



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
Monday, June 27, 2022
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 6:40 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.

The meeting will be broadcast on City of Garland Government Access Television (CGTV). CGTV is available via GarlandTX.gov, channel 16 (Spectrum), Channel 44 (Frontier), and channel 99 (AT&T U-verse). Meetings are broadcast online via live streaming, on-demand, and air on CGTV with several rebroadcasts during the week of the meeting.

Public Comments

Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Chairman as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes.

IN-PERSON COMMENTS: If you are attending the meeting in-person, Registration will be required for any citizen wishing to speak. Speakers shall register using the electronic registration kiosks in the lobby of City Hall.

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. **BRILLE IS NOT AVAILABLE.**

If the Plan Commission adjourns into executive session during this meeting, the executive session is between and among the members of the Plan Commission and relevant City staff. Public access to this meeting is prohibited by State law.

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 of the Plan Commission Minutes for the June 13, 2022 meeting.

2. PLATS

- a. P 22-16 Striker Marquis Conveyance Plat

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.

3. ZONING

- a. Consideration of the application of **Spiars Engineering**, requesting approval of 1) a Detail Plan for Single-Family Detached Homes and 2) an Alley Waiver. This property is located at 3000 South Country Club Road. (District 3) (File Z 20-24 – Detail Plan) **(The applicant requests postponement of this case to a future Plan Commission meeting. The postponement date is unknown at this time. New notification letters will be mailed out when it is ready to move forward.)**
- b. Consideration of the application of **Spiars Engineering**, requesting approval of an amendment to Planned Development (PD) District 18-33. This property is located at 2698 North President George Bush Turnpike. (District 1) (File Z 22-24 – Zoning)
- c. Consideration of the application of **Spiars Engineering**, requesting approval of Detail Plan for Multi-Family development. This property is located at 2698 North President George Bush Turnpike. (District 1) (File Z 22-24 – Detail Plan)

4. 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: 06/27/2022

Item Title: Plan Commission Minutes for June 13, 2022

Summary:

Consider approval of the Plan Commission Minutes for the June 13, 2022 meeting.

Attachments

Plan Commission Minutes for June 13, 2022

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, June 13, 2022, 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

Chair	Scott Roberts
1 st Vice-Chair	Christopher Ott
2 nd Vice-Chair	Douglas Williams
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Stephanie Paris
Commissioner	Mike Rose

STAFF PRESENT

Deputy City Attorney	Mike Betz
Senior Assistant City Attorney	Shawn Roten
Recording Secretary	Tracy Allmendinger
Planning Director	Will Guerin
Lead Development Planner	Nabiha Ahmed
Comprehensive Planning Administrator	Angela Self
Senior Planner	Nathaniel Barnett

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chair Roberts read those items into the record. **Motion** was made by Commissioner Jenkins to **approve** the Consent Agenda as presented, seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of the Plan Commission Minutes for the May 23, 2022 meeting.

PLATS

2a. APPROVED** P 22-12 Town of Embree Replat

2b. APPROVED** P 22-13 Bunker Hill Garland KAP Final Plat

2c. APPROVED** P 22-14 Heritage Park Preliminary Plat

2d. APPROVED** P 22-15 Millennium Village Addition Final Plat

ZONING

3a. APPROVED Consideration of the application of **Stonehawk Capital Partners, LLC / Masterplan**, requesting approval of a Change in Zoning from Planned Development (PD) District 19-22 and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses. This property is located at 4245 Bobtown Road. (District 3) (File Z 22-16 - Zoning)

Representing the applicant, Dallas Cothrum, 2201 Jackson Street, Dallas, Texas provided an overview of the request and remained available for questions.

There were no questions of this applicant.

Motion was made by Commissioner Rose to close the public hearing and **approve** the request as presented. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nays.**

3b. APPROVED Consideration of the application of **Stonehawk Capital Partners, LLC / Masterplan**, requesting approval of a Detail Plan for Multi-Family development. This property is located at 4245 Bobtown Road. (District 3) (File Z 22-16 – Detail Plan)

Motion was made by Commissioner Rose to **approve** the request as presented. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nays.**

3c. APPROVED Consideration of the application of **Craig A. Edwards**, requesting approval of a Specific Use Provision for a Convenience Store Use on a property zoned Community Office (CO) District. This property is located at 429 East Interstate Highway 30. (District 3) (File Z 22-33 – Specific Use Provision)

The applicant was available for questions. There were no questions of this applicant.

Motion was made by Commissioner Paris to close the public hearing and **approve** the request as presented. Seconded by Commissioner Dalton. **Motion carried: 7 Ayes, 0 Nay.**

3d. APPROVED Consideration of the application of **Craig A. Edwards**, requesting approval of a Plan for a Convenience Store. This property is located at 429 East Interstate Highway 30. (District 3) (File Z 22-33 – Plan)

Motion was made by Commissioner Paris to **approve** the application as presented. Seconded by Commissioner Dalton.
Motion carried: 7 Ayes, 0 Nays.

3e. APPROVED Consideration of the application of **City of Garland**, requesting approval of Planned Development (PD) District for Mixed Uses. This property is located at 6302 Greenbelt Parkway and 6151 Duck Creek Drive (southeast side of Duck Creek Drive and Greenbelt Parkway). (District 4) (File Z 22-25 – Zoning)

Commissioner Rose requested that all Detail Plan requests be presented to the Plan Commission and City Council for approval.

Garland neighbor Allicia Frye, 6065 Duck Creek Drive, Garland, Texas, asked to be made aware of any future requests regarding this property.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request with the provision future Detail Plans go through the Zoning process for approval by City Council. It was additionally requested that City Council review the comments presented by the Plan Commission during the pre-meeting. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nays.**

MISCELLANEOUS

4a. APPROVED Consider amending Article 4, “Zoning Districts,” of Chapter 2, “Zoning Regulations,” Division 2, “Land Use Matrix,” of Article 5, Chapter 2, of the Garland Development Code; and the Official Zoning Map of the City of Garland, Texas.

Motion was made by Commissioner Williams to close the public hearing and **approve** the request as presented.

Seconded by Commissioner Ott. **Motion carried: 7 Ayes, 0 Nay.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:28 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 06/27/2022

Item Title: P 22-16 Striker Marquis Conveyance Plat

Summary:

P 22-16 Striker Marquis Conveyance Plat

Attachments

P 22-16 Striker Marquis Conveyance Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 22-16/District 1

Agenda Item:

Meeting: Plan Commission

Date: June 27, 2022

CONVEYANCE PLAT

Striker Marquis Lot 1R

LOCATION

6800 North President George Bush Turnpike

ZONING

Planned Development (PD) 17-35

NUMBER OF LOTS

Three

ACREAGE

16.050

BACKGROUND

The applicant requests approval of a Conveyance Plat to create three (3) lots for development.

STAFF RECOMMENDATION

Approval of the Conveyance Plat. All technical requirements of the plat have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION

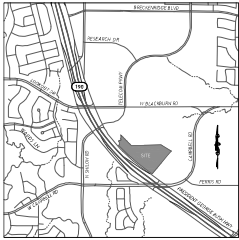
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

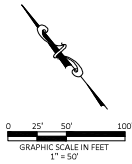
Nabiha Ahmed
Lead Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



* VICINITY MAP *
(NOT TO SCALE)



LINE	BEARING	DISTANCE
L1	S54°47'00"E	164.67
L2	S50°08'00"E	50.68
L3	S40°27'00"E	80.27
L4	S58°48'00"E	88.48
L5	S43°08'00"E	43.08
L6	S57°08'00"E	57.08
L7	S31°08'00"E	31.08
L8	S56°07'00"E	56.07
L9	S56°49'00"E	56.49
L10	S25°49'00"E	25.49
L11	S59°09'00"E	59.09
L12	S44°28'00"E	44.28
L13	S58°28'00"E	58.28
L14	S48°08'00"E	48.08
L15	S55°08'00"E	55.08
L16	S58°28'00"E	58.28
L17	S50°08'00"E	50.08
L18	S56°49'00"E	56.49
L19	S56°07'00"E	56.07
L20	S50°08'00"E	50.08

LINE	BEARING	DISTANCE
L21	S53°07'00"E	53.07
L22	S50°08'00"E	50.08
L23	S58°08'00"E	58.08
L24	S50°08'00"E	50.08
L25	S53°07'00"E	53.07
L26	S50°08'00"E	50.08
L27	S53°07'00"E	53.07
L28	S50°08'00"E	50.08
L29	S56°49'00"E	56.49
L30	S56°07'00"E	56.07
L31	S50°08'00"E	50.08
L32	S53°07'00"E	53.07
L33	S50°08'00"E	50.08
L34	S53°07'00"E	53.07
L35	S50°08'00"E	50.08
L36	S53°07'00"E	53.07
L37	S50°08'00"E	50.08
L38	S56°49'00"E	56.49
L39	S56°07'00"E	56.07
L40	S50°08'00"E	50.08

CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	20.00	31.42	S58°28'00"E	31.42
C2	20.00	31.42	S58°28'00"E	31.42
C3	20.00	31.42	S58°28'00"E	31.42
C4	40.00	42.00	S58°28'00"E	42.00
C5	20.00	18.30	S58°28'00"E	18.30
C6	20.00	28.87	S58°28'00"E	28.87
C7	20.00	33.27	S58°28'00"E	33.27
C8	20.00	10.30	S58°28'00"E	10.30
C9	20.00	10.31	S58°28'00"E	10.31
C10	40.00	42.30	S58°28'00"E	42.30
C11	20.00	18.30	S58°28'00"E	18.30
C12	20.00	31.42	S58°28'00"E	31.42

OWNER:
RAGNORWINE DATA CENTER, INC.
D.C.C.I. NO. 20190020914
O.P.A.D.C.T.

LOT 1
BLOCK 1
4.577 ACRES
(19,403 SQ. FT.)
OWNER:
BANOR LLC
D.C.C.I. NO. 20170121237
O.P.A.D.C.T.

PRESIDENT GEORGE BUSH TURNPIKE
(A.K.A. STATE HIGHWAY 190)
(VARIABLE WIDTH PUBLIC ROAD, VOL. WITH PG. 3406, D.A.B.C.T.)

- * LEGEND *
- CRP IRON ROD WITH CAP FOUND
 - CRB IRON ROD WITH CAP SET "SPOONER 902"
 - IRF IRON ROD FOUND
 - XCF "X" CUT FOUND
 - P.A.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
 - O.P.A.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - D.A.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - D.C.C.I. NO. DALLAS COUNTY CLERK'S INSTRUMENT NUMBER
 - SUBJECT PROPERTY LINE
 - LOT LINE
 - EAUMENT LINE
 - PROPERTY CORNER
 - MARKER FOUND - AS NOTED
 - TEUS DEPARTMENT OF TRANSPORTATION
 - MONUMENT
 - SQUARE FEET
 - CONTROLLING MONUMENT

OWNER:
SAMOE LLC
1825 FERRY RD.
GARLAND, TX 75044
PHONE: 214-215-2386
CONTACT: SAMMY JABIRIN

OWNER/APPLICANT:
INTEGRATED HOUSING SOLUTIONS
3110 E. SOUTHWEST BLVD., SUITE 120
SOUTH LAKES, TEXAS 76092
PHONE: 817-742-2861
CONTACT: KENNETH FAMBRO

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
April 21, 2022

ENGINEER:
KIMBLE HOBBS
2201 W. Royal Ln., Suite #275
Irving, Texas 75061
Jed Freese, P.E.
Direct: 409-305-3499
Mobile: 800-221-9724



CONVEYANCE PLAT
STRIKER MARQUIS LOT 1R
CONVEYANCE PLAT
LOTS 1-3, BLOCK 1
A REPLAT OF LOT 1R, BLOCK 1,
STRIKER MARQUIS ADDITION
LEWIS FERRIS SURVEY, ABSTRACT NO. 477
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 220005-0
APRIL 2022



GARLAND

Plan Commission

3. a.

Meeting Date: 06/27/2022

Item Title: Z 20-24 Spiars Engineering - Detail Plan (District 3)

Summary:

Consideration of the application of **Spiars Engineering**, requesting approval of 1) a Detail Plan for Single-Family Detached Homes and 2) an Alley Waiver. This property is located at 3000 South Country Club Road. (District 3) (File Z 20-24 – Detail Plan) **(The applicant requests postponement of this case to a future Plan Commission meeting. The postponement date is unknown at this time. New notification letters will be mailed out when it is ready to move forward.)**



GARLAND

Plan Commission

3. b.

Meeting Date: 06/27/2022

Item Title: Z 22-24 Spiars Engineering - Zoning (District 1)

Summary:

Consideration of the application of **Spiars Engineering**, requesting approval of an amendment to Planned Development (PD) District 18-33. This property is located at 2698 North President George Bush Turnpike. (District 1) (File Z 22-24 – Zoning)

Attachments

Z 22-24 Spiars Engineering Report and Attachments (Zoning)

Z 22-24 Spiars Engineering Responses

Planning Report

File No: Z 22-24/District 1

Agenda Item:

Meeting: Plan Commission

Date: June 27, 2022



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REQUEST

Approval of an amendment to Planned Development (PD) District 18-33.

Approval of a Detail Plan for Multi-Family development.

LOCATION

2698 North President George Bush Turnpike

APPLICANT

Spiars Engineering

OWNER

LG Firewheel, LLC

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. The core tract of the Planned Development has been constructed with an urban style, outdoor-oriented shopping mall.

In 2018, the applicant brought forward a Concept Plan and a Detail Plan only for Tract 2 of PD 03-53 to build an apartment complex. The Concept Plan reflected four (4) lots.

Lot 1: Multi-Family Uses
Lot 2: Multi-Family Uses
Lot 3: Retail/Commercial Uses
Lot 4: Multi-Family Uses

The Detail Plan approved in 2018 was for Lot 1 to build The Lively at Firewheel. Any other developments on the remainder of the lots requires a Detail Plan approval through the Public Hearing process.

In January 2022, a Detail Plan for Lot 2 was approved to build an apartment complex, Alta Firewheel.

The applicant now proposes to build an apartment complex on Lot 4.

SITE DATA

The overall site consists of approximately 13.83 acres with approximately 1,343 lineal feet of frontage along North President George Bush Turnpike. The site plan (Exhibit C) shows two (2) access points from Freewheel Parkway through a private street easement.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 18-33 is an amendment of Tract 2 of Planned Development (PD) District 03-53. A Detail Plan was approved for a Multi-Family Use on Lot 1. The remainder of the lots requires Detail Plan approval.

The subject property is designated as Lot 4 in Planned Development (PD) District 18-33, which allows Multi-Family Uses.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of 344 multi-family dwelling units on an unimproved property. The development will consist of seven (7) multi-family buildings along with leisure space, a swimming pool, dog park and other amenities (Exhibit C in the Plan agenda item).

Planned Development (PD) District 18-33 restricts the maximum permitted aggregate number of dwelling units on Tract 2 to 1,800 multi-family units. A total of 319 units were proposed for Lot 1, reducing the available number of multi-family units from 1,800 to 1,481 on Tract 2. A total of 250 units were approved for Lot 2. The applicant proposes 344 units for Lot 4, which now reduces the future available number to 887 units.

2. Parking

The GDC requires 582 parking spaces for this proposal. The site layout shows 594 parking spaces. Additionally, the GDC requires fifty (50%) percent of the required parking spaces to be covered and the applicant proposes twenty (20%) percent of the parking spaces to be covered. Further explanation is provided in Consideration 11.

3. Building Height

Planned Development (PD) 18-33 states the maximum building height will be reviewed with future Detail Plans. The applicant proposes a maximum height of fifty-two (53) feet and eight (8) inches. It should be noted the maximum height allowed per the GDC is forty (40) feet and the Firewheel Town Center Core (Tract 1) is allowed a maximum height of fifty-five (55) feet.

4. Connectivity:

Planned Development (PD) District 03-53 highly emphasizes connectivity. The site plan (Exhibit C) shows a proposed ten (10)-foot trail along the northern perimeter of the property which will connect to Firewheel Parkway.

5. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 3,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 9,350 square-foot clubhouse.
- **Swimming Pool:** Two (2) swimming pools having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes one (1) resort-style swimming pool with 3,543 square feet of surface water in the interior courtyard.

- **Leisure Areas:** Two (2) leisure areas having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a dog park, shaded structures and an outdoor kitchen.

6. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically:

Minimum dwelling unit size.

Required one- bedroom:	650 square feet
Proposed:	682 square feet
Number of units:	212 units (61.6%)

Required two-bedroom:	800 square feet
Proposed:	1,093 square feet
Number of units:	108 units (31.4%)

Required three-bedroom:	950 square feet
Proposed:	1,372 square feet
Number of units:	24 units (7%)

7. Screening and Landscaping

Planned Development (PD) District 18-33 requires a minimum of ten (10%) of the site to be landscaped. The landscape plan (Exhibit D) shows thirty (30%) percent of the site to be landscaped.

However, the landscape buffer along North President George Bush Turnpike requires one (1) large canopy tree per every thirty linear feet along with seven (7) shrubs. Per the calculation, forty-five (45) large canopy trees and 315 shrubs are required. The applicant proposes three (3) large canopy trees, 115 small ornamental trees and 709 shrubs on the landscape buffer. This deviation is necessary due to the sight visibility easement in place for the existing electronic sign and there is a limitation on the allowable building area.

It should be noted that the GDC allows up to twenty-five (25%) percent of the required number of large canopy trees within landscape buffers may be replaced by small ornamental trees, at a rate of three (3) small ornamental trees for each large canopy tree. Per that calculation, eleven (11) large canopy trees may be substituted with thirty-three (33) small ornamental trees. The remainder of the thirty-four (34) trees must be large canopy trees.

8. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC and Planned Development (PD) District 03-53.

The applicant contends the proposed multi-family development has been designed to be compatible to the Core Building Area of the Firewheel Town Center by emphasizing the difference of materials with articulated parapeted and pitched roof designs, as well as contrasting stucco and brick colors that are spread across the façade to create a harmonious balance between materials. Buildings are arranged to create pockets of serene landscaped green space protected from the parking and drive aisles as demonstrated in the central square, and existing 4-story residential architecture of the area.

9. Transportation

A Traffic Impact Analysis was required with this development. The Transportation Department did not have any concerns with the proposed development and it meets technical requirements. The Developer will be responsible construct the entire fifty (50)-foot private road that will connect to Firewheel Parkway.

10. Signage

No deviations were requested regarding signage.

11. Summary of Deviations

The applicant requests to deviate from the GDC. The table below indicated the deviation as proposed.

Development Standards	Required	Proposed	Justification
Covered Parking	The GDC requires fifty (50%) percent of the required parking spaces to be covered. Per the calculation, 291 spaces are required.	The landscape plan (Exhibit D) shows twenty (20%) percent of the parking spaces to be covered, which is 116 spaces.	The north, south, and west property lines of the site are entirely encumbered by utility, GP&L; sign visibility easements. Covered parking may not be placed within easements. This result is that approximately half of the site's total parking is located adjacent to or within easements, meaning that those parking spots cannot be covered. The remaining parking spots are centrally located, and conveniently accessible to most future residents.
Landscape Buffer	One (1) large canopy tree per every thirty linear feet along with	The applicant proposes three (3) large canopy	This deviation is necessary due to the sight visibility easement

	seven (7) shrubs. Per the calculation, forty-five (45) large canopy trees and 315 shrubs are required.	trees, 115 small ornamental trees and 709 shrubs on the landscape buffer	in place for the existing electronic sign and there is a limitation on the allowable building area.
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COMPREHENSIVE PLAN

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

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

The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Planned Development (PD) District 18-33 for Multi-Family Use; it is developed with an apartment complex. The property to the east is zoned Planned Development (PD) District 22-03 for Multi-Family Use; it has been recently approved for an apartment complex. The properties to the south, across North President George Bush Turnpike, are zoned Planned Development (PD) District 17-45 and Planned Development (PD) District 83-128; these properties are developed with a retail store and single-family homes. The property to the west is zoned Planned Development (PD) District 18-33 and identified as a future commercial tract; it is currently unimproved.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 18-33.

Approval of a Detail Plan for Multi-Family development.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Detail Plan
- iv. Photos

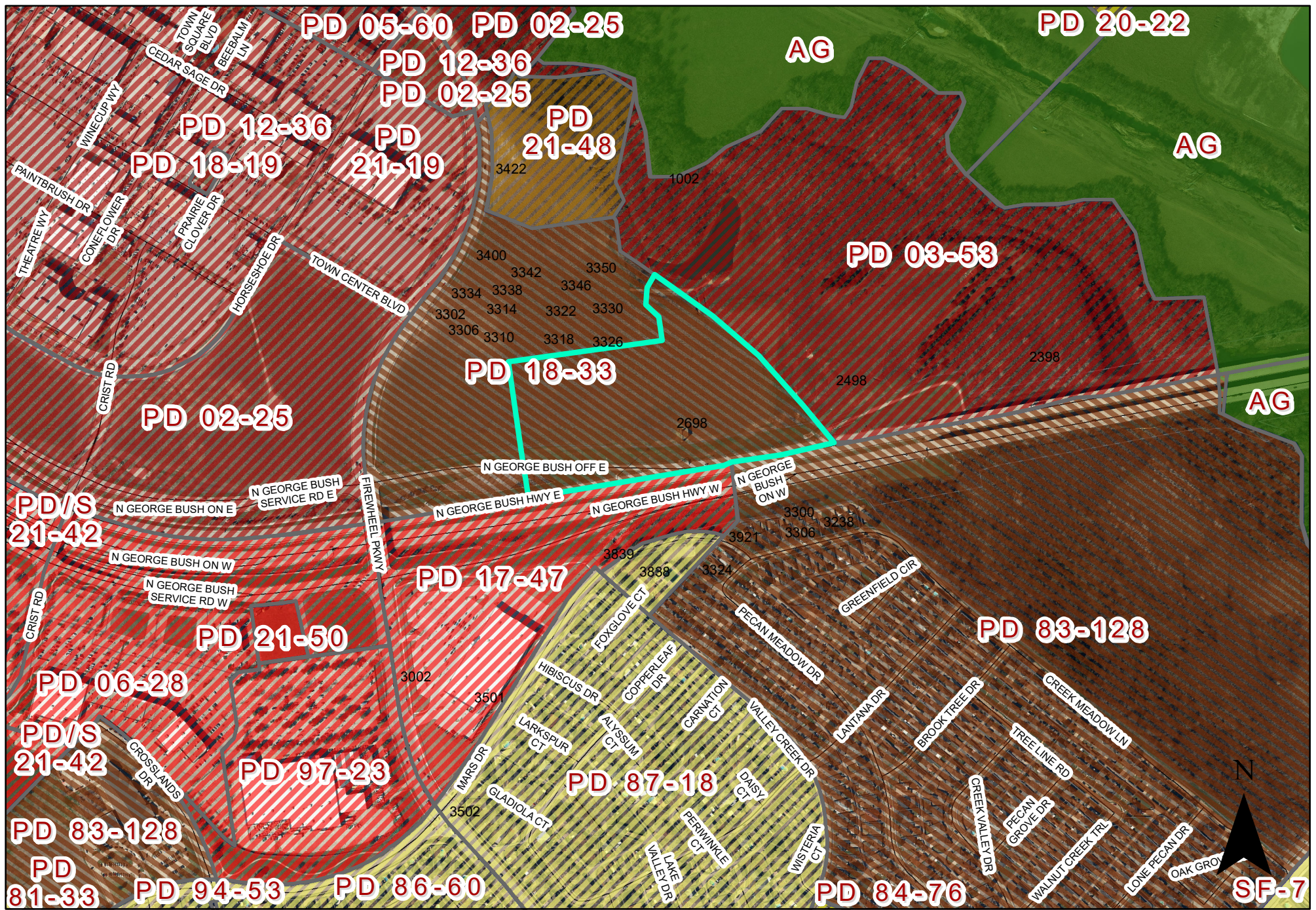
CITY COUNCIL DATE: July 19, 2022

PREPARED BY:

Nabiha Ahmed
Lead Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



ZONING MAP Z 22-24

2698 North George Bush Hwy

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-24

2698 North President George Bush Turnpike

I. Statement of Purpose: The purpose of this Planned Development is to approve a multi-family development.

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Multi-Family (MF) District as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) District 18-33 are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

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

V. Specific Conditions:

A. Permitted Uses: Land Uses are only permitted as in the Multi-Family (MF) District.

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

C. Building Height: The maximum height shall be fifty-three (53) feet.

D. Dwelling Units: A total of 344 dwelling units shall be permitted.

E. Amenities: Amenities shall be provided as shown on the

Exhibits C and D.

F. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

1. Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.
2. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.
3. Screening and paving must be regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law,

withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

- G. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- H. Covered Parking: A minimum of 116 parking spaces shall be covered.
- I. Trails: The trail easement shall be provided as shown in Exhibit C.
- J. Future Access: Vehicular and pedestrian access shall be provided to the property to the east.

Z 21-24



View of the subject property



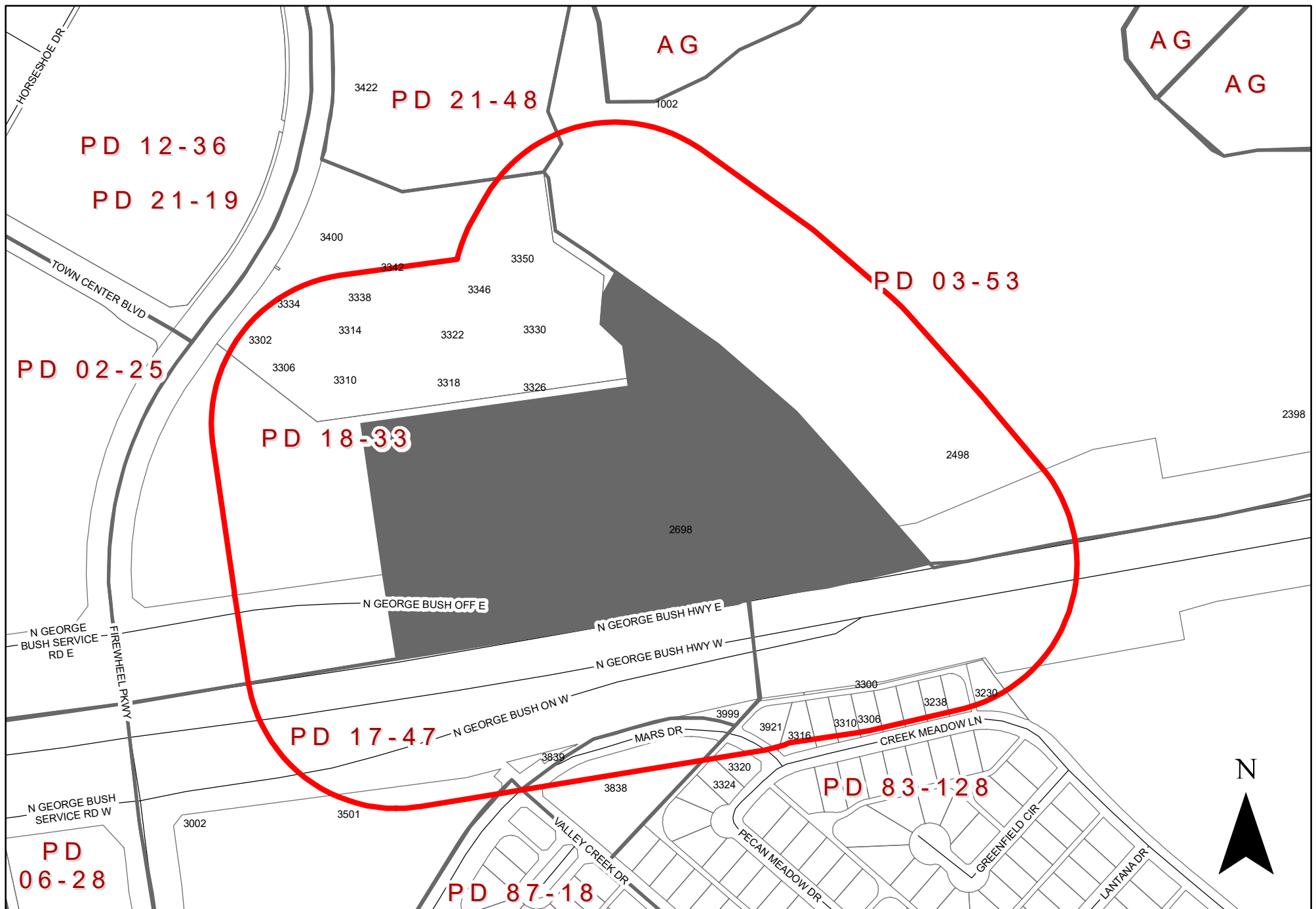
Looking south of the subject property



Looking east of the subject property



Looking north of the subject property



ZONING MAP Z 22-24

2698 North George Bush Hwy

To date we have not received any responses for this case.



GARLAND

Plan Commission

3. c.

Meeting Date: 06/27/2022

Item Title: Z 22-24 Spiars Engineering - Detail Plan (District 1)

Summary:

Consideration of the application of **Spiars Engineering**, requesting approval of Detail Plan for Multi-Family development. This property is located at 2698 North President George Bush Turnpike. (District 1) (File Z 22-24 – Detail Plan)

Attachments

Z 22-24 Spiars Engineering Report and Attachments (Detail Plan)

Z 22-24 Spiars Engineering Responses

Planning Report

File No: Z 22-24/District 1

Agenda Item:

Meeting: Plan Commission

Date: June 27, 2022



GARLAND
TEXAS MADE HERE

REQUEST

Approval of an amendment to Planned Development (PD) District 18-33.

Approval of a Detail Plan for Multi-Family development.

LOCATION

2698 North President George Bush Turnpike

APPLICANT

Spiars Engineering

OWNER

LG Firewheel, LLC

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. The core tract of the Planned Development has been constructed with an urban style, outdoor-oriented shopping mall.

In 2018, the applicant brought forward a Concept Plan and a Detail Plan only for Tract 2 of PD 03-53 to build an apartment complex. The Concept Plan reflected four (4) lots.

Lot 1: Multi-Family Uses
Lot 2: Multi-Family Uses
Lot 3: Retail/Commercial Uses
Lot 4: Multi-Family Uses

The Detail Plan approved in 2018 was for Lot 1 to build The Lively at Firewheel. Any other developments on the remainder of the lots requires a Detail Plan approval through the Public Hearing process.

In January 2022, a Detail Plan for Lot 2 was approved to build an apartment complex, Alta Firewheel.

The applicant now proposes to build an apartment complex on Lot 4.

SITE DATA

The overall site consists of approximately 13.83 acres with approximately 1,343 lineal feet of frontage along North President George Bush Turnpike. The site plan (Exhibit C) shows two (2) access points from Freewheel Parkway through a private street easement.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 18-33 is an amendment of Tract 2 of Planned Development (PD) District 03-53. A Detail Plan was approved for a Multi-Family Use on Lot 1. The remainder of the lots requires Detail Plan approval.

The subject property is designated as Lot 4 in Planned Development (PD) District 18-33, which allows Multi-Family Uses.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of 344 multi-family dwelling units on an unimproved property. The development will consist of seven (7) multi-family buildings along with leisure space, a swimming pool, dog park and other amenities (Exhibit C in the Plan agenda item).

Planned Development (PD) District 18-33 restricts the maximum permitted aggregate number of dwelling units on Tract 2 to 1,800 multi-family units. A total of 319 units were proposed for Lot 1, reducing the available number of multi-family units from 1,800 to 1,481 on Tract 2. A total of 250 units were approved for Lot 2. The applicant proposes 344 units for Lot 4, which now reduces the future available number to 887 units.

2. Parking

The GDC requires 582 parking spaces for this proposal. The site layout shows 594 parking spaces. Additionally, the GDC requires fifty (50%) percent of the required parking spaces to be covered and the applicant proposes twenty (20%) percent of the parking spaces to be covered. Further explanation is provided in Consideration 11.

3. Building Height

Planned Development (PD) 18-33 states the maximum building height will be reviewed with future Detail Plans. The applicant proposes a maximum height of fifty-two (53) feet and eight (8) inches. It should be noted the maximum height allowed per the GDC is forty (40) feet and the Firewheel Town Center Core (Tract 1) is allowed a maximum height of fifty-five (55) feet.

4. Connectivity:

Planned Development (PD) District 03-53 highly emphasizes connectivity. The site plan (Exhibit C) shows a proposed ten (10)-foot trail along the northern perimeter of the property which will connect to Firewheel Parkway.

5. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 3,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 9,350 square-foot clubhouse.
- **Swimming Pool:** Two (2) swimming pools having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes one (1) resort-style swimming pool with 3,543 square feet of surface water in the interior courtyard.

- **Leisure Areas:** Two (2) leisure areas having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a dog park, shaded structures and an outdoor kitchen.

6. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically:

Minimum dwelling unit size.

Required one- bedroom:	650 square feet
Proposed:	682 square feet
Number of units:	212 units (61.6%)
Required two-bedroom:	800 square feet
Proposed:	1,093 square feet
Number of units:	108 units (31.4%)
Required three-bedroom:	950 square feet
Proposed:	1,372 square feet
Number of units:	24 units (7%)

7. Screening and Landscaping

Planned Development (PD) District 18-33 requires a minimum of ten (10%) of the site to be landscaped. The landscape plan (Exhibit D) shows thirty (30%) percent of the site to be landscaped.

However, the landscape buffer along North President George Bush Turnpike requires one (1) large canopy tree per every thirty linear feet along with seven (7) shrubs. Per the calculation, forty-five (45) large canopy trees and 315 shrubs are required. The applicant proposes three (3) large canopy trees, 115 small ornamental trees and 709 shrubs on the landscape buffer. This deviation is necessary due to the sight visibility easement in place for the existing electronic sign and there is a limitation on the allowable building area.

It should be noted that the GDC allows up to twenty-five (25%) percent of the required number of large canopy trees within landscape buffers may be replaced by small ornamental trees, at a rate of three (3) small ornamental trees for each large canopy tree. Per that calculation, eleven (11) large canopy trees may be substituted with thirty-three (33) small ornamental trees. The remainder of the thirty-four (34) trees must be large canopy trees.

8. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC and Planned Development (PD) District 03-53.

The applicant contends the proposed multi-family development has been designed to be compatible to the Core Building Area of the Firewheel Town Center by emphasizing the difference of materials with articulated parapeted and pitched roof designs, as well as contrasting stucco and brick colors that are spread across the façade to create a harmonious balance between materials. Buildings are arranged to create pockets of serene landscaped green space protected from the parking and drive aisles as demonstrated in the central square, and existing 4-story residential architecture of the area.

9. Transportation

A Traffic Impact Analysis was required with this development. The Transportation Department did not have any concerns with the proposed development and it meets technical requirements. The Developer will be responsible construct the entire fifty (50)-foot private road that will connect to Firewheel Parkway.

10. Signage

No deviations were requested regarding signage.

11. Summary of Deviations

The applicant requests to deviate from the GDC. The table below indicated the deviation as proposed.

Development Standards	Required	Proposed	Justification
Covered Parking	The GDC requires fifty (50%) percent of the required parking spaces to be covered. Per the calculation, 291 spaces are required.	The landscape plan (Exhibit D) shows twenty (20%) percent of the parking spaces to be covered, which is 116 spaces.	The north, south, and west property lines of the site are entirely encumbered by utility, GP&L; sign visibility easements. Covered parking may not be placed within easements. This result is that approximately half of the site's total parking is located adjacent to or within easements, meaning that those parking spots cannot be covered. The remaining parking spots are centrally located, and conveniently accessible to most future residents.
Landscape Buffer	One (1) large canopy tree per every thirty linear feet along with	The applicant proposes three (3) large canopy	This deviation is necessary due to the sight visibility easement

	seven (7) shrubs. Per the calculation, forty-five (45) large canopy trees and 315 shrubs are required.	trees, 115 small ornamental trees and 709 shrubs on the landscape buffer	in place for the existing electronic sign and there is a limitation on the allowable building area.
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COMPREHENSIVE PLAN

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

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

The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Planned Development (PD) District 18-33 for Multi-Family Use; it is developed with an apartment complex. The property to the east is zoned Planned Development (PD) District 22-03 for Multi-Family Use; it has been recently approved for an apartment complex. The properties to the south, across North President George Bush Turnpike, are zoned Planned Development (PD) District 17-45 and Planned Development (PD) District 83-128; these properties are developed with a retail store and single-family homes. The property to the west is zoned Planned Development (PD) District 18-33 and identified as a future commercial tract; it is currently unimproved.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 18-33.

Approval of a Detail Plan for Multi-Family development.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Detail Plan
- iv. Photos

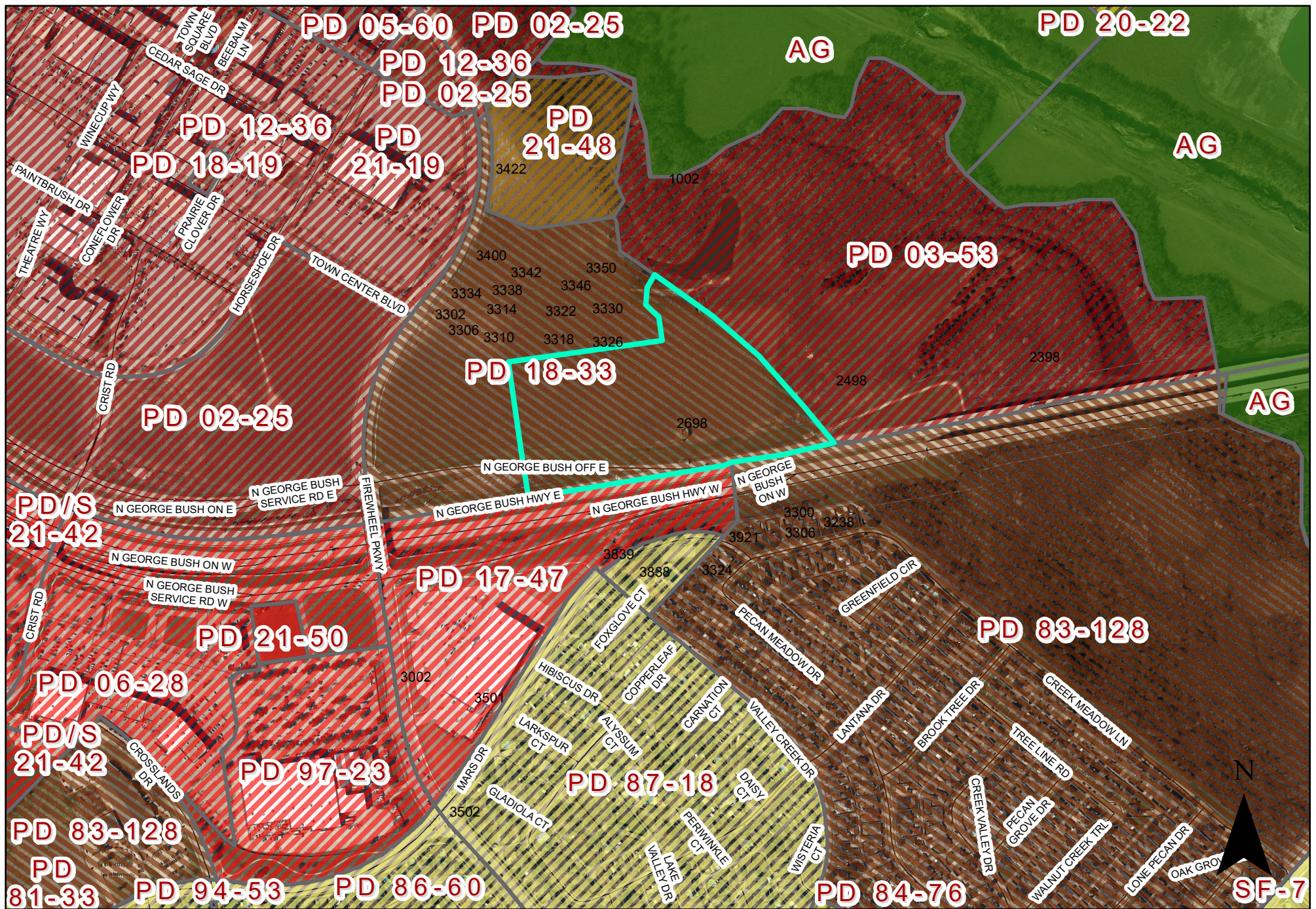
CITY COUNCIL DATE: July 19, 2022

PREPARED BY:

Nabiha Ahmed
Lead Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

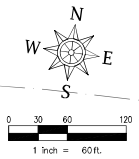
Will Guerin, AICP
Director of Planning



ZONING MAP Z 22-24

2698 North George Bush Hwy

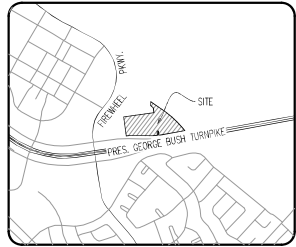
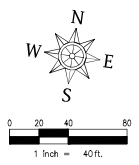
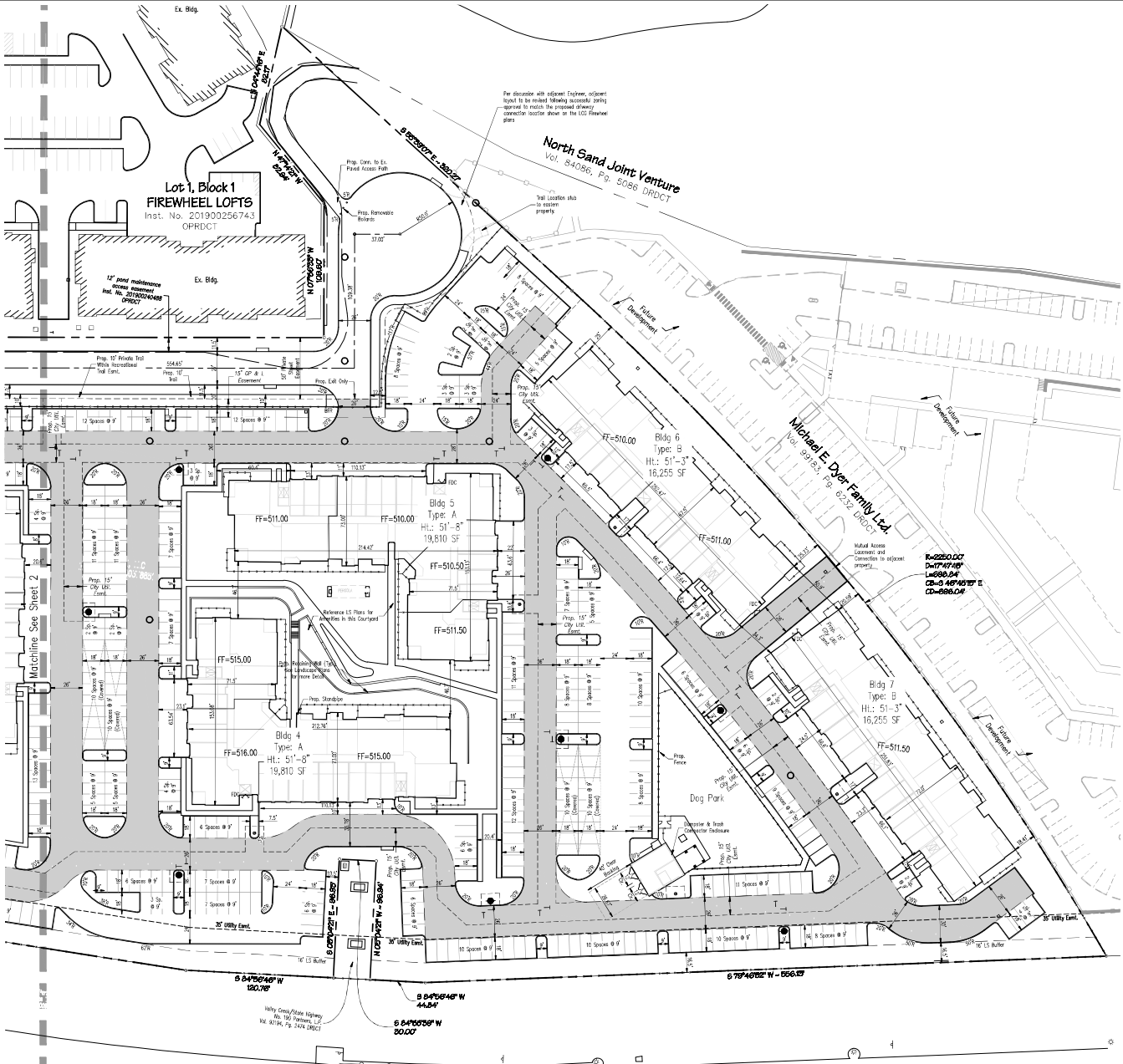
INDICATES AREA
OF REQUEST



LEGEND

 FIRELANE

OWNER/DEVELOPER
Leon Capital
3300 Maple, Ave. Ste. 1600
Dallas, TX 75219
Telephone: (214) 865-8082
Contact: Nash Thomas



All dimensions are to face of curb or edge of building unless otherwise noted.

- LEGEND**
- FIRELANE
 - CARPIT
 - POWER POLE
 - LIGHT POLE/STANDARD
 - SIGNPOST
 - OVERHEAD POWER LINE
 - PROP. FH
 - EX. FH
 - ELECTRIC BOX
 - PROP. WATER METER
 - FDC
 - FENCE
 - CURB INLET
 - GRATE INLET
 - PROP. SS MANHOLE
 - PROP. WTR. VALVE

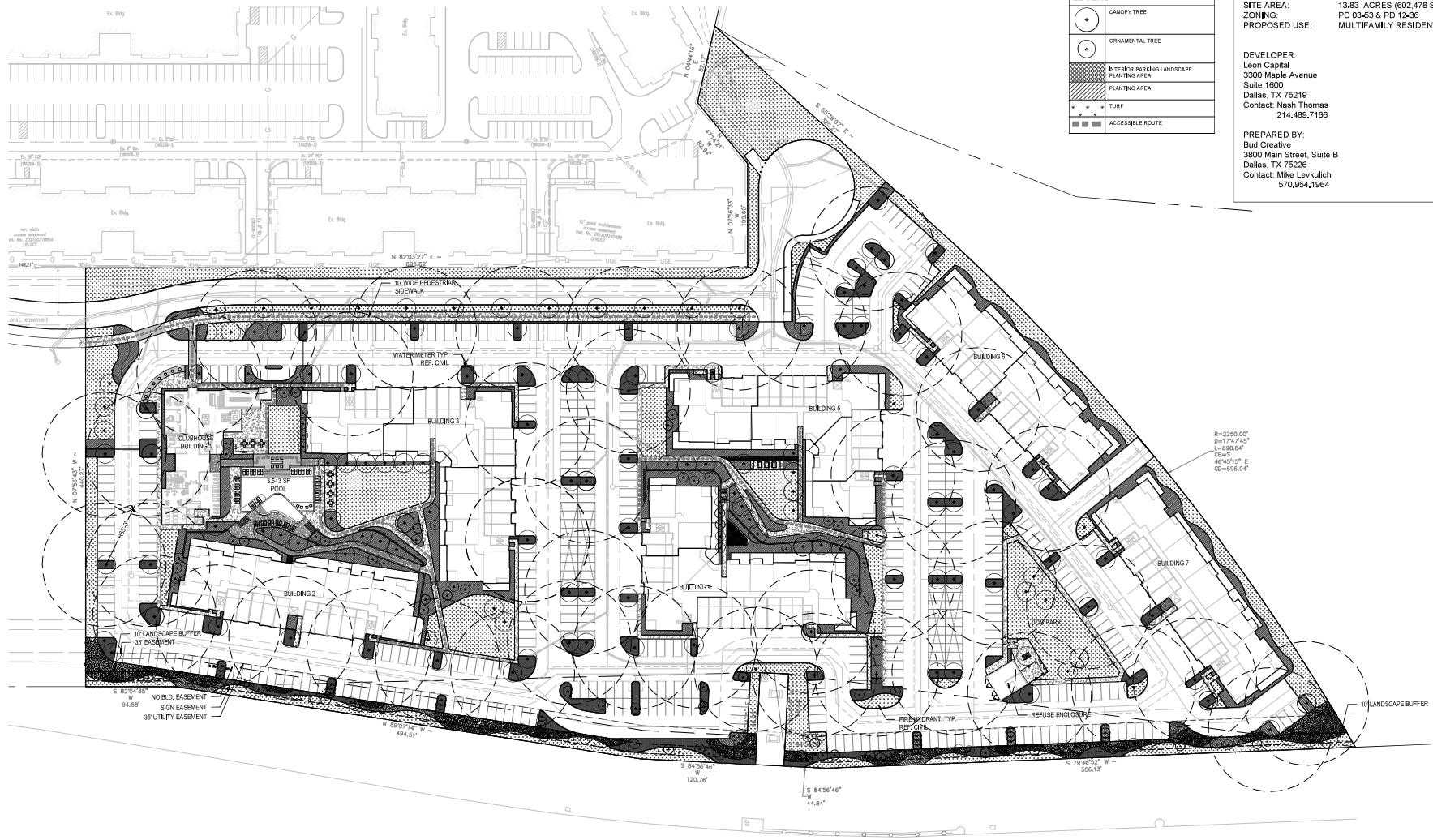
SITE PLAN
CASE NO. 210826-1
LCG FIREWHEEL
IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
D. CRIST SURVEY ABSTRACT NO. 226
602,293 Sq. Ft./13.827 Acres
Ex. Zoning: PD 18-33
Prop. Zoning: 22-24

ENGINEER / SURVEYOR / APPLICANT
Spina Engineering, Inc.
765 Custer Road, Suite 100
Ft. Worth, TX 76107
Telephone: (817) 422-0077
TIRE No. F-2121
Contact: David Bond

OWNER/DEVELOPER
Leon Capital
3300 Maple, Ave. Ste. 1600
Dallas, TX 75219
Telephone: (214) 865-8082
Contact: Nash Thomas

PRESIDENT GEORGE BUSH HIGHWAY
Variable width ROW

1



LEGEND	
	CANOPY TREE
	ORNAMENTAL TREE
	INTERIOR PARKING LANDSCAPE PLANTING AREA
	PLANTING AREA
	TURF
	ACCESSIBLE ROUTE

SITE AREA: 13.83 ACRES (602,478 SF)
ZONING: PD 03-53 & PD 12-36
PROPOSED USE: MULTIFAMILY RESIDENTIAL

DEVELOPER:
Leon Capital
3300 Maple Avenue
Suite 1600
Dallas, TX 75219
Contact: Nash Thomas
214.489.7166

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



Bud Creative, LLC
3800 Main Street, Suite B
Dallas, Texas 75226
P: 572.954.1984

WINNER

on Capital
00 Maple Avenue
ite 1600
illas, TX 75219

ARCHITECT
EDK Architects
95 Excel Parkway
Madison, TX 75001

CIVIL ENGINEER
Kars Engineering, Inc.
5 Custer Road
Suite 100
Ft. Worth, TX 76105

FIREWHEEL MULTIFAMILY
GARLAND, TEXAS

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Date: MAY 24, 2022
Issue: ZONING PLAN

Sheet Title:

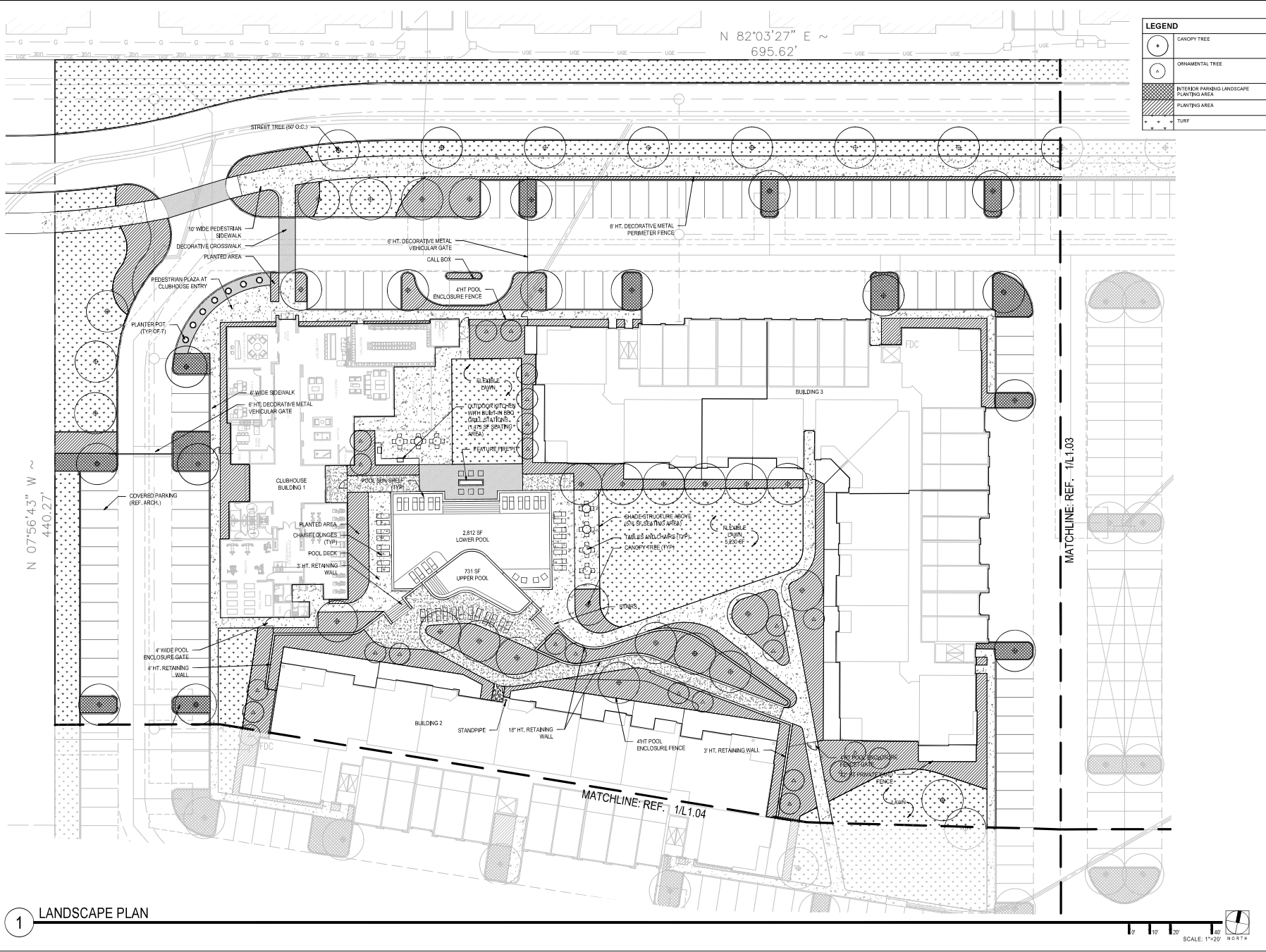
LANDSCAPE PLAN

ONING PLAN

bud
CREATIVE
and Levkovich 3628
May 24, 2022

Sheet Number:

L1.01



LEGEND	
	CANOPY TREE
	ORNAMENTAL TREE
	INTERIOR PARKING LANDSCAPE PLANTING AREA
	PLANTING AREA
	TURF

bwd
CREATIVE

Bud Creative, LLC
3800 Main Street, Suite B
Dallas, Texas 75226
P: 972.564.1984

OWNER
Leon Capital
3300 Maple Avenue
Suite 1600
Dallas, TX 75219

ARCHITECT
HECK Architects
4506 Ercot Parkway
Addicks, TX 75001

CIVIL ENGINEER
Spears Engineering, Inc.
785 Custer Road
Suite 100
Plano, TX 75075

FIREWHEEL MULTIFAMILY
GARLAND, TEXAS

Rev.	Date	Description

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Date: MAY 24, 2022
Issue: ZONING PLAN

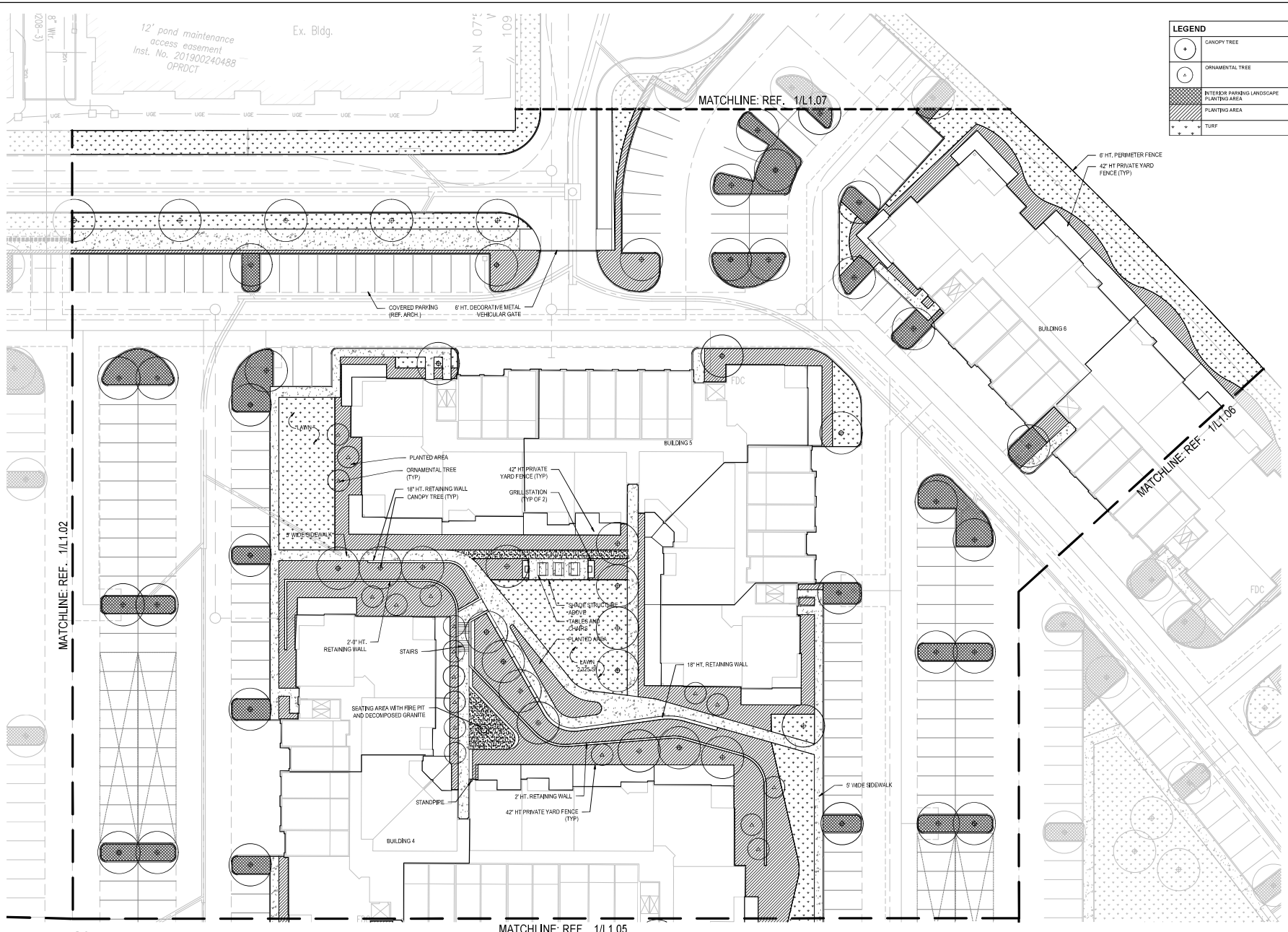
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ZONING PLAN
FOR REVIEW ONLY - NOT FOR CONSTRUCTION

Michael L. Kukich, PE
May 24, 2022

Sheet Number:
L1.02

FOR ENTITLEMENTS ONLY - NOT FOR CONSTRUCTION



1 LANDSCAPE PLAN

LEGEND	
	CANOPY TREE
	ORNAMENTAL TREE
	INTERIOR PARKING LANDSCAPE
	PLANTING AREA
	TURF

bwd
CREATIVE

bud creative, LLC
3000 Main Street, Suite B
Dallas, Texas 75226
P: 972.564.1944

OWNER
Leon Capital
3300 Maple Avenue
Suite 1600
Dallas, TX 75219

ARCHITECT
HECK Architects
4506 Escal Parkway
Addicks, TX 75001

CIVIL ENGINEER
Spears Engineering, Inc.
785 Custer Road
Suite 100
Plano, TX 75075

FIREWHEEL MULTIFAMILY
GARLAND, TEXAS

Rev.	Date	Description

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Date: MAY 24, 2022
Issue: ZONING PLAN

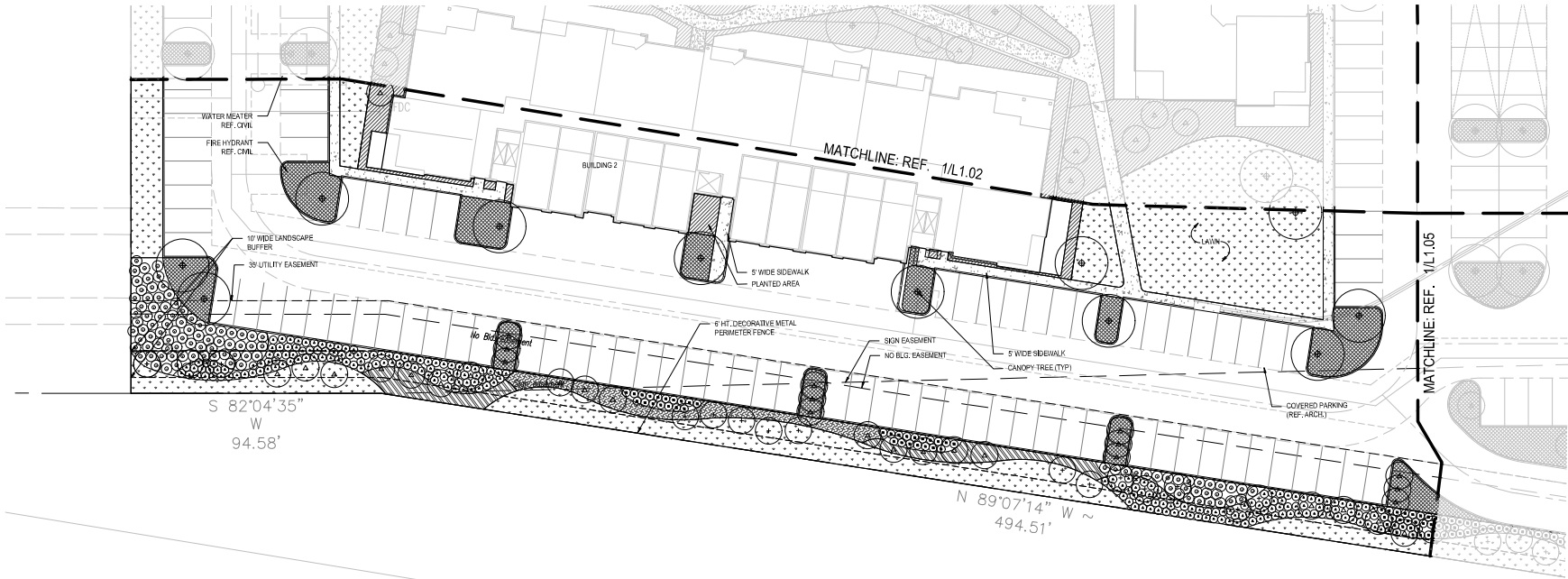
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LANDSCAPE PLAN

ZONING PLAN
FOR SUBMITTAL TO CITY OF GARLAND
bwd CREATIVE
Michael L. Lashley, PE
May 24, 2022

Sheet Number:
L1.03

FOR ENTITLEMENTS ONLY - NOT FOR CONSTRUCTION

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LEGEND	
	CANOPY TREE
	ORNAMENTAL TREE
	INTERIOR PARKING LANDSCAPE PLANTING AREA
	PLANTING AREA
	TURF

Bud Creative, LLC
3000 Main Street, Suite B
Dallas, Texas 75226
P: 972.564.1944

OWNER
Leon Capital
3300 Maple Avenue
Suite 1600
Dallas, TX 75219

ARCHITECT
HEDK Architects
4556 Escal Parkway
Addicks, TX 75001

CIVIL ENGINEER
Spears Engineering, Inc.
785 Custer Road
Suite 100
Plano, TX 75075

FIREWHEEL MULTIFAMILY
GARLAND, TEXAS

Rev.	Date	Description

Project Number: 21035
Date: MAY 24, 2022
Issue: ZONING PLAN

Sheet Title:
LANDSCAPE PLAN

ZONING PLAN
FOR REVIEW ONLY - NOT FOR CONSTRUCTION

Michael L. Valdes, P.E.
May 24, 2022

Sheet Number:
L1.04

1 LANDSCAPE PLAN



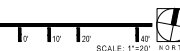
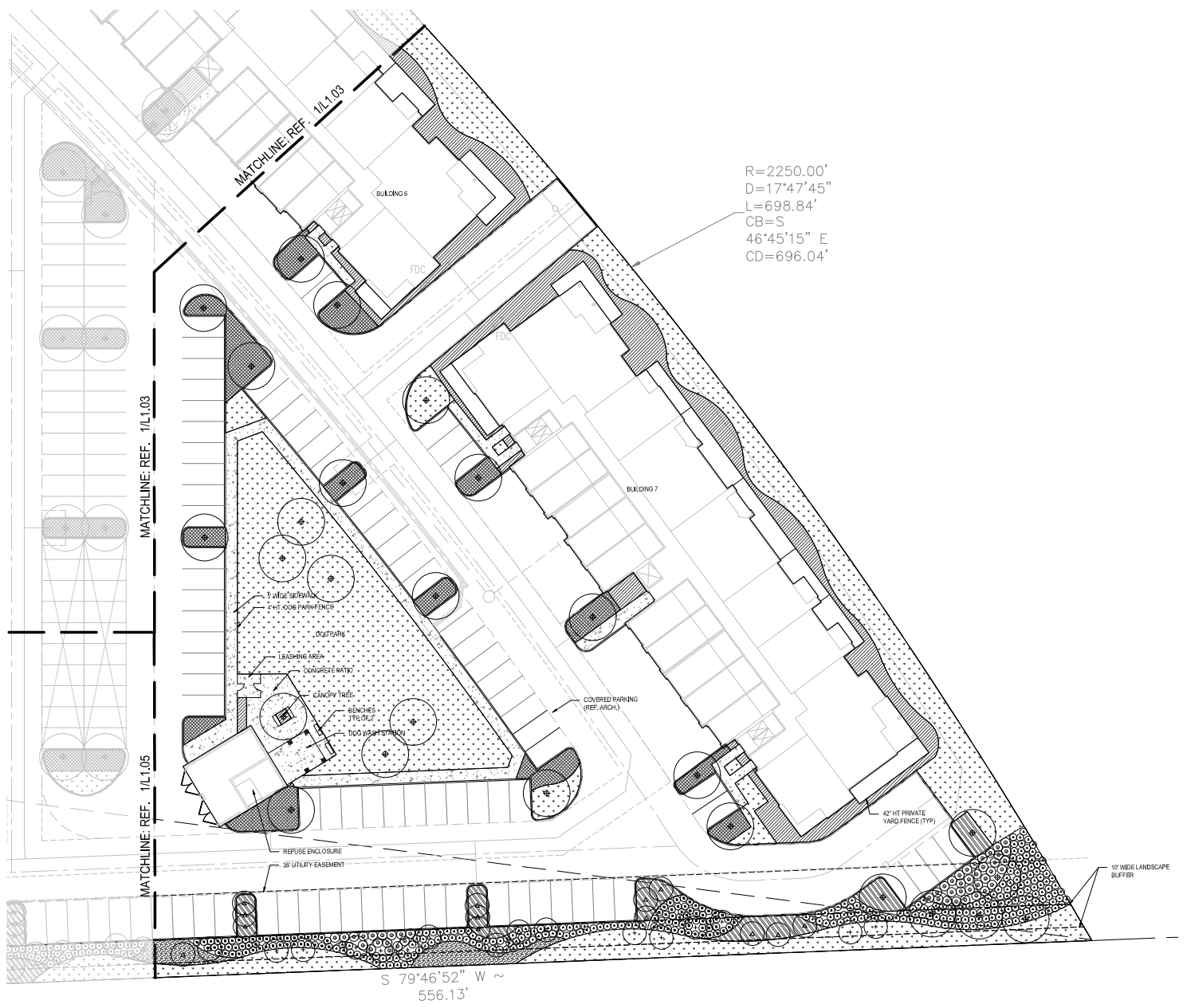


EXHIBIT D

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LEGEND	
	CANOPY TREE
	ORNAMENTAL TREE
	INTERIOR PARKING LANDSCAPE PLANTING AREA
	PLANTING AREA
	TURF

bud
CREATIVE

Bud Creative, LLC
3000 Main Street, Suite B
Dallas, Texas 75226
P: 972.564.1944

OWNER
Leon Capital
3300 Maple Avenue
Suite 1600
Dallas, TX 75219

ARCHITECT
HEDK Architects
4506 Escal Parkway
Addicks, TX 75001

CIVIL ENGINEER
Spears Engineering, Inc.
785 Custer Road
Suite 100
Plano, TX 75075

FIREWHEEL MULTIFAMILY
GARLAND, TEXAS

Rev.	Date	Description

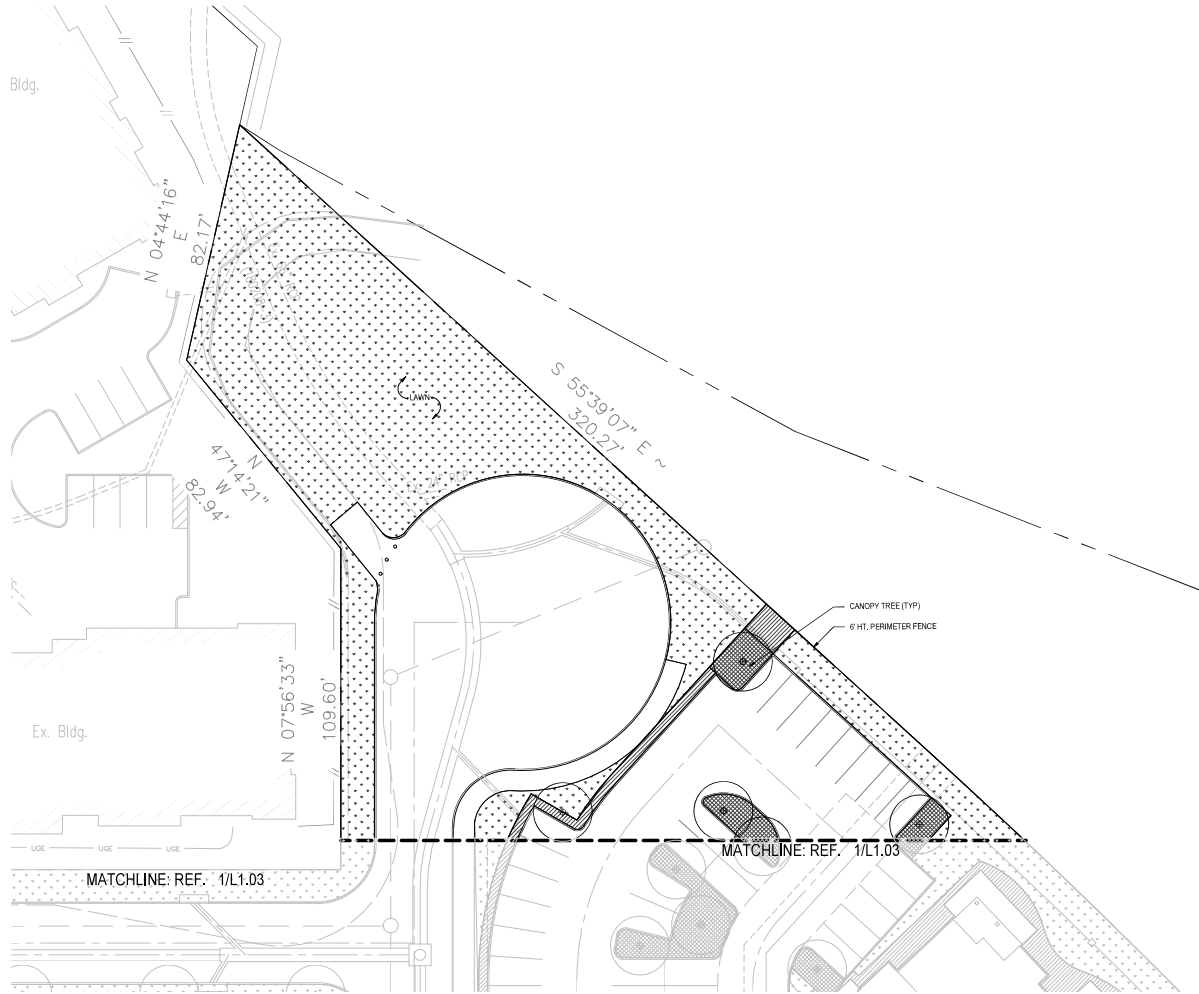
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Issue: ZONING PLAN

Sheet Title:
LANDSCAPE PLAN

ZONING PLAN
FOR THE CITY OF GARLAND
CITY OF GARLAND
MAY 24, 2022
Michael L. L. L. L.
May 24, 2022

Sheet Number:
L1.06

1 LANDSCAPE PLAN



LEGEND	
	CANOPY TREE
	ORNAMENTAL TREE
	INTERIOR PARKING LANDSCAPE PLANTING AREA
	PLANTING AREA
	TURF



OWNER
Leon Capital
3300 Maple Avenue
Suite 1600
Dallas, TX 75219

ARCHITECT
HEDK Architects
4556 Ercot Parkway
Addicks, TX 75001

CIVIL ENGINEER
Spears Engineering, Inc.
785 Custer Road
Suite 100
Plano, TX 75075

FIREWHEEL MULTIFAMILY
GARLAND, TEXAS

Rev.	Date	Description

Project Number: 21035
Date: MAY 24, 2022
Issue: ZONING PLAN

Sheet Title
LANDSCAPE PLAN

ZONING PLAN

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

Michael L. L. L. L.
Michael L. L. L. L.
May 24, 2022

Sheet Number:
L1.07

1 LANDSCAPE PLAN



FOR ENTITLEMENTS ONLY - NOT FOR CONSTRUCTION

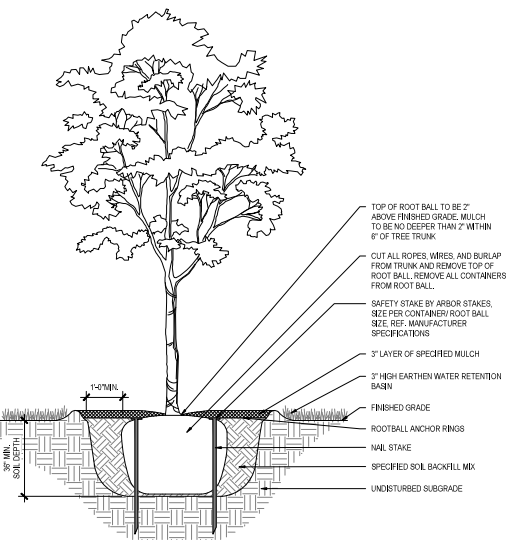
PLANT SCHEDULE						
LARGE CANOPY TREES						
KEY	BOTANICAL NAME	COMMON NAME	CAL.	Ht.	SRD	CONTAINER COMMENTS
AC	Acer Grandidentatum	Bigleaf Maple	3" Min.	12'x4"	ESB	Full Specimen, Matched, Strong Central Leader
QR	Quercus macrocarpa	Chickasaw Oak	3" Min.	12'x4"	ESB	Full Specimen, Matched, Strong Central Leader
TD	Taxodium distichum	Bald Cypress	3" Min.	12'x4"	ESB	Full Specimen, Matched, Strong Central Leader
UDR	Ulmus crassifolia	Cedar Elm	3" Min.	12'x4"	ESB	Full Specimen, Matched, Strong Central Leader

ORNAMENTAL TREES						
KEY	BOTANICAL NAME	COMMON NAME	Ht.	SRD	CONTAINER	COMMENTS
CL	Chrysopsis leucostachya	Desert Willow	2" Min.	10'x2"	ESB	Full Specimen, Multi-Trunk
ID	Ilex decidua	Possumhaw	2" Min.	10'x2"	ESB	Full Specimen, Multi-Trunk
VA	Viburnum acerifolium	Chaste Tree	2" Min.	10'x2"	ESB	Full Specimen, Multi-Trunk

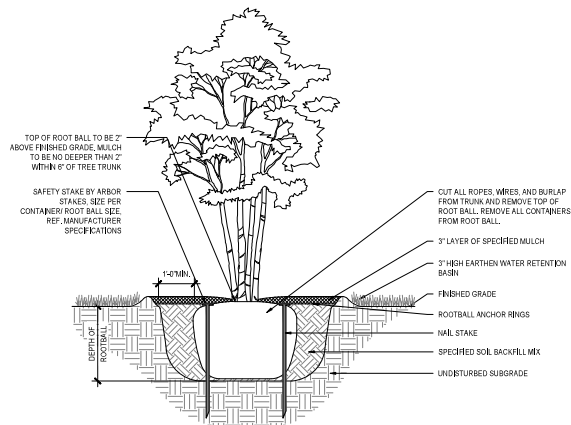
SHRUBS						
KEY	BOTANICAL NAME	COMMON NAME	Ht.	SRD	CONTAINER	COMMENTS
A3	Abutilon x Rose Queen	Rose Queen Abutilon	2"	3"	3 Gal.	Full Plants, Plant 30" O.C.
AW	Amorpha canescens	Plum Tree	2"	3"	3 Gal.	Full Plants, Plant 30" O.C.
CA	Calceolaria americana	American Beautyberry	2"	3"	3 Gal.	Full Plants, Plant 48" O.C.
HP	Hesperis matronalis	Red Yucca	2"	3"	3 Gal.	Full Plants, Plant 30" O.C.
IC	Ilex cornuta 'Desert Burford'	Desert Burford Holly	3"	3"	3 Gal.	Full Plants, Plant 30" O.C.
LF	Leucophyllum frutescens	Texas Sage	3"	3"	3 Gal.	Full Plants, Plant 48" O.C.
MP	Myrica palustris	Desert Palm Myrtle	2"	3"	3 Gal.	Full Plants, Plant 30" O.C.
SM	Santalum album	Desert Palmato	3"	3"	3 Gal.	Full Plants, Plant 48" O.C.
YR	Yucca rostrata	Soft Leaf Yucca	2"	3"	3 Gal.	Full Plants, Plant 30" O.C.

PERENNIALS, GROUNDCOVERS & ORNAMENTAL GRASSES						
KEY	BOTANICAL NAME	COMMON NAME	Ht.	SRD	CONTAINER	COMMENTS
B3	Bouteloua gracilis 'Panicum Aridum'	Stolonis Union Blue Grass	2"	3"	1 Gal.	Full Plants, Plant 24" O.C.
C3	Carex diandra	Belted Sedge	6"	8"	1 Gal.	Full Plants, Plant 18" O.C.
CS	Coreopsis x flaccidissima	Pink Shilshu	12"	12"	1 Gal.	Full Plants, Plant 18" O.C.
EP	Euphorbia corollata 'Goldstar'	Purple Winecreeper	6"	8"	4" Pot	Full Plants, Plant 18" O.C.
LM	Liriodendron tulipifera	Liriodendron	12"	12"	1 Gal.	Full Plants, Plant 12" O.C.
MA	Malvastrum coccineum var. Drummondii	Texas Pop	12"	12"	1 Gal.	Full Plants, Plant 30" O.C.
MC	Muhlenbergia capillaris	Gold Mule	2"	12"	3 Gal.	Full Plants, Plant 30" O.C.
ML	Muhlenbergia lindheimeri	Lindheimer Mule	2"	12"	3 Gal.	Full Plants, Plant 30" O.C.
NP	Nasella x Nassella 'Nassella's Love'	Catnip	12"	8"	1 Gal.	Full Plants, Plant 24" O.C.
NT	Nassella tenuifolia	Mexican Feather Grass	12"	8"	1 Gal.	Full Plants, Plant 18" O.C.
SD	Sedum spectabile	Seasonal Color				By Owner
SB	Sedum spaldingii	Autumn Sage	6"	8"	1 Gal.	Full Plants, Plant 18" O.C.
TURF	Cynodon dactylon	Bermuda Grass				Sod

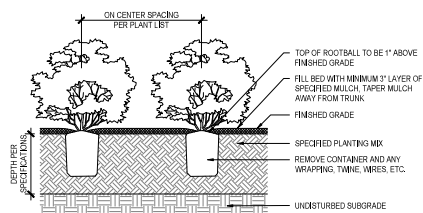
LANDSCAPE CALCULATIONS		
PER CITY OF GARLAND CODE OF ORDINANCES, PD 14-33 & GEC		
PROVISION	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA: 10% OF TOTAL SITE AREA TO BE LANDSCAPED		
A minimum of ten percent of the gross planted area of the site or any multifamily or senior living facility must be devoted to landscaping, open space areas, pools, and similar outdoor recreational activity areas. (802,478 SF Total)		
TOTAL LANDSCAPE AREA	60,248 SF (1.38 ACRES) 10%	181,620 SF (4.17 ACRES) 30%
LANDSCAPE BUFFER FRONTAGE		
For every thirty linear feet, or fraction thereof, of required landscape buffer, one large canopy tree is required, along with seven shrubs or ornamental grasses. (1,340 LF)		
LARGE CANOPY TREES	40	3
ORNAMENTAL TREES		115
Due to a sight visibility assessment in place for the existing billboard, we are limited on the height allowed within this area. Ornamental trees are proposed in order to comply.		
SHRUBS/GRASSES	315	709
TURF	10,000 SF (22% MAX)	3,078 SF (23%)
PARKING AREA LANDSCAPE		
Min. 5% interior landscape area within parking area. One large canopy tree is required for every ten parking spaces. (228,922 SF)		
LARGE CANOPY TREES	51	88
LANDSCAPE AREA	11,446 SF (25%)	21,238 SF (9%)



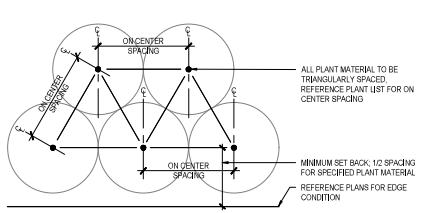
1 STANDARD TRUNK TREE PLANTING SECTION NOT TO SCALE



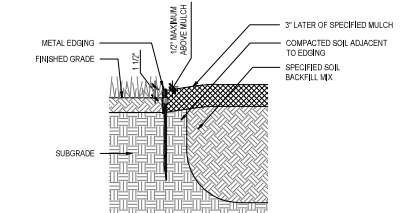
2 MULTI-TRUNK TREE PLANTING SECTION NOT TO SCALE



3 SHRUB BED PLANTING SECTION NOT TO SCALE



4 SHRUB SPACING SECTION NOT TO SCALE



5 METAL EDGING SECTION NOT TO SCALE



OWNER
Leon Capital
3300 Maple Avenue
Suite 1600
Dallas, TX 75219

ARCHITECT
HEDK Architects
4555 Ercot Parkway
Addison, TX 75001

CIVIL ENGINEER
Spears Engineering, Inc.
785 Cedar Road
Suite 100
Plano, TX 75075

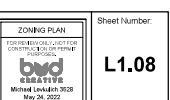
FIREWHEEL MULTIFAMILY
GARLAND, TEXAS

Rev.	Date	Description

Project Number: 21035
Date: MAY 24, 2022
Issue: ZONING PLAN

Sheet Title
LANDSCAPE PLAN

Sheet Number
L1.08



FOR ENTITLEMENTS ONLY - NOT FOR CONSTRUCTION



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



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

1 BUILDING 'A' MATERIAL CALCULATION

MATERIAL	PERCENT	QUANTITY
BRICK	22%	1,830 SF 27%
STUCCO	39%	3,188 SF 47%
F.C. LAP SIDING	5%	445 SF 7%
SILVAMOOD	16%	1,292 SF 19%
GLAZING	16%	

BUILDING FACADES COMPLY WITH:
GCC CHAPTER 4 ARTICLE 4 DIVISION (1, SEC. 4.8)
MINIMUM 80% MASONRY CONSTRUCTION
EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT	ELEMENT
AWNINGS/CANOPES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	PAVED ROOF HEIGHTS
ORNAMENTAL WINDOW HEADERS	ORNAMENTAL FACADE TRIMS

BUILDING ARTICULATION

A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 217.6 FT. X 20% = 43.5 FT. MINIMUM PERPENDICULAR OFFSET OF 3 FEET	N/A	BUILDING FACADE LENGTH 217.3 FT. X 20% = 43.5 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 217.6 FT. X 30% = 65.3 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	N/A
MINIMUM 1 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	43.5 FT.

NAME OF OWNER: LOG FIREWHEEL
NAME OF APPLICANT: SPARS ENGINEERING
PLANNING: ERIN EBERSHAW, HEDK ARCHITECTS
4555 EXCEL PARKWAY
ADDISON, TEXAS 75011
214.520.8878

PROJECT ADDRESS: 2538 N PGST, GARLAND, TX
EXISTING ZONING: PD 18.23
PROPOSED ZONING: PD 18.24
SIGNAGE: "O" COMPLY WITH CITY STANDARDS
CASE NUMBER: 21065-1

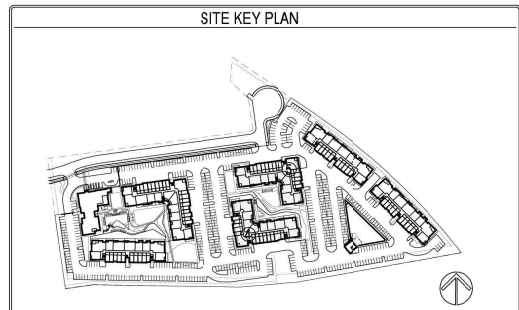
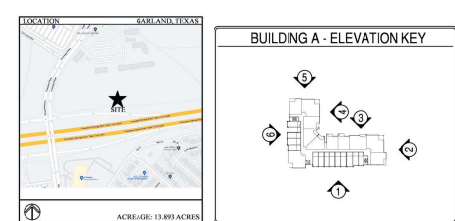
2 BUILDING 'A' MATERIAL CALCULATION

MATERIAL	PERCENT	QUANTITY
BRICK	10%	239 SF 13%
STUCCO	54%	829 SF 44%
F.C. LAP SIDING	14%	385 SF 19%
SILVAMOOD	18%	445 SF 24%
GLAZING	24%	

BUILDING FACADES COMPLY WITH:
GCC CHAPTER 4 ARTICLE 4 DIVISION (1, SEC. 4.8)
MINIMUM 80% MASONRY CONSTRUCTION
EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT	ELEMENT
AWNINGS/CANOPES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	PAVED ROOF HEIGHTS
ORNAMENTAL WINDOW HEADERS	ORNAMENTAL FACADE TRIMS



REVISIONS

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FIREWHEEL SOUTH

GARLAND, TEXAS

ISSUED
04-27-2022

HEDK
ARCHITECTS

4555 EXCEL PARKWAY ADDISON, TX 75011
214.520.8878

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DATE: 04-27-2022

PROJECT: 21200

SHEET NUMBER: A4-00
BUILDING A EXTERIOR ELEVATIONS



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

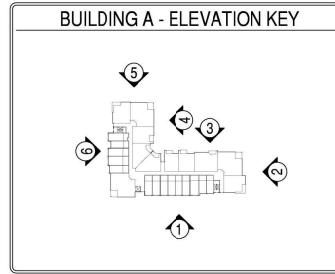
BUILDING 5 MATERIAL CALCULATION			
MATERIAL	PERCENT	AREA (SF)	PERCENT
BRICK	10%	238 SF	13%
STUCCO	23%	558 SF	31%
F.C. LAP SIDING	23%	558 SF	31%
SILVAMWOOD	23%	558 SF	31%
GLAZING	24%	460 SF	25%

BUILDING FACADES COMPLY WITH GDC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.8.3) MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS

BUILDING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH 66.1 FT. X 30% = 19.8 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		OK	BUILDING FACADE LENGTH 66.1 FT. X 30% = 19.8 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET
BUILDING FACADE LENGTH 66.1 FT. X 30% = 19.8 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT
NAME OF OWNER: LCG FIREWHEEL NAME OF APPLICANT: SPAIN FIREWHEEL PLAN PREPARED: ERIC EAKSHAW, HEDK ARCHITECTS 4800 EXCEL PARKWAY ADDISON, TEXAS 75001 214.520.8878		PROJECT ADDRESS: 2508 N POST, GARLAND, TX EXISTING ZONING: PD 18-33 PROPOSED ZONING: PD 20-24 SIGNAGE TO COMPLY WITH CITY STANDARDS CASE NUMBER: 110885-1	



ELEVATION NOTES UPDATED PER CITY COMMENTS

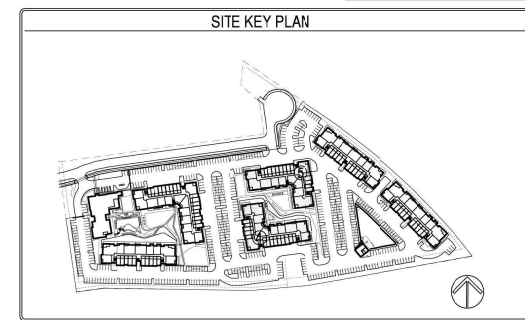
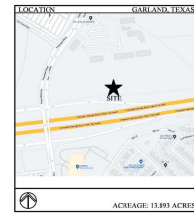


6 BUILDING TYPE 'A' ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH 152.2 FT. X 30% = 45.7 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		OK	BUILDING FACADE LENGTH 152.2 FT. X 30% = 45.7 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET
BUILDING FACADE LENGTH 152.2 FT. X 30% = 45.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT

BUILDING 6 MATERIAL CALCULATION			
MATERIAL	PERCENT	AREA (SF)	PERCENT
BRICK	19%	1,088 SF	23%
STUCCO	38%	2,208 SF	49%
F.C. LAP SIDING	11%	637 SF	13%
SILVAMWOOD	18%	1,088 SF	21%
GLAZING	16%	958 SF	21%

BUILDING FACADES COMPLY WITH GDC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.8.3) MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS



REVISIONS	DATE	SHEET NUMBER
	04-27-2022	A4-02

FIREWHEEL SOUTH

GARLAND, TEXAS

ISSUED
04-27-2022

HEDK
ARCHITECTS

4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878

DATE
04-27-2022

PROJECT
21200

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BUILDING A
EXTERIOR ELEVATIONS



1 BUILDING TYPE 'C' ELEVATION

BUILDING ARTICULATION FOR FOOTPRINT			B. VERTICAL ARTICULATION FOR ELEVATION		
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	NA	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS	NA
BUILDING FACADE LENGTH 210 X 3 FT. X 10% = 40.3 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK		BUILDING FACADE LENGTH 210 X 3 FT. X 20% = 40.3 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK	
BUILDING FACADE LENGTH 210 X 3 FT. X 10% = 40.4 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK		MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLATROOFS)	NA	
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK		AVERAGE NON-ARTICULATED BUILDING HEIGHT	43.5 FT.	

1. BUILDING C MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	15%	BRICK	1,172 BF 17%
STUCCO	41%	STUCCO	3,258 SF 48%
F.C. LAP SDING	14%	F.C. LAP SDING	1,141 SF 17%
SLAWWAO	15%	SLAWWAO	1,218 SF 18%
GLAZING	15%		
BUILDING FACADES COMPLY WITH:			
GCC CHAPTER 4 (ARTICLE C DIVISION 01, SEC. 4.83)			
MIN. 80% MASONRY CONSTRUCTION			
EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
AWNINGS/CANOPIES		RECESSED ENTRY	
DIVIDED LIGHT WINDOWS		VARIED ROOF HEIGHTS	
ORNAMENTAL WINDOW HEADERS		ORNAMENTAL FACADE TRIMS	

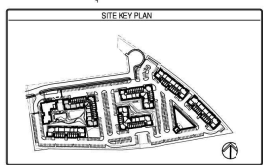
2 BUILDING 'C' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	25%	BRICK	1,902 SF 31%
STUCCO	33%	STUCCO	2,562 SF 40%
F.C. LAP SIDING	10%	F.C. LAP SIDING	706 SF 12%
SILVAWOOD	14%	SILVAWOOD	1,067 SF 17%
G.LAZING	18%		

BUILDING FACADES COMPLY WITH:
QDC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.83)
MINIMUM 60% MASONRY CONSTRUCTION
EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF ARCHITECTURAL ELEMENTS

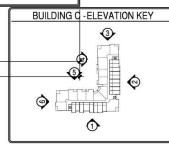
ELEMENT	ELEMENT
AWNINGS/CANOPIES	RECESSEYENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
ORNAMENTAL WINDOW HEADERS	ORNAMENTAL FACADE TRIMS

BUILDING ARTICULATION		
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH 214.8 FT. X 20% = 42.9 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH 214.8 FT. X 20% = 42.9 FT. MINIMUM VERTICAL ELEVATION DORGE
BUILDING FACADE LENGTH 214.8 FT. X 30% = 64.4 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 2 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOF)
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT
		43.5 FT.



2 BUILDING TYPE 'C' ELEVATION

NAME OF OWNER - LCG FRIEWHEEL NAME OF APPLICANT - SPIARS ENGINEERING PLAN PREPARER - ERIK EARNSHAW, HEOK ARCHITECTS 4595 EXCEL PARKWAY ADDISON, TEXAS 75001 214.520.8878	PROJECT ADDRESS: 2508 N POBT, GARLAND, TX EXISTING ZONING: PO 18-33 PROPOSED ZONING: PO 22-24 SIGNAGE TO COMPLY WITH CITY STANDARDS CASE NUMBER - 210826-1
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3 BUILDING TYPE 'C' ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING ARTICULATION				
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 86.1 FT. X 20% = 13.2 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		OK	BUILDING FACADE LENGTH 86.1 FT. X 20% = 13.2 FT. MINIMUM VERTICAL ELEVATION CHANGE EVERY 50 FEET	OK
BUILDING FACADE LENGTH 86.1 FT. X 30% = 19.8 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE (FLAT ROOFS)	N/A
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	43.5 FT.

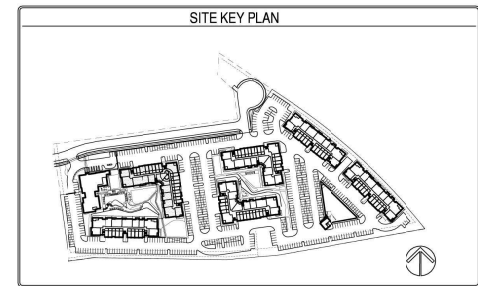
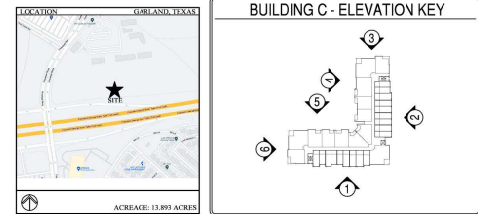


BUILDING ARTICULATION				
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 142.4 FT. X 20% = 28.5 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		N/A	BUILDING FACADE LENGTH 142.4 FT. X 20% = 28.5 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 142.4 FT. X 30% = 42.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	N/A
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	43.5 FT.

3 BUILDING 'C' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	9%	BRICK	213 SF 11%
STUCCO	30%	STUCCO	753 SF 40%
F.C. LAR SIDING	27%	F.C. LAR SIDING	517 SF 27%
SILVAMOOD	10%	SILVAMOOD	422 SF 22%
SLAZING	24%		
BUILDING FACADES COMPLY WITH GDC CHAPTER 4 (ARTICLE 6, DIVISION D1, SEC. 4.83) MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OFS ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
MINIMUM OFS ARCHITECTURAL ELEMENTS		MINIMUM OFS ARCHITECTURAL ELEMENTS	
MINIMUM OFS ARCHITECTURAL ELEMENTS		MINIMUM OFS ARCHITECTURAL ELEMENTS	



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



NAME OF OWNER: LEO FIREWHEEL
NAME OF APPLICANT: SPARKS ENGINEERING
PLAN PREPARED BY: SPARKS ENGINEERING
485 EXCEL PARKWAY
AUSTIN, TEXAS 78701
214.520.8878

PROJECT ADDRESS: 2508 N. PEBB, GARLAND, TX
EXISTING ZONING: P110-33
PROPOSED ZONING: PD-28-36
SIGNAGE TO COMPLY WITH CITY STANDARDS
CASS NUMBER: -21025-1

REVISIONS

ISSUED
04-27-2022

FEDK
ARCHITECTS

485 EXCEL PARKWAY
AUSTIN, TEXAS 78701
214.520.8878

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DATE
04-27-2022

PROJECT
21200

SHEET NUMBER
A4-21

BUILDING C
EXTERIOR ELEVATIONS



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

BUILDING ARTICULATION				
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 131.2 FT. X 20% = 26.2 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		N/A	BUILDING FACADE LENGTH 131.2 FT. X 20% = 26.2 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 131.2 FT. X 30% = 39.4 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	N/A
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	43.5 FT.

5 BUILDING 'C' MATERIAL CALCULATION	
MATERIAL	PERCENT
BRICK	15%
STUCCO	40%
F.C. LAP SIDING	15%
SILVAWOOD GLAZING	15%
BRICK	746 SF 17%
STUCCO	2543 SF 60%
F.C. LAP SIDING	732 SF 18%
SILVAWOOD	608 SF 15%

BUILDING FACADES COMPLY WITH:	
GDC CHAPTER 4, ARTICLE 6, DIVISION 9, SEC. 4.83	
MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	RECEIVED ENTRY
AWNINGS/CANOPIES	RECEIVED ENTRY
DIVIDED LIGHT WINDOWS	RECEIVED ENTRY
ORNAMENTAL WINDOW HEADS	RECEIVED ENTRY

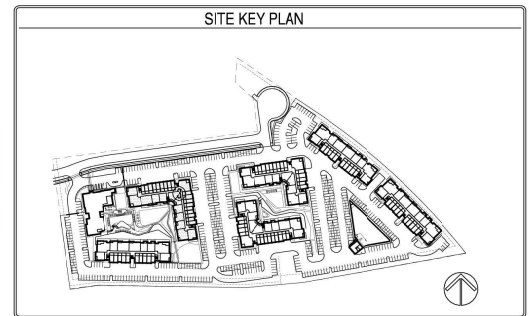
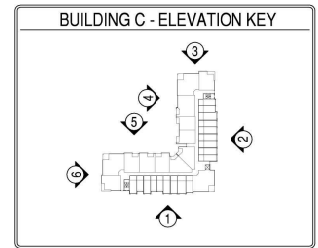


6 BUILDING TYPE 'C' ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING ARTICULATION				
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 66.1 FT. X 20% = 13.2 FT. MINIMUM PERPENDICULAR OFFSET OF 2FEET		OK	BUILDING FACADE LENGTH 66.1 FT. X 20% = 13.2 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 66.1 FT. X 30% = 19.8 FT. MINIMUM PERPENDICULAR OFFSET OF 4FEET		NA	MINIMUM 3FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	NA
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	43.5 FT.

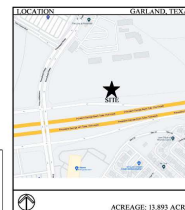
5 BUILDING 'C' MATERIAL CALCULATION	
MATERIAL	PERCENT
BRICK	9%
STUCCO	25%
F.C. LAP SIDING	21%
SILVAWOOD	15%
GLAZING	24%
BRICK	213 SF 12%
STUCCO	643 SF 35%
F.C. LAP SIDING	518 SF 28%
SILVAWOOD	470 SF 25%

BUILDING FACADES COMPLY WITH:	
GDC CHAPTER 4, ARTICLE 6, DIVISION 01, SEC. 4.83	
MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	RECEIVED ENTRY
AWNINGS/CANOPIES	RECEIVED ENTRY
DIVIDED LIGHT WINDOWS	RECEIVED ENTRY
ORNAMENTAL WINDOW HEADS	RECEIVED ENTRY



NAME OF OWNER: LEO FIREWHEEL
NAME OF APPLICANT: SPARE ENGINEERING
PLAN PREPARED: ERIC EARNHART, HECK ARCHITECTS
456 EXCEL PARKWAY
ACRSON, TEXAS 75001
214-520-8878

PROJECT ADDRESS: 2598 N. FOSTER, GARLAND, TX
EXISTING ZONING: PD 18-03
PROPOSED ZONING: PD 22-04
SIGNAGE: TO COMPLY WITH CITY STANDARDS
CASE NUMBER: 21005-1



REVISIONS

FIREWHEEL SOUTH
GARLAND, TEXAS

ISSUED
04-27-2022



DATE

04-27-2022

PROJECT

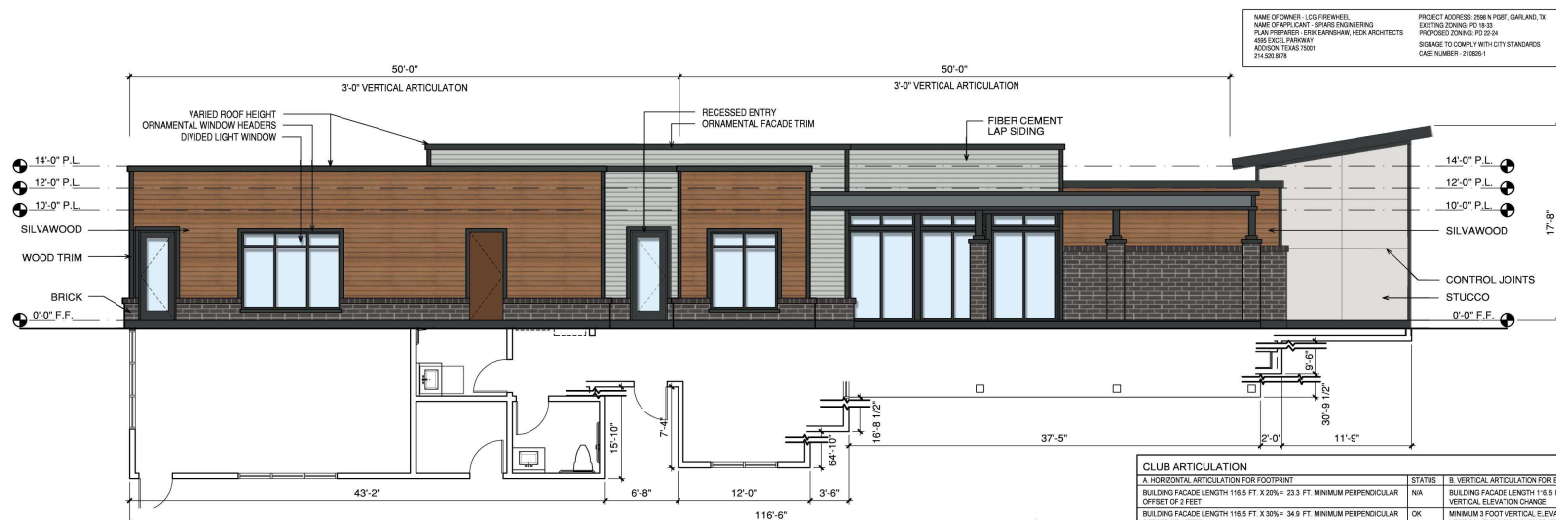
21200

SHEET NUMBER

A4-22

BUILDING C
EXTERIOR ELEVATIONS

EXHIBIT E



3 CLUB ELEVATION

[illegible]

CLUB ARTICULATION					
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION		STATUS
BUILDING FACADE LENGTH 1165 FT. X 20% ± 23.3 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		N/A	BUILDING FACADE LENGTH 1165 FT. X 20% ± 23.3 FT. MINIMUM VERTICAL ELEVATION CHANGE		OK
BUILDING FACADE LENGTH 1165 FT. X 30% ± 34.9 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (PLAT ROOFS)		OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT		14 FT

LEASING MATERIAL CALCULATION #3			
MATERIAL		MATERIAL	
BRICK	15%	BRICK	212 SF 1
STUCCO	12%	STUCCO	170 SF 1
F.C. LAP SIDING	52%	F.C. LAP SIDING	746 SF 6
GLAZING	21%		

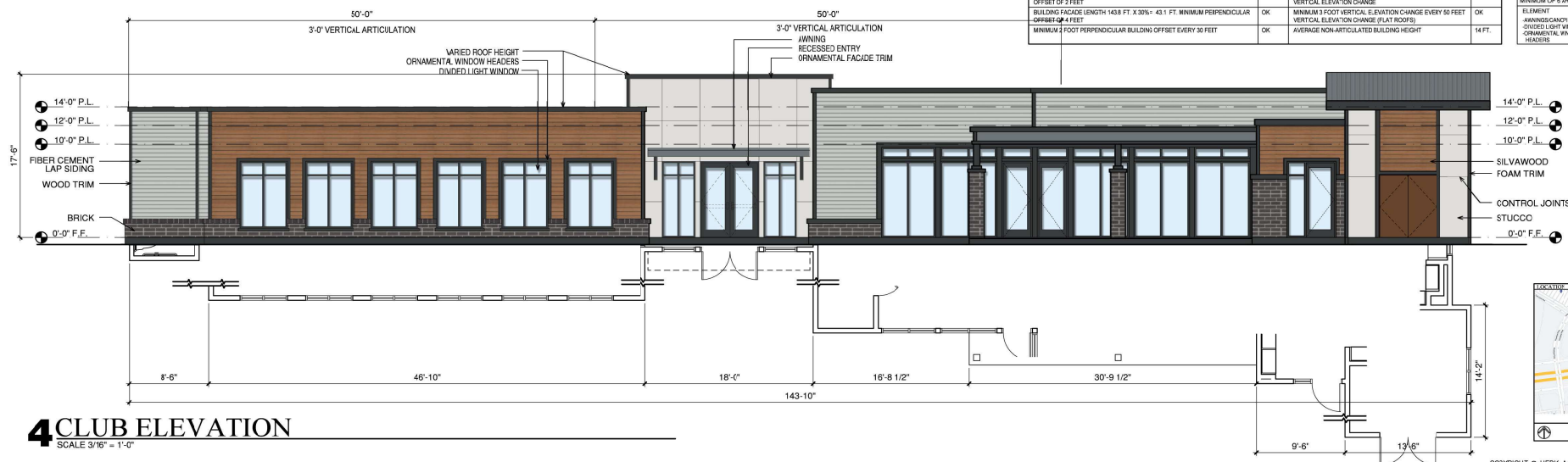
BUILDING FACADES COMPLY WITH:
GDC CHAPTER 1 (ARTICLE 6: DIVISION 01, SEC. 4.83)
- MINIMUM 80% MASONRY CONSTRUCTION
EXCITING DOORS, WINDOWS, WINDOW WALLS

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

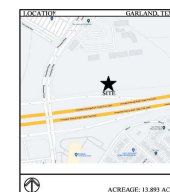
LEASING MATERIAL CALCULATION #4			
MATERIAL		MATERIAL	
BRICK	7%	BRICK	123 SF 1
STUCCO	15%	STUCCO	266 SF 2
F.C. LAP SIDING	41%	F.C. LAP SIDING	754 SF 6
GLAZING	37%		

BUILDING FACADES COMPLY WITH:
GDC CHAPTER 1 (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
-DIVIDED LIGHT WINDOWS	-VARIED ROOF HEIGHTS
-ORNAMENTAL WINDOW	-ORNAMENTAL FACADE TRIMS

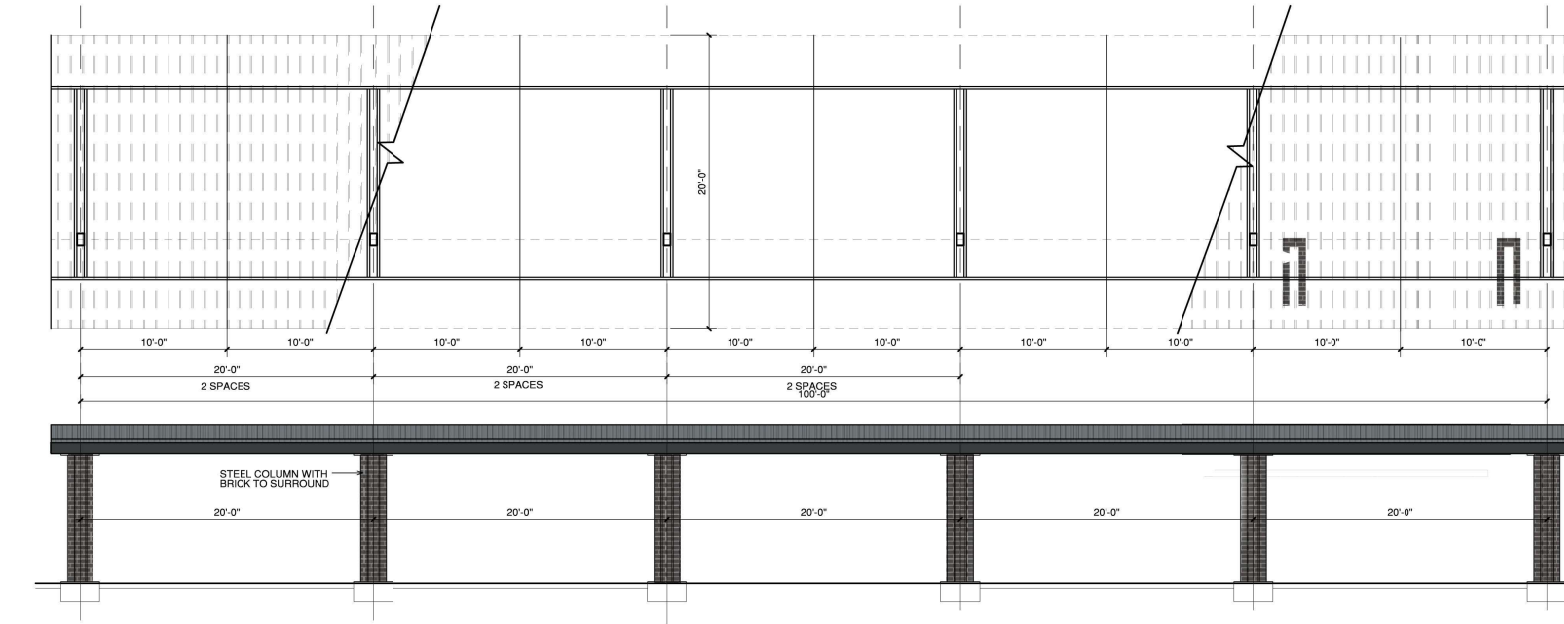


4 CLUB ELEVATION

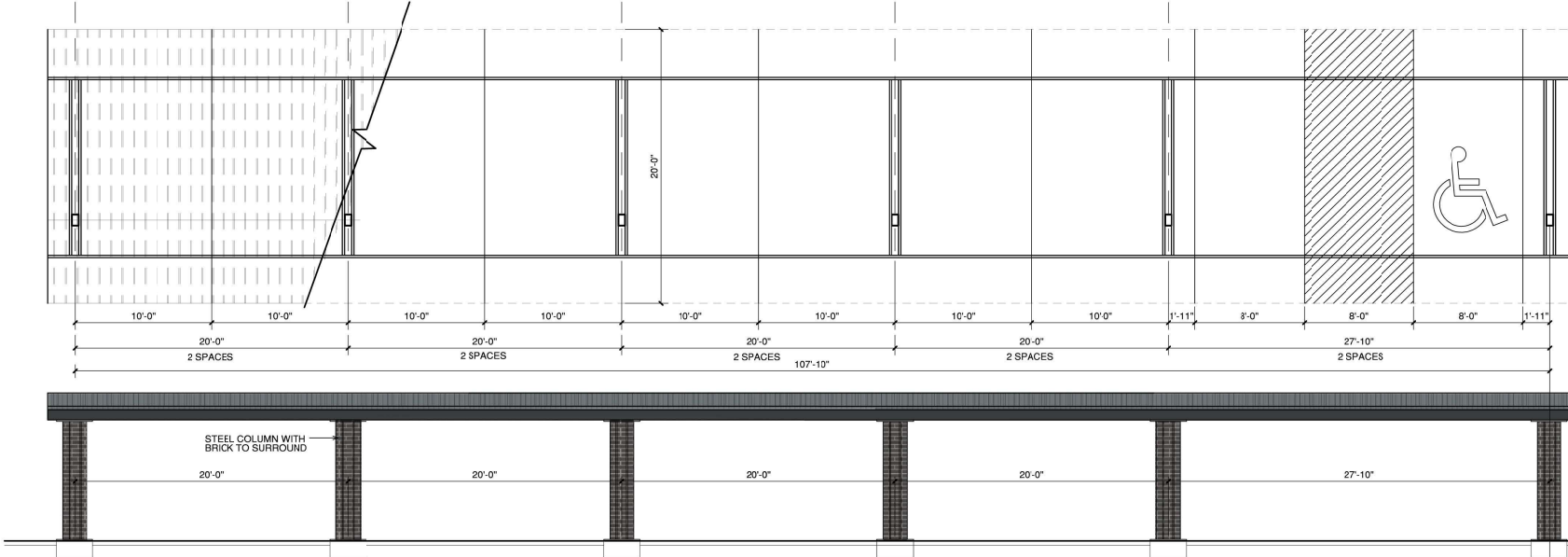


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2 CARPORT ELEVATION - 10 SPACES
SCALE 1/4"=1'-0"



1 CARPORT ELEVATION - 10 SPACES (ACC)
SCALE 1/4"=1'-0"

NAME OF OWNER - LOG FIREWHEEL
NAME OF APPLICANT - SPIARS ENGINEERING
PLAN PREPARED BY - ERIK CARPINSKAW, HEDK ARCHITECTS
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
214.520.8878
PROJECT ADDRESS: 2688 N PG&T, GARLAND, TX
EXISTING ZONING: PD 19-33
PROPOSED ZONING: PD 22-24
SIGNAGE TO COMPLY WITH CITY STANDARDS
CASE NUMBER - 210828-1

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

04-27-2022

REVISIONS

FIREWHEEL SOUTH

GARLAND, TEXAS

ISSUED
04-27-2022

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
04-27-2022

PROJECT
21200

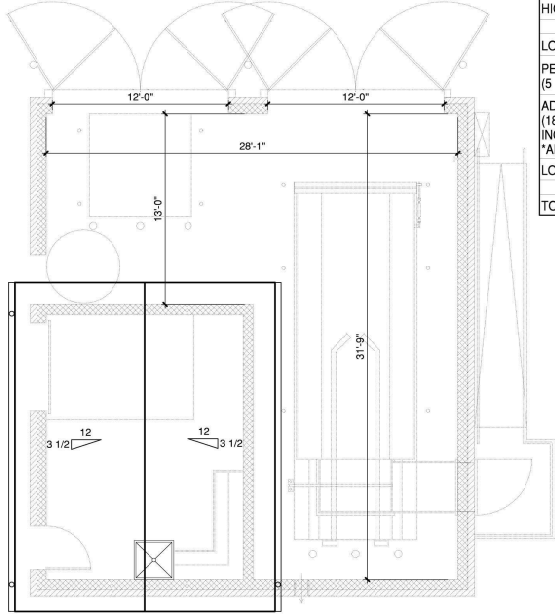
SHEET NUMBER
A2-30
CARPORT

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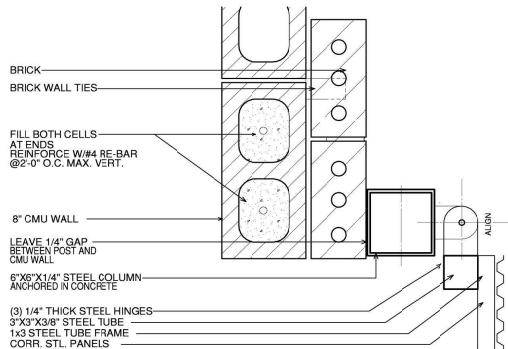
NAME OF OWNER - LCG FIREWHEEL
 NAME OF APPLICANT - SPARS ENGINEERING
 PLAN PREPARED BY - ERK EVYN SHAW, HEDK ARCHITECTS
 ADDRESS - 4555 EXCEL PARKWAY
 ADDISON, TEXAS 75001
 214.520.8878

PROJECT ADDRESS: 2598 N PGBT, GARLAND, TX
 EXISTING ZONING: PD 18-33
 PROPOSED ZONING: PD 22-24
 SIGNAGE TO COMPLY WITH CITY STANDARDS
 CASE NUMBER - 210825-1

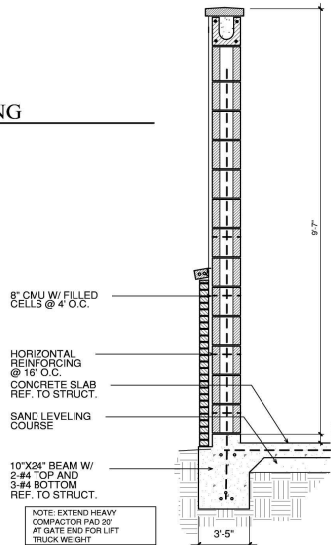
VENT CALCULATIONS	
(x) = AREA OF SLOPED ROOF	588 SQ. FT.
SOFFIT VENTILATED PERIMETER	98 LINEAR FEET
(y) = NET FREE VENTILATED AREA REQUIRED (x)(144)/300 = y	268 SQ. IN.
HIGH VENT REQUIRED (40% MIN. - 50% MAX.)	107.2 SQ. IN. MIN. - 134 SQ. IN. MAX.
HIGH VENTS (51 SQ. IN. EACH)	0 VENTS MAX.
HIGH VENT (TOTAL PROVIDED)	0 VENTS (0 SQ. IN. = 0 %)
LOW VENT (MINIMUM REQUIRED)	268 SQ. IN.
PERFORATED SOFFIT PANEL (5 SQ. IN. PER LN. FT.)	490 SQ. IN.
ADDITIONAL PVC CONTINUOUS SOFFIT VENT (18.8 SQ. IN. PER LN. FT. @ 8 LN. FT. INCREMENTS) *APPLIED AT PERFORATED SOFFIT PANEL*	N/A
LOW VENT (TOTAL PROVIDED)	490 SQ. IN.
TOTAL VENTILATION PROVIDED	490 SQ. IN.



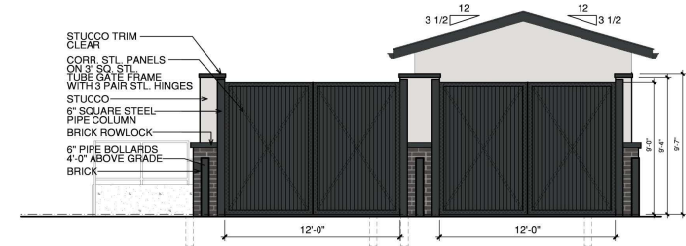
5 TRASH ENCLOSURE-30 YARD UNIT AND RECYCLING
 SCALE: 1/4" = 1'-0"



6 GATE HINGE DETAIL
 SCALE: 2 1/4" = 1'-0"



7 SCREEN WALL SECTION
 SCALE: 3/4" = 1'-0"



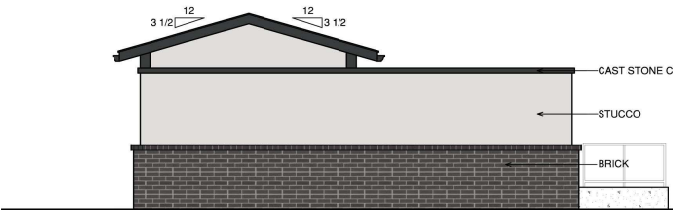
8 TRASH ENCLOSURE-FRONT NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



9 TRASH ENCLOSURE- EAST ELEVATION
 SCALE: 1/4" = 1'-0"



10 TRASH ENCLOSURE- WEST ELEVATION
 SCALE: 1/4" = 1'-0"



11 TRASH ENCLOSURE- REAR SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



REVISIONS

FIREWHEEL SOUTH
 GARLAND, TEXAS

ISSUED
 04-27-2022

HEDK
 ARCHITECTS
 4555 EXCEL PARKWAY
 ADDISON, TX 75001
 214.520.8878

DATE
 04-27-2022

PROJECT
 21200

SHEET NUMBER

A3-41
 TRASH ENCLOSURE
 PLAN

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Z 21-24



View of the subject property



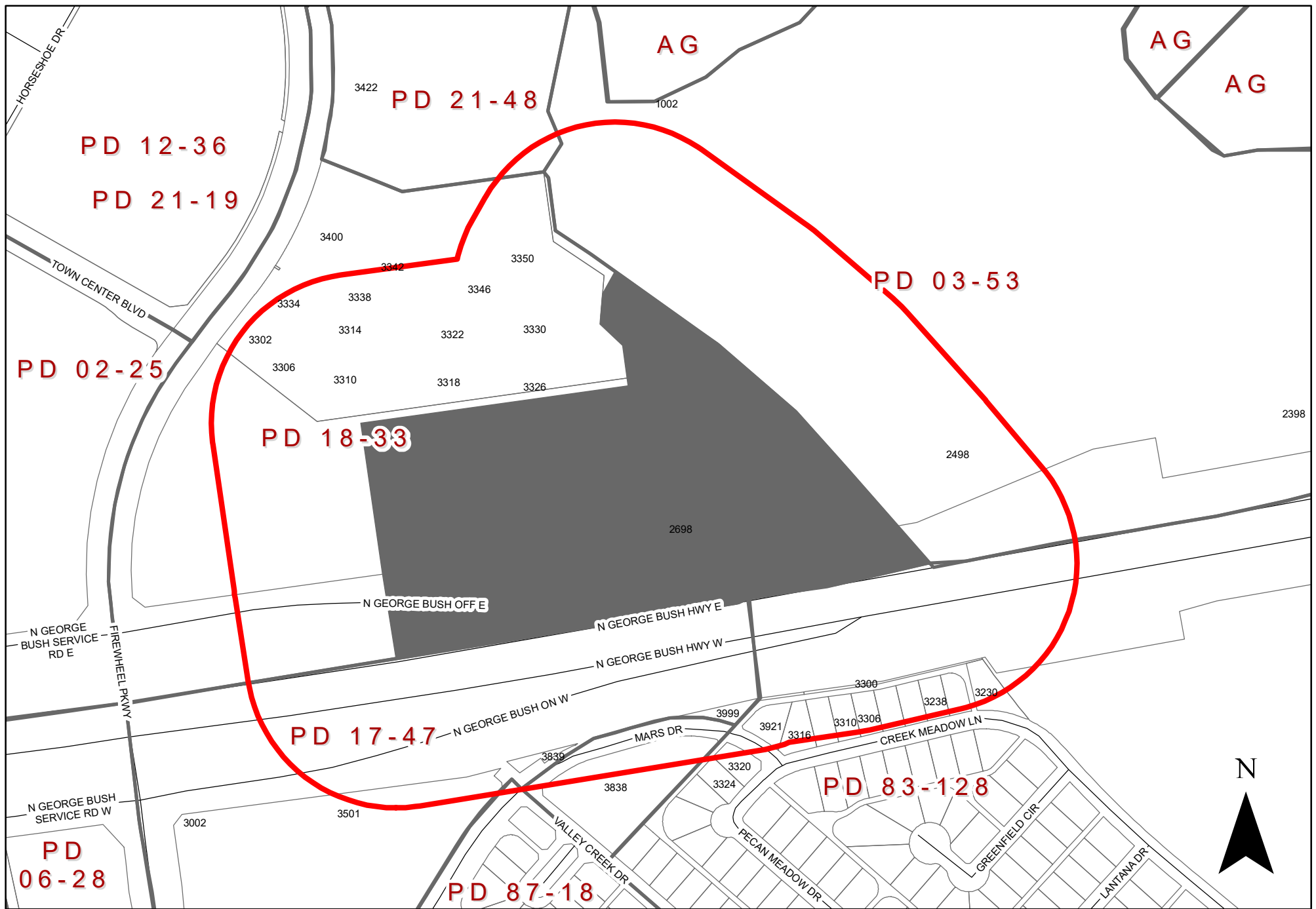
Looking south of the subject property



Looking east of the subject property



Looking north of the subject property



0 225 450 Feet
1 inch = 337 feet

ZONING MAP Z 22-24

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

2698 North George Bush Hwy

To date we have not received any responses for this case.