONS**

**A-02.2**

SHEET