



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

**PLAN COMMISSION
City Hall, Work Session Room
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
August 13, 2018 at 7:00 p.m.**

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

A pre-meeting will begin at 6:15 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. The Plan Commission has had the opportunity to review each of these items during a pre-meeting. The Chairman will announce the agenda and provide an opportunity for members of the audience and the Plan Commission to request that an item be removed and considered separately.

1. MINUTES

- a. Consider approval for the July 9, 2018 Plan Commission meeting minutes.**

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

2. ZONING

- a. Consideration of the application of **Dinh Nguyen**, requesting approval of a Zoning Change from Agricultural (AG) District to Community Retail (CR) District. This property is located at 2105 Crist Road. (District 8) (File Z 18-28)
- b. Consideration of the application of **Huckabee**, requesting approval of 1) Amendments to Planned Development (PD) 94-53 for Single-Family-7 Uses and 2) a Detail Plan for Athletic Events Facility, Indoor. This property is located at 2585 Firewheel Parkway. (District 1) (File Z 18-30)
- c. Consideration of the application of **Cates-Clark & Associates, LLP**, requesting approval of 1) Amendments to Planned Development (PD) 03-53, and 2) a Detail Plan for Dwelling, Multi-Family Uses. This property is located at 3400 Firewheel Parkway. (District 1) (File Z 18-33)

3. ADJOURN

NOTICE: The Plan Commission may recess from the open session and convene in a closed session if the discussion of any of the listed agenda items concerns matters regarding privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.



GARLAND

Plan Commission

1.a.

Meeting Date: 08/13/2018

Item Title: Plan Commission Minutes - July 9, 2018

Summary:

Consider approval for the July 9, 2018 Plan Commission meeting minutes.

Attachments

Plan Commission Minutes - July 9, 2018 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, July 9, 2018, at 7:00 p.m. in the Council Chambers at the William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Douglas Williams
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Brian England
Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Josue De La Vega
Staff	Nabiha Ahmed
Staff	Denise Phillips

CALL TO ORDER

Chairman Roberts called the meeting to order and Commissioner Ott gave the Invocation and led the Pledge of Allegiance to the United States Flag.

CONSENT AGENDA

MINUTES

1a. APPROVED **Approval** of Minutes for the regular meeting of June 25, 2018.

Motion was made by Commissioner Hedrick, seconded by Commissioner Edwards to **approve** the minutes of the June 25, 2018 meeting. **Motion carried: 7 Ayes, 0 Nays.** Commissioner Dalton did not vote due to his absence from this meeting.

2a. APPROVED P 17-22 Sears Industrial District No. 5 Addition Final Plat

Motion was made by Commissioner Williams, seconded by Commissioner O'Hara to **approve** per staff recommendation. **Motion carried: 7 Ayes, 0 Nays.** Commissioner Hedrick recused himself from this case.

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. DENIED

Consideration of the application of **Cates-Clark & Associates, LLP**, requesting approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Detail Plan for a Recycling Salvage Yard (unlimited outside storage); 3) a Specific Use Provision for a Recycling Salvage Yard (unlimited outside storage); and 4) a Variance to Section 4.35 of the Garland Development Code regarding the parking area landscaping. This property is located at 117 North Shiloh Road. (District 6) (File Z 17-14)

The applicant, Daniel Stewart, 14800 Quorum Drive, Suite 200, Dallas, Texas 75254, provided an overview of the request. Mr. Stewart provided additional information regarding the addition of a left turn lane.

Speaking in opposition of the request:

Wesley Ard, 102 N. Shiloh, Garland, Texas 75042

Spoke of concerns regarding security, the number of recycling centers in the immediate area and decrease of property values.

Commissioner Dalton spoke against this request due to traffic concerns.

Commissioner Williams questioned the entering/exiting and weighing process for the trucks.

Motion was made by Commissioner Williams to approve the request per staff recommendation. Motion failed due to a lack of a second.

Motion was made by Commissioner Dalton, seconded by Commissioner Edwards to **deny** the request. **Motion carried: 8 Ayes, 0 Nays**

3b. APPROVED

Consideration of the application of **Kimley-Horn and Associates, Inc.**, requesting approval of a Detail Plan for Elder Care - Independent Living, and Elder Care - Assisted Living on property zoned Planned Development (PD) District 17-28 for Mixed Uses. This property is located at 2255 Arapaho Road. (District 7) (File Z 17-52)

The applicant, Michael Holigan provided an overview of the request and remained available for questions. There were no questions of this applicant.

Also representing the applicant, Joseph Fraccaro, 13455 Noel Drive, Dallas, Texas 75240, was available for questions. There were no questions of this applicant.

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

3c. APPROVED

Consideration of the application of **OM Housing**, requesting approval of 1) a Zoning Change from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses; 2) a Detail Plan for Dwelling, Multi-Family; and 3) a Variance to Section 4.34 of the Garland Development Code regarding site and perimeter landscaping. This property is located at 1603 East IH-30. (District 3) (File Z 18-10)

The applicant, Jason Lain, 2601 S. Glenbrook Drive, Garland, Texas 75041, provided an overview of the request and elaborated on the reasoning for the variance request.

Chairman Roberts requested clarification on the variance requests.

Also representing the applicant, Ronald Salamie, 6175 Main Street, Frisco, Texas 75035 and Erik Earnshaw, 4202 Beltway Drive, Addison, Texas were available for questions. There were no questions of these applicants.

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

3d. APPROVED

Consideration of the application of **Charles Gojer & Assoc.**, requesting approval of 1) an Amendment to Planned Development (PD) 16-22 District for Community Retail Uses; 2) a Detail Plan for a Financial Institution; and 3) a Specific Use Provision for a Drive-Through Service. This property is located at 5005 North President George Bush Turnpike. (District 1) (File Z 18-29)

The applicant, Darren Andrews, 11615 Forest Central Drive, Dallas, Texas, 75243, was available for questions. There were no questions of this applicant.

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

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:38 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 08/13/2018

Item Title: Z 18-28 Dinh Nguyen (District 8)

Summary:

Consideration of the application of **Dinh Nguyen**, requesting approval of a Zoning Change from Agricultural (AG) District to Community Retail (CR) District. This property is located at 2105 Crist Road. (District 8) (File Z 18-28)

Attachments

Z 18-28 Dinh Nguyen Report and Attachments

Planning Report

File No: Z 18-28/District 8

Agenda Item:

Meeting: Plan Commission

Date: August 13, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Zoning Change from Agricultural (AG) District to Community Retail (CR) District.

LOCATION

2105 Crist Road

APPLICANT

Dinh Nguyen

OWNER

Dinh Nguyen

BACKGROUND

The subject property, currently zoned Agricultural (AG) District, is the site of a one-story unoccupied house constructed in 1955. The applicant proposes to rezone the subject property to Community Retail (CR) District and redevelop the site with land uses as permitted in the Community Retail (CR) District per the Land Use Matrix in Section 2.51 of the Garland Development Code (GDC).

SITE DATA

The subject property contains approximately 1.5 acres, with approximately 279 lineal feet of frontage along Crist Road and 450 lineal feet of frontage along Belt Line Road. Currently, the site can be accessed from Crist Road and Belt Line Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Agricultural (AG) District and all the land uses permitted in the Agricultural (AG) District, whether by right or by Specific Use Provision, are indicated within the Land Use Matrix in Section 2.51 of the Garland Development Code (GDC).

CONSIDERATIONS

1. The Agricultural District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland.

In the case of the subject property, the applicant intends to redevelop the site with commercial uses as permitted in the Community Retail (CR) District.

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering

and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large or small in scale. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

2. Given the fact that the request is limited to a Zoning Change to an established zoning district in the Garland Development Code (i.e. Community Retail (CR) District), a Detail Plan depicting the future development was neither submitted with the zoning application nor is required. However, the applicant has tentative plans for the subject property and has indicated that once the Zoning Change is secured the existing house structure would be demolished and a multi-tenant building with suitable spaces for retail, medical office and restaurants would be constructed.

In the event the house structure is not demolished after the approval of the Zoning Change, such structure or any of portion of it may not be converted to a nonresidential use of any type unless the entire site, including the house structure, is retrofitted to comply with all the applicable standards in the Garland Development Code (GDC) including but not limited to Screening/Landscaping and Building Design Standards as established in Section 2.52(A)(4) of the Garland Development Code (GDC).

In the case of redevelopment, all new development should be in full compliance with all the applicable standards in the Garland Development Code (GDC).

3. In the event the Zoning Change request is approved, the applicant will need to proceed with the platting of the subject property and securing a site permit and a building permit prior to commencing construction. It will be during the permitting process that staff will review the proposed development and verify compliance with all the applicable regulations.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property Traditional Neighborhoods. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services.

Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is appropriately located at the intersection of Belt Line Road, a major collector street, and Crist Road, a minor collector street. To the north, the properties are zoned for Two-Family (duplex) and Single-Family-7 Uses; these properties are developed with residential neighborhoods. The properties to the south and east across Crist Road are zoned for Industrial Uses; these properties are mostly developed with industrial and heavy commercial uses. The properties to the west, along Belt Line Road, are zoned for Community Retail, Community Office and Multi-Family Uses; these properties are developed with a grocery store, a self-storage facility and senior living facilities. The properties further west are zoned for Single-Family-7 Uses; these properties are developed with residential neighborhoods.

Given that the subject property is fronting Belt Line Road (a major collector street) and Crist Road (a minor collector street), traffic generated by any redevelopment should not increase traffic through residential areas as prescribed by the Garland Development Code. Furthermore, due to the limited size of the subject property and the building height limitation of thirty-five (35) feet (same maximum building height as residential districts), the scale of any commercial development would be compatible with the surrounding residential neighborhoods as recommended by the Comprehensive Plan. Finally, with Community Retail (CR) as the district on the subject property, the use of the existing structure for non-residential purposes or any redevelopment would require screening from the adjacent residential zoned properties; the screening method employed would have to comply with the Garland Development Code (GDC).

STAFF RECOMMENDATION

Approval of a Zoning Change from Agricultural (AG) District to Community Retail (CR) District.

ADDITIONAL INFORMATION

Location Map
Photos

CITY COUNCIL DATE: September 4, 2018

PREPARED BY:

Josue De La Vega, MCRP
Senior Development Planner
Planning & Community Development
(972) 205-2454
jdelavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 100 200 Feet
1 inch = 203 feet

ZONING MAP Z 18-28

 INDICATES AREA OF REQUEST

Z 18-28



View of the subject property from Belt Line Rd.



View of the subject property from Crist Rd.



View of the intersection of Belt Line Rd. and Crist Rd.



View of the subject property from the intersection of Belt Line Rd. and Crist Rd.



GARLAND

Plan Commission

2.b.

Meeting Date: 08/13/2018

Item Title: Z 18-30 Huckabee (District 1)

Summary:

Consideration of the application of **Huckabee**, requesting approval of 1) Amendments to Planned Development (PD) 94-53 for Single-Family-7 Uses and 2) a Detail Plan for Athletic Events Facility, Indoor. This property is located at 2585 Firewheel Parkway. (District 1) (File Z 18-30)

Attachments

Z 18-30 Huckabee Report and Exhibits

Planning Report

File No: Z 18-30/District 1

Agenda Item:

Meeting: Plan Commission

Date: August 13, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) Amendments to Planned Development (PD) 94-53 for Single-Family-7 Uses and 2) a Detail Plan for Athletic Events Facility, Indoor.

LOCATION

2585 Firewheel Parkway

APPLICANT

Huckabee

OWNER

Garland Independent School District

BACKGROUND

In 1994 City Council approved Planned Development (PD) 94-53 District to allow the development of a single-family residential neighborhood on the subject property; however, such development did not come to fruition and the site remains undeveloped. The applicant proposes a Planned Development (PD) District and has brought forward a Detail Plan to develop the subject property with a natatorium (Athletic Events Facility, Indoor) for the Garland Independent School District.

SITE DATA

The subject property contains approximately 19.224 acres in area (minus right-of-way dedication), with approximately 730 lineal feet of frontage along Firewheel Parkway and 760 lineal feet of frontage along Crosslands Drive. The site will be accessed from two points along Firewheel Parkway.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) 94-53 allows those land uses as they are permitted in the Single-Family-7 (SF-7) District. Public schools and their associated learning facilities are permitted by right in any zoning district. It should be noted that Single-Family-7 (SF-7) would remain the base zoning under the proposed Planned Development (PD) District.

CONSIDERATIONS

Detail Plan

1. The applicant has brought forward a Detail Plan (Exhibit C) to develop a 2-story, 66,508-square foot natatorium. The natatorium would provide facilities and a venue for aquatic related training, classes and competitions; it would consist of office spaces, a classroom, locker rooms and restroom facilities, a teaching pool for those learning how to swim, a fifty (50) meter pool with separate diving well and spectator seating for approximately 1,200 people. The natatorium would be open Monday through Friday and on weekends during swim meets.
2. Section 2.51 of the Garland Development Code establishes a parking requirement of 532 parking spaces for a facility of a size and type as the one proposed. The proposed Detail

Plan provides 532 parking spaces. Most of these parking spaces would be located between the building and Firewheel Parkway.

3. The proposed landscape and screening layout (Exhibit D) complies with the applicable screening and landscape regulations in Chapter 4 of the Garland Development Code (GDC). No screening is being proposed between the subject property and the adjacent residential zoned properties to the west; per the Garland Development Code, Public schools and their learning facilities are exempt from all provisions of Section 4.39 regarding the screening between nonresidential developments and residential zoned properties.
4. The design of the natatorium (Exhibit E) is required to comply with the following Garland Development Code (GDC) requirements:
 - All building elevations are required to consist of at least eighty (80) percent masonry per Section 4.83(A).
 - At least two (2) different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
 - At least six (6) of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
 - Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).

The design of the natatorium complies with the aforementioned design requirements.

5. The Garland Development Code (GDC) establishes a maximum building height of thirty-five (35) feet. Within the proposed Planned Development (PD) District the maximum building height would be fifty-five (55) feet which would accommodate the proposed fifty-two (52) foot tall natatorium and any unforeseen revisions to the building height during the construction phase.

The applicant asserts that the proposed building height is needed in order to accommodate for the spectator seating as well as the diving boards.

It should be noted that the proposed natatorium would be located approximately 350 feet from the nearest residential zoned/developed properties.

6. No deviation requests were provided regarding signage. The applicant has noted that all signage will be in compliance with the applicable standards of the Garland Development Code (GDC) and has proposed a Planned Development (PD) condition limiting freestanding signage to monument signage for consistency with the freestanding signage on the adjacent properties.

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. The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre).

These areas also accommodate uses such as convenience retail (goods and services), office space, and public services.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east and west are zoned for Single-Family-7 and Single-Family-5 Uses; these properties are developed as residential neighborhoods. The properties to the south, at the west corner of Firewheel Parkway and Pleasant Valley Road, are zoned for Community Retail Uses; these properties are developed with a shopping center consisting of restaurant with a drive-through, retail, a grocery store/supermarket and personal services.

STAFF RECOMMENDATION

Approval of 1) Amendments to Planned Development (PD) 94-53 for Single-Family-7 Uses and 2) a Detail Plan for Athletic Events Facility, Indoor.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

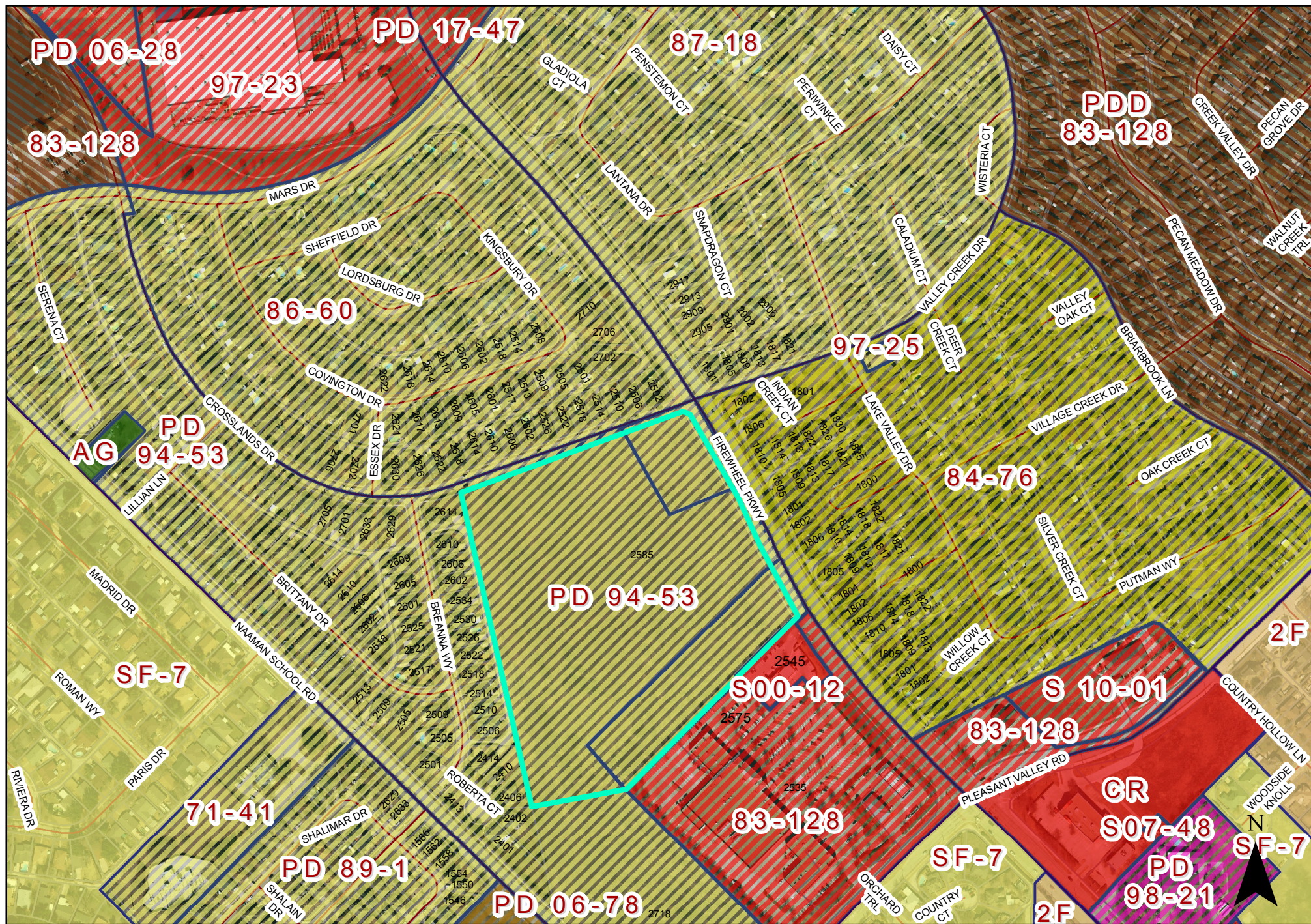
CITY COUNCIL DATE: September 4, 2018

PREPARED BY:

Josue De La Vega, MCRP
Senior Development Planner
Planning & Community Development
(972) 205-2454
jdelavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 250 500 Feet

1 inch = 400 feet

ZONING MAP Z 18-30



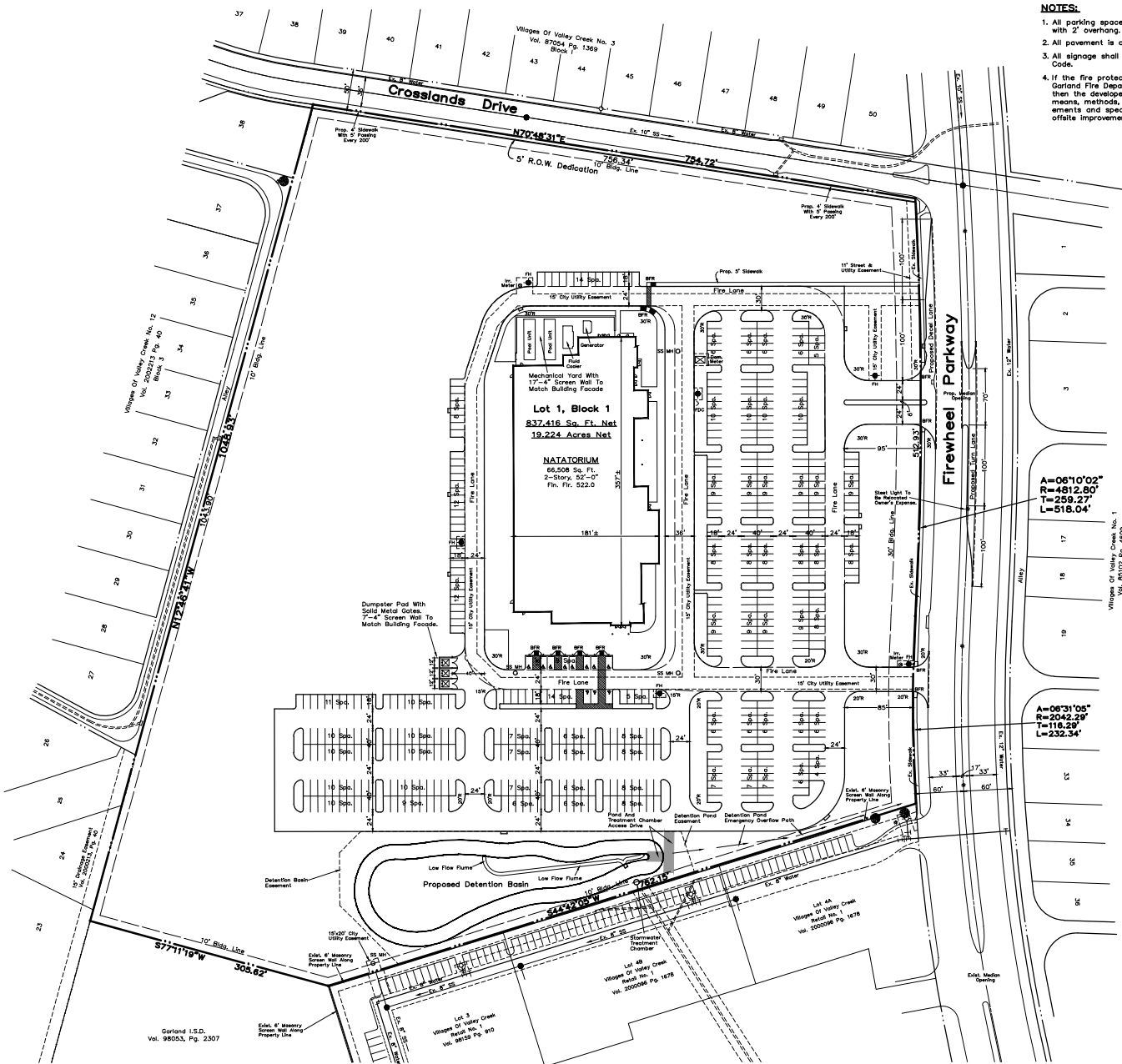
INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

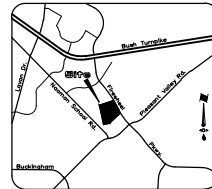
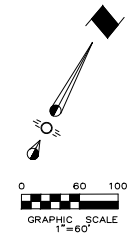
ZONING FILE Z 18-30

2585 Firewheel Parway

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of an Athletic Events Facility, Indoor.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-7 (SF-7) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Detail Plan:** Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Regulations:**
 - A. Permitted Uses:** Only those uses as permitted in the Single-Family-7 (SF-7) District.
 - B. Screening and Landscaping:** Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
 - C. Elevations:** Building elevations shall be in general conformance with the elevations labeled Exhibit E.
 - D. Building Height:** The maximum building height shall not exceed fifty-five (55) feet.
 - E. Signage:** Freestanding signage shall be limited to monument signage.



- NOTES:**
1. All parking spaces are 9' wide, 20' deep, or 18' deep, with 2' overhang.
 2. All pavement is concrete.
 3. All signage shall comply with the General Development Code.
 4. If the fire protection system cannot meet the City of Garland Fire Department requirements and specifications, then the developer shall be required to furnish additional means, methods, and equipment to meet such requirements and specifications including but not limited to offsite improvements or onsite pumping storage facilities.



SITE DATA SUMMARY

Zoning	PD 94-53
Proposed Use	Natatorium
Lot Area	19,224 Ac. Net (837,416 SF)
Building Area	66,508 SF
Building Height	2-Story, 52'-0"
Lot Coverage	6.5%
Floor Area Ratio	0.08 : 1
Impervious Area	293,180 SF
Parking Required (66,508 sf @ 1/125 sf)	532 Spaces
HC Parking Required	11 Spaces
HC Parking Provided	11 Spaces
Total Parking Provided	532 Spaces

SITE PLAN
GISD NATATORIUM
ADDITION

LOT 1, BLOCK 1
19.224 Acres Zoned PD 94-53
DANIEL CRIST SURVEY ~ ABST. 226
CITY OF GARLAND, DALLAS COUNTY, TEXAS
City Case No. 180313-2

Owner
Garland Independent School District
701 North First Street
Garland, Texas 75040
Telephone 972 424-8278

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

EXHIBIT D

PROJECT TITLE: GARLAND ISD NATATORIUM
ISSUE DATE: JUNE 6, 2018

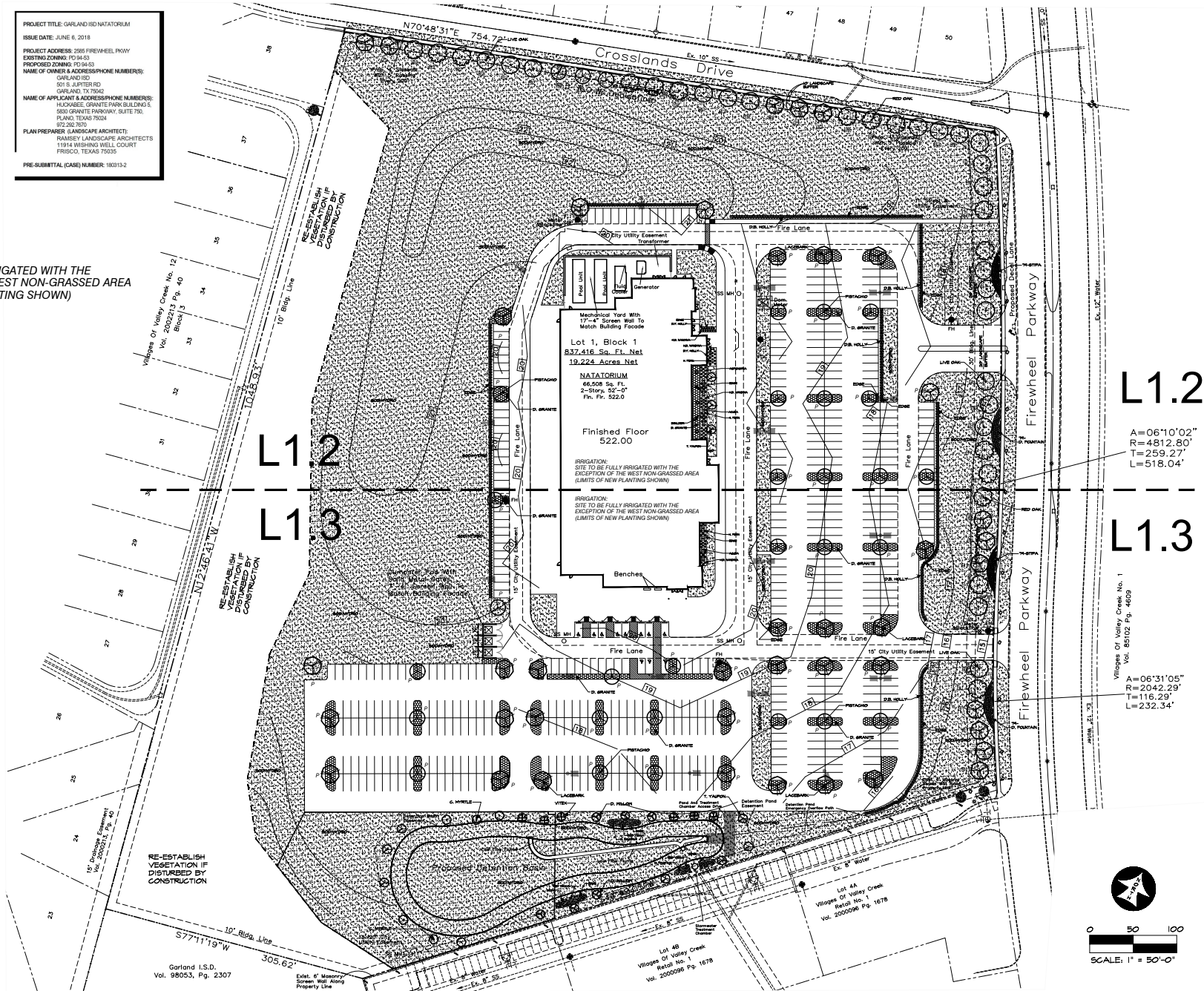
PROJECT ADDRESS: 2585 FIREWHEEL PKWY
EXISTING ZONING: PD 64-53
PROPOSED ZONING: PD 64-53
NAME OF OWNER & ADDRESS (PHONE NUMBER):
GARLAND ISD
601 S. JUPITER RD
GARLAND, TX 75042

NAME OF APPLICANT & ADDRESS (PHONE NUMBER):
HAWKINS, GRANITE PARK BUILDING 5,
6300 GRANITE PARKWAY, SUITE 750,
PLANO, TEXAS 75024
720.262.7070

PLAN PREPARED BY (LANDSCAPE ARCHITECT):
RAMSEY LANDSCAPE ARCHITECTS
11914 WINDING WOLF COURT
FRISCO, TEXAS 75035

PRE-SUBMITTAL (CASE) NUMBER: 100313-2

IRRIGATION:
SITE TO BE FULLY IRRIGATED WITH THE
EXCEPTION OF THE WEST NON-GRASSED AREA
(LIMITS OF NEW PLANTING SHOWN)



Copyright © 2018, Huckabee & Associates, Inc.

Revision / Date

BID PACKAGE 3.8
A NATATORIUM
2014 BOND FUND GARLAND I.S.D.
GARLAND, TEXAS

Project:

11014 WISHINGWELL CT.
FRISSCO, TEXAS 75035
PHONE (972) 335-0889
FAX (972) 362-5433
EMAIL: MKEERLA@ATT.NET

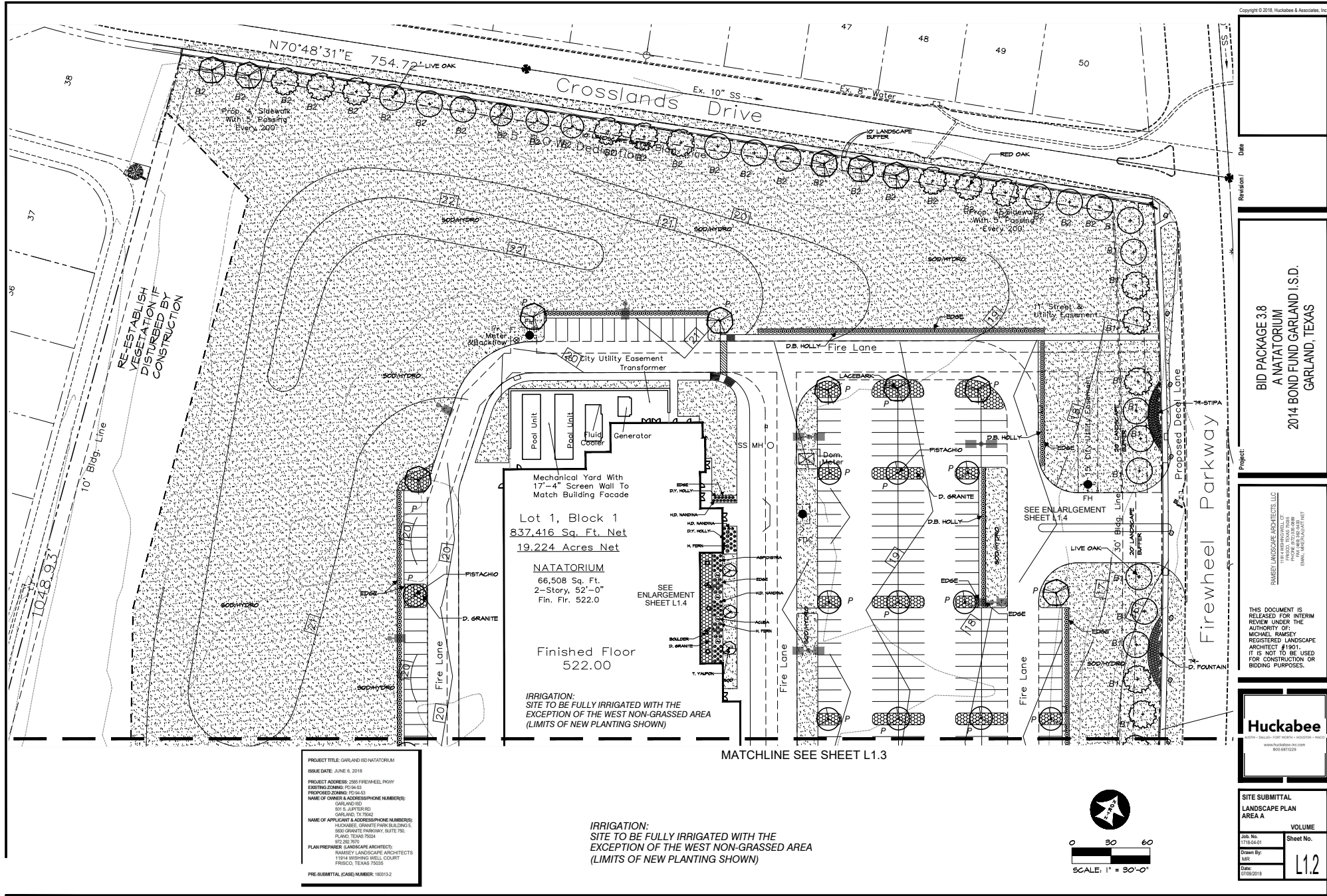
THIS DOCUMENT IS
LEASED FOR INTERIM
VIEW UNDER THE
AUTHORITY OF:
MICHAEL RAMSEY
REGISTERED LANDSCAPE
ARCHITECT #1901.
IT IS NOT TO BE USED
FOR CONSTRUCTION OR
OTHER PURPOSES.

luckabee

SUBMITTAL
ALL
SCAPE PLAN

VOLUME	
Job No. 1718-04-01	Sheet No.
Drawn By: MR	L1.1
Date: 07/09/2018	

[illegible]



Job No.	1718-04-01
Drawn By	MS
Date	07/25/2018

Revision	
Date	

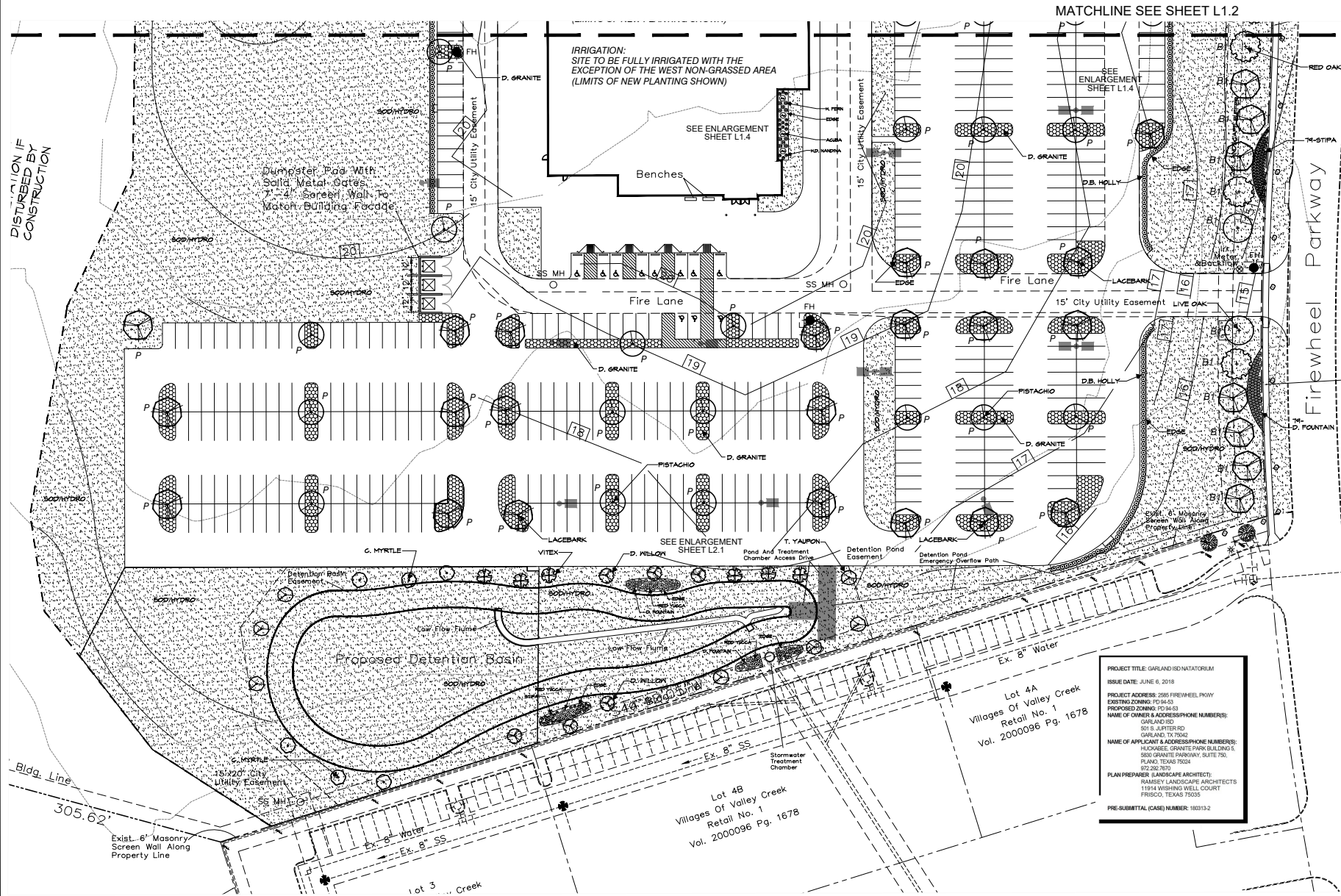
BID PACKAGE 3.8
A NATATORIUM
2014 BOND FUND GARLAND I.S.D.
GARLAND, TEXAS

RAMSEY LANDSCAPE ARCHITECTS, LLC
 11914 WINDING WELL COURT
 FRISCO, TEXAS 75035
 (972) 262-7951
 WWW.RAMSEYLANDSCAPE.COM

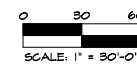
THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

Huckabee
 2585 JEFFERSON PKWY - SUITE 750
 GARLAND, TEXAS 75042
 (972) 262-7951
 WWW.HUCKABEE.COM

SITE SUBMITTAL	
LANDSCAPE PLAN AREA A	
VOLUME	Sheet No.
	L1.2



IRRIGATION:
SITE TO BE FULLY IRRIGATED WITH THE
EXCEPTION OF THE WEST NON-GRASSED AREA
(LIMITS OF NEW PLANTING SHOWN)



PROJECT TITLE: GARLAND ISD/NATATORIUM
ISSUE DATE: JUNE 6, 2018
PROJECT ADDRESS: 2065 FIREWHEEL PKWY
EXISTING ZONING: PG 04-53
PROPOSED ZONING: PG 04-53
NAME OF OWNER & ADDRESS/PHONE NUMBER(S):
GARLAND ISD
301 S. JANTIER RD
GARLAND, TX 75042
NAME OF APPLICANT & ADDRESS/PHONE NUMBER(S):
HUCKABEE GRANTE PARK BUILDING 6
550 GRANITE PARKWAY, SUITE 750
PLANO, TEXAS 75024
972.262.7670
PLAN PREPARED BY: RAMSEY LANDSCAPE ARCHITECTS
11914 WISHING WELL COURT
FRISCO, TEXAS 75035
PRE-SUBMITTAL (CASE) NUMBER: 180313-2

Date

Revision/

BID PACKAGE 3.8
A NATATORIUM
2014 BOND FUND GARLAND I.S.D.
GARLAND, TEXAS

Project:

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL COURT
FRISCO, TEXAS 75035
TEL: 972.262.7670
WWW.RAMSEYLANDSCAPE.COM

THIS DOCUMENT IS
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REVIEW UNDER THE
AUTHORITY OF:
MICHAEL RAMSEY
REGISTERED LANDSCAPE
ARCHITECT #1901.
IT IS NOT TO BE USED
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BIDDING PURPOSES.

Huckabee

11914 WISHING WELL COURT
FRISCO, TEXAS 75035
855.687.0229

SITE SUBMITTAL
LANDSCAPE PLAN
AREA B

VOLUME
Job No.
1718-04-01
Drawn By:
MRS
Date:
07/25/2018
Sheet No.
L1.3

Lot 1, Block 1
837,416 Sq. Ft. Net
19.224 Acres Net

NATATORIUM
66,508 Sq. Ft.
2-Story, 52'-0"
Fin. Flr. 522.0

Finished Floor
522.00

PROJECT TITLE: GARLAND ISD NATATORIUM
ISSUE DATE: JUNE 6, 2018
PROJECT ADDRESS: 2905 FIREWHEEL PKWY
EXISTING ZONING: PD M-53
PROPOSED ZONING: PD M-53
NAME OF OWNER & ADDRESS/PHONE NUMBER(S):
GARLAND ISD
501 S. JUPITER RD
GARLAND, TX 75042
NAME OF APPLICANT & ADDRESS/PHONE NUMBER(S):
HUCKABEE GRANT PARK BUILDING S.
5800 GRANITE PARKWAY, SUITE 100,
PLANO, TEXAS 75024
972.982.7070
PLAN PREPARER (LANDSCAPE ARCHITECT):
RAMSEY LANDSCAPE ARCHITECTS
11914 WISHING WELL COURT
FRISCO, TEXAS 75035
PRE-SUBMITTAL (CASE) NUMBER: 18013-2

Scale: 1" = 20'-0"

Benches

Fire Lane

Proposed Decal Lane

Parkway

Firewheel Parkway

Revision /	Date
------------	------

**BID PACKAGE 3.8
A NATATORIUM
2014 BOND FUND GARLAND I.S.D.
GARLAND, TEXAS**

PAKLEY LANDSCAPE ARCHITECTS, LLC
11014 WINDMILL CIRCLE
DALLAS, TEXAS 75244
PHONE: (972) 238-0888
FAX: (972) 238-0888
EMAIL: INFO@PAKLEY.NET

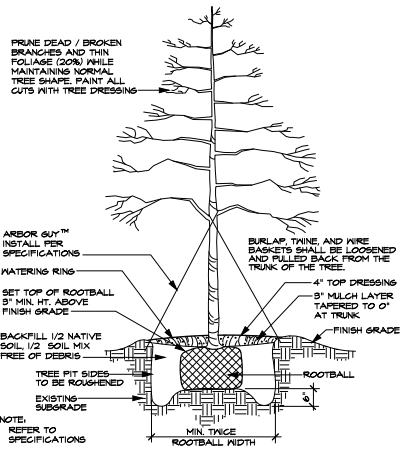


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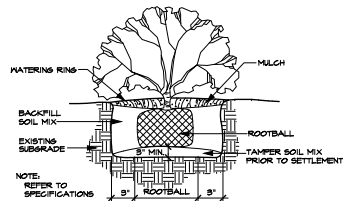
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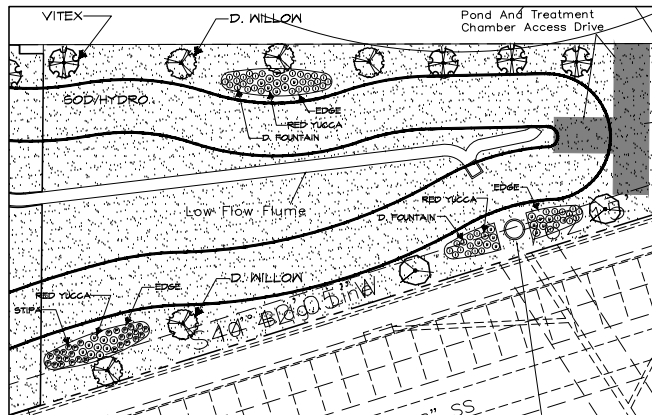
SITE SUBMITTAL LANDSCAPE ENLARGEMENT	
VOLUME	
Job No. 1718-04-01	Sheet No.
Drawn By: MR	L14
Date: 07/09/2018	



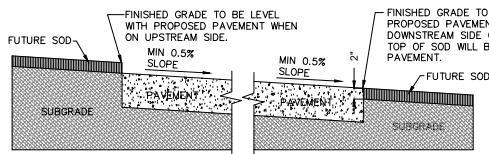
TREE PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.



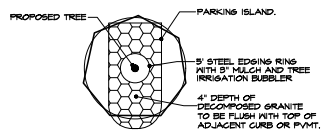
SHRUB PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.



DETENTION PLANTING ENLARGEMENT
SCALE: 1" = 20'-0"



GRADING DETAIL FOR PAVEMENT WITHOUT CURB
SCALE: N.T.S.



DECOMPOSED GRANITE ISLAND
SCALE: N.T.S.

LANDSCAPE TABULATIONS		
SITE LANDSCAPE		
10% OF SITE TOTAL SITE AREA TO BE LANDSCAPE		887,416 SF
SITE AREA		88,742 SF
SITE LANDSCAPE REQUIRED (887,416 SF X 10% =)		477,102 SF
STREET BUFFER		
20' MAJOR AA, 15' MAJOR A.D, 10' MINOR, 1-3' TREE PER 50 LF, +1 SHRUBS PER 50 LF ON MAJOR, FIREWHEEL PARKWAY - 750 LF		
BUFFER TREES REQUIRED (750 LF / 50 LF =)	25 TREES	
BUFFER SHRUBS PROVIDED	175 SHRUBS	
BUFFER SHRUBS, GRASS REQUIRED (750 / 50 LF = 25 X 7 =)	916 SHRUBS	
BUFFER TREES PROVIDED	9348 SF	
NON TURF AREA PROVIDED	5,118 SF	
CROSSLANDS DRIVE - 756 LF		
BUFFER TREES REQUIRED (756 LF / 50 LF =)	26 TREES	
BUFFER TREES PROVIDED	26 TREES	
PARKING LANDSCAPE		
5% LANDSCAPE, ISLAND AT TERMINUS OF EACH PARKING ROW, 1 CANOPY TREE WITHIN 65' OF EACH SPACE, 1 TREE PER 10 SPACES,		
TOTAL PARKING AREA	144,845 SF	
PARKING LANDSCAPE REQUIRED (144,845 SF X 5% =)	7,220 SF	
PARKING LANDSCAPE PROVIDED	14,078 SF	
PARKING TREES REQUIRED (850 SPACES / 10 =)	85 TREES	
PARKING TREES PROVIDED	57 TREES	
ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION.		

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
14		LIVE OAK	Live Oak	Quercus virginiana	8" caliper, 10'-12" Ht./ 4'-8" spread, BAB straight trunk, full rounded canopy
17		RED OAK	Shumard Red Oak	Quercus shumardi	8" caliper, 10'-12" Ht./ 4'-8" spread, BAB straight trunk, full rounded canopy
41		LACEBARK	Lacebark Elm	Ulmus parvifolia	8" caliper, 10'-12" Ht./ 4'-8" spread, BAB straight trunk, full rounded canopy
91		PISTACHIO	Chinese Pistachio	Pistacia chinensis	8" caliper, 10'-12" Ht./ 4'-8" spread, BAB straight trunk, full rounded canopy
10		T. YAPON	Tree Yapon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min, 8' Ht./ 4" spread, container, female - heavily berried tree form, trained to 4"
6		D. WILLOW	Desert Willow	Chilopsis linearis	5'-6" Ht, 3'-4" spread, container
4		G. MYRTLE	Red Flowering Grape Myrtle	Loganostroma indica Carolina Beauty	3/4" caliper per trunk, 4 trunk min, 6' Ht./ 4" spread, BAB
6		VITEK	Viburnum	Agave castus	3/4" caliper per trunk, 4 trunk min, 6' Ht./ 4" spread, BAB
SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
10		D.Y. HOLLY	Dwarf Yapon Holly	Ilex vomitoria Nana	5 gallon, 16" Ht./ 14" spread, full to ground
442		D.B. HOLLY	Dwarf Burford Holly	Ilex cornuta Nana	24" Ht, 16" per code/16" spread, full to ground, shrubs to be 3'-0" high min. at 2 years
40		H.D. NANDINA	Hardy Dwarf Nandina	Nandina domestica Hardy Dwarf	5 gallon, 14" Ht./ 4" spread, bushy specimen, full to ground
187		STIPA	Stipa tenuissima	Stipa tenuissima	1 gallon
30		RED YUCCA	Red Yucca	Hesperaloe parviflora	5 gallon
91		H. FERN	Holly Fern	Cyrtanthus filicoides	5 gallon
8		ACUBA	Acuba	Acuba japonica	5 gallon
210		D. FOUNTAIN	Dwarf Fountain Grass	Pennisetum alopecuroides 'hamin'	1 gallon
26		ASPIDISTRA	Aspidistra	Aspidistra elatior	1 gallon, 18" Ht, full, bushy
GROUND COVER					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
AS SHOWN		SOD/HYDRO	Common Bermuda Grass	Cynodon dactylon	Solid rolled sod refer to specifications
MISCELLANEOUS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
AS SHOWN		L.P.	Ryerson steel edge	1/8" x 4" with 12" stakes, green in color, Use to separate all shrubs, granite, and turf.	Linear / dark green / smooth texture
AS SHOWN		D. GRANITE	Decomposed Granite		4" THICK COMPACTED DECOMPOSED GRANITE TO BE FLUSH WITH TOP OF CURB OR ADJACENT PAVEMENT, CENTER GROWN 28-5 & FROM EDGE, SEPARATED AT PLANTING AREAS BY EDGING WITH INSTALL BINDER WITH DECOMPOSED GRANITE, BINDER TO BE "STABILIZER" FROM STABILIZER SOLUTIONS, (800) 556-2466. INSTALL IN 2" LAYERS PER MANUF. REG. PROVIDE BARRIER MAT BELOW GRANITE.
7		BOULDER	500 to 800 pounds each BROWN MOSS BOULDERS		Irregular / medium to dark brown / rough texture

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD OR HYDRO PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.

PROJECT TITLE: GARLAND ISD NATATORIUM

ISSUE DATE: JUNE 6, 2018

PROJECT ADDRESS: 2585 FIREWHEEL PKWY

EXISTING ZONING: PD 54.53

PROPOSED ZONING: PD 54.53

NAME OF OWNER & ADDRESS/PHONE NUMBERS:

CARLAND ISD

501 S JUPITER RD

GARLAND, TX 75042

NAME OF APPLICANT & ADDRESS/PHONE NUMBERS:

HUCKABEE, GRANITE PARK BUILDING 5,

5600 GRANITE PARKWAY, SUITE 700,

PLANO, TEXAS 75024

972.292.7070

PLAN PREPARED BY LANDSCAPE ARCHITECT:

RAMSEY LANDSCAPE ARCHITECTS

11914 WISHING WELL COURT

FRISCO, TEXAS 75035

PRE-SUBMITTAL (CASE) NUMBER: 1803131-2

Date

Revision /

BID PACKAGE 3.8
A NATATORIUM
2014 BOND FUND GARLAND I.S.D.
GARLAND, TEXAS

Project:

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL COURT
FRISCO, TEXAS 75035
PHONE: 972.292.7070
FAX: 972.292.7071
WWW.RAMSEYLANDSCAPEARCHITECTS.COM

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11914 WISHING WELL COURT - FRISCO, TEXAS 75035

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PHONE: 972.292.7070

FAX: 972.292.7071

PROJECT ADDRESS: 2585 FIREWHEEL PKWY

EXISTING ZONING: PD 54.53

PROPOSED ZONING: PD 54.53

NAME OF OWNER & ADDRESS/PHONE NUMBERS:

CARLAND ISD

501 S JUPITER RD

GARLAND, TX 75042

NAME OF APPLICANT & ADDRESS/PHONE NUMBERS:

HUCKABEE, GRANITE PARK BUILDING 5,

5600 GRANITE PARKWAY, SUITE 700,

PLANO, TEXAS 75024

972.292.7070

PLAN PREPARED BY LANDSCAPE ARCHITECT:

RAMSEY LANDSCAPE ARCHITECTS

11914 WISHING WELL COURT

FRISCO, TEXAS 75035

PRE-SUBMITTAL (CASE) NUMBER: 1803131-2

SITE SUBMITTAL
LANDSCAPE
DETAILS

VOLUME

Job No.

1718-04-01

Drawn By:

MS

Date:

07/05/2018

Sheet No.

L2.1

C:\Users\irwin\Documents\Local Files\1718-04-02 Garland BP.3.6_Natztorium_ARCH_v17_old_design_model_LWWink.rvt

Revision / Date

BID PACKAGE 3.8
A NATATORIUM
2014 BOND FUND GARLAND I.S.D.
GARLAND, TEXAS

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Job. No. 1718-04-02	Sheet No. A0.3
Drawn By: YWW	
Date: 06/06/2018	

PREF. SUBMITTAL (CASE) NUMBER: 180313-2





View of the subject property from Firewheel Parkway



View of properties located to the northeast, across Firewheel Parkway (zoned for Single-Family-7 Uses)



View of properties located to the northwest, across Crosslands Dr. (zoned for Single-Family-7 Uses)



View of properties located to the southwest (zoned for Single-Family-7 Uses).



View of properties located to the southeast (zoned for Community Retail Uses).



GARLAND

Plan Commission

2.c.

Meeting Date: 08/13/2018

Item Title: Z 18-33 Cates-Clark & Associates (District 1)

Summary:

Consideration of the application of **Cates-Clark & Associates, LLP**, requesting approval of 1) Amendments to Planned Development (PD) 03-53, and 2) a Detail Plan for Dwelling, Multi-Family Uses. This property is located at 3400 Firewheel Parkway. (District 1) (File Z 18-33)

Attachments

Z 18-33 Cates-Clark & Associates Report and Exhibits



GARLAND
TEXAS MADE HERE

Planning Report

File No: Z 18-33/District 1

Agenda Item:

Meeting: Plan Commission

Date: August 13, 2018

REQUEST

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

LOCATION

3400 Firewheel Parkway

APPLICANT

Cates-Clark & Associates

OWNERS

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

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 area of the Planned Development has been constructed with an urban style, outdoor-oriented shopping mall. At the north end of the core shopping area, town houses 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 for Tract 2 of the PD 03-53 to amend development conditions and for a Detail Plan on a portion of Tract 2.

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 allows uses of Tract 1 which include retail, office, restaurant and personal services. In addition, Tract 2 is allowed Multi-Family Use, Retail Sales with Gas Pumps (Fuel Pumps, Retail), Temporary Outdoor Sales, and Commercial Antenna Type 2 (Commercial Antenna).

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.

The applicant seeks to reorient the retail restriction to allow retail uses at the northeast corner of President George Bush Tollway (PGBT) and Firewheel Parkway rather than within each multi-family building. The unit maximum is proposed for removal and the density maximum would continue to apply. Specifically the existing density would remain in place with an aggregate maximum density of sixty (60) unit per acre which would apply to the entire property.

CONSIDERATIONS

1. This project consists of Tract 2 of the Firewheel Town Center development. On this tract, multi-family use is allowed provided that the ground floor consists of retail uses. The applicant proposes to remove this limitation, and provide retail uses at the corner of Firewheel Parkway and PGBT.
2. The site's Planned Development (PD) 03-53 District restricts the site density to 600 multi-family units with an allowable density of sixty (60) units per acre. This proposal would remove the maximum unit count and maintain the sixty (60) unit per acre density as an aggregate across the entire tract to allow higher densities along PGBT.

The proposed development shown on Exhibit C results in a density of twenty-seven (27) units per acre with a total of 319 units on 11.79 acres. The areas not shown for development would be considered in a future Detail Plan application.

3. Where development requirements are not established in the Planned Development regulations, the Garland Development Code controls the standards. A minimum of forty (40%) of the gross platted area of the site must be devoted to landscaping, open space areas, pools, and similar outdoor recreational activity areas. The applicant seeks to have no minimum open space required for Tract 2, resulting in a more urban product.
4. 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.
5. With the 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. The leasing office building as well as the club house are one-story and have a height of twenty-three feet for both buildings. The leasing office building is 3,102 square feet and the clubhouse is 4,589 square feet. The proposed minimum dwelling unit areas comply with the minimum dwelling unit areas prescribed in the Garland Development Code (GDC)
6. In response to the urban character desired by the existing zoning, the design of the site 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 capture 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 planted with canopy trees and other materials creating a walkable frontage.

The multi-family Site Plan proposes future connections to the south with pedestrian and vehicular access restricted to the residents only. The vehicle connectivity showing access to the north would be available to future development on the property to the north. It is recommended that vehicular connection to the north be required.

7. The Garland Development Code (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 are covered parking or sixty-one percent (61%) of the required parking will be covered parking.
8. The GDC maximum building height for Multi-Family (MF) District development is forty (40) feet. The Town Center Core of PD 03-53 is allowed a maximum height of fifty-five feet. The proposed buildings would be a maximum of forty-two (42) feet.
9. 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.
10. The Garland Development Code (GDC) prescribes a number of other requirements. These include storage space, clubhouse, swimming pool, and leisure areas. The submitted plans show the club house and leisure spaces that satisfy the GDC. However, the applicant proposes one swimming pool with 1,300 square feet of surface water whereas the GDC requires two swimming pools with a minimum of 800 square feet for developments with more than 250 dwelling units.
11. The proposed landscaping conforms screening and landscaping requirements of the Planned Development (PD) District 03-53 and the GDC.
12. PD 03-53 contains specific requirements for building design. The proposed design conforms to these requirements:
 - 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.

The proposal complies with the aforementioned design requirements.

13. 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.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

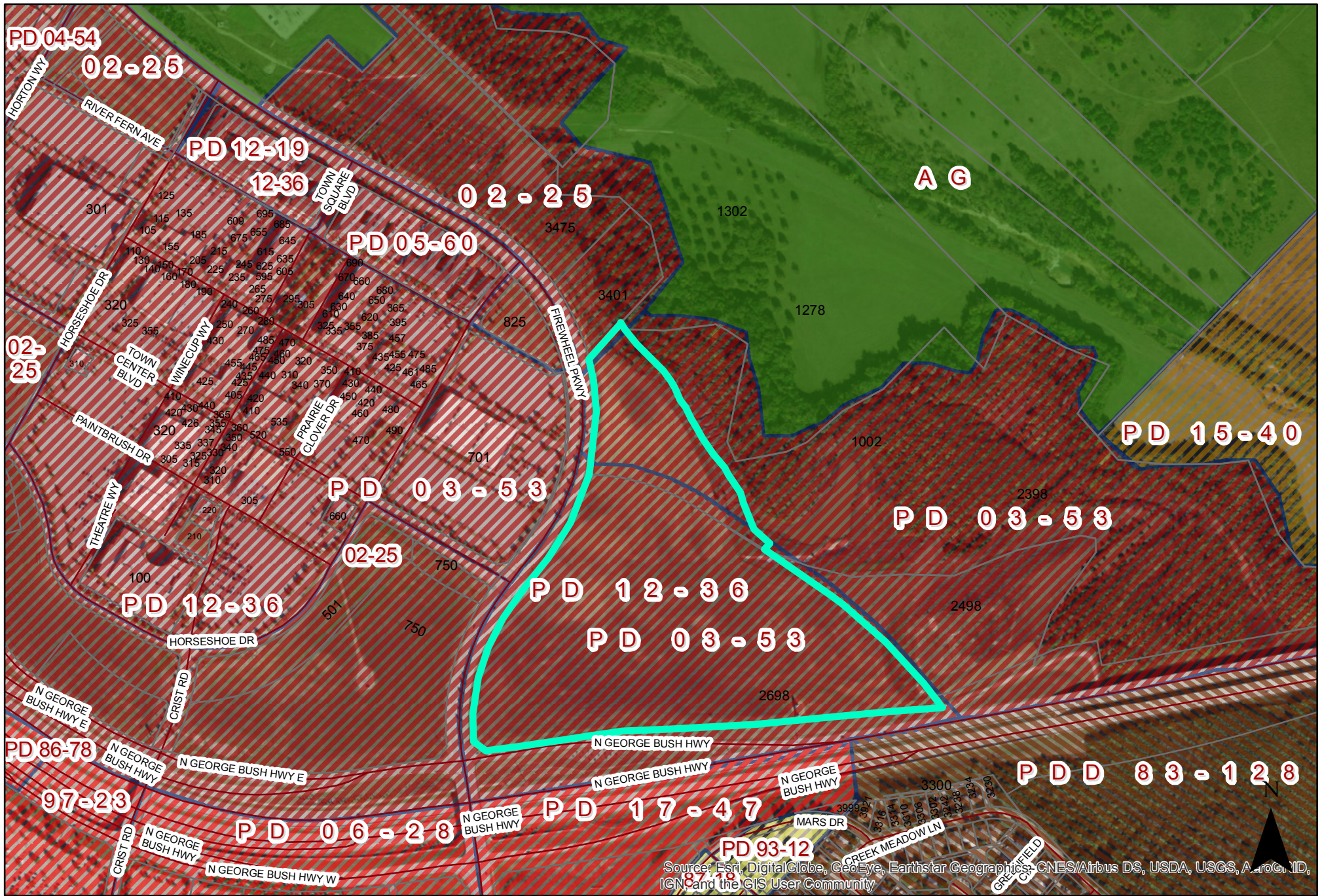
CITY COUNCIL DATE: September 4, 2018

PREPARED BY:

Kira Wauwie, AICP
Principal Development Planner
Planning & Community Development
(972) 205-2456
kwauwie@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 300 600 Feet

1 inch = 552 feet

ZONING MAP Z 18-33



INDICATES AREA
OF REQUEST

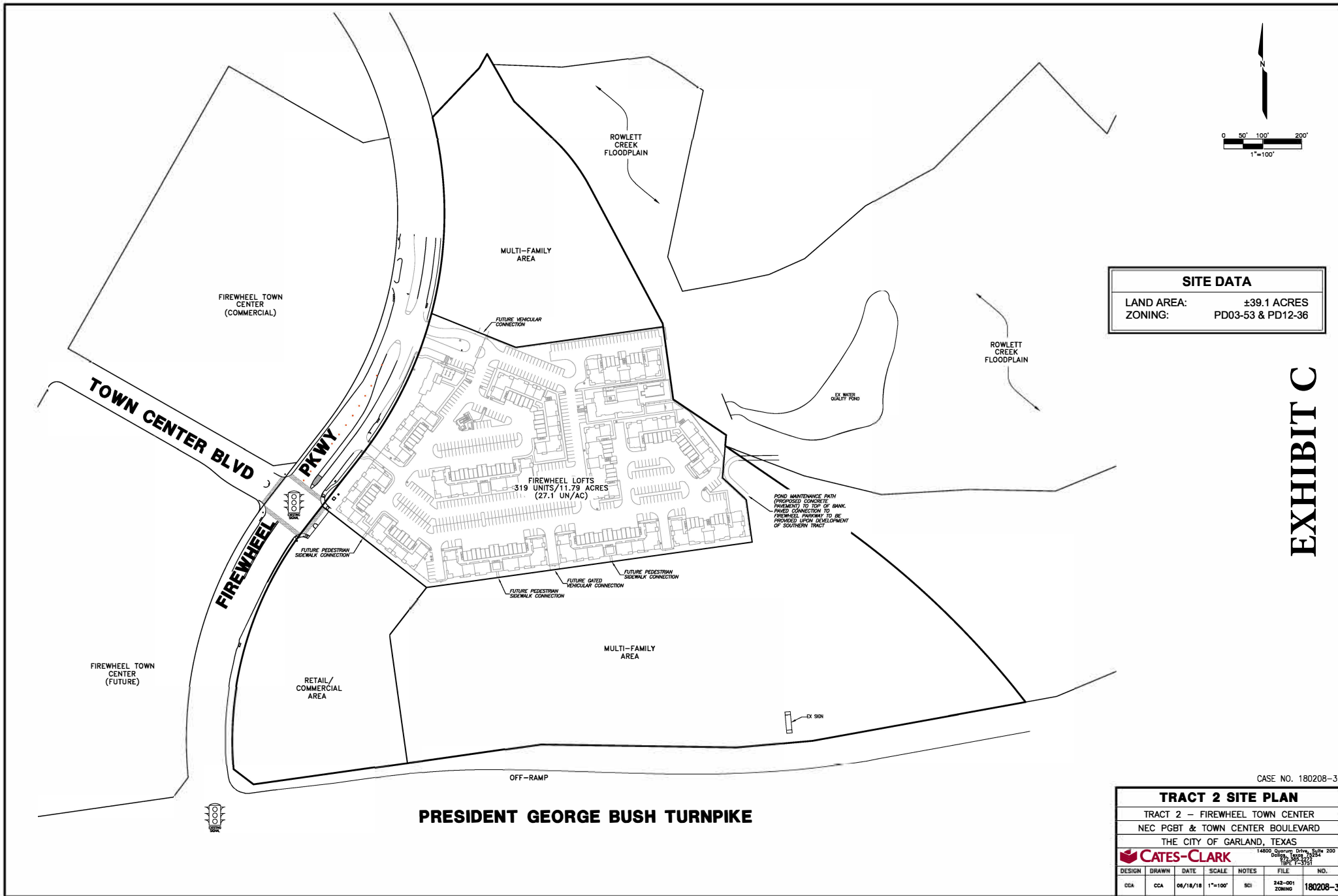
PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-33

3400 Firewheel Parkway

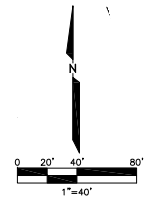
- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of Dwelling, Multi-Family.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of 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, Ordinance 6773, 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. Detail Plan:** Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall govern.
- V. Specific Regulations:**
- A. Permitted Uses: Ground floor retail use is not required in multi-family buildings within Tract 2. All other uses are as stated in Planned Development (PD) District 03-53.
 - B. Density: The maximum permitted density is sixty (60) units per acre as an aggregate for Tract 2.
 - C. Building Placement: Thirty-degree angled placement of buildings along street frontages is not required for Tract 2.
 - D. Open Space: Open Space is not required for Tract 2.
 - E. Carports: Carports shall be no more than ten (10) parking stalls in length and cover a maximum of twenty (20) parking spaces and two rows of parking maximum throughout Tract 2.

- F. Tandem Parking: Tandem parking is allowed and may be counted towards the required amount of parking for Tract 2.
- G. Multi-Family Amenities: One swimming pool is allowed as shown on the Site Plan Exhibit C
- H. Site Plan: Development of the proposed Multi-Family project shall be in general conformance with the Site Plan labeled Exhibit C.
- I. Screening and Landscaping: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- J. Elevations: Building and structure elevations shall be as shown on the elevations labeled Exhibit E.
- K. Building Height: The maximum permitted building height is forty-two (42) feet for the elevations shown on the elevation plans (Exhibit E).



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/AC MAXIMUM]
CRUISE CIRCLES:	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)

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

$\Delta = 20^{\circ}56'50''$
 $R = 1010.00'$
 $AL = 408.55'$
 $CL = 405.77'$
 $CB = N26^{\circ}17'55''E$

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

An aerial photograph showing a road intersection. A prominent white sign with black text reads "FIREWHEEL PKWY" and "(20' RIGHT-OF-WAY)". The road is marked with white lines, and there are some trees and vegetation visible in the background.

LOT 1
11.79 AC

EXHIBIT C

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)					
		31,366	31,702	24,102	18,938
UNITS PER BUILDING		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
					286,622

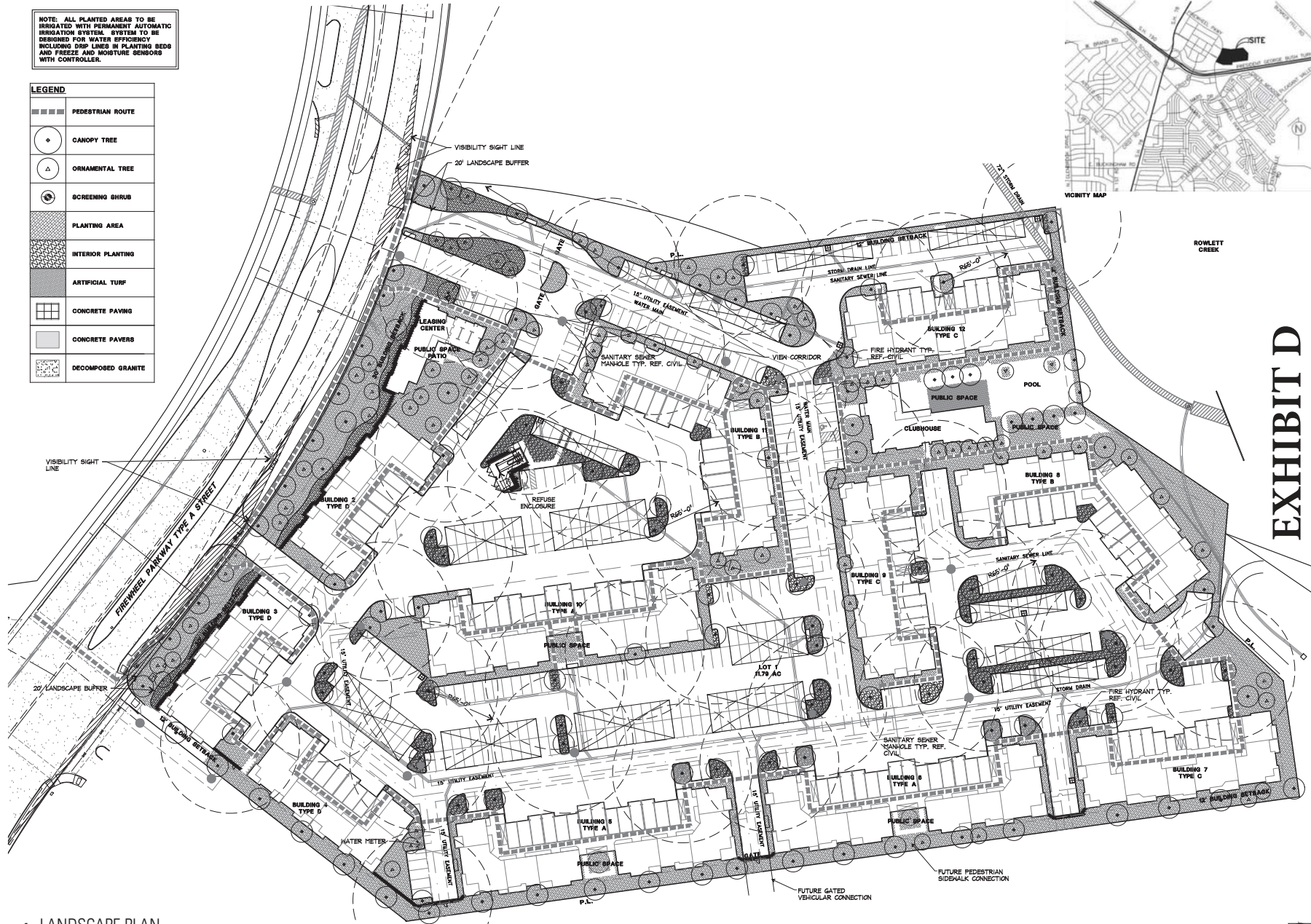
DEVELOPER
PHOENIX PROPERTY COMPANY
5950 SHERRY LANE, SUITE 320
DALLAS, TEXAS 75225
(214) 880-0350
CONTACT: GREGORY A. JONES

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, Oceanview 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 D

T B G



Landscape 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

1 LANDSCAPE PLAN

PLAN

SCALE: 1"=40' NORTH



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
TABULATIONS

Sheet Number:

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
314	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

EXHIBIT E

REVISIONS

FIREWHEEL
GARLAND, TX

REVIEW PRINTS NOT TO BE USED FOR PERMIT OR CONSTRUCTION

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bgoarchitects.com

DATE
07-23-2018
PROJECT
17236

A4-50
LEASING
EXTERIOR ELEVATIONS

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

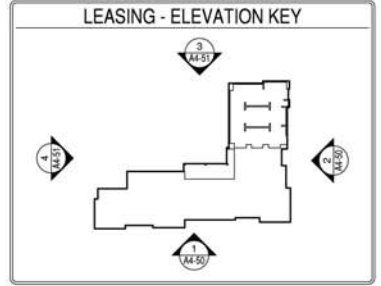
LEASING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH: 65.0 FT. X 30% = 19.5 FT. MINIMUM PERPENDICULAR OFFSET OF 3 FEET	OK	BUILDING FACADE LENGTH: 65.0 FT. X 30% = 19.5 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE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

LEASING MATERIAL CALCULATION			
MATERIAL	PERCENT	MATERIAL	800 SF 87% 24 SF 3%
BRICK	71%	BRICK	800 SF 87%
STUCCO	2%	STUCCO	24 SF 3%
GLAZING	27%	GLAZING	24 SF 3%



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

LEASING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH: 80.0 FT. X 30% = 24.0 FT. MINIMUM PERPENDICULAR OFFSET OF 3 FEET	NA	BUILDING FACADE LENGTH: 80.0 FT. X 30% = 24.0 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 80.0 FT. X 30% = 24.0 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET (FLAT ROOFS)	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	12.0 FT.



SITE KEY
LEASING - OCCURS AT BUILDING 1



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 3 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 30% = 26.1 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		NA	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	12.0 FT

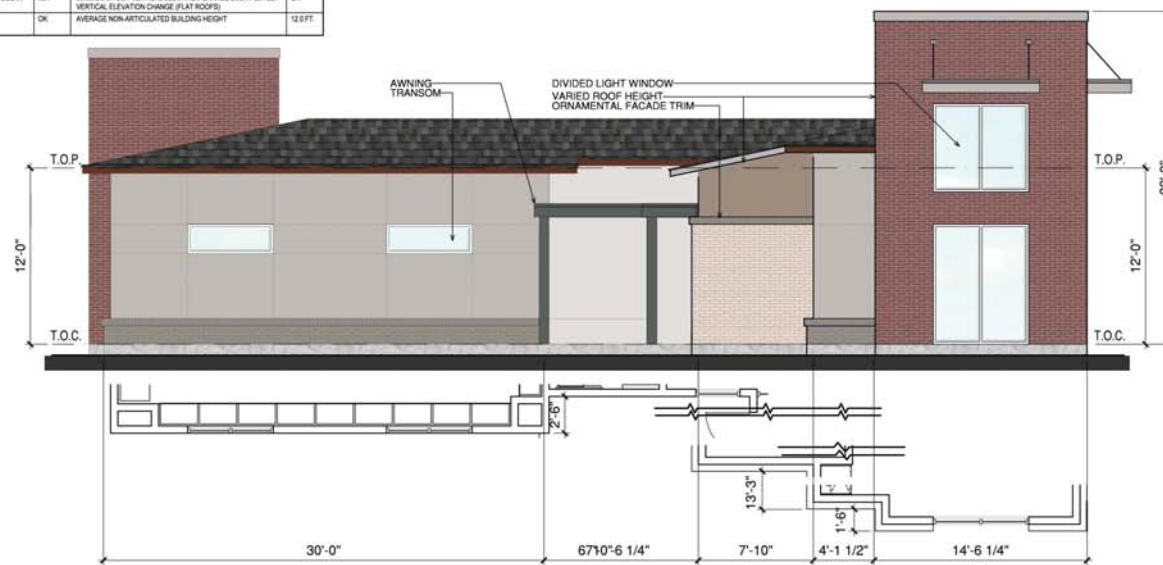
LEASING MATERIAL CALCULATION		
MATERIAL	PERCENT	AMOUNT
BRICK	38%	330 SF
STUCCO	52%	452 SF
GLAZING	10%	87 SF

BUILDING FACADES COMPLY WITH:
 IRC CHAPTER 4, ARTICLE 8, DIVISION 01, SEC. 4.03
 MINIMUM 80% MASONRY CONSTRUCTION
 EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT	RECESSED ENTRY
AWNING/TRANSOM	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOM	ORNAMENTAL FACADE TRIM

EQUIPMENT IS LOCATED ON THE GROUND



4 LEASING END ELEVATION

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

LEASING MATERIAL CALCULATION		
MATERIAL	PERCENT	AMOUNT
BRICK	38%	330 SF
STUCCO	52%	452 SF
GLAZING	10%	87 SF

BUILDING FACADES COMPLY WITH:
 IRC CHAPTER 4, ARTICLE 8, DIVISION 01, SEC. 4.03
 MINIMUM 80% MASONRY CONSTRUCTION
 EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT	RECESSED ENTRY
AWNING/TRANSOM	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOM	ORNAMENTAL FACADE TRIM

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 3 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 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.

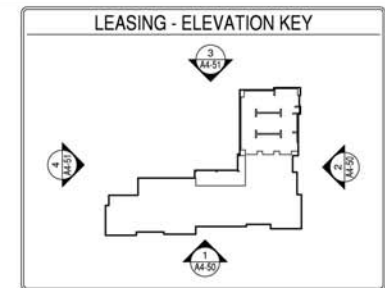


EXHIBIT E

REVISIONS

FIREWHEEL

GARLAND, TX

REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION

BGO
 architects
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 Addison, TX 75001
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DATE
 07-23-2018

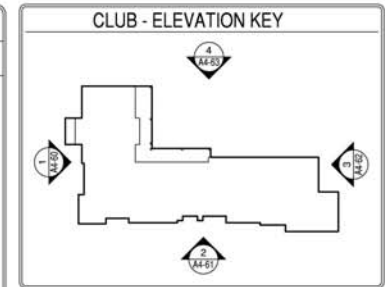
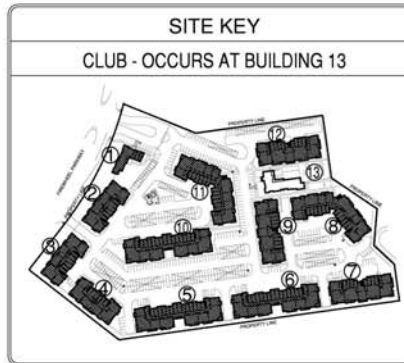
PROJECT
 17236

A4-51
 LEASING
 EXTERIOR ELEVATIONS

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



CLUB MATERIAL CALCULATION			
MATERIAL	50%	MATERIAL	50%
BRICK	50%	BRICK	889 SF 70%
STUCCO	14%	STUCCO	177 SF 21%
GLAZING	31%		
BUILDING FACADES COMPLY WITH:			
BOC CHAPTER 4 ARTICLE 5 DIVISION 01, SEC. 4.03 - MINIMUM SOL MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT	RECEIVED ENTRY	ELEMENT	RECEIVED ENTRY
AWNING/DOORS	AWNING/DOORS	AWNING/DOORS	AWNING/DOORS
DIVIDED LIGHT WINDOWS	DIVIDED LIGHT WINDOWS	DIVIDED LIGHT WINDOWS	DIVIDED LIGHT WINDOWS
TRANSOMS	TRANSOMS	TRANSOMS	TRANSOMS
EQUIPMENT IS MOUNTED ON THE GROUND			

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 30 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	13.5 FT

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					PROJECT: 17236	

CLUB MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	52%	BRICK	957 SF 74%
STUCCO	18%	STUCCO	329 SF 26%
GLAZING	29%		

BUILDING FACADES COMPLY WITH:
 GDC CHAPTER 4 (ARTICLE 6; DIVISION 01, SEC. 4.82)
 MINIMUM 80% MASSIVITY CONSTRUCTION
 EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT	ELEMENT
APRAYS/CANOPS	ACCESSORY ENTRY
DIYED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIM

EQUIPMENT IS MOUNTED ON THE GROUND

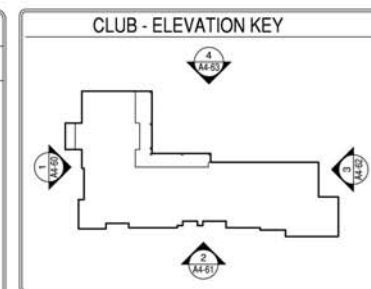
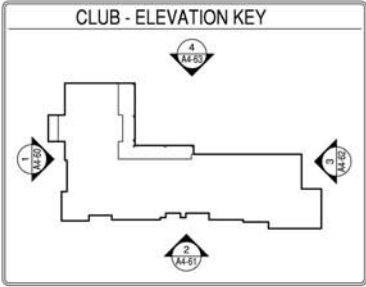
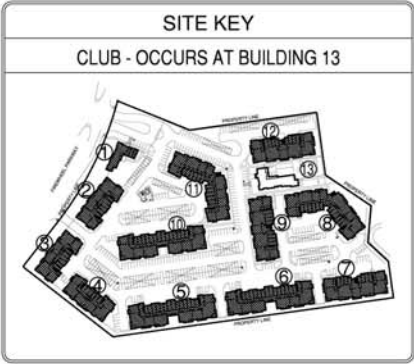


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				PROJECT 17236	CLUB EXTERIOR ELEVATIONS



CLUB MATERIAL CALCULATION

MATERIAL	PERCENT	MATERIAL	PERCENT
BRICK	42%	BRICK	412 SF 90%
STUCCO	28%	STUCCO	281 SF 41%
GLAZING	30%		

BUILDING FACADES COMPLY WITH:
BOC CHAPTER 4 ARTICLE 8 DIVISION 01, SEC. 4.03:
MINIMUM SOL MASONRY CONSTRUCTION
EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT	ELEMENT
AWNING/DOORS	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIMS

EQUIPMENT IS LOCATED ON THE GROUND

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 2 FEET	OK	BUILDING FACADE LENGTH: 40' 0" FT. X 20% = 8.0 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 30 FEET	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	13.0 FT

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					07-23-2018	A4-62
					PROJECT	BUILDING A EXTERIOR ELEVATIONS
					17236	

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	12.0 FT.

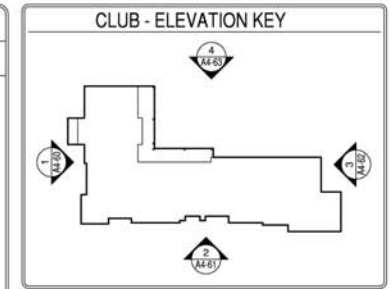
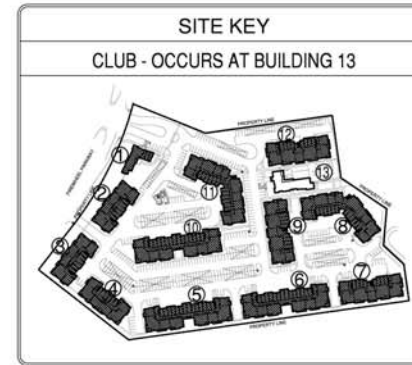
CLUB MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	22%	BRICK	385 SF 38%
STUCCO	38%	STUCCO	487 SF 47%
GLAZING	40%		

BUILDING FACADES COMPLY WITH:
 IRC CHAPTER 4 ARTICLE 4.3 DIVISION 01, SEC. 4.803
 MINIMUM 80% MASONRY CONSTRUCTION
 EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 8 ARCHITECTURAL ELEMENTS

ELEMENT	ELEMENT
AWNINGS/TRANSOMS	AWNINGS/TRANSOMS
DIVIDED LIGHT WINDOWS	DIVIDED LIGHT WINDOWS
TRANSOMS	TRANSOMS

EQUIPMENT IS LOCATED ON THE GROUND



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

EXHIBIT E

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BUILDING 'D' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH 150.0 FT. X 30% = 45.0 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH 150.0 FT. X 30% = 45.0 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 30 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	1245 SF 36%
STUCCO	47%	STUCCO	2233 SF 64%
GLAZING	27%		
BUILDING FACADES COMPLY WITH:			
SBC CHAPTER 4 ARTICLE 4.6 DIVISION 01, SEC. 4.6.03 - MINIMUM 80% MASONRY CONSTRUCTION (EXCLUDING DOORS, WINDOWS, WINDOW WALLS)			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
AWNINGS/CANOPIES		RECESSED ENTRY	
DIVIDED LIGHT WINDOWS		VARIABLE ROOF HEIGHTS	
TRANSOMS		ORNAMENTAL FACADE TRIMS	



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

VIEW FROM FIREWHEEL PARKWAY
AT BUILDINGS 2 & 3
VIEW FROM SOUTH PROPERTY
LINE AT BUILDING 4

BUILDING 'D' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH 85.3 FT. X 30% = 13.06 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 85.3 FT. X 30% = 13.06 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 85.3 FT. X 30% = 13.06 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	NA	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	30.3 FT

BUILDING 'D' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	26%	BRICK	481 SF 36%
STUCCO	47%	STUCCO	885 SF 64%
GLAZING	26%		
BUILDING FACADES COMPLY WITH:			
SBC CHAPTER 4 ARTICLE 4.6 DIVISION 01, SEC. 4.6.03 - MINIMUM 80% MASONRY CONSTRUCTION (EXCLUDING DOORS, WINDOWS, WINDOW WALLS)			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
AWNINGS/CANOPIES		RECESSED ENTRY	
DIVIDED LIGHT WINDOWS		VARIABLE ROOF HEIGHTS	
TRANSOMS		ORNAMENTAL FACADE TRIMS	



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

VIEW FROM SOUTH PROPERTY
LINE AT BUILDING 3

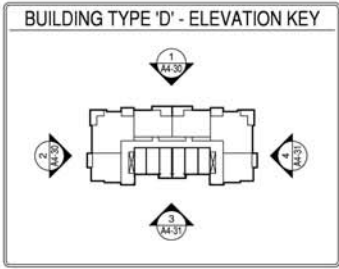


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A4-30

BUILDING D
EXTERIOR ELEVATIONS

BUILDING 'D' ARTICULATION				
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 143.3 FT. X 30% = 29.86 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		NA	BUILDING FACADE LENGTH 143.3 FT. X 30% = 29.86 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 143.3 FT. X 30% = 44.49 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	30.3 FT.

BUILDING 'D' MATERIAL CALCULATION		
MATERIAL	PERCENT	QUANTITY
BRICK	30%	1275 SF 30%
STUCCO	47%	1885 SF 47%
GLAZING	23%	925 SF 23%

BUILDING FACADES COMPLY WITH:
 SDC 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	MINIMUM OF 6 ARCHITECTURAL ELEMENTS
AWNING/CANOPIES	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 85.3 FT. X 20% = 13.06 FT. MINIMUM PERPENDICULAR OFFSET OF 7 FEET		OK	BUILDING FACADE LENGTH 85.3 FT. X 20% = 13.06 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 85.3 FT. X 20% = 13.06 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		NA	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 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	23%	427 SF 32%
STUCCO	49%	895 SF 68%
GLAZING	28%	1095 SF 80%

BUILDING FACADES COMPLY WITH:
 SDC 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	MINIMUM OF 6 ARCHITECTURAL ELEMENTS
AWNING/CANOPIES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIMS



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

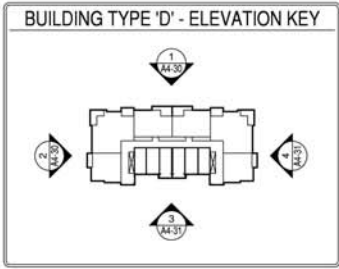


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A4-31
BUILDING 'D'
EXTERIOR ELEVATIONS



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

VIEW FROM SOUTH PROPERTY
LINE AT BUILDINGS 5 & 6

BUILDING 'A' MATERIAL CALCULATION	
MATERIAL	PERCENT
BRICK	31%
STUCCO	48%
GLAZING	20%

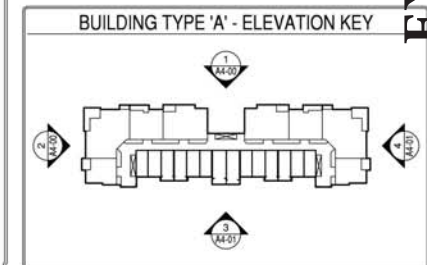
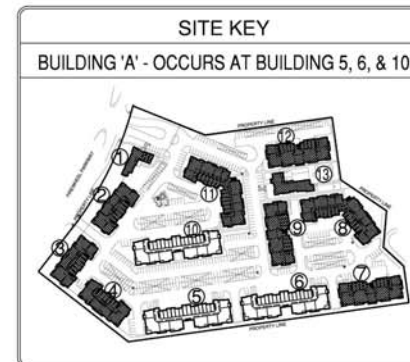
LEASING ARTICULATION	
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS
BUILDING FACADE LENGTH: 650 FT. X 30% = 195 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK
BUILDING FACADE LENGTH: 650 FT. X 30% = 195 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK

BUILDING 'A' MATERIAL CALCULATION	
MATERIAL	PERCENT
BRICK	31%
STUCCO	48%
GLAZING	20%

LEASING ARTICULATION	
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS
BUILDING FACADE LENGTH: 298.0 FT. X 30% = 89.4 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK
BUILDING FACADE LENGTH: 298.0 FT. X 30% = 89.4 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"



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BUILDING A
EXTERIOR ELEVATIONS

EXHIBIT E



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

BUILDING 'A' MATERIAL CALCULATION			
MATERIAL	PERCENT	AREA (SF)	TOTAL (SF)
BRICK	33%	745 SF	44%
STUCCO	42%	950 SF	39%
GLAZING	25%		

BUILDING FACADES COMPLY WITH:
GCC CHAPTER 4 (ARTICLE 4.6 DIVISION 01, SEC. 4.6.1)
MINIMUM 80% MASONRY CONSTRUCTION
(EXCLUDING DOORS, WINDOWS, WINDOW WALLS)

MINIMUM OF 5 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
AWNING/CANOPIES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIM

BUILDING 'A' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
STATUS	STATUS	STATUS	STATUS
BUILDING FACADE LENGTH: 68.0 FT. X.30% = 13.8 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH: 68.0 FT. X.30% = 13.8 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 68.0 FT. X.30% = 20.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET	OK
BUILDING FACADE LENGTH: 68.0 FT. X.30% = 20.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 80% MASONRY CONSTRUCTION (EXCLUDING DOORS, WINDOWS, WINDOW WALLS)	OK
BUILDING FACADE LENGTH: 68.0 FT. X.30% = 20.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	30.3 FT.



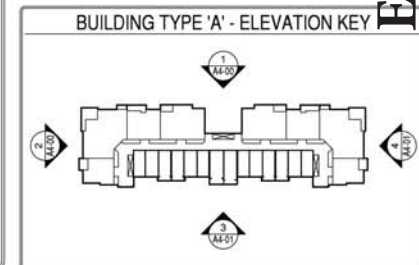
4 BUILDING TYPE 'A' END ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 'A' MATERIAL CALCULATION			
MATERIAL	PERCENT	AREA (SF)	TOTAL (SF)
BRICK	34%	766 SF	44%
STUCCO	42%	950 SF	39%
GLAZING	25%		

BUILDING FACADES COMPLY WITH:
GCC CHAPTER 4 (ARTICLE 4.6 DIVISION 01, SEC. 4.6.1)
MINIMUM 80% MASONRY CONSTRUCTION
(EXCLUDING DOORS, WINDOWS, WINDOW WALLS)

MINIMUM OF 5 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
AWNING/CANOPIES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIM

BUILDING 'A' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
STATUS	STATUS	STATUS	STATUS
BUILDING FACADE LENGTH: 256.0 FT. X.30% = 51.2 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH: 256.0 FT. X.30% = 51.2 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 256.0 FT. X.30% = 76.8 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET	OK
BUILDING FACADE LENGTH: 256.0 FT. X.30% = 76.8 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 80% MASONRY CONSTRUCTION (EXCLUDING DOORS, WINDOWS, WINDOW WALLS)	OK
BUILDING FACADE LENGTH: 256.0 FT. X.30% = 76.8 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	30.3 FT.



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PROJECT: 17236

SHEET NUMBER: **A4-01**

BUILDING A EXTERIOR ELEVATIONS

ORNAMENTAL FACADE TRIM
DIVIDED LIGHT WINDOW
VARIED ROOF HEIGHT



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

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 2 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT
		30.3 FT.

BUILDING 'B' MATERIAL CALCULATION		
MATERIAL	PERCENTAGE	AREA (SF)
BRICK	21%	883 SF 20%
STUCCO	89%	2123 SF 71%
GLAZING	29%	
BUILDING FACADES COMPLY WITH GDC CHAPTER 4 ARTICLE 6 DIVISION 51, SEC. 4.83 MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS		
MINIMUM OF 6 ARCHITECTURAL ELEMENTS		
ELEMENT	ARRANGEMENT	ELEMENT
ARRANGE CANOPIES	ARRANGE CANOPIES	ARRANGE CANOPIES
DIVIDED LIGHT WINDOWS	DIVIDED LIGHT WINDOWS	DIVIDED LIGHT WINDOWS
TRANSOMS	TRANSOMS	TRANSOMS
		ORNAMENTAL FACADE TRIMS

VIEW FROM EAST PROPERTY LINE AT BUILDING B

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

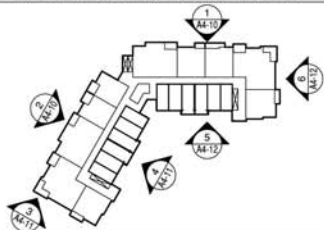
BUILDING 'B' MATERIAL CALCULATION		
MATERIAL	PERCENTAGE	AREA (SF)
BRICK	27%	1184 SF 27%
STUCCO	47%	1987 SF 53%
GLAZING	26%	
BUILDING FACADES COMPLY WITH GDC CHAPTER 4 ARTICLE 6 DIVISION 51, SEC. 4.83 MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS		
MINIMUM OF 6 ARCHITECTURAL ELEMENTS		
ELEMENT	ARRANGEMENT	ELEMENT
ARRANGE CANOPIES	ARRANGE CANOPIES	ARRANGE CANOPIES
DIVIDED LIGHT WINDOWS	DIVIDED LIGHT WINDOWS	DIVIDED LIGHT WINDOWS
TRANSOMS	TRANSOMS	TRANSOMS
		ORNAMENTAL FACADE TRIMS

VARIED ROOF HEIGHT
ORNAMENTAL FACADE TRIM
DIVIDED LIGHT WINDOW
RECESSED ENTRY
AWNING



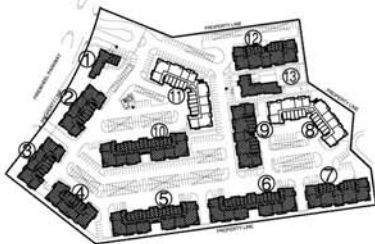
2 BUILDING TYPE 'B' FRONT ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING TYPE 'B' - ELEVATION KEY



SITE KEY

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



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A4-10
BUILDING B
EXTERIOR ELEVATIONS

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BUILDING 'B' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH 85.0 FT. X 20% = 13.0 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	OK	BUILDING FACADE LENGTH 85.0 FT. X 20% = 13.0 FT. MINIMUM VERTICAL ELEVATION CHANGE
BUILDING FACADE LENGTH 85.0 FT. X 30% = 15.0 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	NA	NA	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT
			30.3 FT.

BUILDING 'B' MATERIAL CALCULATION			
MATERIAL		BRICK	871 SF 44%
		STUCCO	881 SF 50%
		GLAZING	26%
BUILDING FACADES COMPLY WITH: (DDC CHAPTER 4 ARTICLE 6 DIVISION D1, SEC. 4.80) MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ARRANGED CANOPIES	RECESSED ENTRY
		OVERHEAD LIGHT WINDOWS	VARIED ROOF HEIGHTS
		TRANSOMS	ORNAMENTAL FACADE TRIM

DIVIDED LIGHT WINDOW
ORNAMENTAL FACADE TRIM
VARIED ROOF HEIGHT



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

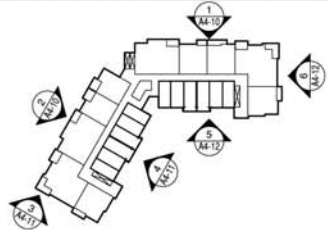
BUILDING 'B' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH 118.0 FT. X 20% = 23.6 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	NA	BUILDING FACADE LENGTH 118.0 FT. X 20% = 23.6 FT. MINIMUM VERTICAL ELEVATION CHANGE
BUILDING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

BUILDING 'B' MATERIAL CALCULATION			
MATERIAL		BRICK	844 SF 30%
		STUCCO	1681 SF 67%
		GLAZING	39%
BUILDING FACADES COMPLY WITH: (DDC CHAPTER 4 ARTICLE 6 DIVISION D1, SEC. 4.80) MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ARRANGED CANOPIES	RECESSED ENTRY
		OVERHEAD LIGHT WINDOWS	VARIED ROOF HEIGHTS
		TRANSOMS	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



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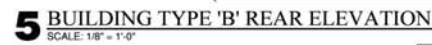
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BUILDING B
EXTERIOR ELEVATIONS

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BUILDING W/ MATERIAL CALCULATION	
MATERIAL:	MATERIAL:
BRICK 24%	BRICK 838 SF 33
STUCCO 45%	STUCCO 1670 SF 67
GLAZING 23%	
BUILDING FACADES COMPLY WITH:	
GCC CHAPTER 4 (ARTICLE 6: DIVISION II, SEC. 4.8)	
- MINIMUM 80% MASONRY CONSTRUCTION	
EXCLUDING DOORS, WINDOWS, WINDOW WALLS	
MINIMUM OF 8 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
AWNINGS/CANOPES	RECESSED ENTRY
GLAZED DOOR	VAULTED ROOF HEIGHT
GLAZED SLIT WINDOWS	ORNAMENTAL FACADE TR
TRANSOMS	



POINT	STATUS	IS VERT
> 13.5 FT. MINIMUM PERPENDICULAR	OK	BULD VERT
> 19.5 FT. MINIMUM PERPENDICULAR	NA	MIN VERT
OFFSET EVERY 30 FEET	OK	AVER

BUILDING IF MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	32%	BRICK	671 SF 43%
STUCCO	42%	STUCCO	880 SF 57%
GLAZING	26%		
BUILDING FACADES COMPLY WITH: DOC CHAPTER 4 (ARTICLE 6 DIVISION 91, SEC. 4.80) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
AWNINGS/CANOPES		RECESSED ENTRY	
DIVIDED LIGHT WINDOWS		VARED ROOF HEIGHTS	
TRANSOMS		ORNAMENTAL FACADE TRIM	



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

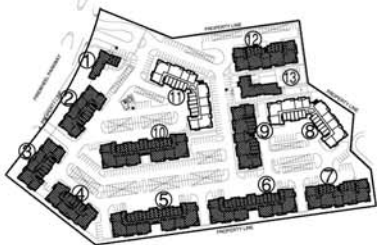


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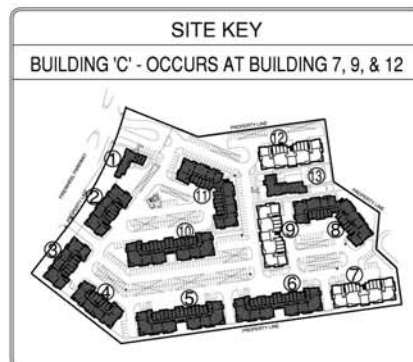
BUILDING B
EXTERIOR ELEVATIONS

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BUILDING C MATERIAL CALCULATION	
MATERIAL:	MATERIAL:
BRICK 27%	BRICK 1479 SF 26%
STUCCO 49%	STUCCO 2647 SF 64%
GLAZING 24%	
BUILDING FACADES COMPLY WITH: QDC 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/CANOPIES	RECESSED ENTRY
OVERLIT LIGHT WINDOWS	VARIABLE ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIMS



BUILDING C MATERIAL CALCULATION	
MATERIAL	MATERIAL
BRICK 23%	BRICK 478 SF 32%
STUCCO 29%	STUCCO 1023 SF 68%
GLAZING	
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 9, DIVISION 01, SEC. 4.8.3) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
AWNINGS/CANOPIES	RECESSED ENTRY
COLORED LIGHT WINDOWS	VARIED ROOF HEIGHTS
TRANSOMS	ORNAMENTAL FACADE TRIMS



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		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH 185.5 FT. X 20% = 37.1 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		OK	BUILDING FACADE LENGTH 185.5 FT. X 20% = 37.1 FT. MINIMUM VERTICAL ELEVATION CHANGE
BUILDING FACADE LENGTH 185.5 FT. X 30% = 55.65 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT

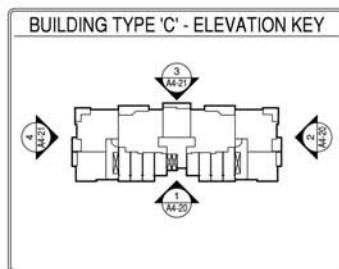
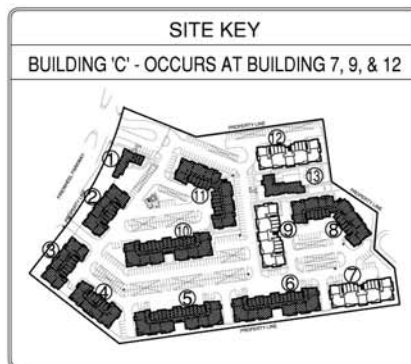
BUILDING 'C' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	24%	BRICK	1387 SF 31%
STUCCO	32%	STUCCO	3027 SF 69%
GLAZING	24%		
BUILDING FACADES COMPLY WITH:			
SBC CHAPTER 4 ARTICLE 4.6 DIVISION D1, SEC. 4.6.8.3 - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
AWNING/CANOPIES		ACCESSORY ENTRY	
DIVIDED LIGHT WINDOWS		VARIED ROOF HEIGHTS	
TRANSOMS		ORNAMENTAL FACADE TRIMS	

BUILDING 'C' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	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
BUILDING FACADE LENGTH 87.5 FT. X 30% = 26.25 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT

BUILDING 'C' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	20%	BRICK	540 SF 30%
STUCCO	30%	STUCCO	1025 SF 60%
GLAZING	24%		
BUILDING FACADES COMPLY WITH:			
SBC CHAPTER 4 ARTICLE 4.6 DIVISION D1, SEC. 4.6.8.3 - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
AWNING/CANOPIES		ACCESSORY ENTRY	
DIVIDED LIGHT WINDOWS		VARIED ROOF HEIGHTS	
TRANSOMS		ORNAMENTAL FACADE TRIMS	



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



REVISIONS

FIREWHEEL
GARLAND, TX

REVIEW PRINTS NOT TO BE USED FOR PERMIT OR CONSTRUCTION

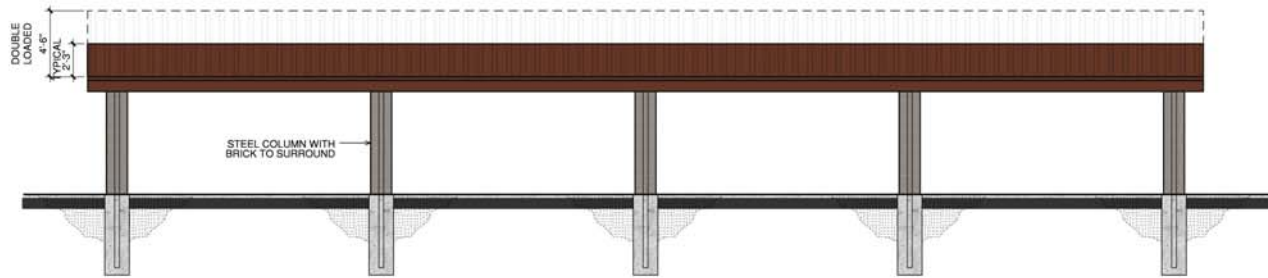
BGO architects
4202 Beltway Drive
Addicks, TX 75001
214.520.6878
bgoarchitects.com

DATE
07-23-2018

PROJECT
17236

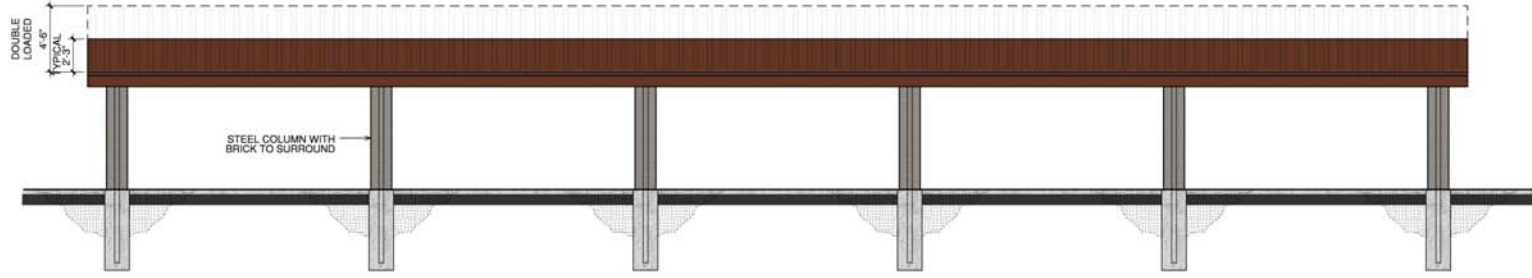
A4-21
BUILDING C
EXTERIOR ELEVATIONS

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



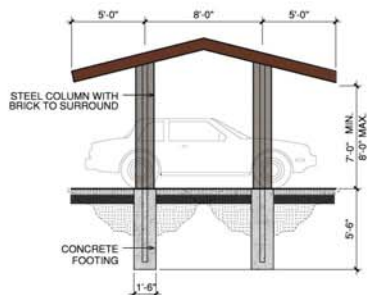
3 CARPORT ELEVATION - 8 EVEN SPACES
SCALE 1/4"=1'-0"

REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION



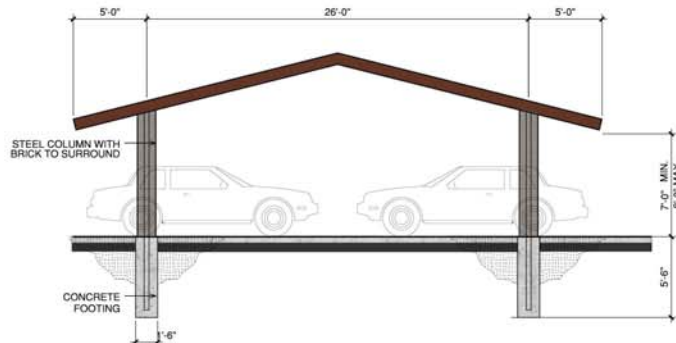
1 CARPORT ELEVATION - 10 EVEN SPACES
SCALE 1/4"=1'-0"

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 E

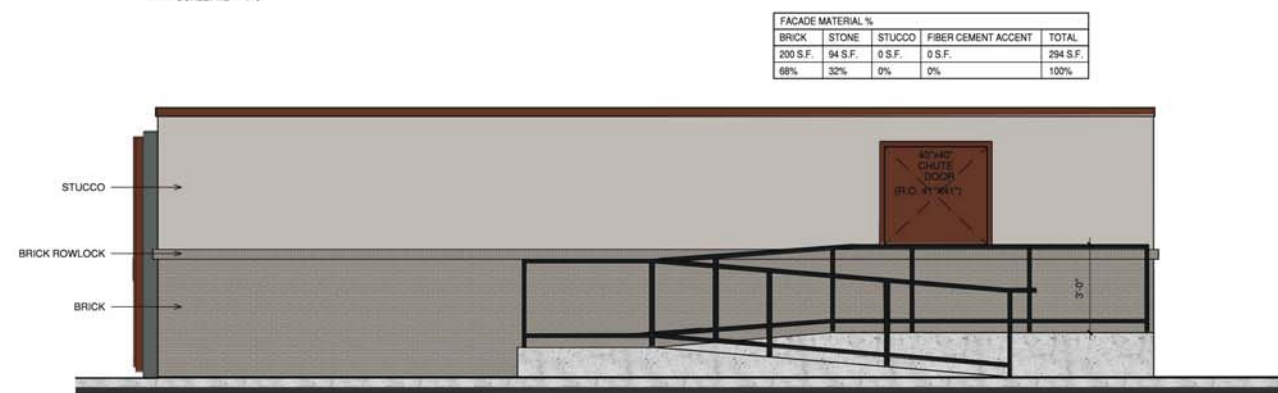
REVISIONS
FIREWHEEL GARLAND, TX
REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION
BGO architects 4202 Beltway Drive Addicks, TX 75001 214.520.6878 bgoarchitects.com
DATE 07-23-2018
PROJECT 17236
A2-32 CARPORT

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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%

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

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

EXHIBIT E

REVISIONS
FIREWHEEL GARLAND, TX
REVIEW PRINTS NOT TO BE USED FOR PERMIT OR CONSTRUCTION
BGO architects 4202 Beltway Drive Addicks, TX 75001 214.520.9878 bgoarchitects.com DATE 07-23-2018 PROJECT 17236
A2-61 TRASH ENCLOSURE

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GARLAND

Plan Commission

3.

Meeting Date: 08/13/2018

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo - August 27, 2018



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: August 13, 2018
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the August 27, 2018 Plan Commission meeting.

ZONING

1. Consideration of the application of **Platinum Storage & Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 80-32; 2) a Detail Plan; and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 80-32 for Community Office Uses and Community Retail Uses. This property is located at 648, 658 and 702 West IH-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)
2. Consideration of the application of **Alejandro F. Herrera, Ph.D.**, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 16-23 for Single Family (SF-10) Homes. This property is located at 2675 East Brand Road. (District 1) (File Z 17-51)
3. Consideration of the application of **Evergreen Basswood Senior Community, L.P.**, requesting approval of 1) an amendment to Planned Development (PD) District 02-38 for Mixed Use to allow an Elder Care – Independent Living Use and 2) a Detail Plan for Elder Care – Independent Living Use. This property is located at 1901 Highway 66. (District 1) (File Z 18-11)
4. Consideration of the application of **Evergreen Garland Senior Community, L.P.**, requesting approval of 1) a Change in Zoning from Commercial Office (CO) District to Planned Development (PD) District for Community Office (CO) District Uses and Elder Care – Independent Living Use and 2) a Detail Plan for Elder Care –

Independent Living Use. This property is located at 1102 North Shiloh Road. (District 8) (File Z 18-12)

5. Consideration of the application of **Pankaj Patel**, requesting approval of 1) an amendment to Planned Development (PD) District 03-53 and PD 12-36 for Urban Business Uses; 2) an amended Detail Plan for Hotel/Motel, Limited Service; and 3) a Specific Use Provision for Hotel/Motel, Limited Service Use. This property is located at the north corner of Town Center and Prairie Clover. (District 1) (File Z 18-19)
6. Consideration of the application of **Firewheel Real Estate Development**, requesting approval of an amendment to Planned Development (PD) District 15-09 for Community Retail Use to allow a 100 square-foot programmable monument sign (49 square feet permitted) and with a height of 15 feet, 4 inches (7 feet permitted). This property is located at 4880 North President George Bush Highway. (District 1) (File Z 18-25)
7. Consideration of the application of **Kimley-Horn & Associates**, requesting approval of 1) a Specific Use Provision for an Electric Substation; 2) a Master Concept Plan for a Data Center and Electric Substation; and 3) a Detail Plan for a Data Center and Electric Substation on property zoned Planned Development (PD) District 17-35 for Mixed Uses. This property is located at 1717 Lookout Drive. (District 1) (File Z 18-27)
8. Consideration of the application of **Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 85-50 for Shopping Center Uses to allow Dwelling, Multi-Family Use and 2) a Detail Plan for Dwelling, Multi-Family Use. This property is located at 2200 West Campbell Road. (District 7) (File Z 18-32)
9. Consideration of the application of **Spiars Engineering, Inc.**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 89-30 for Shopping Center Uses. This property is located at 617 North Jupiter Road. (District 6) (File Z 18-34)
10. Consideration of the application of **DDC, Inc.**, requesting the approval of 1) a Master Concept Plan for Phase 1 Townhouses (Single-Family Attached) and Phase 2 Mixed Retail development, and 2) a Detail Plan for Townhouses. (Single-Family Attached). This property is located at 6800 North George Bush Highway. (District 1) (File Z 18-35)
11. Consideration of the application of **Via Bayou, Inc.**, requesting approval of 1) change in zoning from Community Retail (CR) District, Agriculture (AG) District, and Single-Family 10 (SF-10) District to a Planned Development (PD) District for a Recreational Vehicle Park; and 2) a Detail Plan for a Recreational Vehicle Park. This property is located at 1233 East Interstate Highway 30 and 3926 & 4213 Zion Road. (District 3) (File Z 18-36)
12. Consideration of the application of **Spiars Engineering, Inc.**, requesting approval of 1) a Change of Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Uses on a property zoned

Agricultural (AG) District; and 2) a Concept Plan for to allow Dwelling, Single-Family Uses. This property is located at 3000 South Country Club Road. (District 3) (File Z 18-37)