



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
November 22, 2021 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.

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

Alternatively, the meeting will be broadcast by webinar at the following URL:
https://garlandtx.zoom.us/webinar/register/WN_ArLRjufRHm3YOYWxOpyTg

After registering, you will receive a confirmation email containing information about joining the webinar.

For those without internet access to the meeting, a dial-in option is available. The toll-free numbers are:

**877-853-5247
888-788-0099**

Additionally, the meeting may be accessed by phone at the following numbers:

**346-248-7799
470-250-9358
470-381-2552**

The Meeting ID is: 967 8031 4369

For participants (online and by phone) who wish to speak on an item on the agenda, you must use the "raise hand" feature in order to be recognized.

Those joining the meeting by phone may press *9 to raise your hand. After speaking, please re-mute your phone by pressing *6.

Public Comments

Whether you are attending the meeting in-person or via webinar, you are invited to offer a comment or make a statement on any item on the agenda as that item is called. Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Chairman as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes.

REGISTRATION: If you are attending the meeting via webinar, Registration for the webinar will be required for any citizen wishing to speak. If you choose to speak via the webinar, you must use the "raise hand" feature in order to be recognized.

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

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

If the Plan Commission adjourns into executive session during this meeting, the executive session will be conducted by teleconference between and among the members of the Plan Commission and relevant City staff. Public access to that call is prohibited by

State law.

CONSENT AGENDA

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

1. MINUTES

- a.** Consider approval of the Plan Commission Minutes for the November 11, 2021 meeting.

2. PLATS

- a.** P 21-33 Routh Terrace Replat

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 **AJ Real Estate Investments, LLC**, requesting approval of a Change in Zoning from Planned Development (PD) District 69-31 for Community Retail Uses and Planned Development (PD) District 86-26 for Community Office Use to Community Retail (CR) District. This property is located at 1640 and 1680 Eastgate Drive. (District 5) (File Z 21-43)

4. ADJOURN

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 11/22/2021

Item Title: Plan Commission Minutes for November 11, 2021

Summary:

Consider approval of the Plan Commission Minutes for the November 11, 2021 meeting.

Attachments

Plan Commission Minutes for November 11, 2021

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Thursday, November 11, 2021, at 7:00 p.m., in the Council Chambers at the William E. Dollar Municipal Building (City Hall), with the following members present:

COMMISSION PRESENT

Chair
2nd Vice-Chair
Commissioner
Commissioner
Commissioner
Commissioner

Scott Roberts
Douglas Williams
Julius Jenkins
Stephanie Paris
Margaret Lucht
Mike Rose

STAFF PRESENT

Recording Secretary
Sr. Assistant City Attorney
Planning Director
Development Planner

Tracy Allmendinger
Stephen Hines
Will Guerin
Kimberly Hopkins

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chair Roberts read those items into the record. **Motion** was made by Commissioner Rose to **approve** the Consent Agenda as presented, seconded by Commissioner Williams. **Motion carried: 6 Ayes, 0 Nays.**

MINUTES

- 1a. APPROVED**** Consider approval of the Plan Commission Minutes for the October 25, 2021 meeting.

ZONING

2a. APPROVED Consideration of the application of **Kimley-Horn**, requesting approval of an amendment to Planned Development (PD) District 17-37 to allow additional Single-Family Detached Homes. This property is located at 1902 Patterson Lane. (District 6) (File Z 21-38 - Zoning)

The applicant Bryce Eckeberger, 3907 Wichita Trail, Flower Mound, TX, provided an overview of the request and remained available for questions.

There was a brief discussion between the applicant and the Commission.

Motion was made by Commissioner Paris to close the public hearing and **approve** the request. Seconded by Commissioner Jenkins. **Motion carried: 6 Ayes, 0 Nays.**

2b. APPROVED Consideration of the application of **Kimley-Horn**, requesting approval of a Detail Plan for Single-Family Detached Homes on a property zoned Planned Development (PD) District 17-37. This property is located at 1902 Patterson Lane. (District 6) (File Z 21-38 - Detail Plan)

Motion was made by Commissioner Paris to **approve** the request. Seconded by Commissioner Jenkins. **Motion carried: 6 Ayes, 0 Nays.**

MISCELLANEOUS

3a. APPROVED** Consideration and possible recommendation to re-adopt the 2016 Water and Roadway Impact Fee Study: Land Use Assumptions, Roadway and Water Impact Fee CIP, and Maximum Fee.

There was a brief discussion among the Plan Commission regarding the increase of fees. There was discussion regarding increasing the collection rate for multi-family developments.

Motion was made by Commissioner Jenkins to **approve** the request. Seconded by Commissioner Lucht. **Motion carried: 6 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:15 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 11/22/2021

Item Title: P 21-33 Routh Terrace Replat Report

Summary:

P 21-33 Routh Terrace Replat

Attachments

P 21-33 Routh Terrace Replat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 21-33/District 2

Agenda Item:

Meeting: Plan Commission

Date: November 22, 2021

REPLAT

Routh Terrace Replat

LOCATION

201 and 205 Casalita Drive

ZONING

Single-Family-7 (SF-7) District

NUMBER OF LOTS

1

ACREAGE

0.351

BACKGROUND

The applicant requests approval of a Replat. The purpose of the Replat is to create one (1) lot to construct a parking lot for the church building.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

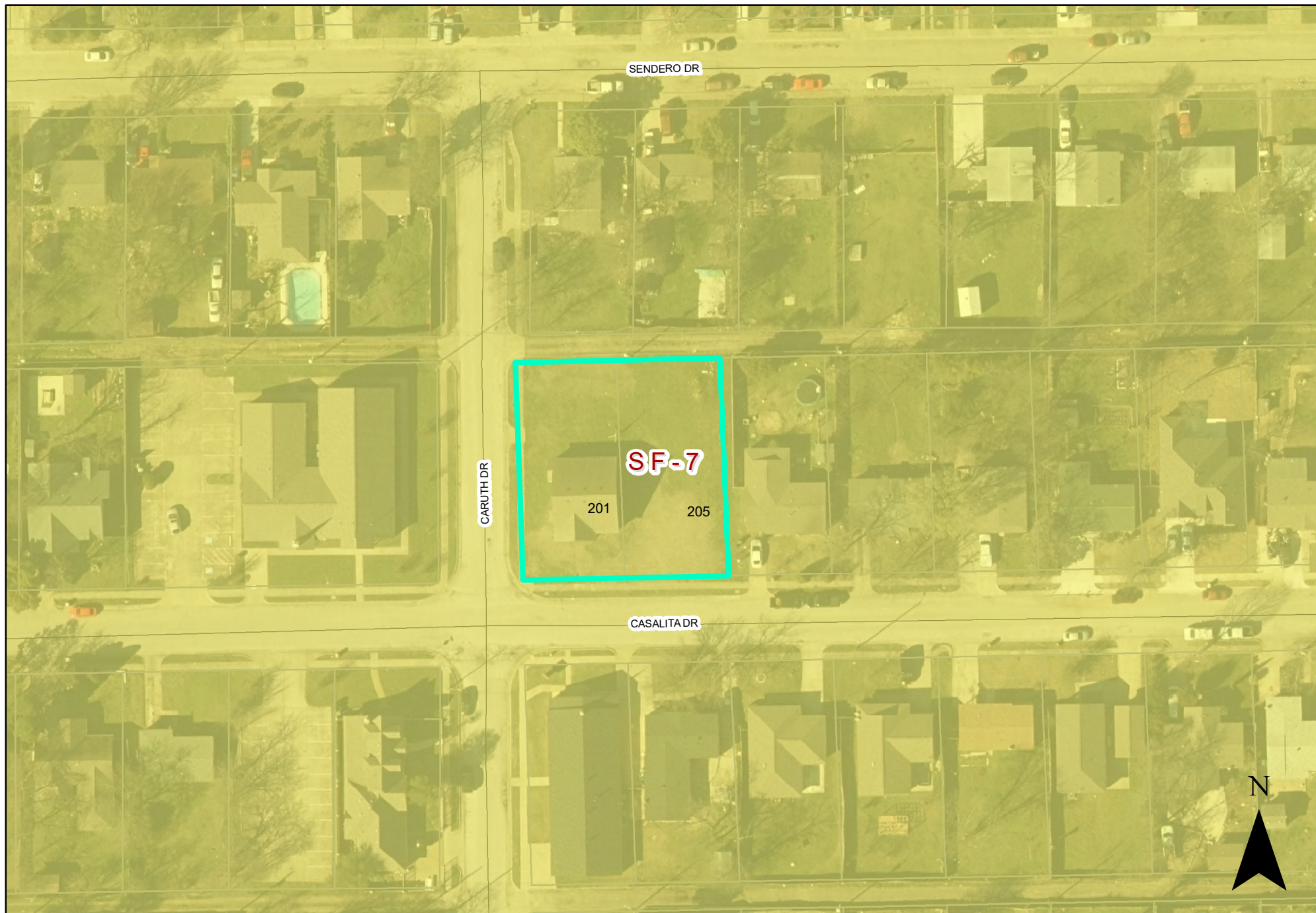
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 40 80 Feet

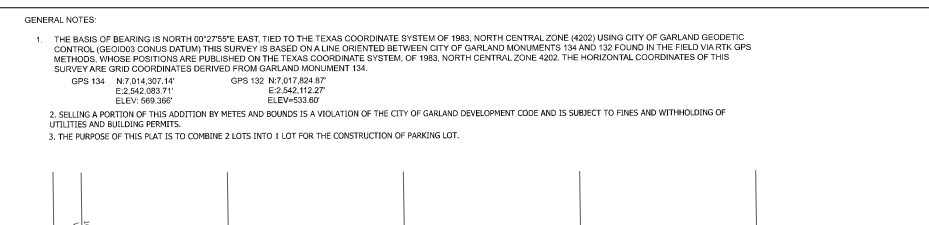
1 inch = 73 feet

PLAT MAP P 21-33

201 and 205 Casalita Drive



INDICATES AREA
OF REQUEST

[illegible]

7.016,741 SE
 25.43217,35°
 2° 00' 00" (P360)
 UNREADABLE

15' ALLEY R.O.W.
 VOL. 19, PG. 215 M.R.D.C.T.
 120.00'

(M)N 89°09'09" E
 (P360)

10' X 10' VISIBILITY, ACCESS & MAINTENANCE EASEMENT

2" METAL FENCE POST AT CORNER (P360)

1/2" IR
 IN CORNER BEARS NORTH 0.32° (P360)

[illegible]

CASALITA DRIVE (VARIABLE WIDTH RIGHT-OF-WAY) VOL. 19, PG. 215 M.R.D.C.T.			
(P)760 LOT 33 S (J212) S	(P)602 BLOCK D ROUGH TERRACE ADDITION NO.1 VOL. 19, PG. 215 M.R.D.C.T. LOT 32 S (J212) S	(P)602 LOT 31 (P) J212 S	(P)602 LOT 30 SURVEYOR'S AFFIRMATION: I, William Davis Finney, a Registered Professional Land Surveyor, licensed under the laws of the State of Texas, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey as shown to me by the said owner, and that the same was prepared during field operations and other reliable documentation; and that the Rules and Regulations of the Texas Board of Professional Engineering and Land Surveying, Chapter 212, and the City of Garland Development Code, Chapter 212, and the City of Garland Development Ordinance, Chapter 212, have been followed in the preparation of the same, and that the digital data representation of this Signed Final Plat, PRELIMINARY FILING This document shall remain valid until the day _____ Dated this ____ day of _____, 20____.
WILLIAM DAVIS FINNEY Texas Registered Professional Land Surveyor No. 3941 Data Land Services, T&B P.L.L.S. Firm No. 10183900 15044 Plantation Ridge Torrey, Texas 75126 Office 972-564-6166 email orders@datalandservices.com			
STATE OF TEXAS § COUNTY OF _____ §			

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the _____ of _____, and acknowledged to me that he executed the foregoing instrument and acknowledged to me that he executed the same and under the authority therein expressed. Given under my hand and seal of office this _____ day of _____, 20____.

_____, Notary Public for and in the State of Texas

My commission expires: _____

THIS TRACT LIES WITHIN ZONE "X" (UNGRADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED MAPS, MAP NUMBER 18-030200E, EFFECTIVE DATE JULY 07, 2014. THE FLOOD STATION FLOODS DOES NOT IMPACT THE PROPERTY AND/OR STRUCTURES THEREIN WILL BE FREE FROM FLOODING OR FLOOD DAMAGE OR RISK OF OCCURRENCE. AFTER THE FLOODS GO AWAY AND WILL BE FREE FROM FLOODING OR FLOOD DAMAGE OR RISK OF OCCURRENCE. THIS FLOOD STATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SUPERVISOR.

Emil: JVA/

That, Oasis Christian Church of Taylor, Inc. is 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 **ROUTH TERRACE REPLAT OF LOTS 1 & 2, BLOCK F, LOT 1R, BLOCK F**, an addition to the City of Garland, Dallas County, Texas and does hereby declare, in fee simple and to the public use forever, any streets and alleys shown thereon and does hereby dedicate to the public use for the purposes intended. All easements shown thereon for the purposes intended. This plat shall be of use to all public and private utilities, without limitation, using or desiring to use the same for the purposes intended. However, notwithstanding any other language contained herein to the contrary, any and all activities within easement areas of third-party utilities shall not interfere with the City of

[illegible]

BY: Oasis Christian Church of Tudor, Inc.

STATE OF _____ §
 & COUNTY OF _____ §

My commission expires: _____

By the State of Texas, affirm that this
 tion, evidence collected on the

VIEW ONLY.
NOT BE RECORDED.

REPLAT

BEING A REPLAT OF LOTS 1 & 2, BLOCK F OF
ROUTH TERRACE ADDITION NO. 1 REVISED

State of Texas
ENGINEER: OWNER: Surveyor:
CITY CASE NO. 210727-3 Data Land Services

2020-09-23-2021-09-23
 Garland, Tx 76574
 Phone: 972-278-2948
 Email: orders@datalandservices.com
 Website: www.dataland.com
 Fax: 972-278-2948
 Cell: (361)-658-2318
 Email: orders@datalandservices.com
 Job# 21-2641
 Map September 22, 2021
 Scale 1"=30'
 Sheet 1 of 1



GARLAND

Plan Commission

3. a.

Meeting Date: 11/22/2021

Item Title: Z 21-43 AJ Real Estate Investments, LLC (District 5)

Summary:

Consideration of the application of **AJ Real Estate Investments, LLC**, requesting approval of a Change in Zoning from Planned Development (PD) District 69-31 for Community Retail Uses and Planned Development (PD) District 86-26 for Community Office Use to Community Retail (CR) District. This property is located at 1640 and 1680 Eastgate Drive. (District 5) (File Z 21-43)

Attachments

Z 21-43 AJ Real Estate Investments, LLC Report and Attachments

Z 21-43 AJ Real Estate Investments, LLC Responses

Planning Report

File No: Z 21-43/District 5

Agenda Item:

Meeting: Plan Commission

Date: November 22, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Planned Development (PD) District 69-31 for Community Retail Uses and Planned Development (PD) District 86-26 for Community Office Use to Community Retail (CR) District.

LOCATION

1640 and 1680 Eastgate Drive

APPLICANT

AJ Real Estate Investments, LLC.

OWNER

AJ Real Estate Investments, LLC.

BACKGROUND

The applicant requests approval of a Change in Zoning from Planned Development (PD) District 69-31 for Community Retail Uses and Planned Development (PD) District for Community Office Use to Community Retail (CR) District to use the existing building for retail and restaurant uses.

SITE DATA

The subject site contains approximately 3.52 acres. The site has approximately 393 lineal feet of frontage along Lyndon B. Johnson Freeway and Marketplace Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The existing building is within two zoning districts: Planned Development (PD) District 86-26 for Community Office (CO) Uses and Planned Development (PD) District 69-31 for Community Retail Uses. Planned Development (PD) District 69-31 allows restaurants without drive-through and retail uses; however, Planned Development (PD) District 86-26 allows retail stores as "Limited Uses".

Limited Use, as indicated in Ordinance 3237, applies to certain service and retail uses. Limited Uses shall be contained within the building or complex and shall not have an exterior access facing a public street and shall not have exterior on site advertising or signs.

The applicant intends to add wall signage and have exterior access facing the street. Therefore, a zoning change to Community Retail (CR) District is necessary.

CONSIDERATIONS

Change in Zoning

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Detail Plan approval to commence or direct development. A Change in Zoning is not intended to restrict uses or secure

development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.

2. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) district must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.
3. The GDC provides the tools to ensure that development standards which promote efficient use of land and resources and which are supportive of the policies of the Comprehensive Plan are incorporated into site development, including but not limited to building and site design.
4. The intent of the request is to renovate the existing building for restaurants without drive-through and retail uses. The building footprint and parking layout will remain the same. In addition, the current site configuration complies with the development standards in the Community Retail (CR) District.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property Community Centers. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers

The proposed uses are compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across Marketplace Drive, are zoned Planned Development 06-37 for Community Retail Uses and Planned Development (PD) District 18-13 for Multi-Family Uses; the land zoned for Planned Development (PD) District 06-37 is developed with a Grocery Store and the land zoned for Planned Development (PD) District 18-13 is currently unimproved. The property to the east is zoned Planned Development (PD) District 08-36 for Community Retail Uses; this property is developed with a restaurant. The properties to the south, across Lyndon B. Johnson Freeway, are in the City of Dallas. The property to the west is zoned Planned Development (PD) District 69-31 for Community Retail Uses; this property is developed with a higher education facility.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Planned Development (PD) District 69-31 for Community Retail Uses and Planned Development (PD) District 86-26 for Community Office Use to Community Retail (CR) District.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Photos

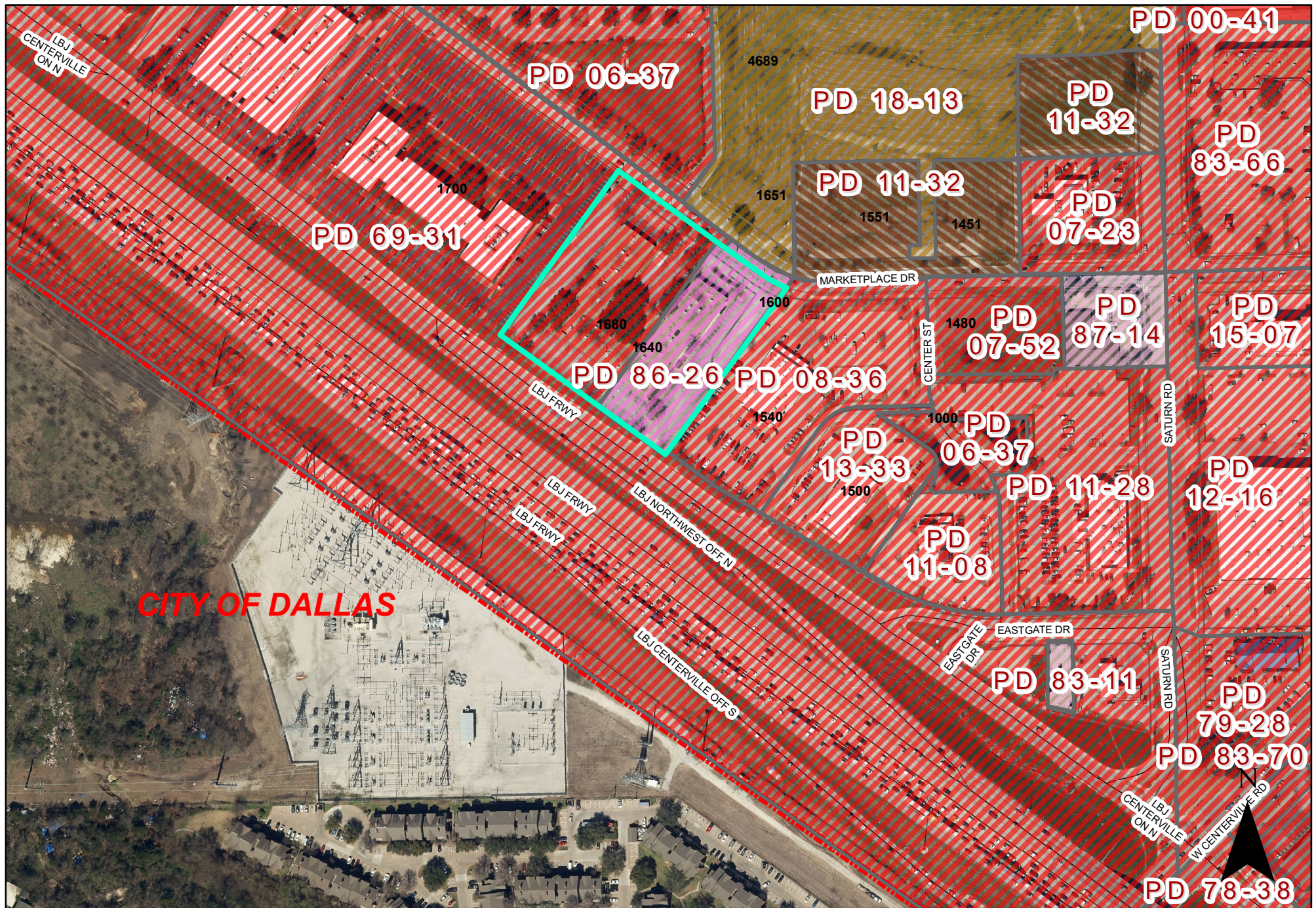
CITY COUNCIL DATE: December 14, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 160 320 Feet
1 inch = 244 feet

LOCATION MAP Z 21-43

1640 and 1680 Eastgate Drive



INDICATES AREA
OF REQUEST

Z 21-43



View of the subject property from LBJ Freeway



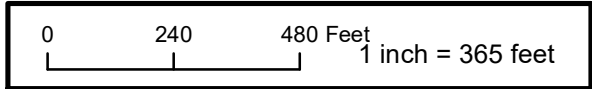
Looking east of the subject property



Looking south of the subject property



Looking west of the subject property



1640 and 1680 Eastgate Drive

■ INDICATES AREA OF REQUEST ○ INDICATES NOTIFICATION AREA

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-43	November 22, 2021	December 14, 2021	Nabiha Ahmed

AJ Real Estate Investments, LLC. The applicant proposes to rezone the property to use the existing building for retail and restaurant uses. This site is located at 1640 and 1680 Eastgate Drive. (District 5)

Dr. Melinda Reagan

11/16/2021
10:44:15 PM

For

Amberton University,
1700 Eastgate Drive
Garland
TX
United States
75041

mreagan@amberton.edu

972-279-6511 ext 122

We are in favor of this zoning change. This property has a number of large, beautiful live oak trees and red oak trees among others. We would respectfully ask that as many of these trees as possible be integrated into the design and renovation of the property (especially the red oak tree at the northeast corner adjacent to Marketplace.) These trees add an element of beauty to the I 635 corridor, which is very much needed. We wish the Macias family much success in this development.