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
February 11, 2019 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 6:30 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 of Minutes for the January 28, 2019 meeting.

2. PLATS

a. P 19-03 GISD Natatorium Addition Final Plat, Lots 1 & 2, Block 1

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

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

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 priviledged and unpriviiledged 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: 02/11/2019

Item Title: Plan Commission Minutes - January 28, 2019

Summary:

Consider approval of Minutes for the January 28, 2019 meeting.

Attachments

Plan Commission Minutes - January 28, 2019 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, January 28, 2019, 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	Steven Hallman
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Douglas Williams
Commissioner	Christopher Ott

STAFF PRESENT

Recording Secretary	Tracy Allmendinger
Asst. Recording Secretary	Denise Phillips
Staff	Will Guerin
Staff	Nabiha Ahmed

CALL TO ORDER

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

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting Chairman Roberts read those items into the record. **Motion** was made by Commissioner Dalton to **approve** the Consent Agenda as presented, seconded by Commissioner Williams, to approve items 1a and 2a. **Motion carried**: **7** Ayes, **0** Nays.

MINUTES

1a. APPROVED** Approval of Minutes for the regular meeting of January 14, 2019.

PLATS

2a. APPROVED** P 19-01 CBAJ Addition Final Plat, Lot 1, Block 1

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:02 p.m.

City of Garland, Texas

Approved:

_____
Chairman

Attested:

_____
Recording Secretary

GARLAND

Plan Commission **2.a.**

Meeting Date: 02/11/2019

Item Title: P 19-03 GISD Natatorium Addition Final Plat, Lots 1 & 2, Block 1 (District 1)

Summary:

P 19-03 GISD Natatorium Addition Final Plat, Lots 1 & 2, Block 1

Attachments

P 19-03 GISD Natatorium Addition Final Plat, Lots 1 & 2, Block 1 Report and Attachments

Planning Report

File No: P 19-03/District 1
Agenda Item:
Meeting: Plan Commission
Date: February 11, 2019

FINAL PLAT
GISD Natatorium Addition, Lots 1 & 2, Block 1

LOCATION
2585 Firewheel Parkway and 2718 Naaman School Road

ZONING
Planned Development (PD) District 18-30 and Planned Development (PD) District 94-53 for Single-Family-7 (SF-7) Use.

NUMBER OF LOTS
2

ACREAGE
26.951

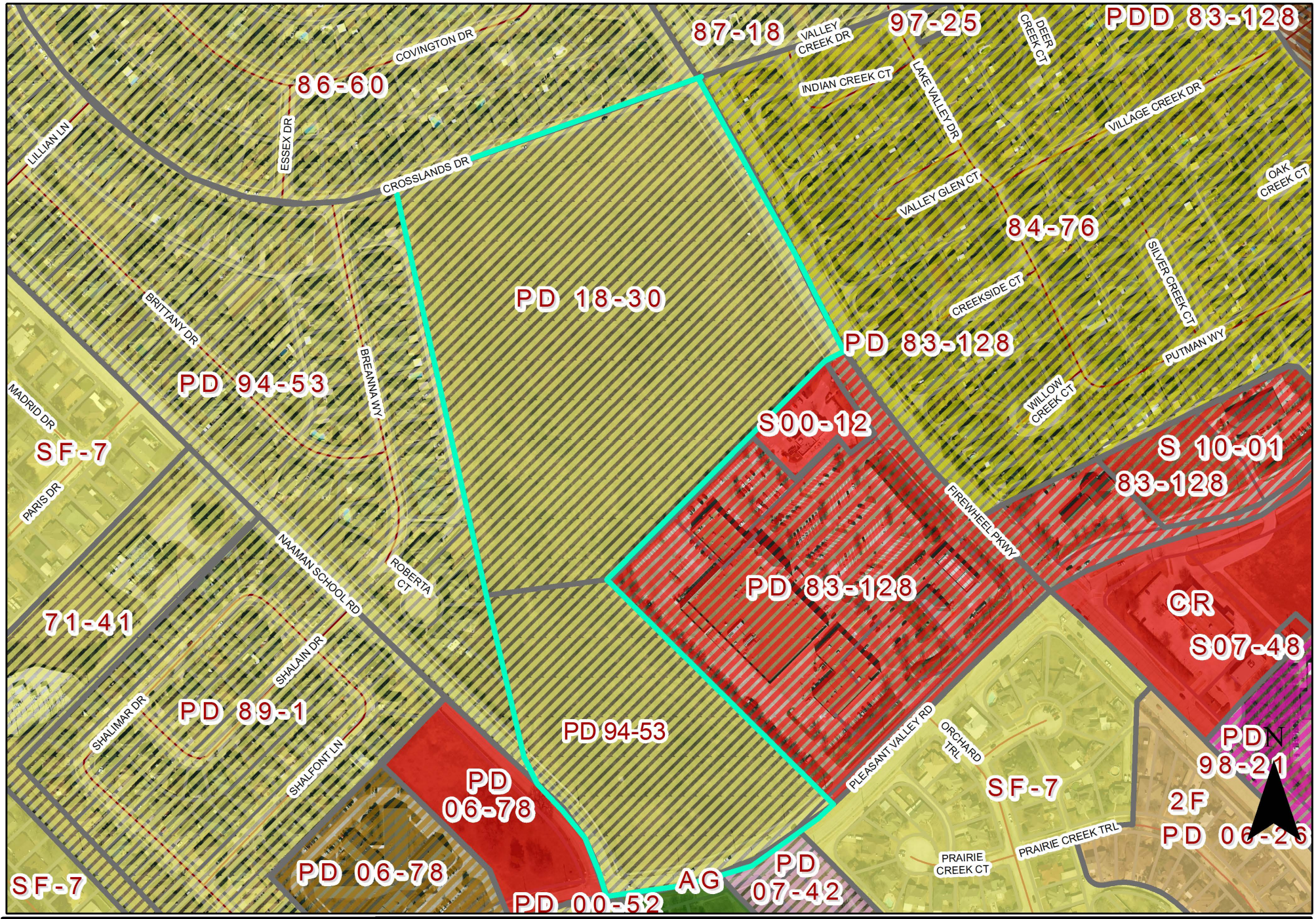
BACKGROUND
The applicant requests approval of a final plat for two (2) lots to build an Indoor Athletic Events Facility on Lot 1. The other lot, Lot 2, will remain undeveloped. The final plat is in conformance with the Detail Plan and conditions of Planned Development (PD) 18-30 approved on October 1, 2018.

STAFF RECOMMENDATION
Approval of the final plat. All technical requirements have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION
i. Location Map
ii. 8x11 Plat

PREPARED BY:
Nabiha Ahmed
Development Planner
Planning and Community Development
972-205-2453
nahmed@garlandtx.gov

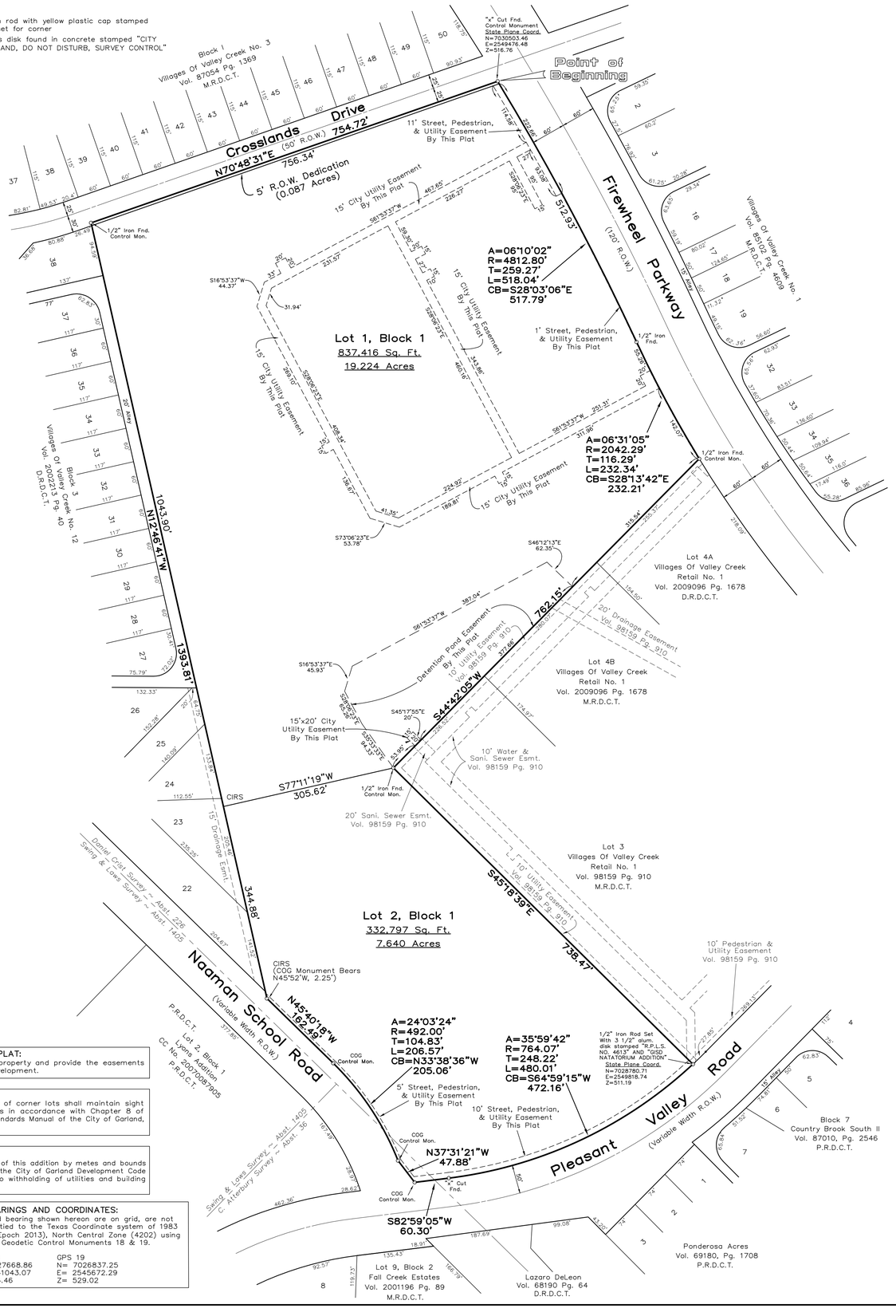
REVIEWED BY:
Will Guerin, AICP
Director of Planning


87-18
VALLEY CREEK DR
97-25
DEER CREEK CT
PDD 83-128
COVINGTON DR
86-60
INDIAN CREEK CT
LAKE VALLEY DR
VILLAGE CREEK DR
LILLIAN LN
ESSEX DR
CROSSLANDS DR
VALLEY GLEN CT
OAK CREEK CT
84-76
SILVER CREEK CT
PD 18-30
CREEKSIDE CT
PD 83-128
BRITTANY DR
PUTMAN WY
PD 94-53
BREANNA WY
WILLOW CREEK CT
MADRID DR
S00-12
S 10-01
83-128
SF-7
PARIS DR
FIREWHEEL PKWY
NAAMAN SCHOOL RD
ROBERTA CT
PD 83-128
CR
S07-48
71-41
SHALAIN DR
SHALIMAR DR
PD 89-1
PD 94-53
PLEASANT VALLEY RD
ORCHARD TRL
PDN
98-21
SF-7
2F
PD 06-26
SHALFONT LN
PD
06-78
PRAIRIE CREEK TRL
PRAIRIE CREEK CT
PD 06-78
PD
07-42
SF-7
PD 00-52
AG
N
0
180
360 Feet
1 inch = 312 feet
PLAT MAP P 19-03
INDICATES AREA
OF REQUEST

LEGEND

CIRS – 1/2" iron rod with yellow plastic cap stamped "4613" set for corner

COG – 2" Brass disk found in concrete stamped "CITY OF GARLAND, DO NOT DISTURB, SURVEY CONTROL"



PURPOSE OF PLAT:
To develop the property and provide the easements required for development.

NOTE:
Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter 8 of the Technical Standards Manual of the City of Garland, Texas.

NOTE:
Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.

BASIS OF BEARINGS AND COORDINATES:
Coordinates and bearing shown hereon are on grid, are not scaled, and are tied to the Texas Coordinate system of 1983 (Nad83 (2011) (Epoch 2013), North Central Zone (4202) using City of Garlands Geodetic Control Monuments 18 & 19.

GPS 18	GPS 19
N= 7027668.86	N= 7026837.25
E= 2541043.07	E= 2545672.29
Z= 574.46	Z= 529.02

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, the Garland Independent School District is the owner of a tract of land situated in the Daniel Crist Survey, Abstract No. 226, and the C. Atterbury Survey, Abstract No. 36, City of Garland, Dallas County, Texas, and being part of a called 27.000 acre tract conveyed to the Garland Independent School District by deed recorded in Volume 98053, Page 2307, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "x" cut found for corner at the intersection of the south line of Crosslands Drive (a 50' R.O.W.) and the west line of Firewheel Parkway (a 120' R.O.W.), said point being the beginning of a curve to the right having a central angle of 06°10'02", a radius of 4812.80 feet, a tangent length of 259.27 feet, and a chord bearing S28°03'06"E, 517.79 feet;

THENCE in a southeasterly direction along said curve to the right, and with the west line of Firewheel Parkway, an arc distance of 518.04 feet to a 1/2" iron rod found for corner and the beginning of a reverse curve to the left having a central angle of 06°31'05", a radius of 2042.29 feet, a tangent length of 116.29 feet, and a chord bearing S28°13'42"E, 232.21 feet;

THENCE in a southeasterly direction along said curve to the left, and with the west line of Firewheel Parkway, an arc distance of 232.34 feet to a 1/2" iron rod found for corner and the end of said curve, said point being the most northerly corner of Lot 4A, Villages of Valley Creek Retail No. 1, an addition to the City of Garland as recorded in Volume 2000096, Page 1678, Deed Records of Dallas County, Texas;

THENCE S44°42'05"W, leaving Firewheel Parkway, and following the northwest line of Lots 4A and 4B, and the northwest line of Lot 3, Villages of Valley Creek Retail No. 1 as recorded in Volume 98159, Page 910, Map Records of Dallas County, Texas, a distance of 762.15 feet to a 1/2" iron rod found for corner;

THENCE S45°18'39"E, with the west line of said Lot 3, a distance of 738.47 feet to a 1/2" iron rod set with 3 1/2" aluminum disk stamped "R.P.L.S. NO. 4613" and "GISD NATATORIUM ADDITION" for corner in the northwest line of Pleasant Valley Road (a variable width R.O.W.), said point being the beginning of a non–tangent curve to the right having a central angle of 35°59'42", a radius of 764.07 feet, a tangent length of 248.22 feet, and a chord bearing S64°59'15"W, 472.16 feet;

THENCE in a southwesterly direction along said curve to the right, and with the northwest line of Pleasant Valley Road, an arc distance of 480.01 feet to an "x" cut found for corner and the end of said curve;

THENCE S82°59'05"W, with the northwest line of Pleasant Valley Road, a distance of 60.30 feet to a 2" brass disk in concrete stamped "CITY OF GARLAND, DO NOT DISTURB, SURVEY CONTROL" found for corner at the intersection of the northeast line of Naaman School Road (a variable width R.O.W.);

THENCE N37°31'21"W, with the northeast line of Naaman School Road, a distance of 47.88 feet to a 2" brass disk in concrete stamped "CITY OF GARLAND, DO NOT DISTURB, SURVEY CONTROL" found for corner and the beginning of a non–tangent curve to the left having a central angle of 24°03'24", a radius of 492.00 feet, a tangent length of 104.83 feet, and a chord bearing N33°38'36"W, 205.06 feet;

THENCE in a northwesterly direction along said curve to the left, and with the northeast line of Naaman School Road, an arc distance of 206.57 feet to a 2" brass disk in concrete stamped "CITY OF GARLAND, DO NOT DISTURB, SURVEY CONTROL" found corner and the end of said curve;

THENCE N45°40'18"W, with the northeast line of Naaman School Road, a distance of 162.49 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the east line of Villages of Valley Creek No. 12, an addition to the City of Garland as recorded in Volume 2002213, Page 40, Deed Records of Dallas County, Texas;

THENCE N12°46'41"W, leaving Naaman School Road, and with the east line of Villages of Valley Creek No. 12, a distance of 1393.81 feet to a 1/2" iron rod found for corner in the aforementioned south line of Crosslands Drive;

THENCE N70°48'31"E, with the south line of Crosslands Drive, a distance of 754.72 feet to the POINT OF BEGINNING and CONTAINING 1,173,992 square feet, or 26.951 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That the Garland Independent School District, the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **GISD Natatorium Addition**, an addition to the City of Garland, Dallas County, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets and alleys shown thereon, and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use same for for the purposes indicated. No building, fence, tree, shrub, or other structure, improvement, or growth shall be constructed, reconstructed, or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or part of any building, fence, tree, shrub or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation, or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on the utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

The City of Garland shall not be responsible for the maintenance or operation of any detention area designated on this plat or for any damage or injury to property or persons that results from the flow of water along, into or out of these detention areas, or for the control of erosion. The construction operation, and maintenance of any detention area designated on this plat is controlled by and subject to the provisions of Sec. 31.36 of the Code of Ordinances of the City of Garland, Texas.

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS my hand at _____, Texas, this _____ day of _____, 2019.

Garland Independent School District

By: _____

Printed Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this the _____ day of _____, 2019.

_____
Notary Public in and for the State of Texas

My Commission Expires _____

SURVEYOR'S STATEMENT

I, David J. Surdukan, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct personal supervision, from recorded documentation, evidence collected on the ground during field operations, and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown thereon was either found or placed as described hereon and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2019.

_____
David J. Surdukan
Registered Professional Land Surveyor No. 4613

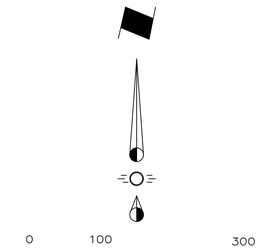
STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

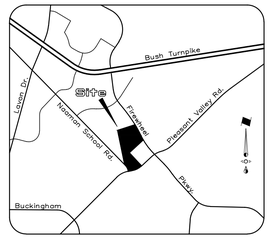
GIVEN under my hand and seal of office this the _____ day of _____, 2019.

_____
Notary Public in and for the State of Texas

My Commission Expires _____



GRAPHIC SCALE
1"=100'



VICINITY MAP
NTS

APPROVED AND ACCEPTED for the City of Garland this _____ day of _____, 2019, by the City Plan Commission of the City of Garland, Texas.

_____ _____
Chairman of the City Plan Commission — Director Of Planning Department

THE APPROVAL of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.

SPACE RESERVED FOR COUNTY RECORDING LABEL

FINAL PLAT

GISD NATATORIUM ADDITION

LOTS 1 & 2, BLOCK 1

26.951 Acres Situated In The
C. ATTERBURY SURVEY ~ ABST. 36
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 972 494–8278

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

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924–8200
Job No. 2018–24

January 28, 2019

GARLAND

Plan Commission **3.a.**

Meeting Date: 02/11/2019

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

Summary:

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

Attachments

Z 18-33 Development Engineering Consultants, LLC Report and Attachments

Planning Report

File No: Z 18-33/District 1
Agenda Item:
Meeting: Plan Commission
Date: February 11, 2019

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

LOCATION
3400 Firewheel Parkway

APPLICANT
Development Engineering Consultants, LLC (DEC)

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 tract of the Planned Development has been constructed with an urban style, outdoor-oriented shopping mall. At the north end of the core shopping area, 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 only for Tract 2 of PD 03-53. The proposal is to amend PD 03-53 development conditions, amend the Concept Plan, and for a Detail Plan.

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

The application was initially presented to the Plan Commission at its August 13, 2018 meeting. After several postponements, the Plan Commission denied a further postponement request and the overall application at the November 26, 2018 meeting. The applicant subsequently requested a reconsideration of the denial action at the January 14, 2019 Plan Commission meeting, which the Commission granted.

SITE DATA

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

USE OF PROPERTY UNDER CURRENT ZONING

The site is currently undeveloped. The Planned Development (PD) 03-53 District identifies Tract 1 and Tract 2 for development regulations. It allows uses of Tract 1 which include retail, office, restaurant and personal services.

PD 03-53 identifies Tract 2 for Multi-Family Use, Retail Sales with Gas Pumps (Fuel Pumps, Retail), Temporary Outdoor Sales, and Commercial Antenna Type 2 (Commercial Antenna) purposes. 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 modify 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. Additionally, the unit maximum is proposed for clarification in terms of density and maximum unit count. Finally, the applicant seeks to clarify future access to property located east of Tract 2.

CONSIDERATIONS

1. This project consists of Tract 2 of the Firewheel Town Center development. Tract 2 is allowed Multi-Family, Retail Sales with Gas Pumps (Fuel Pumps, Retail), Temporary Outdoor Sales, and Commercial Antenna Type 2 (Commercial Antenna) uses. The ground floor of Multi-Family Use buildings is limited to non-residential purposes. The applicant proposes to establish Tract 2 with four (4) lots as shown on the proposed Concept Plan. A Detail Plan request is included with this application, for Lot 1 only.

2. The proposal would retain the approved uses, except commercial uses would not be required on the ground floor areas of multi-family development on Tract 2. The Concept Plan further designates four lots as follows: Lots 1, 2, and 4 for multi-family uses, and Lot 3 for retail/commercial uses.

3. The site's Planned Development (PD) 03-53 District restricts the site to 600 multi-family units with an allowable density of sixty (60) units per acre. The existing condition is unclear with regard to whether the unit count or the density is the deciding factor for development. This proposal intends to provide clarity. The maximum aggregate unit count is proposed at 1,800 multi-family units on Tract 2. This application proposes 319 units on Lot 1, reducing the future available number of multi-family units from 1,800 to 1,481 on Tract 2.

4. Where development requirements are not established in the Planned Development regulations, the Garland Development Code 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. On Lot 1 the proposed Detail Plan includes approximately twenty-seven (27) percent open space.

Although at this time the other Tract 2 lots are not proposed with development, the applicant's request is to establish standards that contribute to a more urban style development and reduce the required open space to ten (10) percent of the total site regardless of the use.

5. On Tract 2 the applicant desires to allow carports to cover two rows of parking for a maximum coverage of twenty (20) parking spaces, whereas the GDC limits carport coverage to no more than ten (10) parking spaces. In addition the applicant seeks to clarify that the site be allowed tandem parking outside of an attached, covered parking space to satisfy the amount of required parking. While tandem parking is not objectionable with a known Detail Plan where each component of the development is displayed, future Lots should be reviewed on a case by case basis to assure tandem parking is, at a minimum safely designed and reasonable in relation to the uses allowed. Therefore, the conditions are to allow tandem parking with this proposal and for further consideration with the future Detail Plans for Lots 2, 3, and 4.

6. With the Lot 1 Detail Plan, the applicant proposes a site plan for Dwelling, Multi-Family development with eleven (11) residential buildings, a leasing office building, and a clubhouse. The residential buildings are three (3) stories with a maximum height of forty-two (42) feet. The leasing office building as well as the club house are one-story and have a height of twenty-three (23) feet for both buildings. In comparison, the GDC maximum building height for Multi-Family (MF) District development is forty (40) feet, and the Firewheel Town Center Core of PD 03-53 is allowed a maximum height of fifty-five (55) feet. Further, the application proposes a building height at a maximum of seventy-five (75) feet on other portions of Tract 2; PD conditions are included that would instead defer review of height with the Detail Plans submitted for the other portions of Tract 2.

7. In response to the urban character established by the existing zoning, the design of Lot 1 is set out with buildings fronting the site boundaries with the exception of the north property line, and having the parking and service areas behind the buildings with limited visibility to the street and adjacent properties. Specifically, three buildings address Firewheel Parkway including two residential buildings and the leasing building. Sidewalks and landscaping along the perimeter of the site encourage and captures the intent of a more urban development impression. The existing Planned Development states that the streets are the most important public space within the development and the building massing and orientation is to reinforce and enhance the streetscape by creating quality public spaces and pedestrian corridors. The proposal sets the building on the required thirty-foot setback in front of which the landscape buffer is planted with canopy trees and other materials creating a walkable frontage.

   The multi-family Site Plan proposes future vehicular and pedestrian connections to the north and south, to Lots 2, 3, and 4. Furthermore, the applicant has proposed to establish a future connection to property east of Lot 4, through Lot 3 and connecting to Firewheel Parkway.

8. 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 or sixty-one percent (61%) of the required parking will be covered parking. Although not drawn on the Site Plan, the applicant proposes to allow tandem parking spaces and these spaces would exceed the parking data mentioned in this table. Additionally the construction drawings would be required to demonstrate that any tandem parking spaces fully meet size, safety and any other requirements of the Garland Development Code and City Regulations.

9. With Lot 1, the building setback along Firewheel Parkway is thirty (30) feet and the buildings are placed generally parallel to the right-of-way line whereas the GDC requires the buildings to be set at a 30-degree angle to the right-of-way line. A parallel placement of the buildings is conducive to the intent of an urbanized and more compact walkable development style.

10. The Garland Development Code (GDC) prescribes a number of other requirements. These include storage space, clubhouse, swimming pool, and leisure areas. The submitted Lot 1 plans show the club house and leisure spaces that satisfy the GDC. However, the applicant proposes one swimming pool with 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 with the 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.

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, 2) an amended Concept Plan, and 3) a Detail Plan for Dwelling, Multi-Family Uses.

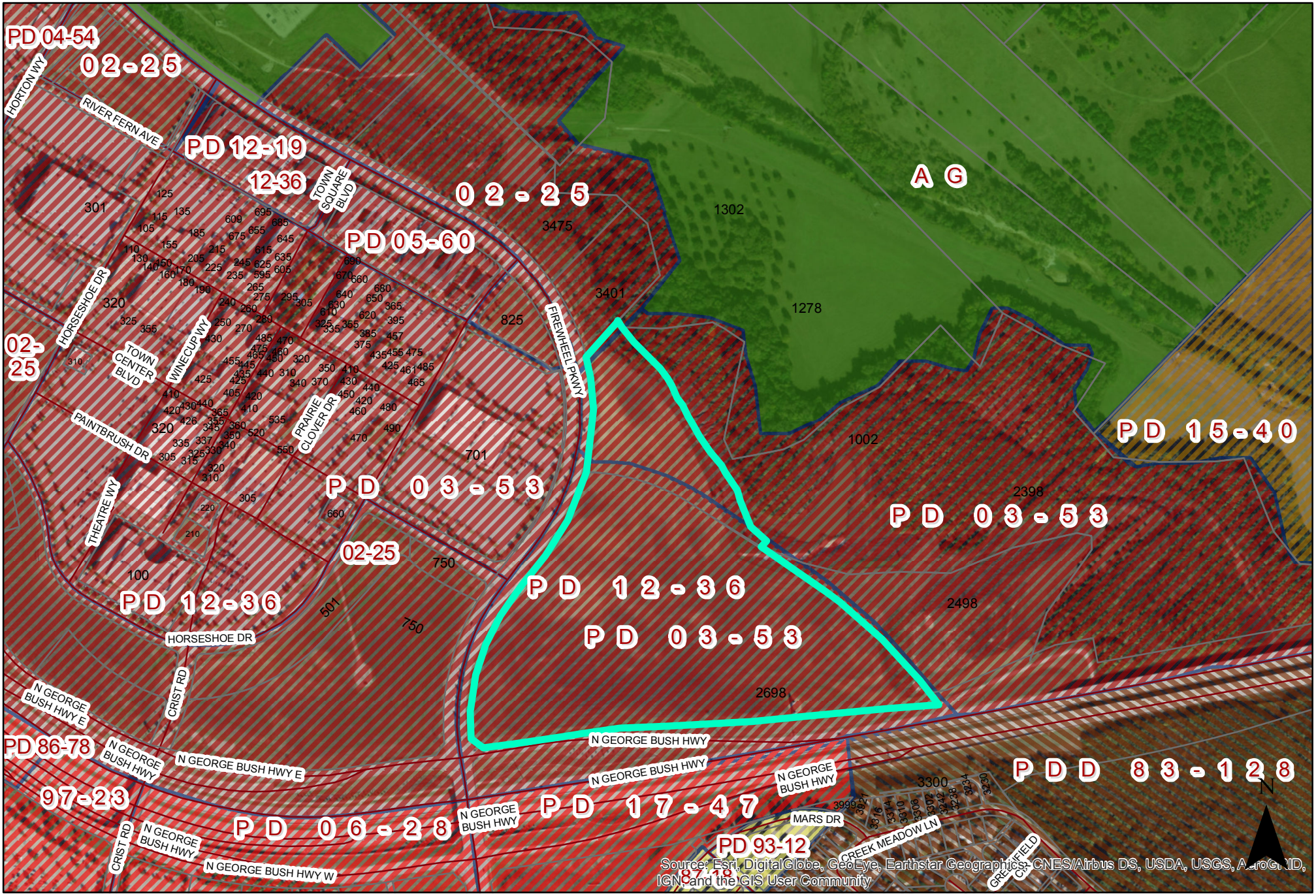
ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

CITY COUNCIL DATE: March 5, 2019

PREPARED BY:
Kira Wauwie, AICP
Principal Development Planner
(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 Mixed Uses.

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

III. General Regulations: All regulations of the Multi- Family (MF) District as set forth in Chapter 2 of the Garland Development Code, and Planned Development (PD) District 03-53 and Planned Development (PD) District 12-36 are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Concept Plan: The development shall be in general conformance with the Concept Plan set forth in Exhibit C; however in the event of a conflict between the Concept Plan and Specific Regulations below, the Specific Regulations shall apply.

Detail Plan: Development on Lot 1 of Tract 2 shall be in general conformance with the Detail Plan labeled Exhibit D. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall govern.

V. Specific Regulations to the Concept Plan:

A. Permitted Uses: Ground floor retail use is not required in multi-family buildings within Tract 2; provided, however, retail uses shall be provided at the southwest corner of Tract 2 (being the northeast corner of S.H. 190 and Firewheel Parkway). All other uses are as stated in Planned Development (PD) District 03-53.

EXHIBIT B

B. Maximum Number of Dwelling Units: The maximum permitted aggregate number of dwelling units on Tract 2 is 1,800 multi-family units.

C. Building Height: The maximum permitted building height for Lot 1 is as indicated below. Future building height on the other portions of Tract 2 shall be reviewed with future Detail Plans.

D. Carports: Carports shall be no more than ten (10) parking stalls in length in each instance and cover a maximum of twenty (20) parking spaces and two rows of parking maximum throughout Tract 2 in each instance.

E. Future Access:

(1) In the event the real property abutting Tract 2 on the east (the "East Offsite Tract") is developed in the future, then the owner(s) of the portion of Tract 2 south of Lot 1 shall cooperate with the City of Garland and the then owner of the East Offsite Tract to provide a location for an appropriate access easement across such portion of Tract 2, so long as all construction, lighting, and maintenance of such access is done per prevailing city standards.

(2) Lot 1 shall provide vehicular access to Lot 2 as and to Lot 4 as shown on the Concept Plan (Exhibit C) and Detail Plan (Exhibit D).

F. Open Space: Lot 1 shall provide open space as indicated below. All remaining Detail Plans submitted within Tract 2 shall provide site and perimeter landscaping for a minimum of ten percent (10%) of the total site area. Any required buffers and internal landscaping areas shall count towards meeting the total landscape area requirement. Additionally, all portions of Tract 2 (including Lots 1, 2, 3, and 4) shall comply with the following conditions:

(1) Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable

dust conditions.

(2) Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

(3) Screening and paving must be regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

VI. Specific Regulations to Lot 1:

A. Building Placement: Thirty-degree (30^0) angled placement of buildings along street frontages is not required for Tract 2.

B. Open Space: Lot 1 open space shall be provided as generally shown on the Detail Plan (Exhibit D) and Landscape Plan (Exhibit E).

C. Tandem Parking: Tandem parking is allowed and may be counted towards the required amount of parking for Lot 1.

D. Multi-Family Amenities: One swimming pool is allowed on Lot 1 as shown on the Detail Plan (Exhibit D).

E. Site Plan: Development of the proposed Multi-Family project on Lot 1 shall be in general conformance with the Detail Plan labeled Exhibit D.

F. Screening and Landscaping: Screening and landscaping for the multi-family project on Lot 1 shall be in general conformance with the landscape plan labeled Exhibit E. In

addition, the Concept Plan Open Space conditions above shall apply to all of Tract 2 including Lot 1.

G. Elevations: Building and structure elevations for the multi-family project on Lot 1 shall be as shown generally on the elevations labeled Exhibit F.

H. Building Height: The maximum permitted building height for the multi-family project on Lot 1 is forty-two (42) feet for the elevations shown on the elevation plans (Exhibit F).

I. Future Access: Vehicular and pedestrian access from Lot 1 shall be provided to Lot 2 and Lot 4 as shown on the Detail Plan (Exhibit D).

EXHIBIT C

N

0 50' 100' 200'

1" = 100'

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

ROWLETT CREEK FLOODPLAIN

LOT 2

MULTI-FAMILY USES

FIREWHEEL TOWN CENTER (COMMERCIAL)

FUTURE VEHICULAR CONNECTION

TOWN CENTER BLVD

PKWY

FIREWHEEL

EXISTING SIGNAL

LOT 1

FIREWHEEL LOFTS
319 UNITS/11.79 ACRES
(27.1 UN/AC)

ROWLETT CREEK FLOODPLAIN

EX. WATER QUALITY POND

POND MAINTENANCE PATH (PROPOSED CONCRETE PAVEMENT) TO TOP OF BANK. PAVED CONNECTION TO FIREWHEEL PARKWAY TO BE PROVIDED UPON DEVELOPMENT OF SOUTHERN TRACT

FUTURE PEDESTRIAN SIDEWALK CONNECTION

FUTURE GATED VEHICULAR CONNECTION

FUTURE PEDESTRIAN SIDEWALK CONNECTION

FUTURE PEDESTRIAN SIDEWALK CONNECTION

LOT 3

RETAIL/ COMMERCIAL USES

LOT 4

MULTI-FAMILY USES

FIREWHEEL TOWN CENTER (FUTURE)

EX SIGN

OFF-RAMP

EXISTING SIGNAL

PRESIDENT GEORGE BUSH TURNPIKE

CASE NO. 180208-3

CONCEPT PLAN

TRACT 2 - FIREWHEEL TOWN CENTER

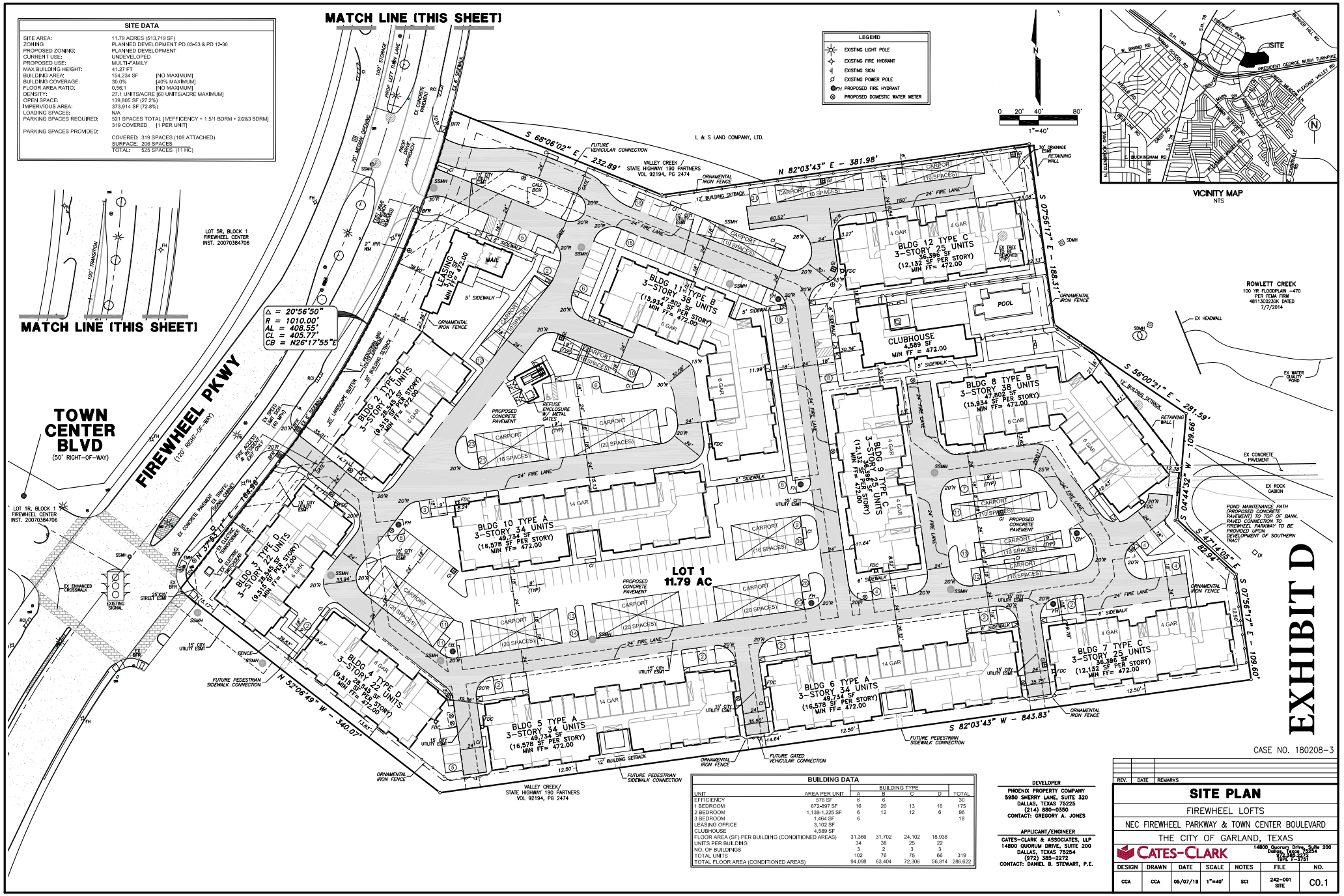
NEC PGBT & FIREWHEEL PARKWAY

THE CITY OF GARLAND, TEXAS

DESIGN
DEC
405 STATE HIGHWAY 121, SUITE A250
LEWISVILLE, TEXAS 75067
(214) 274-4939
TBPE FIRM NO. F-20255

DATE	DEC FILE NO.
01/29/19	0051
CITY FILE NO.	SHEET NO.
180208-3	C

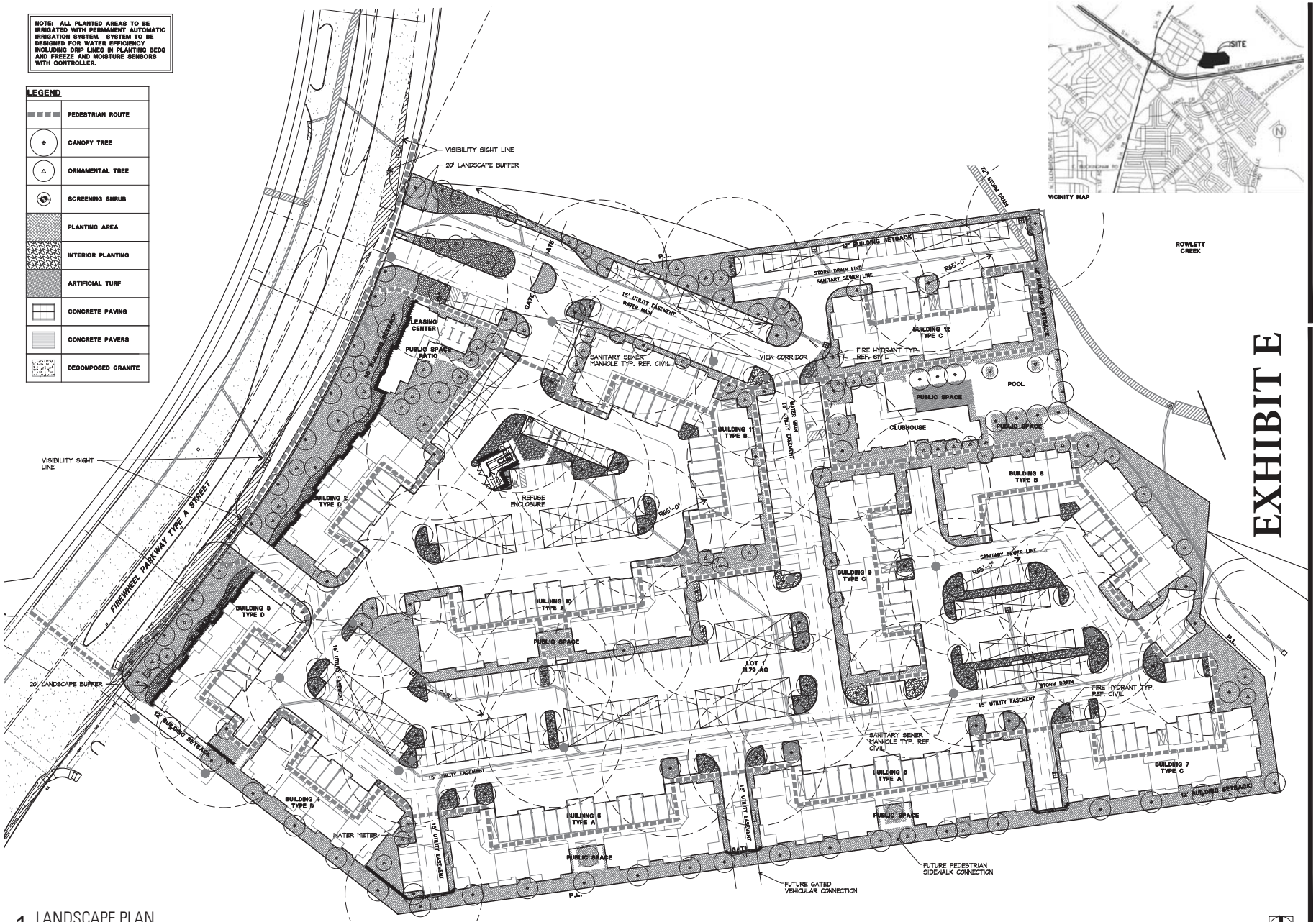
D:\PRODUCTION\JOB FILES\005 - Phoenix Property Company\0051 - Firewheel Lofts\DWG\0051 CONCEPT PLAN.dwg, 1/29/2019 11:57:18 PM, dstew, 1:1


MATCH LINE (THIS SHEET)
SITE DATA
SITE AREA: 11.79 ACRES (513,719 SF)
ZONING: PLANNED DEVELOPMENT PD 03-53 & PD 12-36
PROPOSED ZONING: PLANNED DEVELOPMENT
CURRENT USE: UNDEVELOPED
PROPOSED USE: MULTI-FAMILY
MAX BUILDING HEIGHT: 41.27 FT
BUILDING AREA: 154,234 SF [NO MAXIMUM]
BUILDING COVERAGE: 30.0% [40% MAXIMUM]
FLOOR AREA RATIO: 0.56:1 [NO MAXIMUM]
DENSITY: 27.1 UNITS/ACRE [60 UNITS/ACRE MAXIMUM]
OPEN SPACE: 139,805 SF (27.2%)
IMPERVIOUS AREA: 373,914 SF (72.8%)
LOADING SPACES: N/A
PARKING SPACES REQUIRED: 521 SPACES TOTAL [1/EFFICENCY + 1.5/1 BDRM + 2/2&3 BDRM]
319 COVERED [1 PER UNIT]
PARKING SPACES PROVIDED:
COVERED: 319 SPACES (108 ATTACHED)
SURFACE: 206 SPACES
TOTAL: 525 SPACES (11 HC)
LEGEND
EXISTING LIGHT POLE
EXISTING FIRE HYDRANT
EXISTING SIGN
EXISTING POWER POLE
PROPOSED FIRE HYDRANT
PROPOSED DOMESTIC WATER METER
VICINITY MAP
NTS
SITE
FIREWHEEL PKWY
TOWN CENTER BLVD
(50' RIGHT-OF-WAY)
(120' RIGHT-OF-WAY)
LOT 1R, BLOCK 1 FIREWHEEL CENTER INST. 20070384706
LOT 5R, BLOCK 1 FIREWHEEL CENTER INST. 20070384706
LOT 1
11.79 AC
L & S LAND COMPANY, LTD.
VALLEY CREEK / STATE HIGHWAY 190 PARTNERS VOL 92194, PG 2474
ROWLETT CREEK
100 YR FLOODPLAIN ~470 PER FEMA FIRM 48113C0230K DATED 7/7/2014
CLUBHOUSE 4,589 SF MIN FF = 472.00
POOL
MAIL
LEASING 3,102 SF MIN FF = 472.00
BLDG 1 TYPE B 3-STORY 38 UNITS 47,802 SF PER STORY (15,934 SF) MIN FF= 472.00
BLDG 2 TYPE D 3-STORY 22 UNITS 28,545 SF PER STORY (9,515 SF) MIN FF= 472.00
BLDG 3 TYPE D 3-STORY 22 UNITS 28,545 SF PER STORY (9,515 SF) MIN FF= 472.00
BLDG 4 TYPE D 3-STORY 22 UNITS 28,545 SF PER STORY (9,515 SF) MIN FF= 472.00
BLDG 5 TYPE A 3-STORY 34 UNITS 49,734 SF PER STORY (16,578 SF) MIN FF= 472.00
BLDG 6 TYPE A 3-STORY 34 UNITS 49,734 SF PER STORY (16,578 SF) MIN FF= 472.00
BLDG 7 TYPE C 3-STORY 25 UNITS 36,396 SF PER STORY (12,132 SF) MIN FF= 472.00
BLDG 8 TYPE B 3-STORY 38 UNITS 47,802 SF PER STORY (15,934 SF) MIN FF= 472.00
BLDG 9 TYPE C 3-STORY 25 UNITS 36,396 SF PER STORY (12,132 SF) MIN FF= 472.00
BLDG 10 TYPE A 3-STORY 34 UNITS 49,734 SF PER STORY (16,578 SF) MIN FF= 472.00
BLDG 11 TYPE B 3-STORY 38 UNITS 47,802 SF PER STORY (15,934 SF) MIN FF= 472.00
BLDG 12 TYPE C 3-STORY 25 UNITS 36,396 SF PER STORY (12,132 SF) MIN FF= 472.00
△ = 20°56'50"
R = 1010.00'
AL = 408.55'
CL = 405.77'
CB = N26°17'55"E
S 68°06'02" E - 232.89'
N 82°03'43" E - 381.98'
S 07°56'17" E - 188.31'
S 55°00'21" E - 281.59'
S 04°44'32" W - 109.66'
S 47°14'09" E - 82.94'
S 07°56'17" E - 109.60'
S 82°03'43" W - 843.83'
N 52°06'49" W - 340.07'
N 37°53'11" E - 164.59'
BUILDING DATA
UNIT | AREA PER UNIT | BUILDING TYPE A | B | C | D | TOTAL
EFFICIENCY | 576 SF | 6 | 6 | | | 30
1 BEDROOM | 672-897 SF | 16 | 20 | 13 | 16 | 175
2 BEDROOM | 1,139-1,225 SF | 6 | 12 | 12 | 6 | 96
3 BEDROOM | 1,464 SF | 6 | | | | 18
LEASING OFFICE | 3,102 SF | | | | | |
CLUBHOUSE | 4,589 SF | | | | | |
FLOOR AREA (SF) PER BUILDING (CONDITIONED AREAS) | | 31,366 | 31,702 | 24,102 | 18,938 | |
UNITS PER BUILDING | | 34 | 38 | 25 | 22 | |
NO. OF BUILDINGS | | 3 | 2 | 3 | 3 | |
TOTAL UNITS | | 102 | 76 | 75 | 66 | 319
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.
EXHIBIT D
CASE NO. 180208-3
REV. | DATE | REMARKS
SITE PLAN
FIREWHEEL LOFTS
NEC FIREWHEEL PARKWAY & TOWN CENTER BOULEVARD
THE CITY OF GARLAND, TEXAS
CATES-CLARK
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
972.385.2272
TBPE F-3751
DESIGN | DRAWN | DATE | SCALE | NOTES | FILE | NO.
CCA | CCA | 05/07/18 | 1"=40' | SCI | 242-001 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



VICINITY MAP

EXHIBIT E

1 LANDSCAPE PLAN
PLAN

SCALE: 1"=40' NORTH

TBG

Landscape Architects ▪ Planners
2001 Bryan Street, Suite 1450
Dallas, Texas 75201
(214) 744-0757 Fax: (214) 744-6785
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

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SITE DATA	
SITE AREA:	11.79 ACRES (513,719 SF)
ZONING:	PLANNED DEVELOPMENT PD 03-53 & PD 12-36
PROPOSED ZONING:	PLANNED DEVELOPMENT
CURRENT USE:	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 319 COVERED
PARKING SPACES PROVIDED:	COVERED & ATTACHED: 319 SURFACE: 206 SPACES TOTAL: 525 SPACES

PLANT LIST

SHADE TREES

	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
134		CT	CANOPY TREE	TBD	MIN. 3" CAL.; MIN. 7' HT	MIXTURE OF CANOPY TREES FROM CITY RECOMMENDED SPIECES LIST

ORNAMENTAL TREES

	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
72		OT	ORNAMENTAL TREE	TBD	MIN. 1.5" CAL.; MIN. 5' HT	MIXTURE OF ORNAMENTAL TREES FROM CITY RECOMMENDED SPIECES 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 SPIECES 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**

TBG

Landscape Architects ▪ Planners
2001 Bryan Street, Suite 1450
Dallas, Texas 75201
(214) 744-0757 Fax: (214) 744-6785
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

EXHIBIT E

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

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EXHIBIT F

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

VIEW FROM FIREWHEEL PARKWAY AT BUILDING 1

LEASING MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	52%	BRICK	807 SF 82%
STUCCO	11%	STUCCO	174 SF 17%
GLAZING	37%		
BUILDING FACADES COMPLY WITH GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES		-RECESSED ENTRY	
-DIVIDED LIGHT WINDOWS		-VARIED ROOF HEIGHTS	
-TRANSOMS		-ORNAMENTAL FACADE TRIMS	
EQUIPMENT IS LOCATED ON THE GROUND			

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

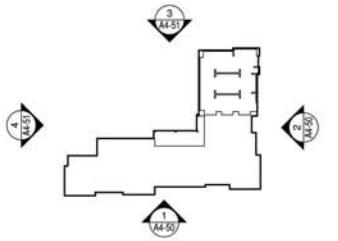
LEASING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 65.0 FT. X 20% = 13.0 FT. MINIMUM PERPINDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 65.0 FT. X 20% = 13.0 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING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

LEASING MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	71%	BRICK	809 SF 97%
STUCCO	2%	STUCCO	24 SF
GLAZING	27%		
BUILDING FACADES COMPLY WITH GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES		-RECESSED ENTRY	
-DIVIDED LIGHT WINDOWS		-VARIED ROOF HEIGHTS	
-TRANSOMS		-ORNAMENTAL FACADE TRIMS	
EQUIPMENT IS LOCATED ON THE GROUND			

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

VIEW FROM NORTH PROPERTY LINE AT BUILDING 1

LEASING - ELEVATION KEY



SITE KEY

LEASING - OCCURS AT BUILDING 1

REVISIONS

FIREWHEEL
GARLAND, TX

REVIEW PRINTS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION

BGO architects
4202 Beltway Drive
Addison, TX 75001
214.520.8878
bgoarchitects.com

DATE
07-23-2018

PROJECT
17236

A4-50
LEASING EXTERIOR ELEVATIONS

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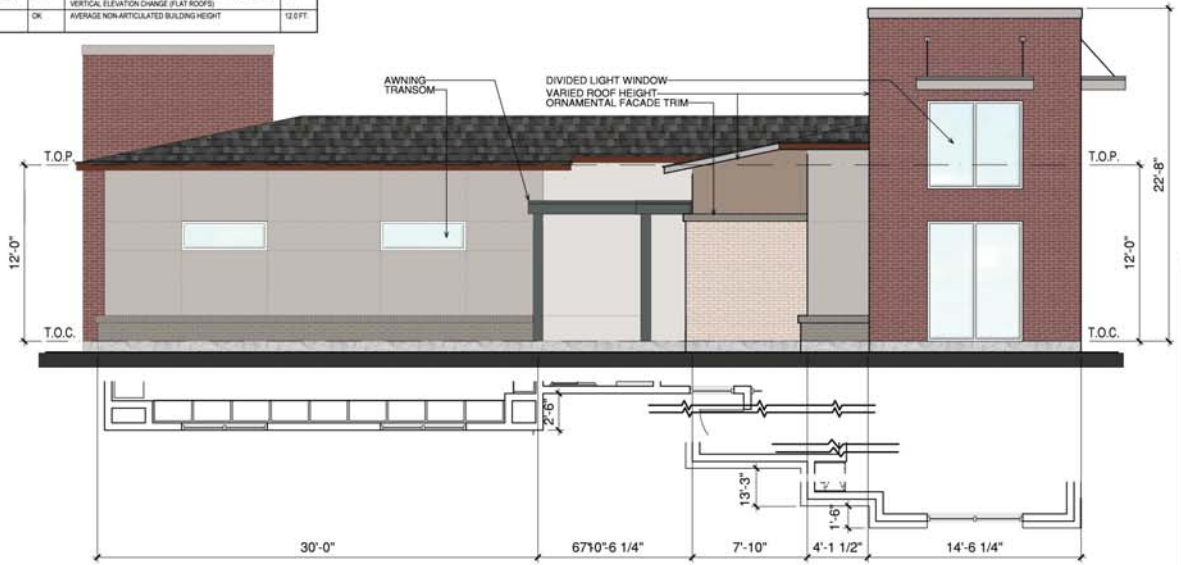
EXHIBIT F

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 67.0 FT. X 20% = 13.4 FT. MINIMUM PERPINDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 67.0 FT. X 20% = 13.4 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 67.0 FT. X 30% = 20.1 FT. MINIMUM PERPINDICULAR OFFSET OF 4 FEET	N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPINDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	12.0 FT.

LEASING MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK 38%		BRICK	366 SF 44%
STUCCO 50%		STUCCO	471 SF 56%
GLAZING 12%			
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES -DIVIDED LIGHT WINDOWS -TRANSOMS		-RECESSED ENTRY -VARIED ROOF HEIGHTS -ORNAMENTAL FACADE TRIMS	
EQUIPMENT IS LOCATED ON THE GROUND			

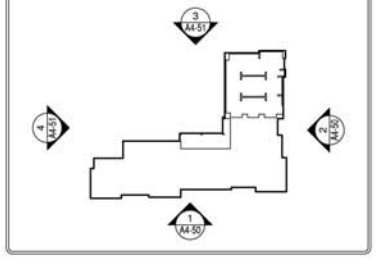


4 LEASING END ELEVATION
SCALE: 1/4" = 1'-0"

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

LEASING MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK 38%		BRICK	395 SF 47%
STUCCO 42%		STUCCO	447 SF 53%
GLAZING 20%			
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES -DIVIDED LIGHT WINDOWS -TRANSOMS		-RECESSED ENTRY -VARIED ROOF HEIGHTS -ORNAMENTAL FACADE TRIMS	
EQUIPMENT IS LOCATED ON THE GROUND			

LEASING - ELEVATION KEY



SITE KEY

LEASING - OCCURS AT BUILDING 1

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A4-51
LEASING
EXTERIOR ELEVATIONS

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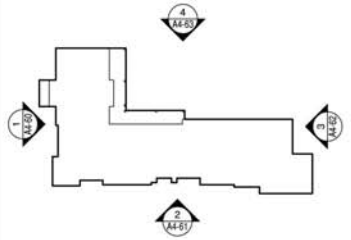
EXHIBIT F

SITE KEY

CLUB - OCCURS AT BUILDING 13

CLUB - ELEVATION KEY



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

CLUB MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	55%	BRICK	669 SF 79%
STUCCO	14%	STUCCO	177 SF 21%
GLAZING	31%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6. DIVISION 01, SEC. 4.80): - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES -DIVIDED LIGHT WINDOWS -TRANSOMS		-RECESSED ENTRY -VARIED ROOF HEIGHTS -ORNAMENTAL FACADE TRIMS	
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 PERPINDICULAR 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 PERPINDICULAR OFFSET OF 4 FEET	N/A	MINIMUM 2 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPINDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	12.5 FT.

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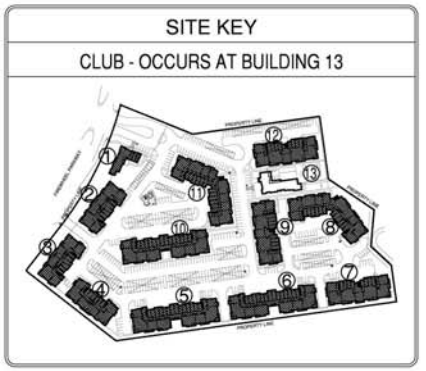
SHEET NUMBER A4-60

CLUB EXTERIOR ELEVATIONS

CLUB ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 119.0 FT. X 20% = 23.8 FT. MINIMUM PERPINDICULAR OFFSET OF 2 FEET	N/A	BUILDING FACADE LENGTH 119.0 FT. X 20% = 23.8 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 119.0 FT. X 30% = 35.7 FT. MINIMUM PERPINDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPINDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	11.0 FT.

CLUB MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK 53% STUCCO 18% GLAZING 29%		BRICK 957 SF 74% STUCCO 329 SF 26%	
BUILDING FACADES COMPLY WITH GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.60) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT -AWNINGS/CANOPIES -DIVIDED LIGHT WINDOWS -TRANSOMS		ELEMENT -RECESSED ENTRY -VARIED ROOF HEIGHTS -ORNAMENTAL FACADE TRIMS	
EQUIPMENT IS MOUNTED ON THE GROUND			



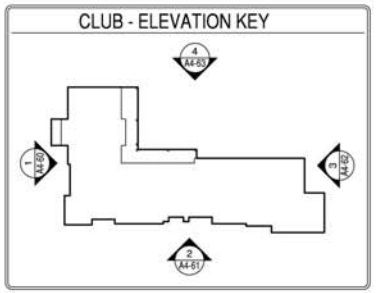


EXHIBIT F

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

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SHEET NUMBER A4-61

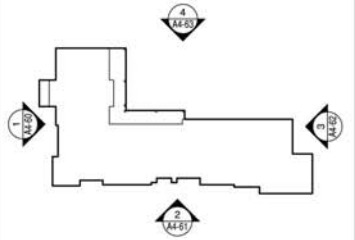
CLUB EXTERIOR ELEVATIONS

EXHIBIT F

SITE KEY

CLUB - OCCURS AT BUILDING 13

CLUB - ELEVATION KEY



CLUB MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	42%	BRICK	412 SF 59%
STUCCO	28%	STUCCO	281 SF 41%
GLAZING	30%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.80): - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES -DIVIDED LIGHT WINDOWS -TRANSOMS		-RECESSED ENTRY -VARIED ROOF HEIGHTS -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 PERPINDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 67.0 FT. X 20% = 13.4 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 67.0 FT. X 30% = 20.1 FT. MINIMUM PERPINDICULAR OFFSET OF 4 FEET	N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPINDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	12.0 FT.

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

VIEW FROM EAST PROPERTY LINE AT BUILDING 13

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SHEET NUMBER A4-62

BUILDING A EXTERIOR ELEVATIONS

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

CLUB MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	22%	BRICK	306 SF 39%
STUCCO	36%	STUCCO	487 SF 61%
GLAZING	42%		
BUILDING FACADES COMPLY WITH GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES -DIVIDED LIGHT WINDOWS -TRANSOMS		-RECESSED ENTRY -VARIED ROOF HEIGHTS -ORNAMENTAL FACADE TRIMS	
EQUIPMENT IS LOCATED ON THE GROUND			

SITE KEY

CLUB - OCCURS AT BUILDING 13

CLUB - ELEVATION KEY

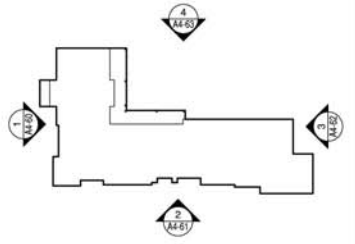

EXHIBIT F

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

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SHEET NUMBER A4-63

BUILDING A EXTERIOR ELEVATIONS

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

BUILDING 'D' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	26%	BRICK	1240 SF 36%
STUCCO	47%	STUCCO	2233 SF 64%
GLAZING	27%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 4: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES -DIVIDED LIGHT WINDOWS -TRANSOMS		-RECESSED ENTRY -VARIED ROOF HEIGHTS -ORNAMENTAL FACADE TRIMS	

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

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

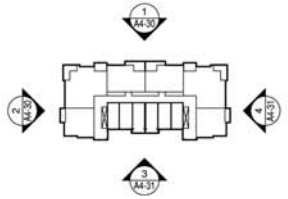
BUILDING 'D' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 65.3 FT. X 20% =13.06 FT. MINIMUM PERPINDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 65.3 FT. X 20% = 13.06 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK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

BUILDING 'D' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	26%	BRICK	491 SF 36%
STUCCO	46%	STUCCO	880 SF 64%
GLAZING	28%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 4: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES -DIVIDED LIGHT WINDOWS -TRANSOMS		-RECESSED ENTRY -VARIED ROOF HEIGHTS -ORNAMENTAL FACADE TRIMS	

VIEW FROM SOUTH PROPERTY LINE AT BUILDING 3

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

BUILDING TYPE 'D' - ELEVATION KEY



SITE KEY

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

EXHIBIT F

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A4-30
BUILDING D
EXTERIOR ELEVATIONS

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

BUILDING 'D' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	30%	BRICK	1270 SF 39%
STUCCO	47%	STUCCO	1960 SF 61%
GLAZING	23%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES -DIVIDED LIGHT WINDOWS -TRANSOMS		-RECESSED ENTRY -VARIED ROOF HEIGHTS -ORNAMENTAL FACADE TRIMS	

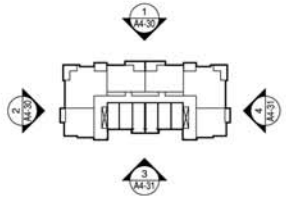
3 BUILDING TYPE 'D' REAR ELEVATION
SCALE: 1/8" = 1'-0"

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

BUILDING 'D' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	23%	BRICK	427 SF 32%
STUCCO	48%	STUCCO	860 SF 68%
GLAZING	29%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES -DIVIDED LIGHT WINDOWS -TRANSOMS		-RECESSED ENTRY -VARIED ROOF HEIGHTS -ORNAMENTAL FACADE TRIMS	

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

BUILDING TYPE 'D' - ELEVATION KEY



SITE KEY

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

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A4-31
BUILDING D
EXTERIOR ELEVATIONS

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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		MATERIAL		
BRICK	31%	BRICK	869 SF	41%
STUCCO	44%	STUCCO	993 SF	59%
GLAZING	25%			
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		ELEMENT		
-AWNINGS/CANOPIES -DIVIDED LIGHT WINDOWS -TRANSOMS		-RECESSED ENTRY -VARIED ROOF HEIGHTS -ORNAMENTAL FACADE TRIMS		

LEASING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 69.0 FT. X 20% = 13.8 FT. MINIMUM PERPINDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 69.0 FT. X 20% = 13.8 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 69.0 FT. X 30% = 20.7 FT. MINIMUM PERPINDICULAR OFFSET OF 4 FEET	N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPINDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	30.3 FT.

BUILDING 'A' MATERIAL CALCULATION				
MATERIAL		MATERIAL		
BRICK	25%	BRICK	1920 SF	34%
STUCCO	48%	STUCCO	3681 SF	66%
GLAZING	27%			
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		ELEMENT		
-AWNINGS/CANOPIES -DIVIDED LIGHT WINDOWS -TRANSOMS		-RECESSED ENTRY -VARIED ROOF HEIGHTS -ORNAMENTAL FACADE TRIMS		

LEASING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 259.0 FT. X 20% = 51.8 FT. MINIMUM PERPINDICULAR OFFSET OF 2 FEET	N/A	BUILDING FACADE LENGTH= 259.0 FT. X 20% = 51.8 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 259.0 FT. X 30% = 77.7 FT. MINIMUM PERPINDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPINDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	30.3 FT.

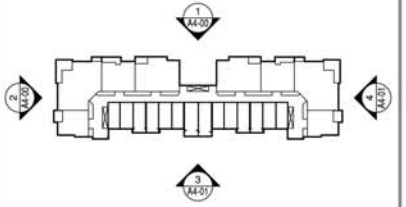
2 BUILDING TYPE 'A' END ELEVATION

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

SITE KEY

BUILDING 'A' - OCCURS AT BUILDING 5, 6, & 10

BUILDING TYPE 'A' - ELEVATION KEY



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DATE 07-23-2018

PROJECT 17236

SHEET NUMBER A4-00

BUILDING A EXTERIOR ELEVATIONS

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

BUILDING 'A' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	33%	BRICK	745 SF 44%
STUCCO	43%	STUCCO	953 SF 56%
GLAZING	24%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES -DIVIDED LIGHT WINDOWS -TRANSOMS		-RECESSED ENTRY -VARIED ROOF HEIGHTS -ORNAMENTAL FACADE TRIMS	

BUILDING 'A' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 68.0 FT. X 20% = 13.6 FT. MINIMUM PERPINDICULAR OFFSET OF 3 FEET	OK	BUILDING FACADE LENGTH 68.0 FT. X 20% = 13.6 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 68.0 FT. X 30% = 20.7 FT. MINIMUM PERPINDICULAR OFFSET OF 4 FEET	N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPINDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	30.3 FT.

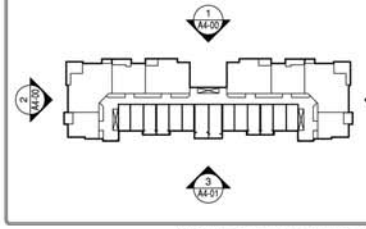
4 BUILDING TYPE 'A' END ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 'A' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	24%	BRICK	1806 SF 34%
STUCCO	48%	STUCCO	3569 SF 66%
GLAZING	28%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES -DIVIDED LIGHT WINDOWS -TRANSOMS		-RECESSED ENTRY -VARIED ROOF HEIGHTS -ORNAMENTAL FACADE TRIMS	

BUILDING 'A' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 256.0 FT. X 20% = 51.2 FT. MINIMUM PERPINDICULAR OFFSET OF 3 FEET	N/A	BUILDING FACADE LENGTH 256.0 FT. X 20% = 51.2 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 256.0 FT. X 30% = 76.8 FT. MINIMUM PERPINDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPINDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	30.3 FT.

SITE KEY
BUILDING 'A' - OCCURS AT BUILDING 5, 6, & 10

BUILDING TYPE 'A' - ELEVATION KEY



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SHEET NUMBER A4-01
BUILDING A EXTERIOR ELEVATIONS

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

BUILDING 'B' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK 21% STUCCO 50% GLAZING 29%		BRICK 983 SF 29% STUCCO 2123 SF 71%	
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 -AWNINGS/CANOPIES -DIVIDED LIGHT WINDOWS -TRANSOMS	ELEMENT -RECESSED ENTRY -VARIED ROOF HEIGHTS -ORNAMENTAL FACADE TRIMS		

ORNAMENTAL FACADE TRIM
DIVIDED LIGHT WINDOW
VARIED ROOF HEIGHT

RECESSED ENTRY

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

VIEW FROM EAST PROPERTY LINE AT BUILDING 8

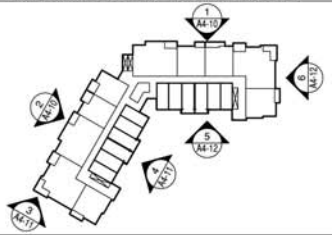
BUILDING 'B' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 152.0 FT. X 20% = 30.4 FT. MINIMUM PERPINDICULAR OFFSET OF 2 FEET	N/A	BUILDING FACADE LENGTH 152.0 FT. X 20% = 30.4 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK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

BUILDING 'B' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK 27% STUCCO 47% GLAZING 26%		BRICK 1164 SF 37% STUCCO 1997 SF 63%	
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 -AWNINGS/CANOPIES -DIVIDED LIGHT WINDOWS -TRANSOMS	ELEMENT -RECESSED ENTRY -VARIED ROOF HEIGHTS -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	STATUS
BUILDING FACADE LENGTH 85.0 FT. X 20% = 13.0 FT. MINIMUM PERPINDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 85.0 FT. X 20% = 13.0 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 85.0 FT. X 30% = 19.5 FT. MINIMUM PERPINDICULAR OFFSET OF 4 FEET	N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPINDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	30.3 FT.

BUILDING 'B' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	33%	BRICK	671 SF 44%
STUCCO	41%	STUCCO	851 SF 56%
GLAZING	26%		

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

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

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

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

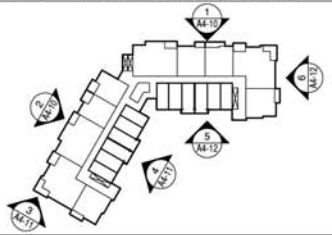
BUILDING 'B' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	25%	BRICK	844 SF 33%
STUCCO	49%	STUCCO	1691 SF 67%
GLAZING	26%		

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

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

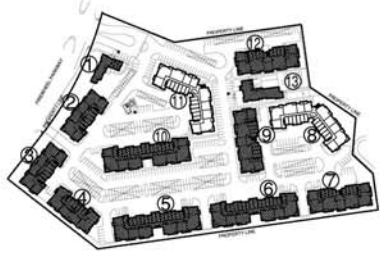
4 BUILDING TYPE 'B' REAR ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING TYPE 'B' - ELEVATION KEY



SITE KEY

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



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A4-11
BUILDING B
EXTERIOR ELEVATIONS

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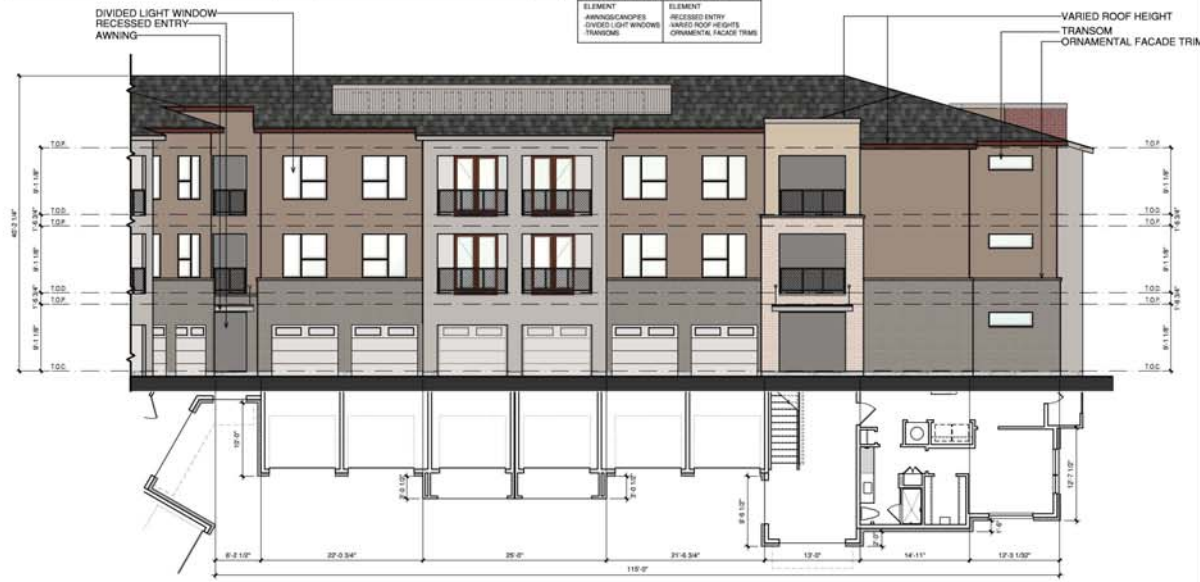
BUILDING 'B' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 115.0 FT. X 20% = 23.0 FT. MINIMUM PERPINDICULAR OFFSET OF 2 FEET	N/A	BUILDING FACADE LENGTH 115.0 FT. X 20% = 23.0 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 115.0 FT. X 30% = 34.5 FT. MINIMUM PERPINDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPINDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	30.3 FT.

BUILDING 'B' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	24%	BRICK	839 SF 33%
STUCCO	49%	STUCCO	1670 SF 67%
GLAZING	27%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.803) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES		-RECESSED ENTRY	
-DIVIDED LIGHT WINDOWS		-VARIED ROOF HEIGHTS	
-TRANSOMS		-ORNAMENTAL FACADE TRIMS	



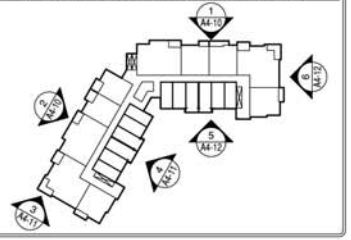
5 BUILDING TYPE 'B' REAR ELEVATION
SCALE: 1/8" = 1'-0"

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

BUILDING 'B' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	32%	BRICK	671 SF 43%
STUCCO	42%	STUCCO	880 SF 57%
GLAZING	26%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.803) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES		-RECESSED ENTRY	
-DIVIDED LIGHT WINDOWS		-VARIED ROOF HEIGHTS	
-TRANSOMS		-ORNAMENTAL FACADE TRIMS	

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

BUILDING TYPE 'B' - ELEVATION KEY



SITE KEY

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

EXHIBIT F

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A4-12
BUILDING B
EXTERIOR ELEVATIONS

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BUILDING 'C' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 184.0 FT. X 20% = 36.8 FT. MINIMUM PERPINDICULAR OFFSET OF 2 FEET	N/A	BUILDING FACADE LENGTH 184.0 FT. X 20% = 36.8 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 184.0 FT. X 30% = 55.2 FT. MINIMUM PERPINDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPINDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	30.3 FT.

BUILDING 'C' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	27%	BRICK	1479 SF 36%
STUCCO	49%	STUCCO	2647 SF 64%
GLAZING	24%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES -DIVIDED LIGHT WINDOWS -TRANSOMS		-RECESSED ENTRY -VARIED ROOF HEIGHTS -ORNAMENTAL FACADE TRIMS	

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

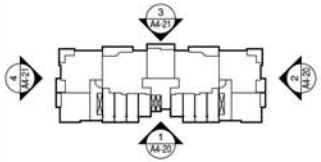
VIEW FROM NORTH PROPERTY LINE AT BUILDING 12

BUILDING 'C' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 67.5 FT. X 20% = 13.5 FT. MINIMUM PERPINDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 67.5 FT. X 20% = 13.5 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 67.5 FT. X 30% =20.25 FT. MINIMUM PERPINDICULAR OFFSET OF 4 FEET	N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPINDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	30.3 FT.

BUILDING 'C' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	23%	BRICK	478 SF 32%
STUCCO	49%	STUCCO	1023 SF 68%
GLAZING	28%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES -DIVIDED LIGHT WINDOWS -TRANSOMS		-RECESSED ENTRY -VARIED ROOF HEIGHTS -ORNAMENTAL FACADE TRIMS	

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

BUILDING TYPE 'C' - ELEVATION KEY



SITE KEY

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

EXHIBIT F

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A4-20
BUILDING C
EXTERIOR ELEVATIONS

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

BUILDING 'C' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	24%	BRICK	1357 SF 31%
STUCCO	52%	STUCCO	3027 SF 69%
GLAZING	24%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES -DIVIDED LIGHT WINDOWS -TRANSOMS		-RECESSED ENTRY -VARIED ROOF HEIGHTS -ORNAMENTAL FACADE TRIMS	

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

VIEW FROM SOUTH PROPERTY LINE AT BUILDING 7

EXHIBIT F

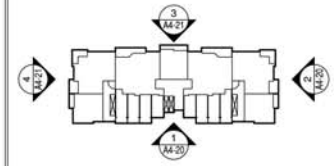
BUILDING 'C' ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 67.5 FT. X 20% = 13.5 FT. MINIMUM PERPINDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 67.5 FT. X 20% = 13.5 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 67.5 FT. X 30% =20.25 FT. MINIMUM PERPINDICULAR OFFSET OF 4 FEET	N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPINDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	30.3 FT.

BUILDING 'C' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	26%	BRICK	542 SF 35%
STUCCO	50%	STUCCO	1023 SF 65%
GLAZING	24%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES -DIVIDED LIGHT WINDOWS -TRANSOMS		-RECESSED ENTRY -VARIED ROOF HEIGHTS -ORNAMENTAL FACADE TRIMS	

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

VIEW FROM EAST PROPERTY LINE AT BUILDINGS 7 & 12

BUILDING TYPE 'C' - ELEVATION KEY



SITE KEY

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

REVISIONS

FIREWHEEL
GARLAND, TX

REVIEW PRINTS NOT TO BE USED FOR PRELIMINARY APPROVAL, PERMIT OR CONSTRUCTION

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DATE
07-23-2018

PROJECT
17236

A4-21
BUILDING C
EXTERIOR ELEVATIONS

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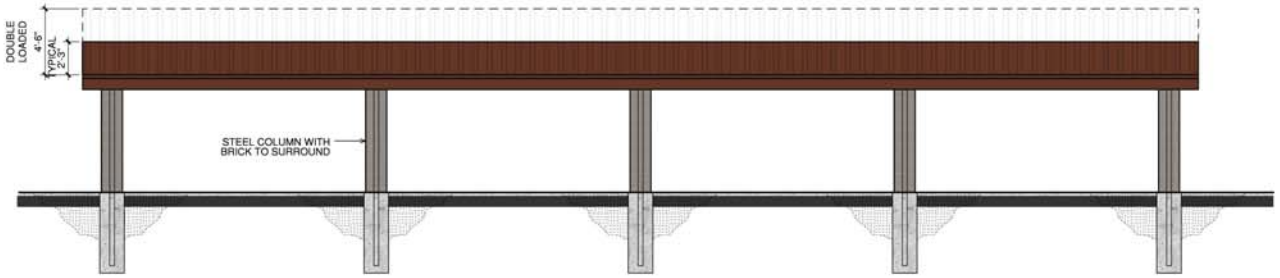
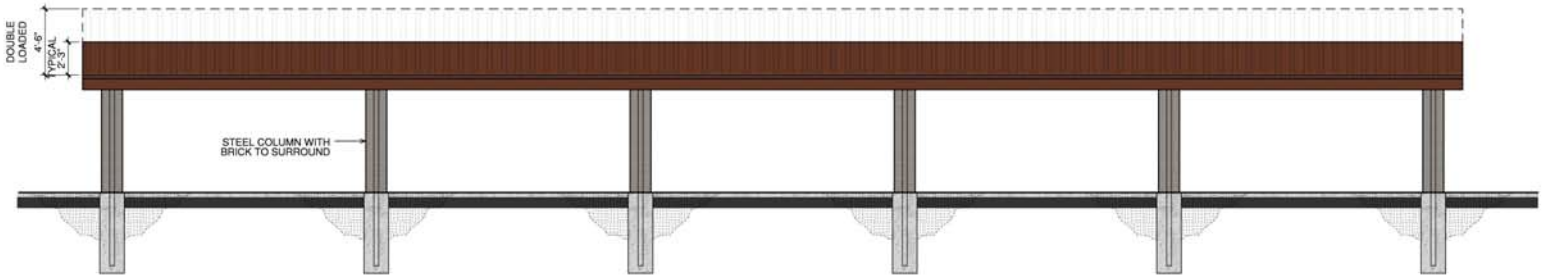
NOTE:
ALL CARPORT STRUCTURES ARE TO HAVE THE SAME BRICK USED ON BUILDING 'A' WRAP THE SUPPORT COLUMNS



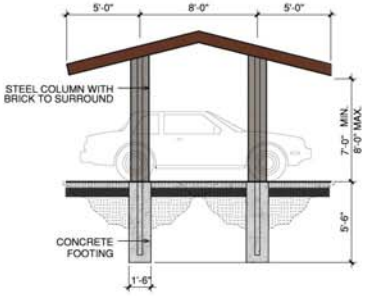
3 CARPORT ELEVATION - 8 EVEN SPACES
SCALE 1/4"=1'-0"

REFER TO CARPORT MANUFACTUER FOR ENGINNERING AND INSTALLATION



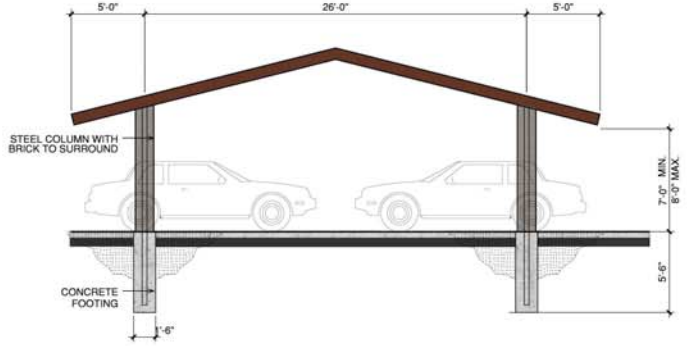
1 CARPORT ELEVATION - 10 EVEN SPACES
SCALE 1/4"=1'-0"

REFER TO CARPORT MANUFACTUER FOR ENGINNERING AND INSTALLATION



2 CARPORT ELEVATION (TYPICAL)
SCALE 1/4"=1'-0"

REFER TO CARPORT MANUFACTUER FOR ENGINNERING AND INSTALLATION



2 CARPORT ELEVATION (DOUBLE-LOADED)
SCALE 1/4"=1'-0"

REFER TO CARPORT MANUFACTUER FOR ENGINNERING AND INSTALLATION

EXHIBIT F

REVISIONS

FIREWHEEL
GARLAND, TX

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07-23-2018

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17236

A2-32
CARPORT

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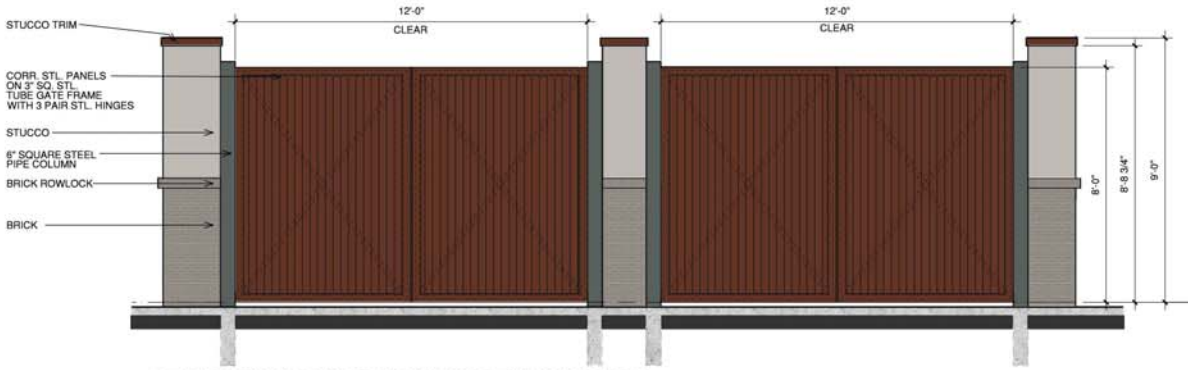
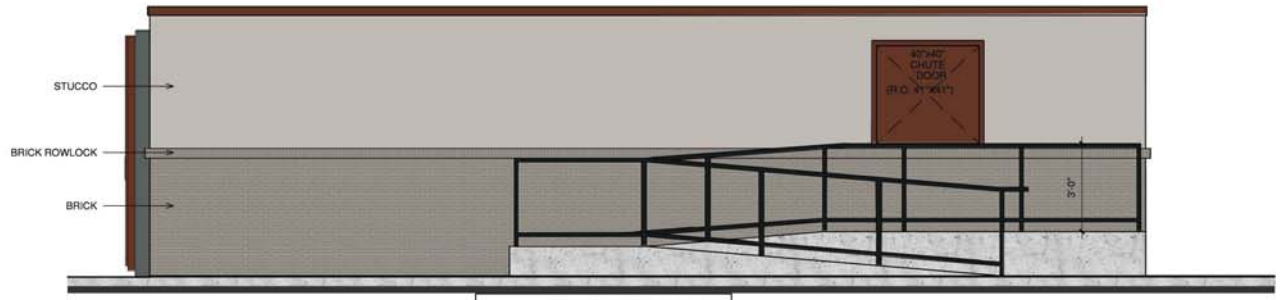
EXHIBIT F

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



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

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



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"

REVISIONS

FIREWHEEL
GARLAND, TX

PREVIEW PRINTS NOT TO BE USED FOR PERMIT, BIDDING OR CONSTRUCTION

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17236

A2-61
TRASH ENCLOSURE

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Z 18-33

View of the subject property from Firewheel Parkway, near PGBT

View of the subject property from the north along Firewheel Parkway

GARLAND

Plan Commission **3.b.**

Meeting Date: 02/11/2019

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

Summary:

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

Attachments

Z 18-49 City of Garland Report and Attachment

Planning Report

File No: Z 18-49/District 7
Agenda Item:
Meeting: Plan Commission
Date: February 11, 2019

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

LOCATION
2901 Arapaho Road

APPLICANT
City of Garland

OWNER
William F. Callejo

BACKGROUND
The existing Planned Development (PD) District 99-44 allows development of the site for cluster homes and patio homes. At the time of its approval in 1999, Planned Development (PD) District 99-44 included a total of 6.55 acres in two tracts, one containing 1.299 acres which is the property proposed for Change in Zoning with this request; and another tract located east of the subject site containing 5.250 acres. The total site area of the Planned Development (PD) District 99-44 property extended from Galaxie Road, east along Arapaho Road, north along Callejo Road to an alley, and west to Galaxie Road. Neither of these properties have come forward for development. The east portion of Planned Development (PD) District 99-44 has since changed to SFA District. The proposed Change of Zoning is intended to align the adjacent property's zoning with Single-Family Attached (SFA) (townhouse) District zoning.

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

USE OF PROPERTY UNDER CURRENT ZONING

The existing site was zoned with the intent of developing patio homes or cluster homes. Planned Development (PD) District 99-44 preceded the Garland Development Code which was adopted in 2015. The Zoning Ordinance in effect in 1999 was the "Comprehensive Zoning Ordinance". Neither the Comprehensive Zoning Ordinance nor the Garland Development Code defines the terms "Cluster" or "Patio Homes".

However, the term "Patio homes" is mentioned in the Garland Development Code in relation to the SF-5 Single-Family-5 District (5,000 square foot lots/patio homes) and in the Downtown (DT) District with the In Town Residential sub-district description includes single-family and patio home development. Typically development of patio homes results in units that are classified as single-family, detached development and are usually smaller homes with less floor area and smaller lot size.

Development practice would impart the notion that "Cluster" development preserves the portion of a property containing environmental features such as ponds, streams, or woodlands and places the same number of units otherwise allowed on the entire site into the portion of the site not containing environmental features. However, the Garland Development Code includes the word "cluster" in its definition of a Townhome, indicating the individual units share a common wall and are grouped together in a "cluster" of three (3) or more units.

CONSIDERATIONS

1. This site consists of one tract which is approximately 1.29 acre. The site is not currently developed.

2. The site is not currently subdivided and is a portion of the property located to the east. More specifically, the unsubdivided property is the street block between the alley on the north, Arapaho Road on the south, and Galaxie Road to the west and Callejo Road to the east. The existing zoning results in two zoning districts on one property, which is allowed. However, in this case the zoning arrangement seems to have stymied development interest.

3. The Single-Family Attached (SFA) District is intended to promote stable, quality, attached-occupancy residential development on individual lots in logical, livable, and sustainable neighborhoods. This district may be included within certain areas of neighborhoods or, when in accordance with the intent of the Comprehensive Plan, may provide a transition district between lower density residential areas, multifamily or nonresidential areas, or major thoroughfares.

4. The proposal is a standard "straight-zoning", for which development would follow the standards and allowances of the Garland Development Code.

COMPREHENSIVE PLAN

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

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

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION
Location Map
PD Conditions
Photos

CITY COUNCIL DATE: March 5, 2019

PREPARED BY:
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Principal Development Planner
Planning & Community Development
(972) 205-2456
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REVIEWED BY:
Will Guerin, AICP
Director of Planning

LANCER LN
SF-7
S 16-25
GALAXIE RD
PD 99-44
SFA
CR
ARAPAHO RD
SF-7
N
0 50 100 Feet
1 inch = 77 feet
Zoning Map Z 18-49
INDICATES AREA OF REQUEST

Z 18-49

Looking at subject property from Galaxie Road.

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

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

Looking to the north towards single-family residential development.

GARLAND

Plan Commission **4.**

Meeting Date: 02/11/2019

Item Title: Future Cases Memo - February 25, 2019

Summary:

ADJOURN

Attachments

Future Cases Memo - February 25, 2019 Attachment

GARLAND

PLANNING &
COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission

FROM: Kira Wauwie, AICP, and Principal Planner

DATE: February 11, 2019

SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the February 25, 2019 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-10 (SF-10) Homes. This property is located at 2675 East Brand Road. (District 1) (File Z 17-51)

3. Consideration of the application of **Pankaj Patel,** requesting approval of 1) an amendment to Planned Development (PD) District 03-53 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)

4. Consideration of the application of **Kimley-Horn**, requesting approval of 1) a Concept Plan and 2) a Detail Plan for Multi-Family Use on a property zoned Planned Development (PD) District 12-41 for Mixed Use. This property is located at 6310 Naaman Forest Boulevard. (District 7) (File Z 18-41)

5. Consideration of the application of **Kristen Russell,** requesting approval of an amendment to Planned Development (PD) District 85-44 to change the requirement of materials used for the perimeter screening wall. This property is located at 5201-5211 Waltham Court. (District 3) (File Z 18-46)

6. Consideration of the application of **Tread Source, LLC,** requesting approval of a Specific Use Provision for Truck / Bus Repair on a property zoned Industrial (IN) District. This property is located at 1305 South Shiloh Road. (District 6) (File Z 19-01)