



AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
March 5, 2019
7:00 p.m.

The City Council extends to each visitor a sincere welcome. We value your interest in your community and your participation in the meetings of this governing body. Regular meetings of the City Council are held the 1st and 3rd Tuesdays of each month, beginning at 7:00 p.m.; the City Council meets regularly in work sessions at 6:00 p.m. the Monday preceding each regular meeting.

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made.
BRAILLE IS NOT AVAILABLE.



LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is the custom and tradition of the members of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during the meeting.

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations and recognize attendees or award winners, and may make announcements regarding upcoming City events and matters of interest to citizens. There will be no Council deliberations or votes on these matters.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

1. Consider approval of the minutes of the February 19, 2019 Regular Meeting and February 26, 2019 Capital Improvement Program Public Hearing.

2. Consider approval of the following bids:

- a. Design Modification Services for Shiloh Road Bid No. 2288-11

Nathan D. Maier Consulting Engineers, Inc.	\$64,900.00
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This request is to provide additional engineering design services to revise the existing Shiloh Road construction documents.

- b. **Fencing Improvements at Winters Park and Audubon Park Soccer Facilities** **Bid No. 0498-19**

Core Construction Services of Texas **\$139,157.00**

This request is to provide fencing improvements at Winters Park and Audubon Park soccer facilities.

- c. **TMPA Ben Davis to McCree 138kV Transmission Line Tubular Steel Poles** **Bid No. 0230-19**

Techline, Inc. **\$585,808.00**

Optional Contingency **58,580.00**

TOTAL: **\$644,388.00**

This request provides six tubular steel poles as part of the TMPA Ben Davis to McCree 138kV Transmission Line Reconductor CIP project. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

- d. **Carter Softball Complex Canopy Replacement** **Bid No. 0551-19**

Guard-All Building Solutions **\$142,420.00**

This request is to replace the five barrel-shaped shade canopies at the Carter Softball Complex in Audubon Park.

- e. **King Mountain Switch Station Engineering and Project Management Services** **Bid No. 0540-19**

Power Engineers **\$1,172,122.00**

This request is to provide civil, structural, and design engineering services for the construction of the GP&L King Mountain Switch Station.

- f. **Concho Bluff CCN Application and Support Services** **Bid No. 0541-19**

Burns & McDonnell **\$170,500.00**

This request is to provide professional engineering services necessary for the preparation of an Environmental Assessment (EA) and Certificate of Convenience and Necessity (CCN) Application for the proposed Concho Bluff 345kV Transmission Line Project.

**g. Campbell Road Switch Station Civil Site
Grading, Fencing, and Foundations**

Bid No. 0370-19

Tri-Con Services, Inc.	\$2,067,135.00
Optional Contingency	<u>206,713.50</u>
TOTAL:	\$2,273,848.50

This request is to provide civil site grading, fencing, and foundation construction at the GP&L Campbell Road Switch Station. This is part of the approved GP&L Campbell Road Switch Station CIP project and includes an Optional Contingency for any additional work that may be required due to the complex nature of the project.

- 3. Consider an ordinance amending Chapter 32, "Property Sanitation and Housing Services," of the Code of Ordinances of the City of Garland, Texas; adding subsection 32.53(N) regarding rental bicycles and rental motorized scooters; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.**

At the February 5, 2019 Work Session, Council considered an ordinance to resolve bike share issues and the regulation of motorized scooters. Council is requested to approve an ordinance amending Chapter 32 "Property Sanitation and Housing Services," of the Code of Ordinances of the City of Garland adding Subsection 32.53 regarding rental bicycles and rental motorized scooters.

- 4. Consider an ordinance authorizing an amendment to the 2018-19 Operating Budget (Budget Amendment No. 1), providing for supplemental appropriation of funds in the General Fund, the Infrastructure Repair & Replacement Fund, the Information Technology Replacement Fund, the Hotel/Motel Tax Fund, the Equipment Replacement Fund, the Safelight Fund, the Narcotic Seizure Fund, the Environmental Waste Services Fund, the Water Utility Fund, and various funds associated with Purchase Order Encumbrances; and providing an effective date.**

At the February 18, 2019 Work Session, the City Council reviewed a Policy Report recommending an amendment to the 2018-19 Adopted Budget. The Council directed staff to prepare an Ordinance amending the Budget for (1) projects approved in last year's Budget but uncompleted by the fiscal year-end, (2) the rollover of open Purchase Orders from the 2017-18 fiscal year, and (3) expenditures not anticipated in the 2018-19 Adopted Budget. All funds required to cover the increases in appropriations are in the respective fund balances. As a result, Budget Amendment No. 1 has no financial impact to the City.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

5. **Hold a public hearing to receive comment on the 2019 Proposed Capital Improvement Program (CIP).**

A public hearing will be held on the 2019 Proposed Capital Improvement Program (CIP). At the public hearing, all interested persons will be given the opportunity to be heard for or against the Proposed program. The 2019 Proposed CIP has been available for public inspection in the City's libraries and the City Secretary's Office and has been on the City's website since February 20, 2019.

6. **Consider an ordinance approving the 2019 Capital Improvement Program**

On February 19, 2019, the City Council was presented with the Proposed Capital Improvement Program (CIP) for 2019. The 2019 Proposed CIP has been available for public inspection in the City's libraries and the City Secretary's Office and has been on the City's website since February 20, 2019. The City Council held a Special Budget Work Session on February 26, 2019, to review the proposed program. In addition, a Public Hearing on the Proposed CIP was held on February 26, 2019.

7. **Hold public hearings on:**

- a. **Consider the application of Development Engineering Consultants, LLC, requesting approval of 1) an Amendment to Planned Development (PD) 03-53 for Freeway Uses, 2) an amended Concept Plan, and 3) a Detail Plan for Dwelling, Multi-Family Uses. This property is located at 3400 Firewheel Parkway. (File No. Z 18-33, District 1)**

BEGINNING at a ½" iron rod with cap stamped "Dal-Tech" found at the intersection of the easterly right-of-way line of Firewheel Parkway (called 120' ROW) and the northerly right-of-way line of President George Bush Turnpike (variable width ROW), being the beginning of a curve to the right; THENCE along the easterly right-of-way line of Firewheel Parkway along said curve to the right, through a central angle of 42°47'25", a radius of 890.00 feet, an arc length of 664.68 feet, a chord bearing North 16°31'22" East and a chord distance of 649.34 feet to a point; THENCE along the easterly right-of-way line of Firewheel Parkway North 37°53'11" East a distance of 236.36 feet to a point, being the beginning of a curve to the left; THENCE along the easterly

right-of-way line of Firewheel Parkway along said curve to the left, through a central angle of 52°03'33", a radius of 1,010.00 feet, an arc length of 917.69 feet, a chord bearing North 11°51'26" East and a chord distance of 886.45 feet to a point; THENCE departing the easterly right-of-way line of Firewheel Parkway North 43°40'25" East a distance of 173.58 feet to a point; THENCE North 29°39'26" East a distance of 40.84 feet to a point; THENCE South 29°44'45" East a distance of 138.85 feet to a point; THENCE South 46°19'35" East a distance of 139.30 feet to a point, being the beginning of a curve to the right; THENCE along said curve to the right, through a central angle of 18°16'45", a radius of 500 feet, an arc length of 159.52 feet, a chord bearing South 37°11'12" East and a chord distance of 158.84 feet to a point; THENCE South 28°02'50" East a distance of 393.88 feet to a point; THENCE South 07°56'17" East a distance of 196.38 feet to a point; THENCE South 56°00'21" East a distance of 163.65 feet to a point; THENCE South 04°44'32" West a distance of 27.81 feet to a point; THENCE South 55°39'11" East a distance of 320.07 feet to a point, being the beginning of a curve to the right; THENCE along said curve to the right, through a central angle of 17°46'57", a radius of 2,249.73 feet, an arc length of 698.23 feet, a chord bearing South 46°45'44" East and a chord distance of 695.43 feet to a point, being in the northerly right-of-way line of said President George Bush Turnpike; THENCE along the northerly right-of-way line of said President George Bush Turnpike South 79°44'36" West a distance of 555.61 feet to a point; THENCE along the northerly right-of-way line of said President George Bush Turnpike South 84°55'55" West a distance of 195.60 feet to a point; THENCE along the northerly right-of-way line of said President George Bush Turnpike North 89°08'05" West a distance of 501.41 feet to a point; THENCE along the northerly right-of-way line of said President George Bush Turnpike South 82°03'44" West a distance of 747.38 feet to a point; THENCE along the northerly right-of-way line of said President George Bush Turnpike North 52°56'17" West a distance of 63.97 feet to the POINT OF BEGINNING and containing 1,726,765.66 square feet (39.64 acres) of land, more or less. The applicant requests to develop a multi-family (apartment) complex and future commercial use.

- b. Consider the application of the City of Garland, requesting approval of a Change in Zoning from Planned Development (PD) 99-44 District for Cluster and Patio Homes to Single-Family Attached (SFA) District (townhouses). This property is located at 2901 Arapaho Road. (File No. Z 18-49, District 7)**

Being a tract of land situated in the FREDERICK MOSS SURVEY, ABSTRACT NO. 941 in the City of Garland, Dallas County, Texas and being a part of that land conveyed to William F. Callejo, Trustee, by deed recorded in Volume 576, Page 1326 of the Deed Records of Dallas County, Texas containing 1.299 acres of land more or less. The existing PD 99-44 zoning intended to allow cluster home and patio home development in conjunction with the abutting unimproved property to the east. The zoning of that unimproved property to the east has since changed from PD 99-44 to Single-Family Attached (SFA) District (townhouses). As a result there are challenges to develop the property as a whole. This proposal is intended to relieve inconsistent zoning challenges by re-zoning the subject property to SFA.

8. Citizen comments.

Persons wishing to address issues not on the agenda may have three minutes to address Council at this time. Council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.

9. Adjourn.

All Regular Council meetings are broadcast live on CGTV, Time Warner Cable Channel 16, and Frontier FIOS TV 44. Meetings are rebroadcast at 9:00 a.m. and 7:00 p.m. on Wednesday-Sunday and at 7:30 p.m. on Thursday. Live streaming and on-demand videos of the meetings are also available online at www.garlandtx.gov. Copies of the meetings can be purchased through the City Secretary's Office – audio CD's are \$1 each and DVD's are \$3 each.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

1.

Meeting Date: 03/05/2019

Item Title: Minutes Feb. 19 and 26

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the February 19, 2019 Regular Meeting and February 26, 2019 Capital Improvement Program Public Hearing.

Recommendation/Action Requested and Justification

Attachments

Minutes Feb. 19

Minutes Feb. 26

Minutes of the Garland City Council Regular Meeting

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, February 19, 2019 in the Council Chambers at City Hall, 200 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:	Mayor	Lori Barnett Dodson
	Mayor Pro Tem	Rich Aubin
	Council Member	David Gibbons
	Council Member	Deborah Morris
	Council Member	Jerry Nickerson
	Council Member	Jim Bookhout
	Council Member	Robert Vera
	Deputy Mayor Pro Tem	Scott LeMay
	Council Member	Robert Smith

STAFF PRESENT:	City Manager	Bryan Bradford
	City Attorney	Brad Neighbor
	City Secretary	Eloyce René Dowl

CEREMONIALS: Mayor Dodson recognized Boy Scout Troup 746, in attendance to earn their merit badge for Citizenship in the Community.

CALL TO ORDER: The meeting was called to order by Mayor Dodson.

CONSENT AGENDA: All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Dodson read those items into the record. Motion was made by Council Member Nickerson to approve the Consent Agenda as presented, seconded by Council Member Gibbons, to approve items 1, 2a, 2b, 2c, 2d, 2e, 2f, 3, 4, 5, 6, 7 and 8. Motion carried, 9 ayes, 0 nays.

1. APPROVED** Approval of the Minutes of the February 5, 2019 Regular Meeting.

2a. APPROVED** Bid No. 0228-19 awarded to Tri-Con Services, Inc. in the amount of \$584,500.00, which includes and optional contingency of \$65,000.00, for a total bid of \$649,500.00 for Castleglen Estates Water Main Replacement.

This request provides for water line improvements on Castleglen Drive between Winette and Interstate Highway 30. Due to the complex nature of the project, an optional contingency is included for any additional work that may be required.

2b. APPROVED**

Bid No. 0489-19 awarded to Kimley-Horn and Associates, Inc. for \$154,700.00, which includes an optional contingency of \$5000.00, for a total bid of \$159,700.00 for Professional Design Services for Playground Improvements at Specified Locations.

This request is to provide professional design services for improvements to playgrounds at Central Park, One Eleven Ranch, Rick Oden Park and Eastern Hills Park. Due to the complex nature of the project, an optional contingency is included for any additional work that may be required.

2c. APPROVED**

Bid No. 0456-19 awarded to Grantham & Associates, Inc. in the amount of \$117,470.00 for 2019 Alley Replacement Project – Phase One.

This request is to provide Professional Engineering and Surveying services, including detailed construction plans, for the reconstruction of ten concrete alleys in various locations throughout the city.

2d. APPROVED**

Bid No. 0193-17 awarded to GCA Services Group of Texas in the amount of \$54,637.00 for Outside Custodial Services.

This request is to approve Change Order #2 for an increased scope in outside custodial services.

2e. APPROVED**

Bid No. 0486-19 awarded to GT Distributors in the amount of \$101,345.00, which includes an optional contingency of \$60,900.00, for a total bid of \$162,245.00 for the 2018-2019 Police Ammunition Purchase.

This request is to purchase ammunition for the training of Garland Police Officers in the use of firearms to perform their duties.

2f. APPROVED**

Bid No. 0126-18 awarded to R-Delta Engineers, Inc. in the amount of \$10,000.00 for Professional Services for Heritage Crossing Phase 2.

This request is to amend the construction plans for Heritage Crossing to reflect the City-directed scope modification that was approved by the City Council on December 4, 2018.

3. APPROVED**

Ordinance No. 7039 authorizing the City Manager to defer the collection of payment of the City for City-provided utilities and to take or withhold certain other actions relating to federal workers and contractors affected by a federal government shutdown; providing a termination clause; and providing an effective date.

At the February 4, 2019 Council Work Session, Council discussed a program that would temporarily suspend City of Garland utility account fees, penalties and disconnects during the federal government shutdown. The program would be made available to affected federal employees with active City of Garland utility accounts.

4. APPROVED**

Ordinance No. 7040 amending Chapter 4, Article 5, "Signs," of the Garland Development Code (Ordinance No. 6773, as amended); providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

Council approved amendments to the Garland Development Code (GDC) regarding sign regulations. A Public Hearing for this item was conducted at the February 5, 2019 Regular City Council Meeting.

5. APPROVED**

Resolution No. 10372 providing for the redemption of certain outstanding City of Garland, Texas Tax Notes, Series 2018; and resolving other matters incident and related to the redemption of such obligations.

When Council approved the issuance of \$12,195,000 Tax Notes, Series 2018 on September 18, 2018, it was

contemplated that the City would exercise the call provision to redeem the notes prior to their scheduled maturity date of November 15, 2019. Staff requested Council consider approving this resolution to redeem the Tax Notes, Series 2019 as contemplated.

6. APPROVED**

Resolution No. 10373 agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as the result of a tax sale; authorizing the Mayor to execute a Deed without Warranty; and providing an effective date.

At the February 18, 2019 Work Session, Council was briefed on the potential sale of property at 450 East Kingsley Road. The City of Garland has received an unsolicited offer from the Garland Foundation for Development, Inc. related to the purchase of City owned property obtained through a 2013 Sheriff's Sale.

7. APPROVED**

Resolution No. 10374 agreeing to the sale of certain property located within the City of Garland owned by taxing authorities including the City of Garland as the result of a tax sale; authorizing the Mayor to execute a Deed without Warranty; and providing an effective date.

At the February 18, 2019 Work Session, Council was briefed on the potential sale of property at 502 East Kingsley Road. The City of Garland has received an unsolicited offer from the Garland Foundation for Development, Inc. related to the purchase of City owned property obtained through a 2016 Sheriff's Sale.

8. APPROVED**

Resolution No. 10375 approving a legislative policy for the City of Garland, Texas, related to an amendment of Chapter 351 of the Texas Tax Code and the use of Municipal Hotel Occupancy Tax Revenue; granting City staff general authority to work with the Legislature; and providing an effective date.

City Council previously approved a legislative agenda for the 2019 General Session of the Texas Legislature. A portion of that legislative agenda consisted of pursuing a bill amending

Chapter 351 of the Texas Tax Code, "Municipal Hotel Occupancy Taxes," to grant the City broader authority to use tax revenues to host sporting events and reduce the amount of revenue dedicated to advertising and promotions. Senator Nathan Johnson's office has requested that the City pass a resolution supporting the proposed amendments to Chapter 351.

ITEMS FOR INDIVIDUAL CONSIDERATION

9. APPROVED

Consider the Appointment of Jeffrey L. Bryan as Chief of Police of the Garland Police Department

Consider, pursuant to Section 143.013 of the Texas Local Government Code, the confirmation of Jeffrey L. Bryan as the Chief of Police of the Garland Police Department.

City Manager Bradford gave commentary and presented his nomination of Jeffrey L. Bryan as the new Chief of Police for the City of Garland.

Motion was made by Mayor Pro Tem Aubin to accept the City Manager's nomination of Jeffrey L. Bryan, pursuant to Section 143.013 of the Texas Local Government Code, and confirm Jeffrey L. Bryan as Chief of Police of the Garland Police Department, seconded by Deputy Mayor Pro Tem LeMay. Motion carried 9 ayes, 0 nays.

Mayor Dodson administered the Oath of Office to Jeffrey L. Bryan.

Chief Bryan presented comments. The Bryan family and Deputy City Manager Bates joined him at the podium to be introduced and take photographs.

10. PRESENTED

Presentation of the 2019 Proposed CIP

City Manager Bradford formally presented the 2019 Proposed Capital Improvement Program (CIP) for the City Council's review and deliberation.

Mayor Dodson called for discussion or comments; there was no additional discussion on this item.

11. APPROVED

Minute action authorizing the Mayor, City Manager and City Secretary to enter into a Joint Election Contract and Election Services Agreement with Dallas County Elections and other participating Dallas County Entities.

Motion was made by Mayor Pro Tem Aubin to approve the contract with Dallas County, seconded by Council Member Smith. Motion carried 9 ayes, 0 nays.

Council approved entering into the contract with Dallas County Elections to secure election services for all Garland registered voters for the May 4, 2019 General Election.

12. APPROVED

Request for Development Assistance from Kingsley Homes, LLC

Council considered approval of a development incentive request from Kingsley Homes, LLC for a partial rebate of the associated City tracts purchase amount for a proposed residential redevelopment project for a specific period of time up to a maximum amount.

The staff report was presented by David Gwin, Director of Economic Development.

Motion was made by Mayor Pro Tem Aubin to approve the development incentive request of Kingsley Homes, LLC, in accordance with staff recommendation, seconded by Council Member Vera. Motion carried 9 ayes, 0 nays.

13. APPROVED

Consider approval of a real property purchase agreement between the City of Garland, Texas and the Garland Foundation for Development, for the sale of certain real property owned by the City of Garland to the Garland Foundation for Development and being generally located in the 400 – 500 blocks of E. Kingsley Road

The staff report was presented by David Gwin, Director of Economic Development.

Motion was made by Mayor Pro Tem Aubin to approve the sale of the property to the Garland Foundation for Development, seconded by Council Member Vera. Motion carried 9 ayes, 0 nays.

14. APPOINTED

Council Member Jerry Nickerson placed the following name in nomination:

- Jerry Carter – Parks & Recreation Board

A vote was cast to approve the appointment with 9 ayes and 0 nays.

15. CITIZEN COMMENTS: Carval Landrum

16. ADJOURN

There being no further business to come before the City Council, Mayor Dodson adjourned the meeting at 7:37 p.m.

CITY OF GARLAND, TEXAS

/s/ Lori Barnett Dodson, Mayor

/s/ Eloyce René Dowl, City Secretary

Minutes of the Garland City Council Regular Meeting

The City Council of the City of Garland convened in a Special Bond Session at 6:00 p.m. on Tuesday, February 26, 2019 in the Council Chambers at City Hall, 200 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:	Mayor	Lori Barnett Dodson
	Mayor Pro Tem	Rich Aubin
	Council Member	David Gibbons
	Council Member	Deborah Morris
	Council Member	Jerry Nickerson
	Council Member	Jim Bookhout
	Council Member	Robert Vera
	Deputy Mayor Pro Tem	Scott LeMay
	Council Member	Robert Smith

STAFF PRESENT:	City Manager	Bryan Bradford
	Deputy City Attorney	Mike Betz
	City Secretary	Eloyce René Dowl

ABSENT:	City Attorney	Brad Neighbor
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1. PUBLIC HEARING HELD	Hold a public hearing on the proposed 2019 Capital Improvement Program
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A public hearing was held to obtain comments on the proposed 2019 Capital Improvement Program.

Mayor Dodson opened the public hearing at 6:00 p.m. and called for speakers on this item. No one presented a speaker card or came forward to speak at the hearing.

2. ADJOURN	There being no further business to come before the City Council, Mayor Dodson adjourned the hearing at 6:02 p.m.
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CITY OF GARLAND, TEXAS

/s/ Lori Barnett Dodson, Mayor

/s/ Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.a.

Meeting Date: 03/05/2019

Item Title: Design Modification Services for Shiloh Road

Submitted By: Michael Polocek, Engineering Director

Bid Number: 2288-11

Purchase Justification:

This request is to provide additional engineering design services to revise the existing Shiloh Road construction documents. The additional services include adjusting the construction plan limits in four different areas along the project. The first change is in anticipation of Texas Department of Transportation's (TxDOT) proposed I.H. 635 Frontage Road Improvements, which will have an impact on the limits of storm sewer, water, paving, and signals. The second change is a proposed new development requiring a driveway approach, storm sewer connections, water taps, a wastewater tap, and cross-section changes. The third change is at the request of GP&L to add a drive approach from McCree Road into the McCree Electric Substation. The fourth change is to add improvements at the intersection with Kingsley Road for the City's new Intersection Crosswalk Enhancements program administered by the Planning Department.

Evaluation:

The original design contract for this project was approved in the amount of \$346,655.00 at the October 5, 2010, City Council Meeting. This Change Order No. 2 represents an 18.7% increase to the original Purchase Order 25520.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Nathan D. Maier Consulting Engineers, Inc.	All	\$64,900.00

TOTAL:	\$64,900.00
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Basis for Award: Change Order

Purchase Requisition #: 41143

Fiscal Impact

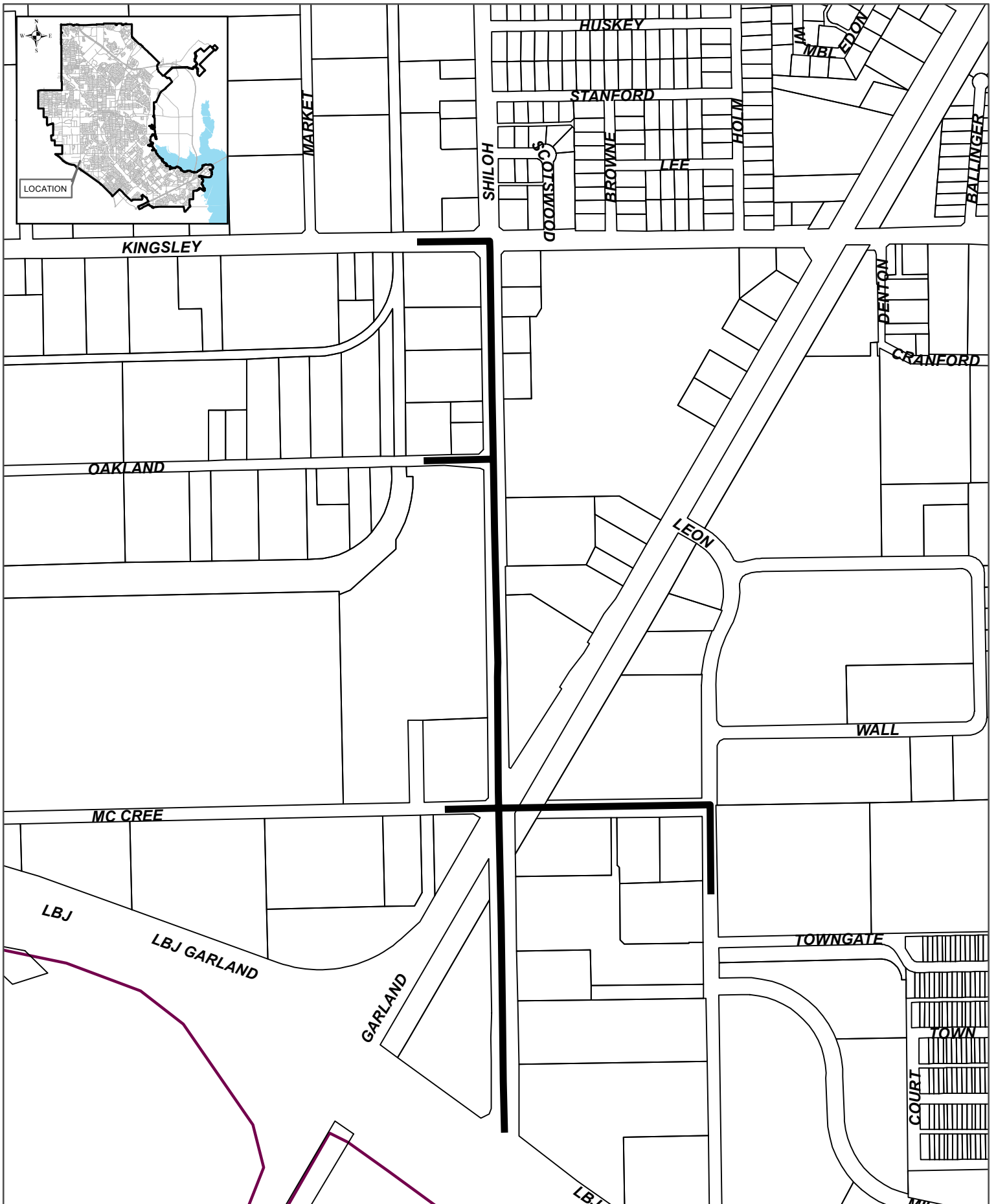
Total Project/Account: \$30,429,000
Expended/Encumbered to Date: 22,619,363
Balance: \$7,809,637
This Item: 64,900
Proposed Balance: \$7,744,737
Account #: 624-1409-1428804-7101
Fund/Dept/Project – Description and Comments:
Street/Transportation CIP / Shiloh Road - I.H. 635 to Kingsley

Attachments

Bid Recap
Shiloh Rd Location Map

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2019
Document Location: Page ST11 (Proposed)

Budget Director Approval:	Ron Young	Approval Date: 02/20/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 02/20/2019



SHILOH RD
IH 635 TO KINGSLEY RD

Scale: NTS
Date: 6/20/2018
Drawn: JW

File: ShilohRd.mxd

Sheet
1
of
1

Not to Scale





**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.b.

Meeting Date: 03/05/2019

Item Title: Fencing Improvements at Winters Park and Audubon Park Soccer Facilities

Submitted By: Skip Keller, Interim Parks Director

Bid Number: 0498-19

Purchase Justification:

This request is to provide fencing improvements at Winters Park and Audubon Park soccer facilities. Improvements include replacing perimeter chain-link fencing at Winters Park and installing new fencing at Audubon Park in areas adjacent to the parking lot and Frontier Boulevard.

Evaluation:

The fencing improvements are being provided by Core Construction Services of Texas through the National Cooperative Purchasing Alliance (NCPA) Cooperative Purchasing Contract 04-03.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Core Construction Services of Texas	All	\$139,157.00
TOTAL:		\$139,157.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 41188

Fiscal Impact

Total Project/Account:	\$140,000
Expended/Encumbered to Date:	0
Balance:	\$140,000
This Item:	139,157
Proposed Balance:	\$843

Account #: 692-2499-1835015-9002

Fund/Dept/Project – Description and Comments:

Parks CIP / Fencing - Audubon/Winters Soccer Complex

The 2019 Proposed CIP included an estimate of spending \$10,000 through 12-2018 that did not materialize. The project has \$140,000 available to spend, and the CIP project sheet will be corrected for the 2019 Adopted CIP.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: Page P18 (Proposed)

Budget Director Approval: Ron Young

Approval Date: 02/20/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/20/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.c.

Meeting Date: 03/05/2019

Item Title: TMPA Ben Davis to McCree 138kV Transmission Line Tubular Steel Poles

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0230-19

Purchase Justification:

This request provides six tubular steel poles as part of the TMPA Ben Davis to McCree 138kV Transmission Line Reconductor CIP project. This is a TMPA project and will be reimbursed at 100%. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Five bids were received and evaluated based on price. Two bids did not include all of the required bid documents, and are therefore deemed non-responsive. Techline, Inc., submitted the Lowest Responsible Bid, meeting all requirements of the specifications and containing all required bid documents.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Techline, Inc.	All	\$585,808.00
Optional Contingency		58,580.00
TOTAL:		\$644,388.00

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 40810

Fiscal Impact

Total Project/Account: \$7,364,970
Expended/Encumbered to Date: 432,439
Balance: \$6,932,531

This Item: 644,388
Proposed Balance: \$6,288,143
Account #: 215-3542-3126101-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / Transmission Lines - This request provides six tubular steel poles as part of the TMPA Ben Davis to McCree 138kV Transmission Line Reconductor CIP project. This is a TMPA project and will be reimbursed at 100%. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2018
Document Location: Page E01

Budget Director Approval:	Ron Young	Approval Date: 02/21/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 02/20/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.d.

Meeting Date: 03/05/2019

Item Title: Carter Softball Complex Canopy Replacement

Submitted By: Skip Keller, Interim Parks Director

Bid Number: 0551-19

Purchase Justification:

This request is to replace the five (5) barrel-shaped shade canopies at the Carter Softball Complex in Audubon Park. The existing columns and steel beam supports will be utilized for the new shade canopies, and construction will be sequenced in conjunction with the upcoming softball season.

Evaluation:

These services are being provided by Guard-All Building Solutions through the BuyBoard Cooperative Purchasing Contract 512-16.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Guard-All Building Solutions	All	\$142,420.00
TOTAL:		\$142,420.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 41251

Fiscal Impact

Total Project/Account: \$180,000
Expended/Encumbered to Date: 986
Balance: \$179,014
This Item: 142,420
Proposed Balance: \$36,594
Account #: 692-2499-1835317-9002
Fund/Dept/Project – Description and Comments:

Parks CIP / Carter Softball Facility Canopy Replacement

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page P22

Budget Director Approval: Ron Young

Approval Date: 02/21/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/20/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.e.

Meeting Date: 03/05/2019

Item Title: King Mountain Switch Station Engineering and Project Management Services

Submitted By: Jeff Janke, Administration

Bid Number: 0540-19

Purchase Justification:

This request provides civil, structural, and design engineering services for the construction of the GP&L King Mountain Switch Station. The station will be configured as a five-bay breaker-and-a-half switching station, with five 345kV circuit breakers in the first and fifth bays. The selected firm will also provide project management services and construction activity support before, during, and post-construction.

Evaluation:

Power Engineers was selected as the Most Qualified firm for this project from the short list of consultants evaluated and scored in RFQ 0942-17.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Power Engineers	All	\$1,172,122.00
		TOTAL:	\$1,172,122.00

Basis for Award: Most Qualified

Purchase Requisition #: 41201

Fiscal Impact

Total Project/Account:	\$9,400,000
Expended/Encumbered to Date:	35,830
Balance:	\$9,364,170
This Item:	1,172,122
Proposed Balance:	\$8,192,048

Account #: 210-3799-3178001-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades - This request provides civil, structural, and design engineering services for the construction of the GP&L King Mountain Switch Station. The station will be configured as a five-bay breaker-and-a-half switching station, with five 345kV circuit breakers in the first and fifth bays. The selected firm will also provide project management services and construction activity support before, during, and post-construction.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page E10

Budget Director Approval: Ron Young

Approval Date: 02/21/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/19/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.f.

Meeting Date: 03/05/2019

Item Title: Concho Bluff CCN Application and Support Services

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0541-19

Purchase Justification:

This request is to provide professional engineering services necessary for the preparation of an Environmental Assessment (EA) and Certificate of Convenience and Necessity (CCN) Application for the proposed Concho Bluff 345kV Transmission Line Project. Services will include data collection, field reconnaissance, environmental assessments, and CCN preparation and filing. The selected firm will also provide CCN application and interconnect option engineering support services.

Evaluation:

Burns & McDonnell was selected as the Most Qualified firm for this project from the short list of consultants evaluated and scored in RFQ 942-17.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Burns & McDonnell	All	\$170,500.00
		TOTAL:	\$170,500.00

Basis for Award: Most Qualified

Purchase Requisition #: 41182

Fiscal Impact

Total Project/Account:	\$200,000
Expended/Encumbered to Date:	0
Balance:	\$200,000
This Item:	170,500

Proposed Balance: \$29,500
Account #: 215-3599-3144501-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Transmission Lines - This request provides professional engineering services necessary for the preparation of an Environmental Assessment (EA) and Certificate of Convenience and Necessity (CCN) Application for the proposed Concho Bluff 345kV Transmission Line Project. Services will include data collection, field reconnaissance, environmental assessments, and CCN preparation and filing. The selected firm will also provide CCN application and interconnect option engineering support services.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2018
Document Location: Page E01

Budget Director Approval:	Ron Young	Approval Date: 02/21/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 02/19/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.g.

Meeting Date: 03/05/2019

Item Title: Campbell Road Switch Station Civil Site Grading, Fencing, and Foundations

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0370-19

Purchase Justification:

This request provides civil site grading, fencing, and foundation construction at the GP&L Campbell Road Switch Station. This is part of the approved GP&L Campbell Road Switch Station CIP project and includes an Optional Contingency for any additional work that may be required due to the complex nature of the project.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Five bids were received, but one bid did not include all of the required bid documents and was therefore deemed non-responsive. Four bids were evaluated based on the published criteria of price, experience, qualifications, equipment, and safety. Tri-Con Services, Inc., received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Tri-Con Services, Inc.	All	\$2,067,135.00
Optional Contingency		206,713.50
TOTAL:		\$2,273,848.50

Basis for Award: Best Value

Purchase Requisition #: 41041

Fiscal Impact

Total Project/Account: \$7,255,000
Expended/Encumbered to Date: 4,801,145
Balance: \$2,453,855

This Item: 2,273,849
Proposed Balance: \$180,006
Account #: 210-3799-3177901-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades - This request provides civil site grading, fencing, and foundation construction at the GP&L Campbell Road Switch Station. This is part of the approved GP&L Campbell Road Switch Station CIP project. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

Note that this request includes \$975,000 of 2019 CIP funding that has been presented but not yet approved by City Council.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: Page E10 (Proposed)

Budget Director Approval: Ron Young

Approval Date: 02/21/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/20/2019



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.

Meeting Date: 03/05/2019

Item Title: Ordinance on Rental Bicycles and Motorized Scooters

Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

At the February 5, 2019 Council Work Session, Council discussed an ordinance to resolve bike share issues and the regulation of motorized scooters.

Recommendation/Action Requested and Justification

Approve an ordinance amending Chapter 32 "Property Sanitation and Housing Services," of the Code of Ordinances of the City of Garland adding Subsection 32.53 regarding rental bicycles and rental motorized scooters.

Attachments

Ordinance on Rental Bicycles and Motorized Scooters

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 32, "PROPERTY SANITATION AND HOUSING SERVICES", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; ADDING SUBSECTION 32.53(N) REGARDING RENTAL BICYCLES AND RENTAL MOTORIZED SCOOTERS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That Chapter 32, "Property Sanitation and Housing Services", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by adding subsection 32.53(N) to read as follows:

"(N) Rental Bicycles and Rental Motorized Scooters.

- (1) The presence of a rental bicycle or rental motorized scooter that remains on property other than property owned or controlled by the bicycle or scooter rental company, which remains unmoved for more than 24 hours, or is blocking a street or sidewalk is an offense.
- (2) The City shall impound any rental bicycle or scooter found on public property in violation of this ordinance other than the property of the owner of the rental bicycle or scooter.
- (3) The City shall, at the request of an owner of private property, impound any rental bicycle or scooter found on private property.
- (4) The City will charge the owner of a rental bicycle or scooter impounded under this Section a reclamation fee of \$75.00 per rental bicycle or rental motorized scooter. Impounded rental bicycles or rental motorized scooters shall be held for a minimum of 14 days to allow reclamation by a lawful owner, after which time the rental bicycles or rental motorized scooters shall be considered as abandoned.

- (5) Rental bicycles or rental motorized scooters, which have been held more than 14 days, shall be disposed of in a manner prescribed by law for the disposition of abandoned property."

Section 2

That Chapter 32, "Property Sanitation and Housing Services", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by amending subsection 32.53(G)(1) to read as follows:

- (1) The unattended presence of a shopping cart on property other than the retail store owning the shopping cart is an offense.

Section 3

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

Section 4

That Chapter 32, "Property Sanitation and Housing Services", of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 5

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 6

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

PASSED AND APPROVED this the ____ day of _____, 2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 03/05/2019

Item Title: 2018-19 Budget Amendment No. 1

Submitted By: Ron Young, Budget Director

Summary of Request/Problem

At the February 18, 2019 Work Session, the City Council reviewed a Policy Report recommending an amendment to the 2018-19 Adopted Budget. The Council directed staff to prepare an Ordinance amending the Budget for (1) projects approved in last year's Budget but uncompleted by the fiscal year-end, (2) the rollover of open Purchase Orders from the 2017-18 fiscal year, and (3) expenditures not anticipated in the 2018-19 Adopted Budget.

All funds required to cover the increases in appropriations are in the respective fund balances. As a result, Budget Amendment No. 1 has no financial impact to the City.

Recommendation/Action Requested and Justification

Consider approval of the Ordinance amending the 2018-19 Adopted Budget.

Attachments

FY 2018-2019 Budget Amendment 1 Ordinance
FY 2018-19 Budget Amendment #1 Policy Report
Schedule of Open Encumbrances being Rolled Forward
Schedule of Proposed Amendments by Fund

ORDINANCE NO. 7042

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2018-19 OPERATING BUDGET (BUDGET AMENDMENT NO. 1), PROVIDING FOR SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE GENERAL FUND, THE INFRASTRUCTURE REPAIR & REPLACEMENT FUND, THE INFORMATION TECHNOLOGY REPLACEMENT FUND, THE HOTEL/MOTEL TAX FUND, THE EQUIPMENT REPLACEMENT FUND, THE SAFELIGHT FUND, THE NARCOTIC SEIZURE FUND, THE ENVIRONMENTAL WASTE SERVICES FUND, THE WATER UTILITY FUND, AND VARIOUS FUNDS ASSOCIATED WITH PURCHASE ORDER ENCUMBRANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council approved the 2018-19 Operating Budget and appropriated the necessary funds out of the general revenues and grants and other revenues for the maintenance and operation of various departments, activities, and improvements of the City; and

WHEREAS, the City Charter provides that the City Council may approve any amendments and supplements to the Budget as deemed necessary; and

WHEREAS, Council has reviewed and concurred with a Policy Report that establishes the need for changes to appropriations in the General Fund, the Infrastructure Repair & Replacement Fund, the Information Technology Replacement Fund, the Hotel/Motel Tax Fund, the Equipment Replacement Fund, the SafeLight Fund, the Narcotic Seizure Fund, the Environmental Waste Services Fund, the Water Utility Fund, and various funds associated with Purchase Order encumbrances from the 2017-18 fiscal year;

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

Section 1

The City Council of the City of Garland, Texas, hereby authorizes and approves an amendment to the 2018-19 Operating Budget (Budget Amendment No. 1) for the purposes and in the amounts as shown in Exhibit A (Policy Report), attached hereto and incorporated herein by reference.

Section 2

The City Council of the City of Garland, Texas, hereby amends Ordinance No. 7015, Section 1, adjusting operating appropriations in the General Fund, the Infrastructure Repair & Replacement Fund, the Information Technology Replacement Fund, the Hotel/Motel Tax Fund, the Equipment Replacement Fund, the SafeLight Fund, the Narcotic Seizure Fund, the Environmental Waste Services Fund, the Water Utility Fund, and various funds associated with Purchase Order encumbrances from the 2017-18 fiscal year, in the amounts and for the purposes specified in Exhibit A (Policy Report), attached hereto.

Section 3

This Ordinance shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the 5th day of March, 2019.

THE CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

City Secretary



GARLAND POLICY REPORT

City Council Work Session Agenda

Meeting Date: February 18, 2019
Item Title: 2018-19 Budget Amendment No. 1
Submitted By: Ron Young, Budget Director
Strategic Focus Areas: Sound Governance and Finances

ISSUE

Amend the 2018-19 Adopted Budget in order to appropriate available funds for the following:

- (1) Projects approved in last year's Budget but not completed by the fiscal year-end.
- (2) Rollover of open Purchase Orders from the 2017-18 fiscal year.
- (3) Expenditures not anticipated in the 2018-19 Adopted Budget.

OPTIONS

- (A) Approve Budget Amendment No. 1 as proposed.
- (B) Approve portions of Budget Amendment No. 1.
- (C) Do not approve Budget Amendment No. 1.

RECOMMENDATION

Option (A) – Approve Budget Amendment No. 1 as proposed. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the March 5, 2019, Regular Meeting.

BACKGROUND

(1) Carryover of 2017-18 Incomplete Projects

(a) Rolled-Forward Funds for Street Upgrades

The FY 2017-18 Revised Budget for the Infrastructure Repair & Replacement Fund included \$2,900,000 for Street Pavement Improvements that was not spent prior to the end of FY 2017-18. Budget Amendment No. 1 proposes to increase FY 2018-19 operating appropriations by \$2,900,000 to complete various concrete street replacement projects.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(b) Rolled-Forward Funds in the Information Technology Replacement Fund

The FY 2017-18 Revised Budget for the Information Technology (IT) Replacement Fund included \$1,255,168 for replacement equipment that was not purchased by the close of the fiscal year. Budget Amendment No. 1 proposes to increase FY 2018-19 appropriations by \$1,255,168 in the IT Replacement Fund to purchase previously approved equipment.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(c) Rolled-Forward Funds in the Hotel/Motel Tax Fund for Heritage Tourism Program

The FY 2017-18 Revised Budget for the Hotel/Motel Tax Fund included \$205,000 for the Heritage Tourism Program to promote Downtown Garland as a visitor destination with additional wayfinding and gateway signage. A new funding strategy for Downtown was developed to optimally align funding sources, including the Downtown TIF Fund and the Hotel/Motel Tax Fund, to appropriate needs within Downtown. Advancement of the Heritage Tourism Program was pending approval of the strategy as well as the Financing and Project Plan for TIF #1, which includes Downtown Garland. Proposals for the use of these funds will be taken to Council for direction and approval. Budget Amendment No. 1 proposes to increase FY 2018-19 operating appropriations by \$205,000 in the Hotel/Motel Tax Fund.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(d) Rolled-Forward Funds in the Equipment Replacement Fund

The FY 2017-18 Revised Budget for the Equipment Replacement Fund included \$368,000 to replace seven pieces of equipment that did not get purchased by the end of the year. The previously approved equipment includes one truck for the Health Department, one van for the Parks, Recreation & Cultural Arts Department, one utility trailer for Garland Power & Light, one truck for Wastewater Utility, one truck for Environmental Waste Services, one vehicle for Stormwater Management Utility, and one van for Facilities Management. Budget Amendment No. 1 proposes to increase the FY 2018-19 operating appropriations by \$368,000 to purchase the previously approved equipment.

A budget amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(e) Rolled-Forward Funds in the SafeLight Fund

The FY 2017-18 Revised Budget for the SafeLight Fund included \$197,000 for the completion of traffic safety programs led by the Transportation Department. Programs include stop bar and crosswalk resurfacing, supplemental crossing guard signage, replacement of flashing crosswalks, florescent school signs and other signs, and a safety audit. Budget Amendment No. 1 proposes to increase the FY 2018-19 operating appropriations by \$197,000 to complete these programs.

A budget amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(2) Rolled-Forward Encumbrances from Fiscal Year 2017-18

When an order is placed for goods or services, a Purchase Order is issued that encumbers the budgeted funds. This has the effect of reserving the funds for future payment of the items covered in the Purchase Order. Every year on September 30, when the fiscal year ends, there are open Purchase Orders related to goods or services that have been ordered but not yet received. Accordingly, the funds reserved for these open Purchase Orders are still in the year-end fund balances since the transactions are not yet completed.

Because the purchase of these open items was authorized by Council in the previous fiscal year (2017-18), the City's practice has been to roll these encumbrances forward into the current fiscal year (2018-19). This has the effect of increasing the current year's appropriation by the amount of the open Purchase Orders or encumbrances. The funding to cover the expenditures is available in the fund balance since payment was not made before the close of the fiscal year.

The projected fund balance for the current fiscal year is unaffected by the "roll forward" because it was assumed in the 2018-19 Adopted Budget that the expenditures would be completed in the prior year. The presence of the funds in the fund balance is above and beyond what the Budget assumes for the 2018-19 year-end balance.

Budget Amendment No. 1 proposes that encumbrances totaling \$12,565,434 be rolled forward to 2018-19. Of the total rollover amount, \$1,075,205 is related to the General Fund. Attachment A provides a detailed listing by fund of individual outstanding encumbrances over \$25,000.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(3) Expenditures Not Anticipated in the 2018-19 Adopted Budget

(a) Transportation Equipment

SafeLight Fund requests approval of \$110,000 to purchase an additional thermoplastic markings machine and traffic sign printer. The thermoplastic markings

machine is requested in response to the Street Department's increase in asphalt overlays, which has greatly increased the amount of yellow thermoplastic markings. The traffic sign printer is a large printer and associated equipment to allow the City to print virtually any sign color or type, enabling the in-house fabrication of signs that have been typically fabricated by third parties. These signs will meet the quality and longevity of Transportation's newer standard traffic regulatory and warning signs.

Budget Amendment No. 1 proposes to increase the SafeLight Fund's FY 2018-19 capital appropriations by \$110,000 to purchase the traffic safety equipment for the Transportation Department. Funding for the new signage will come from fund balance reserves in the SafeLight Fund.

(b) Rifle Replacement Program

Narcotic Seizure Fund requests approval of an additional \$22,500 to purchase rifle replacements for the Police Patrol Division. The replacement of Patrol rifles was discussed with City Council by Chief Bates during the budget presentations held in August 2018 regarding the use and expenditure of Narcotic Seizure Funds. At that time, Council approved \$5,000 for this purpose. Since the budget discussions last fall, additional Narcotic Seizure funds have been awarded by State and/or Federal courts. The Patrol Division is requesting to replace 25 rifles that are beginning to experience mechanical failures. This is the first of a two to three-year process to replace 140 Patrol rifles.

Budget Amendment No. 1 proposes to increase the Narcotic Seizure Fund's FY 2018-19 operating appropriation by \$22,500 to purchase rifle replacements for the Police Patrol Division. Funding for the program will come from fund balance reserves in the Narcotic Seizure Fund.

(c) Recycling Partnership Contract – FCC Environmental Services

City Council, at the December 4, 2018, Regular Meeting, authorized the City Manager to execute an amendment to the Single Stream Recyclable Materials Transport, Processing and Marketing Agreement between the City of Garland and Fomento de Construcciones y Contratas, Inc. (FCC). Due to decreased recyclables commodity values and increased operational costs, our current Agreement with FCC has been amended to include \$138,000 to pay costs for transporting recyclable materials. FCC transports recyclables from the City's Recyclable Drop-Off Center to their Materials Recovery Facility in Dallas, Texas, where the materials are processed and sold.

Budget Amendment No. 1 proposes to increase the Environmental Waste Services Fund's FY 2018-19 operating appropriations by \$138,000 to pay for transportation fees. Funding for this request will come from excess fund balance reserves.

(d) Erosion Control Expenses – Hinton Landfill

Environmental Waste Services - Disposal requests approval of an additional \$22,000 needed for expenses related to acquisition of rock material used for erosion control at the Hinton Landfill caused by the site receiving 23 inches of rainfall during the months of October through December 2018. The rock material was needed to perform necessary repairs to the main access road and construction of a wet weather disposal working area for customers to offload their solid waste.

Additionally, Environmental Waste Services - Disposal requests approval of \$5,700 needed to repair erosion of gullies and intermediate soil cover areas caused by the rainfall during the same period. At times, the front-line bulldozer and backup bulldozer were inoperable due to major mechanical repairs.

Budget Amendment No. 1 proposes to increase the General Fund's FY 2018-19 operating appropriations by \$27,700 to pay for the material needed to perform necessary repairs. Funding for this request will come from excess fund balance reserves.

(e) Water Rate Study

City Council approved, at its January 14, 2019, Work Session, a staff request to engage an outside consulting firm to update the City's water and wastewater retail cost of service calculations. This project is intended to determine the allocable costs associated with providing water and wastewater services to the City's various customer classes and, where needed, recommend adjustments to retail service rates that more closely align those rates with achieving the City's service goals and objectives.

Budget Amendment No. 1 proposes to increase the Water Utility Fund's FY 2018-19 operating appropriation by \$65,000 to hire a firm to perform the study. Funding for this request will come from excess fund balance reserves.

CONSIDERATION

The Street pavement improvements, IT replacement equipment, Heritage Tourism Program funding, replacement vehicles, traffic safety programs, and outstanding Purchase Orders carried forward were fully funded in the FY 2017-18 Budget, and the funds required to cover these expenditures remain within each fund's respective fund balance. As a result, there is no financial impact from approval of these items. The additional expenses in the SafeLight Fund, Narcotic Seizure Fund, Environmental Waste Services Fund, General Fund, and Water Utility Fund will all be funded out of excess fund balance reserves in each respective fund.

Budget Amendment No. 1 proposes to appropriate funds as follows:

Infrastructure Repair & Replacement Fund

Street Repair and Replacement Projects	\$ 2,900,000
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IT Replacement Fund

Equipment Purchases	1,255,168
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Hotel/Motel Tax Fund

Heritage Tourism Program	205,000
<u>Equipment Replacement Fund</u>	
Vehicle Replacement – Various Departments	368,000
<u>SafeLight Fund</u>	
Continuation of Traffic Safety Programs	197,000
Thermoplastic Markings Machine & Traffic Sign Printer	110,000
<u>Narcotic Seizure Fund</u>	
Rifle Replacement Program	22,500
<u>Environmental Waste Services Fund</u>	
Recycling Partnership Contract – FCC Environmental	138,000
<u>General Fund</u>	
Erosion Control Expenses – Hinton Landfill	27,700
<u>Water Utility Fund</u>	
Water Rate Study	65,000
<u>Various Funds</u>	
Rollover of Purchase Order Encumbrances	<u>12,565,434</u>
 TOTAL SUPPLEMENTAL APPROPRIATION	 <u>\$17,853,802</u>

Attachments

PO Rollover List
BA #1 - Financial Summary

ATTACHMENT A
2017-18 Rollover
(With Detail of PO's Over \$25,000)

<i>Fund/Department</i>	<i>PO Description</i>	<i>Amount Outstanding 9/30/2018</i>
<u>General Fund</u>		
Environmental Waste Services - Disposal	Leachate Repair	\$59,864
Fire	Professional Services	46,200
	Fire Hose	27,192
Library	Furniture	81,000
	Library Master Plan	99,554
Parks, Recreation & Cultural Arts	Parks Master Plan	138,545
	Mowing Tractor	116,632
	Truck with Litter Compactor	81,124
Non-Departmental	Bond Program Consultant	160,161
Various	PO's Under \$25,000	264,933
Sub-Total General Fund		<u>\$1,075,205</u>
<u>Customer Service</u>		
	Revenue Protection Software	\$40,000
	PO's Under \$25,000	11,082
Sub-Total Customer Service Fund		<u>\$51,082</u>
<u>Economic Development Fund</u>		
	Image Management Advertising Campaign	\$131,500
	South Garland Avenue Catalyst Study	70,862
	PO's Under \$25,000	1,550
Sub-Total Economic Development Fund		<u>\$203,912</u>
<u>Electric Utility Fund</u>		
	Professional Services	\$369,381
	Equipment Rental	41,158
	Multipurpose Trailer	45,186
	PO's Under \$25,000	219,755
Sub-Total Electric Utility Fund		<u>\$675,480</u>
<u>Equipment Replacement Fund</u>		
Police	Two 2018 12-Passenger Chevrolet Vans	\$54,496
Police	One 2019 Pursuit Tahoe	35,002
Fire	One 2019 Ford Crew Cab Pickup Truck	31,695
Engineering	Two 2019 Light-Duty Pickup Trucks	93,192
Parks, Recreation & Cultural Arts	One 2019 Chevrolet Traverse	25,975
Parks - Ground Maintenance	Two 2019 Ford F-450 with Compactor Unit	162,648
Parks - Medians and ROW	One 2018 Ford F-450 99T Diesel Truck	163,323
Parks - Facilities & Irrigation	Four 2019 Light-Duty Pickup Trucks	242,743
GP&L - Electric Transmission	Condor Bucket Truck	129,911
GP&L - Metering/Power Quality	One 2018 Chevrolet 2500 Truck	30,420
GP&L - Substations	Two 2018 Chevrolet 3500 Heavy Duty Trucks	102,949
GP&L - Distribution	One 2018 Ford F-350 Truck	48,866

ATTACHMENT A
2017-18 Rollover
(With Detail of PO's Over \$25,000)

<i>Fund/Department</i>	<i>PO Description</i>	<i>Amount Outstanding 9/30/2018</i>
<u>Equipment Replacement Fund</u> (Continued)		
Wastewater Collection	Three 2019 Ford Service Body Trucks	\$153,003
Wastewater Treatment	Two 2019 Ford F-250 Service Body Trucks	64,820
Wastewater Treatment	One 2019 Ford F-450 Service Body Truck	62,796
Information Technology	One 2019 Ford F-150 Truck	35,018
Stormwater Management	One 2018 Chevrolet 3500 Crew Cab Truck	38,020
Facilities Management	One 2019 Chevrolet Colorado	25,705
Fleet Services	One 2019 Ford F-250 Truck	40,009
Customer Service	Four 2019 Ford F-150 Trucks	103,035
	PO's Under \$25,000	37,815
Sub-Total Equipment Replacement Fund		\$1,681,441
<u>Facilities Management Fund</u>		
	New Chevy Traverse	\$25,975
	PO's Under \$25,000	73,250
Sub-Total Facilities Management Fund		\$99,225
<u>Information Technology Fund</u>		
	Service Contracts	\$119,189
	Consulting Services	139,137
	PO's Under \$25,000	96,365
Sub-Total Information Technology Fund		\$354,691
<u>Information Technology Replacement Fund</u>		
	Network Infrastructure	\$214,636
	Toughbook Replacements	36,895
	PO's Under \$25,000	38,806
Sub-Total Information Technology Replacement Fund		\$290,337
<u>Infrastructure Repair & Replacement Fund</u>		
	Paving Services	\$5,782,710
	Engineering Services	248,580
	Two Dump Trucks	277,770
	Seven Trailers	114,261
	PO's Under \$25,000	66,118
Sub-Total Infrastructure Repair & Replacement Fund		\$6,489,439
<u>SafeLight Fund</u>		
	Crash Summary Report	\$93,880
Sub-Total SafeLight Fund		\$93,880

ATTACHMENT A
2017-18 Rollover
(With Detail of PO's Over \$25,000)

<i><u>Fund/Department</u></i>	<i><u>PO Description</u></i>	<i><u>Amount Outstanding 9/30/2018</u></i>
<u>Stormwater Management Fund</u>		
	Engineering Services	\$128,571
	PO's Under \$25,000	64,909
Sub-Total Stormwater Management Fund		<u>\$193,480</u>
<u>Water Utility Fund</u>		
	Professional Services	\$360,832
	Audiovisual Equipment Upgrades	28,000
	PO's Under \$25,000	153,207
Sub-Total Water Utility Fund		<u>\$542,039</u>
<u>Wastewater Utility Fund</u>		
	Professional Services	\$331,453
	Equipment Maintenance	103,240
	PO's Under \$25,000	268,279
Sub-Total Wastewater Utility Fund		<u>\$702,972</u>
<u>All Other Funds</u>	PO's Under \$25,000	<u>\$112,251</u>
<u>TOTAL OUTSTANDING PO's</u>		<u>\$12,565,434</u>

ATTACHMENT B

Proposed Budget Amendment FY 2018-19 Operating Budget

	<u>BA #1</u>	<u>BA #1 PO Rollover</u>	<u>Total Budget Amendments</u>
REVENUES AND EXPENDITURES			
Sources of Funds:			
Fund Balance - Prior Year	\$5,288,368	\$12,565,434	\$17,853,802
Total Funds Provided	<u>\$5,288,368</u>	<u>\$12,565,434</u>	<u>\$17,853,802</u>
Use of Funds - Expenditures:			
General Fund (See Detail in Notes)	\$27,700	\$1,075,205	\$1,102,905
Electric Utility Fund	0	675,480	675,480
Water Utility Fund	65,000	542,039	607,039
Wastewater Utility Fund	0	702,972	702,972
Environmental Waste Services Fund	138,000	2,437	140,437
Infrastructure Repair & Replacement Fund	2,900,000	6,489,439	9,389,439
Stormwater Management Fund	0	193,480	193,480
Firewheel Fund	0	13,160	13,160
Recreation Performance Fund	0	30,570	30,570
Hotel/Motel Tax Fund	205,000	27,610	232,610
SafeLight Fund	307,000	93,880	400,880
Economic Development Fund	0	203,912	203,912
Downtown TIF Fund	0	24,740	24,740
Group Health Insurance Fund	0	8,330	8,330
Narcotic Seizure Funds	22,500	235	22,735
Equipment Replacement Fund	368,000	1,681,441	2,049,441
Customer Service Fund	0	51,082	51,082
Facilities Management Fund	0	99,225	99,225
Fleet Services Fund	0	1,950	1,950
Information Technology Fund	0	354,691	354,691
IT Replacement Fund	1,255,168	290,337	1,545,505
Warehouse Fund	0	3,219	3,219
Total Expenditures	<u>\$5,288,368</u>	<u>\$12,565,434</u>	<u>\$17,853,802</u>
Notes:			
General Fund -			
Code Compliance	\$0	\$7,892	\$7,892
Engineering	0	2,925	2,925
EWS - Disposal	27,700	87,011	114,711
Fire	0	127,197	127,197
Human Resources	0	5,000	5,000
Library	0	85,046	85,046
Municipal Court	0	2,625	2,625
Parks, Recreation & Cultural Arts	0	433,497	433,497
Police	0	38,294	38,294
Purchasing	0	7,486	7,486
Transportation	0	18,517	18,517
Non-Departmental	0	259,715	259,715
Sub-Total General Fund	<u>\$27,700</u>	<u>\$1,075,205</u>	<u>\$1,102,905</u>



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: 03/05/2019

Item Title: 2019 Proposed CIP Public Hearing

Submitted By: Ron Young, Budget Director

Summary of Request/Problem

A public hearing will be held on the 2019 Proposed Capital Improvement Program (CIP). At the public hearing, all interested persons will be given the opportunity to be heard for or against the Proposed program. The 2019 Proposed CIP has been available for public inspection in the City's libraries and the City Secretary's Office and has been on the City's website since February 20, 2019.

A public hearing was also held on February 26, 2019.

Recommendation/Action Requested and Justification

Receive public comment.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

6.

Meeting Date: 03/05/2019

Item Title: Adoption of 2019 Capital Improvement Program

Submitted By: Ron Young, Budget Director

Summary of Request/Problem

On February 19, 2019, the City Council was presented with the Proposed Capital Improvement Program (CIP) for 2019. The 2019 Proposed CIP has been available for public inspection in the City's libraries and the City Secretary's Office and has been on the City's website since February 20, 2019. The City Council held a Special Budget Work Session on February 26, 2019, to review the proposed program. In addition, a Public Hearing on the Proposed CIP was held on February 26, 2019.

An ordinance reflecting the 2019 CIP for the City of Garland, as proposed by the City Manager and as amended by the City Council, will be prepared based on direction received at the Monday, March 4, 2019, City Council Work Session.

Recommendation/Action Requested and Justification

Approve, by ordinance, the 2019 Capital Improvement Program.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7.a.

Meeting Date: 03/05/2019

Item Title: Z 18-33 Development Engineering Consultants, LLC (DEC) (District 1)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval of 1) an Amendment to Planned Development (PD) 03-53 for Freeway Uses, 2) an amended Concept Plan, and 3) a Detail Plan for Dwelling, Multi-Family Uses.

OWNER

Valley Creek/State Highway 190 Partners L & S Land Company, Ltd.

PLAN COMMISSION RECOMMENDATION

On February 11, 2019 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of the request as presented by the applicant.

STAFF RECOMMENDATION

Approval of the request as presented by the applicant.

BACKGROUND

In 2003 City Council approved Planned Development (PD) 03-53 District to allow the development of a mixed-use town center regional shopping mall and complementary peripheral development. PD 03-53 requires review of a Detail Plan through a public hearing process. With PD 03-53 portions of the overall site were assigned as individual tracts.

The core tract of the Planned Development has been constructed with an urban style, outdoor-oriented shopping mall. At the north end of the core shopping area, townhouses and an apartment complex have been developed.

The Development Design Intent of the overall zoned property is to create a unified development with linked vehicular and landscaped pedestrian pathways that connect throughout, including a unified architectural themed development in respect to massing, façade details, materials, roof details, and similar features. The zoning includes specific regulations for building design, landscaping, and signage.

The applicant has brought forward a proposal only for Tract 2 of PD 03-53. The proposal is to amend PD 03-53 development conditions, amend the Concept Plan, and for a Detail Plan.

The site is also zoned Planned Development (PD) 12-36 District for regulation of free standing signs. This application proposes no changes to PD 12-36.

SITE DATA

The subject property contains approximately 39.14 acres in area. The portion of the site proposed for multi-family development contains approximately 570 lineal feet of frontage along Firewheel Parkway. The multi-family development will be accessed from two points along Firewheel Parkway. Future development sites are reserved to the north and south of the multi-family parcel. These sites are designated on the Tract 2 plan for retail/commercial use and multi-family development. Additionally, those sites will be subject to future Detail Plan review.

USE OF PROPERTY UNDER CURRENT ZONING

The site is currently undeveloped. The Planned Development (PD) 03-53 District identifies Tract 1 and Tract 2 for development regulations. Tract 1, the core area of the Firewheel Town Center, is allowed uses including include retail, office, restaurant and personal services.

Tract 2, the subject of this application, is allowed Multi-Family Use, Retail Sales with Gas Pumps (Fuel Pumps, Retail), Temporary Outdoor Sales, and Commercial Antenna Type 2 (Commercial Antenna) uses. The ground floor of Multi-Family Use buildings is limited to non-residential purposes. Additionally, a maximum of 600 multi-family units are permitted with an allowable density of sixty (60) units per acre.

A Detail Plan is proposed for Multi-Family Use on a portion of Tract 2. The applicant also seeks to modify Tract 2 to allow retail uses at the northeast corner of President George Bush Tollway (PGBT) and Firewheel Parkway rather than within each multi-family building. Additionally, the unit maximum is proposed for clarification in terms of density and maximum unit count. Finally, the applicant seeks to clarify future access to property located east of Tract 2.

CONSIDERATIONS

Amendment to Planned Development (PD) 03-53:

1. This project consists of Tract 2 of the Firewheel Town Center development. Tract 2 is allowed Multi-Family, Retail Sales with Gas Pumps (Fuel Pumps, Retail), Temporary Outdoor Sales, and Commercial Antenna Type 2 (Commercial Antenna) uses. The ground floor of Multi-Family Use buildings is limited to non-residential purposes. The applicant proposes to establish Tract 2 with four (4) lots as shown on the proposed Concept Plan. A Detail Plan request is included with this application, for Lot 1 only.
2. The proposal would retain the approved uses, except commercial uses would not be required on the ground floor areas of multi-family development on Tract 2. The Concept Plan further designates four lots as follows: Lots 1, 2, and 4 for multi-family uses, and Lot 3 for retail uses.
3. The site's Planned Development (PD) 03-53 District restricts the site to 600 multi-family units with an allowable density of sixty (60) units per acre. The existing condition is unclear with regard to whether the unit count or the density is the deciding factor for development. This proposal intends to provide clarity. The maximum aggregate unit count is proposed at 1,800 multi-family units on Tract 2. This application proposes 319

units on Lot 1, reducing the future available number of multi-family units from 1,800 to 1,481 on Tract 2.

4. Where development requirements are not established in the Planned Development regulations, the Garland Development Code (GDC) controls the standards. Multi-family use is required a minimum of forty percent (40%) of the gross platted area of the site must be devoted to landscaping, open space areas, pools, and similar outdoor recreational activity areas. On Lot 1 the proposed multi-family use on Lot 1 includes approximately twenty-seven percent (27%) open space.

Although at this time the other Tract 2 lots are not proposed with development, the applicant's request is to establish standards that contribute to a more urban style development and reduce the required open space to ten percent (10%) of each project regardless of the use. The GDC open space requirement for commercial uses is ten percent (10%).

5. On Tract 2 the applicant desires to allow carports to cover two rows of parking for a maximum coverage of twenty (20) parking spaces, whereas the GDC limits carport coverage to no more than ten (10) parking spaces. In addition the applicant seeks to clarify that the site be allowed tandem parking outside of an attached, covered parking space to satisfy the amount of required parking. While tandem parking is not objectionable with a known Detail Plan where each component of the development is displayed, future Lots should be reviewed on a case by case basis to assure tandem parking is, at a minimum safely designed and reasonable in relation to the uses allowed. Therefore, the conditions are to allow tandem parking with this proposal and for further consideration with the future Detail Plans for Lots 2, 3, and 4.
6. With the Lot 1 Detail Plan, the applicant proposes a site plan for Dwelling, Multi-Family development with eleven (11) residential buildings, a leasing office building, and a clubhouse. The residential buildings are three (3) stories with a maximum height of forty-two (42) feet. A condition is included to allow the maximum height of forty-four (44) feet in order to accommodate the GDC method of measuring height from finished grade. The leasing office building as well as the club house are one-story and have a height of twenty-three (23) feet for both buildings. In comparison, the GDC maximum building height for Multi-Family (MF) District development is forty (40) feet, and the Firewheel Town Center Core of PD 03-53 is allowed a maximum height of fifty-five (55) feet. Further, the application proposes a building height at a maximum of seventy-five (75) feet on other portions of Tract 2; PD conditions are included that would instead defer review of height with the Detail Plans submitted for the other portions of Tract 2.
7. In response to the urban character established by the existing zoning, the design of Lot 1 is set out with buildings fronting the site boundaries with the exception of the north property line, and having the parking and service areas behind the buildings with limited visibility to the street and adjacent properties. Specifically, three buildings address Firewheel Parkway including two residential buildings and the leasing building. Sidewalks and landscaping along the perimeter of the site encourage and captures the intent of a more urban development impression. The existing Planned Development states that the streets are the most important public space within the development and the building massing and orientation is to reinforce and enhance the streetscape by creating quality public spaces and pedestrian corridors. The proposal sets the building on the required

thirty-foot setback in front of which the landscape buffer is to be planted with canopy trees and other materials creating a walkable frontage.

8. The multi-family Site Plan proposes future vehicular and pedestrian connections to the north and south, to Lots 2, 3, and 4. Furthermore, the applicant has proposed to establish a future connection to property east of Lot 4, through Lot 3 and connecting to Firewheel Parkway.
9. The GDC establishes a parking ratio of one parking space per efficiency unit, one and a half (1.5) parking spaces per each one-bedroom dwelling unit and two (2) parking spaces per each dwelling unit with two (2) or more bedrooms; therefore, the proposed Dwelling, Multi-Family would require 521 parking spaces. The proposed development provides 525 parking space in compliance with the GDC. In addition, a minimum of fifty percent (50%) of the required parking spaces must be covered parking; 319 parking spaces or sixty-one percent (61%) of the required parking will be covered parking. Although not drawn on the Site Plan, the applicant proposes to allow tandem parking spaces if needed and these spaces would exceed the parking data mentioned in this table. Additionally the construction drawings would be required to demonstrate that any tandem parking spaces fully meet size, safety and any other requirements of the GDC and City regulations.
10. With Lot 1, the building setback along Firewheel Parkway is thirty (30) feet and the buildings are placed generally parallel to the right-of-way line whereas the GDC requires the buildings to be set at a 30-degree angle to the right-of-way line. A parallel placement of the buildings is conducive to the intent of an urbanized and more compact walkable development style.
11. The Garland Development Code (GDC) prescribes a number of other requirements. These include storage space, clubhouse, swimming pool, and leisure areas. The submitted Lot 1 plans show the club house and leisure spaces that satisfy the GDC. However, the applicant proposes one swimming pool with approximately 1,600 square feet or more of surface water whereas the GDC requires two swimming pools with a minimum of 800 square feet each for developments with more than 250 dwelling units.
12. The proposed landscaping conforms to the screening and landscaping requirements of the Planned Development (PD) District 03-53 and the GDC.
13. PD 03-53 contains specific requirements for building design. The proposed design conforms to these requirements:
14. Buildings employ “four-sided architecture”; comparable materials are used on exposed sides of the buildings and loading areas are behind buildings, and are screened from the street.
 - Buildings consisting of 30,000 square feet or more contain a minimum two foot offset.
 - Buildings contain details and elements that such as awnings, canopies, and architectural features that encourage diversity and articulation of the surfaces. The roof lines are similar to the existing apartment and town house development north of the core of the town center.

- Freestanding enclosure of trash containers are shown with materials to match the buildings. While the GDC precludes the use of stucco on refuse enclosures, PD 03-53 does not preclude stucco.
- Buildings employ features to emphasize entrances.

15. No details or deviation requests were provided regarding signage. All signage will be in compliance with the applicable standards of PD 03-53 and the Garland Development Code (GDC).

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers, which are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional centers may be found along major highways and turnpikes, and at significant bus or rail stations.

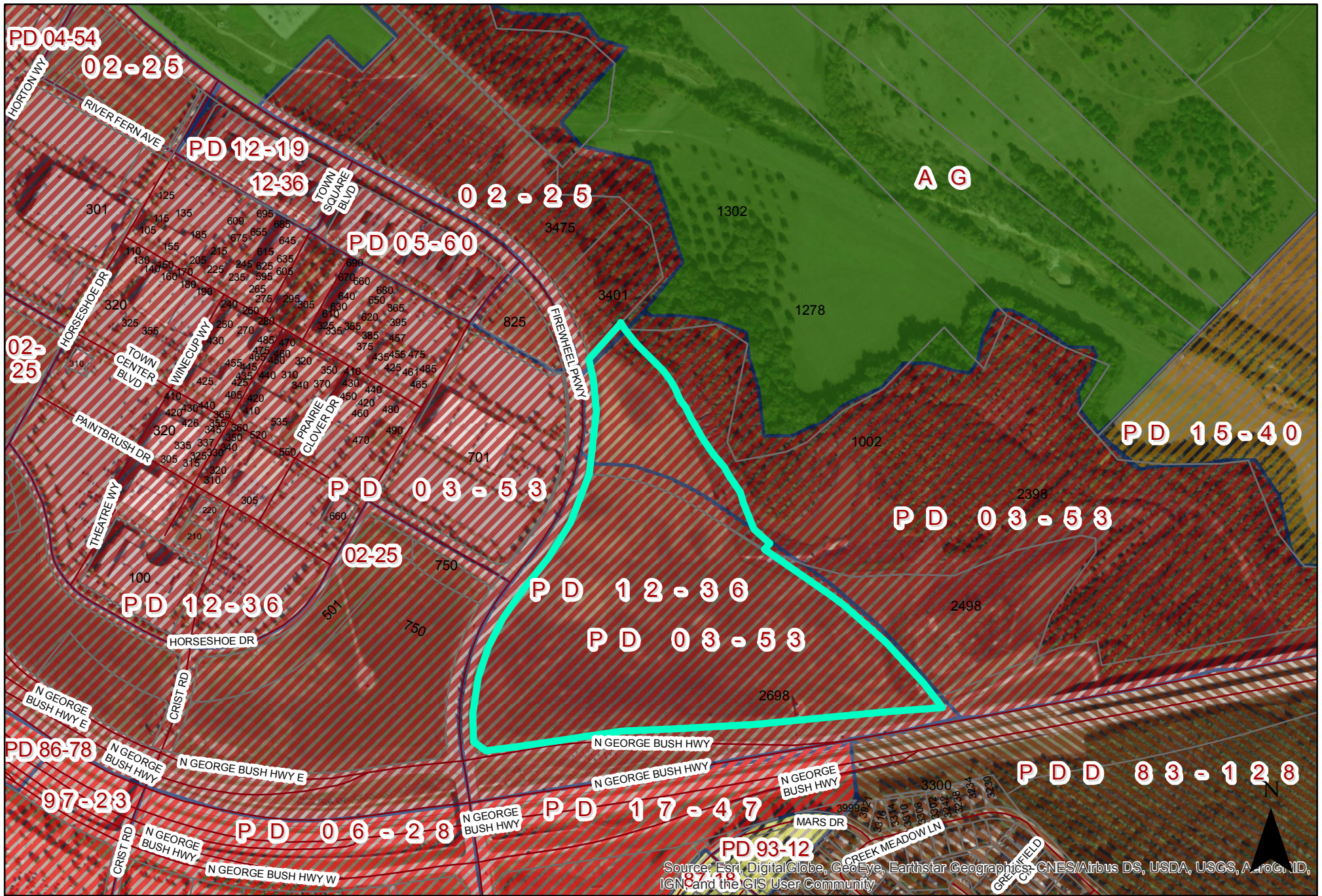
Regional centers generally cover an area greater than thirty (30) acres and consist of one or more buildings with more than 450,000 square feet of gross leasable area. This development type typically serves a five to fifteen-mile radius trade area, within a 20 minute drive time, and serves a minimum population of 150,000.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are within the boundaries of the subject site's Planned Development (PD) 03-53 District. The properties to the north, east, and south are unimproved. To the west is the Firewheel Town Center regional shopping mall and associated uses. Multi-family development is intended for this site and is compatible with the nearby development.

Attachments

Z 18-33 Development Engineering Consultants, LLC (DEC) Attachments and Exhibits
 Z 18-33 Development Engineering Consultants, LLC (DEC) Notification Responses
 Z 18-33 Development Engineering Consultants, LLC (DEC) Staff Presentation



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 300 600 Feet

1 inch = 552 feet

ZONING MAP Z 18-33



INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-33

3400 Firewheel Parkway

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of Mixed Uses.
- 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 (MF) District as set forth in Chapter 2 of the Garland Development Code, and Planned Development (PD) District 03-53 and Planned Development (PD) District 12-36 are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Concept Plan:** The development shall be in general conformance with the Concept Plan set forth in Exhibit C; however in the event of a conflict between the Concept Plan and Specific Regulations below, the Specific Regulations shall apply.
- Detail Plan:** Development on Lot 1 of Tract 2 shall be in general conformance with the Detail Plan labeled Exhibit D. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall govern.
- V. Specific Regulations to the Concept Plan:**
- A. Permitted Uses:** Ground floor retail use is not required in multi-family buildings within Tract 2. Additionally Lot 3 (being the northeast corner of S.H. 190 and Firewheel Parkway) shall be limited to nonresidential uses currently allowed for Tract 2 as stated in Planned Development (PD) District 03-53.

- B. Maximum Number of Dwelling Units: The maximum permitted aggregate number of dwelling units on Tract 2 is 1,800 multi-family units.
- C. Building Height: The maximum permitted building height for Lot 1 is as indicated below. Future building height on the other portions of Tract 2 shall be reviewed with future Detail Plans.
- D. Carports: Carports shall be no more than ten (10) parking stalls in length in each instance and cover a maximum of twenty (20) parking spaces and two rows of parking maximum throughout Tract 2 in each instance.
- E. Future Access:
- (1) In the event the real property abutting Tract 2 on the east (the "East Offsite Tract") is developed in the future, then the owner(s) of the portion of Tract 2 south of Lot 1 shall cooperate with the City of Garland and the then owner of the East Offsite Tract to provide a location for an appropriate access easement across such portion of Tract 2, so long as all construction, lighting, and maintenance of such access is done per prevailing city standards.
 - (2) Lot 1 shall provide vehicular access to Lot 2 and to Lot 4 as shown on the Concept Plan (Exhibit C) and Detail Plan (Exhibit D).
- F. Open Space: Lot 1 shall provide open space as indicated below. All remaining Detail Plans submitted for each project within Tract 2 shall provide site and perimeter landscaping for a minimum of ten percent (10%) of the total site area for each such project. Any required buffers and internal landscaping areas shall count towards meeting the total landscape area requirement. Additionally, all portions of Tract 2 (including Lots 1, 2, 3, and 4) shall comply with the following conditions:
- (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.

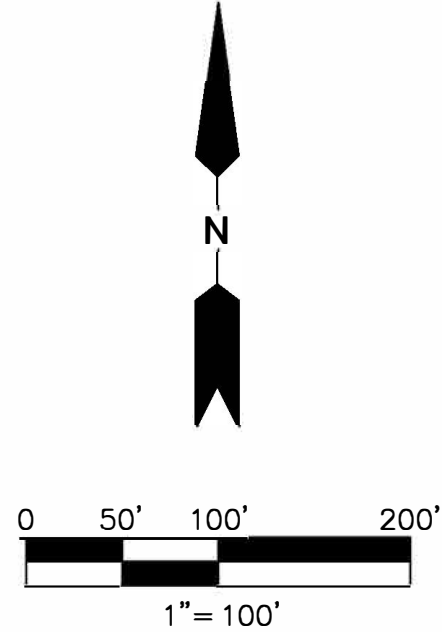
- (2) Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance 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.

VI. Specific Regulations to Lot 1:

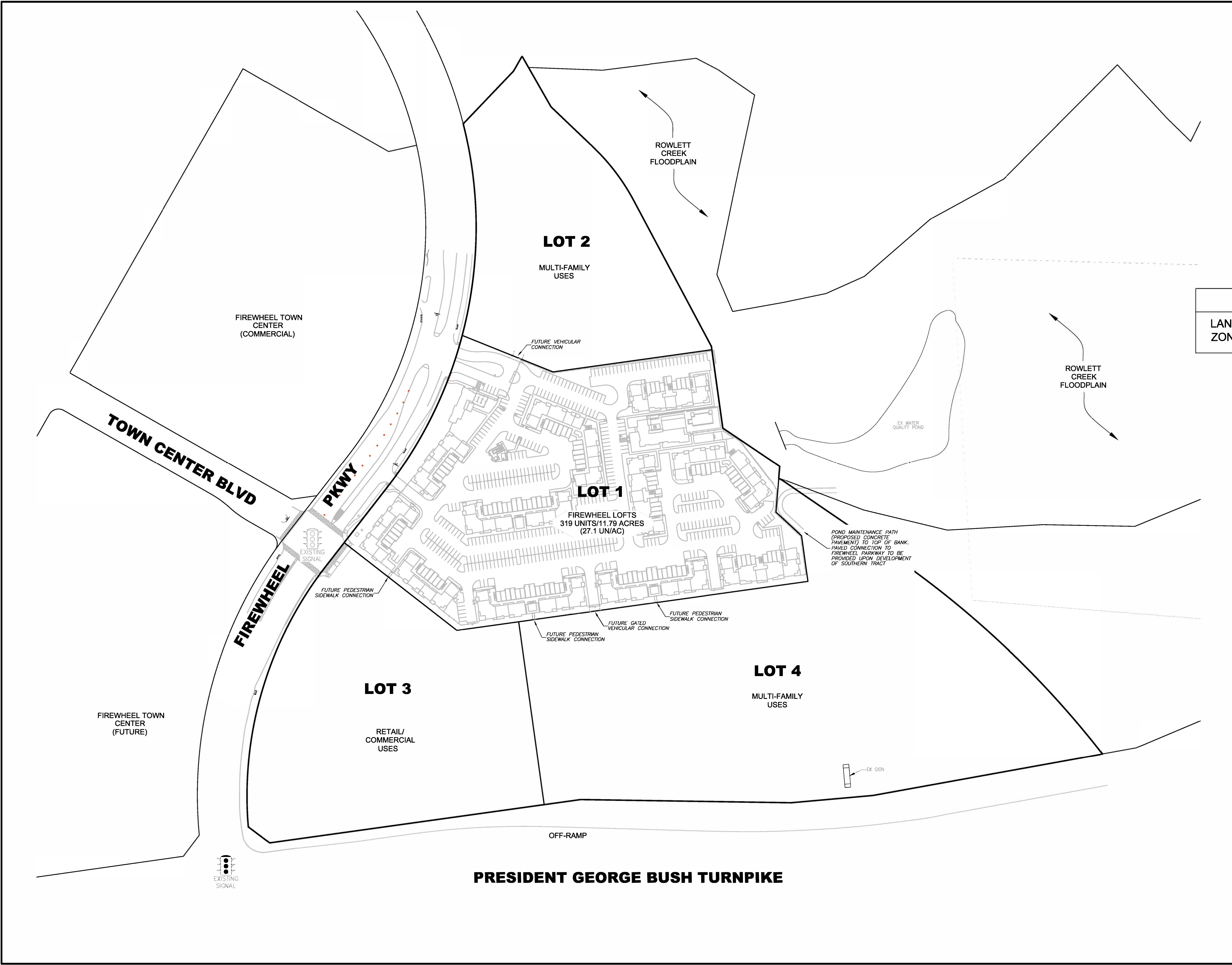
- A. Building Placement: Thirty-degree (30⁰) angled placement of buildings along street frontages is not required for Tract 2.
- B. Open Space: Lot 1 open space shall be provided as generally shown on the Detail Plan (Exhibit D) and Landscape Plan (Exhibit E).
- C. Tandem Parking: Tandem parking is allowed and may be counted towards the required amount of parking for Lot 1.
- D. Multi-Family Amenities: One swimming pool is allowed on Lot 1 as shown on the Detail Plan (Exhibit D).
- E. Site Plan: Development of the proposed Multi-Family project on Lot 1 shall be in general conformance with the Detail Plan labeled Exhibit D.
- F. Screening and Landscaping: Screening and landscaping for the multi-family project on Lot 1 shall be in general

conformance with the landscape plan labeled Exhibit E. In addition, the Concept Plan Open Space conditions above shall apply to all of Tract 2 including Lot 1.

- G. Elevations: Building and structure elevations for the multi-family project on Lot 1 shall be as shown generally on the elevations labeled Exhibit F.
- H. Building Height: The maximum permitted building height for the multi-family project on Lot 1 is forty-four (44) feet for the elevations shown on the elevation plans (Exhibit F).
- I. Future Access: Vehicular and pedestrian access from Lot 1 shall be provided to Lot 2 and Lot 4 as shown on the Detail Plan (Exhibit D).



SITE DATA	
LAND AREA:	±39.1 ACRES
ZONING:	PD03-53 & PD12-36



CASE NO. 180208-3

CONCEPT PLAN			
TRACT 2 - FIREWHEEL TOWN CENTER			
NEC PGBT & FIREWHEEL PARKWAY			
THE CITY OF GARLAND, TEXAS			
	DESIGN		
			
	405 STATE HIGHWAY 121, SUITE A250 LEWISVILLE, TEXAS 75067 (214) 274-4039 TBPE FIRM NO. F-202255		
	DATE	DEC. FILE NO.	
01/29/19		0051	
CITY FILE NO.		SHEET NO.	
180208-3		C	

SITE AREA:	11,79 ACRES (51,719 SF)
ZONING:	PLANNED DEVELOPMENT PD 03-63 AND PD 12-38
PROPOSED ZONING:	PLANNED DEVELOPMENT
CURRENT USE:	UNDEVELOPED
PROPOSED USE:	MULTI-FAMILY
MAX BUILDING HEIGHT:	4-2 FT
BUILDING AREA:	154,234 SF [NO MAXIMUM]
BUILDING COVERAGE:	30.0% [40% MAXIMUM]
FLOOR AREA RATIO:	0.621 [NO MAXIMUM]
DENSITY:	27.915 UNITS/AC [60 UNITS/ACR MAXIMUM]
CRD CRD:	130.855 SF (72.2%)
IMPERVIOUS AREA:	73.214 SF (72.8%)
LOADING SPACES:	N/A
PARKING SPACES REQUIRED:	521 SPACES [OFF-STREET + 1.5% BORN + 22(3) BORN]
PARKING SPACES PROVIDED:	319 COVERED [1 PER UNIT]
	COVERED: 319 SPACES (106 ATTACHED)
	SURFACE: 202 SPACES
	TOTAL: 521 SPACES (116 AC)

**TOWN
CENTER
BLVD**
(50' RIGHT-OF-WAY)

LEGEND	
	EXISTING LIGHT POLE
	EXISTING FIRE HYDRANT
	EXISTING SIGN
	EXISTING POWER POLE
	PROPOSED FIRE HYDRANT
	PROPOSED DOMESTIC WATER METER

VICINITY MAP
NTS

ROWLETT CREEK
100 YR FLOODPLAIN -47
PER FEMA FIRM
48113C0230K DATED
7/7/2014

EXHIBIT D

CASE NO. 180208-3

BUILDING DATA					
UNIT	AREA PER UNIT	BUILDING TYPE			
		A	B	C	D
EFFICIENCY	0.75 SF	0	0	0	30
1 BEDROOM	7-87 SF	16	20	13	1675
2 BEDROOM	1,139-1,226 SF	6	12	12	6
3 BEDROOM	1,464 SF	6	12		96
LEASING OFFICE	3,102 SF				18
CLUBHOUSE	4,289 SF				
TOTAL FLOOR AREA (SF) PER BUILDING (CONDITIONED AREAS)					
UNITS PER BUILDING		31,366	31,702	24,102	18,938
		34	38	25	122
NO. OF BUILDINGS		3	2	3	
TOTAL UNITS		102	78	76	66
TOTAL FLOOR AREA (CONDITIONED AREAS)		94,098	63,404	72,306	56,814

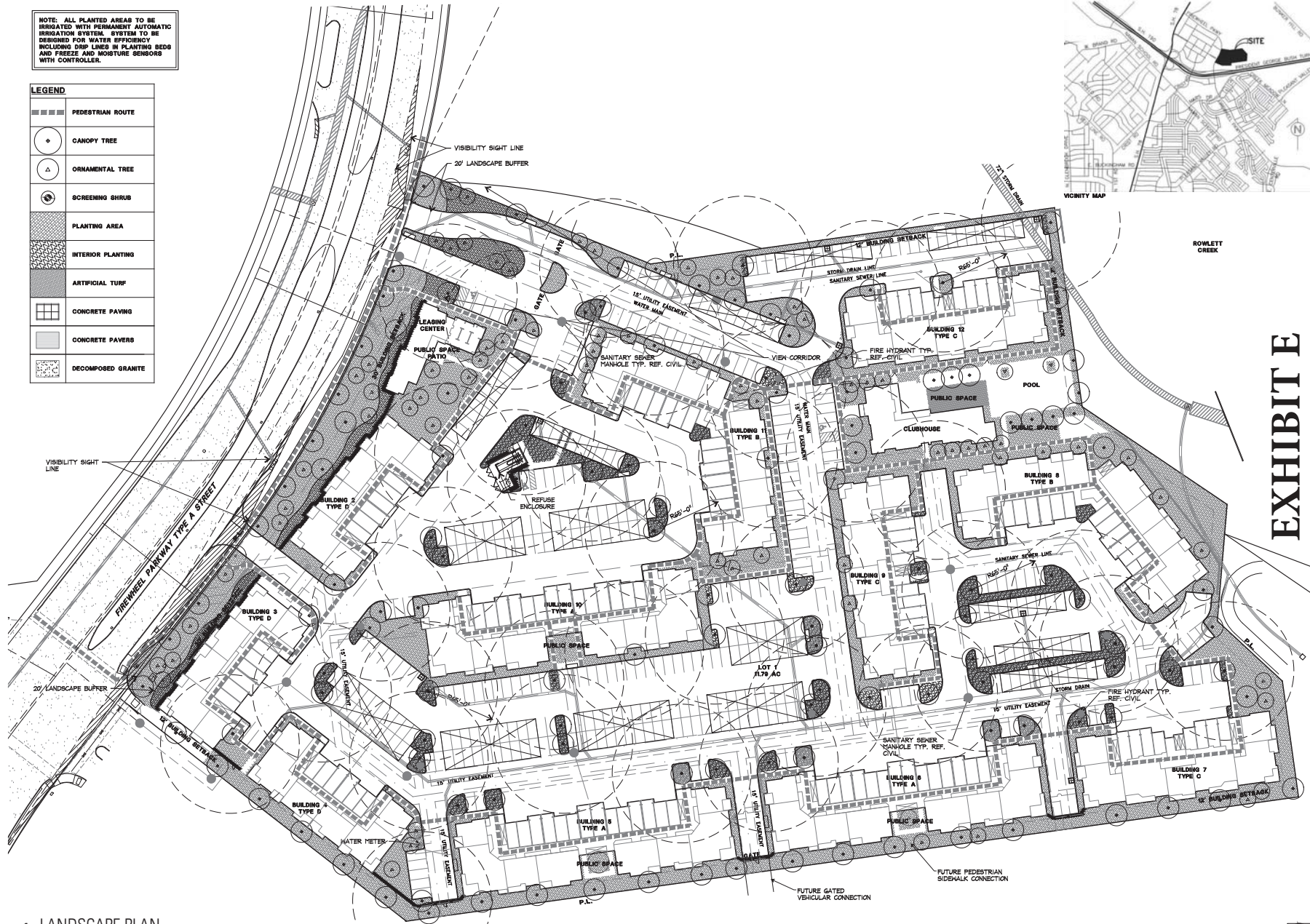
DEVELOPER
PHOENIX PROPERTY COMPANY
5950 SHERRY LANE, SUITE 320
DALLAS, TEXAS 75225
(214) 880-0350
CONTACT: GREGORY A. JONES

APPLICANT/ENGINEER
CATES-CLARK & ASSOCIATES, LLP
14800 QUORUM DRIVE, SUITE 200
DALLAS, TEXAS 75254
(972) 385-2272
CONTACT: DANIEL B. STEWART, P.E.

REV.	DATE	REMARKS					
SITE PLAN FIREWHEEL LOFTS NEC FIREWHEEL PARKWAY & TOWN CENTER BOULEVARD THE CITY OF GARLAND, TEXAS CALSCLARK 14800, Oceanum Drive, Suite 200 Dallas, Texas 75244 (972) 251-5555							
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.	
CCA	CCA	05/07/18	1"=40'	SCI	343-991 SITE	CO.1	

NOTE: ALL PLANTED AREAS TO BE IRRIGATED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM. SYSTEM TO BE DESIGNED FOR WATER EFFICIENCY INCLUDING DRIP LINES IN PLANTING BEDS AND FREEZE AND MOISTURE SENSORS WITH CONTROLLER.

LEGEND	
	PEDESTRIAN ROUTE
	CANOPY TREE
	ORNAMENTAL TREE
	SCREENING SHRUB
	PLANTING AREA
	INTERIOR PLANTING
	ARTIFICIAL TURF
	CONCRETE PAVING
	CONCRETE PAVERS
	DECOMPOSED GRANITE



ROWLETT CREEK

EXHIBIT E



Landcape Architects • Planners
2001 Bryan Street, Suite 1450
Dallas, Texas 75201
(214) 744-6757 Fax: (214) 744-6765
Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio

Project:
**FIREWHEEL LOFTS
CASE NO 180208-3**

SITE PLAN
SUBMITTAL

PHOENIX
PROPERTIES
GARLAND, TEXAS

Project Number:
D18011

Designed: CC, AH

Drawn: CC, AH

Reviewed: ML

Date Issued:
May 07, 2018

Revisions:

Sheet Title:
**LANDSCAPE
SITE PLAN**

Sheet Number:
L-1.01



Project:

FIREWHEEL LOFTS
CASE NO 180208-3SITE PLAN
SUBMITTALPHOENIX
PROPERTIES
GARLAND, TEXASProject Number:
D18011

Designed: CC, AH

Drawn: CC, AH

Reviewed: ML

Date Issued:
May 07, 2018

Revisions:

Sheet Title:
LANDSCAPE
SITE PLAN
TABULATIONS

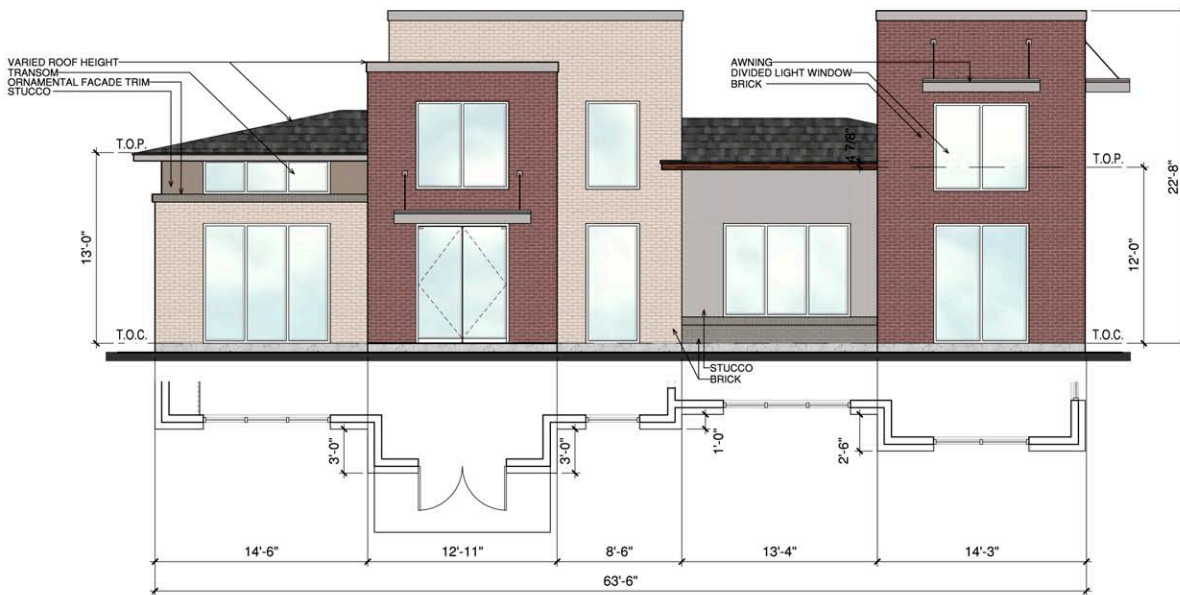
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L-1.02

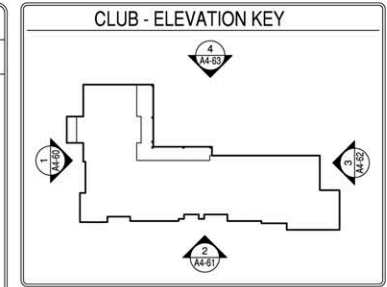
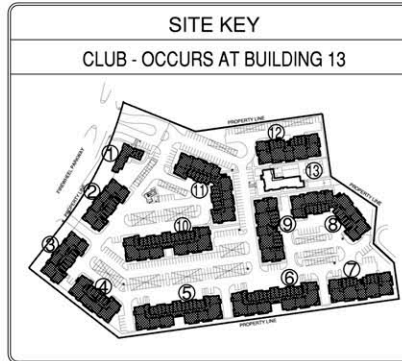
SITE DATA	
SITE AREA:	11.79 ACRES (513,719 SF)
ZONING:	PLANNED DEVELOPMENT PD 03-53 & PD 12-36
PROPOSED ZONING:	PLANNED DEVELOPMENT UNDEVELOPED
PROPOSED USE:	MULTIFAMILY
MAX BUILDING HEIGHT:	41.27 FT
BUILDING AREA:	154,234 SF
BUILDING COVERAGE:	30%
FLOOR AREA RATIO:	0.56:1
DENSITY:	27.1 UNITS/ACRE
OPEN SPACE:	139,805 SF (27.2%)
IMPERVIOUS AREA:	373,914 SF (72.8%)
LOADING SPACES:	N/A
PARKING SPACES REQUIRED:	521 SPACES TOTAL
PARKING SPACES PROVIDED:	319 COVERED
	COVERED & ATTACHED: 319
	SURFACE: 206 SPACES
	TOTAL: 525 SPACES

PLANT LIST					
SHADE TREES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
34	CT	CANOPY TREE	TBD	MIN. 3" CAL.; MIN. 7' HT	MIXTURE OF CANOPY TREES FROM CITY RECOMMENDED SPECIES LIST
ORNAMENTAL TREES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
72	OT	ORNAMENTAL TREE	TBD	MIN. 1.5" CAL.; MIN. 8' HT	MIXTURE OF ORNAMENTAL TREES FROM CITY RECOMMENDED SPECIES LIST
SHRUBS, ORNAMENTAL GRASSES, AND VINES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
314	SS	SCREENING SHRUB	TBD	MIN. 2' HT. AT INSTALL	MIXTURE OF SHRUBS FROM CITY RECOMMENDED SPECIES LIST
PERENNIALS, GROUNDCOVERS, AND ANNUALS					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	IP	INTERIOR PLANTING	NONE	NONE	PLANTING AREA WITHIN PARKING
	PA	PLANTING AREA	NONE	NONE	MIXTURE OF SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVERS

LANDSCAPE CALCULATIONS - FIREWHEEL LOFTS		
PER CITY OF GARLAND CODE OF ORDINANCES, PD 03-53 / PD 12-36 & GDC		
PROVISION	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA: 40% OF TOTAL SITE AREA TO BE LANDSCAPED		
	513,719 SF X 0.4 = 205,502 SF	139,805 SF
LANDSCAPE BUFFER FRONTAGE: 20' WIDE LANDSCAPE BUFFER ALONG STREET R.O.W. WITH TREES 50' O.C.		
	YES	YES
LANDSCAPE BUFFER FRONTAGE: ONE (1) CANOPY TREE AND SEVEN (7) ORNAMENTAL GRASSES (O.G.) OR SHRUBS PER 30 LINEAL FEET		
	579 LF / 30 = 20 TREES & 140 O.G. OR SHRUBS	20 TREES & 202 O.G. / SHRUBS
PARKING TREES: (1) 3" CALIPER TREE FOR EVERY 10 PARKING SPACES, WITH NO PARKING SPOT FARTHER THAN 65' FROM TREE		
TOTAL PARKING SPACES: 418	417 SPACES / 10 = 42 TREES	75 TREES
PARKING INTERIOR LANDSCAPE AREA: MIN. 5% INTERIOR LANDSCAPE AREA WITHIN PARKING AREA		
TOTAL PARKING 219,168 SF	219,168 SF X 5% = 10,984 SF	15,945 SF



1 CLUB FRONT ELEVATION
SCALE: 1/4" = 1'-0"



CLUB MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	55%	BRICK	669 SF 70%
STUCCO	14%	STUCCO	177 SF 20%
GLAZING	31%		
BUILDING FACADES COMPLY WITH:			
GGC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.83)			
MINIMUM MBL MASONRY CONSTRUCTION			
EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 8 ARCHITECTURAL ELEMENTS			
ELEMENT	ELEMENT		
AWNINGS/CANOPES	RECESSED ENTRY		
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS		
TRANSOMS	ORNAMENTAL FACADE TRIMS		
EQUIPMENT IS MOUNTED ON THE GROUND			

CLUB ARTICULATION		CLUB ARTICULATION	
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH: 63.5 FT. X 20% = 12.7 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH: 63.5 FT. X 20% = 12.7 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 63.5 FT. X 30% = 19.0 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	NA	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	12.5 FT

EXHIBIT F

REVISIONS

NO.	DATE	DESCRIPTION

FIREWHEEL LOFTS

GARLAND, TX

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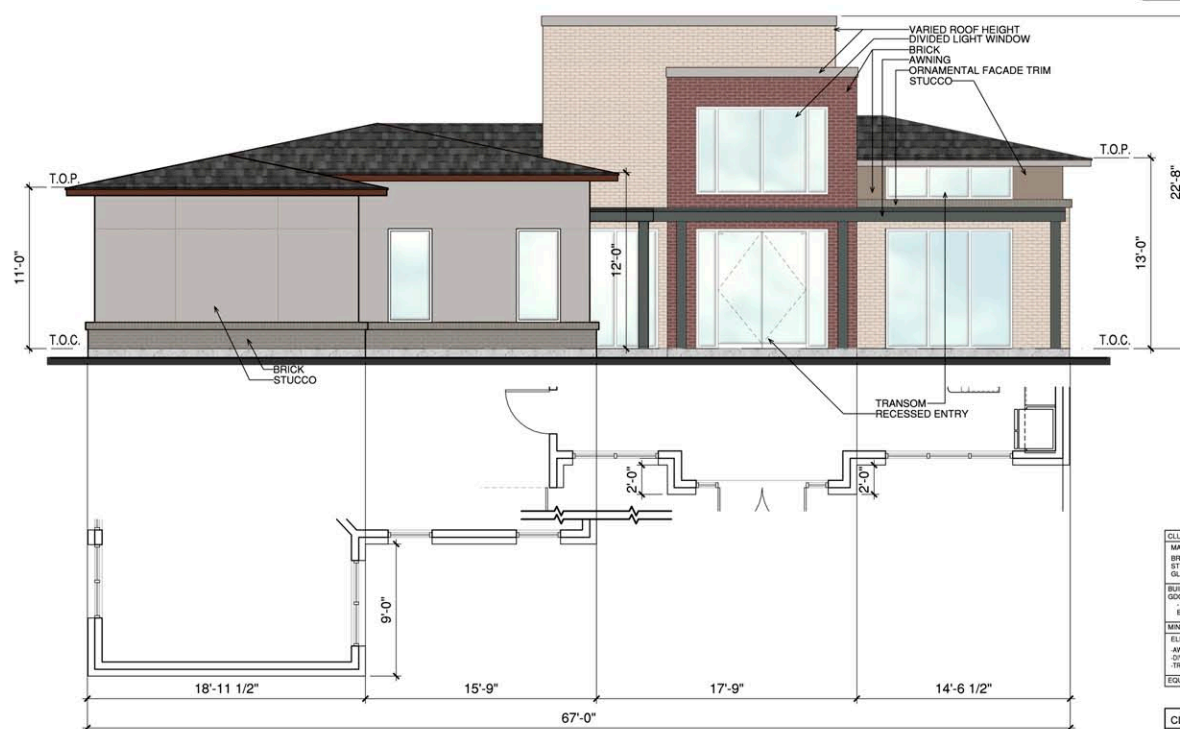
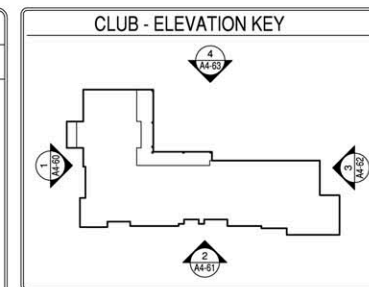
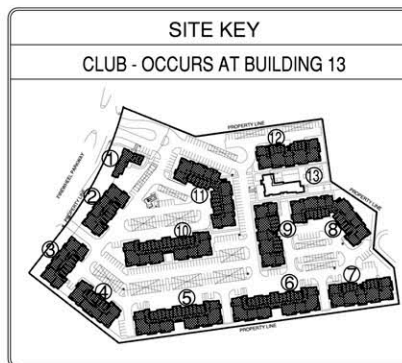
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DATE: 02-15-2019
PROJECT: 17236

SHEET NUMBER
A4-60
CLUB
EXTERIOR ELEVATIONS

EXHIBIT F



3 CLUB COURTYARD ELEVATION

VIEW FROM EAST PROPERTY
LINE AT BUILDING 13

CLUB MATERIAL CALCULATION	
MATERIAL	MATERIAL
BRICK 42%	BRICK 412 SF 5
STUCCO 28%	STUCCO 281 SF 4
GLAZING 30%	
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.8) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
JAWINGS/CANOPES	- RECESSED ENTRY
- DIVIDED LIGHT WINDOWS	- VARIOUS ROOF HEIGHTS
- TRANSOMS	- ORNAMENTAL FACADE TR
EQUIPMENT IS LOCATED ON THE GROUND	

CLUB ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FAÇADE LENGTH: 87'0 FT. X 20% = 13.4 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FAÇADE LENGTH: 87'0 FT. X 20% = 13.4 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FAÇADE LENGTH: 87'0 FT. X 30% = 20.1 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	NA	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	12.0



CLUB ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH 117.5 FT. X 20% = 23.5 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH 117.5 FT. X 20% = 23.5 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 117.5 FT. X 30% = 35.25 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	12.0 FT.

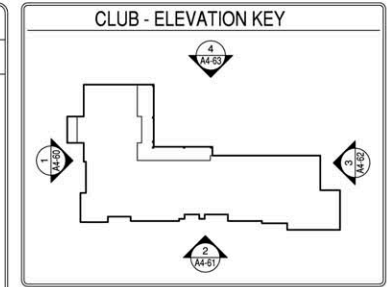
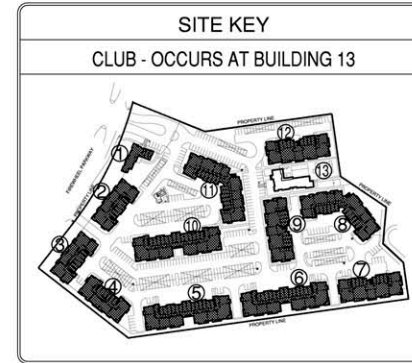
CLUB MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	22%	BRICK	306 SF 39%
STUCCO	35%	STUCCO	487 SF 61%
GLAZING	42%		

BUILDING FACADES COMPLY WITH:
 IRC CHAPTER 4 ARTICLE 6 DIVISION 01, SEC. 4.803
 MINIMUM 80% MASONRY CONSTRUCTION
 EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT	ELEMENT
AWNINGS/CANOPIES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIMS

EQUIPMENT IS LOCATED ON THE GROUND



4 CLUB END ELEVATION
SCALE: 1/4" = 1'-0"

EXHIBIT F

	REVISIONS <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>							FIREWHEEL LOFTS GARLAND, TX	REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION	BGO ARCHITECTS 4202 Beltway Rd. Addison, TX 75001 214.520.8878 bgonarchitects.com	COPYRIGHT © BGO Architects ALL RIGHTS RESERVED DATE 02-15-2019	SHEET NUMBER A4-63 CLUB EXTERIOR ELEVATIONS
PROJECT 17236												



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FIREWHEEL GARLAND, TX

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DATE
02-15-2019

PROJECT
17236

A4-50
LEASING
EXTERIOR ELEVATIONS

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LEASING MATERIAL CALCULATION			
MATERIAL	52%	BRICK	807 SF 83%
STUCCO	11%	STUCCO	174 SF 17%
GLAZING	37%		

BUILDING FACADES COMPLY WITH:
GCC CHAPTER 4, ARTICLE 4, DIVISION (1, SEC. 4.85)
MINIMUM 80% MASONRY CONSTRUCTION
EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
AWNINGS/CANOPIES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIMS

EQUIPMENT IS LOCATED ON THE GROUND

1 LEASING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

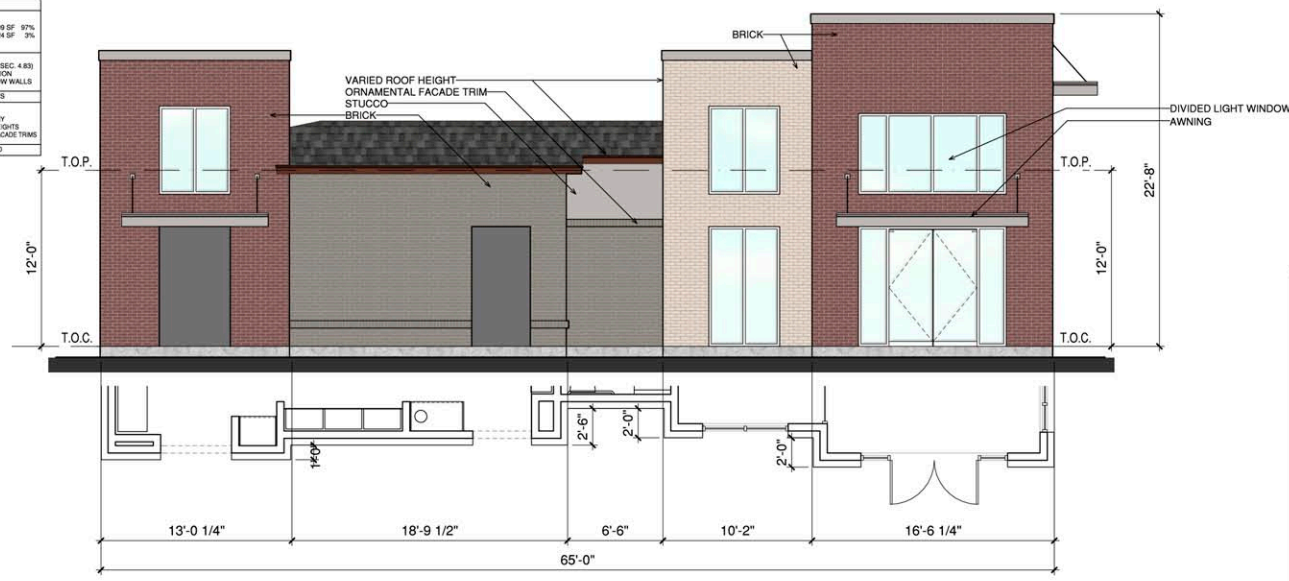
LEASING ARTICULATION	
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH: 65.0 FT. X 20% = 13.0 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK BUILDING FACADE LENGTH: 65.0 FT. X 20% = 13.0 FT. MINIMUM VERTICAL ELEVATION CHANGE
BUILDING FACADE LENGTH: 65.0 FT. X 30% = 19.5 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	NA MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK AVERAGE NON-ARTICULATED BUILDING HEIGHT 12.0 FT.

LEASING MATERIAL CALCULATION			
MATERIAL	71%	BRICK	809 SF 97%
STUCCO	2%	STUCCO	24 SF 3%
GLAZING	27%		

BUILDING FACADES COMPLY WITH:
GCC CHAPTER 4, ARTICLE 4, DIVISION (1, SEC. 4.85)
MINIMUM 80% MASONRY CONSTRUCTION
EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
AWNINGS/CANOPIES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIMS

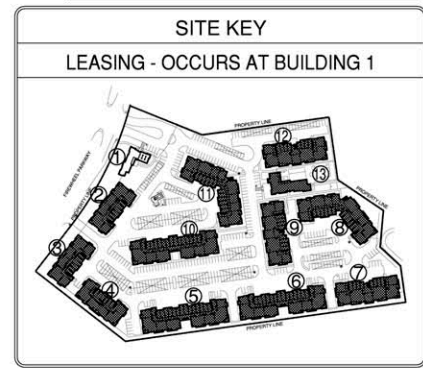
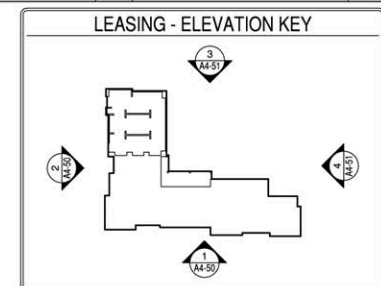
EQUIPMENT IS LOCATED ON THE GROUND

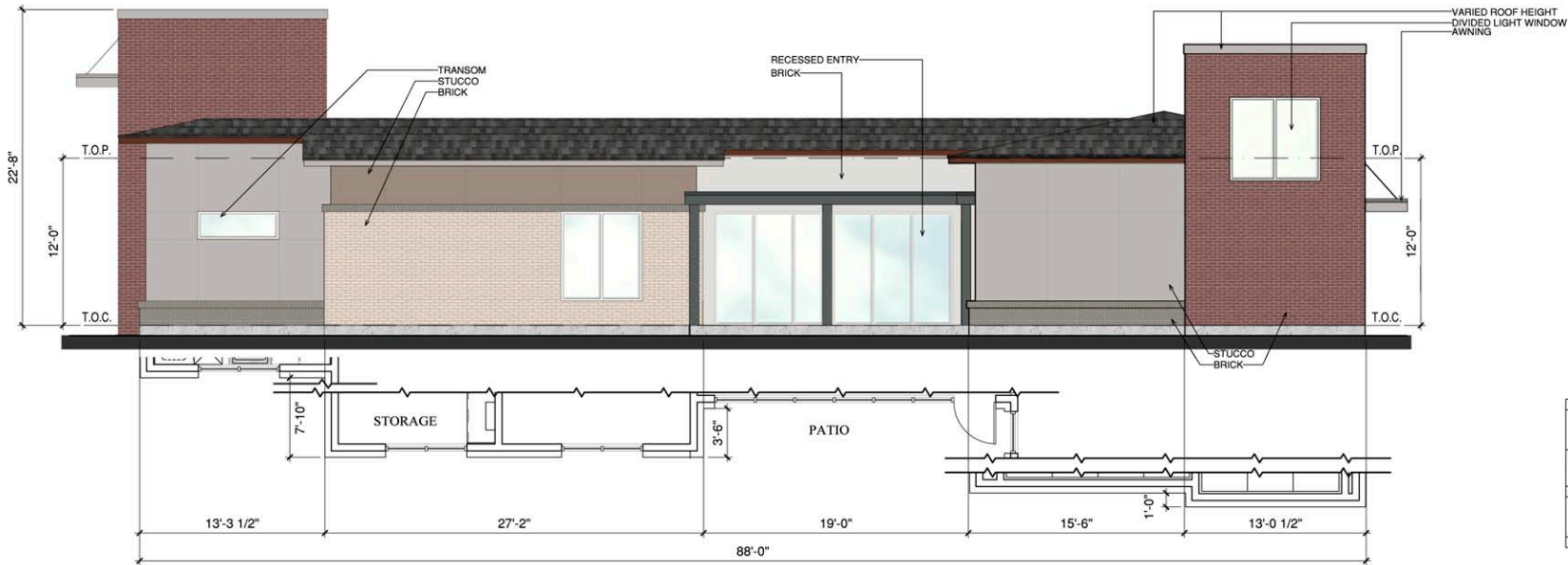


2 LEASING END ELEVATION
SCALE: 1/4" = 1'-0"

VIEW FROM NORTH PROPERTY LINE AT BUILDING 1

LEASING ARTICULATION	
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH: 90.0 FT. X 20% = 18.0 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA BUILDING FACADE LENGTH: 90.0 FT. X 20% = 18.0 FT. MINIMUM VERTICAL ELEVATION CHANGE
BUILDING FACADE LENGTH: 90.0 FT. X 30% = 27.0 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK AVERAGE NON-ARTICULATED BUILDING HEIGHT 12.0 FT.





LEASING MATERIAL CALCULATION	
MATERIAL	MATERIAL
BRICK 38%	BRICK 395 SF 47%
STUCCO 42%	STUCCO 447 SF 53%
GLAZING 20%	

BUILDING FACADES COMPLY WITH:
BGC CHAPTER 4 ARTICLE 6 DIVISION 01, SEC. 4.83
MINIMUM 80% MASONRY CONSTRUCTION
EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
AWNING/CANOPIES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIMS

EQUIPMENT IS LOCATED ON THE GROUND

3 LEASING REAR ELEVATION

SCALE: 1/4" = 1'-0"

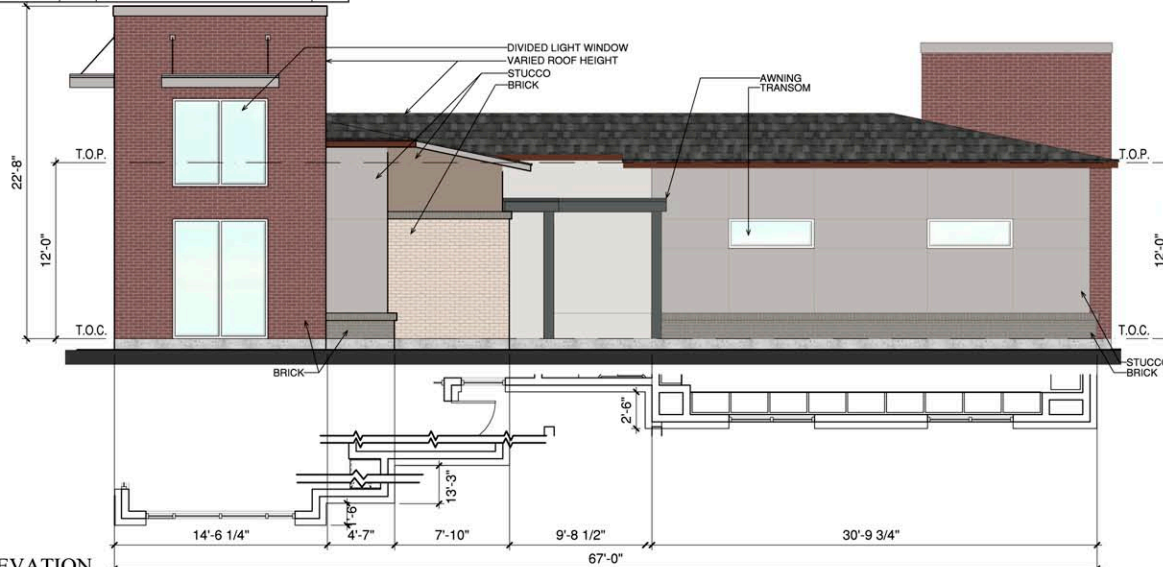
LEASING ARTICULATION				
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH: 87.0 FT. X 20% = 13.4 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		OK	BUILDING FACADE LENGTH: 87.0 FT. X 20% = 13.4 FT. MINIMUM VERTICAL ELEVATION CHANGE EVERY 50 FEET	OK
BUILDING FACADE LENGTH: 87.0 FT. X 30% = 26.1 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE (PLAT ROOF)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		N/A	AVERAGE NON-ARTICULATED BUILDING HEIGHT	12.0 FT.

LEASING MATERIAL CALCULATION	
MATERIAL	MATERIAL
BRICK 38%	BRICK 395 SF 44%
STUCCO 50%	STUCCO 471 SF 56%
GLAZING 12%	

BUILDING FACADES COMPLY WITH:
BGC CHAPTER 4 ARTICLE 6 DIVISION 01, SEC. 4.83
MINIMUM 80% MASONRY CONSTRUCTION
EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
AWNING/CANOPIES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIMS

EQUIPMENT IS LOCATED ON THE GROUND



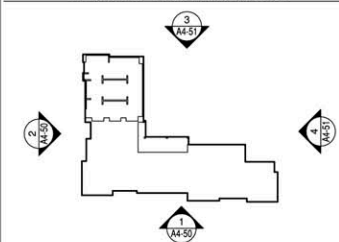
4 LEASING END ELEVATION

SCALE: 1/4" = 1'-0"

LEASING ARTICULATION

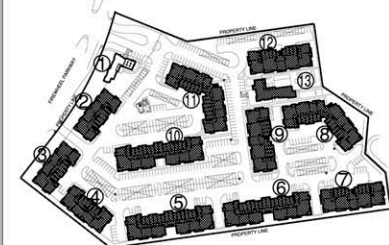
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH: 88.0 FT. X 20% = 17.6 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	N/A	BUILDING FACADE LENGTH: 88.0 FT. X 20% = 17.5 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 88.0 FT. X 30% = 26.4 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	12.0 FT.

LEASING - ELEVATION KEY



SITE KEY

LEASING - OCCURS AT BUILDING 1



REVISIONS

FIREWHEEL

GARLAND, TX

BE REVIEWED FOR CONSTRUCTION
EXHIBIT F

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02-15-2019

PROJECT

17236

A4-51

LEASING
EXTERIOR ELEVATIONS

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BUILDING 'D' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH 150.0 FT. X 20% = 30.0 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	N/A	BUILDING FACADE LENGTH 150.0 FT. X 20% = 30.0 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 150.0 FT. X 30% = 45.0 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	12.0 FT.

BUILDING 'D' MATERIAL CALCULATION	
MATERIAL	MATERIAL
BRICK 26%	BRICK 1240 SF 36%
STUCCO 47%	STUCCO 2233 SF 64%
GLAZING 27%	
BUILDING FACADES COMPLY WITH: - SOC CHAPTER 4, ARTICLE 5, DIVISION D1, SEC. 4.833 - MINIMUM 80% MASONRY CONSTRUCTION - INCLUDING DOORS, WINDOWS, WINDOW WALLS	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
AWNING/CANOPIES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIM



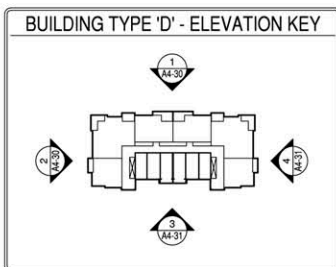
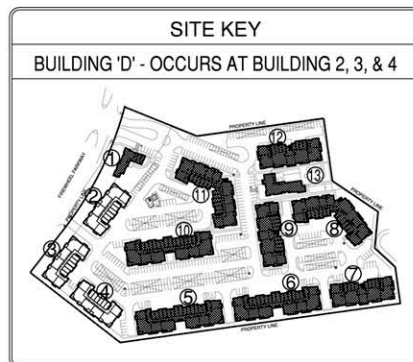
1 BUILDING TYPE 'D' FRONT ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 'D' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH 65.3 FT. X 20% = 13.06 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 65.3 FT. X 20% = 13.06 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 65.3 FT. X 30% = 19.59 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	30.3 FT.

BUILDING 'D' MATERIAL CALCULATION	
MATERIAL	MATERIAL
BRICK 26%	BRICK 491 SF 30%
STUCCO 46%	STUCCO 885 SF 64%
GLAZING 28%	
BUILDING FACADES COMPLY WITH: - SOC CHAPTER 4, ARTICLE 5, DIVISION D1, SEC. 4.833 - MINIMUM 80% MASONRY CONSTRUCTION - INCLUDING DOORS, WINDOWS, WINDOW WALLS	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
AWNING/CANOPIES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIM



2 BUILDING TYPE 'D' END ELEVATION
SCALE: 1/8" = 1'-0"



FIREWHEEL
GARLAND, TX

REVISIONS

REVIEW PRINTS NOT TO
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EXHIBIT F

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A4-30
BUILDING D
EXTERIOR ELEVATIONS

BUILDING 'D' ARTICULATION				
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 148.3 FT. X 20% = 29.66 FT. MINIMUM PERPENDICULAR OFFSET 2 FEET		N/A	BUILDING FACADE LENGTH 148.3 FT. X 20% = 29.66 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 148.3 FT. X 30% = 44.49 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	30.3 FT.

BUILDING 'D' MATERIAL CALCULATION		
MATERIAL	PERCENT	QUANTITY
BRICK	20%	1270 SF 38%
STUCCO	47%	1880 SF 61%
GLAZING	23%	
BUILDING FACADES COMPLY WITH: SBC CHAPTER 4 ARTICLE 6 DIVISION D1, SEC. 4.8.3 - MINIMUM 80% MASONRY CONSTRUCTION - EXCLUDING DOORS, WINDOWS, WINDOW WALLS		
MINIMUM OF 6 ARCHITECTURAL ELEMENTS		
ELEMENT	ELEMENT	
AWNING/CANOPES	RECESSED ENTRY	
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS	
TRANSOMS	ORNAMENTAL FACADE TRIMS	



3 BUILDING TYPE 'D' REAR ELEVATION
SCALE: 1/8" = 1'-0"

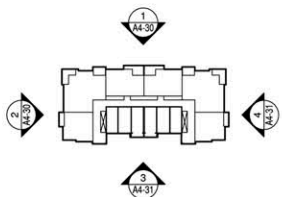
BUILDING 'D' ARTICULATION				
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 65.3 FT. X 20% = 13.06 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		OK	BUILDING FACADE LENGTH 65.3 FT. X 20% = 13.06 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 65.3 FT. X 30% = 19.59 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	30.3 FT.

BUILDING 'D' MATERIAL CALCULATION		
MATERIAL	PERCENT	QUANTITY
BRICK	22%	427 SF 32%
STUCCO	48%	880 SF 68%
GLAZING	30%	
BUILDING FACADES COMPLY WITH: SBC CHAPTER 4 ARTICLE 6 DIVISION D1, SEC. 4.8.3 - MINIMUM 80% MASONRY CONSTRUCTION - EXCLUDING DOORS, WINDOWS, WINDOW WALLS		
MINIMUM OF 6 ARCHITECTURAL ELEMENTS		
ELEMENT	ELEMENT	
AWNING/CANOPES	RECESSED ENTRY	
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS	
TRANSOMS	ORNAMENTAL FACADE TRIMS	



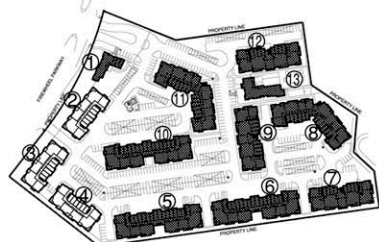
4 BUILDING TYPE 'D' END ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING TYPE 'D' - ELEVATION KEY



SITE KEY

BUILDING 'D' - OCCURS AT BUILDING 2, 3, & 4



REVISIONS

FIREWHEEL
GARLAND, TX

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A4-31
BUILDING D
EXTERIOR ELEVATIONS

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1 BUILDING TYPE 'C' REAR ELEVATION
SCALE: 1/8" = 1'-0"

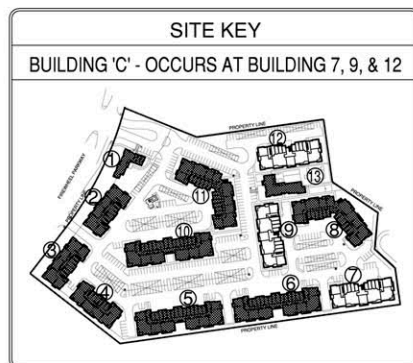
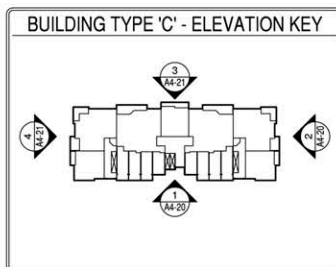
VIEW FROM NORTH PROPERTY
LINE AT BUILDING 12

BUILDING 'C' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH 184.0 FT. X 20% = 36.8 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH 184.0 FT. X 20% = 36.8 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 184.0 FT. X 30% = 55.2 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	35.3 FT.

BUILDING 'C' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	27%	BRICK	1478 SF 38%
STUCCO	49%	STUCCO	2947 SF 64%
GLAZING	24%		
BUILDING FACADES COMPLY WITH:			
SDC CHAPTER 4 ARTICLE 6 DIVISION 01, SEC. 4.8.3			
- MINIMUM 80% MASONRY CONSTRUCTION			
- EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
AWNING/CANOPIES		RECESSED ENTRY	
DIVIDED LIGHT WINDOWS		VARIABLE ROOF HEIGHTS	
TRANSOMS		ORNAMENTAL FACADE TRIM	



2 BUILDING TYPE 'C' END ELEVATION
SCALE: 1/8" = 1'-0"



REVISIONS

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BUILDING 'C'
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EXTERIOR ELEVATIONS

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BUILDING 'C' ARTICULATION					
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION		STATUS
BUILDING FACADE LENGTH 185.5 FT. X 20% = 37.1 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		N/A	BUILDING FACADE LENGTH 185.5 FT. X 20% = 37.1 FT. MINIMUM VERTICAL ELEVATION CHANGE		OK
BUILDING FACADE LENGTH 185.5 FT. X 30% = 55.65 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)		OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT		30.3 FT.

BUILDING 'C' MATERIAL CALCULATION	
MATERIAL	PERCENTAGE
BRICK	24%
STUCCO	24%
GLAZING	24%
BUILDING FACADES COMPLY WITH: - DGC CHAPTER 4 ARTICLE 6 DIVISION 01, SEC. 4.8.3 - MINIMUM 80% MASONRY CONSTRUCTION - EXCLUDING DOORS, WINDOWS, WINDOW WALLS	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
AWNING/CANOPES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIMS



3 BUILDING TYPE 'C' FRONT ELEVATION
SCALE: 1/8" = 1'-0"

VIEW FROM SOUTH PROPERTY
LINE AT BUILDING Z

BUILDING 'C' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH 87.5 FT. X 20% = 13.5 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 87.5 FT. X 20% = 13.5 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 87.5 FT. X 30% = 26.25 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	30.3 FT.

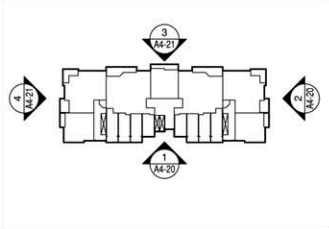
BUILDING 'C' MATERIAL CALCULATION	
MATERIAL	PERCENTAGE
BRICK	26%
STUCCO	26%
GLAZING	26%
BUILDING FACADES COMPLY WITH: - DGC CHAPTER 4 ARTICLE 6 DIVISION 01, SEC. 4.8.3 - MINIMUM 80% MASONRY CONSTRUCTION - EXCLUDING DOORS, WINDOWS, WINDOW WALLS	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
AWNING/CANOPES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIMS



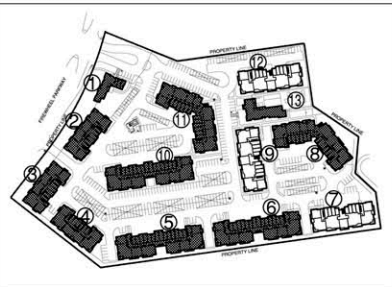
4 BUILDING TYPE 'C' END ELEVATION
SCALE: 1/8" = 1'-0"

VIEW FROM EAST PROPERTY
LINE AT BUILDINGS 7 & 12

BUILDING TYPE 'C' - ELEVATION KEY



SITE KEY
BUILDING 'C' - OCCURS AT BUILDING 7, 9, & 12



BUILDING 'B' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH 141.0 FT. X 20% = 28.2 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		NA	BUILDING FACADE LENGTH 141.0 FT. X 20% = 28.2 FT. MINIMUM VERTICAL ELEVATION CHANGE
BUILDING FACADE LENGTH 141.0 FT. X 30% = 42.3 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT
			30.3 FT

BUILDING 'B' MATERIAL CALCULATION	
MATERIAL	PERCENTAGE
BRICK	21%
STUCCO	89%
GLAZING	29%

BUILDING FACADES COMPLY WITH:
GDC CHAPTER 4 (ARTICLE 6 DIVISION 01, SEC. 4.4.3)
MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS



1 BUILDING TYPE 'B' FRONT ELEVATION
SCALE: 1/8" = 1'-0"

VIEW FROM EAST PROPERTY LINE AT BUILDING B

BUILDING 'B' ARTICULATION				
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 152.0 FT. X 20% = 30.4 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		NA	BUILDING FACADE LENGTH 152.0 FT. X 20% = 30.4 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 152.0 FT. X 30% = 45.6 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	30.3 FT

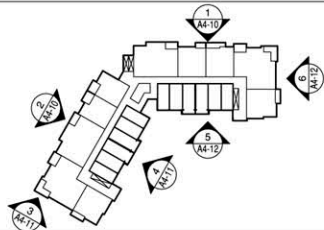
BUILDING 'B' MATERIAL CALCULATION	
MATERIAL	PERCENTAGE
BRICK	27%
STUCCO	47%
GLAZING	26%

BUILDING FACADES COMPLY WITH:
GDC CHAPTER 4 (ARTICLE 6 DIVISION 01, SEC. 4.4.3)
MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS



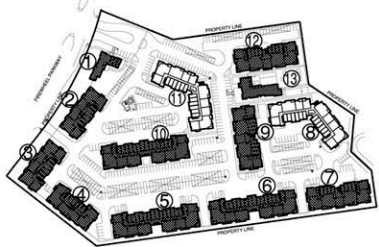
2 BUILDING TYPE 'B' FRONT ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING TYPE 'B' - ELEVATION KEY



SITE KEY

BUILDING 'B' - OCCURS AT BUILDING 8, & 11



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BUILDING 'B' ARTICULATION

A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 65.0 FT. X 20% = 13.0 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 65.0 FT. X 20% = 13.0 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 65.0 FT. X 30% = 19.5 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	NA	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (PLAT ROOF)	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	30.3 FT.

BUILDING 'B' MATERIAL CALCULATION

MATERIAL	PERCENT	BRICK	STUCCO	GLAZING
BRICK	33%	671 SF	44%	
STUCCO	41%		881 SF	96%
GLAZING	26%			

BUILDING 'B' MATERIAL CALCULATION

MATERIAL	PERCENT	BRICK	STUCCO	GLAZING
BRICK	33%	671 SF	44%	
STUCCO	41%		881 SF	96%
GLAZING	26%			

BUILDING 'B' MATERIAL CALCULATION

MATERIAL	PERCENT	BRICK	STUCCO	GLAZING
BRICK	33%	671 SF	44%	
STUCCO	41%		881 SF	96%
GLAZING	26%			

BUILDING 'B' MATERIAL CALCULATION

MATERIAL	PERCENT	BRICK	STUCCO	GLAZING
BRICK	33%	671 SF	44%	
STUCCO	41%		881 SF	96%
GLAZING	26%			

BUILDING 'B' MATERIAL CALCULATION

MATERIAL	PERCENT	BRICK	STUCCO	GLAZING
BRICK	33%	671 SF	44%	
STUCCO	41%		881 SF	96%
GLAZING	26%			

BUILDING 'B' MATERIAL CALCULATION

MATERIAL	PERCENT	BRICK	STUCCO	GLAZING
BRICK	33%	671 SF	44%	
STUCCO	41%		881 SF	96%
GLAZING	26%			

DIVIDED LIGHT WINDOW
ORNAMENTAL FACADE TRIM
VARIED ROOF HEIGHT



3 BUILDING TYPE 'B' END ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING 'B' ARTICULATION

A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 118.0 FT. X 20% = 23.6 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH 118.0 FT. X 20% = 23.6 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 118.0 FT. X 30% = 35.4 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (PLAT ROOF)	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	30.3 FT.

BUILDING 'B' MATERIAL CALCULATION

MATERIAL	PERCENT	BRICK	STUCCO	GLAZING
BRICK	33%	844 SF	33%	
STUCCO	49%		1891 SF	67%
GLAZING	18%			

BUILDING 'B' MATERIAL CALCULATION

MATERIAL	PERCENT	BRICK	STUCCO	GLAZING
BRICK	33%	844 SF	33%	
STUCCO	49%		1891 SF	67%
GLAZING	18%			

BUILDING 'B' MATERIAL CALCULATION

MATERIAL	PERCENT	BRICK	STUCCO	GLAZING
BRICK	33%	844 SF	33%	
STUCCO	49%		1891 SF	67%
GLAZING	18%			

BUILDING 'B' MATERIAL CALCULATION

MATERIAL	PERCENT	BRICK	STUCCO	GLAZING
BRICK	33%	844 SF	33%	
STUCCO	49%		1891 SF	67%
GLAZING	18%			

BUILDING 'B' MATERIAL CALCULATION

MATERIAL	PERCENT	BRICK	STUCCO	GLAZING
BRICK	33%	844 SF	33%	
STUCCO	49%		1891 SF	67%
GLAZING	18%			

BUILDING 'B' MATERIAL CALCULATION

MATERIAL	PERCENT	BRICK	STUCCO	GLAZING
BRICK	33%	844 SF	33%	
STUCCO	49%		1891 SF	67%
GLAZING	18%			

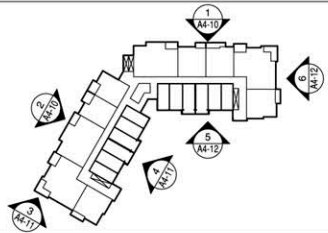
VARIED ROOF HEIGHT
TRANSOM
ORNAMENTAL FACADE TRIM



4 BUILDING TYPE 'B' REAR ELEVATION

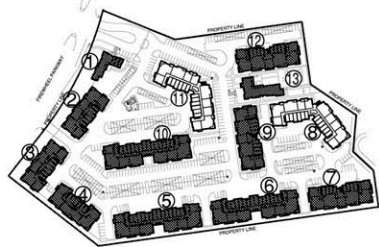
SCALE: 1/8" = 1'-0"

BUILDING TYPE 'B' - ELEVATION KEY



SITE KEY

BUILDING 'B' - OCCURS AT BUILDING 8, & 11



REVISIONS

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BUILDING MATERIAL CALCULATION	
MATERIAL	MATERIAL
BRICK	BRICK
STUCCO	STUCCO
GLAZING	
24%	838 SF 3
49%	1670 SF 6
27%	
BUILDING FACADES COMPLY WITH:	
GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.1)	
- MINIMUM 80% MASONRY CONSTRUCTION	
EXCLUDING DOORS, WINDOWS, WINDOW WALLS	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
AWNINGS/CANOPIES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TR

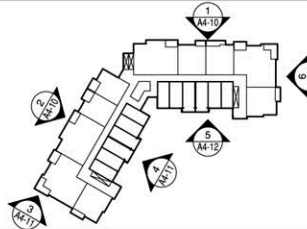


5 BUILDING TYPE 'B' REAR ELEVATION

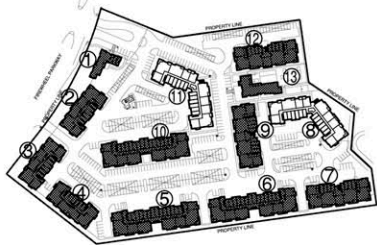
BUILDING BY MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	32%	BRICK	671 SF 43%
STUCCO	42%	STUCCO	880 SF 57%
GLAZING	26%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
- AWNINGS/CANOPES		- RECESSED ENTRY	
- DIVIDED LIGHT WINDOWS		- VARIOUS ROOF HEIGHTS	
- TRANSOMS		- ORNAMENTAL FACADE TRIMS	



6 BUILDING TYPE 'B' END ELEVATION



BUILDING 'B' - OCCURS AT BUILDING 8, & 11



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1 BUILDING TYPE 'A' FRONT ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 'A' MATERIAL CALCULATION	
MATERIAL	31% BRICK 889 SF 41%
STUCCO	48% STUCCO 833 SF 39%
GLAZING	20%

BUILDING FACADES COMPLY WITH:
DOC CHAPTER 4 ARTICLE 6 DIVISION D1, SEC. 4.8.1
MINIMUM 80% MASONRY CONSTRUCTION
EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
AWNINGS/CANOPES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIM

LEASING ARTICULATION	
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS
BUILDING FACADE LENGTH: 68.0 FT. X 30% = 20.4 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK
BUILDING FACADE LENGTH: 68.0 FT. X 30% = 20.4 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK



2 BUILDING TYPE 'A' END ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 'A' MATERIAL CALCULATION	
MATERIAL	25% BRICK 1920 SF 34%
STUCCO	48% STUCCO 3681 SF 66%
GLAZING	27%

BUILDING FACADES COMPLY WITH:
DOC CHAPTER 4 ARTICLE 6 DIVISION D1, SEC. 4.8.1
MINIMUM 80% MASONRY CONSTRUCTION
EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
AWNINGS/CANOPES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIM

LEASING ARTICULATION	
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS
BUILDING FACADE LENGTH: 258.0 FT. X 30% = 77.4 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK
BUILDING FACADE LENGTH: 258.0 FT. X 30% = 77.4 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK

VIEW FROM SOUTH PROPERTY
LINE AT BUILDINGS 5 & 6

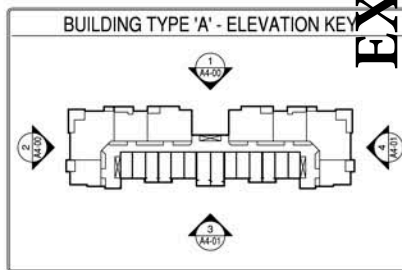
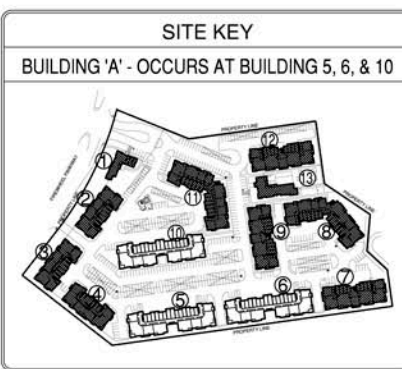


EXHIBIT F

	REVISIONS 02/15/2019	FIREWHEEL LOFTS GARLAND, TX	REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION	BGO ARCHITECTS 4202 Beltway Rd Addison, TX 75001 214.520.8878 bgoarchitects.com	DATE 02-15-2019	SHEET NUMBER A4-00
				PROJECT 17236	BUILDING A EXTERIOR ELEVATIONS	

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3 BUILDING TYPE 'A' REAR ELEVATION
SCALE: 1/8" = 1'-0"

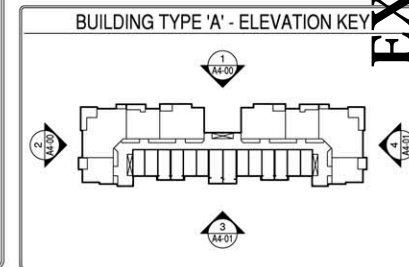
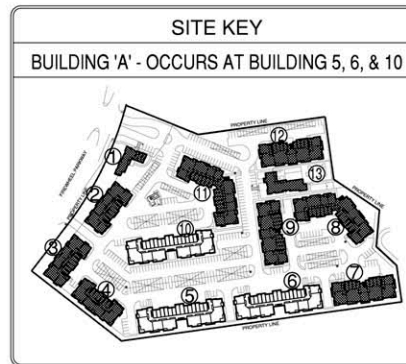
BUILDING 'A' MATERIAL CALCULATION		BUILDING 'A' ARTICULATION	
MATERIAL	33%	MATERIAL	745 SF 44%
BRICK	33%	STUCCO	953 SF 56%
GLAZING	24%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 ARTICLE 6 DIVISION 01, SEC. 4.83 MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS		A. HORIZONTAL ARTICULATION FOR FOOTPRINT BUILDING FACADE LENGTH 69.0 FT. X.20% = 13.8 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET BUILDING FACADE LENGTH 69.0 FT. X.30% = 20.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS		B. VERTICAL ARTICULATION FOR ELEVATION BUILDING FACADE LENGTH 69.0 FT. X.20% = 13.8 FT. MINIMUM VERTICAL ELEVATION CHANGE MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET AVERAGE NON-ARTICULATED BUILDING HEIGHT 30.3 FT.	
ELEMENT	MINIMUM OF 6 ARCHITECTURAL ELEMENTS	ELEMENT	MINIMUM OF 6 ARCHITECTURAL ELEMENTS
AWNINGS/CANOPIES	MINIMUM OF 6 ARCHITECTURAL ELEMENTS	AWNINGS/CANOPIES	MINIMUM OF 6 ARCHITECTURAL ELEMENTS
DIVIDED LIGHT WINDOWS	MINIMUM OF 6 ARCHITECTURAL ELEMENTS	DIVIDED LIGHT WINDOWS	MINIMUM OF 6 ARCHITECTURAL ELEMENTS
TRANSOMS	MINIMUM OF 6 ARCHITECTURAL ELEMENTS	TRANSOMS	MINIMUM OF 6 ARCHITECTURAL ELEMENTS



4 BUILDING TYPE 'A' END ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 'A' MATERIAL CALCULATION		BUILDING 'A' ARTICULATION	
MATERIAL	24%	MATERIAL	1806 SF 34%
BRICK	24%	STUCCO	3569 SF 66%
GLAZING	28%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 ARTICLE 6 DIVISION 01, SEC. 4.83 MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS		A. HORIZONTAL ARTICULATION FOR FOOTPRINT BUILDING FACADE LENGTH 256.0 FT. X.20% = 51.2 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET BUILDING FACADE LENGTH 256.0 FT. X.30% = 76.8 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS		B. VERTICAL ARTICULATION FOR ELEVATION BUILDING FACADE LENGTH 256.0 FT. X.20% = 51.2 FT. MINIMUM VERTICAL ELEVATION CHANGE MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET AVERAGE NON-ARTICULATED BUILDING HEIGHT 30.3 FT.	
ELEMENT	MINIMUM OF 6 ARCHITECTURAL ELEMENTS	ELEMENT	MINIMUM OF 6 ARCHITECTURAL ELEMENTS
AWNINGS/CANOPIES	MINIMUM OF 6 ARCHITECTURAL ELEMENTS	AWNINGS/CANOPIES	MINIMUM OF 6 ARCHITECTURAL ELEMENTS
DIVIDED LIGHT WINDOWS	MINIMUM OF 6 ARCHITECTURAL ELEMENTS	DIVIDED LIGHT WINDOWS	MINIMUM OF 6 ARCHITECTURAL ELEMENTS
TRANSOMS	MINIMUM OF 6 ARCHITECTURAL ELEMENTS	TRANSOMS	MINIMUM OF 6 ARCHITECTURAL ELEMENTS

BUILDING 'A' MATERIAL CALCULATION		BUILDING 'A' ARTICULATION	
MATERIAL	24%	MATERIAL	1806 SF 34%
BRICK	24%	STUCCO	3569 SF 66%
GLAZING	28%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 ARTICLE 6 DIVISION 01, SEC. 4.83 MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS		A. HORIZONTAL ARTICULATION FOR FOOTPRINT BUILDING FACADE LENGTH 256.0 FT. X.20% = 51.2 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET BUILDING FACADE LENGTH 256.0 FT. X.30% = 76.8 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS		B. VERTICAL ARTICULATION FOR ELEVATION BUILDING FACADE LENGTH 256.0 FT. X.20% = 51.2 FT. MINIMUM VERTICAL ELEVATION CHANGE MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET AVERAGE NON-ARTICULATED BUILDING HEIGHT 30.3 FT.	
ELEMENT	MINIMUM OF 6 ARCHITECTURAL ELEMENTS	ELEMENT	MINIMUM OF 6 ARCHITECTURAL ELEMENTS
AWNINGS/CANOPIES	MINIMUM OF 6 ARCHITECTURAL ELEMENTS	AWNINGS/CANOPIES	MINIMUM OF 6 ARCHITECTURAL ELEMENTS
DIVIDED LIGHT WINDOWS	MINIMUM OF 6 ARCHITECTURAL ELEMENTS	DIVIDED LIGHT WINDOWS	MINIMUM OF 6 ARCHITECTURAL ELEMENTS
TRANSOMS	MINIMUM OF 6 ARCHITECTURAL ELEMENTS	TRANSOMS	MINIMUM OF 6 ARCHITECTURAL ELEMENTS



02/15/2019

REVISIONS

FIREWHEEL LOFTS

GARLAND, TX

REVIEW PRINTS NOT TO
BE USED FOR CONSTRUCTION

BGO ARCHITECTS
4202 Beltway Rd.
Addicks, TX 75001
214.520.8878
bgoarchitects.com

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DATE: 02-15-2019

PROJECT: 17236

SHEET NUMBER: **A4-01**

BUILDING 'A'
EXTERIOR ELEVATIONS



REVISIONS	

FIREWHEEL
GARLAND, TX

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BE USED FOR CONSTRUCTION

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ARCHITECTS**
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214.520.8878
bgoarchitects.com

DATE
02-15-2019

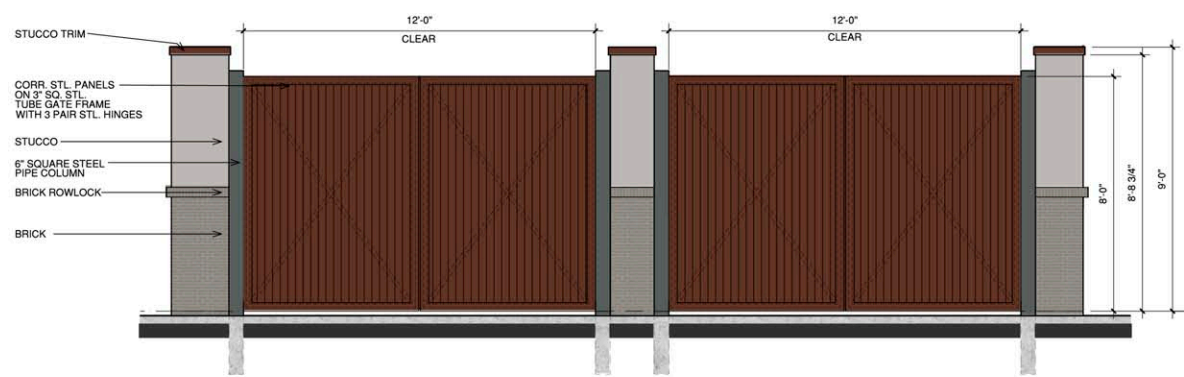
PROJECT
17236

A2-61
TRASH
ENCLOSURE

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EXHIBIT F

FACADE MATERIAL %				
BRICK	STONE	STUCCO	FIBER CEMENT ACCENT	TOTAL
27 S.F.	15 S.F.	0 S.F.	0 S.F.	42 S.F.
64%	36%	0%	0%	100%



2 TRASH ENCLOSURE-FRONT NORTH ELEVATION
SCALE: 1/2" = 1'-0"

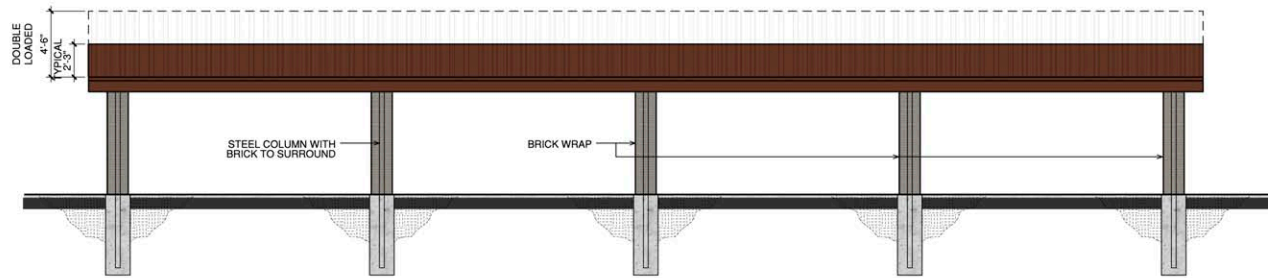
FACADE MATERIAL %				
BRICK	STONE	STUCCO	FIBER CEMENT ACCENT	TOTAL
200 S.F.	94 S.F.	0 S.F.	0 S.F.	294 S.F.
68%	32%	0%	0%	100%



6 TRASH ENCLOSURE - WEST ELEVATION
SCALE: 1/2" = 1'-0"

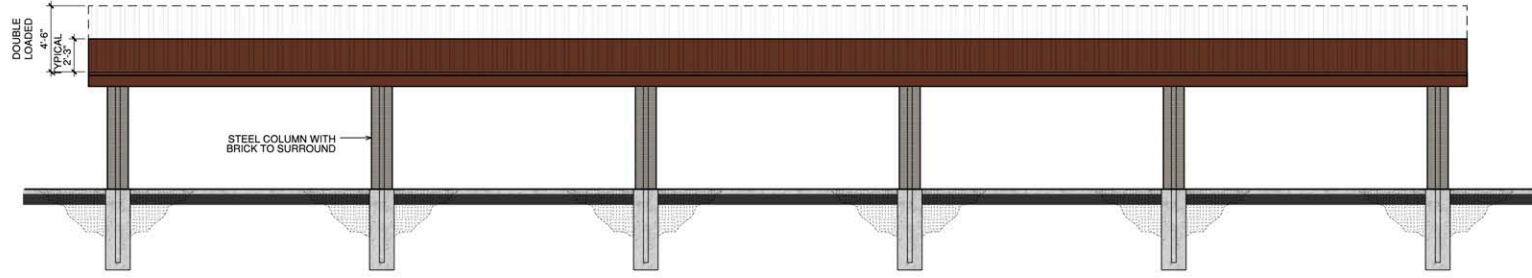
NOTE: HOLE IN WALL TO BE 41"x41"
SECURITY DOOR FITS WALLS FROM
6 TO 14 INCHES THICK

NOTE:
ALL CARPORT STRUCTURES ARE TO HAVE THE SAME BRICK
USED ON BUILDING A WRAP THE SUPPORT COLUMNS



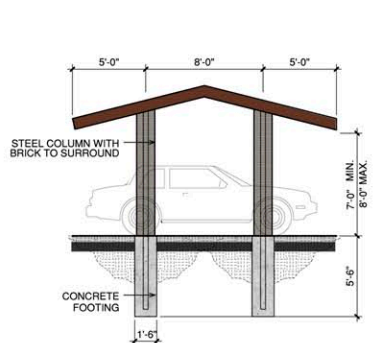
3 CARPORT ELEVATION - 8 EVEN SPACES
SCALE 1/4"=1'-0"

REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION

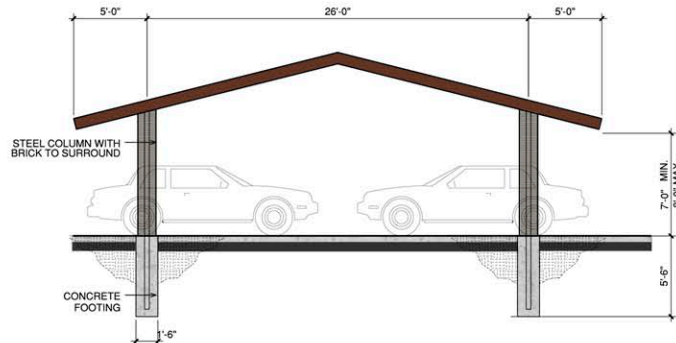


1 CARPORT ELEVATION - 10 EVEN SPACES
SCALE 1/4"=1'-0"

REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION



2 CARPORT ELEVATION (TYPICAL)
SCALE 1/4"=1'-0"
REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION



2 CARPORT ELEVATION (DOUBLE-LOADED)
SCALE 1/4"=1'-0"
REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION

EXHIBIT F



02/15/2019

REVISIONS

NO.	DESCRIPTION

FIREWHEEL

GARLAND, TX

REVIEW PRINTS NOT TO
BE USED FOR CONSTRUCTION

BGO ARCHITECTS
4202 Beltway Rd.
Addison, TX 75001
214.520.8878
bgoarchitects.com

DATE
02-15-2019

PROJECT
17236

A2-32
CARPORT

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REPORT & MINUTES

P.C. Meeting, February 11, 2019

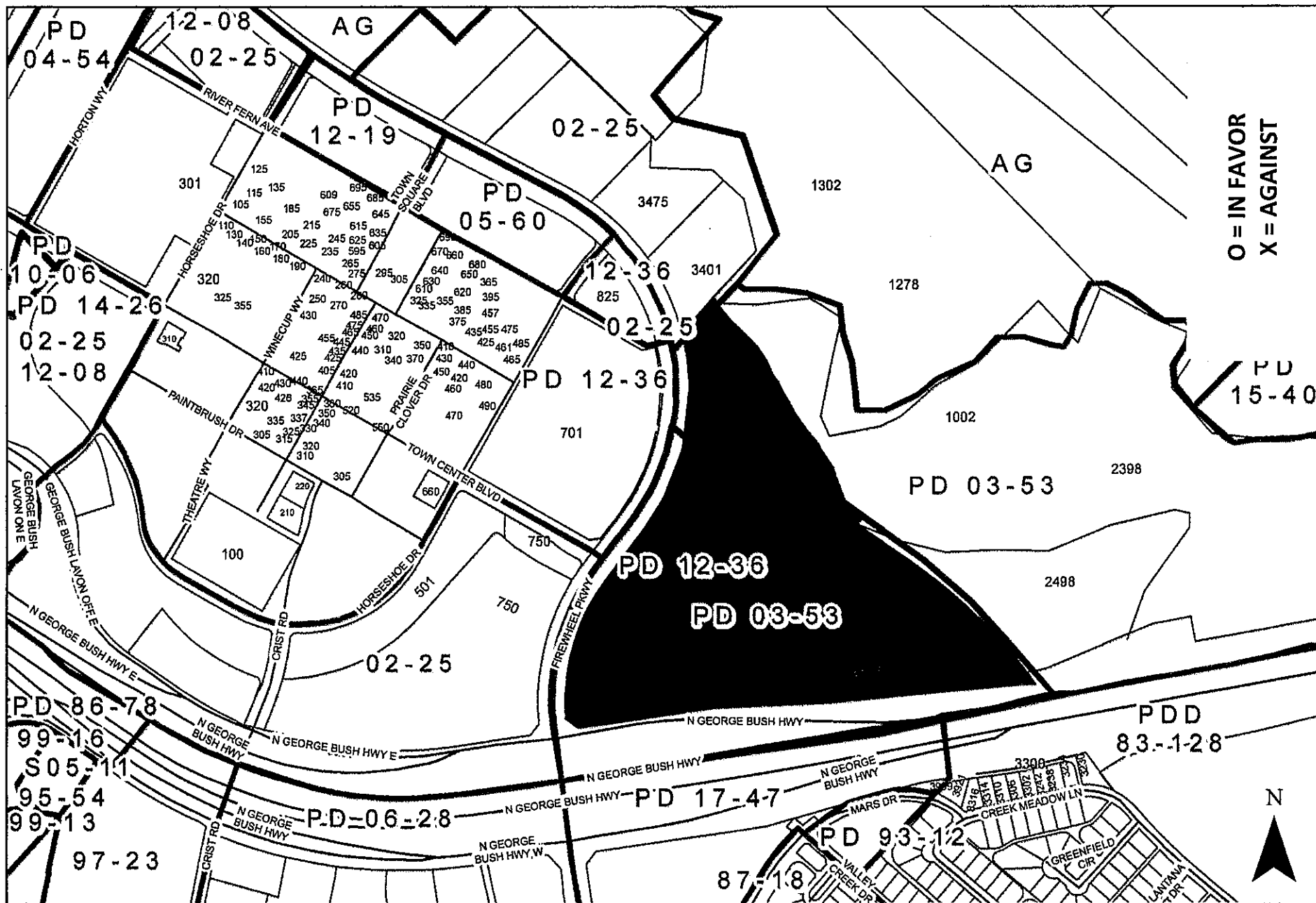
3a. APPROVED Consideration of the application of **Development Engineering Consultants, LLC**, requesting approval of 1) an Amendment to Planned Development (PD) 03-53 for Freeway Uses, 2) an amended Concept Plan, and 3) a Detail Plan for Dwelling, Multi-Family Uses. This property is located at 3400 Firewheel Parkway. (District 1) (File Z 18-33)

The applicant Jay Grogan, 6331 Desco Drive, Dallas, Texas 75225 provided an overview of the request and elaborated on their commitment to providing access to the adjoining property. Mr. Grogan presented updated conditions including clarification on allowable uses on the commercial/retail tract [Lot 3]; a minimum of 10% open space is required for each project on Lots 2, 3, and 4; amending the maximum building height from 42 feet to 44 feet on Lot 1; and clarification regarding the swimming pool size on Lot 1. Mr. Grogan concurred with the PD conditions drafted regarding future vehicular access and landscaping maintenance.

Mike Dyer, 3900 Grapevine Mills Parkway, Apartment 523, Grapevine, Texas 76051 spoke of concerns regarding access to his property.

Commissioner Dalton questioned the applicant if they would be willing to provide access to the adjoining property at this time.

Motion was made by Commissioner Dalton, to **approve** the application as presented, including the conditions presented by the applicant during the hearing. Seconded by Commissioner Welborn. **Motion carried: 8 Ayes, 0 Nays.**



0 300 600 Feet

1 inch = 552 feet

ZONING MAP Z 18-33



INDICATES AREA
OF REQUEST

Phillips, Denise

From: Wauwie, Kira
Sent: Tuesday, August 07, 2018 2:11 PM
To: Phillips, Denise
Subject: FW: File Z 18 - 33 cates-clark & associates, LLP
Attachments: 3230scan.pdf

From: Saylor, Michael [mailto:msaylor@carouselindustries.com]
Sent: Tuesday, August 07, 2018 7:34 AM
To: Planning Group <Planning@garlandtx.gov>; Mike Saylor <elsaylor@elsaylor.com>
Subject: re: File Z 18 - 33 cates-clark & associates, LLP

Hi Kira Wauwie and Planning Department –

Mike Saylor
3230 creek meadow lane
Garland, TX 75040

I vote NO, opposed to the request.

Attached is signed scan of form.

Thanks –

- Mike Saylor

Thanks, and Best Regards –

Mike Saylor | Convergence Engineer - Dallas
4550 Spring Valley Rd. #200
Dallas, TX 75244

o: 469-872-5097
msaylor@carouselindustries.com



Note: The applicant makes the above request to develop a multi-family (apartment) complex.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Kira Wauwie at 972-205-2456.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

PUT HOUSES THERE ? NOT APARTMENTS.

(Please complete the following information)

Your Property Address

MIKE SAYLOR

Printed Name

3230 CREEK MORROW LN GARLAND TX 75040

Address

City, State

Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

Signature

Title

Date:

08/07/13

E 18-33

Note: The applicant makes the above request to develop a multi-family (apartment) complex.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Kira Wauwie at 972-205-2456.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

GISD
Your Property Address

Joel Falcon
Printed Name

701 N. First Street Garland, TX 75040
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

Joel Falcon GISD Exec Dir of Facilities & Maint
Signature Title

Date: 8/8/18

Allmendinger, Tracy

From: Wauwie, Kira
Sent: Monday, August 13, 2018 12:50 PM
To: Allmendinger, Tracy
Subject: NOTLET Response Z 18-33 - FW: Mike Dyer's Presentation P and Z Meeting August 13, 2018

3316 Creek Meadow
Lake

From: Mike Dyer [mailto:mdyer1124@yahoo.com]
Sent: Monday, August 13, 2018 10:41 AM
To: Wauwie, Kira <KWauwie@garlandtx.gov>
Cc: Mike Dyer <mdyer1124@yahoo.com>
Subject: Mike Dyer's Presentation P and Z Meeting August 13, 2018

August 13, 2018

Dear Planning and Zoning Commissioners,

Good evening Ladies and Gentlemen.

My name is Mike Dyer. I live in Grapevine, Texas.

I have owned commercial property in Garland for 42 consecutive years.

My wife and I and our adult son and daughter own the 10 acres adjacent to the east of the subject property.

We bought it in 1999.

I am here to discuss two issues:

First, to the lower left of the retention pond shown on Exhibit C, you can see the access road extends across a point of property.

That is our property, and the road was built across it by the City **without** our knowledge or permission.

I didn't go out to that property very often in 2008, so I was surprised to see the road there. After a while, trying to figure out what to do, in **March 2009** I wrote a letter to **Bill Dollar**, the City Manager at the time. He suggested I contact the Engineering Department which I did.

So I met at the property with the **head of the engineering department** at the time, as he looked at it and said "Yes we built it", and asked me, "What are you going to do about it?"

Well, there wasn't much I could do about it, and the location really did not harm my property, but I was **really concerned** about the heavy handedness of the City **building over** our private property **without** our permission.

The **Engineer** did say "OK, The City will owe you a favor someday."

And **Today is the day** I am asking for that favor!

By The Way, the **construction plans** for the **retention pond** state that the road should continue directly out to **Firewheel Pkwy** upon development of the **tract west** of the pond, where the **apartments** are shown on **Exhibit C**.

Secondly and Most importantly, our property is landlocked.

I had a pre-submittal meeting with City department representatives in **May 2004**, partly to see what the remedy could be for our land locked position.

At the end of the meeting summary, the comments from the City, written by **Serretta Appleton** of the Planning Department, among other things stated "*When Valley Creek Partners develops, we will require that they stubout to the development limits.*"

As I recall the representatives from the Fire and Engineering Departments were **very adamant** that this take place for fire protection and for utility access.

In other discussion it was stated that a **30 foot wide concrete access** way connecting the property to the future N. East Parkway, now called Firewheel Parkway, **would be required** with at least a **45 foot right-of-way**.

Therefore I was encouraged that the City would try to help me with this issue.

I Addressed the issue again in **March 2014** with **Anita Russelmann**, Director of Planning and restated my previous 2004 meeting with the City and asked again if the City was willing to help me.

Her reply was "*My understanding is that your property is landlocked. You are correct that access would have to be provided through the adjacent property when it develops.*"

As you can imagine, I was very surprised and disappointed when I saw that the plat, Shown as Exhibit C, did not address our access to Firewheel Parkway.

So I am asking you this evening to help me find a solution to our easement problem.

Having been a developer for many years myself, I don't want to unduly hinder the **Cates-Clark and Phoenix Property Company** anymore than necessary.

I would just like **some form of assurance** that we could have **the required easement from somewhere on our property** to the signaled intersection at Firewheel Parkway.

This easement could also allow **the City's needed access** to the pond maintenance road.

This can allow the **detailed plan** for the apartments as shown on exhibit C **to remain** intact, but **to require** an easement, location not yet specified, to be included with the submission of future plans for the **Proposed Retail and Apartment areas on the south**.

We will be glad to work with **Cates-Clark and Phoenix** on an equitable plan.

Our goal is to seek this easement assurance so we can then **market our property and sell to a developer** who will work with Phoenix on the financial details.

Thank you for your time and consideration.

Z 18-33

Approval of 1) an Amendment to Planned Development (PD) 03-53 for Freeway Uses, 2) an amended Concept Plan, and 3) a Detail Plan for Dwelling, Multi-Family Uses.

**City Council Meeting
March 5, 2019**



GARLAND

TEXAS MADE HERE

Case Information

Location: 3400 Firewheel Parkway

Applicant: Development Engineering Consultants, LLC

Owner: Valley Creek/State Highway 190 Partners
L & S Land Company, Ltd

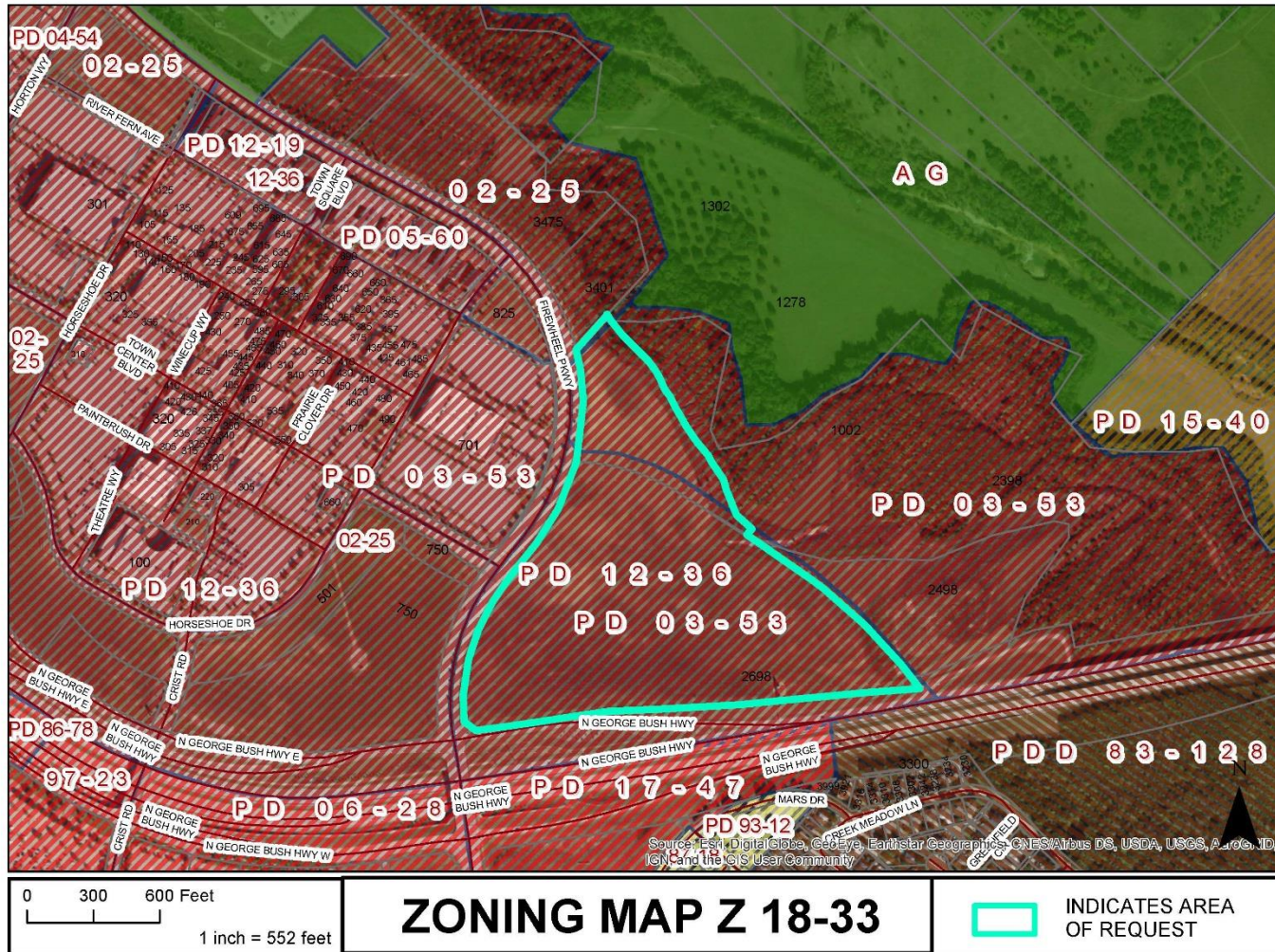
Acreage: 39.14 acres

Zoning: Planned Development (PD) 03-53 District for mixed-
uses



GARLAND
TEXAS MADE HERE

Location Map & Surrounding Properties

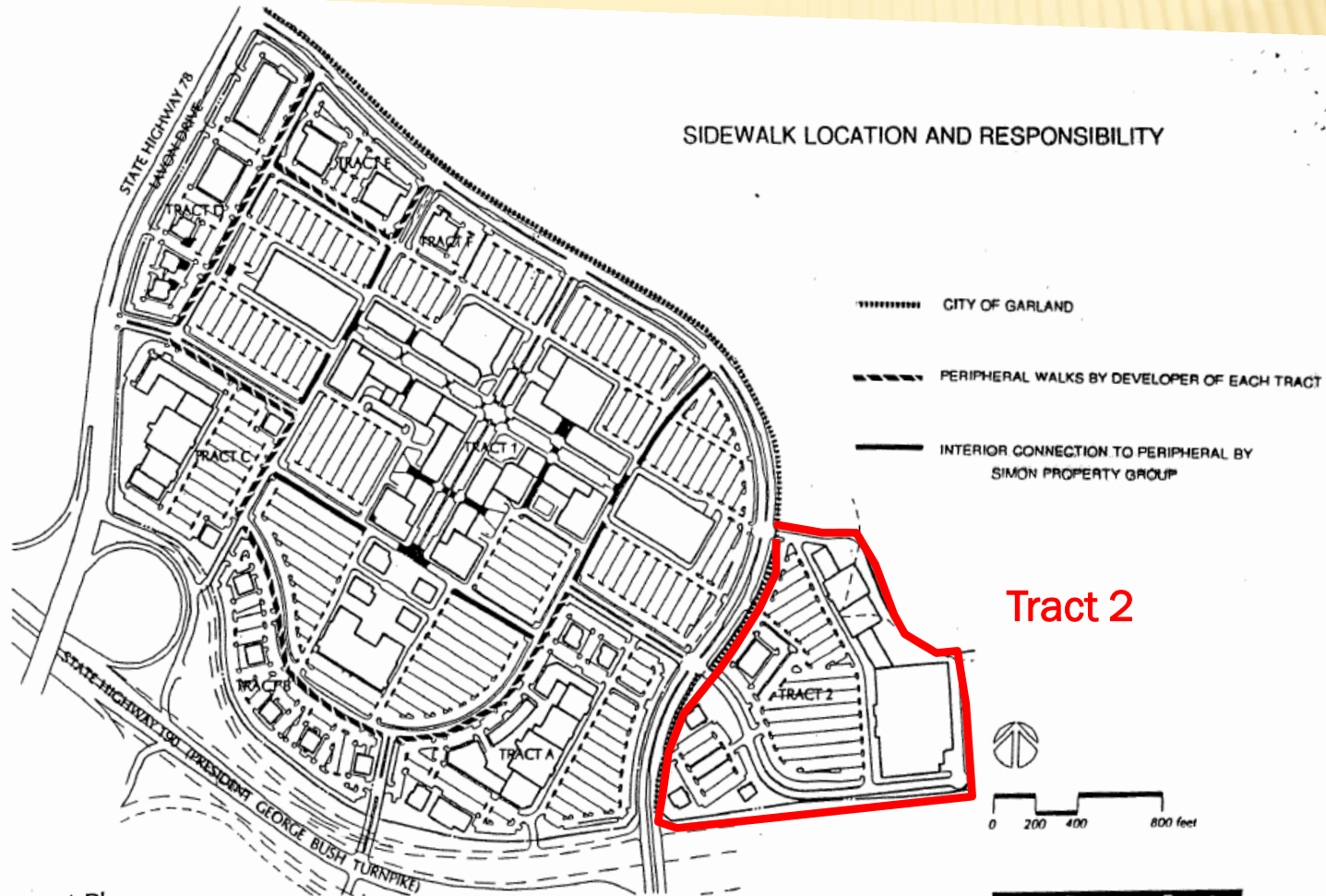




GARLAND
TEXAS MADE HERE

Existing Zoning

EXHIBIT F
ZONING FILE 03-53



Site Development Plan

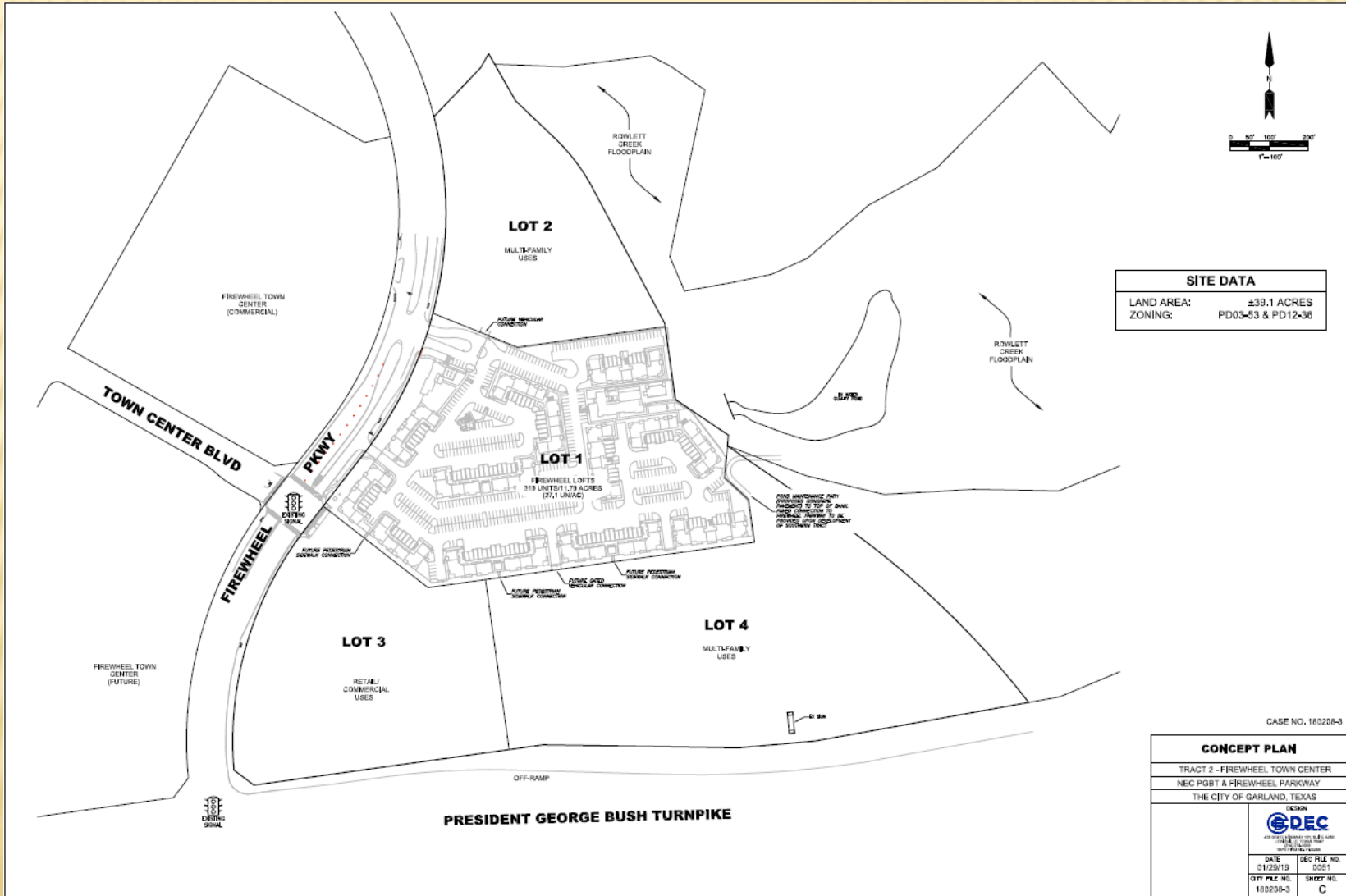
Firewheel Town Center
Garland, Texas

GOOD FULTON & FARRELL
ARCHITECTS

1000 North Loop West, Suite 1000
Dallas, Texas 75201
Tel: 214.751.1000 Fax: 214.751.1001
Web: www.gff.com



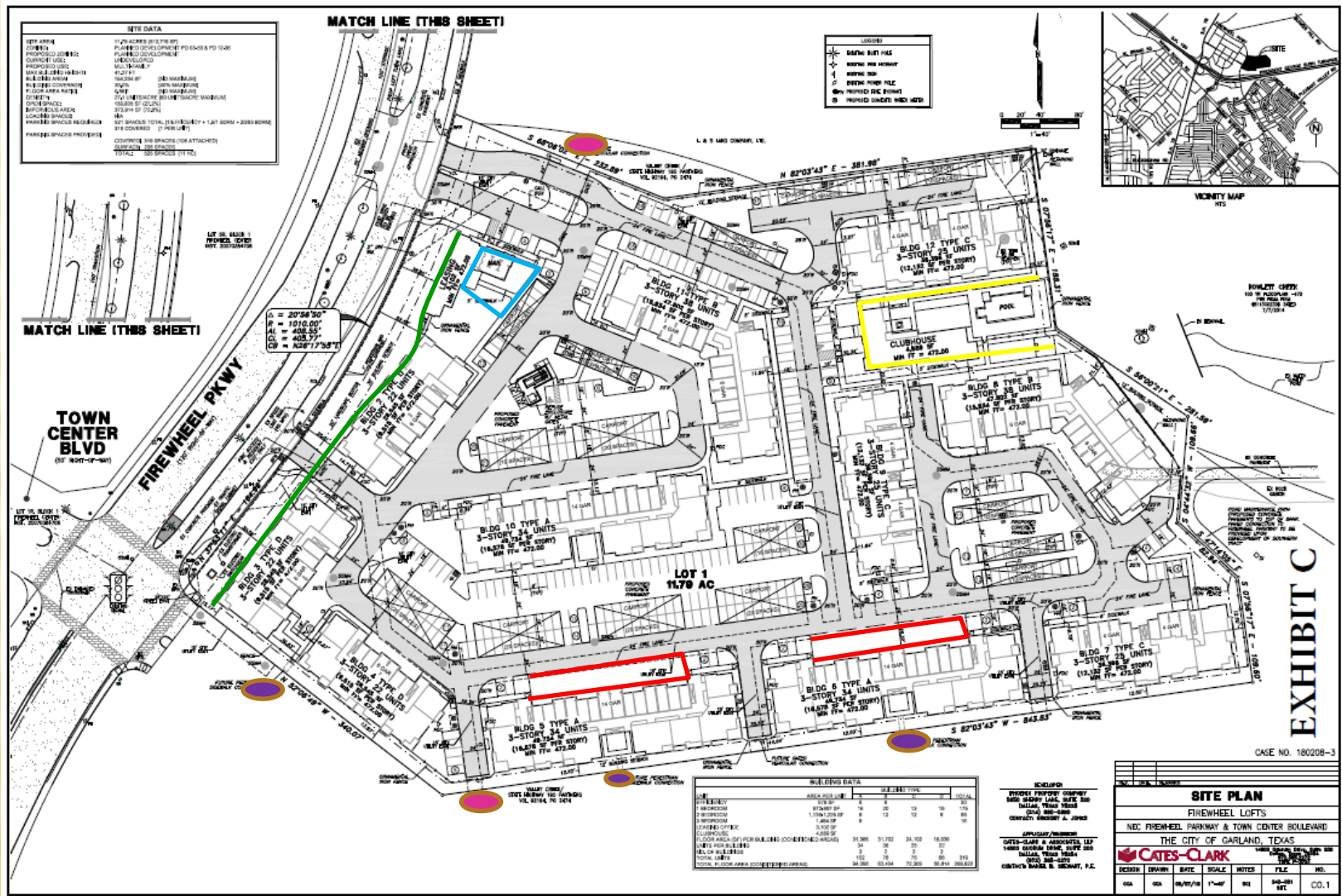
SITE DATA	
LAND AREA:	±39.1 ACRES
ZONING:	PD03-53 & PD12-36





GARLAND
TEXAS MADE HERE

Lot 1 - Detail Plan





T B G



Landscape Architects • Planners
2301 Bryan Street, Suite 1452
Dallas, Texas 75201
(214) 744-0757 Fax: (214) 744-0705
Austin • Dallas • Fort Lauderdale
San Mearth • Houston • San Antonio

Project:
FIREWHEEL LOFTS
CASE NO 180208-3

SITE PLAN
SUBMITTAL

PHOENIX
PROPERTIES
GARLAND, TEXAS

Project Number:
018011

Designed OC, AH

Answers: CC, AH

Reviewed ML

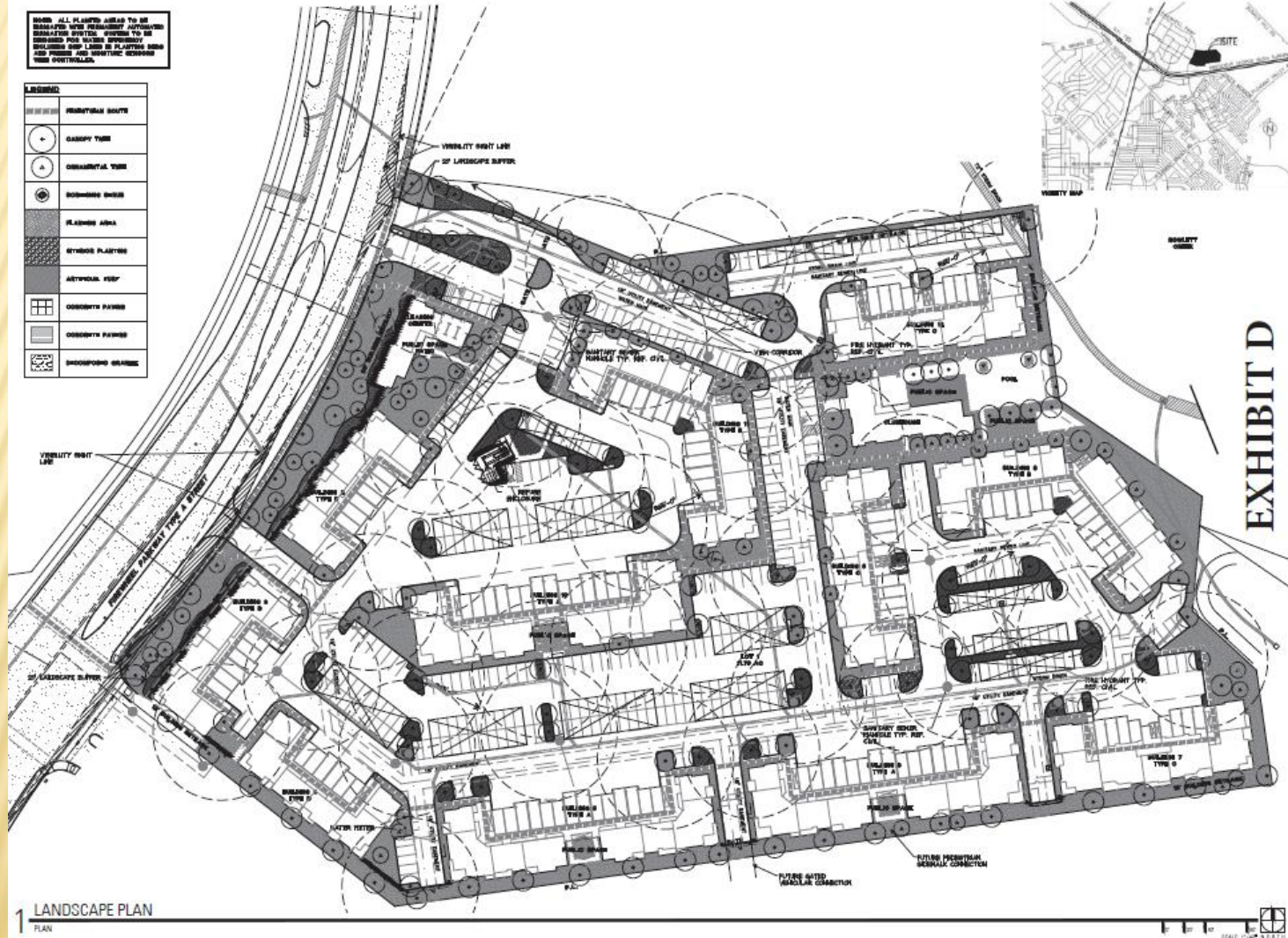
Date issued:
May 07, 2018

Revisions:

Sheet Title:
**LANDSCAPE
SITE PLAN**

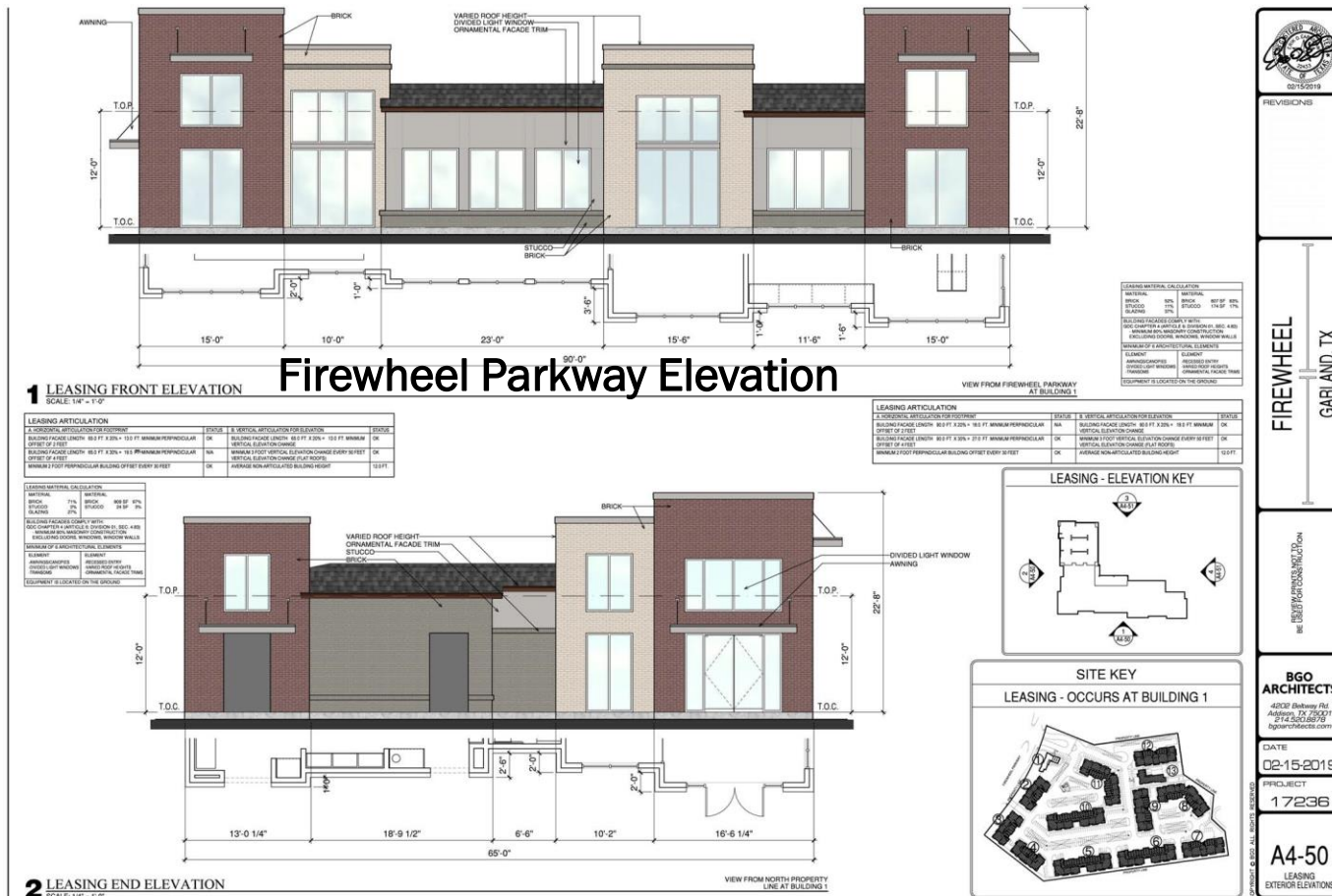
Sheet Number:

L-1.01



Elevation Plans

Leasing Building



[illegible]

1 BUILDING TYPE 'D' FRONT ELEVATION

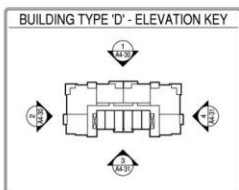
Firewheel Parkway Elevation

VIEW FROM FIREWHEEL PARKWAY
AT BUILDINGS 2 &
VIEW FROM SOUTH PROPERTY
LINE AT BUILDING

[illegible]

2 BUILDING TYPE 'D' END ELEVATION

VIEW FROM SOUTH PROPERTY
LINE AT BUILDING



REVISIONS

FIREWHEEL
GABRIANO TX

REVIEW PRINTS NOT TO
BE USED FOR CONSTRUCTIONBGO
ARCHITECTS

DATE
02-15-2019

PROJECT
17236

A4-30
BUILDING D
EXTERIOR ELEVATIONS

Multi-Family Building

Z 18-33

Elevation Plans





GARLAND
TEXAS MADE HERE

Location Map & Surrounding Properties



ZONING MAP Z 18-33



INDICATES AREA
OF REQUEST

Z 18-33

BACK-UP SLIDES FOLLOW

Photographs



View of the subject property from Firewheel Parkway, near PGBT



View of the subject property from the north along Firewheel Parkway



Landscape Plans



L-1.03



SCALE 15-20% MORE



Landscape Architects • Planners
2001 Bryan Street, Suite 1450
Dallas, Texas 75201
(214) 744-0757 Fax: (214) 744-
6765
Austin Dallas Fort Lauderdale Fort Worth
Houston San Antonio

Project:
FIREWHEEL LOFTS
CASE NO 180208-3

SITE PLAN
SUBMITTAL

PHOENIX
PROPERTIES

GARLAND, TEXAS

Project Number:
D18011

Designed: CC, AH

Drawn: CC, AH

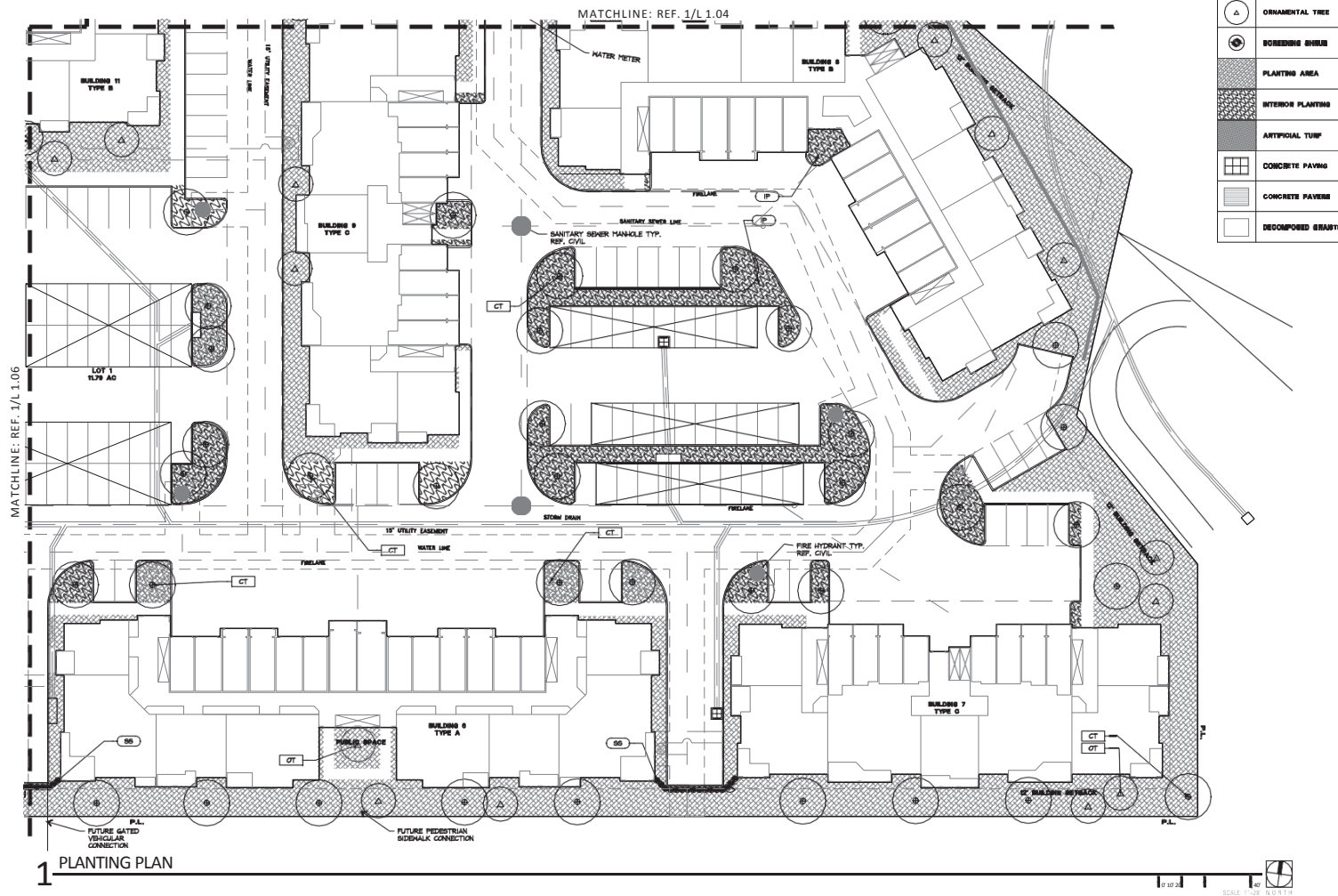
Reviewed: ML

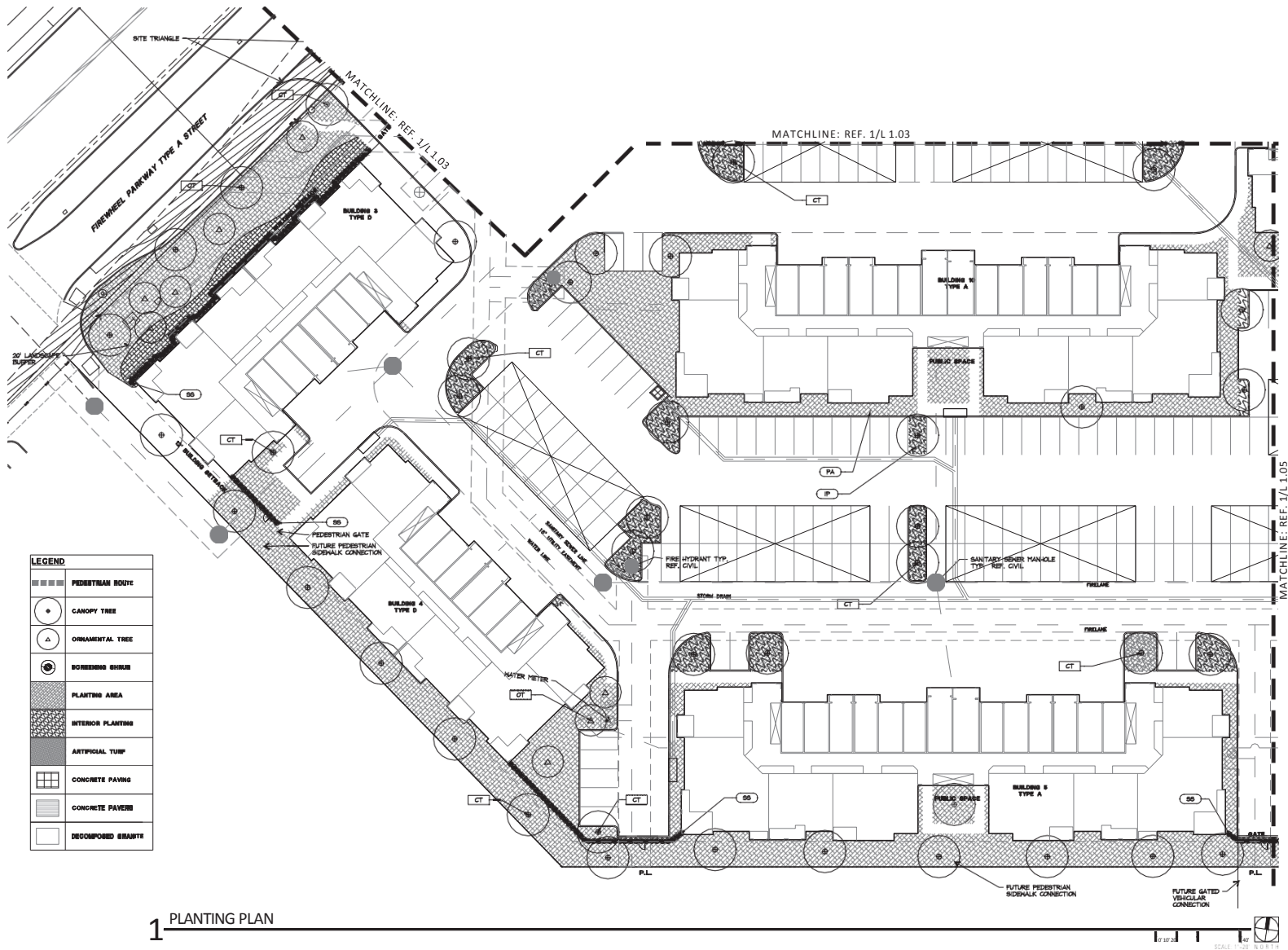
Date issued:
May 07, 2018

Revisions:

Sheet Title:
LANDSCAPE
SITE PLAN
ENLARGEMENT

Sheet Number:
L-1.05





T B G



Landscape Architects • Planners
2001 Bryan Street, Suite 1450
Dallas, Texas 75201
(214) 744-0757 Fax: (214) 744-0758
Austin Dallas Fort Lauderdale Fort Worth
Houston San Antonio

Project:
FIREWHEEL LOFTS
CASE NO 180208-3

SITE PLAN
SUBMITTAL

PHOENIX
PROPERTIES
GARLAND, TEXAS

Project Number:
018011

Designed: CC, AH

Drawn: CC, AH

Reviewed: ML

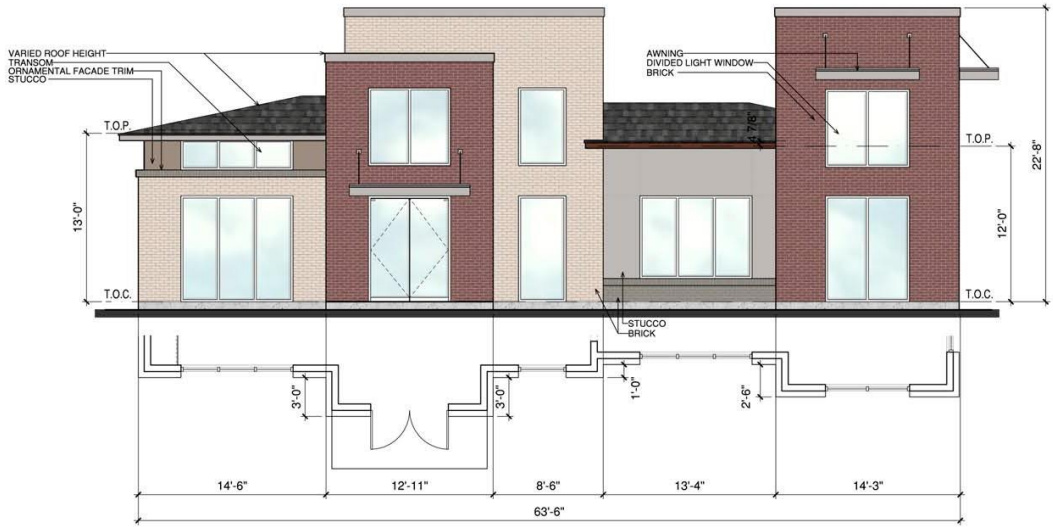
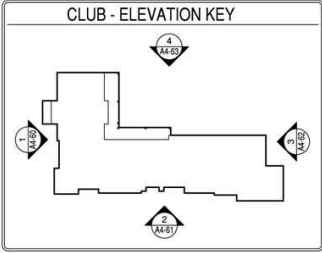
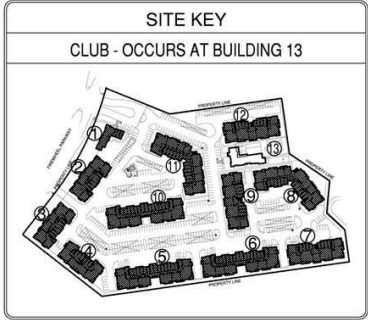
Date Issued:
May 07, 2018

Revisions:

Sheet Title:
**LANDSCAPE
SITE PLAN
ENLARGEMENT**

Sheet Number:
L-1.06

Elevation Plans



CLUB MATERIAL CALCULATION	
MATERIAL	MATERIAL
BRICK	BRICK
STUCCO	STUCCO
GLAZING	GLAZING
BRICK	669 SF 79%
STUCCO	177 SF 21%
GLAZING	177 SF 21%
BUILDING FACADES COMPLY WITH	
SBC CHAPTER 4 ARTICLE 6 DIVISION 01, SEC. 4.6.3	
MINIMUM AN MASONRY CONSTRUCTION	
EXCLUDING DOORS, WINDOWS, WINDOW WALLS	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
AWNINGS/CANOPIES	ACCESSED ENTRY
COVERED/LOFT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIMS
EQUIPMENT IS MOUNTED ON THE GROUND	

CLUB ARTICULATION	
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS
BUILDING FACADE LENGTH: 63 FT X 30% = 19.5 FT MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK
BUILDING FACADE LENGTH: 63 FT X 30% = 19.5 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK
B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH: 63 FT X 30% = 19.5 FT MINIMUM VERTICAL ELEVATION CHANGE	OK
MINIMUM 1 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
AVERAGE NON-ARTICULATED BUILDING HEIGHT	13.5 FT

1 CLUB FRONT ELEVATION
SCALE: 1/4" = 1'-0"

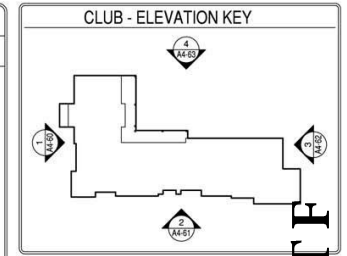
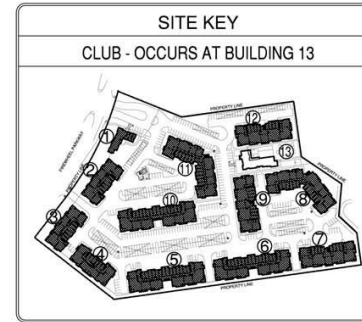
	REVISIONS	FIREWHEEL LOFTS GARLAND, TX	REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION	BGO ARCHITECTS 4800 Beltway Rd. Addicks, TX 75001 214.500.8878 bgoarchitects.com	DATE 02-15-2019 PROJECT 17236	SHEET NUMBER A4-60 CLUB EXTERIOR ELEVATIONS
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CLUB ARTICULATION				
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 119.0 FT X 20% = 23.8 FT. MINIMUM PERPENDICULAR OFFSET OF 3 FEET		NA	BUILDING FACADE LENGTH 119.0 FT X 20% = 23.8 FT. MINIMUM VERTICAL ELEVATION CHANGE EVERY 50 FEET	OK
BUILDING FACADE LENGTH 119.0 FT X 30% = 35.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 50 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	11.0 FT

CLUB MATERIAL CALCULATION			
MATERIAL	QTY	MATERIAL	QTY
BRICK	52%	BRICK	557 SF 74%
STUCCO	38%	STUCCO	303 SF 20%
GLAZING	10%		

BUILDING FACADES COMPLY WITH:
 400 CHAPTER 4 ARTICLE 5.5 DIVISION 01, SEC. 4.01
 MINIMUM 5% MASONRY CONSTRUCTION
 EXCLUDING DOORS, WINDOWS, WINDOW WALLS

ELEMENT	MINIMUM OF 3 ARCHITECTURAL ELEMENTS
AWNINGS/SCREENS	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIMS
	EQUIPMENT IS MOUNTED ON THE GROUND



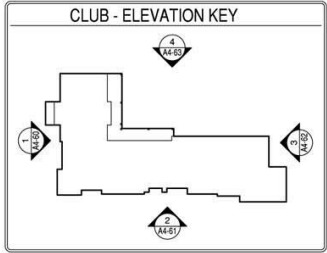
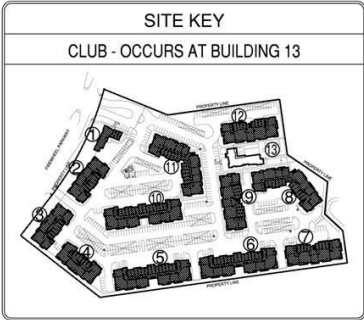
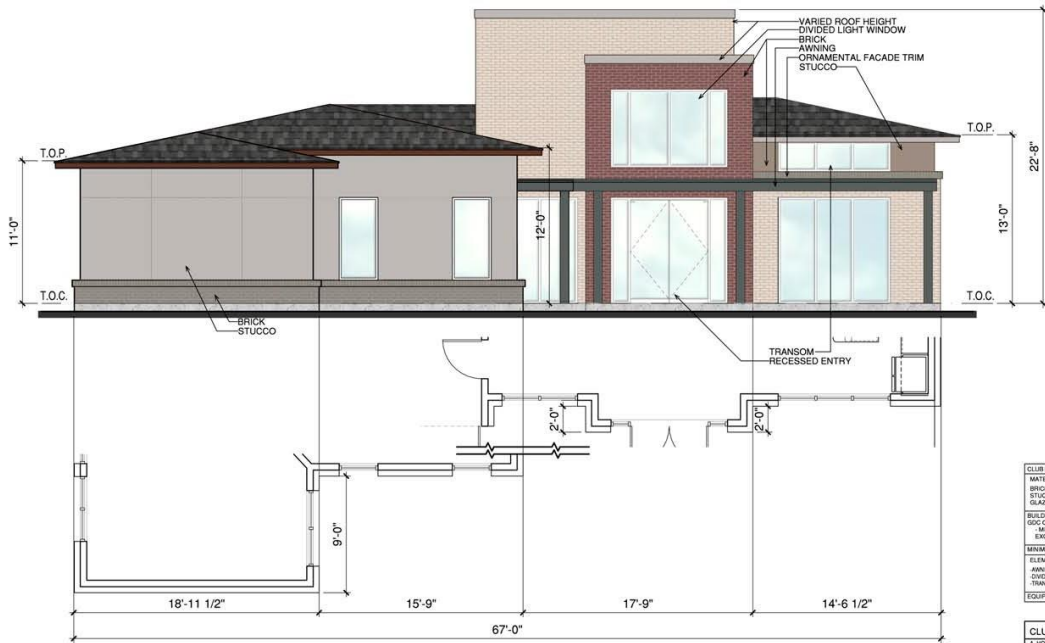
EXHIBIT



2 CLUB END ELEVATION
SCALE: 1/4" = 1'-0"

	REVISIONS <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>							FIREWHEEL LOFTS GARLAND, TX	REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION	BGO ARCHITECTS 4200 Beltway Rd. Addison, TX 75001 214.350.8878 bgoarchitects.com	COPYRIGHT © BGO Architects ALL RIGHTS RESERVED DATE: 02-15-2019	SHEET NUMBER: A4-61 CLUB EXTERIOR ELEVATIONS
PROJECT: 17236												

3 CLUB COURTYARD ELEVATION
SCALE: 1/4" = 1'-0"



CLUB MATERIAL CALCULATION			
MATERIAL	%	MATERIAL	%
BRICK	42%	BRICK	412 SF 98%
STUCCO	28%	STUCCO	281 SF 41%
GLAZING	30%		

BUILDING FACADES COMPLY WITH
SBC CHAPTER 4 ARTICLE 6 DIVISION 01, SEC. 4.6.3
MINIMUM 1/4\"

CLUB ARTICULATION				
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH: 67.0 FT. X 20% = 13.4 FT. MINIMUM PERPENDICULAR OFFSET OF 3 FEET		OK	BUILDING FACADE LENGTH: 67.0 FT. X 20% = 13.4 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 67.0 FT. X 30% = 20.1 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		NA	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	12.0 FT



02/15/2019

REVISIONS

FIREWHEEL LOFTS

Garland, TX

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DATE
02-15-2019

PROJECT
17236

SHEET NUMBER
A4-62

CLUB
EXTERIOR ELEVATIONS

CLUB ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 117.5 FT. X 20% = 23.5 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH 117.5 FT. X 20% = 23.5 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 117.5 FT. X 30% = 35.25 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	12.9 FT.

CLUB MATERIAL CALCULATION			
MATERIAL	PERCENT	BRICK	STUCCO
BRICK	22%	308 SF	39%
STUCCO	38%	487 SF	61%
GLAZING	42%		

BUILDING FACADES COMPLY WITH:
 - OCC. CHAPTER 4, ARTICLE 5, DIVISION 01, SEC. 4.4.3)
 - MINIMUM 60% MASONRY CONSTRUCTION
 - EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT

AWNINGS/CANOPES

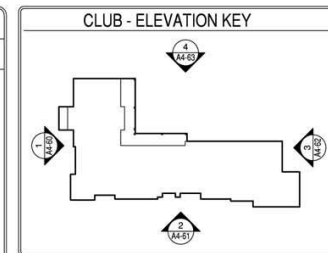
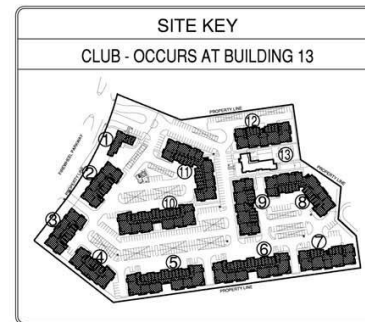
RECESSED ENTRY

TRANSOMS

MINIMUM ROOF HEIGHT

ORNAMENTAL FACADE TRIMS

EQUIPMENT IS LOCATED ON THE GROUND

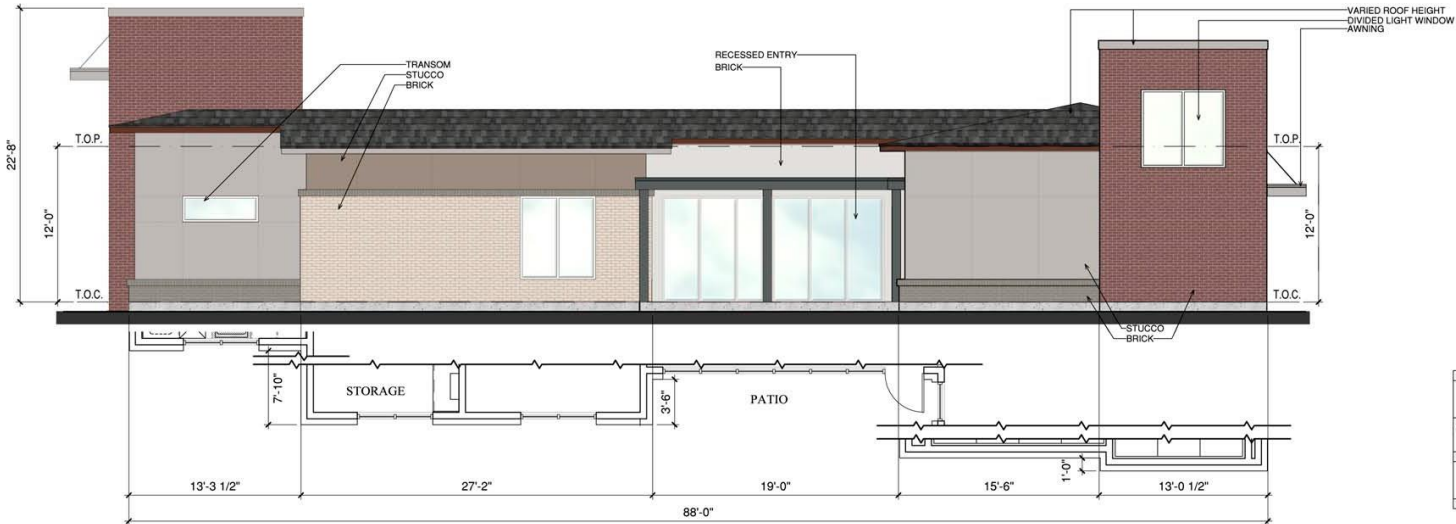


4 CLUB END ELEVATION

SCALE: 1/4" = 1'-0"

EXHIBIT F

	PREVIEWS	FIREWHEEL LOFTS GARLAND, TX	REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION	BGO ARCHITECTS 4202 Beltway Rd. Addison, TX 75001 214.520.8878 bgoarchitects.com	COPYRIGHT © BGO Architects ALL RIGHTS RESERVED	DATE 02-15-2019	SHEET NUMBER A4-63
					PROJECT 17236	CLUB EXTERIOR ELEVATIONS	



LEASING MATERIAL CALCULATION			
MATERIAL	PERCENT	AREA	QUANTITY
BRICK	38%	388 SF	47%
STUCCO	42%	427 SF	53%
GLAZING	20%	207 SF	26%

BUILDING FACADES COMPLY WITH:
SBC CHAPTER 4 ARTICLE 6 DIVISION 01, SEC. 4.8.3
MINIMUM NON-MASONRY CONSTRUCTION
EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT	MINIMUM OF 6 ARCHITECTURAL ELEMENTS
AWNING CANOPIES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIMS

EQUIPMENT IS LOCATED ON THE GROUND

3 LEASING REAR ELEVATION

SCALE: 1/4" = 1'-0"

LEASING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH: 87.0 FT. X.20% = 13.4 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH: 87.0 FT. X.20% = 13.4 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 87.0 FT. X.20% = 13.4 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	NA	AVERAGE NON-ARTICULATED BUILDING HEIGHT	12.0 FT.

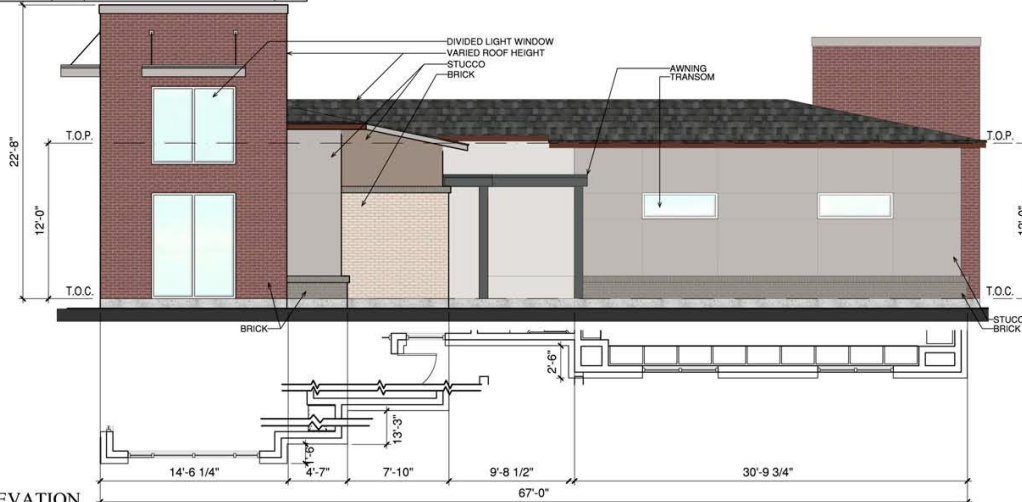
LEASING MATERIAL CALCULATION			
MATERIAL	PERCENT	AREA	QUANTITY
BRICK	38%	388 SF	44%
STUCCO	50%	500 SF	56%
GLAZING	12%	127 SF	14%

BUILDING FACADES COMPLY WITH:
SBC CHAPTER 4 ARTICLE 6 DIVISION 01, SEC. 4.8.3
MINIMUM NON-MASONRY CONSTRUCTION
EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

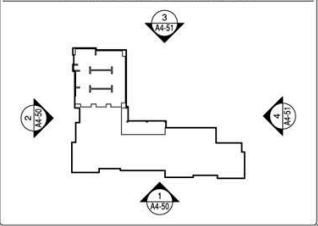
ELEMENT	MINIMUM OF 6 ARCHITECTURAL ELEMENTS
AWNING CANOPIES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIMS

EQUIPMENT IS LOCATED ON THE GROUND



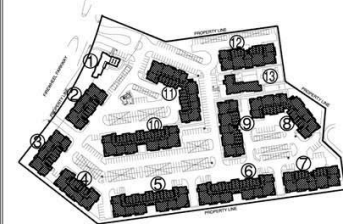
LEASING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH: 88.0 FT. X.20% = 17.6 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH: 88.0 FT. X.20% = 17.6 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 88.0 FT. X.20% = 17.6 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	12.0 FT.

LEASING - ELEVATION KEY



SITE KEY

LEASING - OCCURS AT BUILDING 1



4 LEASING END ELEVATION

SCALE: 1/4" = 1'-0"



REVISIONS

FIREWHEEL

GARLAND, TX

REVIEWED FOR CONSTRUCTION
EXHIBIT F

BGO ARCHITECTS

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214.520.9878
bgoarchitects.com

DATE
02-15-2019

PROJECT
17236

A4-51

LEASING
EXTERIOR ELEVATIONS

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3 BUILDING TYPE 'D' REAR ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 'D' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH: 148.3 FT X 3.20% = 29.66 FT MINIMUM PERPENDICULAR OFFSET OF 3 FEET	NA	BUILDING FACADE LENGTH: 148.3 FT X 3.20% = 29.66 FT MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 148.3 FT X 3.20% = 44.40 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 1' FOOT VERTICAL ELEVATION CHANGE EVERY 10 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2' FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	30.3 FT

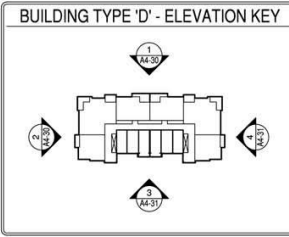
BUILDING 'D' MATERIAL CALCULATION			
MATERIAL	30%	MATERIAL	30%
BRICK	30%	BRICK	1270 SF 39%
STUCCO	40%	STUCCO	1980 SF 61%
SLABING	30%		
BUILDING FACADES COMPLY WITH: SDC CHAPTER 4 ARTICLE 6 DIVISION D1, SEC. 4.8.3 MINIMUM NON-MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT	ELEMENT	ELEMENT	ELEMENT
AWNING/CANOPIES	RECESSED ENTRY	VARIED ROOF HEIGHTS	ORNAMENTAL FACADE TRIM
CHIMNEYS	CHIMNEYS	CHIMNEYS	CHIMNEYS
TRANSOMS	TRANSOMS	TRANSOMS	TRANSOMS

BUILDING 'D' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH: 65.3 FT X 3.20% = 13.00 FT MINIMUM PERPENDICULAR OFFSET OF 3 FEET	OK	BUILDING FACADE LENGTH: 65.3 FT X 3.20% = 13.00 FT MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 65.3 FT X 3.20% = 19.50 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET	NA	MINIMUM 1' FOOT VERTICAL ELEVATION CHANGE EVERY 10 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2' FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	32.3 FT

BUILDING 'D' MATERIAL CALCULATION			
MATERIAL	30%	MATERIAL	30%
BRICK	30%	BRICK	427 SF 32%
STUCCO	40%	STUCCO	880 SF 68%
SLABING	30%		
BUILDING FACADES COMPLY WITH: SDC CHAPTER 4 ARTICLE 6 DIVISION D1, SEC. 4.8.3 MINIMUM NON-MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT	ELEMENT	ELEMENT	ELEMENT
AWNING/CANOPIES	RECESSED ENTRY	VARIED ROOF HEIGHTS	ORNAMENTAL FACADE TRIM
CHIMNEYS	CHIMNEYS	CHIMNEYS	CHIMNEYS
TRANSOMS	TRANSOMS	TRANSOMS	TRANSOMS



4 BUILDING TYPE 'D' END ELEVATION
SCALE: 1/8" = 1'-0"



02/15/2019

REVISIONS

FIREWHEEL GARLAND, TX

REVIEWER'S NOT TO EXHIBIT

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bgoarchitects.com

DATE
02-15-2019

PROJECT
17236

A4-31
BUILDING D
EXTERIOR ELEVATIONS



1 BUILDING TYPE 'C' REAR ELEVATION
SCALE: 1/8" = 1'-0"

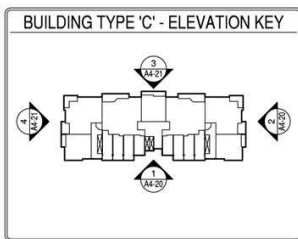
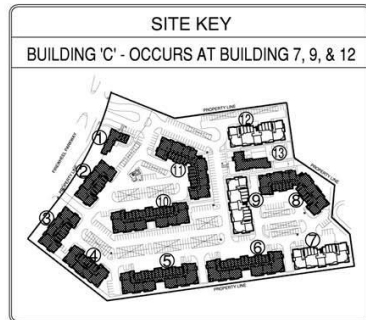
VIEW FROM NORTH PROPERTY
LINE AT BUILDING 12

BUILDING 'C' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH: 184.0 FT X 20% = 36.8 FT MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH: 184.0 FT X 20% = 36.8 FT MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 184.0 FT X 50% = 92.0 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 50 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	30.3 FT

BUILDING 'C' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	27%	BRICK	1479 SF 28%
STUCCO	69%	STUCCO	2847 SF 56%
BUILDING FACADES COMPLY WITH: SEC. CHAPTER 4 ARTICLE 8 DIVISION D1, SEC. 4.8.3 MINIMUM NON-MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS		MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT	ELEMENT	ELEMENT
AWNING/CANOPIES	RECESSED ENTRY	RECESSED ENTRY	VARIED ROOF HEIGHTS
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS	VARIED ROOF HEIGHTS	ORNAMENTAL FACADE TRIMS
TRANSOMS	ORNAMENTAL FACADE TRIMS	ORNAMENTAL FACADE TRIMS	



2 BUILDING TYPE 'C' END ELEVATION
SCALE: 1/8" = 1'-0"



REVISIONS

FIREWHEEL
GARLAND, TX

REVIEW PREPARED BY
EXHIBIT F

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DATE
02-15-2019
PROJECT
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A4-20
BUILDING C
EXTERIOR ELEVATIONS

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3 BUILDING TYPE 'C' FRONT ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 'C' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH: 185.5 FT X 20% = 37.1 FT MINIMUM PERPENDICULAR OFFSET OF 3 FEET	STATUS	BUILDING FACADE LENGTH: 185.5 FT X 20% = 37.1 FT MINIMUM VERTICAL ELEVATION CHANGE	STATUS
BUILDING FACADE LENGTH: 185.5 FT X 50% = 92.75 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET	NA	MINIMUM 1 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET (VERTICAL ELEVATION CHANGE (FLAT ROOFS))	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	50.3 FT

BUILDING 'C' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	24%	BRICK	1207 SF 31%
STUCCO	50%	STUCCO	2507 SF 69%
BUILDING FACADES COMPLY WITH: GCC CHAPTER 4 ARTICLE 6 DIVISION D1, SEC. 4.8B MINIMUM NON-MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS		MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT	ELEMENT	ELEMENT
AWNING/CANOPIES	RECESSED ENTRY	AWNING/CANOPIES	RECESSED ENTRY
CHIMNEYS	VARIED ROOF HEIGHTS	CHIMNEYS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIM	TRANSOMS	ORNAMENTAL FACADE TRIM

VIEW FROM SOUTH PROPERTY LINE AT BUILDING 7

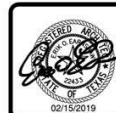
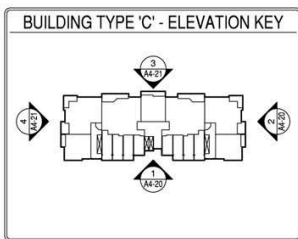
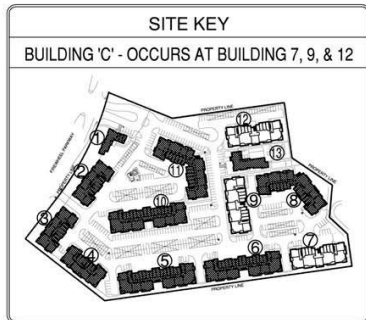
BUILDING 'C' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH: 87.5 FT X 20% = 17.5 FT MINIMUM PERPENDICULAR OFFSET OF 3 FEET	OK	BUILDING FACADE LENGTH: 87.5 FT X 20% = 17.5 FT MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 87.5 FT X 50% = 43.75 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET	NA	MINIMUM 1 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET (VERTICAL ELEVATION CHANGE (FLAT ROOFS))	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	50.3 FT

BUILDING 'C' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	20%	BRICK	540 SF 20%
STUCCO	80%	STUCCO	1450 SF 80%
BUILDING FACADES COMPLY WITH: GCC CHAPTER 4 ARTICLE 6 DIVISION D1, SEC. 4.8B MINIMUM NON-MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS		MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT	ELEMENT	ELEMENT
AWNING/CANOPIES	RECESSED ENTRY	AWNING/CANOPIES	RECESSED ENTRY
CHIMNEYS	VARIED ROOF HEIGHTS	CHIMNEYS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIM	TRANSOMS	ORNAMENTAL FACADE TRIM



4 BUILDING TYPE 'C' END ELEVATION
SCALE: 1/8" = 1'-0"

VIEW FROM EAST PROPERTY LINE AT BUILDINGS 7 & 12



REVISIONS

FIREWHEEL
GARLAND, TX

EXHIBIT F
REVISIONS NOT TO BE USED FOR CONSTRUCTION

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02-15-2019

PROJECT
17236

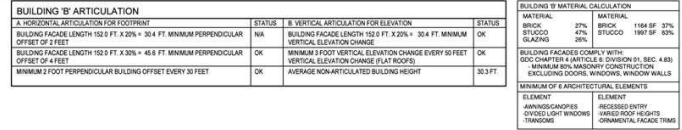
A4-21
BUILDING C
EXTERIOR ELEVATIONS

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1 BUILDING TYPE 'B' FRONT ELEVATION

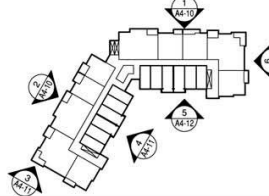
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2 BUILDING TYPE 'B' FRONT ELEVATION

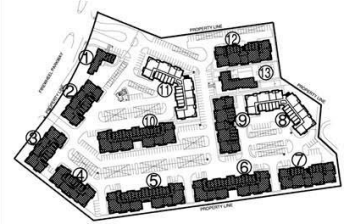
SCALE: 1/8" = 1'-0"

BUILDING TYPE 'B' - ELEVATION KEY



SITE KEY

BUILDING 'B' - OCCURS AT BUILDING 8, & 11



REVISIONS

FIREWHEEL
 GARLAND, TX

EXHIBIT F
 REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION

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 PROJECT
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A4-10
 BUILDING B
 EXTERIOR ELEVATIONS

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BUILDING 'B' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH: 65.0 FT X 20% = 13.0 FT MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH: 65.0 FT X 20% = 13.0 FT MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 65.0 FT X 20% = 13.0 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET	NA	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 50 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	30.3 FT

BUILDING 'B' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	33%	BRICK	671 SF 44%
STUCCO	41%	STUCCO	881 SF 56%
GLASSING	26%		

BUILDING FACADES COMPLY WITH:			
SBC CHAPTER 4 ARTICLE 6 DIVISION 01: 4.03 - MINIMUM MFR MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			

MINIMUM OF 8 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
MINIMUM CANOPES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIMS



3 BUILDING TYPE 'B' END ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 'B' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH: 118.0 FT X 20% = 23.6 FT MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH: 118.0 FT X 20% = 23.6 FT MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 118.0 FT X 20% = 23.6 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 50 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	30.3 FT

BUILDING 'B' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	33%	BRICK	644 SF 37%
STUCCO	49%	STUCCO	1091 SF 67%
GLASSING	26%		

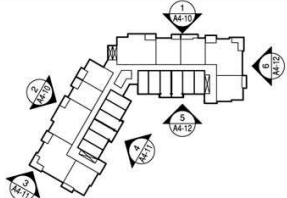
BUILDING FACADES COMPLY WITH:			
SBC CHAPTER 4 ARTICLE 6 DIVISION 01: 4.03 - MINIMUM MFR MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			

MINIMUM OF 8 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
MINIMUM CANOPES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIMS



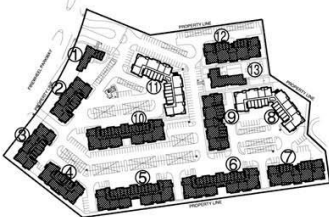
4 BUILDING TYPE 'B' REAR ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING TYPE 'B' - ELEVATION KEY



SITE KEY

BUILDING 'B' - OCCURS AT BUILDING 8, & 11



REVISIONS

FIREWHEEL
GARLAND, TX

REVIEW PRINTS NOT TO
EXHIBIT F

BGO ARCHITECTS
4808 Highway Rd
Addicks, TX 75001
214.520.8878
bgoarchitects.com

DATE
02-15-2019

PROJECT
17236

A4-11
BUILDING B
EXTERIOR ELEVATIONS

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BUILDING 'B' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH 115.0 FT. X 30% = 33.0 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH 115.0 FT. X 30% = 33.0 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 115.0 FT. X 30% = 33.0 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 50 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	35.3 FT.

BUILDING 'B' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	24%	BRICK	830 SF 32%
STUCCO	45%	STUCCO	1470 SF 47%
AWNING	2%		
BUILDING FACADES COMPLY WITH: SDC CHAPTER 4 (ARTICLE 6) DIVISION 01, SEC. 4.803 MINIMUM MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
WINDOW OF ARCHITECTURAL ELEMENTS		WINDOW OF ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT	ELEMENT	ELEMENT
AWNING/CANOPIES	RECESSED ENTRY	AWNING/CANOPIES	RECESSED ENTRY
CHIMNEYS	VARIED ROOF HEIGHTS	CHIMNEYS	VARIED ROOF HEIGHTS
OVERHEAD LIGHTS	ORNAMENTAL FACADE TRIMS	OVERHEAD LIGHTS	ORNAMENTAL FACADE TRIMS



5 BUILDING TYPE 'B' REAR ELEVATION
SCALE: 1/8" = 1'-0"

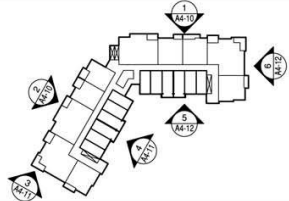
BUILDING 'B' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH: 65.0 FT. X 30% = 19.5 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH: 65.0 FT. X 30% = 19.5 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 65.0 FT. X 30% = 19.5 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	NA	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 50 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	35.3 FT.

BUILDING 'B' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	25%	BRICK	671 SF 42%
STUCCO	45%	STUCCO	886 SF 58%
AWNING	2%		
BUILDING FACADES COMPLY WITH: SDC CHAPTER 4 (ARTICLE 6) DIVISION 01, SEC. 4.803 MINIMUM MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
WINDOW OF ARCHITECTURAL ELEMENTS		WINDOW OF ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT	ELEMENT	ELEMENT
AWNING/CANOPIES	RECESSED ENTRY	AWNING/CANOPIES	RECESSED ENTRY
CHIMNEYS	VARIED ROOF HEIGHTS	CHIMNEYS	VARIED ROOF HEIGHTS
OVERHEAD LIGHTS	ORNAMENTAL FACADE TRIMS	OVERHEAD LIGHTS	ORNAMENTAL FACADE TRIMS



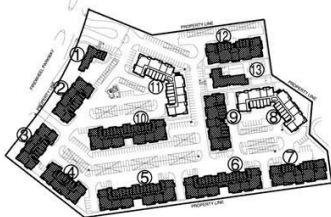
6 BUILDING TYPE 'B' END ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING TYPE 'B' - ELEVATION KEY



SITE KEY

BUILDING 'B' - OCCURS AT BUILDING 8, & 11



REVISIONS

FIREWHEEL
GARLAND, TX
EXHIBIT F

REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION

BGO ARCHITECTS
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214.520.8878
bgoarchitects.com

DATE
02-15-2019
PROJECT
17236

A4-12
BUILDING B
EXTERIOR ELEVATIONS

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3 BUILDING TYPE 'A' REAR ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 'A' MATERIAL CALCULATION		BUILDING 'A' ARTICULATION	
MATERIAL	BRICK 746 SF 44%	A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS
STUCCO 49%	STUCCO 983 SF 56%	BUILDING FACADE LENGTH 89.0 FT X 30% = 13.8 FT MINIMUM PERPENDICULAR	OK
GLAZING 26%		OFFSET OF 4 FEET	OK
BUILDING FACADES COMPLY WITH:		BUILDING FACADE LENGTH 89.0 FT X 20% = 17.8 FT MINIMUM PERPENDICULAR	OK
BOL CHAMFER (ARTICLE 8 DIVISION D1, SEC. 4.8B)		MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET	OK
MINIMUM 6% MASONRY CONSTRUCTION		VERTICAL ELEVATION CHANGE (PLAT ROOFS)	OK
ENCLOSING DOORS, WINDOWS, WINDOW WALLS		AVERAGE NON-ARTICULATED BUILDING HEIGHT	33.3 FT
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT	MINIMUM OF 6 ARCHITECTURAL ELEMENTS		
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			



4 BUILDING TYPE 'A' END ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 'A' MATERIAL CALCULATION	
MATERIAL	BRICK 1806 SF 34%
STUCCO 48%	STUCCO 3969 SF 66%
GLAZING 26%	
BUILDING FACADES COMPLY WITH:	
BOL CHAMFER (ARTICLE 8 DIVISION D1, SEC. 4.8B)	
MINIMUM 6% MASONRY CONSTRUCTION	
ENCLOSING DOORS, WINDOWS, WINDOW WALLS	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	MINIMUM OF 6 ARCHITECTURAL ELEMENTS
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	

BUILDING 'A' ARTICULATION	
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS
BUILDING FACADE LENGTH 196.0 FT X 30% = 58.8 FT MINIMUM PERPENDICULAR	OK
OFFSET OF 4 FEET	OK
BUILDING FACADE LENGTH 256.0 FT X 30% = 76.8 FT MINIMUM PERPENDICULAR	OK
MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET	OK
VERTICAL ELEVATION CHANGE (PLAT ROOFS)	OK
AVERAGE NON-ARTICULATED BUILDING HEIGHT	33.3 FT

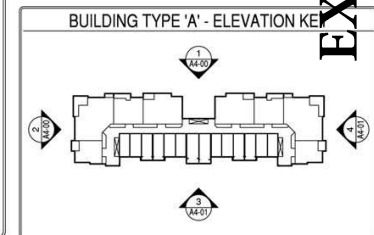
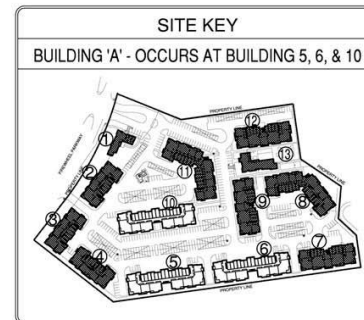


EXHIBIT F



REVISIONS

FIREWHEEL LOFTS
GARLAND, TX

REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION

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bgoarchitects.com

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DATE 02-15-2019
PROJECT 17236
SHEET NUMBER A4-01
BUILDING A
EXTERIOR ELEVATIONS

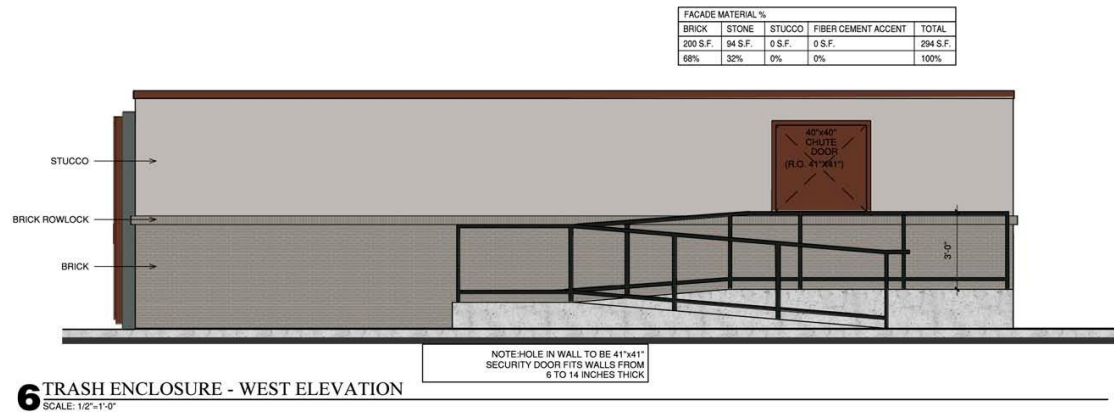
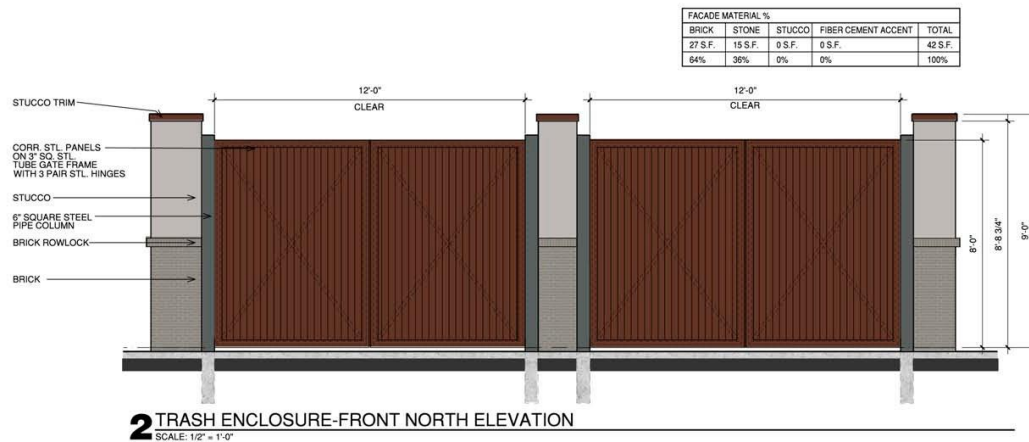


EXHIBIT F



REVISIONS

FIREWHEEL
GARLAND, TX

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**BGO
ARCHITECTS**
4202 Beltway Rd.
Addicks, TX 75001
214.520.9878
bgoarchitects.com

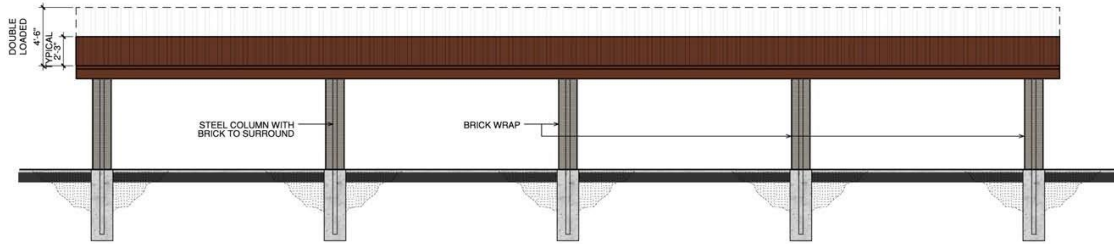
DATE
02-15-2019

PROJECT
17236

A2-61
TRASH
ENCLOSURE

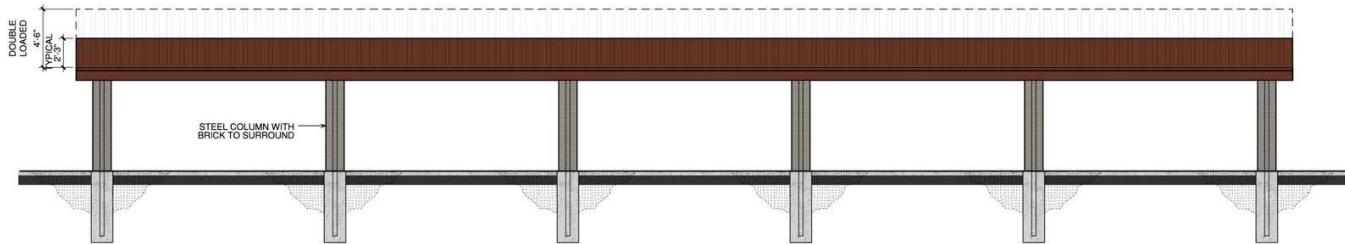
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NOTE:
ALL CARPORT STRUCTURES ARE TO HAVE THE SAME BRICK
USED ON BUILDING A WRAP THE SUPPORT COLUMNS



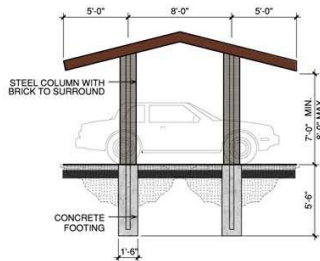
3 CARPORT ELEVATION - 8 EVEN SPACES
SCALE 1/4"=1'-0"

REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION

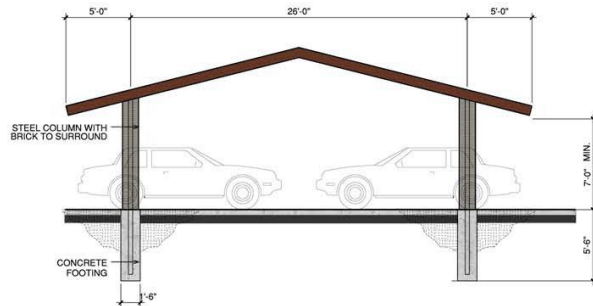


1 CARPORT ELEVATION - 10 EVEN SPACES
SCALE 1/4"=1'-0"

REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION



2 CARPORT ELEVATION (TYPICAL)
SCALE 1/4"=1'-0"
REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION



2 CARPORT ELEVATION (DOUBLE-LOADED)
SCALE 1/4"=1'-0"
REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION

EXHIBIT F



REVISIONS

FIREWHEEL
GARLAND, TX

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DATE
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A2-32

CARPORT

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GARLAND

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Comprehensive Plan

The Envision Garland Plan designates the subject property as Regional Centers, which are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional centers may be found along major highways and turnpikes, and at significant bus or rail stations.

Regional centers generally cover an area greater than thirty (30) acres and consist of one or more buildings with more than 450,000 square feet of gross leasable area. This development type typically serves a five to fifteen-mile radius trade area, within a 20 minute drive time, and serves a minimum population of 150,000.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7.b.

Meeting Date: 03/05/2019

Item Title: Z 18-49 City of Garland (District 7)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval of a Change in Zoning from Planned Development (PD) District 99-44 for Cluster and Patio Homes to Single-Family Attached (SFA) District (townhouses).

OWNER

William F. Callejo

PLAN COMMISSION RECOMMENDATION

On February 11, 2019 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of the request as presented by staff.

STAFF RECOMMENDATION

Approval of the request as presented.

BACKGROUND

The existing Planned Development (PD) District 99-44 allows development of the site for cluster homes and patio homes. At the time of its approval in 1999, Planned Development (PD) District 99-44 included a total of 6.55 acres in two tracts, one containing 1.299 acres which is the property proposed for Change in Zoning with this request; and another tract located east of the subject site containing 5.25 acres. The total site area of the Planned Development (PD) District 99-44 property extended from Galaxie Road, east along Arapaho Road, north along Callejo Road to an alley, and west to Galaxie Road. Neither of these properties have come forward for development. The east portion of Planned Development (PD) District 99-44 has since changed to SFA District. The proposed Change of Zoning is intended to align the adjacent property's zoning with Single-Family Attached (SFA) (townhouse) District zoning.

SITE DATA

The subject property contains approximately 1.29 acres with approximately 278 lineal feet of frontage along Arapaho Road and 303 linear feet of frontage along Galaxie Road.

USE OF PROPERTY UNDER CURRENT ZONING

The existing site was zoned with the intent of developing patio homes or cluster homes in Planned Development (PD) District 99-44. That development was not implemented.

CONSIDERATIONS

1. This site consists of one tract which is approximately 1.29 acres. The site is not currently developed.
2. The site is not currently subdivided and is a portion of the property located to the east. More specifically, the unsubdivided property is the street block between the alley on the north, Arapaho Road on the south, and Galaxie Road to the west and Callejo Road to the east. The existing zoning results in two zoning districts on one property, which is allowed. However, in this case the zoning arrangement seems to have stymied development interest.
3. The Single-Family Attached (SFA) District is intended to promote stable, quality, attached-occupancy residential development on individual lots in logical, livable, and sustainable neighborhoods. This district may be included within certain areas of neighborhoods or, when in accordance with the intent of the Comprehensive Plan, may provide a transition district between lower density residential areas, multi-family or nonresidential areas, or major thoroughfares.
4. The proposal is a standard “straight-zoning”, for which development would follow the standards and allowances of the Garland Development Code.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development. The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre). Non-residential sites within this category are typically up to three acres in size.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the south and north are developed for single-family residential uses compatible with this proposal. The property to the west, across Galaxie Road, is developed for commercial and retail uses. The property to the east is zoned for townhouse development. The existing and zoned uses are compatible with this request.

Attachments

Z 18-49 City of Garland Attachments

Z 18-49 City of Garland Notification Responses

Z 18-49 City of Garland Staff Presentation



0 50 100 Feet
1 inch = 77 feet

Zoning Map Z 18-49



INDICATES AREA
OF REQUEST

REPORT & MINUTES

P.C. Meeting, February 11, 2019

3b. APPROVED Consideration of the application of the **City of Garland**, requesting approval of a Change in Zoning from Planned Development (PD) 99-44 District for Cluster and Patio Homes to Single-Family Attached (SFA) District (townhouses). This property is located at 2901 Arapaho Road. (District 7) (File Z 18-49)

Motion was made by Commissioner Ott, seconded by Commissioner Edwards to **approve** per staff recommendation. **Motion carried: 8 Ayes, 0 Nays**



Allmendinger, Tracy

From: Jean <jwk58@msn.com>
Sent: Monday, February 04, 2019 10:26 AM
To: Planning Group
Subject: Change in zoning

Hello,

This is in response to Zoning Map 18-49 for building single family attached townhomes. My husband and I have lived in our home for 32 years and have seen many changes in our neighborhood. We were not in favor of Arapaho rd being extended over to Shiloh which meant excessive traffic running one street over from us (we live at 2826 Teakwood dr). The home owners who then had their houses backing up to Arapaho were unable to sell their houses at a good price and many have become rental houses. We are NOT in favor of any type of apartments or townhomes being built on that piece of land. There is already so much traffic on Arapaho that it would only create more.

Jean & Dan Klimiuk
2826 Teakwood Dr
Garland, Tx
75044

Z 18-49

Approval of a Change in Zoning from Planned Development (PD) District 99-44 for Cluster and Patio Homes to Single-Family Attached (SFA) District (townhouses).

**City Council Meeting
March 5, 2019**



GARLAND

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Case Information

Location: 2901 Arapaho Road

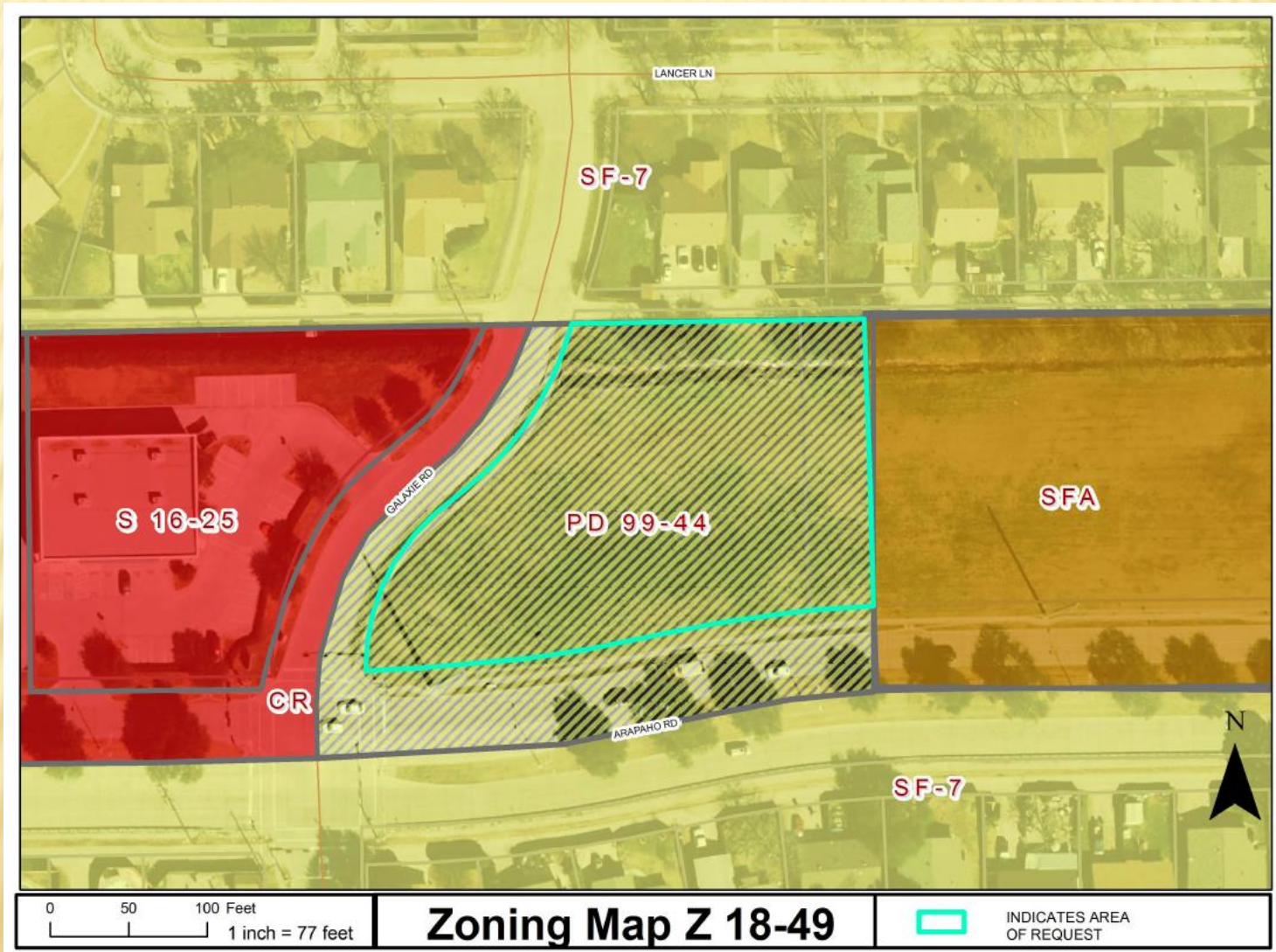
Applicant: City of Garland

Owner: William F Callejo

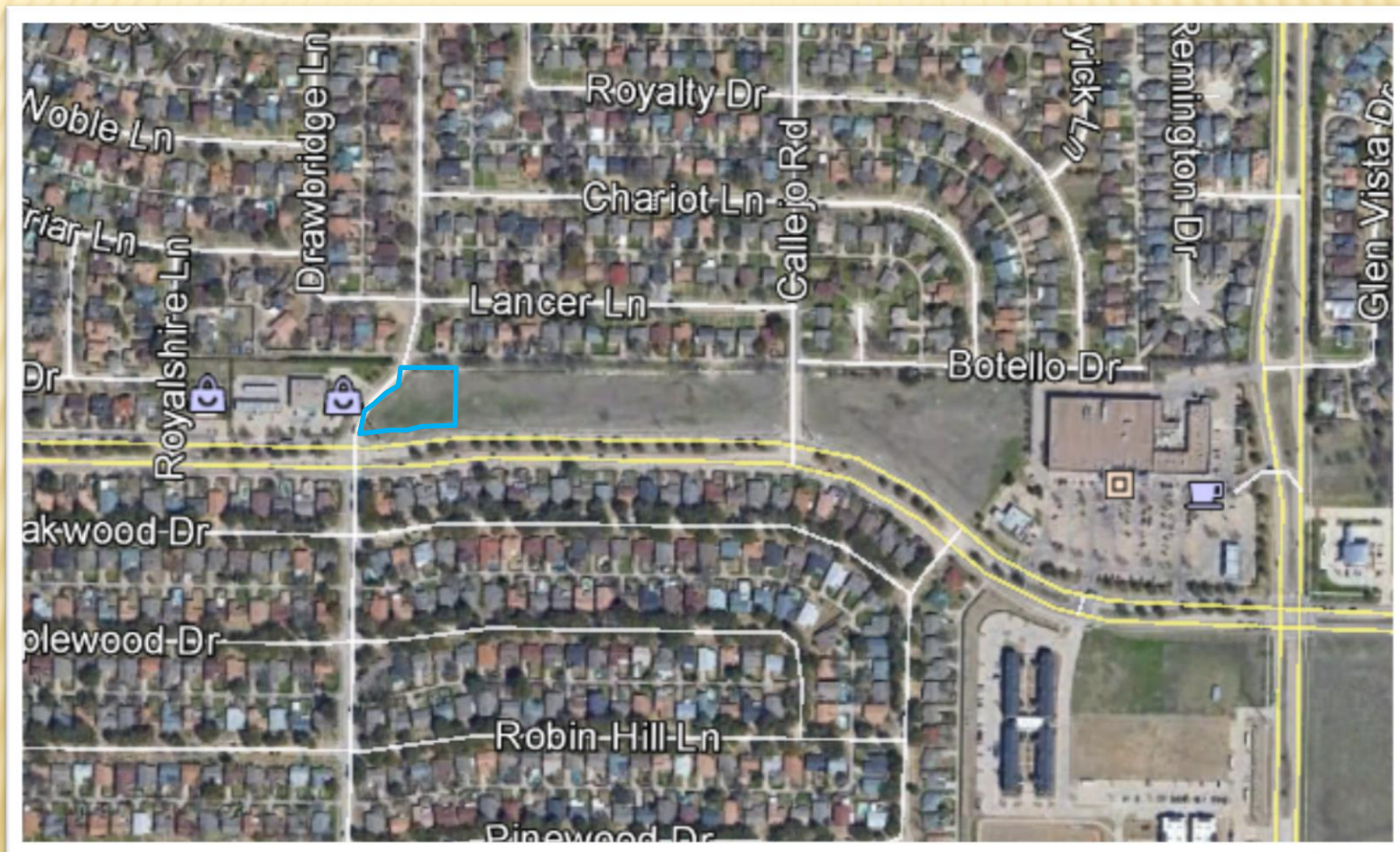
Acreage: 1.29 acres

Zoning: Planned Development (PD) District 99-44 for Cluster
and Patio Homes

Location Map



Aerial



BACK-UP SLIDES FOLLOW

Photographs



Looking at subject property from Galaxie Road.



Looking at the property to the west of the subject property at the northwest corner of Galaxie Road and Arapaho Road.



Looking south at Galaxie Road towards single-family residential development.



Looking to the north towards single-family residential development.