



# **GARLAND**

## **NOTICE OF MEETING CITY OF GARLAND, TEXAS**

**PLAN COMMISSION**  
City Hall, Work Session Room  
William E. Dollar Municipal Building  
200 N. Fifth Street  
Garland, Texas  
September 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 the August 27, 2018 Plan Commission meeting minutes.

## **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 near the entrance to the Work Session Room). 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 **Cates-Clark & Associates, LLP**, requesting approval of 1) Amendments to Planned Development (PD) 03-53, and 2) a Detail Plan for Dwelling, Multi-Family Uses. This property is located at 3400 Firewheel Parkway. (District 1) (File Z 18-33) (The applicant requests postponement to the October 8, 2018 Plan Commission meeting.)

### **3. MISCELLANEOUS**

- a.** Election of Officers

### **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:** 09/10/2018

**Item Title:** Plan Commission Minutes - August 27, 2018

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**Summary:**

Consider approval of the August 27, 2018 Plan Commission meeting minutes.

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**Attachments**

Plan Commission Minutes - August 27, 2018 Attachment

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## Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, August 27, 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      |
| Secretary            | Tracy Allmendinger |
| Staff                | Will Guerin        |
| Staff                | Kira Wauwie        |
| Staff                | Nabiha Ahmed       |
| Staff                | Denise Phillips    |

### 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 Williams to **approve** the Consent Agenda as presented, seconded by Commissioner O'Hara, to approve items 1a and 2a. **Motion carried: 9 ayes, 0 Nays.**

### MINUTES

**1a. APPROVED\*\***      **Approval** of Minutes for the regular meeting of August 13, 2018.

**2a. APPROVED\*\***      P 18-24 Woodlands Addition Final Plat

## ITEMS FOR INDIVIDUAL CONSIDERATION

### ZONING

#### 3a. APPROVED

Consideration of the application of **Kimley-Horn**, requesting approval of a Specific Use Provision for an Electric Substation use on a property zoned Planned Development (PD) District 17-35 for Mixed Use. This property is located at 1613 Lookout Road. (District 1) (File Z 18-27)

Chairman Roberts inquired as to the location choice of the proposed Electric Substation.

Representing the applicant, Hugo Morales, 801 Church Street, Fort Worth, Texas 76102, elaborated on the location choice of the proposed Electric Substation due to limited frontage, transmission easement and drainage issues.

**Motion** was made by Commissioner Dalton, seconded by Commissioner Hallman to **approve** the request. **Motion carried: 9 Ayes, 0 Nays.**

#### 3b. APPROVED

Consideration of the application of **Spiars Engineering, Inc.**, requesting approval of 1) a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Uses; and 2) a Concept Plan as a prelude to a required Detail Plan to be filed and reviewed at a later date for Dwelling, Single-Family. The property is located at 3000 South Country Club Road. (District 3) (File Z 18-37)

Principal Planner, Kira Wauwie, presented information for this item.

Representing My Possibilities, Michael Thomas and Charmaine Soloman, 3601 Maple Shade, Plano Texas 75024 provided an overview of the request. Mr. Thomas further provided additional information regarding square footage of the residential homes, minimum square footage for residential homes and increased lot coverage.

Mr. Thomas addressed the concerns of the residents. He stated My Possibilities will continue to keep the residents involved as the development progresses. Additionally, through development they intend to retain as many trees as possible. Mr. Thomas addressed questions regarding the buffer zones, proposed trails, lot sizes and coverage, drainage concerns, development costs, and traffic issues.

Mr. Thomas also clarified My Possibilities is a non-profit organization.

Commissioner Dalton inquired as to the anticipated square footage for an SF-8 residential home and the minimum square footage of the residential homes.

Commissioner Hallman requested clarification on the increased lot coverage.

Chairman Roberts provided clarification regarding the Tree Mitigation Plan and proposed lot sizes.

Citizens speaking in support of the request:

Helen Partain, 3016 Bluffview, Garland, Texas 75043  
Mark Ulrich, 2110 Lane, Garland, Texas 75043  
Jerry Carter, 2725 Country Valley Road, Garland, Texas 75043  
Jerry Reynolds, 2125 Shari, Garland, Texas 75043  
Rick Barrett, 9 Winding Creek, Garland, Texas 75043  
Rachel Hopkins, 2821 Club Meadow, Garland, Texas 75043  
Robert "Bob" Schwarz, 3 Knightsbridge Court, Garland, Texas 75043  
William Sefzik, 414 Edgemere Drive, Garland, Texas 75043  
Wesley Johnson, 3007 Bluffview Drive, Garland, Texas 75043  
John Pelletier, 2901 Bluffview Drive, Garland, Texas 75043  
Kendra Walden, 2610 Northridge, Garland, Texas 75043

Residents conveyed the need for the development of this site. Concern was expressed as its current state it is a wildfire hazard. Residents also support the My Possibilities program and the proposed amenities.

Citizens speaking in opposition of the request:

Jan McCorstin, 3306 South Country Club Road, Garland, Texas 75043  
Larry Cole, 2910 Bluffview Drive, Garland, Texas 75043  
Benny Watkins, 1825 Eastern Hills Drive, Garland, Texas 75043  
Brandy Currence, 1610 Caddy's Circle, Garland, Texas 75043  
Michael Johnston, 2201 Shari Lane, Garland, Texas 75043  
Susan Wehe, 2906 South Country Club Road, Garland, Texas 75043  
Kenneth Daniel, 2904 Bluffview, Garland Texas 75043  
Lieu Vuong, 3210 South Country Club Road, Garland, Texas 75043  
Dziem Nguyen, 2926 South Country Club Road, Garland, Texas 75043  
Janet Schwarz, 1914 Nancy Jane, Garland, Texas 75043  
Gary Schwarz, 1914 Nancy Jane, Garland, Texas 75043  
Tammy Chambers, 1522 Colonel, Garland, Texas 75043  
Glynn Raymer, 3316 South Country Club, Garland, Texas 75043  
Bud Carmichael, 16 Winding Creek Trail, Garland, Texas 75043,  
Andrea Raye, 2905 Club Meadow Drive, Garland, Texas 75043

Residents raised concerns regarding loss of pastoral views, property values, residential home and lot sizes, absence of

amenities, traffic concerns, drainage issues, construction noise, displacement of wildlife, need for increased buffer zones, proposed location, and safety concerns for the existing neighborhood.

Citizens also asked who will be maintaining the vacant lots and median space.

Stephen Stanley, 3918 Larkin Lane, Garland, Texas 75043 expressed the need to clearly state the percentages of the proposed home sizes and amenities.

Fred Treffinger, 1829 Eastern Hills, Garland, Texas 75043, inquired as to the removal of existing trees on the subject property.

Citizens registering their position in support of the request, but did not speak:

Lindsey Figelman, 1330 Surrey Court, Garland, Texas 75043  
Brenda Cornell, 2102 Shari Lane, Garland, Texas 75043  
Cindy Giles, 14 Winding Creek Trail, Garland, Texas 75043  
Lana Springer, 2101 Shari Lane, Garland, Texas 75043  
Jan Hopkins, 2837 Country Club Parkway, Garland, Texas 75043  
Thomas J. Hopkins, 2837 Country Club Parkway, Garland, Texas 75043  
Darlene Bright, 20 Winding Creek Trail, Garland, Texas 75043  
Michael Bright, 20 Winding Creek Trail, Garland, Texas 75043  
Brad Springer, 2101 Shari Lane, Garland, Texas 75043  
Obi Chunkwumah, 1802 Redcliff Court, Garland, Texas 75043

Citizens registering their position in opposition of the request, but did not speak:

Williams Foster, 3 Winding Creek Trail, Garland, Texas 75043  
Pamela Rucker, 2829 S. Country Club Road, Garland, Texas 75043  
Jeffrey Rucker, 2829 S. Country Club Road, Garland, Texas 75043  
Becky Barker, 1810 Eastern Hills Drive, Garland, Texas 75043  
Julia Foster, 3 Winding Creek Trail, Garland, Texas 75043  
Allen McCorstin, 3306 South Country Club Road, Garland, Texas 75043  
Sharon Cole, 2910 Bluffview Drive, Garland, Texas 75043  
Henry Whalen, 2905 Club Meadow Drive, Garland, Texas 75043  
Terry Barker, 1810 Eastern Hills Drive, Garland, Texas 75043  
Leroy and Tammy Oslee, (no address provided)

Commissioner Hedrick requested clarification regarding the lot sizes and the number of the smaller houses.

Chairman Roberts stated a Homeowners Association would be required and maintenance of the green space would be the responsibility of the Homeowners Association and requested to review the Traffic Report.

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

Commissioner Dalton requested the maker of the motion that the applicant state in their proposal the percentages of the house sizes prior to the Detail Plan and spoke in favor of the request.

Commissioner Hedrick concurred with the sentiments of Commissioner Dalton and supports moving the Concept Plan forward through the process.

Commissioner Williams requested the Commission be provided the Traffic Report with the Detail Plan submittal.

Chairman Roberts would like it noted that the aforementioned recommendations as well as the optional and required amenities should be addressed as the case moves forward to City Council.

**Motion** was made by Commissioner Edwards, seconded by Commissioner Hedrick to approve the request per staff recommendation, with the aforementioned recommendations. **Motion carried: 9 Ayes, 0 Nays.**

## ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 9:49 p.m.

**City of Garland, Texas**

**Approved:**

\_\_\_\_\_  
Chairman

**Attested:**

\_\_\_\_\_  
Secretary



## GARLAND

### Plan Commission

2.a.

**Meeting Date:** 09/10/2018

**Item Title:** Z 18-33 Cates-Clark & Associates, LLP (District 1)

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#### Summary:

Consideration of the application of **Cates-Clark & Associates, LLP**, requesting approval of 1) Amendments to Planned Development (PD) 03-53, and 2) a Detail Plan for Dwelling, Multi-Family Uses. This property is located at 3400 Firewheel Parkway. (District 1) (File Z 18-33) (The applicant requests postponement to the October 8, 2018 Plan Commission meeting.)

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#### Attachments

Z 18-33 Cates-Clark & Associates, LLP Postponement Memo

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# ***Planning Report***

**File No: Z 18-33/District 1**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: September 10, 2018**



**GARLAND**  
TEXAS MADE HERE

## **REQUEST**

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

## **LOCATION**

3400 Firewheel Parkway

## **APPLICANT**

Cates-Clark & Associates

## **OWNERS**

Valley Creek/State Highway 190 Partners  
L & S Land Company, Ltd

During the August 13, 2018 Plan Commission meeting, the Commission postponed this case to September 10, 2018, with comments regarding building design, connectivity and the maximum number of units and related density. Subsequently, the applicant submitted a request to postpone the request to the October 8, 2018 Plan Commission meeting.



GARLAND

**Plan Commission**

**3.a.**

**Meeting Date:** 09/10/2018

**Item Title:** Election of Officers

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**Summary:**

Election of Officers

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**GARLAND**

**Plan Commission**

**4.**

**Meeting Date:** 09/10/2018

**Item Title:** Future Cases Memo - September 24, 2018

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**Summary:**

**ADJOURN**

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**Attachments**

Future Cases Memo - September 24, 2018

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# **GARLAND**

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## **PLANNING & COMMUNITY DEVELOPMENT**

### **MEMORANDUM**

**TO:** Chairman Roberts and Members of the Plan Commission  
**FROM:** Kira Wauwie, AICP, Principal Planner  
**DATE:** September 10, 2018  
**SUBJECT:** New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the September 24, 2018 Plan Commission meeting.

### **PLATS**

1. Newman Addition, Lots 1R and 2R, Block 1 Replat

### **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 **Evergreen Basswood Senior Community, L.P.**, requesting approval of 1) an amendment to Planned Development (PD) District 02-38 for Mixed Use to allow an Elder Care – Independent Living Use and 2) a Detail Plan for Elder Care – Independent Living Use. This property is located at 1901 Highway 66. (District 1) (File Z 18-11)

4. Consideration of the application of **Evergreen Garland Senior Community, L.P.**, requesting approval of 1) a Change in Zoning from Commercial Office (CO) District to Planned Development (PD) District for Community Office (CO) District Uses and Elder Care – Independent Living Use and 2) a Detail Plan for Elder Care – Independent Living Use. This property is located at 1102 North Shiloh Road. (District 8) (File Z 18-12)
5. Consideration of the application of **Pankaj Patel**, requesting approval of 1) an amendment to Planned Development (PD) District 03-53 and PD 12-36 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)
6. Consideration of the application of **Firewheel Real Estate Development**, requesting approval of an amendment to Planned Development (PD) District 15-09 for Community Retail Use 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)
7. Consideration of the application of **Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 85-50 for Shopping Center Uses to allow Dwelling, Multi-Family Use and 2) a Detail Plan for Dwelling, Multi-Family Use. This property is located at 2200 West Campbell Road. (District 7) (File Z 18-32)
8. Consideration of the application of **Spiars Engineering, Inc.**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 89-30 for Shopping Center Uses. This property is located at 617 North Jupiter Road. (District 6) (File Z 18-34)
9. Consideration of the application of **Via Bayou, Inc.**, requesting approval of 1) change in zoning from Community Retail (CR) District, Agriculture (AG) District, and Single-Family-10 (SF-10) District to a Planned Development (PD) District for a Recreational Vehicle Park Use; and 2) a Detail Plan for a Recreational Vehicle Park. This property is located at 1233 East Interstate Highway 30 and 3926 & 4213 Zion Road. (District 3) (File Z 18-36)
10. 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. This property is located at 1921 North Plano Road. (District 6) (File Z 18-39)
11. Consideration of the application of **City of Garland**, requesting approval of a Change in Zoning from PD 77-08 for Community Retail Use, PD 83-12 for Community Retail Use, 86-15 for Community Retail Use to Community Retail (CR) District and Single-Family SF-5 District. This property is located between Broadway Boulevard, Little Lane, and Robin Road and is known as “The Triangle”. (District 4) (File Z 18-40)
12. Consideration of the application of **Kimley-Horn & Associates, Inc.**, requesting approval of a Concept Plan for Multi-Family Use and Community Retail Use on a

property zoned Planned Development (PD) District 12-41 for Mixed Use. This property is located at 6501 North George Bush Highway. (District 7) ( File Z 18-41)