



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
December 11, 2017 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 6:40 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

AGENDA:

1. MINUTES

- a.** Consider approval of the November 27, 2017 Minutes

2. ZONING

- a. Consideration of the application of **Arleen Macias**, requesting approval of a Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District. This property is located at 3265 Broadway Boulevard. (District 4) (File Z 17-44) (This item was postponed from the November 27, 2017 Plan Commission meeting.)

3. **ADJOURN**

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

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



GARLAND

Plan Commission

1.a.

Meeting Date: 12/11/2017

Item Title: Plan Commission Minutes - November 27, 2017

Summary:

Consider approval of the November 27, 2017 Minutes

Attachments

Plan Commission Minutes - November 27, 2017 Attachment

Garland, Texas
December 4, 2017

The Plan Commission of the City of Garland met in regular session on Monday, November 27, 2017, at 7:00 p.m. in the Council Chambers at William E. Dollar Municipal Building, (City Hall), with the following members present:

Commissioner	Wayne Dalton
Commissioner	Louis Moore
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Lori Barnett Dodson
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Brian England
Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Isaac Williams

CALL TO ORDER

First Vice Chair Hedrick called the meeting to order and Commissioner Dalton gave the Invocation and led the Pledge of Allegiance to the United States Flag.

MINUTES

- 1a.** Approval of Minutes for the regular meeting of November 13, 2017.

Motion was made by Commissioner Moore seconded by Commissioner Ott to **approve** the minutes of the November 13, 2017 meeting. **Motion carried: 7 Ayes, 0 Nays.**

Plats

- 2a.** Riverset Phase 1 Preliminary Plat

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

Motion was made by Commissioner Dodson, seconded by Commissioner Dalton to **approve** the plat as it meets all technical requirements. **Motion carried: 7 Ayes, 0 Nays.**

Zoning

- 3a.** Consideration of the application of **Hart, Gaugler and Associates**, requesting approval of 1) a Detail Plan for Community Retail Uses on a property zoned Planned Development (PD) 13-28 District for Community Retail Uses, 2) a Specific Use Provision for Restaurant, Drive-Through, and 3) a Variance to Section 4.45 of the Garland Development Code (GDC) regarding the location of refuse containers. This property is located at 2630 Arapaho Road. (District 7) (File Z 17-40)

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

Motion was made by Commissioner Dalton, seconded by Commissioner Moore to close the public hearing and **approve** the request and Specific Use Provision for a 20 year period. **Motion carried: 7 Ayes, 0 Nays.**

- 3b.** Consideration of the application of **Arleen Macias**, requesting approval of a Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District. This property is located at 3265 Broadway Boulevard. (District 4) (File Z 17-44) (This item was postponed from the November 13, 2017 Plan Commission meeting.)

The applicant, Arleen Macias, 2022 Wynn Joyce, Garland, Texas 75043 provided an overview of the request and provided additional information regarding entry/exit points to the establishment, stated the establishment will not share the restrooms with the adjoining restaurant, the kitchen will be used strictly by the restaurant, and spoke of a new manager for the event center.

Commissioner Dalton inquired as to what will be changing with the request versus the current operations and expressed concern regarding possible noise issues.

Commissioner Dodson requested verification of the actual location of operation for the event center, what the maximum occupancy is, and also requested number of events held at this location,

Motion was made by Commissioner O'Hara, seconded by Commissioner Ott to close the public hearing and open the case for discussion. **Motion carried: 7 Ayes, 0 Nays.**

Commissioners Dalton, Ott, and O'Hara recommended a postponement to allow the applicant to apply for a sound study by an acoustician.

Commissioner Ott and O'Hara spoke of reducing the length of time requested for the Specific Use Provision.

Motion was made by Commissioner O'Hara, seconded by Commissioner Moore to postpone the request to the December 11,

2017 Plan Commission meeting. **Motion carried: 7 Ayes, 0 Nays**
from Commissioner Edwards and O'Hara.

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:27 p.m.

The City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 12/11/2017

Item Title: Z 17-44 Arelen Macias (District 4)

Summary:

Consideration of the application of **Arleen Macias**, requesting approval of a Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District. This property is located at 3265 Broadway Boulevard. (District 4) (File Z 17-44) (This item was postponed from the November 27, 2017 Plan Commission meeting.)

Attachments

Z 17-44 Arelen Macias Report and Attachments

Planning Report

File No: Z 17-44/District 4

Agenda Item:

Meeting: Plan Commission

Date: December 11, 2017



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for Reception Facility on property zoned Community Retail (CR) District

LOCATION

3265 Broadway Boulevard, Suite 103 (Reception Facility will be in proposed Suite 104)

APPLICANT

Arleen Macias

OWNER

AJ Real Estate

BACKGROUND

The subject property is developed within an approximately 67,169 square-foot building with retail, health and fitness, restaurant and indoor athletic facility uses. The existing restaurant use contains a "ballroom" to the rear of the restaurant. The applicant has indicated that the ballroom portion of the restaurant commonly held functions such as "neighborhood functions, comedians, singers, [and] anniversary parties." The applicant intends to separate space to create Suite 104 and expand the scope of these functions to the extent that the area must be classified as a Reception Facility.

The Garland Development Code defines Reception Facility as an establishment that is open to the general public or made available for private use, primarily for the provision of facilities for parties, dances, receptions, banquets, or similar social events.

The applicant's request was postponed from the November 27, 2017 meeting to December 11, 2017, to allow the applicant time to address concerns raised by the Plan Commission. The applicant will provide an update to the Commission during the December 11 meeting.

SITE DATA

The subject property is approximately 7.194 acres, while the Specific Use Provision would apply only to proposed Suite 104. Primary access to the site is from East Kingsley Road and Broadway Boulevard; the site may also be accessed from East Centerville Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. The Community Retail (CR) District accommodates a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along and at the intersection of major transportation corridors. Reception Facility uses require Specific Use Provision approval for development within the Community Retail (CR) District.

CONSIDERATIONS

1. The proposed use would operate within the 6,283 square-foot "ballroom/ event space" section of the Fat Fish Restaurant [Suite 103]; the total area of the Fat Fish Restaurant

[including the "ballroom/event space" is approximately 9,783 square-feet]. The applicant has indicated that the ballroom portion of the restaurant commonly held functions such as "neighbor functions, comedians, singers, [and] anniversary parties." The request to allow a Reception Facility reflects the applicant's intent to separate the "ballroom/event space" from the restaurant establishment. The applicant does not intend to expand any portion of the existing building to accommodate the proposed use. Additional landscaping and screening standards will not be triggered by the proposed use. The facility's hours of operation will be from 12:00 p.m. to 12:00 a.m. Monday through Wednesday; and Thursday to Sunday hours are 12:00 p.m. to 2:00 a.m.

2. A Reception Facility must comply with the following provisions:
 - a. Security must be provided at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be provided by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code. The applicant intends to utilize "private security" for all events after 6:00 p.m. and any event that involves alcoholic beverages. The applicant has indicated that primary security will be provided by off-duty Garland Police.
 - b. Prolonged congregating or loitering of event attendees or participants outside the Reception Facility is prohibited per the Garland Development Code. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
 - c. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.
 - d. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.
3. Reception Facility and Restaurant uses require the same amount of parking spaces per square feet as reflected in the GDC. No additional parking is required.
4. The applicant has not proposed any signage at this time. Any signage will be subject to the regulation set forth in Chapter 4, Article 5 of the Garland Development Code.
5. Additional landscape and screening standards will not be triggered by the proposed use.
6. The applicant requests approval of the Specific Use Provision for a period of fifteen (15) years.

COMPREHENSIVE PLAN

The Envision Garland Comprehensive Plan recommends the subject area as a Neighborhood Center. Neighborhood Centers provide a mix of retail, services and community gathering places. This Center should be appropriately scaled to adjacent residential areas. This type of Center is predominantly, but not exclusively, non-residential. Neighborhood Centers are served by local roads and transit routes. The subject site is developed with uses consistent with the intent of a Neighborhood Center.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the immediate area surrounding the subject property is a mixture of retail, commercial and amusement/recreational uses. There is residential development within the larger surrounding area, specifically southwest of the subject site across Kingsley Road. However, there is a distance of approximately 400 feet from the side exit door of the proposed Reception Facility and the nearest residential property line. The primary entrance to the facility is from the northeast facing Broadway Boulevard.

There is no indication that the proposed reception facility will create an adverse effect on current or future operations of the other establishments within the building or surrounding development. The applicant is the owner of the multi-tenant building and has indicated an intent to ensure the establishment is compatible with and complimentary to the uses within the multi-tenant building and surrounding area.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for Reception Facility as requested by the applicant.

ADDITIONAL INFORMATION

- i. Location Map
- ii. SUP Conditions
- iii. Photos

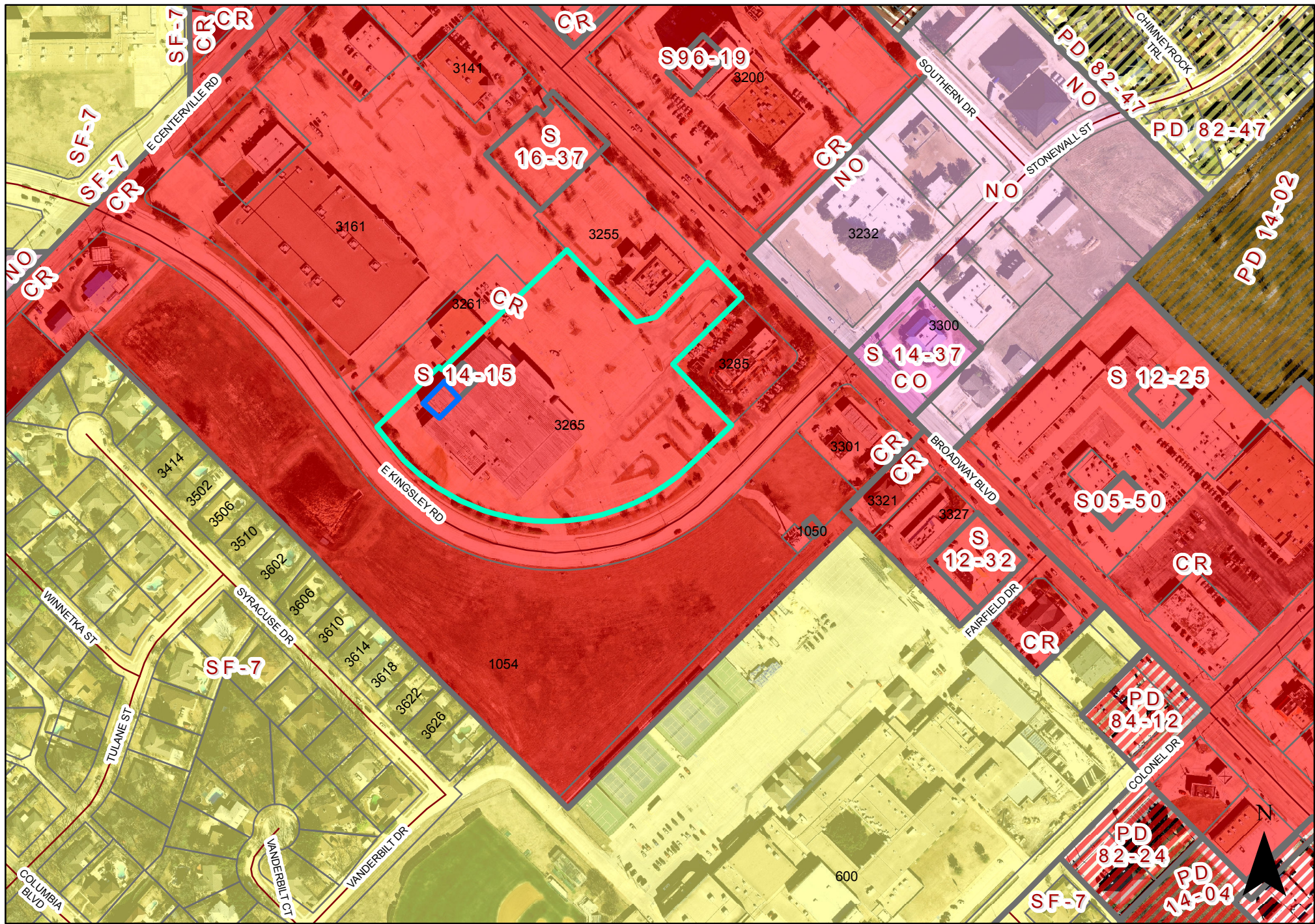
CITY COUNCIL DATE: January 9, 2018

PREPARED BY:

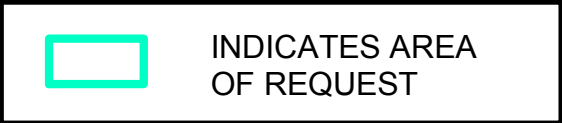
Isaac Williams
Development Planner
Planning and Community Development
972-205-2459
Iwilliams@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning
Planning and Community Development



ZONING MAP Z 17-44



SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 17-44

3265 Broadway Boulevard, Suite 104

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Reception Facility.
- II. Statement of Effect:** This Specific Use Provision 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 Community Retail (CR) District set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. Specific Use Provision: The Specific Use Provision shall be effective for a period of fifteen (15) years.
 - B. Site Layout: Reception Facility operations shall be limited to Suite 104, in accordance with the site layout as shown on Exhibit C.
 - C. Parking: Reception Facility parking shall be as provided on Exhibit C.
 - D. Hours of Operation: The Reception Facility shall be open for events only as follows: Monday through Wednesday 12:00 p.m. to 12:00 a.m., and 12:00 p.m. to 2:00 a.m. Thursday through Sunday.
 - E. Security: The Reception Facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
 - F. Noise: The Reception Facility shall comply with the City of Garland Noise Control Ordinance.

PROPOSED BALLROOM

3265 Broadway Blvd., Suite 104
Garland, Texas 75043

One Story Tilt Wall Building

ONE STORY BUILDING 7.1938 ACRES
ZONE: (CR) COMMUNITY RETAIL
OCCUPANCY TYPE: BALLROOM
PROJECT: TYPE A-2
CONSTRUCTION TYPE : TYPE II

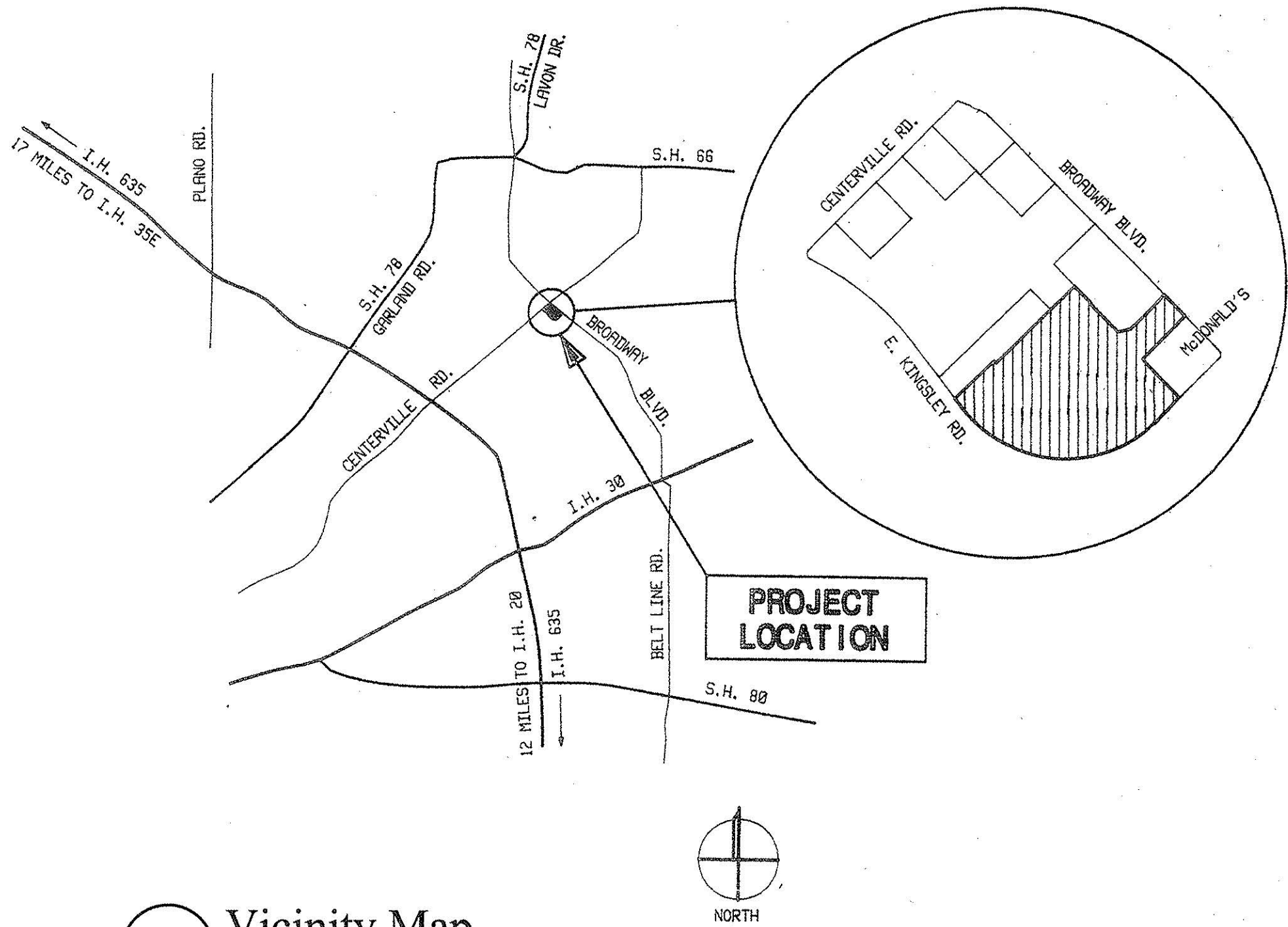
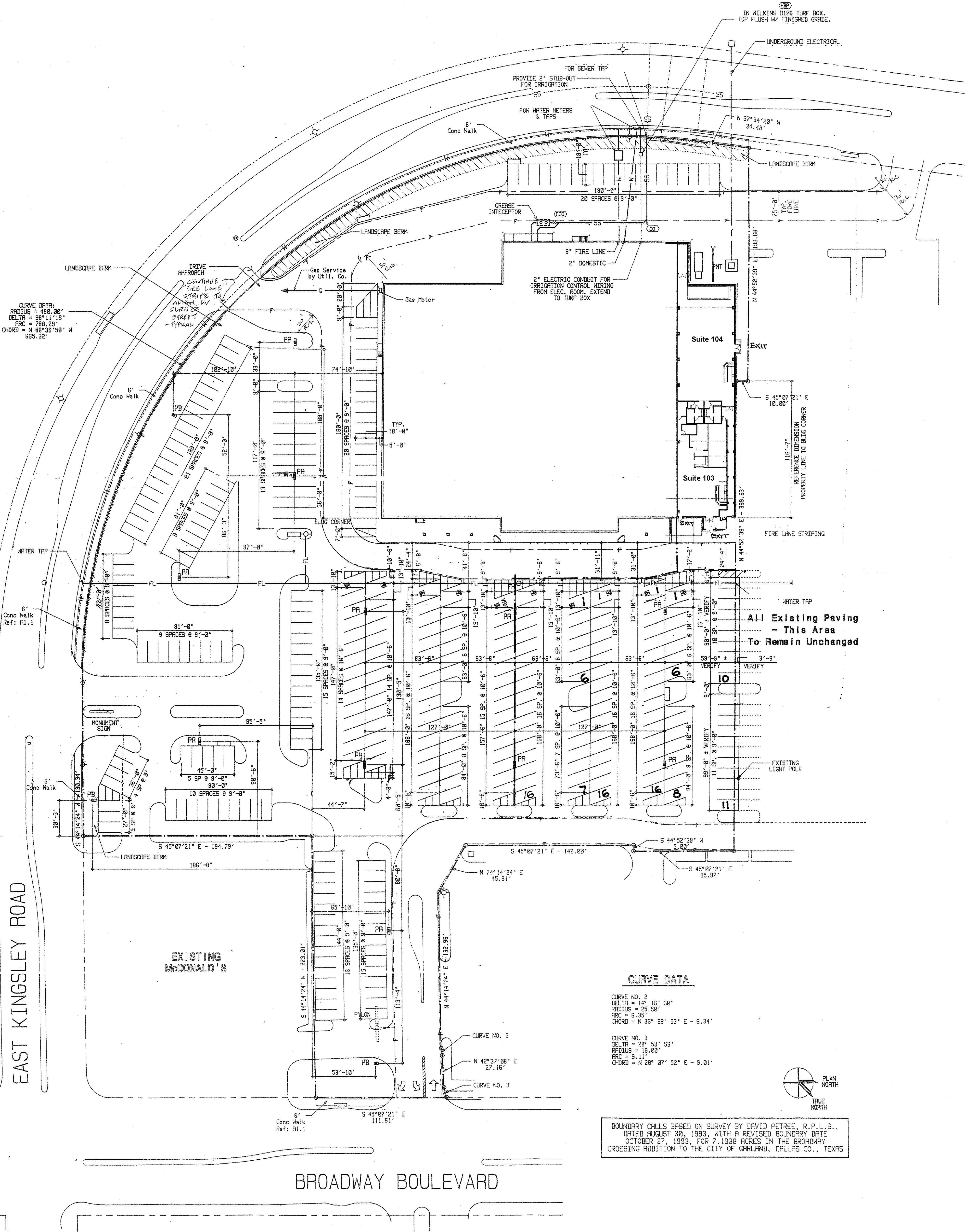
PROPOSED BALLROOM
3265 Broadway Blvd., Suite 104
Garland, Texas 75043
Exhibit C

EAST KINGSLEY ROAD

BROADWAY BOULEVARD

01 Site Plan
Scale: 1" = 40'-0"

02 Vicinity Map



MVZ Designs
Mario V. Zambrano
Frisco, Texas 75035
Tel 469-774-7033

Arturo & Arleen
Macias
Indoor Soccer Zone
Dallas, Texas 75237
Tel 214-728-1881

Project Number: 201302.00
Drawn By: MVZ
Issue For Permit: 10-23-2017

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Revision Date

▲
▲
▲
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Z 17-44



View facing subject site multi-tenant commercial center.



View of rear of subject site building.



View looking south across E. Kingsley Road towards residential neighborhood.



View looking southeast along E. Kingsley Road.



GARLAND

Plan Commission

3.

Meeting Date: 12/11/2017

Item Title: Future Cases Memo - January 8, 2018

Summary:

ADJOURN

Attachments

Future Cases Memo - January 8, 2018 Attachment



GARLAND
**PLANNING &
COMMUNITY DEVELOPMENT**

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: December 11, 2017
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the January 8, 2018 Plan Commission meeting.

PLATS

Ballam River Conveyance Plat
Mansions at Spring Creek Addition Final Plat
Racetrac Garland Avenue Addition Final Plat

ZONING

1. Consideration of the application of **Jordan Realty Advisors**, requesting approval of a Change in Zoning from Urban Business (UB) District to Planned Development (PD) for Urban Business (UB) District and Single-Family-5 (SF-5) District Uses for Single-Family Residential development. This property is located at 5501 Rosehill Road. (District 4) (File Z 17-06)
2. Consideration of the application of **Dunaway Associates, LP**, requesting approval of 1) an amendment to Planned Development (PD) 84-73 District for Neighborhood Office Use to add Grocery/Supermarket Use; and 2) a Detail Plan for development of a Grocery/Supermarket. This property is located at 4680 North Shiloh Road. (District 7) (File Z 17-24)
3. Consideration of the application of **Fasil Kagnew**, requesting approval of a Specific Use Provision for Elder Care – Assisted Living on a property zoned Community Office (CO) District. The property is located at 1922 Castle Drive. (District 1) (File Z 17-25)

4. Consideration of the application of **ADI Inc.**, requesting approval of a Planned Development for an Office, General Use zoned Planned Development (PD) 13-32 District for Community Office Use. This property is located at 2201 Guthrie Road. (District 4) (File Z 17-33)
5. Consideration of the application of **J. Volk Consulting, Inc.**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 07-17 for Single-Family-7 (SF-7) Uses to Planned Development (PD) District for Single-Family-5 (SF-5) Uses; and 2) a Detail Plan for Single-Family Dwellings. This property is located at 1618 Ben Davis Road. (District 1) (File Z 17-38)
6. Consideration of the application of **Akram Alzoubi / Masterplan**, requesting approval of an amendment to Planned Development (PD) District 13-32 for Community Office Use to add Automobile, Minor Repair and Car Wash, Automated / Rollover and 2) a Specific Use Provision for Automobile, Minor Repair and 3) a Specific Use Provision for a Car Wash, Automated / Rollover. This property is located at 6475 Broadway Boulevard, on the west side of Broadway Boulevard. (District 4) (File Z 17-41)
7. Consideration of the application of **Classic Design Group**, requesting approval of 1) a Concept Plan on a property zoned Planned Development (PD) District 01-03 for Mixed Use; 2) a Detail Plan; and 3) a Specific Use Provision for a Car Wash, Automated/Rollover. This property is located at East of Lavon Drive and South of Foster Road. (District 1) (File Z 17-42)
8. Consideration of the application of **Masterplan**, requesting approval of 1) a Change in Zoning from Agriculture (AG) District to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) District Uses. This property is located at 4701 Bunker Hill Road. (District 1) (File Z 17-43)
9. 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 I-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)
10. Consideration of the application of **Cates-Clark & Associates, LLP**, requesting approval of a Detail Plan for a Retail Store on a property zoned Planned Development (PD) District 94-6 for Community Retail Use. This property is located at 3501 Mars Drive. (District 1) (File Z 17-47)
11. Consideration of the application of **Nutribiotech, USA, Inc.**, requesting approval of a Specific Use Provision for Food Processing and Storage Use on a property zoned Industrial (IN) District. This property is located at 3350 Marquis Drive. (District 6) (File Z 17-48)
12. Consideration of the application of **Jordan Engineering, LLC**, requesting approval of 1) a Change in Zoning from Single Family (SF-7) District to Planned

Development (PD) District for Elder Care – Nursing / Convalescent Care Use; 2) a Concept Plan; and 3) a Detail Plan on property zoned Single-Family-7 (SF-7) District. This property is located at 3100 W Buckingham Road. (District 8) (File Z 17-49)

13. Consideration of the application of **Alejandro F. Herrera, Ph.D.**, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 16-23 for Single Family (SF-10) Homes. This property is located at East 2675 Brand Road. (District 1) (File Z 17-51)