



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
August 27, 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 5:45 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 13, 2018 Plan Commission meeting minutes.

2. PLATS

- a. P 18-24 Woodlands Addition Final Plat

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 **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)
- b. 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)

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: 08/27/2018

Item Title: Plan Commission Minutes - August 13, 2018

Summary:

Consider approval of the August 13, 2018 Plan Commission meeting minutes.

Attachments

Plan Commission Minutes - August 13, 2018 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, August 13, 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	Josue De La Vega

CALL TO ORDER

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

CONSENT AGENDA

MINUTES

1a. APPROVED **Approval** of Minutes for the regular meeting of July 9, 2018.

Motion was made by Commissioner Williams, seconded by Commissioner Edwards to **approve** the minutes of the July 9, 2018 meeting. **Motion carried: 8 Ayes, 0 Nays.** Commissioner Hallman did not vote due to his absence from this meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. APPROVED Consideration of the application of **Dinh Nguyen**, requesting approval of a Zoning Change from Agricultural (AG) District to

Community Retail (CR) District. This property is located at 2105 Crist Road. (District 8) (File Z 18-28)

Speaking in opposition, Bill Maynard, 2202 Limestone Lane, Garland, Texas 75040, expressed concern with the potential increase of traffic, possible decrease in home values, and the possible development of a convenience store.

The applicant Dinh Nguyen, 2604 Edge View Ct., Richardson, Texas 75082 stated the proposed development is to be a medical office and retail uses.

Commissioner Ott spoke in support of the request.

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

3b. APPROVED

Consideration of the application of **Huckabee**, requesting approval of 1) Amendments to Planned Development (PD) 94-53 for Single-Family-7 Uses and 2) a Detail Plan for Athletic Events Facility, Indoor. This property is located at 2585 Firewheel Parkway. (District 1) (File Z 18-30)

The applicant, Heather Barksdale, 3508 Glenhaven Drive, Sachse, Texas 75040 provided additional information regarding the orientation choice of the building, and the proposed landscaping plan.

Commissioner Hedrick asked the applicant of the possible addition of landscaping on the south side of the subject property.

Chairman Roberts questioned the applicant on the location of the pedestrian walkway and proposed adding landscaping to soften the rear of the building due to the large amount of concrete.

Residents speaking in support of the request:

Jesus B. Ytem, 2618 Brittany Drive, Garland, Texas 75040
Residents speaking in opposition of the request:

David Permenter, 2414 Roberta Court, Garland, Texas 75040
Josh Lamb, 2402 Roberta Court, Garland, Texas 75040
C Mori Permenter, 2414 Roberta Court, Garland, Texas 75040
Laureen B. Potter, 2625 Brittany Drive, Garland, Texas 75040

Raised concerns regarding the refuse location, lighting glare into the neighborhood. There was also concern raised with the lack of a screening wall in the proposal. There was also a request for additional information regarding the traffic flow into and out of the subject property.

Residents registering their position in support:

Bob Duckworth, 909 Wakefield, Garland, Texas 75040
Charlotte Moody, 1806 Valley Glen Court, Texas 75040

Commissioner Williams inquired to the possible relocation of the refuse container.

Motion was made by Commissioner Hedrick, seconded by Commissioner Hallman to close the public and open the case for discussion. **Motion carried: 8 Ayes, 0 Nays.**

Commissioner Hedrick spoke in support of the request; however, proposed the refuse container be relocated.

Chairman Roberts and Commissioner Ott spoke in support of requiring a screening wall.

Commissioner Hallman spoke in opposition of requiring a screening wall.

Motion was made by Commissioner Hedrick, seconded by Commissioner Williams to **approve** the application with the relocation of the refuse container and addition of a six (6) foot screening wall. **Motion carried: 7 Ayes, 1 Nay** by Commissioner Hallman. Commissioner Dalton recused himself from this case.

3c. APPROVED

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, Daniel Stewart, 14800 Quorum Drive, Ste. 200, Dallas, Texas 7524, provided clarification of the proposed requests and remained available for questions. Mr. Stewart stated there would be no additional extension of Town Center Boulevard or access to the extension at this time and provided additional information regarding the tract being developed at this time.

Commissioner Dalton asked if the applicant would be providing access for the property to the east of the subject property and inquired as to limiting the number of units in the total tract.

Chairman Roberts inquired as to the choice in developing the middle tract, spoke against removing the unit cap and restricting the property access east of the subject site.

Commissioner Hallman asked if the extension of Town Center Boulevard could be a private road or developed into an easement.

Commissioner Edwards spoke in concern of the potential total number of apartments.

Mike Dyer, PO Box 92908, Southlake, Texas 76092 spoke to the Plan Commission regarding his concerns as they relate to the access of his property.

Commissioner Hedrick inquired as to the location of the vehicular gates upon completion of Town Center Boulevard.

Motion was made by Commissioner Dalton, seconded by Commissioner Welborn to **postpone** the request to the September 10, 2018 Plan Commission meeting. **Motion carried: 9 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 8:25 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 08/27/2018

Item Title: P 18-24 Woodlands Addition Final Plat (District 7)

Summary:

P 18-24 Woodlands Addition Final Plat

Attachments

P 18-24 Woodlands Addition Final Plat Report and Exhibits



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 18-24/District 7

Agenda Item:

Meeting: Plan Commission

Date: August 27, 2018

FINAL PLAT

Woodlands Addition, Lot 1, Block 1

LOCATION

2101 Arapaho Road

ZONING

Planned Development (PD) District 17-28 for Mixed Use.

NUMBER OF LOTS

1

ACREAGE

17.892

BACKGROUND

The proposed Final Plat is comprised of Lot 1, Block 1. The purpose of this final plat is to create one (1) platted lot to build multi-family dwelling units and to dedicate easements. This site is currently undeveloped.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

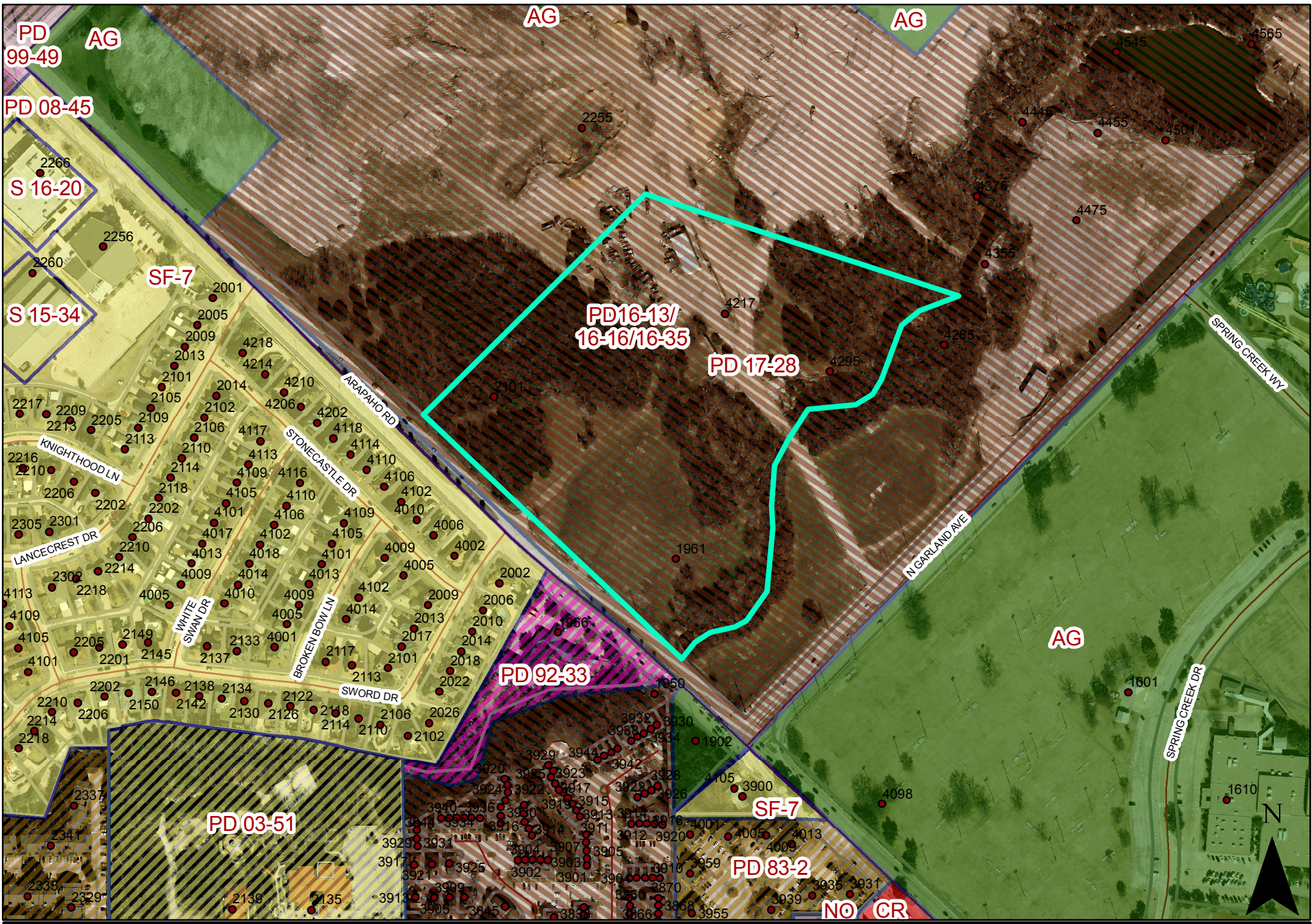
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

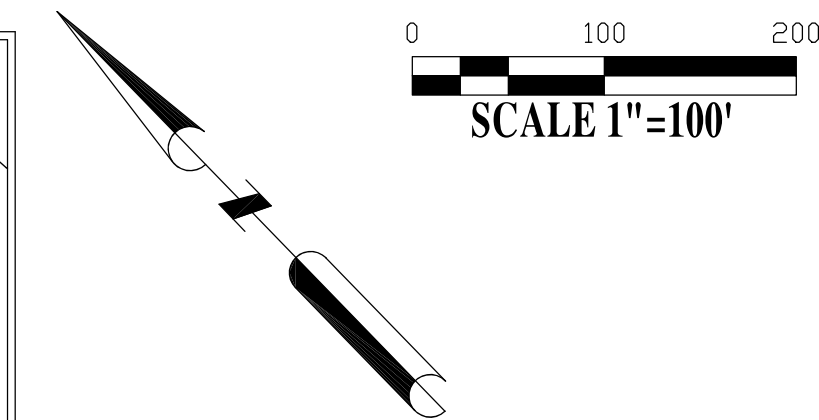
REVIEWED BY:

Will Guerin, AICP
Director of Planning



PLAT MAP P 18-24

 INDICATES AREA OF REQUEST



Sheet 1 of

email datalandservices@yahoo.com
Sheet 2 of



GARLAND

Plan Commission

3.a.

Meeting Date: 08/27/2018

Item Title: Z 18-27 Kimley-Horn (District 1)

Summary:

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)

Attachments

Z 18-27 Kimley-Horn Report and Attachments

Planning Report

File No: Z 18-27/District 1

Agenda Item:

Meeting: Plan Commission

Date: August 27, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for an Electric Substation use on a property zoned Planned Development (PD) District 17-35 for Mixed Use.

LOCATION

1613 Lookout Road

APPLICANT

Kimley-Horn & Associates, Inc.

OWNERS

SDC DFW VII, L.P.

BACKGROUND

In May 2015, City Council approved Planned Development (PD) District 15-20 for Mixed Uses which encompassed approximately 300 acres of land in the vicinity of SH 190 and Campbell Road; generally bound by SH 190, Holford Road, and the northern city limits. In 2017, PD 15-20 was amended with the approval of Planned Development (PD) District 17-35. The PD establishes unique character zones with individualized uses and development standards intended to create a mixed-use community. The subject property was included in the Planned Development. The PD allows development proposals in compliance with its requirements to be administratively reviewed. A public hearing process is required for deviation of the PD requirements or for Specific Use Provision applications.

The applicant submitted an application for a Master Concept Plan, Detail Plan, and Specific Use Provision for Data Center and Electric Substation uses. Data Center use is allowed by right. The PD allows for administrative approval of Master Concept Plans and Detail Plans in conformance with each PD standard and applicable sections of the GDC. These plans are in conformance with the PD standards and the GDC.

Per PD 17-35, an Electric Substation requires approval of a Specific Use Provision through a public hearing process.

SITE DATA

The subject property contains approximately 2.97 acres in area with approximately 530 feet of frontage along unimproved Lookout Drive and 460 feet along a shared access drive. The property is north of the West Campbell Road and Lookout Drive intersection.

USE OF PROPERTY UNDER CURRENT ZONING

The site is currently undeveloped. The Planned Development (PD) 17-35 District allows mixed-use development including residential, commercial, and employment uses.

CONSIDERATIONS

1. This project's intent is for development of two Electric Substations. The northern 1.9 acre portion of the site will be developed for an Oncor Electric Substation while the southern 2.0 acre portion will be for a Garland Power & Light (GP&L) Electric Substation. Proposed improvements associated with the Electric Substation include circuit breakers, switches, transformers and related substation equipment.
2. The PD 17-35 overall intent is for Mixed-Use development. Additionally PD 17-35 includes Electric Substation as a use in recognition of potential future electrical service needs. The utility service is valuable for the future of residential and employment development.
3. The Electric Substation plan proposes small ornamental trees, shrubs, and ground cover along the south side of the property where the site has visibility to Lookout Road. The PD 17-35 screening element draws from the Garland Development Code for screening of mechanical equipment, including Electric Substations, from view of public streets and residential districts. This proposal meets the intent of providing screening per the GDC as well as providing security with an ornamental metal fence around the property.
4. The proposed development is part of a larger Data Center site development and meets the development standards requirements of PD 17-35, as shown in Exhibit E.
5. The application does not propose a time limitation for this Specific Use Provision.

COMPREHENSIVE PLAN

The Future Land Use Map for Envision Garland identifies this area as appropriate for Business Centers. Business Centers represent clusters of business offices and/or low-impact industry whose development and operations result in minimal negative effects to adjacent development types. This includes supporting land uses (retail, services, restaurants, meeting facilities, and entertainment) and may include residential components within a coordinated development. As a vital utility service, the proposed use provides support for the ongoing development efforts within the area that are consistent with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is immediately adjacent to property to the west and south that is within PD 17-35. The property west of the Electric Substation is planned for a Data Center, as part of an associated Master Concept Plan and Data Center. South of the property is an unimproved site designated for development with Mixed Uses in PD 17-35. To the east is a worship facility.

STAFF RECOMMENDATION

Approval of 1) the Specific Use Provision for an Electric Substation on a property zoned Planned Development (PD) 17-35 for Mixed Use.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

CITY COUNCIL DATE: September 18, 2018

PREPARED BY:

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Principal Development Planner
Planning & Community Development
(972) 205-2456
kwauwie@garlandtx.gov

REVIEWED BY:

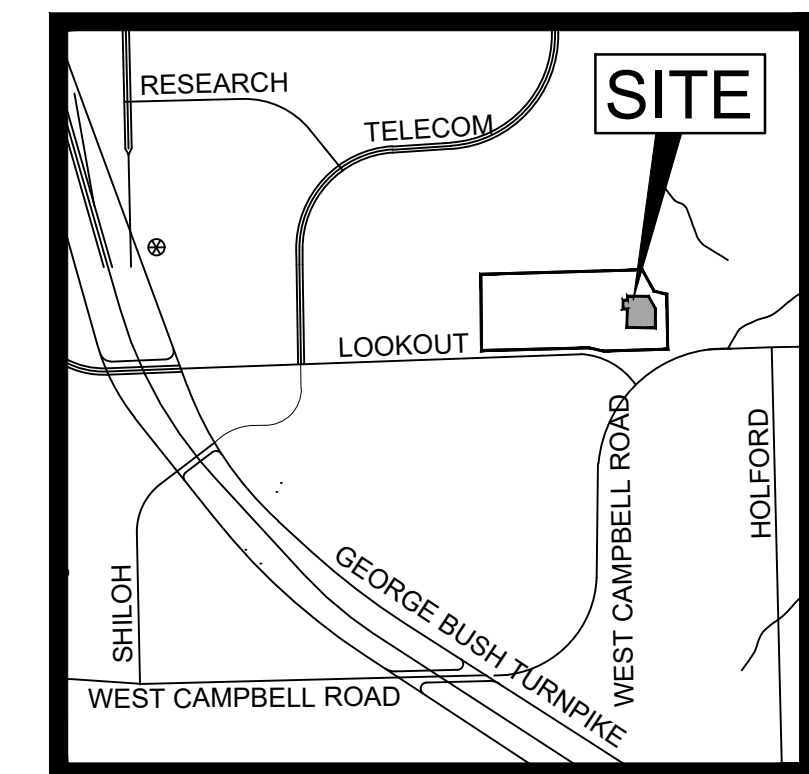
Will Guerin, AICP
Director of Planning

SPECIFIC USE PROVISION CONDITIONS

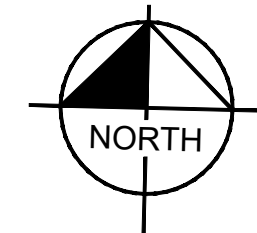
ZONING FILE Z 18-27

1613 Lookout Road

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of an Electric Substation.
- 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 Planned Development (PD) District 17-35 are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. Specific Regulations:**
 - A. Site Plan:** The site development shall be as reflected in Exhibit C.
 - B. Landscape Plan:** The landscape plan shall be as reflected in Exhibit D.



VICINITY MAP
N.T.S.



GRAPHIC SCALE IN FEET

A horizontal line with vertical tick marks at 0, 20, 40, and 80. The segment between 0 and 20 is white. The segment between 20 and 40 is black. The segment between 40 and 80 is white.

LEGEND

SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
SSMH	PROPOSED SANITARY SEWER MANHOLE
- FL -	PROPOSED FIRE LANE
	PROPOSED LIGHT POLE
	PROPOSED METAL FENCE
- W -	EXISTING WATER MAIN
- SS -	EXISTING SAN. SWR. MAIN
- OHE -	EXISTING OVERHEAD ELECTRIC
- UGE -	EXISTING UNDERGROUND ELECTRIC
- GAS -	EXISTING GAS

EXHIBIT C

SITE PLAN
POT O' GOLD ADDITION
LOT 32R AND LOT 33R
(3.9819 ACRES)
CITY OF GARLAND
DALLAS COUNTY, TEXAS

DATE PREPARED: AUGUST 8, 2018

ARCHITECT
CORGAN ASSOCIATES, INC.
401 N. HOUSTON ST.
DALLAS, TEXAS 75202
CONTACT: DAN DRENNAN, AIA
TEL. NO. (214) 748-2000

OWNER/DEVELOPER
SDC DFW VH, L.P.
2001 ROSS AVE., STE. 400
DALLAS, TEXAS 75201
CONTACT: CHRIS KINCAID

**CIVIL ENGINEER/SURVEYOR
APPLICANT/REPRESENTATIVE**

KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY ST. STE. 950
FORT WORTH, TEXAS 76102
CONTACT: HUGO MORALES, P. E.
EMAIL: HUGO.MORALES@KIMLEY-HORN.COM
TEL. NO. (972) 770-1300
FAX NO. (972) 239-3820

CASE NUMBER 170309-3

SITE PLAN

STREAM VII
DATA CENTER
NWC W. CAMPBELL ROAD & LOOKOUT DRIVE
CITY OF GARLAND, TEXAS

FOR REVIEW ONLY

FOR REVIEW ONLY

Not for construction or permit purposes.

Kimley-Horn

Engineer HUGO MORALES

P.E. No. 101188 Date 8/8/2018

Kimley»»Horn
801 CHERRY STREET, SUITE 1300
FORT WORTH TEXAS 76102
PHONE: 817-335-6511 FAX: 817-335-5070

[illegible]

Z 18-27



View of site to left side of photo and Place of Worship to right side of photo



Looking at the subject property from its southeast corner looking towards the northwest



View to the site from Lookout Drive towards the southwest corner of the subject site



GARLAND

Plan Commission

3.b.

Meeting Date: 08/27/2018

Item Title: Z 18-37 Spiars Engineering, Inc. (District 3)

Summary:

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)

Attachments

Z 18-37 Spiars Engineering, Inc. Report and Attachments

Planning Report

File No: Z 18-37/District 3

Agenda Item:

Meeting: Plan Commission

Date: August 27, 2018



GARLAND

TEXAS MADE HERE

REQUEST

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 for Dwelling, Single-Family.

LOCATION

3000 South Country Club Road

APPLICANT

Spiars Engineering, Inc.

OWNER

Victor Ballas

BACKGROUND

The site is the location of the former Eastern Hills Country Club which was established in 1954 as a private golf / country club. In 2013 the country club closed and the golf course was decommissioned. In 2014 the site was proposed, although a formal Change in Zoning application was not submitted, for development with an approximately 550-lot single-family residential neighborhood. Additionally, the City carried out an extensive study of the potential for redevelopment of the site. This study observed redevelopment scenarios involving the continuation of a golf course center use or development with single-family residences.

The applicant proposes a Change in Zoning to a Planned Development (PD) District to establish a Concept Plan for future consideration of a Detail Plan with development of a single-family residential subdivision containing 300 lots. The initial submittal from the applicant reflected a PD condition request with a maximum of 325 residential lots; however, the applicant has since revised the request to 300 residential lots accordingly.

SITE DATA

The subject property consists of approximately 178 acres. The site has approximately 188 linear feet of frontage along Country Club Road. The proposed residential development would be accessed from Country Club Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland.

CONSIDERATIONS

1. As a first step of the zoning process, the applicant has submitted a Change in Zoning application with a proposed Planned Development (PD) District and a Concept Plan. In the future, a more refined development plan will be submitted for public hearing consideration with a Detail Plan. In this Z 18-37 request, the applicant proposes a new Planned Development (PD) District with development standards of the Single-Family-7 (SF-7) District and the Single-Family-5 (SF-5) District. The proposal specifically excludes zero-lot line development which would otherwise be allowed in the Single-Family-5 (SF-5) District.
2. The Concept Plan depicts the site with open spaces, lines representing streets, and areas designated for residential lots. A Concept Plan is intended to provide a general layout of the proposed development, prior to a more specific Detail Plan being submitted. The Concept Plan provides an overall impression of the development proposed. The Garland Development Code (GDC) states that "A Concept Plan shall be construed to be an illustration of the development concepts only and not an exact representation of the specific development proposed." As stated above in Consideration 1, a Detail Plan submittal will be required at a future date through the public hearing process.
3. The applicant proposes that the maximum number of residential lots is 300. This number of lots results in an approximate density of 1.68 units per acre inclusive of the entire site area without accounting for land dedicated for proposed rights-of-way or floodplain not reclaimed or substantially improved as open space areas. Of the 300 lots, the proposal offers variation in the distribution of standards for the lots. Forty percent (40%) or 120 lots are proposed as PD-SF-6 lots and twenty-five percent (25%) or 75 lots are proposed as PD-SF-8 lots. The remaining thirty-five percent (35%) or 105 lots would be developed with any of the PD 18-37 standards including PD-SF-6, PD-SF-7 or PD-SF-8 standards.
4. Accompanying the Concept Plan request are proposed development standards intended to modify certain restrictions of the Single-Family-7 (SF-7) District and Single-Family-5 (SF-5) District standards. The modifications would allow development of dwellings on lots with unique standards. Specifically, this proposed Planned Development would create three separate zones corresponding to two GDC districts:
 - The proposed PD-SF-6 designation corresponds to Single-Family-5 (SF-5) District standards;
 - The proposed PD-SF-7 designation corresponds to Single-Family-7 (SF-7) District standards; and
 - The proposed PD SF-8 designation corresponds to the Single-Family-7 (SF-7) District standards.

The following table summarizes the GDC and the proposed standards:

Development Standard	GDC SF-5	Proposed PD SF-6 (compare to GDC SF-5)	GDC SF-7	Proposed PD SF-7 (compare to GDC SF-7)	Proposed PD SF-8 (compare to GDC SF-7)
Minimum Lot Area	5,000 square feet	6,000 square feet	7,000 square feet	7,000 square feet	8,000 square feet
Minimum Setbacks Adjacent to Street					
Front	20 feet / 15 ft curved	20 ft	20 ft / 15 ft curved	20 ft	20 ft
Side	15 ft / 15 ft curved	10 ft	15 ft / 15 ft curved	10 ft	10 ft
Rear	20 ft / 15 ft curved	20 ft	25 ft / 20 ft curved	20 ft	20 ft
Minimum Setbacks Not Adjacent. to Street					
Side	5 ft each side, including zero lot line option	5 ft each side Without zero lot line option	6 ft each side	5 ft	5 ft
Rear	10 ft	20 ft	10 ft	20 ft	20 ft
Minimum Dwelling Unit Area	1,500 square feet	1,500 square feet	1,500 square feet	1,500 square feet	1,500 square feet
Minimum Lot Width	55 ft / 60 ft corner lot	50 ft	60 ft	60 ft	70 ft
Minimum Lot Depth	90 ft	115 ft	100 ft	115 ft	115 ft
Maximum Lot Coverage	50%	55%	45%	55%	50%
Maximum Building Height	35 ft	45 ft / architectural projections 60 ft	35 ft	45 ft / architectural projections 60 ft	45 ft / architectural projections 60 ft

5. Parking requirements are to conform to the GDC with residential parking at a rate of two (2) spaces per dwelling and this parking will be provided in garages. Parking for the Amenity Offices and Recreation uses will be parked as required by the GDC.
6. Building materials and building design will comply with the GDC.
7. The GDC requires two large canopy trees on all single-family detached lots and at least one of which must be located within the front yard. The applicant proposes that each lot

be provided with two (2) - three-inch (3") caliper large ornamental trees, one (1) to be placed in the backyard and one (1) to be placed in the front yard.

8. The Concept Plan depicts a seventy-five (75) foot wide minimum landscape buffer adjacent to existing residential lots. This buffer would provide a separation and open space between the existing dwellings and the proposed residential lots of the new development.
9. In addition to the landscape buffer, the Concept Plan shows wide areas of open space and several lakes which would function as amenity areas for the development. The application conditions state that a minimum of twenty percent (20%) of the site would be provided in open space.
10. The entry to the development is proposed with medians, and the intended development includes an entry feature which may contain monument style signage.
11. Amenities are proposed with three elements: two (2) amenity centers and one (1) optional amenity feature. Amenity center #1 would include a swimming pool, playground, clubhouse, shade structure, and restrooms. Amenity center #2 would provide offices and conference rooms. The optional amenities feature concrete trails, community clubhouse, pavilions, amphitheater, piers, shade structures, park equipment, and playgrounds. Staff encourages the allocation for a future trail along the lakefront.

COMPREHENSIVE PLAN

The Envision Garland 2030 Comprehensive Plan's Future Land Use Map, was adopted March 20, 2012 prior to the golf course closing, and depicts land uses planned for properties throughout the community. The Land Use Map indicates "Parks & Open Space (Public & Private)" for the subject property. The following is the Comprehensive Plan's description of that Land Use:

"Public Parks and Open Space areas include the vast array of park, recreation, and open space lands. This can range from small neighborhood playgrounds to community parks with outdoor picnic areas, hike and bike trails, and play fields and tennis courts to community recreation centers with swimming pools or indoor gymnasiums; as well as natural areas and floodplains.

Provision for transportation options encourages residents to move throughout their neighborhood for mobility, recreational, social, and health purposes. This should include a network of interconnected roads, sidewalks, pathways, and transit connections to neighborhoods, schools, retail centers, and other area destinations.

Public Parks and Open Space areas offer a variety of publicly-owned parks, plazas, and natural areas for passive and active recreation as well as informal gathering places. These places incorporate high-quality design elements and construction materials appropriate for the area and development scale. Design elements include decorative paving, landscape plantings, lighting, benches, transit shelters, and other elements of the public realm.

Private Parks and Open Space areas also include a variety of parks and related amenities in residential subdivisions as well as retail and commercial areas. Facilities and amenities range from landscaped entryways and medians to small playgrounds; to play fields, swimming pools, and golf courses, and other amenities including cemeteries, lakes, creeks, and other natural areas. These private lands play an essential role by contributing to the

overall community park and open space system.

Although internal pathways and roads typically connect private facilities, connections to the community mobility network provide transportation options to residents, visitors, and employees, enabling travel outside the immediate area.

Private Parks and Open Space areas also offer a variety of parks, plazas, and natural areas for informal gathering places or a variety of recreational activities. Development includes high-quality design elements and construction materials appropriate for the area. Design elements include decorative paving, landscape plantings, lighting, benches, transit shelters, and other elements of the public realm.”

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are comprised of single-family residential development and open spaces. Southwest and north of the site single-family residential development is zoned Single-Family-10 (SF-10) District. The single-family residential areas to the southeast of the property are zoned Planned Development (PD) District 87-19 for Conventional Single-Family dwellings and Zero Lot Line Single-Family Detached dwellings. These properties are developed with single-family detached dwellings. Some open spaces remain undeveloped and the majority of properties undeveloped are located to the northeast of the site, along the lake.

STAFF RECOMMENDATION

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 for Dwelling, Single-Family.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

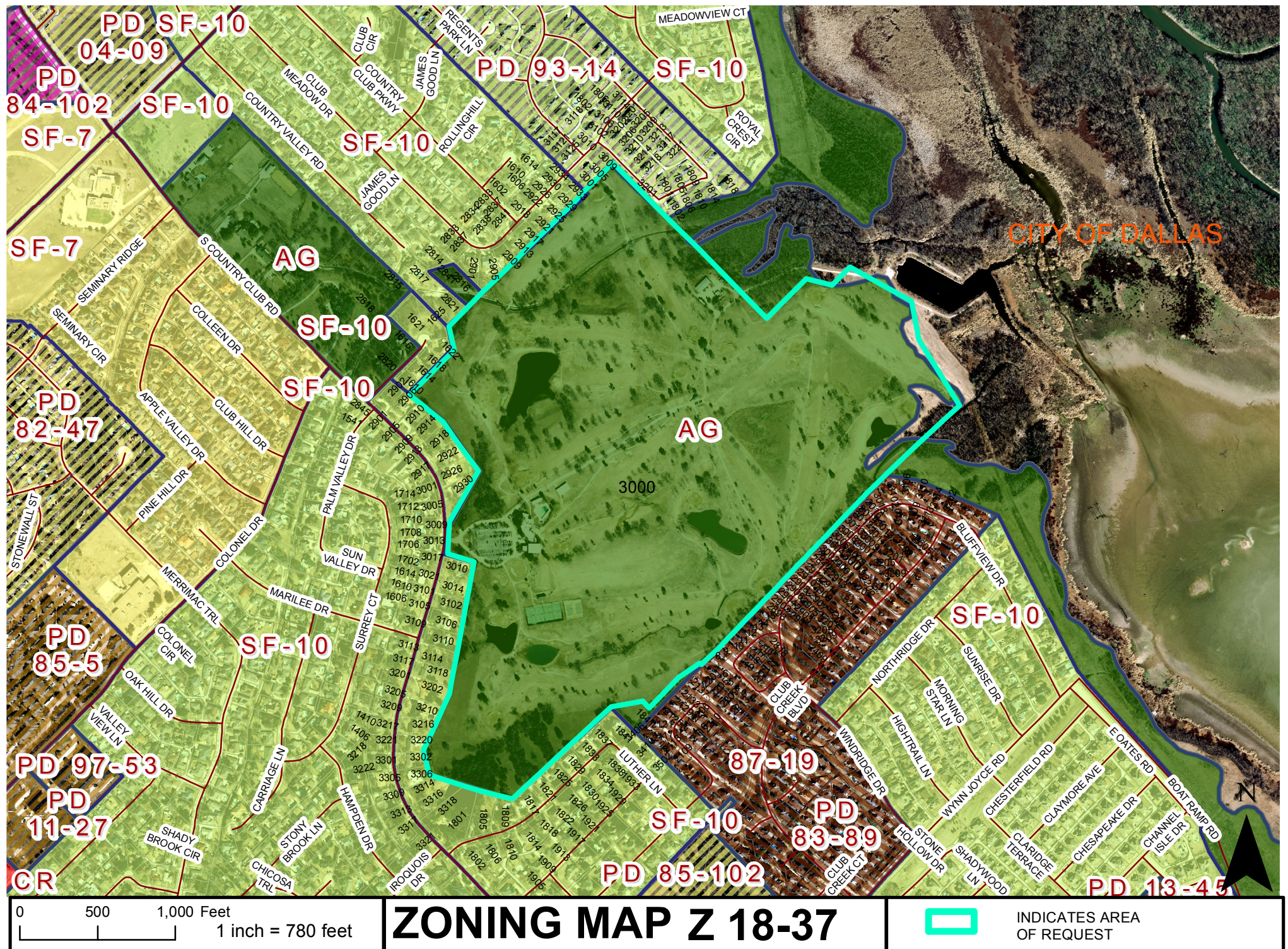
CITY COUNCIL DATE: September 18, 2018

PREPARED BY:

Kira Wauwie, AICP
Principal Development Planner
Planning & Community Development
972-205-2456
kwauwie@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 18-37

3000 South Country Club Road

- I. Statement of Purpose:** The purpose of this Planned Development District is to permit the development of Single-Family Detached Uses 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, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-5 (SF-5) District and the Single-Family-7 (SF-7) 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. Development Plans:**
- V. Concept Plan:** Development shall be in general conformance with the Concept Plan as identified as Exhibit C. Should there be any conflict between the Concept Plan and the written conditions below, the conditions shall prevail.
- VI. Detail Plan:** Approval of a Detail Plan, with a public hearing, is required for all development, prior to issuance of a permit for construction.
- VII. Specific Conditions:**
- A. Permitted Uses: Only Dwelling, Single-Family Detached and associated Amenity Areas and Amenity Area accessory offices are permitted.
- B. Zoning Classifications: The development will be allowed the following base zoning:
- i. PD-SF-6: Single Family Detached. All lot standards not specifically detailed in this planned development will default to SF-5 (base zoning) in the Garland Development Code, excluding zero-lot line style development.

- ii. PD-SF-7: Single Family Detached. All lot standards not specifically detailed in this planned development will default to SF-7 (base zoning) in the Garland Development Code.
- iii. PD-SF-8: Single Family Detached. All lot standards not specifically detailed in this planned development will default to SF-7 (base zoning) in the Garland Development Code.

C. Maximum Lot Counts:

- i. A maximum of 300 single-family dwelling unit lots is allowed on the site.
- ii. A maximum of forty percent (40%) of the total 300 lots are allowed to be PD-SF-6 lots.
- iii. A maximum of twenty-five percent (25%) of the total 300 lots are allowed to be PD-SF-8 lots.
- iv. The remainder of the lots may be either PD-SF-6, PD-SF-7, or PD-SF-8 lots.

D. Lot Standards:

PD-SF-6

Minimum Lot Area = 6,000 square feet
Minimum Yard Setbacks Adjacent to Street
Front = 20 feet
Side = 10 feet
Rear = 20 feet
Minimum Yard Setbacks Not Adjacent to Street
Side = 5 feet
Rear = 20 feet
Minimum Lot Width = 50 feet
Minimum Lot Depth = 115 feet
Maximum Lot Coverage = 55 percent

PD-SF-7

Minimum Lot Area = 7,000 square feet
Minimum Yard Setbacks Adjacent to Street
Front = 20 feet
Side = 10 feet
Rear = 20 feet
Minimum Yard Setbacks Not Adjacent to Street

Side = 5 feet
Rear = 20 feet
Minimum Lot Width = 60 feet
Minimum Lot Depth = 115 feet
Maximum Lot Coverage = 55 percent

PD-SF-8

Minimum Lot Area = 8,000 square feet
Minimum Yard Setbacks Adjacent to Street
Front = 20 feet
Side = 10 feet
Rear = 20 feet
Minimum Yard Setbacks Not Adjacent to Street
Side = 5 feet
Rear = 20 feet
Minimum Lot Width = 70 feet
Minimum Lot Depth = 115 feet
Maximum Lot Coverage = 50 percent

- E. Minimum Dwelling Floor Area: 1,500 square feet
- F. Maximum Structure Height: A maximum of forty-five (45) feet as measured to the midpoint of the pitched roof. Architectural projections above the forty-five (45) foot level may be allowed; however, these may not exceed sixty (60) feet in height.
- G. Minimum Parking Requirements: Two (2) parking spaces per single-family residential dwelling lot are to be provided as off-street garage parking. Accessory Amenity Offices and Recreation uses are to be parked as required under the City of Garland Development Code.
- H. Building Materials & Design: The District shall comply with Section 4.84 of the City of Garland Development Code.
- I. Landscape/Hardscape:
- i. Landscaping: Each lot shall provide two (2) - three-inch (3") caliper large ornamental trees one (1) to be placed in the back yard and one (1) is to be placed in the front yard.

- ii. Landscape Buffer: A seventy-five (75) foot minimum landscape buffer shall be provided adjacent to existing residential lots, as shown on the Concept Plan.

J. Open Space:

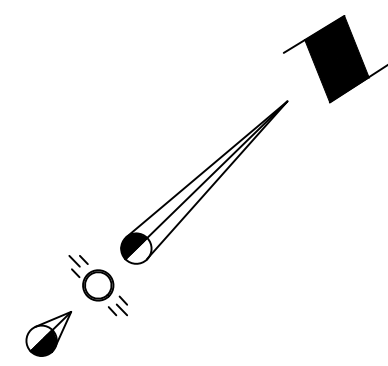
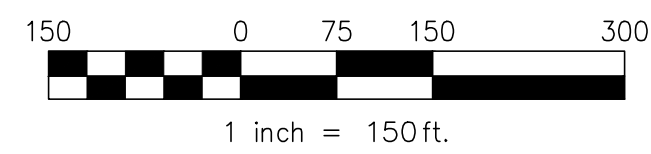
- i. A minimum of twenty percent (20%) open space shall be provided.
- ii. All open space lots shall be owned and maintained by the Homeowners Association (HOA) unless otherwise noted on a city approved plat.

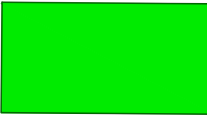
K. Entry Feature:

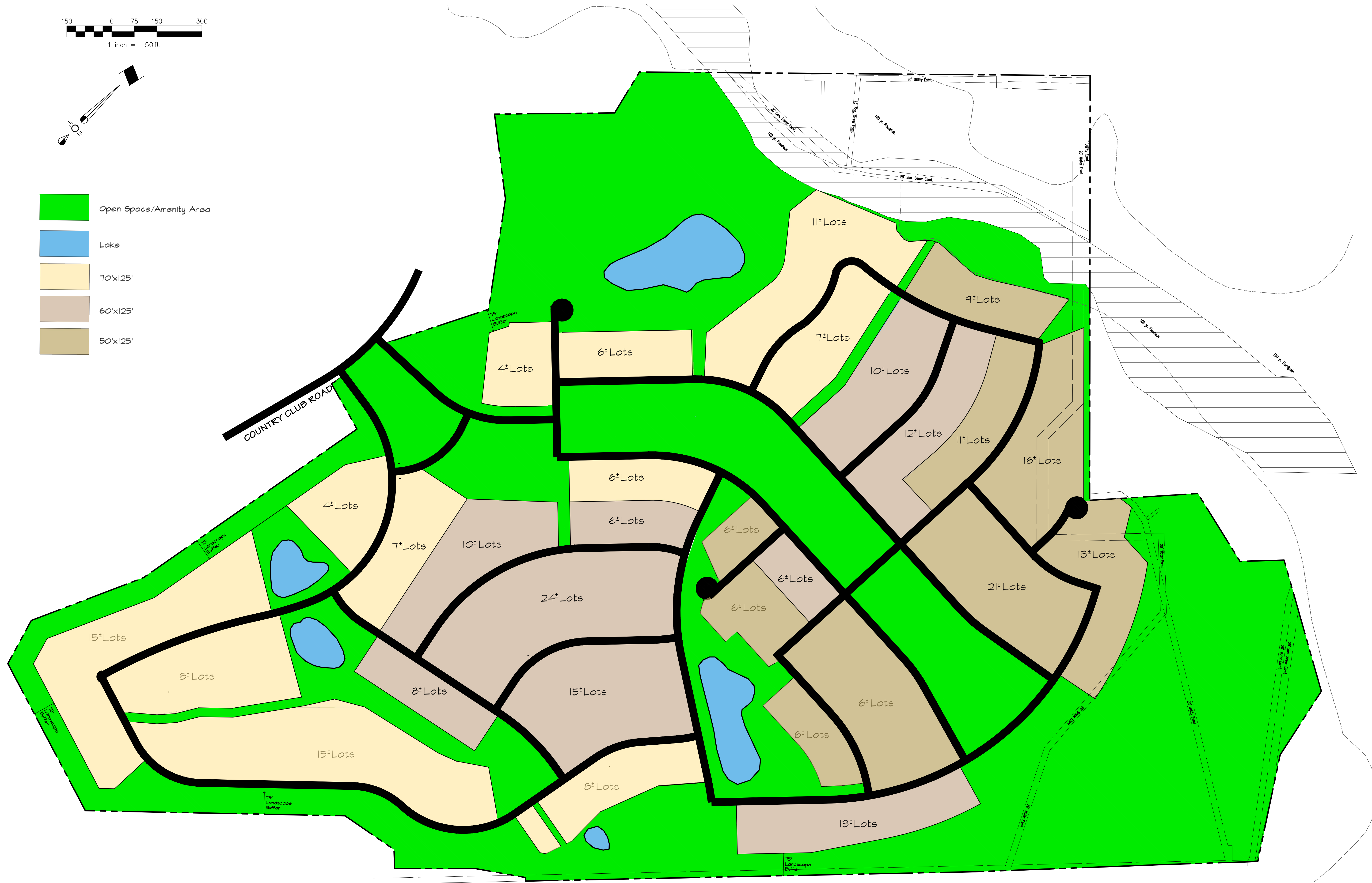
- i. Entry Features shall be allowed to be constructed in HOA owned and maintained medians within the platted subdivision. The entry feature may contain monument style signage.

L. Amenities:

- i. Amenity Center #1: A swimming pool, playground, clubhouse, shade structure, and restrooms shall be provided at the proposed Amenity Center.
- ii. Amenity Center #2: Offices and conference rooms shall be provided.
- iii. Optional Amenities: The development shall be allowed, but not required, to include additional amenities suitable for the development that may include items such as: concrete trails, community clubhouse, pavilions, amphitheater, piers, shade structures, park equipment, and playgrounds.



-  Open Space/Amenity Area
-  Lake
-  70'x125'
-  60'x125'
-  50'x125'



- NOTE:
1. Easements to be relocated as necessary.
 2. Layout is an illustration not an exact map of the development proposed.

Z 18-37



View of the site entry from Country Club Drive



View of streetscape along Country Club Drive looking towards the south



View to the site from the south along Country Club Drive



GARLAND

Plan Commission

4.

Meeting Date: 08/27/2018

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo - September 10, 2018



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission

FROM: Kira Wauwie, AICP, Principal Planner

DATE: August 27, 2018

SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the September 10, 2018 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 **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 **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) (This application was postponed from the August 13, 2018 Plan Commission Meeting.)
9. 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)
10. 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; 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)