



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 10, 2018 at 7:00 p.m.**

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

A pre-meeting will begin at 6:45 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 November 26, 2018 meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

2. ZONING

- a.** Consideration of the application of **MMA, Inc.**, requesting approval of 1) an amendment to Planned Development (PD) 84-73 District and 2) an amended Concept Plan on a property (a portion of Tract 13) in Planned Development (PD) 84-73 District for Neighborhood Office Uses. This property is located at 4680 North Shiloh Road. (District 7) (File Z 18-47)

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: 12/10/2018

Item Title: Plan Commission Minutes - November 26, 2018

Summary:

Consider approval of Minutes for the November 26, 2018 meeting.

Attachments

Plan Commission Minutes - November 26, 2018 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, November 26, 2018, at 7:00 p.m. in the Council Chambers at the William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

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

STAFF PRESENT

Deputy City Attorney	Brian England
City Secretary	Rene Dowl
Staff	Will Guerin
Staff	Nabiha Ahmed

CALL TO ORDER

Chairman Roberts called the meeting to order and Commissioner Hedrick 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 Williams to **approve** the Consent Agenda as presented, seconded by Commissioner Hedrick, to approve item 1a, 2a and 2b. **Motion carried: 8 Ayes, 0 Nays.** Commissioner Welborn did not vote due to his absence from this meeting.

MINUTES

1a. APPROVED** **Approval** of Minutes for the regular meeting of November 12, 2018.

PLATS

2a. APPROVED** P 18-37 Woodlands Arapaho Addition Final Plat, Lot 1, Block 1

2b. APPROVED** P 18-38 Skillman Circle Addition Replat, Lot 1 and Lot 2, Block 1 of replat of Lot 1 and Lot 4, Block 1, Safeway Addition No 1.

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

- 3a.** Consideration of the application of **Cates-Clark & Associates, LLP**, requesting approval of 1) an amendment to Planned Development (PD) District 03-53 for Freeway Uses, 2) an amended Concept Plan, and 3) a Detail Plan for Dwelling, Multi-Family Uses. The property is located at 3400 Firewheel Parkway. (District 1) (File Z 18-33) (The applicant requests postponement to the December 10, 2018 Plan Commission meeting.)

Motion was made by Commissioner Dalton, seconded by Commissioner Welborn to **deny** the December 10, 2018 postponement request. **Motion carried: 9 Ayes, 0 Nays.**

Motion was made by Commissioner Dalton, seconded by Commissioner Welborn to **deny** the application. **Motion carried: 9 Ayes, 0 Nays.**

- 3b.** Consideration of the application of **Eco Site, LLC.**, requesting approval of a Specific Use Provision for a Commercial Antenna on a property zoned Community Retail (CR) District. The property is located at 1921 North Plano Road. (District 6) (File Z 18-39) (This item was postponed from the October 22, 2018 Plan Commission meeting.)

Representing the applicant, John Gatz, 309 Bamborough Drive, Anna, Texas, 75409, provided an overview of the request. Mr. Gatz elaborated on the varied antenna heights, the request for no expiration date for the Specific Use Provision.

Commissioner Dalton inquired as to whether any propagation maps between the 35-foot and 80-foot high antenna heights had been studied.

Commissioner Hedrick inquired as to the request for no expiration of the Specific Use Provision.

Speaking in opposition:

Dr. Mindy Huynh, 4530 West Buckingham Road, Garland, Texas, 75042

Allie Traylor, 2525 Creighton Drive, Garland, Texas, 75044

Concerns were raised regarding the obstruction of the view from Plano Road, decline of property values, blocking of ambient light, possible health issues from radiation emitted from the cell tower and incapability with the surrounding area.

Motion was made by Commissioner Williams, seconded by Commissioner Ott to close the public and open the case for discussion. **Motion carried: 9 Ayes, 0 Nays.**

Commissioner Williams expressed concern of the fall factor from the tower.

Commissioner Dalton expressed concern over the height of the tower and provided information regarding the fall factor.

Commissioner Ott expressed concern due to the requested location of the cell tower.

Chairman Roberts also expressed concern due to the requested location of the cell tower.

Motion was made by Commissioner Williams, seconded by Commissioner Welborn to **deny** the request per staff recommendation. **Motion carried: 5 Ayes, 4 Nays** from Commissioner Dalton, Hallman, Edwards and Hedrick.

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:50 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 12/10/2018

Item Title: Z 18-47 MMA, Inc. (District 7)

Summary:

Consideration of the application of **MMA, Inc.**, requesting approval of 1) an amendment to Planned Development (PD) 84-73 District and 2) an amended Concept Plan on a property (a portion of Tract 13) in Planned Development (PD) 84-73 District for Neighborhood Office Uses. This property is located at 4680 North Shiloh Road. (District 7) (File Z 18-47)

Attachments

Z 18-47 MMA, Inc. Report and Attachments

Planning Report

File No: Z 18-47/District 7

Agenda Item:

Meeting: Plan Commission

Date: December 10, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) an amendment to Planned Development (PD) 84-73 District and 2) an amended Concept Plan on a property (a portion of Tract 13) in Planned Development (PD) 84-73 District for Neighborhood Office Uses.

LOCATION

4680 North Shiloh Road

APPLICANT

MMA, Inc.

OWNER

Callejo-Botello Foundation, a Charitable Trust

BACKGROUND

The subject property, a 4.68-acre portion of a site identified as Tract 13 in Planned Development (PD) 84-73 District, is part of an approved Concept Plan (Exhibit D) for Neighborhood Office Uses. Planned Development (PD) 84-73 District, along with the Concept Plan, was established in 1984 and requires the approval of a Detail Plan that is in general conformance with the approved Concept Plan prior to any development. However, a Detail Plan has not been adopted and the subject property remains undeveloped.

The applicant proposes an amendment to expand the permitted land uses on the subject property as well as an amended Concept Plan.

SITE DATA

The subject property contains approximately 4.68 acres in area with approximately 270 linear feet of frontage along Arapaho Road and 754 linear feet of frontage along Shiloh Road. Access to the site will be established with the subsequent Detail Plan(s).

USE OF PROPERTY UNDER CURRENT ZONING

With Neighborhood Office as the base zoning for Planned Development (PD) 84-73 District, only those land uses as they are permitted in Neighborhood Office District can currently be developed on the subject property. Furthermore, a Detail Plan, in general accordance with the approved Concept Plan, is required to be approved through a public hearing process prior to the approval and issuance of construction permits.

CONSIDERATIONS

Amendment to Planned Development (PD) 84-73:

1. With the adoption of Planned Development (PD) 84-73, the subject property was deemed an appropriate site for low-intensity to mid-intensity office and professional land uses; thus, regulations were put in place to limit development to those land uses currently permitted in the Neighborhood Office (NO) District. The Planned Development (PD) District on the subject property is proposed to continue to be based on the Neighborhood Office (NO) District; however, the applicant proposes an amendment to expand the permitted land uses to those as listed in Exhibit B. Most of the proposed

additional land uses would be allowed as they are permitted in the Community Retail (CR) District, the exception being Health/Fitness Gym (indoor) and Automobile Repair, Minor which are allowed by right in the Community Retail (CR) District but under the amended Planned Development (PD) would be permitted only with approval of a Specific Use Provision.

It should be noted that with the exception of the subject property, most of the properties at the intersection of North Shiloh Road and Arapaho Road are either zoned for or have developed with Community Retail Uses.

The subject property has adjacency to residential zoned properties along the south property line; however, it is not uncommon for properties developed with Community Retail Uses to be adjacent to residential zoned/developed properties; such land use pattern is appropriate with buffering and screening features which are already stipulated in the Garland Development Code. Furthermore, based on the character of any future development proposal, restrictions as well as buffering/screening requirements can be further bolstered with the review and possible approval of a subsequent Detail Plan(s).

Amended Concept Plan:

2. The subject property is part of an approved Concept Plan which the applicant seeks to amend. The applicant has brought forward an amended Concept Plan (Exhibit C) for the purpose of illustrating the boundaries of the area to which these amendments will apply and to remove a conceptual site layout the applicant no longer finds viable. The following are the most significant changes to the approved Concept Plan:
 - The division of the subject property into three (3) tracts (future platting will be required).
 - The removal of all improvements (e.g. buildings and trees) originally depicted on the approved Concept Plan. These improvements were depicted on the approved Concept Plan strictly to illustrate a general idea on which to base a Detail Plan(s).

A Detail Plan and a plat will be reviewed and approved through a public hearing process prior to the approval/issuance of construction permits on the subject property.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates the subject property as Compact Neighborhood. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas also accommodate uses such as convenience retail (goods and services), office space, and public services.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

North: The properties immediately to the north of the subject property are zoned Planned Development (PD) 99-14 District, Planned Development (PD) 14-09 District and Planned Development (PD) District 02-28; all three Planned Development (PD) Districts are zoned for Community Retail Uses. These properties are developed with self-storage units, a financial institution, a gas station, a shopping center containing a grocery store, retail sales/personal services and a restaurant.

East: The properties to the east are zoned Planned Development (PD) 08-45 District for Community Office Uses; while this property appears to be undeveloped, it is improved with outdoor meditation spaces for the Jain Temple.

South: The properties to the south are zoned Single Family (SF-7) District; these properties are developed with single-family residences.

West: The properties to the west are zoned Planned Development (PD) 13-28 District, Planned Development (PD) 17-40 District, both Planned Development (PD) Districts for Community Retail Uses, and Planned Development (PD) 17-32 District for Community Retail and Multi-Family Uses; these properties are developed with a charter school, dormitories (associated with the charter school) and a restaurant with a drive-through (a Starbucks Coffee is under construction).

STAFF RECOMMENDATION

Approval of the requested as submitted by the applicant.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

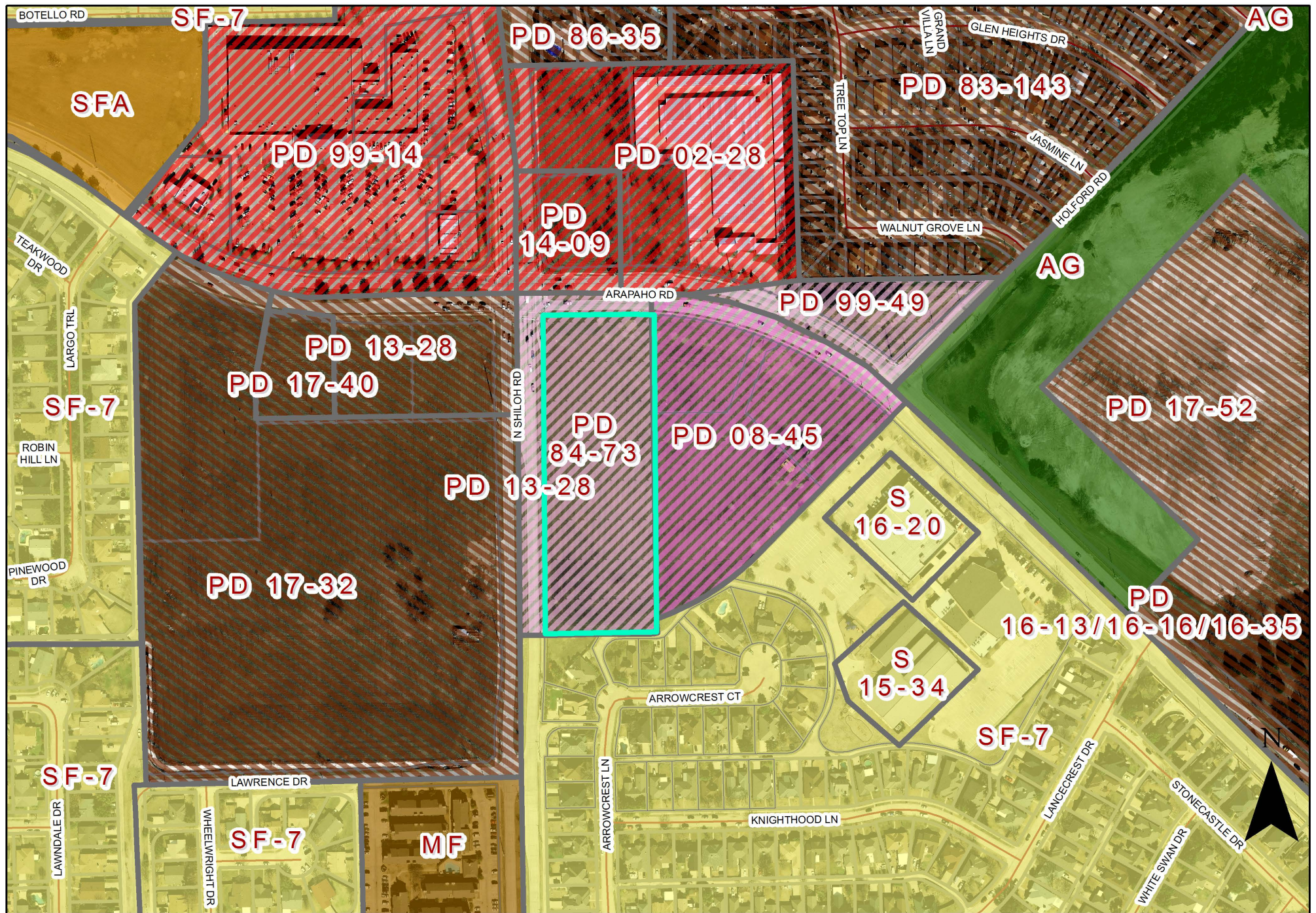
CITY COUNCIL DATE: January 8, 2019

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 150 300 Feet

1 inch = 298 feet

Zoning Map Z 18-47



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-47

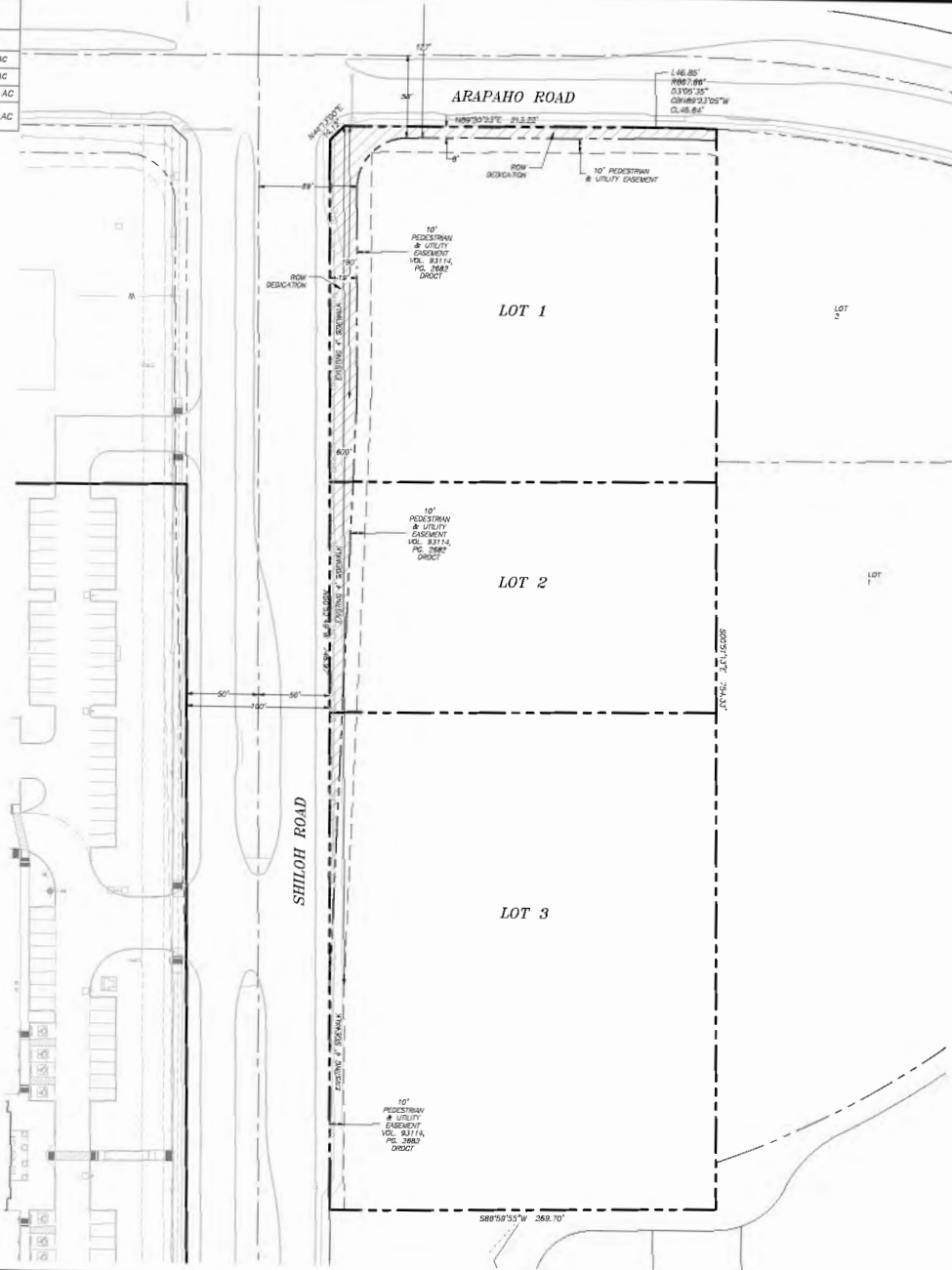
- I. Statement of Purpose:** The purpose of this Planned Development is to allow additional land uses and amend the Concept Plan on the subject property subject to conditions.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance and Planned Development (PD) 84-73 District, except as specifically provided herein.
- III. General Regulations:** All regulations of the Neighborhood Office (NO) District as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) 84-73 District are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Concept Plan:** Exhibit C shall serve as the Concept Plan for subject property.
- V. Detail Plan:** Approval of a Detail Plan through a public hearing process is required prior to any development on any of the lots reflected on the Concept Plan.
- V. Specific Regulations:**
- A. Permitted Land Uses:** Only those land uses as permitted in the Neighborhood Office (NO) District are permitted. Additionally, the following land uses shall be permitted:
- Convenience Facility: Walk-Up Service(P)
 - Fuel Pumps, Retail(S)
 - Automated Teller Machine (ATM)-Drive-Up(P)
 - Learning Center, Specialized(P)
 - School, Business(P)
 - Health & Fitness Gym (indoor)(S)
 - Antique Shop (indoors only)(P)
 - Bakery, Retail(P)
 - Call Center(P)
 - Convenience Store (1,000-5,000sf)(P)
 - Furniture, Household Furnishings and Appliance Sales/Rental(P)

- Grocery/Supermarket (>5,000sf) (P)
- Laundry, Drop-Off (with drive-through or window) (P)
- Laundry, Drop-Off (without drive-through or window) (P)
- Laundry, Self-Serve (Laundromat) (P)
- Personal Services (P)
- Pharmacy (with drive-through or window) (P)
- Pharmacy (without drive-through or window) (P)
- Restaurant (P)
- Restaurant, Drive-Through (S)
- Retail Store (P)
- Studio, Arts/Crafts (P)
- Automobile Repair, Minor (S)

(P) Denotes land use is allowed by right.

(S) Denotes land use is allowed only upon approval of a Specific Use Provision.

ROW DEDICATION			
LOT	AREA	DEDICATION	NET AREA
1	66,891 SF 1.54 AC	6,897 SF	60,034 SF 1.38 AC
2	43,446 SF 0.997 AC	2,014 SF	41,432 SF 0.95 AC
3	93,660 SF 2.15 AC	836 SF	92,824 SF 2.13 AC
TOTAL	203,997 SF 4.68 AC	7,247 SF	196,750 SF 4.51 AC



VICINITY MAP
NO SCALE

NAME
THE SHOPS ON SHILOH

CURRENT ZONING
PD 84-73

PROPOSED ZONING
PD 84-73 AMENDED

OWNER
GALLEJO-BOTELLO FOUNDATION A CHARITABLE TRUST
MR. LEROY BROOKS, SUCCESSOR TRUSTEE
4314 N. CENTRAL EXPRESSWAY
DALLAS, TX 75206

DEVELOPER
2014 REAL ESTATE, INC.
MR. PHILIP LAMARCA, CEO
3405 SPECTRUM BLVD.
RICHARDSON, TX 75082
phil@2014realestate.com

CIVIL ENGINEER / LANDSCAPE ARCHITECT
MMA INC.
519 E. BORDER STREET
ARLINGTON, TEXAS 76010
TEL: 817-469-1671
FAX: 817-374-8757
CONTACT: JACOB SUMPTER, AICP
jsm@mmainc.com

LEGAL DESCRIPTION
BEING A 4.683 ACRE TRACT OF LAND LOCATED IN THE THOMAS MONTGOMERY SURVEY, ABSTRACT NO. 962, IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS

THE SHOPS ON SHILOH
GARLAND, TEXAS
CONCEPT PLAN

mima
Map Information Management Associates, Inc.
Box 100000, Dallas, Texas 75210
817-469-1671
817-374-8757
www.mma-inc.com

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF THOMAS B. BROWN, PLA NO. 3231 ON 12/03/78 AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PROJECT NUMBER: 2108-02-02
PROJECT MANAGER: J. SUMPTER
DRAWN BY: T. BROWN
CHECKED BY: S. COOPER
DATE: 10/23/2018

REV. DATE DESCR. BY

CONCEPT PLAN

SHEET NO: 1
COPYRIGHT © 2018 MMA, INC.



Current PD 84-73 Concept Plan

Z 18-47



View of the subject property, located on the southeast corner of Shiloh and Arapaho.



View of the property across Shiloh, located on the southwest corner of Shiloh and Arapaho.



View of the property across Arapaho, located on the northeast corner of Shiloh and Arapaho.



View of the property across Arapaho, located on the northwest corner of Shiloh and Arapaho.



GARLAND

Plan Commission

3.

Meeting Date: 12/10/2018

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo - January 14, 2019 Attachment



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission

FROM: Kira Wauwie, AICP, and Principal Planner

DATE: December 10, 2018

SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the January 14, 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 **Firewheel Real Estate Development**, requesting approval of an amendment to Planned Development (PD) District 15-09 for Community Retail Uses to allow a 100 square-foot programmable monument sign (49 square feet permitted) and with a height of 15 feet, 4 inches (7 feet permitted). This property is located at 4880 North President George Bush Highway. (District 1) (File Z 18-25)

5. Consideration of the application of **Spiars Engineering, Inc.**, requesting approval of 1) a Master Concept Plan and 2) a Detail Plan for Multi-Family Use on a property zoned Planned Development (PD) District 17-35 for Mixed Uses. This property is located at 1718 Lookout Drive. (District 1) (File Z 18-44)
6. Consideration of the application of **Chandler Signs, LLC, requesting** approval of an amendment to Planned Development (PD) District 16-44 for Mixed Uses to allow an increase to the allowable maximum square footage of signage. This property is located at 7217 Telcom Parkway. (District 1) (File Z 18-45)
7. Consideration of the application of **Kenny Lesiuk**, 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)
8. Consideration of the application of **Extreme Signs**, requesting approval of a reduction in sign setback on property zoned Planned Development (PD) District 82-59 for Retail and Apartment Uses. This property is located at 1350 Northwest Highway. (District 5) (SV 18-04)