



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION City of Garland -REMOTE MEETING- August 16, 2021 at 7:00 p.m.

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the Plan Commission will hold this meeting by internet/telephonic remote means on Monday, August 16, 2021 at 7:00 p.m.

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_Uvg5_NshRwiR8f7fBcrWGA

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: 922 5819 7148

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**.

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 July 26, 2021.

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 **Ion Design Group, LLC.** requesting approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver. This property is located at 4698 and 4701 Bunker Hill Road. (District 1) (File Z 20-22 - Zoning) (The applicant requests postponement to the September 13, 2021 Plan Commission meeting.)
- b. Consideration of the application of **Ion Design Group, LLC.** requesting approval of a Detail Plan for Single-Family Detached Homes. This property is located at 4698 and 4701 Bunker Hill Road. (District 1) (File Z 20-22 - Detail Plan) (The applicant requests postponement to the September 13, 2021 Plan Commission meeting.)
- c. Consideration of the application of **CCM Engineering**, requesting approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District to allow Single-Family Attached (SFA) (Townhouses) Uses. This property is located at 2126 Rowlett Road. (District 3) (File Z 20-44 - Zoning)
- d. Consideration of the application of **CCM Engineering**, requesting approval of a Detail Plan for Single-Family Attached Homes (Townhouses). This property is located at 2126 Rowlett Road. (District 3) (File Z 20-44 - Detail Plan)
- e. Consideration of the application of **Cody Dixon**, requesting approval of a Specific Use Provision to allow a Guest House on a property zoned Agricultural (AG) District. This property is located at 1176 Talley Road. (District 1) (File Z 21-13 - Specific Use Provision)
- f. Consideration of the application of **Cody Dixon**, requesting approval of a Plan for a Guest House. This property is located at 1176 Talley Road. (District 1) (File Z 21-13 - Plan)

3. MISCELLANEOUS

- a. Consider amendments to Chapter 7 “Downtown (DT) District” of the Garland Development Code to create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square.

- b.** Consider rescheduling the September 13, October 11, November 8, and December 13, 2021 Plan Commission meeting dates, to avoid future conflicts with City Council Work Sessions.

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: 08/16/2021

Item Title: Plan Commission Minutes for July 26, 2021

Summary:

Consider approval of the Plan Commission Minutes for July 26, 2021.

Attachments

Plan Commission Minutes for July 26, 2021 Attachment

Minutes of the Garland Plan Commission Meeting

Due to the COVID-19 mandated guidelines and to conform with social distancing requirements, the Plan Commission meeting was held via teleconferencing. The meeting was broadcast live on the City's Website (<https://www.garlandtx.gov/721/CGTV---Government-Access-Television>), through local cable (Channel 16 (Spectrum), Channel 44 (Frontier) and Channel 99 (AT&T U-verse)).

The Plan Commission of the City of Garland met in regular session on Monday, July 26, 2021 at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

Chair	Scott Roberts
1 st Vice Chair	Christopher Ott
2 nd Vice Chair	Douglas Williams
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Margaret Lucht
Commissioner	Mike Rose

STAFF PRESENT

Sr. Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Assistant Recording Secretary	Denise Phillips
Planning Director	Will Guerin
Development Planner	Nabiha Ahmed
Development Planner	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 Dalton to **approve** the Consent Agenda as presented, seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of Minutes for the July 12, 2021 meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

- 2a. APPROVED** Consideration of the application **Avalon Development / Kimley-Horn**, requesting approval of a Specific Use Provision to allow a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 2128 North Jupiter Road. (District 7) (File Z 21-21 Specific Use Provision)

Representing the applicant Garrett Johnson, 6901 La Manga Drive, Dallas, Texas was available for questions.

There was discussion between the applicant and the Plan Commission regarding the total number of patrons the establishment will be able to serve inside and outdoors at a given time, drive-through constraints, and disposition of the food trucks currently using the subject property.

Motion was made by Commissioner Rose to close the public hearing and approve the request. Seconded by Commissioner Ott. **Motion carried: 9 Ayes, 0 Nays.**

- 2b. APPROVED** Consideration of the application **Avalon Development / Kimley-Horn**, requesting approval of a Plan for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 2128 North Jupiter Road. (District 7) (File Z 21-21 Plan)

Motion was made by Commissioner Rose to close the public hearing and approve the request. Seconded by Commissioner Ott. **Motion carried: 9 Ayes, 0 Nays.**

- 2c. APPROVED** Consideration of the application of **Randall T. Wilson**, requesting approval of a Specific Use Provision extension to allow a Recycling Salvage Yard (unlimited outside storage) on a property zoned Industrial (IN) District with a Specific Use Provision 06-15 for a Recycling Salvage Yard (unlimited outside storage). This property is located at 1340 Hebron Drive. (District 2) (File Z 21-22 - Specific Use Provision)

The applicant Randy Wilson, 705 Wilford Way, Rockwall, Texas was available for questions.

There was discussion between the Plan Commission and staff regarding compliance with the Garland Development Code (GDC) and Specific Use Provision (SUP).

There was discussion between Mr. Wilson and the Plan Commission.

Motion was made by Commissioner Jenkins to close the public hearing and approve the request per staff recommendation, including the SUP Condition requiring salvage materials to remain towards the rear of the property. Seconded by Commissioner Ott. **Motion carried: 9 Ayes, 0 Nays.**

2d. APPROVED

Consideration of the application of **Randall T. Wilson**, requesting approval of a Plan for a Recycling Salvage Yard (unlimited outside storage) on a property zoned Industrial (IN) District with a Specific Use Provision 06-15 for a Recycling Salvage Yard (unlimited outside storage). This property is located at 1340 Hebron Drive. (District 2) (File Z 21-22 - Plan)

Motion was made by Commissioner Jenkins to **approve** the request per staff recommendation. Seconded by Commissioner Ott. **Motion carried: 9 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:18 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 08/16/2021

Item Title: Z 20-22 Ion Design Group, LLC. - Zoning (District 1)

Summary:

Consideration of the application of **Ion Design Group, LLC.** requesting approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver. This property is located at 4698 and 4701 Bunker Hill Road. (District 1) (File Z 20-22 - Zoning) (The applicant requests postponement to the September 13, 2021 Plan Commission meeting.)



GARLAND

Plan Commission

2. b.

Meeting Date: 08/16/2021

Item Title: Z 20-22 Ion Design Group, LLC. - Detail Plan (District 1)

Summary:

Consideration of the application of **Ion Design Group, LLC.** requesting approval of a Detail Plan for Single-Family Detached Homes. This property is located at 4698 and 4701 Bunker Hill Road. (District 1) (File Z 20-22 - Detail Plan) (The applicant requests postponement to the September 13, 2021 Plan Commission meeting.)



GARLAND

Plan Commission

2. c.

Meeting Date: 08/16/2021

Item Title: Z 20-44 CCM Engineering - Zoning (District 3)

Summary:

Consideration of the application of **CCM Engineering**, requesting approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District to allow Single-Family Attached (SFA) (Townhouses) Uses. This property is located at 2126 Rowlett Road. (District 3) (File Z 20-44 - Zoning)

Attachments

Z 20-44 CCM Engineering Report and Attachments (Zoning)

Z 20-44 CCM Engineering Responses

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 20-44/District 3

Agenda Item:

Meeting: Plan Commission

Date: August 16, 2021

REQUEST

Approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family Attached Townhouse Units and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family Attached Townhouse Units on a property zoned Agricultural (AG) District.

LOCATION

2126 Rowlett Road

APPLICANT

CCM Engineering

OWNER

Luckey McDowell

BACKGROUND

The applicant requests approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District and a Detail Plan for Single-Family Attached Townhome Units.

The applicant proposes to develop the vacant property into a townhome community with forty-three (43) attached single-family units with an open space amenity area.

SITE DATA

The subject property contains approximately 4.67 acres. The site has approximately 328 lineal feet along Rowlett Road and 821 lineal feet along Roan Road. The property has access from Rowlett Road and Roan Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District which allows single-family residential use. 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. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future.

Single-Family uses on large lots are appropriate in this district; however, Single-Family Attached Townhouse Units are not allowed by right and require a re-zoning to Single-Family Attached (SFA) District.

CONSIDERATIONS

Detail Plan

1. The applicant proposes a Detail Plan for a development of townhouses. The Detail Plan shows forty-three (43) single-family attached townhouse units and open space amenities to be maintained by the homeowners association (HOA). In addition, the applicant is proposing 9.2 units per acre, therefore meeting the SFA GDC requirement.
2. The applicant request to deviate from some of the required SFA District development standards per Section 2.34 (Table 2-3) of the Garland Development Code (GDC). The table below indicates the deviations proposed.

Development Standards	Required	Proposed	Analysis
Lot Area	Minimum 2,000 SF	Minimum 1,925 SF	The proposed lot sizes range from 1,925 sf to 4,117 sf. The average lot size proposed is 2,327 square feet, and the density is 9.2 units per acre, within the 12 units per acre SFA maximum.
Lot Depth	Minimum 90 feet	Minimum 75 feet	The average lot depth proposed is 99 feet.
Garages	Garage rear entry and offset 5-feet from front building face.	No garage setback from rest of the façade. However, garages will meet the 20-foot setback from the property line. (End Units only) Offset front entry with garage door setback at least five feet behind the building facade. (Middle Units)	The applicant has provided the required 5-foot offset from the front façade for the Middle Units. In addition, the applicant proposes additional design elements on the garage doors.
Attached Units	Each structure may have no fewer than three and no more than six attached units.	Two attached units for Lots 17, 18, 19, and 20.	These two structures would function more like duplexes.

Screening and Landscaping

3. The proposed landscape layout (Exhibit D) complies with the applicable screening and landscaping regulations of the GDC. Per the GDC, a screening wall is required along a thoroughfare Type "D" or greater. Rowlett Road and Roan Road are greater than Type "D" per the Thoroughfare Plan. Therefore, screening is required for this development. A six (6)-foot masonry wall, six (6)-foot iron fence w/ masonry columns, and a six (6) - foot wood fence with cap and metal posts is proposed for this development. The six (6) -

foot masonry wall and six (6)-foot iron fence w/ masonry columns is located along Roan Road, the six (6)-foot masonry wall is located along Rowlett Road, and the six (6)-foot wood fence with cap and metal posts is located to the south and east of the property.

Amenities

Common open space area is included with the proposed development in accordance with the GDC. The amenity requirements of the SFA District per the GDC are satisfied. In addition, four (4) foot wide walking paths are proposed on the north side of the community through the 32,105-square-foot open space/amenity area, with sidewalks connecting throughout the community. The amenity area includes landscaping, benches, lighting, grills, and trash receptacles; creating a space for the residents to socialize outside of their home.

Garages

4. The proposed development will consist of front entry garages. The applicant is proposing to deviate from the following requirements per Section 4.84 (C)(2) listed below:
 - Rear entry;
 - "J" drives, for front entry properties
 - "Swing" drives, for side entry properties; or
 - Offset front entry with the garage door set back at least five feet behind the front building face.

The applicant is providing at least two (2) of the following architectural elements for each garage:

- Decorative banding or moldings
- Decorative overhangs above garage doors
- Eyebrow soldier course over garage doors
- Upgraded carriage style garage doors or faux wood garage doors

All garages will meet the twenty (20) feet setback requirement per the GDC standards.

5. The design of the buildings otherwise comply with the applicable building design regulations of the GDC.
6. The applicant is not proposing a subdivision sign with the development. However, if a sign is proposed in the future it is required to meet GDC requirements.

Alley Waiver

7. The residential lots within the residential development would front a fifty (50) foot right-of-way with access to each lot limited to the street front. The applicant seeks an Alley Waiver from the Plan Commission for this development. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or, if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. As reflected on the Detail Plan, alleys are not proposed for this development, as all lots would have front vehicular access only and utilities and drainage would be provided through easements. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

This use is compatible with the surrounding area and the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned residential districts. The property to the north, across Roan Road, is zoned Agricultural (AG) District and has a single-family dwelling. The property to the south is zoned Agricultural (AG) District and is developed with a church. Further to the southwest is zoned Community Retail (CR) District and developed with a skating rink. To the south of that tract is zoned Single-Family (SF-7) and developed with single-family detached homes. The property to the east, across Roan Road, is zoned Planned Development (PD) District 72-14 and developed with single-family detached homes. The property to west, across Rowlett Road, is zoned Single-Family-10 (SF-10) District and Planned Development (PD) District 06-05. The Single-Family-10 (SF-10) area is developed with an event center and the Planned Development (PD) District 06-05 is for Neighborhood Service Uses and developed with a single-family home.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family Attached Townhouse Units and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family Attached Townhouse Units on a property zoned Agricultural (AG) District.

ADDITIONAL INFORMATION

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

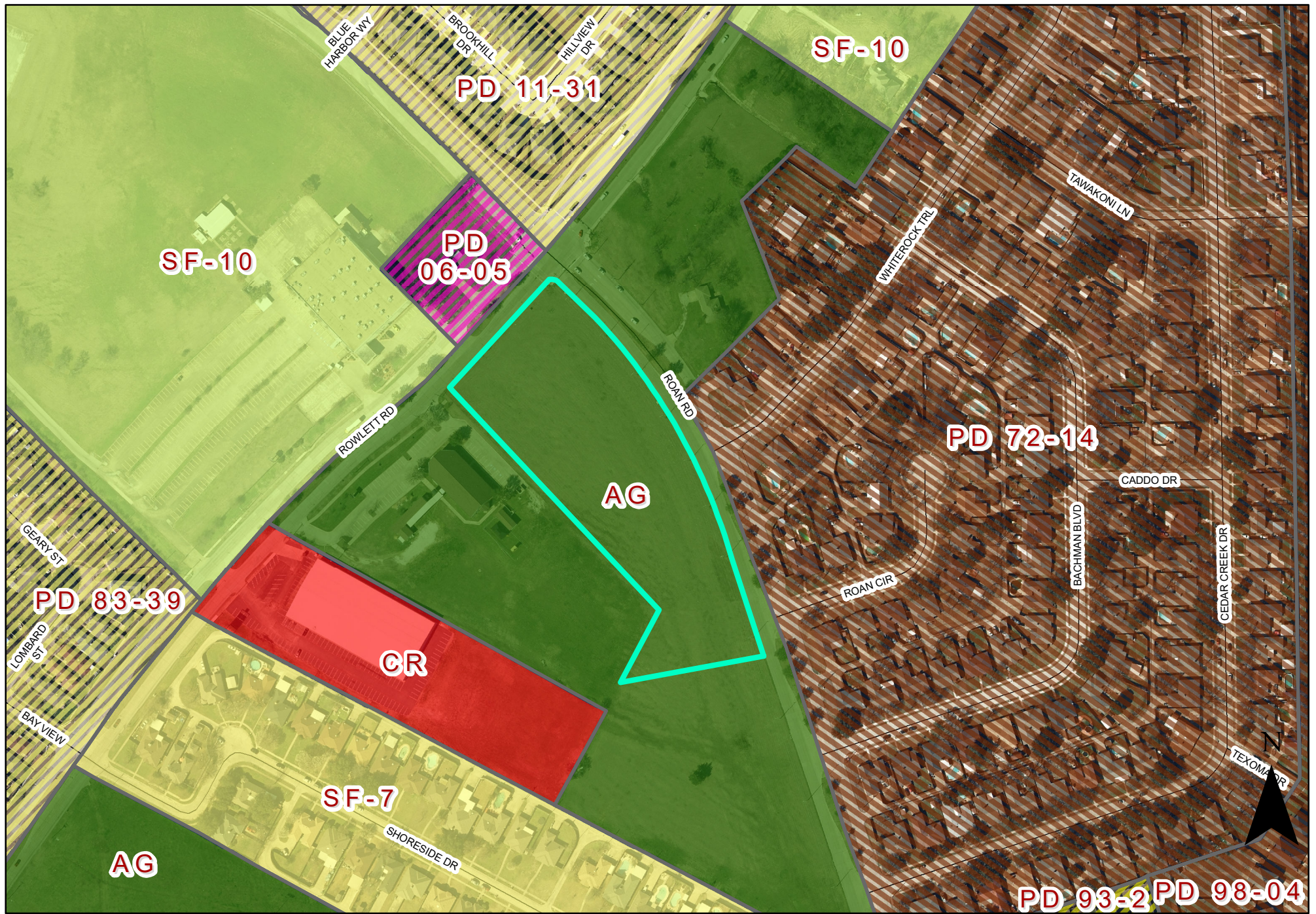
CITY COUNCIL DATE: September 14, 2021

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 175 350 Feet
1 inch = 250 feet

Zoning Map Z 20-44



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-44

2126 Rowlett Road

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for forty-three (43) Single-Family Attached (Townhome).
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Single-Family-Attached (SFA) District, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-Attached(SFA) District as set forth in Chapter 2 of the Garland Development Code included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall conform to the Site Plan and Landscape Plan set forth in Exhibit C, Exhibit D, and Exhibit E; however, in the event of conflict between the Detail Plan and the written conditions contained in this ordinance, the written conditions shall control.

V. Specific Conditions:

- A. Permitted Uses: Only Dwelling, Single-Family-Attached (SFA) units are permitted.
- B. Maximum Number of Lots: A maximum of forty-three (43) single-family attached units is permitted.
- C. Minimum Lot Area: The minimum lot area is 1,925 square feet and as shown on the Detail Plan.
- D. Minimum Lot Depth: The minimum lot depth is seventy-five (75) feet and the lot depth is measured between the lot lines.
- E. Garages:
- Front entry garages shall be allowed.

- End Units: No garage setback from rest of the façade. However, garages will meet the 20-foot setback.
 - Middle Units: Offset front entry with garage door setback at least five feet behind the building façade is required.
 - Regardless of other setbacks, a street-facing garage door shall have a minimum of twenty (20) feet from the applicable street right of way line.
 - "J" and "Swing" drives will not be required.
- F. Additional Garage Architectural Elements: At least two (2) of the following architectural elements shall be provided for each garage:
- Decorative banding or moldings
 - Decorative overhangs above garage doors
 - Eyebrow soldier course over garage doors
 - Upgraded carriage style garage doors or faux wood garage doors
- G. Garage Setbacks: All garages shall be setback a minimum of twenty (20) feet from the property line.
- H. Alleys: Alleys will not be required with this development.
- I. Attached Units: Lots 17, 18, 19, and 20 may be located within 2-unit structures as shown on Exhibit C.
- J. Roof Pitch: Each dwelling unit must be constructed with a minimum roof pitch of 8:12.
- K. Screening and Landscaping: Screening and landscaping shall be in conformance with the Landscape Plan set forth in Exhibit D.
- L. Open Space and Amenities: Open Space and Amenities shall be provided as shown in Exhibit D.
- M. Signage: All signs shall meet the Garland Development Code requirements.
- N. Homeowners Association: A Homeowners Association

EXHIBIT B

shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws and/or declaration of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; shall obligate the association, through assessment of homeowners, to maintain all open space areas; and other provisions as deemed appropriate to secure a sound and stable association.

- O. Maintenance of Open/Common Space and Landscaped Areas, Entry Features, Access Easements, and Amenities in HOA Lots: Pursuant to the declaration for the Homeowner's Association, the Homeowners Association shall be obligated to repair and maintain all common areas of the community (including open/common space, landscaped areas, entry features, access easements, and amenities in HOA lots) and the bylaws and/or declaration for the association shall authorize the association to pay for the cost thereof through the assessment of homeowners within the community.

Z 20-44



View of the subject property from Rowlett Road.



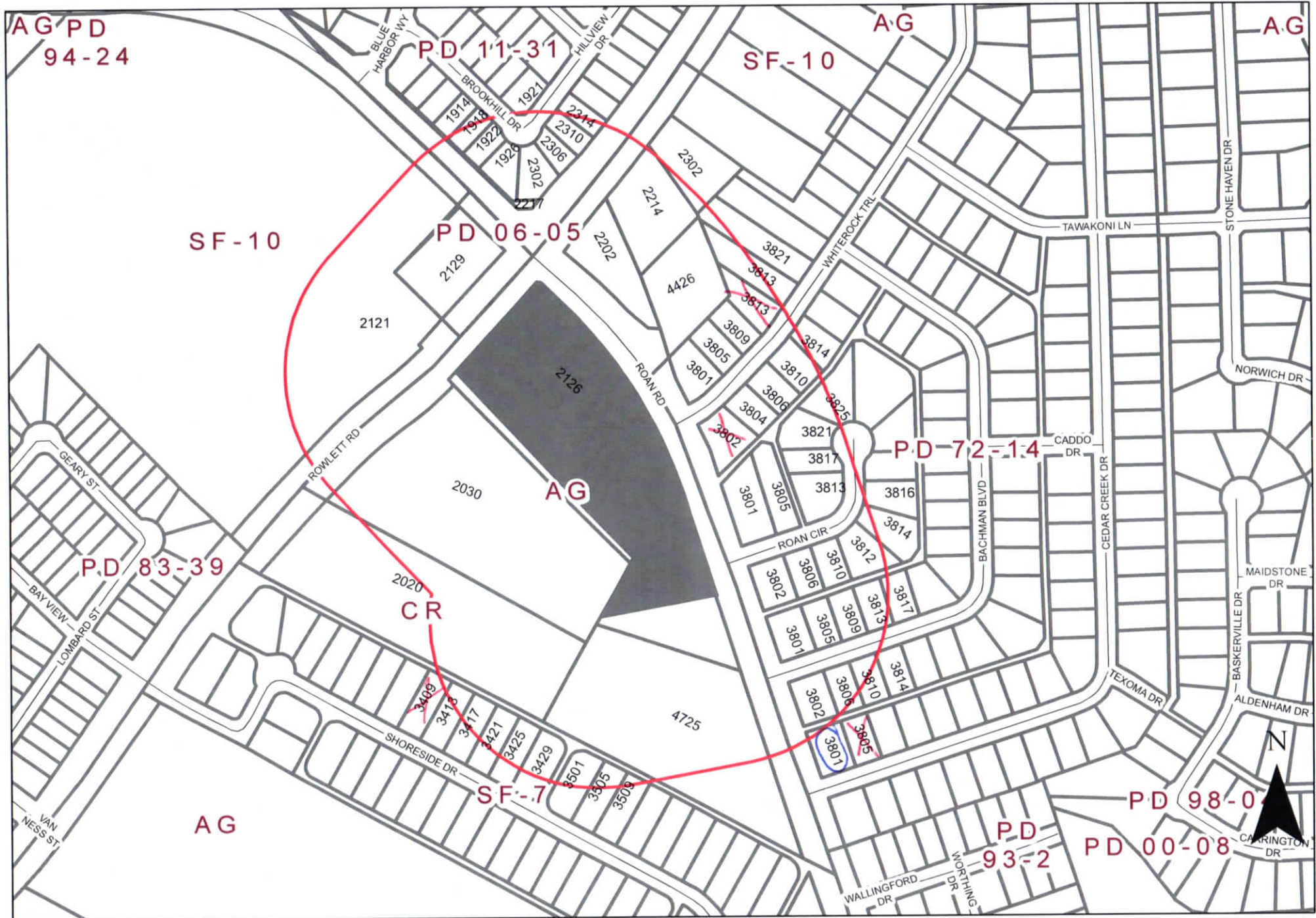
View of the property to the north.



View of the property to the west.



View of the property to the east.



0 200 400 Feet
1 inch = 298 feet

Zoning Map Z 20-44

2126 Rowlett Road

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

Comment Form

Case Z 20-44

CCM Engineering proposes to construct 43 townhomes with an open space amenity. This site is located at 2126 Rowlett Road. (District 3)

CCM Engineering propone construir 43 townhomes con amenidades de espacio abierto. Este sitio está ubicado en 2126 Rowlett Road. (Distrito 3)

CCM Engineering đề xuất xây dựng 43 căn nhà phố với tiện ích không gian mở. Địa chỉ này nằm ở 2126 Rowlett Road. (Quận 3)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Mr. David Lynn Huffhines

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

3802 Whitelock Trail

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã Bưu Chính

David Lynn Huffhines

Signature / Firma / Chữ ký

8/8/2021

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

AUG 12 '21 AM 11:59

Comment Form Continued – Case Z 20-44

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

The Top issue is The intersection of Rowlett Rd and Roan. The obstruction of Condos will Block The View of This Intersection and will Render it more Dangers Intersection. The address of 2126 Rowlett Road and Roan has always been zoned as Agriculture. The value of our homes, will plummet if multi level CONDO'S are built. Privacy will be Restricted in our Backyards due to multi-level CONDO'S. The number of people sent this survey is limited per the zoning map. This addition of 2126 Rowlett affects the whole neighborhood NOT just a few. We are voting Against The building of These Condo's.

This will entile Traffic coming From Hwy 30 to Roan and Rowlett Rd, trying to go to 66 virtually another Fruy. The amount of CARS will be UNBEARABLE.

Comment Form

Case Z 20-44

CCM Engineering proposes to construct 43 townhomes with an open space amenity. This site is located at 2126 Rowlett Road. (District 3)

CCM Engineering propone construir 43 townhomes con amenidades de espacio abierto. Este sitio está ubicado en 2126 Rowlett Road. (Distrito 3)

CCM Engineering đề xuất xây dựng 43 căn nhà phố với tiện ích không gian mở. Địa chỉ này nằm ở 2126 Rowlett Road. (Quận 3)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Mark Eggert

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

3801 Cedar Creek Dr

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

AUG 10 '21 AM 10:5

Comment Form Case Z 20-44

CCM Engineering proposes to construct 43 townhomes with an open space amenity. This site is located at 2126 Rowlett Road. (District 3)

CCM Engineering propone construir 43 townhomes con amenidades de espacio abierto. Este sitio está ubicado en 2126 Rowlett Road. (Distrito 3)

CCM Engineering đề xuất xây dựng 43 căn nhà phố với tiện ích không gian mở. Địa chỉ này nằm ở 2126 Rowlett Road. (Quận 3)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐ For / A Favor / Đúng

☒ Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

Emmanuel Abaslam

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

3812 Whitmore Trl Garland

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

8/6/21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Allmendinger, Tracy

From:
Sent:
To:
Subject:

emmanuel abraham <chackungal@yahoo.com>
Friday, August 6, 2021 10:18 PM
Planning Group
[EXTERNAL] Case z 20-44

**Comment Form Continued –
Case Z 20-44**

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

my property value goes d

Too much Traffic

Smus

Allmendinger, Tracy

Outside notification area

From: Jonny Fitzgerald <jfitzhc2@gmail.com>
Sent: Saturday, August 7, 2021 5:10 PM
To: Planning Group
Subject: [EXTERNAL] Case Z 20-44

I own and live in a home at 4012 Bachman Blvd, Garland, TX 75043
I would like to register a position against this zoning change

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 20-44	August 16, 2021	September 14, 2021	Kimberly Hopkins

CCM Engineering proposes to construct 43 townhomes with an open space amenity. This site is located at 2126 Rowlett Road.

Jason Fox

Against

8/12/2021
4:06:26 PM

3921 Cedar Creek Dr.

foxcts1@gmail.com

Garland

469-334-8594

Texas

United States

75043

I just moved to this area because of the open areas around this neighborhood. Please dont buld here, the streets are too small and too much traffic already. this would cause congestion for the school close by.

Outside notification
area

**Ernest
Christmas**

Against

8/11/2021
11:28:27 PM

1414 Knob Hill Dr

dayle1414@msn.com

Garland

19723030428

Texas

United States

75043

Traffic

Outside notification
area

**Roald van
Antwerpen**

Against

8/11/2021
2:45:36 PM

3509 Shoreside Drive

rbva@hotmail.com

Garland

4693966676

Texas

United States

75043



Barbara

Against

Outside notification
area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 20-44	August 16, 2021	September 14, 2021	Kimberly Hopkins

Johnson
8/10/2021
9:34:29 PM

2717 Club Meadow Dr

Garland

Texas

United States

75043

I am concerned about density and aesthetics of this development

Cindi Stewart

Against

outside notification area

8/10/2021
9:05:47 PM

3913 Whiterock Trail

cs.stewart@verizon.net

Garland

214-460-3025

Texas

United States

75043

Doug Stewart

Against

outside notification area

8/10/2021
6:56:20 PM

3913 Whiterock Trail

dr.stewart@verizon.net

Garland

214-605-1237

Texas

United States

75043

Jason Brooks

Against

8/10/2021
3:15:41 AM

3805 Cedar Creek Dr

jahbrooks@gmail.com

Garland

2146505802

Texas

United States

75043

Please do not allow townhomes to be built at this location. The surrounding areas are all single family dwellings (homes), and we fought to keep it as such in the 80s. There is a very sufficient market for homes, and there is no

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 20-44	August 16, 2021	September 14, 2021	Kimberly Hopkins

viable reason to allow this to change. Thank you for your time and consideration.

Elias Debrezion

Against

Outside notification area

8/9/2021
2:33:13 AM

4702 Carlton Ct.

edebrezion@yahoo.com

Garland

6824726745

Texas

United States

75043

Would that the land was left as-is, or a turned into a public park decorated by a master arborist. If we must build a structure, build something that attracts, trains, and retains skilled workers. Build something that creates or promotes skilled jobs for Garland residents. All we seem to want to do lately is build townhomes, apartments, and housing complexes. The added populace people will live in Garland, but commute elsewhere for the higher-paying jobs. We inherit the traffic, without any of the benefits. Build a university for the City of Garland; staff it accordingly, have our high schoolers strive to attend it upon matriculation. Do something different, or just leave it as-is, please. The greenery is calming.



GARLAND

Plan Commission

2. d.

Meeting Date: 08/16/2021

Item Title: Z 20-44 CCM Engineering - Detail Plan (District 3)

Summary:

Consideration of the application of **CCM Engineering**, requesting approval of a Detail Plan for Single-Family Attached Homes (Townhouses). This property is located at 2126 Rowlett Road. (District 3) (File Z 20-44 - Detail Plan)

Attachments

Z 20-44 CCM Engineering Report and Attachments (Detail Plan)

Z 20-44 CCM Engineering Responses

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 20-44/District 3

Agenda Item:

Meeting: Plan Commission

Date: August 16, 2021

REQUEST

Approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family Attached Townhouse Units and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family Attached Townhouse Units on a property zoned Agricultural (AG) District.

LOCATION

2126 Rowlett Road

APPLICANT

CCM Engineering

OWNER

Luckey McDowell

BACKGROUND

The applicant requests approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District and a Detail Plan for Single-Family Attached Townhome Units.

The applicant proposes to develop the vacant property into a townhome community with forty-three (43) attached single-family units with an open space amenity area.

SITE DATA

The subject property contains approximately 4.67 acres. The site has approximately 328 lineal feet along Rowlett Road and 821 lineal feet along Roan Road. The property has access from Rowlett Road and Roan Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District which allows single-family residential use. 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. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future.

Single-Family uses on large lots are appropriate in this district; however, Single-Family Attached Townhouse Units are not allowed by right and require a re-zoning to Single-Family Attached (SFA) District.

CONSIDERATIONS

Detail Plan

1. The applicant proposes a Detail Plan for a development of townhouses. The Detail Plan shows forty-three (43) single-family attached townhouse units and open space amenities to be maintained by the homeowners association (HOA). In addition, the applicant is proposing 9.2 units per acre, therefore meeting the SFA GDC requirement.
2. The applicant request to deviate from some of the required SFA District development standards per Section 2.34 (Table 2-3) of the Garland Development Code (GDC). The table below indicates the deviations proposed.

Development Standards	Required	Proposed	Analysis
Lot Area	Minimum 2,000 SF	Minimum 1,925 SF	The proposed lot sizes range from 1,925 sf to 4,117 sf. The average lot size proposed is 2,327 square feet, and the density is 9.2 units per acre, within the 12 units per acre SFA maximum.
Lot Depth	Minimum 90 feet	Minimum 75 feet	The average lot depth proposed is 99 feet.
Garages	Garage rear entry and offset 5-feet from front building face.	No garage setback from rest of the façade. However, garages will meet the 20-foot setback from the property line. (End Units only) Offset front entry with garage door setback at least five feet behind the building facade. (Middle Units)	The applicant has provided the required 5-foot offset from the front façade for the Middle Units. In addition, the applicant proposes additional design elements on the garage doors.
Attached Units	Each structure may have no fewer than three and no more than six attached units.	Two attached units for Lots 17, 18, 19, and 20.	These two structures would function more like duplexes.

Screening and Landscaping

3. The proposed landscape layout (Exhibit D) complies with the applicable screening and landscaping regulations of the GDC. Per the GDC, a screening wall is required along a thoroughfare Type "D" or greater. Rowlett Road and Roan Road are greater than Type "D" per the Thoroughfare Plan. Therefore, screening is required for this development. A six (6)-foot masonry wall, six (6)-foot iron fence w/ masonry columns, and a six (6) - foot wood fence with cap and metal posts is proposed for this development. The six (6) -

foot masonry wall and six (6)-foot iron fence w/ masonry columns is located along Roan Road, the six (6)-foot masonry wall is located along Rowlett Road, and the six (6)-foot wood fence with cap and metal posts is located to the south and east of the property.

Amenities

Common open space area is included with the proposed development in accordance with the GDC. The amenity requirements of the SFA District per the GDC are satisfied. In addition, four (4) foot wide walking paths are proposed on the north side of the community through the 32,105-square-foot open space/amenity area, with sidewalks connecting throughout the community. The amenity area includes landscaping, benches, lighting, grills, and trash receptacles; creating a space for the residents to socialize outside of their home.

Garages

4. The proposed development will consist of front entry garages. The applicant is proposing to deviate from the following requirements per Section 4.84 (C)(2) listed below:
 - Rear entry;
 - "J" drives, for front entry properties
 - "Swing" drives, for side entry properties; or
 - Offset front entry with the garage door set back at least five feet behind the front building face.

The applicant is providing at least two (2) of the following architectural elements for each garage:

- Decorative banding or moldings
- Decorative overhangs above garage doors
- Eyebrow soldier course over garage doors
- Upgraded carriage style garage doors or faux wood garage doors

All garages will meet the twenty (20) feet setback requirement per the GDC standards.

5. The design of the buildings otherwise comply with the applicable building design regulations of the GDC.
6. The applicant is not proposing a subdivision sign with the development. However, if a sign is proposed in the future it is required to meet GDC requirements.

Alley Waiver

7. The residential lots within the residential development would front a fifty (50) foot right-of-way with access to each lot limited to the street front. The applicant seeks an Alley Waiver from the Plan Commission for this development. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or, if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. As reflected on the Detail Plan, alleys are not proposed for this development, as all lots would have front vehicular access only and utilities and drainage would be provided through easements. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

This use is compatible with the surrounding area and the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned residential districts. The property to the north, across Roan Road, is zoned Agricultural (AG) District and has a single-family dwelling. The property to the south is zoned Agricultural (AG) District and is developed with a church. Further to the southwest is zoned Community Retail (CR) District and developed with a skating rink. To the south of that tract is zoned Single-Family (SF-7) and developed with single-family detached homes. The property to the east, across Roan Road, is zoned Planned Development (PD) District 72-14 and developed with single-family detached homes. The property to west, across Rowlett Road, is zoned Single-Family-10 (SF-10) District and Planned Development (PD) District 06-05. The Single-Family-10 (SF-10) area is developed with an event center and the Planned Development (PD) District 06-05 is for Neighborhood Service Uses and developed with a single-family home.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family Attached Townhouse Units and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family Attached Townhouse Units on a property zoned Agricultural (AG) District.

ADDITIONAL INFORMATION

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

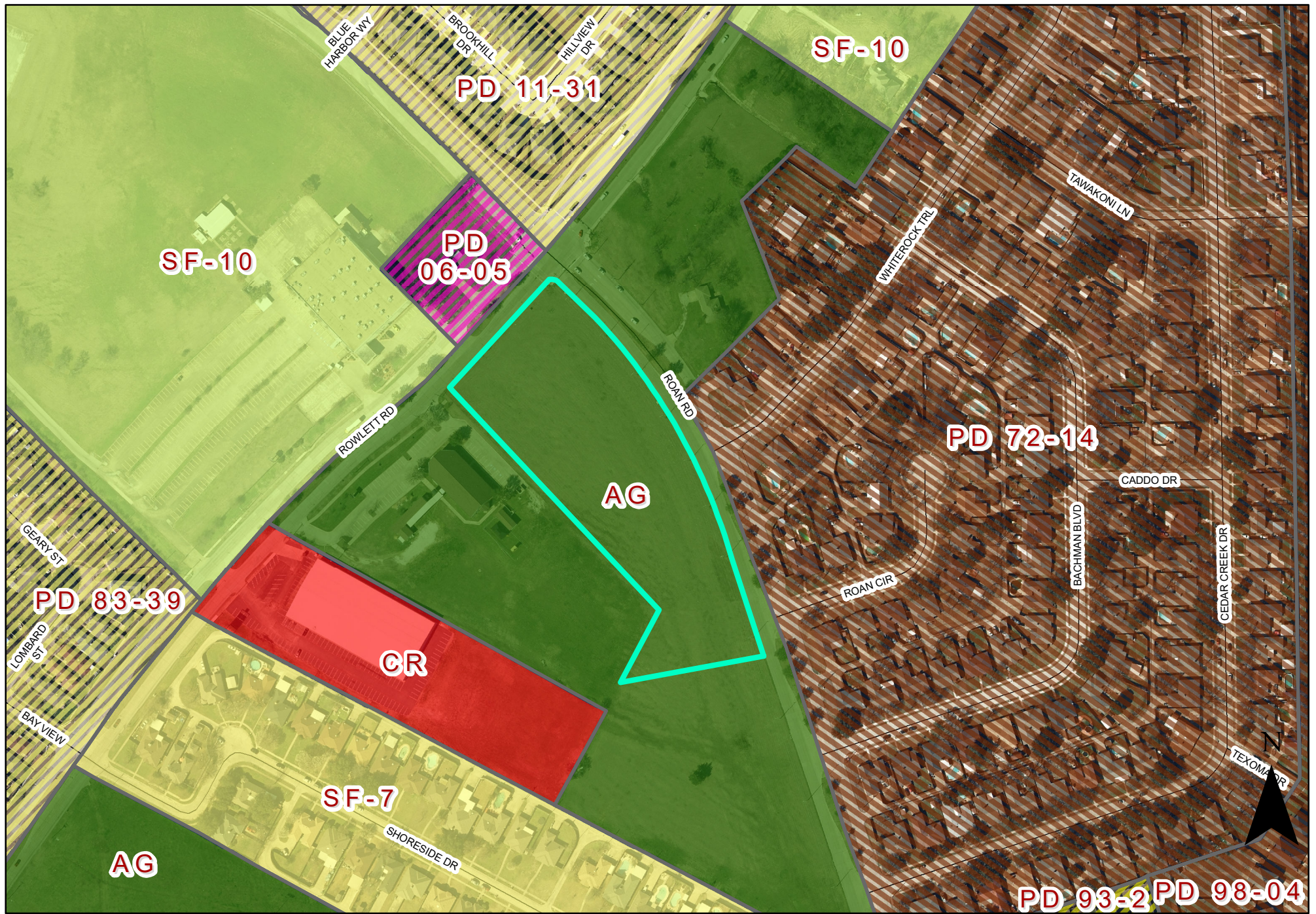
CITY COUNCIL DATE: September 14, 2021

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 175 350 Feet
1 inch = 250 feet

Zoning Map Z 20-44



INDICATES AREA
OF REQUEST

2126 Rowlett Road, Garland, Texas 75043
PRE-SUBMITTAL CASE #: 200903-2
EXISTING ZONING: AG
PROPOSED ZONING: PD-20-44 (SFA)

	PROVIDED	GDC REQUIREMENT
BUILDING TYPE	ATTACHED TOWNHOMES	
TOTAL AREA OF SITE	4.67 ACRE (203,328 SF)	
FLOOR AREA RATIO	0.50	
IMPERVIOUS SURFACE COVERAGE	152,413 SF (75%)	
TOTAL BUILDING COVERAGE	VARIES	
SITE IMPERVIOUS COVERAGE	75%	75%
OFF-STREET PARKING SPACES	13	11
NET RESIDENTIAL DENSITIES	9.21 LOTS/ACRE	
MIN LOT SIZE	1,875 SF	2,000 SF
MAX LOT SIZE	4,117 SF	
MIN LOT DEPTH	75'	90'
MAX LOT DEPTH	165'	
MIN LOT WIDTH	20' (25' END)	20' (30' END)
MAX LOT WIDTH	90'	90'
MAX BUILDING LENGTH	152'	
OPEN SPACE PROVIDED	52,085 SF	
BUILDING HEIGHT	40' (MAX), 30' (TYP.)	40'
MINIMUM YARD SETBACKS		
FRONT	10'	10'
SIDE	10' & 5'	10' & 5'
REAR	10'	10'
TREE REQUIREMENT	1 TREE (MIN 50% >3" CALIPER) PER EVERY 250 SF	

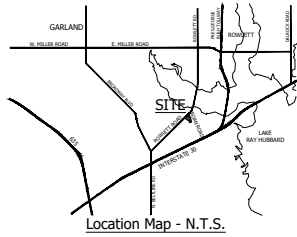
FINISHED FLOOR ELEVATION TO BUILT 1 FT ABOVE TOP OF CURB
PROPOSED ROADWAY TO BE CONSTRUCTED PER CITY REQUIREMENTS
NO EXISTING DRAINAGE WAYS OR NATURAL FEATURES

Applicant: CASA-BELLA HOMES

Engineer: CCM ENGINEERING
2570 F.M. 407, S. 209
Highland Village, Texas 75077
Contact: Jeff Crannell, P.E.
972.691.6633
TBPE Firm #605

Owner: SMITH DYNASTY TRUST
PO BOX 493
Sulphur Springs, Texas 75483
Contact: Luckey McDowell
214-403-0649

REVISIONS
DESIGN: CCM
DRAWN: CCM
DATE: 8/4/21
SCALE:
NOTES:
FILE:
Sheet x of x



LANDSCAPE REQUIREMENTS

SITE AREA	4.67 AC	26.34%
LANDSCAPED AREA	1.23 AC	
TREES	REQUIRED	PROVIDED
TOTAL TREES	108	108
SHRUBS	REQUIRED	PROVIDED
5 GAL.	155	155
GROUND COVER		
1 GAL.	3,840	3,840

Owner:
Smith Dynasty Trust
P.O. Box 493
Sulphur Springs, TX 75483
Tel: 214-403-0649
Contact: Luckey McDowell

Engineer:
CCM Engineering
2570 Justin Road, Suite 209
Highland Village, TX 75077
Tel: 972-691-6633
Contact: Cody Crannell

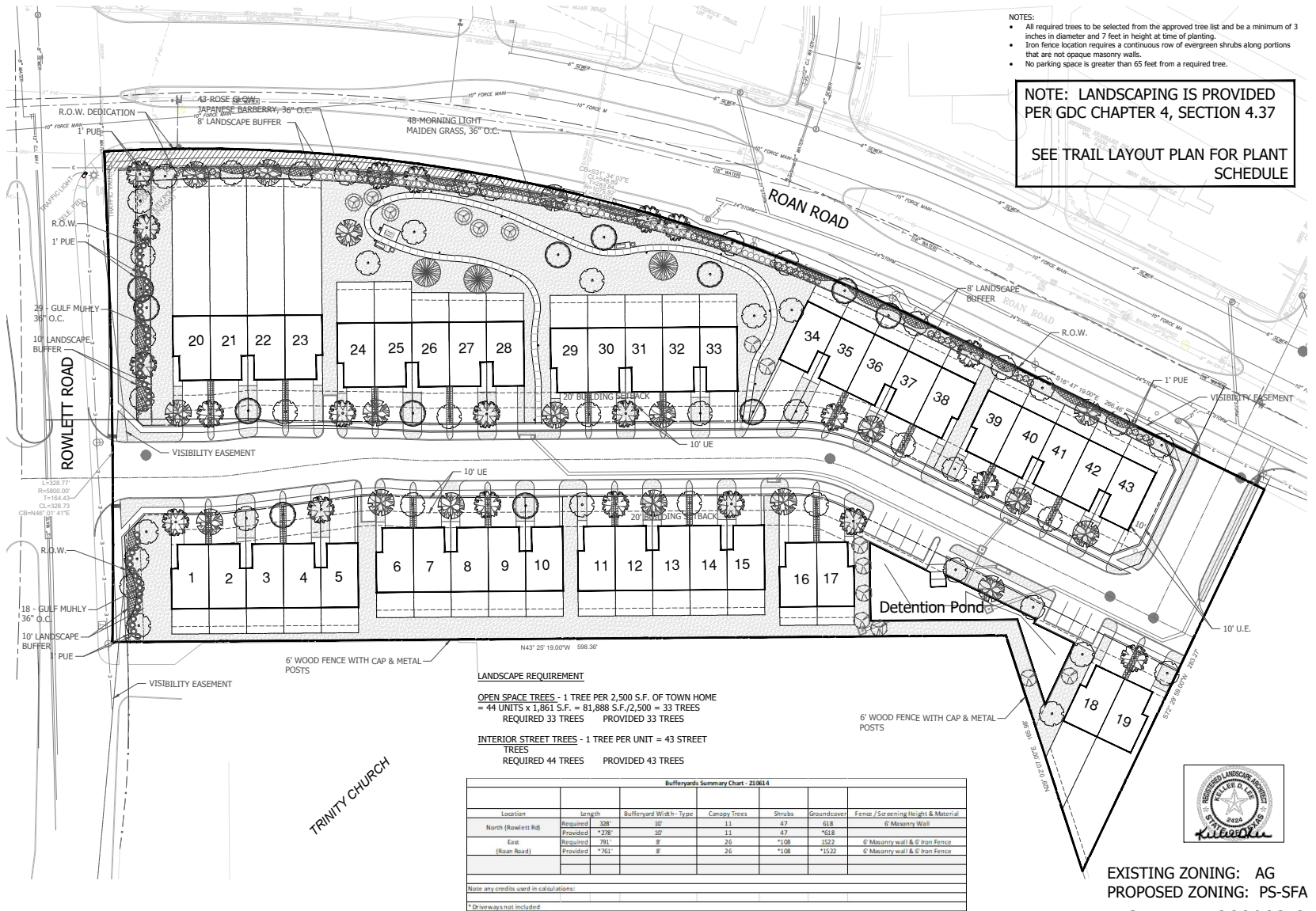
Applicant:
Casa-Bella Homes
2201 Main Street, Suite 508
Dallas, Texas 75201
Tel: 972-834-7611
Contact: Parker Elliott

Planner:
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

5 AUG 21



1" = 30'



- NOTES:**
- All required trees to be selected from the approved tree list and be a minimum of 3 inches in diameter and 7 feet in height at time of planting.
 - Iron fence location requires a continuous row of evergreen shrubs along portions that are not opaque masonry walls.
 - No parking space is greater than 65 feet from a required tree.

NOTE: LANDSCAPING IS PROVIDED PER GDC CHAPTER 4, SECTION 4.37

SEE TRAIL LAYOUT PLAN FOR PLANT SCHEDULE



EXISTING ZONING: AG
PROPOSED ZONING: PS-SFA

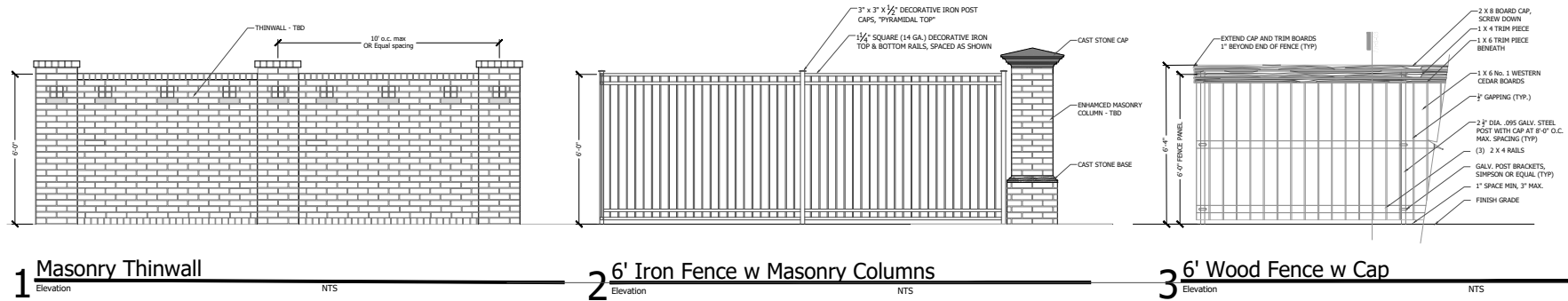
Case No. 200903-2

Landscape Plan

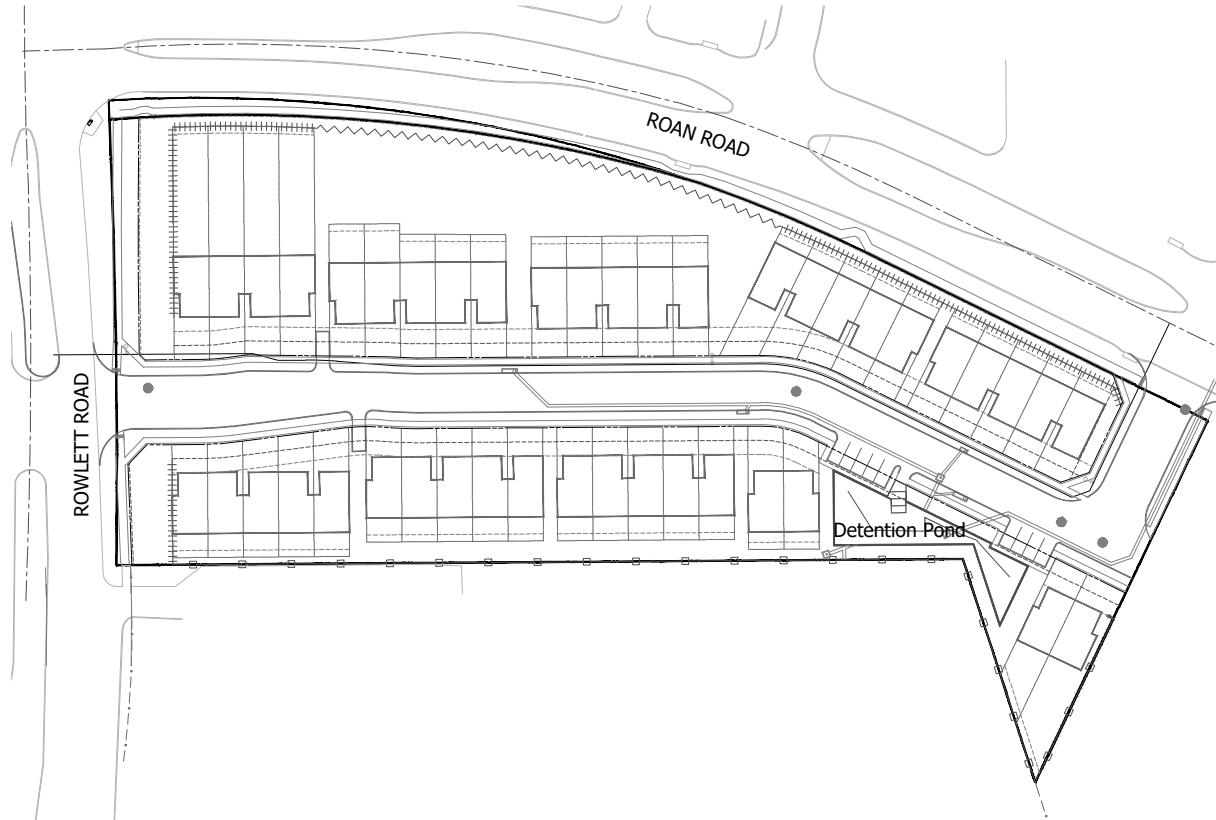
Crescent Heights Townhomes

2126 Rowlett Road, Garland, Texas 75043

Garland, Dallas County, Texas



Legend	
6' Masonry Wall	+++++
6' Iron Fence w/Masonry Columns	~~~~~
40' o.c. m.b.x.	----
6' Wood Fence with Cap and Metal Posts	—o—o—o—

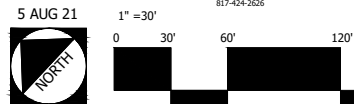


Owner:
Smith Dynasty Trust
P.O. Box 493
Sulphur Springs, TX 75483
Tel: 214-403-0649
Contact: Luckey McDowell

Engineer:
CCM Engineering
2570 Justin Road, Suite 209
Highland Village, TX 75077
Tel: 972-691-6633
Contact: Cody Crannell

Applicant:
Casa-Bella Homes
2201 Main Street, Suite 508
Dallas, Texas 75201
Tel: 972-834-7611
Contact: Parker Elliott

Planner:
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626



Case No. 200903-2

Fence & Wall Diagram Crescent Heights Townhomes

2126 Rowlett Road, Garland, Texas 75043

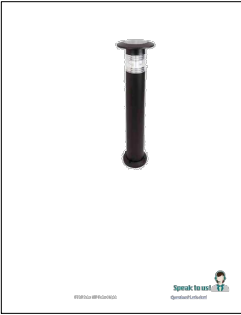
Garland, Dallas County, Texas

NOTE:

TRAIL LIGHTING - BOLLARDS

ACCESS FIXTURES
40 JACKSON STREET
WORCESTER, MA 01608
800-468-9925

1. COLOR: BLACK
2. BOLLARD: BOLO SOLAR LED BOLLARD LIGHT - ROUND FLAT TOP



NOTE:

1. ALL SITE FURNISHINGS CAN BE OBTAINED THROUGH (OR EQ.):

VICTOR STANLEY ®
P.O. Drawer 330
DUNKIRK, MD 20754
P: 1-800-2368-2573

2. COLOR FOR ALL: BLACK

3. BACKED BENCHES ARE TO BE (OR EQ.):

STEELSITES RB COLLECTION
MODEL NO. RB-28
SURFACE MOUNT 6' BENCHES

4. TRASH RECEPTACLES ARE TO BE (OR EQ.):

STEELSITES RB COLLECTION
MODEL NO. RB-36 36 GAL. SURFACE MOUNT

5. PICNIC TABLE:

STEELSITE RB COLLECTION
MODEL NO. FRST-6 - 6'

6. GRILL:

CSF COMMERCIAL SITE FURNISHINGS
3521 WETUMPKA HIGHWAY
MONTGOMERY, AL 36110-2717
P: 1-800-278-4480

MODEL NO. STANDARD IN GROUND GRILL - IN GROUND
SPEC SHEET: LC120-STD-IG



Plant List and Schedule

CANOPY TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Live Oak <i>Quercus virginiana</i>	45	3" CAL. / 14'-16" HT. / 10'-12" SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)
	Red Oak <i>Quercus shumardii</i>	12	3" CAL. / 14'-16" HT. / 10'-12" SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)
	Cedar Elm <i>Ulmus crassifolia</i>	21	3" CAL. / 14'-16" HT. / 10'-12" SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)
	Chinese Pistache <i>Pistacia chinensis</i>	3	3" CAL. / 14'-16" HT. / 10'-12" SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)
	Texas Ash <i>Fraxinus texensis</i>	18	3" CAL. / 14'-16" HT. / 10'-12" SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.

ACCENT / UNDERSTORY TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Crape Myrtle <i>Lagerstroemia indica</i>	9	30 Gal. / 8' HT. / 4' SPREAD	container grown; matching growth (MT = MULTITRUNK)
	Chaste Tree <i>Vitex agnus-castus</i>	6	30 Gal. / 8' HT. / 4' SPREAD	container grown; matching growth (MT = MULTITRUNK)

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.

SHRUBS

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Maiden Grass 'Morning Light' <i>Miscanthus sinensis 'Morning Light'</i>	65	5 GAL. / 30" HT. / 36" SPREAD	container grown; full growth; 36" o.c.; triangular spacing
	Gulf Muhly <i>Muhlenbergia capillaris</i>	47	5 GAL. / 24" HT. / 36" SPREAD	container grown; full growth; 36" o.c.; triangular spacing
	Rose Glow Japanese Barberry <i>Berberis thunbergii 'Rose Glow'</i>	43	5 GAL. / 30" HT. / 36" SPREAD	container grown; full growth; 36" o.c.; triangular spacing

NOTE: ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED

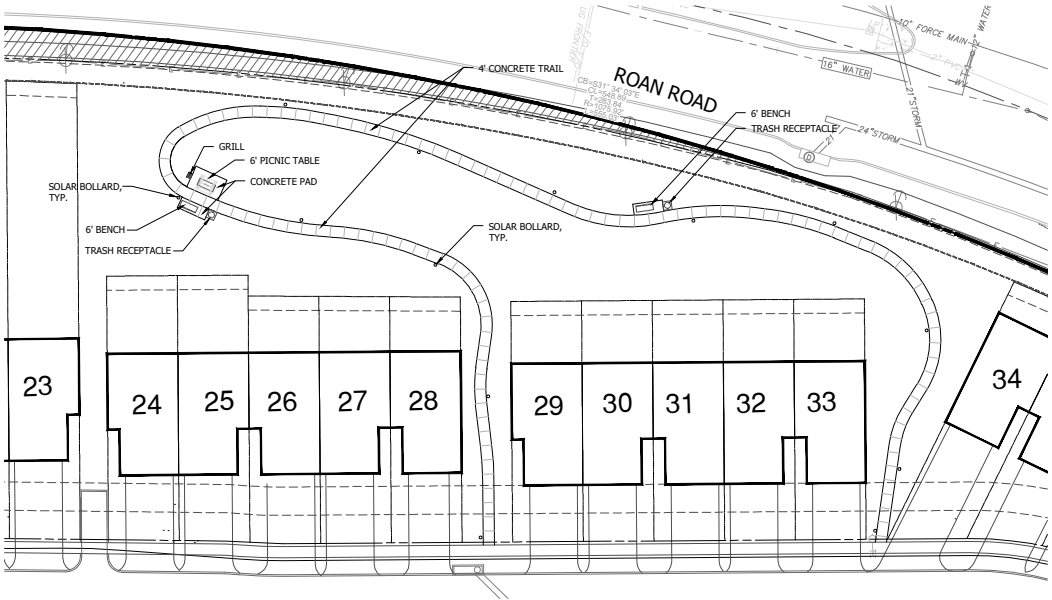
GROUND COVER

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Big Blue Liriope <i>Liriope muscari 'Big Blue'</i>	3,840	1 GAL./6"-12" HT./ 12" SPREAD	full growth; 12" o.c.; triangular spacing

NOTE: ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED

TURF

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Bermudagrass <i>Cynodon dactylon</i>	53,525 S.F.	SOLID SOO	contractor to field verify quantity of sod / hydromulch required

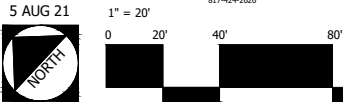


Owner:
Smith Dynasty Trust
P.O. Box 493
sulphur Springs, TX 75483
Tel: 214-403-0649
Contact: Luckey McDowell

Engineer:
CCM Engineering
2570 Justin Road, Suite 209
Highland Village, TX 75077
Tel: 972-691-6633
Contact: Cody Crannell

Applicant:
Casa-Bella Homes
2201 Main Street, Suite 508
Dallas, Texas 75201
Tel: 972-834-7611
Contact: Parker Elliott

Planner:
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626



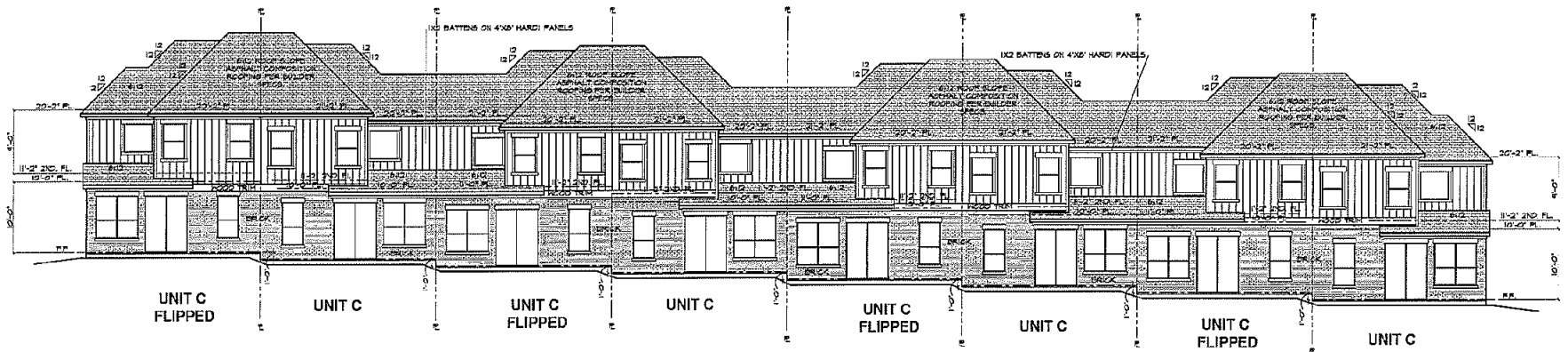
Trail Layout

Crescent Heights Townhomes

2126 Rowlett Road, Garland, Texas 75043

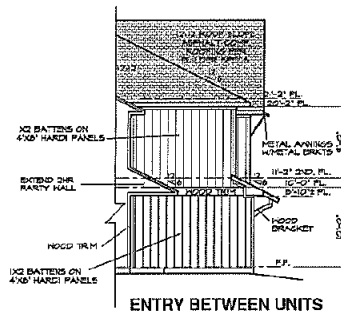
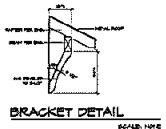
Case No. 200903-2

Garland, Dallas County, Texas



REAR ELEVATION

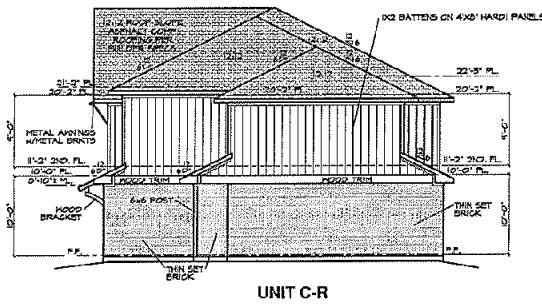
SCALE: 1/8" = 1'-0"



ENTRY BETWEEN UNITS

SECTION A

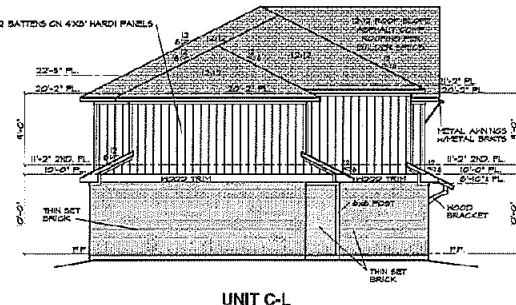
SCALE: 1/8" = 1'-0"



UNIT C-R

RIGHT ELEVATION

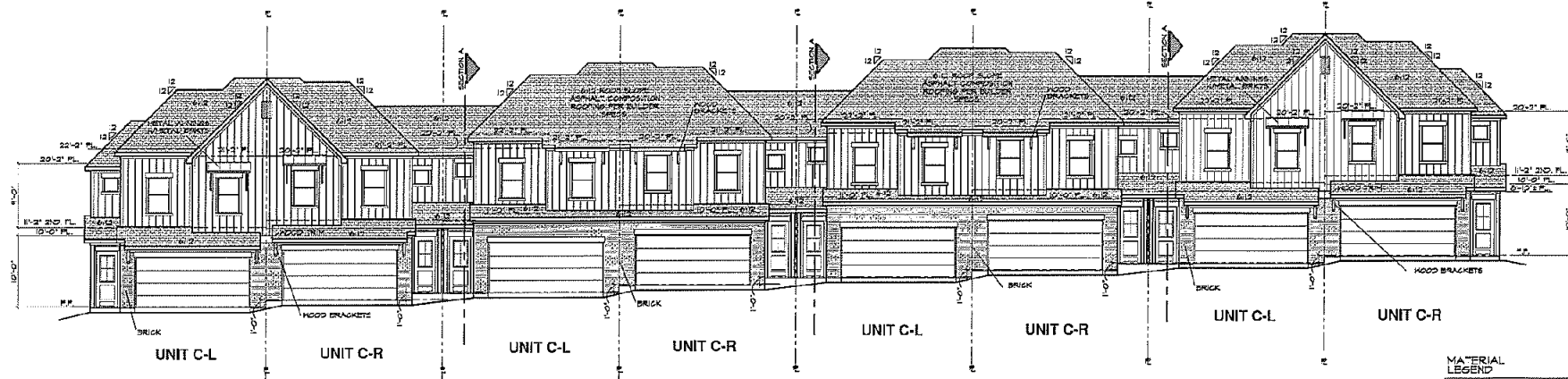
SCALE: 1/8" = 1'-0"



UNIT C-L

LEFT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

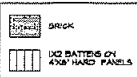


EXHIBIT E



3D shots



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Project Issue / Date: 12/30/20	CASE #200909-2
Issue Log: Issue Date: 02/22/21	02/22/21
04/21/21	04/21/21
04/21/21	04/21/21
04/21/21	04/21/21
04/21/21	04/21/21
04/21/21	04/21/21

660 ALVING RD, SUITE 100
GARLAND, TX 75043
858-408-PLAN
H2HPLAN.COM

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DATE
JULY 2021

DRAWN BY
Ty Howerton

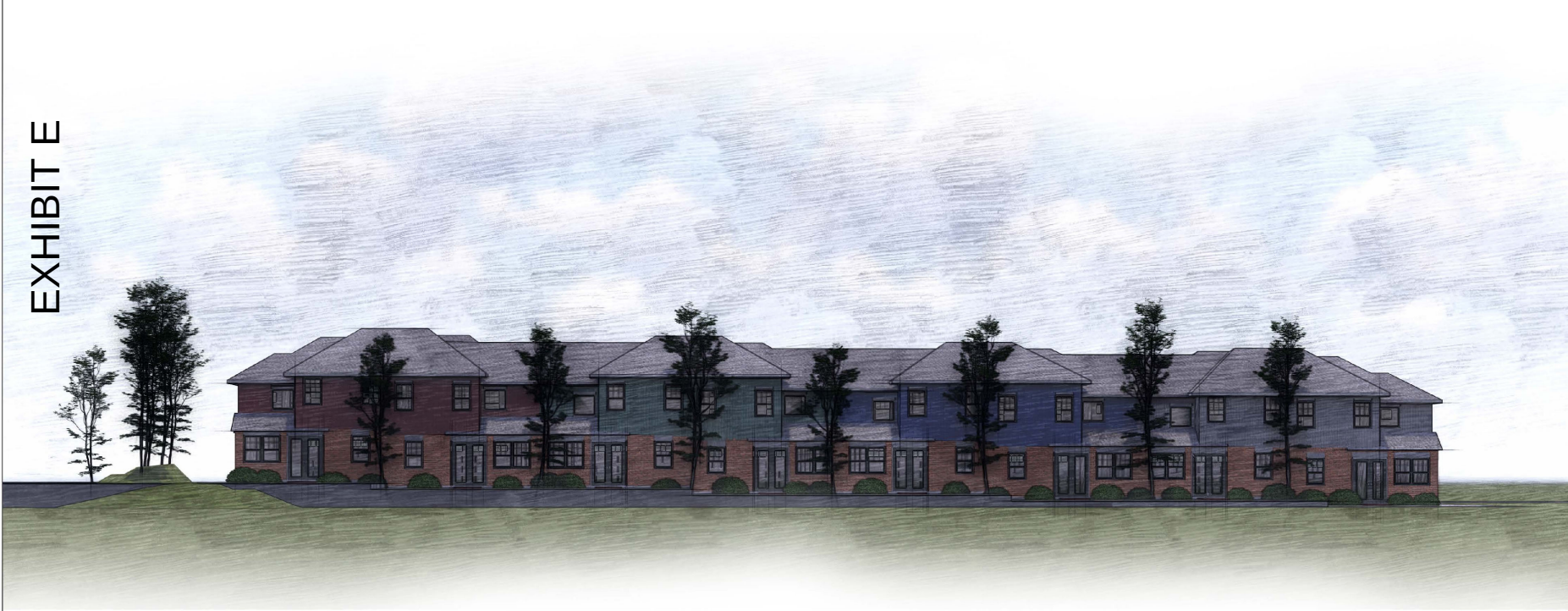
CUSTOMER
CASABELLA

SHEET
0 - 0

PLAN NUMBER
2413-2021-24

ADDRESS
2126 ROWLETT ROAD
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EXHIBIT E



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Project Issue / Date: 12/30/20	CASE #200909-2
Issue Log:	Issue Date:
Site Plan Set	02/22/21
Order Set	04/21/21
Construction Set	
Permit Set	
Construction Set	

6601 AVENUE 10, SUITE 100
DALLAS, TEXAS 75243
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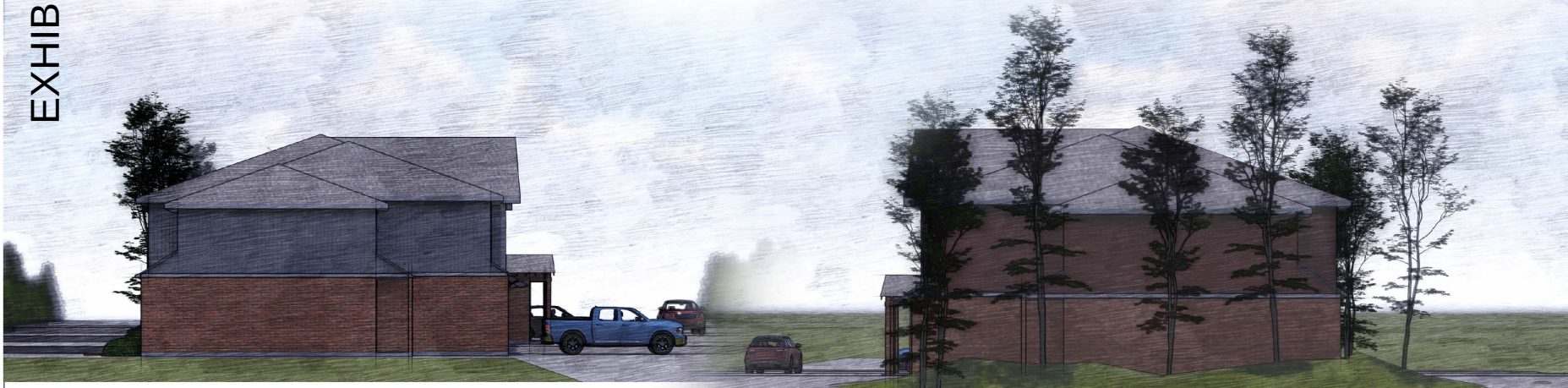
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EXHIBIT E



3D shots



Small print text

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Issue Log:	Issue Date:
Client Set:	02/22/21
Client Set:	04/21/21
Construction Set:	
Permit Set:	
Construction Set:	

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3D shots

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Issue Log: Issue Date:	
Sketch Set: 02/22/21	
Client Set: 04/21/21	
Coordination Set:	
Permit Set:	
Construction Set:	

5500 E. ALVAREZ, TX 75040
850-406-PLAN
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Project Issue / Date: 12/30/20	CASE #200909-2
Issue Log:	Issue Date:
Structural Set	02/22/21
Electrical Set	04/21/21
Coordination Set	
Permit Set	
Construction Set	

560 ALVAREZ BLVD, SUITE 200
GARLAND, TX 75043
850-406-PLAN
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Issue Log:	Issue Date:
Site Plan Set	02/22/21
Deck Set	04/21/21
Coordination Set	
Permit Set	
Construction Set	

505 ALVING RD., SUITE 2000
FARMERSVILLE, TX 77936
817-406-PLAN (7262)

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Project Issue / Date: 12/30/20	CASE #200909-2
Issue Log:	Issue Date:
Submit Set	02/22/21
Check Set	04/21/21
Coordination Set	
Permit Set	
Construction Set	

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GARLAND, TX 75040
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Issue Log:	Issue Date:
Submit Set:	02/22/21
Check Set:	04/21/21
Construction Set:	
Permit Set:	
Construction Set:	

6666 AVERNUE #1000
85044 HOUSTON, TX 77060
832-406-PLAN HTHPLAN.COM

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Project Issue / Date: 12/30/20
CASE #200909-2
Issue Log: Issue Date:
Setback Set: 02/22/21
Check Set: 04/21/21
Construction Set:
Permit Set:
Construction Set:

606 ALVAREZ RD, #2000
GARLAND, TX 75043
858-406-PLAN
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PLAN NUMBER
2413-2021-24

ADDRESS
2126 ROWLETT ROAD
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3D shots

Project Issue / Date: 12/30/20	
CASE #200909-2	
Issue Log:	Issue Date:
Site Plan Set	02/22/21
Churn Set	04/21/21
Construction Set	
Permit Set	
Construction Set	

6601 AVENUE OF THE
FUTURE, SUITE 100
DALLAS, TEXAS 75249
855-4HOUSEPLANS.COM

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Ty Howerton

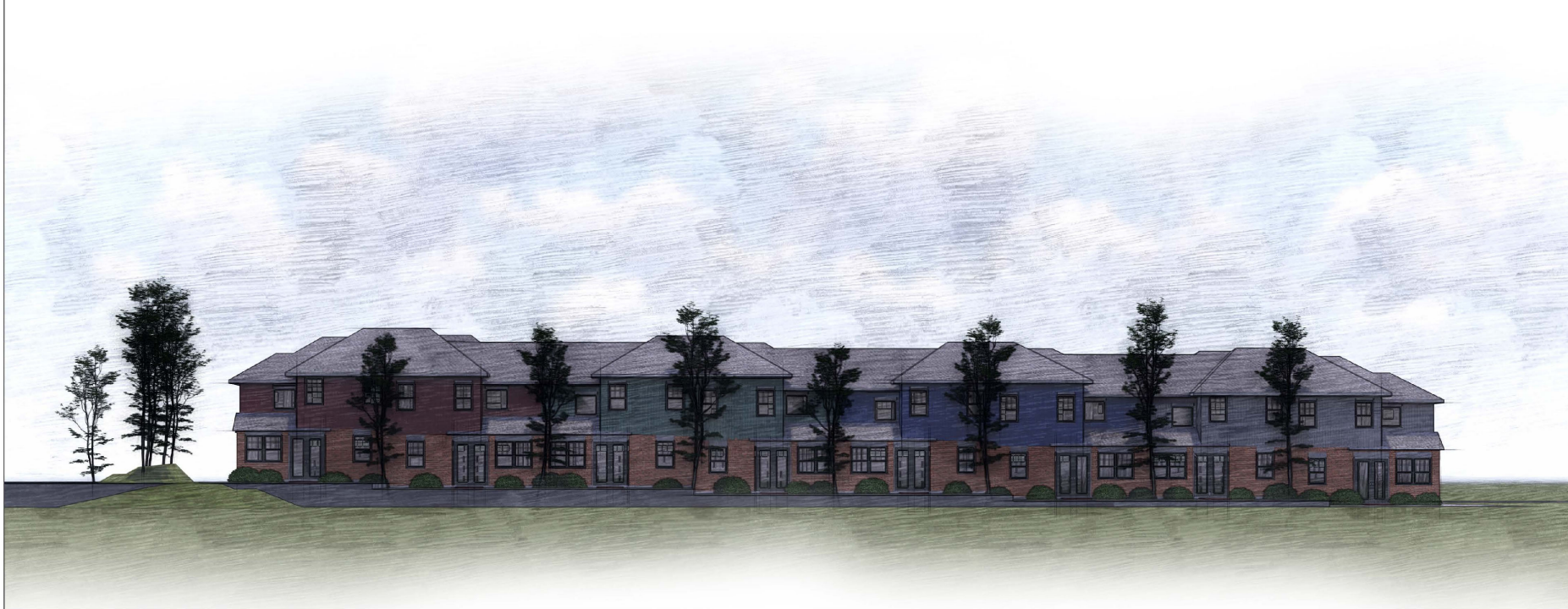
CUSTOMER
CASABELLA

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PLAN NUMBER
2413-2021-24

ADDRESS
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GARLAND, TX 75043

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3D shots

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Project Issue / Date: 12/30/20
CASE #200909-2
Issue Log: Issue Date:
Setback Set: 02/22/21
Crack Set: 04/21/21
Foundation Set:
Permit Set:
Construction Set:

6601 AVENUE 17, #2000
8504 HURRICANE HAVEN, TX 75043
850-408-PLAN HTHPLAN.COM

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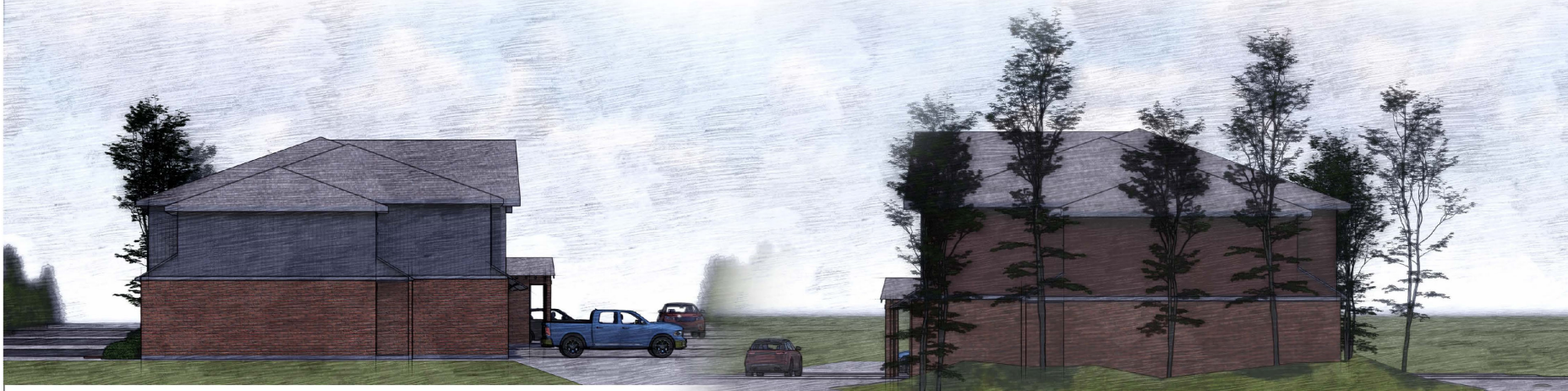
DRAWN BY
Ty Howerton

CUSTOMER
CASABELLA

SHEET
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2413-2021-24

ADDRESS
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3D shots



House Plans, LLC

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Project Issue / Date: 12/30/20	CASE #200909-2
Issue Log: Issue Date:	
Client Set: 02/22/21	
Client Set: 04/21/21	
Construction Set:	
Permit Set:	
Construction Set:	

606 ALVING RD, SUITE 200
GARLAND, TX 75043
858-4108 PLAN HOUSEPLANS.COM

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DATE
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DRAWN BY
Ty Howerton

CUSTOMER
CASABELLA

SHEET
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PLAN NUMBER
2413-2021-24

ADDRESS
2126 ROWLETT ROAD
GARLAND, TX 75043

Z 20-44



View of the subject property from Rowlett Road.



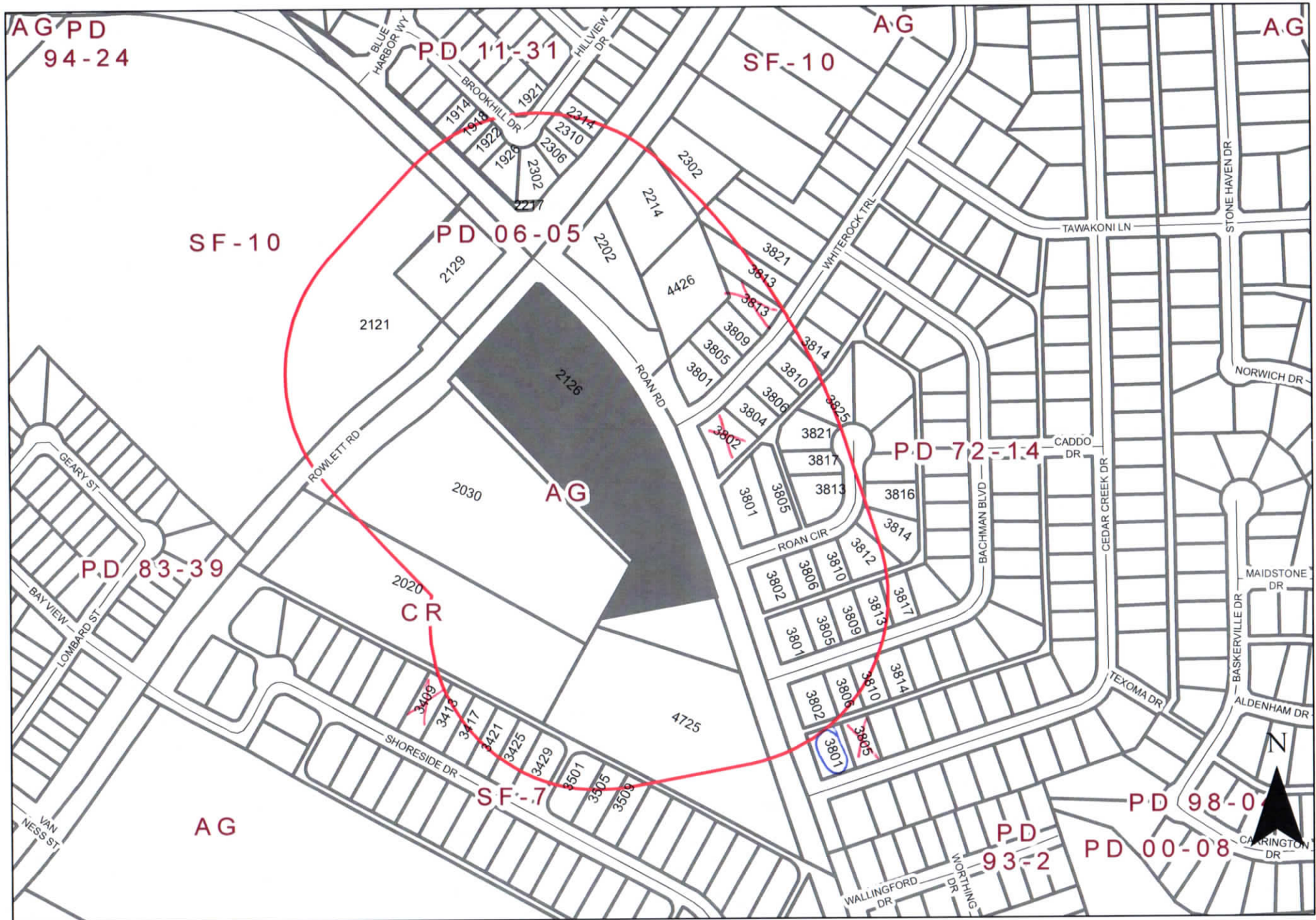
View of the property to the north.



View of the property to the west.



View of the property to the east.



Zoning Map Z 20-44

2126 Rowlett Road

0 200 400 Feet
1 inch = 298 feet

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

Comment Form

Case Z 20-44

CCM Engineering proposes to construct 43 townhomes with an open space amenity. This site is located at 2126 Rowlett Road. (District 3)

CCM Engineering propone construir 43 townhomes con amenidades de espacio abierto. Este sitio está ubicado en 2126 Rowlett Road. (Distrito 3)

CCM Engineering đề xuất xây dựng 43 căn nhà phố với tiện ích không gian mở. Địa chỉ này nằm ở 2126 Rowlett Road. (Quận 3)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Mr. David Lynn Huffhines

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

3802 Whitelock Trail

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã Bưu Chính

David Lynn Huffhines

Signature / Firma / Chữ ký

8/8/2021

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

AUG 12 '21 AM 11:59

Comment Form Continued – Case Z 20-44

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

The Top issue is The intersection of Rowlett Rd and Roan. The obstruction of Condos will Block The View of This Intersection and will Render it more Dangers Intersection. The address of 2126 Rowlett Road and Roan has always been zoned as Agriculture. The value of our homes, will plummet if multi level CONDO'S are built. Privacy will be Restricted in our Backyards due to multi-level CONDO'S. The number of people sent this survey is limited per the zoning map. This addition of 2126 Rowlett affects the whole neighborhood NOT just a few. We are voting Against The building of These Condo's.

This will entile Traffic coming From Hwy 30 to Roan and Rowlett Rd, trying to go to 66 virtually another Fruy. The amount of CARS will be UNBEARABLE.

Comment Form

Case Z 20-44

CCM Engineering proposes to construct 43 townhomes with an open space amenity. This site is located at 2126 Rowlett Road. (District 3)

CCM Engineering propone construir 43 townhomes con amenidades de espacio abierto. Este sitio está ubicado en 2126 Rowlett Road. (Distrito 3)

CCM Engineering đề xuất xây dựng 43 căn nhà phố với tiện ích không gian mở. Địa chỉ này nằm ở 2126 Rowlett Road. (Quận 3)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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Mark Eggert

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

3801 Cedar Creek Dr

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

AUG 10 '21 AM 10:5

Comment Form Case Z 20-44

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐ For / A Favor / Đúng

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Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

Emmanuel Abram

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

3812 Whitmore Trl Garland

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

8/6/21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Allmendinger, Tracy

From: emmanuel abraham <chackungal@yahoo.com>
Sent: Friday, August 6, 2021 10:18 PM
To: Planning Group
Subject: [EXTERNAL] Case z 20-44

**Comment Form Continued –
Case Z 20-44**

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

my property value goes d

Too much Traffic

Smus

Allmendinger, Tracy

Outside notification area

From: Jonny Fitzgerald <jfitzhc2@gmail.com>
Sent: Saturday, August 7, 2021 5:10 PM
To: Planning Group
Subject: [EXTERNAL] Case Z 20-44

I own and live in a home at 4012 Bachman Blvd, Garland, TX 75043
I would like to register a position against this zoning change

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 20-44	August 16, 2021	September 14, 2021	Kimberly Hopkins

CCM Engineering proposes to construct 43 townhomes with an open space amenity. This site is located at 2126 Rowlett Road.

Jason Fox

Against

8/12/2021
4:06:26 PM

3921 Cedar Creek Dr.

foxcts1@gmail.com

Garland

469-334-8594

Texas

United States

75043

I just moved to this area because of the open areas around this neighborhood. Please dont buld here, the streets are too small and too much traffic already. this would cause congestion for the school close by.

Outside notification
area

**Ernest
Christmas**

Against

8/11/2021
11:28:27 PM

1414 Knob Hill Dr

dayle1414@msn.com

Garland

19723030428

Texas

United States

75043

Traffic

Outside notification
area

**Roald van
Antwerpen**

Against

8/11/2021
2:45:36 PM

3509 Shoreside Drive

rbva@hotmail.com

Garland

4693966676

Texas

United States

75043



Barbara

Against

Outside notification
area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 20-44	August 16, 2021	September 14, 2021	Kimberly Hopkins

Johnson
8/10/2021
9:34:29 PM

2717 Club Meadow Dr

Garland

Texas

United States

75043

I am concerned about density and aesthetics of this development

Cindi Stewart

Against

outside notification area

8/10/2021
9:05:47 PM

3913 Whiterock Trail

cs.stewart@verizon.net

Garland

214-460-3025

Texas

United States

75043

Doug Stewart

Against

outside notification area

8/10/2021
6:56:20 PM

3913 Whiterock Trail

dr.stewart@verizon.net

Garland

214-605-1237

Texas

United States

75043

Jason Brooks

Against

8/10/2021
3:15:41 AM

3805 Cedar Creek Dr

jahbrooks@gmail.com

Garland

2146505802

Texas

United States

75043

Please do not allow townhomes to be built at this location. The surrounding areas are all single family dwellings (homes), and we fought to keep it as such in the 80s. There is a very sufficient market for homes, and there is no

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 20-44	August 16, 2021	September 14, 2021	Kimberly Hopkins

viable reason to allow this to change. Thank you for your time and consideration.

Elias Debrezion

Against

Outside notification area

8/9/2021
2:33:13 AM

4702 Carlton Ct.

edebrezion@yahoo.com

Garland

6824726745

Texas

United States

75043

Would that the land was left as-is, or a turned into a public park decorated by a master arborist. If we must build a structure, build something that attracts, trains, and retains skilled workers. Build something that creates or promotes skilled jobs for Garland residents. All we seem to want to do lately is build townhomes, apartments, and housing complexes. The added populace people will live in Garland, but commute elsewhere for the higher-paying jobs. We inherit the traffic, without any of the benefits. Build a university for the City of Garland; staff it accordingly, have our high schoolers strive to attend it upon matriculation. Do something different, or just leave it as-is, please. The greenery is calming.



GARLAND

Plan Commission

2. e.

Meeting Date: 08/16/2021

Item Title: Z 21-13 Cody Dixon - Specific Use Provision (District 1)

Summary:

Consideration of the application of **Cody Dixon**, requesting approval of a Specific Use Provision to allow a Guest House on a property zoned Agricultural (AG) District. This property is located at 1176 Talley Road. (District 1) (File Z 21-13 - Specific Use Provision)

Attachments

Z 21-13 Cody Dixon - Specific Use Provision Report and Attachments

Z 21-13 Cody Dixon Responses

Planning Report

File No: Z 21-13/District 1

Agenda Item:

Meeting: Plan Commission

Date: August 16, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Guest House on a property zoned Agricultural (AG) District.

Approval of a Plan for a Guest House on a property zoned Agricultural (AG) District.

LOCATION

1176 Talley Road

APPLICANT

Cody Dixon

OWNER

Cody Dixon

BACKGROUND

This site is zoned Agricultural (AG) District and is developed with a single-family dwelling. The applicant intends to build a Guest House. The Guest House, if approved, would be located behind the existing primary house. The proposed Guest House requires a Specific Use Provision in the Agricultural (AG) District.

SITE DATA

The site contains approximately 2.50 acres with approximately 159.32 lineal feet of frontage along Talley Road. The property has access from Talley Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District which allows single-family residential use. 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. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district. Guest Houses may be allowed by Specific Use Provision (SUP) only.

CONSIDERATIONS

1. **Site Plan:** The applicant proposes a 1,217 square-foot Guest House, to be located behind the primary house. The primary house is 4,257 square feet.

The Garland Development Code (GDC) defines Guest House as an incidental, on-site dwelling unit that is either attached or detached from the primary residential structure, is used for temporary occupancy by guests or relatives of the owners of the property, is not for rent, is incidental to the main structure (the building area does not exceed thirty (30) percent of the floor area of the main structure), and is not involved in the conduct of a business.

The proposed Guest House complies with the abovementioned requirements.

2. **Parking:** The GDC establishes a parking ratio of one (1) space for the Guest House and two (2) enclosed spaces for the proposed single-family home. The proposal complies with this requirement.
3. **Building Design:** The design of the building complies with the applicable building design regulations of the GDC.
4. **Specific Use Provision:** The applicant requests a Specific Use Provision to be valid for seven (7) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing.

Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

The proposed land use is compatible to the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Planned Development (PD) District 83-42, Single-Family-10 (SF-10) District and Agricultural (AG) District; these properties are developed with single-family homes. The properties to the east are zoned Agricultural (AG) District, Planned Development (PD) District 12-37 and Planned Development (PD) District 04-19; these properties are developed with single-family homes. The properties to the south are zoned Agricultural (AG) District; these properties are developed with single-family homes. The properties to the west, across Talley Road, are zoned Agricultural (AG) District; these properties are developed with single-family homes.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Guest House on a property zoned Agricultural (AG) District.

Approval of a Plan for a Guest House on a property zoned Agricultural (AG) District.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: September 14, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 125 250 Feet

1 inch = 250 feet

Zoning Map Z 21-13



INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-13

1176 Talley Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Guest House.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Agricultural (AG) District as 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.

III. Development Plans:

Site Layout: The site shall be in general conformance with the approved Site Plan and Elevations labeled Exhibit C and Exhibit D. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

IV. Specific Use Provision:

- A. SUP Time Period: The Specific Use Provision for a Guest House shall be in effect for a period of seven (7) years.
- B. Dwelling Size: The maximum building area for the Guest House shall be 1,217 square feet.

Z 21-13



View of the proposed location of the Guest House



Looking at the primary house from Talley Road



Looking north of the subject property



Looking west of the subject property



1176 Talley Road

Comment Form

Case Z 21-13

Z 21-13 Cody Dixon. The applicant proposes to construct a 1,217 square-foot Guest House to be located behind the primary house. This site is located at 1176 Talley Road. (District 1)

Z 21-13 Cody Dixon. El solicitante propone construir una casa de huéspedes de 1,217 pies cuadrados que se ubicará detrás de la casa principal. Este sitio está ubicado en 1176 Talley Road. (Distrito 1)

Z 21-13 Cody Dixon. Người nộp đơn đề xuất xây dựng một Nhà khách rộng 1.217 foot vuông nằm phía sau ngôi nhà chính. Trang web này nằm ở 1176 Talley Road (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Kristin Sanders, Property Owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1201 Luna Ln

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Kristin Sanders

Signature / Firma / Chữ ký

8/6/21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)



GARLAND

Plan Commission

2. f.

Meeting Date: 08/16/2021

Item Title: Z 21-13 Cody Dixon - Plan (District 1)

Summary:

Consideration of the application of **Cody Dixon**, requesting approval of a Plan for a Guest House. This property is located at 1176 Talley Road. (District 1) (File Z 21-13 - Plan)

Attachments

Z 21-13 Cody Dixon - Plan Report and Attachments

Z 21-13 Cody Dixon Responses

Planning Report

File No: Z 21-13/District 1

Agenda Item:

Meeting: Plan Commission

Date: August 16, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Guest House on a property zoned Agricultural (AG) District.

Approval of a Plan for a Guest House on a property zoned Agricultural (AG) District.

LOCATION

1176 Talley Road

APPLICANT

Cody Dixon

OWNER

Cody Dixon

BACKGROUND

This site is zoned Agricultural (AG) District and is developed with a single-family dwelling. The applicant intends to build a Guest House. The Guest House, if approved, would be located behind the existing primary house. The proposed Guest House requires a Specific Use Provision in the Agricultural (AG) District.

SITE DATA

The site contains approximately 2.50 acres with approximately 159.32 lineal feet of frontage along Talley Road. The property has access from Talley Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District which allows single-family residential use. 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. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district. Guest Houses may be allowed by Specific Use Provision (SUP) only.

CONSIDERATIONS

1. **Site Plan:** The applicant proposes a 1,217 square-foot Guest House, to be located behind the primary house. The primary house is 4,257 square feet.

The Garland Development Code (GDC) defines Guest House as an incidental, on-site dwelling unit that is either attached or detached from the primary residential structure, is used for temporary occupancy by guests or relatives of the owners of the property, is not for rent, is incidental to the main structure (the building area does not exceed thirty (30) percent of the floor area of the main structure), and is not involved in the conduct of a business.

The proposed Guest House complies with the abovementioned requirements.

2. **Parking:** The GDC establishes a parking ratio of one (1) space for the Guest House and two (2) enclosed spaces for the proposed single-family home. The proposal complies with this requirement.
3. **Building Design:** The design of the building complies with the applicable building design regulations of the GDC.
4. **Specific Use Provision:** The applicant requests a Specific Use Provision to be valid for seven (7) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing.

Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

The proposed land use is compatible to the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Planned Development (PD) District 83-42, Single-Family-10 (SF-10) District and Agricultural (AG) District; these properties are developed with single-family homes. The properties to the east are zoned Agricultural (AG) District, Planned Development (PD) District 12-37 and Planned Development (PD) District 04-19; these properties are developed with single-family homes. The properties to the south are zoned Agricultural (AG) District; these properties are developed with single-family homes. The properties to the west, across Talley Road, are zoned Agricultural (AG) District; these properties are developed with single-family homes.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Guest House on a property zoned Agricultural (AG) District.

Approval of a Plan for a Guest House on a property zoned Agricultural (AG) District.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: September 14, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



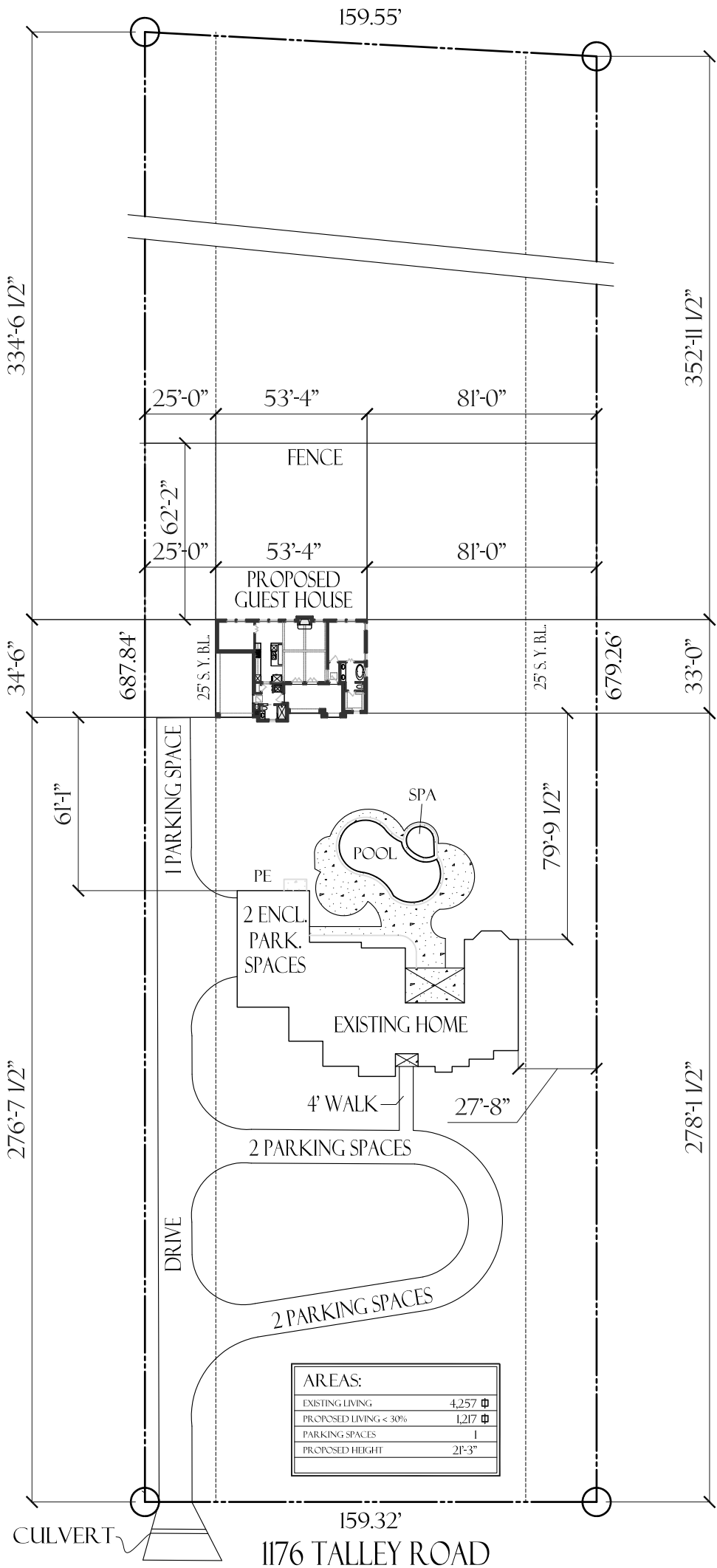
0 125 250 Feet

1 inch = 250 feet

Zoning Map Z 21-13



INDICATES AREA
OF REQUEST



HOME DESIGNS
817.412.0896
www.qhomedesigns.com

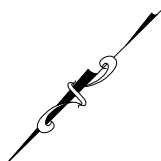


EXHIBIT C

SITE PLAN

1" = 50'

GARLAND, TX
DIXON POOL HOUSE
SPEC / 21014

* CONTRACTOR/OWNER TO VERIFY AND CHECK ALL ASPECTS OF THIS SITE AND PLOT PLAN PRIOR TO ANY CONSTRUCTION

EXHIBIT D



 GUEST HOUSE FRONT ELEVATION - NORTH
SCALE: NTS" = F0"



PLAN/USE AGREEMENT	
By using these plans (which are hereby agreed to be the following: These plans are for the purpose of Home Designs, and are not to be reproduced, used, or altered in any way without the written permission of Home Designs. These plans are intended to provide the necessary construction information to build this structure. Building is not to be used for any other purpose or construction. Any other changes will be at the Designer's liability. Designer liability is limited to the plan fee only. Copyright © 2015 Home Designs.	
DRAWN BY:	DATE:
CHECKED BY:	DATE:
FINAL REVIEW BY:	DATE:
CONSTRUCTED BY:	DATE:
NOTES	
1) Contractor shall verify all dimensions prior to beginning construction and shall notify the Designer of any discrepancies immediately.	
2) Contractor shall follow all applicable codes and local codes / ordinances.	
3) All lighting shall be 24" from the ceiling, and shall be recessed.	
4) Finishing shall be completed within the 240 days.	
5) All doors and floor shall be 1" x 1" full size solid cabinets.	
6) Home shall conform to the 2015 International Building Code and the 2015 International Residential Code as well as all other applicable codes / regulations.	
7) All work shall be completed within a 240 day period of the start.	
8) All work shall be completed within a 240 day period of the start.	
9) All structural floor plan shall be based on 10' floor space. Actual plan length may vary. Verify with builder / engineer.	

LEGACY CLASSIC CUSTOM HOMES

1176 TALLEY RD.
GARLAND, TX

DIXON POOL HOUSE



JOB # :
21014

EXHIBIT D



 GUEST HOUSE REAR ELEVATION - SOUTH
SCALE: N.T.S. = 1"=0'



PLAN/USE AGREEMENT	
By using these plans (which are hereby agreed to be the following: These plans are for the purpose of (Owner's Design) and are not to be reproduced, used, or altered for construction without the written permission of (Owner's Design). These plans are intended to provide the necessary construction information to build this structure. Building is owner's responsibility and shall be subject to any change or correction. Any change or change shall be subject to the Designer's liability. Designer liability is limited to the plan as given. Copyright is 2015 (Owner's Design).	
DRAWN BY:	DATE:
CHECKED BY:	DATE:
FINAL REVIEW BY:	DATE:
CONSTRUCTED BY:	DATE:
NOTES	
1) Contractor shall verify all dimensions prior to beginning construction and shall notify the Designer of any discrepancies immediately.	
2) Contractor shall follow all applicable codes and local codes / ordinances.	
3) All lighting shall be 24" from the end of the structure and be subject to the local code.	
4) Plumbing shall be subject to the local code.	
5) All doors and windows shall be 1" x 1" full view and subject to the local code.	
6) Note that the building is to be built in accordance with the 2015 International Building Code and the 2015 International Residential Code as well as all other applicable codes / regulations.	
7) All work shall be done in accordance with the local code and the 2015 International Building Code and the 2015 International Residential Code as well as all other applicable codes / regulations.	
8) All work shall be done in accordance with the local code and the 2015 International Building Code and the 2015 International Residential Code as well as all other applicable codes / regulations.	
9) All work shall be done in accordance with the local code and the 2015 International Building Code and the 2015 International Residential Code as well as all other applicable codes / regulations.	
10) All work shall be done in accordance with the local code and the 2015 International Building Code and the 2015 International Residential Code as well as all other applicable codes / regulations.	

LEGACY CLASSIC CUSTOM HOMES

1176 TALLEY RD.
GARLAND, TX

DIXON POOL HOUSE

 HOME DESIGNS
817.412.0896

JOB # :
21014



 GUEST HOUSE LEFT ELEVATION - EAST
SCALE: NTS" = F0"

PLAN/USE AGREEMENT
By using these plans, the client agrees to the following: These plans are the property of Dixon Designs, and are not to be reproduced, used, or altered for construction without the written permission of Dixon Designs. These plans are intended to provide the necessary construction information to build this structure. Building is done at your own risk, and you agree to accept construction. Any future changes will be at your own risk. Dixon Designs is not responsible for any future changes. Copyright © 2015 Dixon Designs.

DRAWN BY:	DATE:
CHECKED BY:	DATE:
FINAL REVIEW BY:	DATE:
CONSTRUCTION BY:	DATE:

NOTES

- 1) Contractor shall verify all dimensions prior to beginning construction and shall notify the Designer of any discrepancies immediately.
- 2) Contractor shall follow all applicable state and local codes / regulations.
- 3) All lighting shall be 24" from the edge of the structure.
- 4) Plumbing shall be in accordance with the 2015 code.
- 5) All doors and windows shall be 1" x 1" and shall be 1" x 1" from the edge of the structure.
- 6) All doors shall comply with the 2015 International Building Code and the 2015 International Residential Code as well as all other applicable codes / regulations.
- 7) All structural members shall be in a state of good repair.
- 8) All structural members shall be in a state of good repair.
- 9) All structural members shall be in a state of good repair.
- 10) All structural members shall be in a state of good repair.

LEGACY CLASSIC CUSTOM HOMES

1176 TALLEY RD.
GARLAND, TX

DIXON POOL HOUSE



JOB #:
21014



 GUEST HOUSE RIGHT ELEVATION - WEST
SCALE: NTS" = 1'-0" 

PLAN/USE AGREEMENT
By using these plans, the buyer agrees to the following: These plans are the property of Home Designs, and the buyer is to be approved, used, or altered for construction without the written permission of Home Designs. These plans are intended to provide the necessary construction information to build this structure. Building, or using these plans, and their use, requires the buyer to obtain all necessary permits and approvals from the appropriate authorities. Any changes to these plans must be made in writing and signed by the buyer. Copyright © 2019 Home Designs.

DRAWN BY:	DATE:
CHECKED BY:	DATE:
FINAL REVIEW BY:	DATE:
CONSTRUCTION BY:	DATE:

NOTES

- 1) Construction shall begin at the time of the first payment to the builder.
- 2) Construction shall begin at the time of the first payment to the builder.
- 3) All plans shall be in accordance with the applicable codes and regulations.
- 4) The buyer shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
- 5) The buyer shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
- 6) The buyer shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
- 7) All plans shall be in accordance with the applicable codes and regulations.
- 8) The buyer shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
- 9) The buyer shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
- 10) The buyer shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

LEGACY CLASSIC CUSTOM HOMES

1176 TALLEY RD.
GARLAND, TX

DIXON POOL HOUSE

 HOME DESIGNS
817.412.0896

JOB # :
21014

Z 21-13



View of the proposed location of the Guest House



Looking at the primary house from Talley Road



Looking north of the subject property



Looking west of the subject property

■ INDICATES AREA OF REQUEST ○ INDICATES NOTIFICATION AREA

Comment Form

Case Z 21-13

Z 21-13 Cody Dixon. The applicant proposes to construct a 1,217 square-foot Guest House to be located behind the primary house. This site is located at 1176 Talley Road. (District 1)

Z 21-13 Cody Dixon. El solicitante propone construir una casa de huéspedes de 1,217 pies cuadrados que se ubicará detrás de la casa principal. Este sitio está ubicado en 1176 Talley Road. (Distrito 1)

Z 21-13 Cody Dixon. Người nộp đơn đề xuất xây dựng một Nhà khách rộng 1.217 foot vuông nằm phía sau ngôi nhà chính. Trang web này nằm ở 1176 Talley Road (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Kristin Sanders, Property Owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1201 Luna Ln

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Kristin Sanders

Signature / Firma / Chữ ký

8/6/21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)



GARLAND

Plan Commission

3. a.

Meeting Date: 08/16/2021

Item Title: Garland Development Code Amendments

Summary:

Consider amendments to Chapter 7 “Downtown (DT) District” of the Garland Development Code to create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square.

Attachments

Garland Development Code Amendments Attachments

Garland Development Code Amendments Responses

Planning Report



GARLAND
TEXAS MADE HERE

Agenda Item: GDC Chapter 7 Amendments

Meeting: Plan Commission

Date: August 16, 2021

REQUEST

Consider amendments to Chapter 7 "Downtown (DT) District" of the Garland Development Code to create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square.

BACKGROUND

The Development Services Committee of the City Council reviewed the current Garland Development Code (GDC) use allowances in the core Downtown Garland area during their July 19, 2021 meeting. The Committee has recommended amendments that would create a new sub-district and limit the allowable uses on properties that immediately front the streets surrounding the Downtown Square. It is intended that the proposed uses align with fostering a vibrant, pedestrian-oriented downtown core environment.

The complete list of existing allowed uses and proposed uses is included in the presentation attachment, in addition to the other supporting attachments and exhibits.

CONSIDERATIONS

1. An amendment to the GDC is proposed that would create a Downtown Square (DS) sub-district and limit future uses to those that contribute to a vibrant pedestrian-oriented downtown environment. The proposed uses primarily include retail, restaurant, and entertainment types.

Assembly Halls

2. As drafted by the City Attorney's Office, included in the amendments are a creation of an "Assembly Hall" use classification, which includes Church or Place of Worship; Theatre, Small Scale; Reception Facility; Civic Club/Fraternal Lodge; and Social Service Agency/Facility. The definition reads, "A tract of land or structure designed or primarily used for a group of persons to gather together, usually at designated meeting times for a particular purpose or mission, whether political, cultural, educational, or religious. The term includes, but is not limited to, social services, civic clubs, reception facilities, meeting halls, religious services, fraternal lodges, etc."

Due to limited public parking on and around the historic Downtown Square, Assembly Halls, which generally create a demand for intensive parking, would only be allowed within the Downtown Square (DS) Sub-district with transferable land use credits. Assembly Hall uses currently existing within the sub-district will be allocated a transferable land use credit for each square foot of property occupied or used as an Assembly Hall, exclusive of administrative offices, lobbies, bathrooms, storage areas, closets, or smaller meeting spaces. A new Assembly Hall may not operate, and an existing Assembly Hall use may not expand, unless the proposed or existing Assembly Hall use obtains transferable land use credits from another Assembly Hall use within the Downtown Square sub-district for each square foot of area to be used in the operation or expansion. An Assembly Hall use that makes the transfer may not transfer less than all of its transferable land use credits and may only transfer those credits to a single transferee. The transferee may use less than all of the credits transferred, but any unused credits are thereafter void and may not be further

transferred. Credits may be transferred and aggregated to create a new site for an Assembly Hall use, or may be added to an existing site of an Assembly Hall use for expansion. The transferable land use credits may only be transferred within the Downtown Square sub-district. No transferable land use credit from any other zoning district may be transferred into the Downtown Square sub-district.

An Assembly Hall use that discontinues operating may transfer its land use credits during the period ending sixty (60) calendar days after the cessation of business of the Assembly Hall use, but the credits expire sixty (60) calendar days after the Assembly Hall use ceases doing business. Transferable land use credits may be transferred only by the owner of the land to which the credits apply.

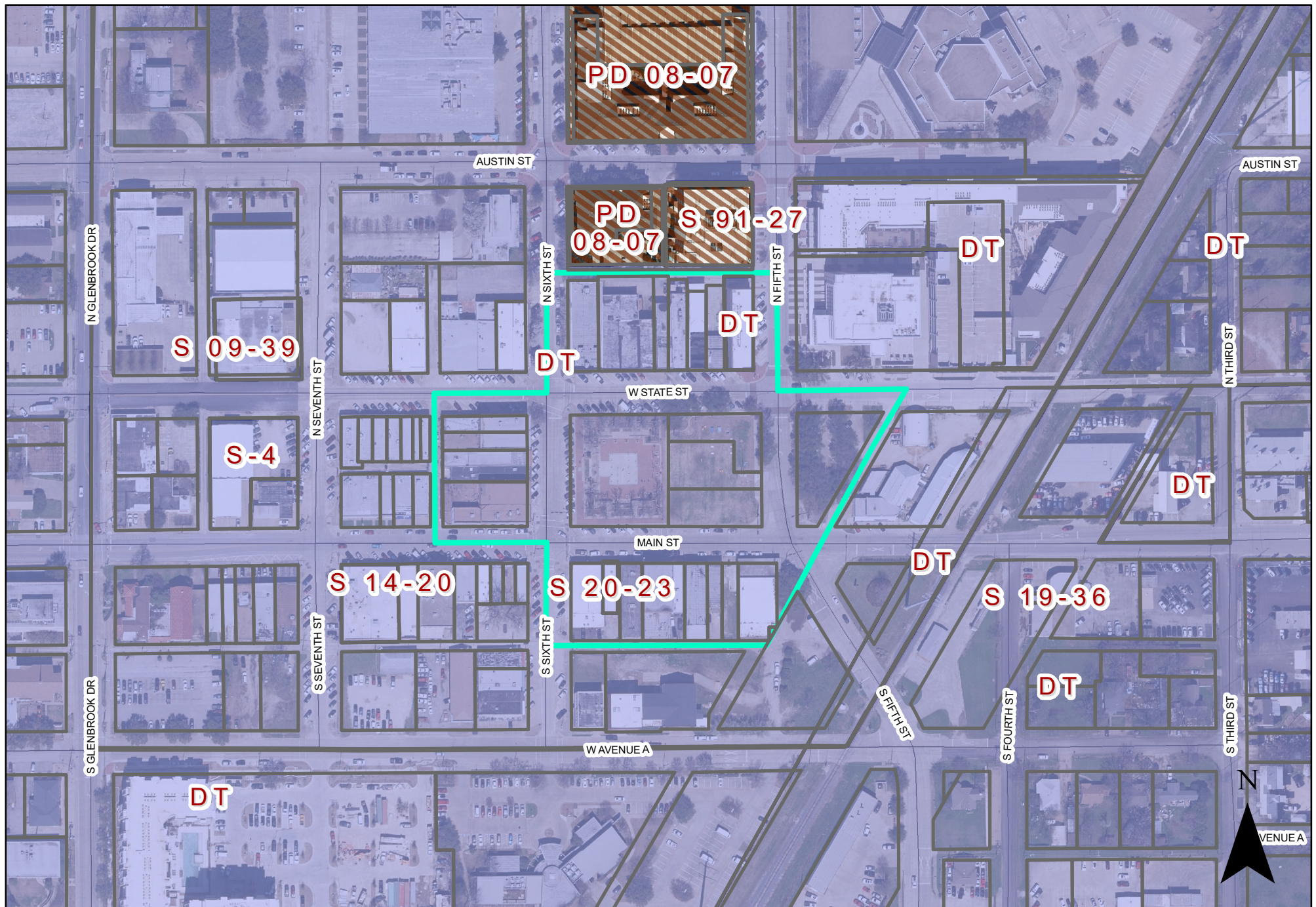
3. Included are additional amendments to Chapter 7 to create and reference the proposed Downtown Square sub-district. New building and design standards are not proposed and will remain consistent with the existing Downtown Historic (DH) sub-district, other than aligning the building and design standards with the proposed allowable uses. For example, "Townhouse" would be eliminated as a permitted building type within the Downtown Square sub-district, as townhouses would not be a permitted use.
4. The draft ordinance and attachments are attached for the Plan Commission's review.

STAFF RECOMMENDATION

Approval of amendments to Chapter 7 "Downtown (DT) District" of the Garland Development Code to create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square.

PREPARED BY:

Will Guerin, AICP
Director of Planning
972-205-2449
wguerin@garlandtx.gov



0 130 260 Feet
1 inch = 204 feet

Downtown Square Zone

 INDICATES AREA OF REQUEST

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That Article 2, Section 7.05, "General", of Chapter 7, "Downtown (DT) District," of the Garland Development Code of the City of Garland, Texas, is hereby amended in part by addition to read as follows:

"Section 7.05 Limitation on Authority

. . . .

(B) Sub-Districts Created. The following sub-districts are created in the Downtown district:

. . . .

(5) The Downtown Square (DS) Sub-district, the boundaries of which being more particularly depicted on the Downtown Framework Plan in Appendix A of this Chapter 7, consists primarily of retail and other pedestrian-generating uses surrounding the Downtown Square. It may have a wide range of building types and has a tight network of streets, with wide sidewalks, dense street tree plantings, and buildings set close to the sidewalks."

Section 2

That Article 2, Section 7.06, "Land and Building Use," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* by adding a new subsection (I) to read as follows:

"Section 7.06 Land and Building Use

. . .

(I) Assembly Halls Located within the Downtown Square (DS) Sub-district. Due to limited public parking on and around the historic downtown square, Assembly halls, which generally create a demand for intensive parking, are only allowed within the Downtown Square (DS) Sub-district with transferable land use credits. For the purposes of the Downtown Square (DS) Sub-district, the following provisions and definitions shall apply:

(1) "Assembly hall" is a tract of land or structure designed or primarily used for a group of persons to gather together, usually at designated meeting times for a particular purpose or mission, whether political, cultural, educational, or religious. The term includes, but is not limited to, social services, civic clubs, reception facilities, meeting halls, religious services, fraternal lodges, etc.

(2) The real property owner of a tract of land on which an Assembly hall exists in the Downtown Square Sub-district on _____ ("Land Use Credit Effective Date") shall be allocated a transferable land use credit for each square foot of property used as an Assembly hall, exclusive of administrative offices, lobbies, bathrooms, storage areas, closets, or smaller meeting spaces.

(3) An Assembly hall established after the Land Use Credit Effective Date may not operate, and an existing Assembly hall use may not expand, unless the proposed Assembly hall use obtains transferable land use credits from another Assembly hall use within the Downtown Square Sub-district for each square foot of area to be used in the operation or expansion.

(4) An Assembly hall that makes a transfer of land use credits may not transfer less than all of its credits, and may only transfer those credits to a single transferee. The transferee may use less than all of the credits transferred, but any unused credits are thereafter void and may not be further transferred. Credits may be transferred and aggregated to create a new site for an Assembly hall use, or may be added to an existing site of an Assembly hall use for expansion.

(5) The transferable land use credits created by this Section (I) may only be transferred within the Downtown Square Sub-district. No transferable land use credit from any other zoning district may be transferred into the Downtown Square Sub-district.

(6) An Assembly hall that discontinues operating may transfer its land use credits during the period ending sixty calendar days after the cessation of business of the Assembly hall use, but the credits expire sixty calendar days after the Assembly hall use ceases doing business. The termination of utility services to the Assembly use is prima facie evidence of the cessation of business. Transferable land use credits may be transferred only by the owner of the land to which the credits apply.

(7) Upon the Land Use Credit Effective Date, the following locations within the Downtown Square Sub-district were operating as Assembly halls and are hereby issued transferable land use credits in accordance with this Subsection (I):

- (a) 521 W. State Street;
- (b) 115 N. Sixth Street; and
- (c) The City of Garland downtown square."

Section 3

That the Downtown District Land Use Matrix located within Article 2, Section 7.06, "Land and Building Use," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended *in its entirety* (including the legend) to include a new column for the "Downtown Square" sub-district, being more particularly described and depicted in Exhibit "A," which is attached hereto and incorporated herein by reference for all purposes.

Section 4

That Article 7, Section 7.07, "Block Face," of Chapter 7, "Downtown (DT) District," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to read as follows:

"Section 7.07 Block Face

(A) Intent. In the Downtown Historic (DH), Downtown Square (DS), and Uptown (U) sub-districts, it is intended that building walls should be continuous along block faces to create a strong edge to the street and contribute to an attractive and active pedestrian environment, with allowance for some variation and opportunities for outside dining, plazas, pocket parks, and special building entry features. Buildings should also be constructed close to the street to provide a sense of enclosure.

. . ."

Section 5

That Table 7-2, "Street and Build-To Zone Standards," of Article 7, Section 7.08, "Streets," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended in its entirety to read as follows:

Table 7-2: Street and Build-To Zone Standards

Sub-District Building Type	Clear Sidewalk	Build-To Zone ^{1, 2, 4}	Streets
Downtown Historic (DH)			
Townhouse, Mixed Residential	9 ft.	9 - 15 ft. ³	All
Live/Work, Mixed- Use, Commercial	9	9 - 15 ³	All
Downtown Square (DS)			
Mixed Residential	9	9 - 15 ³	All
Live/Work, Mixed- Use, Commercial	9	9 - 15 ³	All
Uptown (U)			
Townhouse, Mixed Residential	8	26 - 36	Ave B & D
	6	26 - 36	All Others
Live/Work, Mixed- Use, Commercial	10	26 - 36	Ave B & D
	8	26 - 36	All Others

InTown Residential (IR)			
Single-Family	Per GDC		
Suburban Corridor (SC)			
All Building Types	6	26 - 36	Parking on Side
	6	80 - 88	Parking Bay in Front

Section 6

That Table 7-3, "Sub-District Building Height Standards," of Article 7, Section 7.11(A), "Building Standards," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended in its entirety to read as follows:

Table 7-3: Sub-District Building Height Standards

Sub-District Standard	Downtown Historic and Downtown Square	Uptown	InTown Residential	Suburban Corridor
Building Height ¹	Min. 1 story, constructed to accommodate a second story, Max. 4 stories ²	Min. 1 story, constructed to accommodate a second story, Max. 8 stories ²	Min. 1 story, constructed to accommodate a second story, Max. 4 stories ²	Min. 1 story Max. 2 - 5 stories ¹

Section 7

That Table 7-4, "Sub-District Building Types," of Article 7, Section 7.11(B), "Building Standards," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended in its entirety to read as follows:

Table 7-4: Sub-District Building Types

		Sub-District			
Building Types	Downtown Historic	Downtown Square	Uptown	InTown Residential	Suburban Corridor
Single-Family			X	X	
Townhouse	X		X		X
Mixed Residential	X	X	X		
Loft	X	X	X		X
Live/Work	X	X	X		X
Liner Building	X	X	X		
Mixed-Use	X	X	X		X
Commercial	X	X	X		X

Section 8

That Section 7.17(B), "Street Tree Wells in the Public Sidewalk," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to read as follows:

"Section 7.17 Streetscaping

. . . .

(B) Street Tree Wells in the Public Sidewalk.

(1) Trees shall generally be planted within six-foot by eight-foot tree wells, constructed in accordance with City specifications. The tree well opening shall be covered with grasses, groundcover or low plant material, or with a tree grate. However:

(a) In the DH and DS sub-districts trees may be planted in minimum six-foot by ten-foot tree wells with tree grates; however, where a

structural sidewalk system is used, the tree well area may be reduced; and

. . ."

Section 9

That the Downtown Framework Plan located within Appendix A, of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended *in its entirety* to include the boundaries of the "Downtown Square" sub-district, being more particularly described and depicted in Exhibit "B," which is attached hereto and incorporated herein by reference for all purposes.

Section 10

That Garland Development Code for the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 11

That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas.

Section 12

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 13

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this the _____ day of _____,
2021.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Table 7-1: Downtown District Land Use Matrix

Legend:

P = Permitted by right
S = May be permitted by SUP
N/A – Not applicable (i.e., no parking requirement)
* = See Chapter 2, Section 2.52 for special standards
** = Permitted by right in InTown Residential (North)
*** = See Chapter 7, Section 7.06 for special standards
gfa – Gross floor area
NOTE: Land uses not listed in this matrix but included in Section 2.51 have been purposefully omitted and are not permitted by the Downtown Form-Based Code.

	Downtown Historic	Downtown Square	Uptown	InTown Residential	Suburban Corridor	Parking Requirement	Cross-Reference Special Standards
Residential Uses							
Accessory Dwellings:							
Dwelling, Accessory – Guest House	P		P	P	P	1 / dwelling unit	Sec. 2.58
Dwelling, Accessory – Rental Unit	P		P	P	P	Efficiency and 1 bedroom: 1 space 2+ bedrooms: 2 spaces	Sec. 2.58
Dwelling, Accessory – Guard/Manager/Caretaker	P		P	P	P	2 / dwelling unit	Sec. 2.58
Elder Care Facilities:							
Elder Care – Independent Living	P		P			1 / dwelling unit	Sec. 2.52(A)12
Elder Care – Assisted Living			P			1 / 3 dwelling units	Sec. 2.52(A)12
Elder Care – Nursing/Convalescent Care			P			.5 / bed	Sec. 2.52(A)12
Elder Care – Continuing Care (combination)			P			as determined by components, and best/current practices	Sec. 2.52(A)12
Household Living Units:							
Dwelling, Two-Family (duplex)			P		P	2 enclosed / dwelling unit	Sec. 2.38
Dwelling, Multi-Family	P	S	P			Efficiency: 1 space 1 bedrooms: 1.5 spaces 2+ bedrooms: 2 spaces (at least 50% to be covered)	Sec. 2.39
Dwelling, Live-Work unit (in a live-work building)	P	P	P	P	P	2 spaces, plus nonresidential requirement	-
Dwelling, Single-Family Detached			P	P	P	2 enclosed / dwelling unit	Sec. 2.36
Dwelling, Single-Family Attached (Townhouse)	P		P		P	2.25 enclosed / dwelling unit	Sec. 2.37
Dwelling, Apartment	P	P	P	P	P	Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces (at least 50% to be covered)	
Accessory & Temporary Uses							
Accessory Structure, Residential	P		P	P	P	N/A	Sec. 2.58
Convenience Facilities:							
Drive-In Service					S	1 / order station + 1 space per employee at maximum shift	
Drive-Through Service			S		S	N/A	Sec. 4.20
Walk-Up Service	P	P	P		P	1 / walk-up window or order station + 1 space per employee at maximum shift	-
Fuel Pumps, Retail					S	N/A	Sec. 2.52(A)3

Table 7-1: Downtown District Land Use Matrix

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N/A – Not applicable (i.e., no parking requirement)
* = See Chapter 2, Section 2.52 for special standards
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*** = See Chapter 7, Section 7.06 for special standards
gfa – Gross floor area
NOTE: Land uses not listed in this matrix but included in Section 2.51 have been purposefully omitted and are not permitted by the Downtown Form-Based Code.

Kiosks, Self-Service:							
Automated Teller Machine (ATM) – Drive-Up			S		S	1 / ATM station (at the ATM)	Sec. 2.52(A)7, Sec. 4.20
Automated Teller Machine (ATM) – Walk-Up	P	P	P		P	1 / walk-up ATM	Sec. 2.52(A)7
Outside Display, New Materials	P	P	P		P	N/A	Sec. 2.52(A)14
Outside Display, Used Materials	S	S	S		S	N/A	Sec. 2.52(A)14
Outside Storage, New Materials			P		P	N/A	Sec. 2.52(A)14
Outside Storage, Used Materials			S		S	N/A	Sec. 2.52(A)14
Seasonal Sales					S	N/A	Art.VIII, Ch. 30, City Code
Temporary Building/Office (field office, construction office, subdivision sales office, etc.)	*		*	*	*	1 / 1,000sf site area	Sec. 2.52(A)19
Institutional and Educational							
College or University,	P		P		P	.5 / student (site-specific study required)	-
Convention Facility	P		P			1 / 100 gfa	-
Day Care Facilities:						-	-
Day Care Center, Adult	P		P	S	P	1 / 3 clients + 1 per employee at maximum shift	Sec. 2.52(A)13
Day Care, Youth – Licensed Child-Care Center	P		P	S	P	1 / 10 children + 1 per employee at maximum shift	Sec. 2.52(A)2
Day Care, Youth – Registered Child-Care Home	P		P	S	P	NA	Sec. 2.61
Church or Place of Worship	P	***	P	P	P	1 / 4 seats	-
Learning Center, Specialized	P		P		P	1 / 10 students	-
School, Business	P		P		P	1 / 3 students	-
School, Retail/Personal Services Training	P		P		P	1 / 3 students	-
School, Trade			S			1 / 3 students	-
School, Public	P		P	P	P	Elementary: 1 / 17 students Middle: 1 / 17 students High: 1 / 3 students –	-
School, Private, Religious or Charter	S		S	S	S	Elementary: 1 / 17 students Middle: 1 / 17 students High: 1 / 3 students	-
Government & Human Services							
Charitable Boarding	S		S	S	S	.5 / bed	-
Garden, Charitable	S		S	S	S	2 spaces	-
Garden, Civic	P		P	P	P	2 spaces	-
Post Office			P		P	1 / 300 gfa	-
Social Service Facility/Agency	P	***	P		P	1 / 300 gfa	-
Medical & Health Services							

Table 7-1: Downtown District Land Use Matrix

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* = See Chapter 2, Section 2.52 for special standards
** = Permitted by right in InTown Residential (North)
*** = See Chapter 7, Section 7.06 for special standards
gfa – Gross floor area
NOTE: Land uses not listed in this matrix but included in Section 2.51 have been purposefully omitted and are not permitted by the Downtown Form-Based Code.

Hospital			P			1.5 / bed	-
Medical and Dental Office/Clinic	P		P		P	1 / 250 gfa	-
Mortuary/Funeral Home	P		P		P	1 / 200 gfa, or 1 / 4 seats in sanctuary and chapel(s) (whichever is greater)	-
Recreational, Social, & Entertainment Uses							
Athletic Events Facility, Indoor			S			1 / 125 gfa or 1 / 3 bleacher and spectator seats (whichever is greater)	-
Civic Club/Fraternal Lodge	P	***	P		P	1 / 200 gfa	-
Commercial Amusement, Indoor	P	P	P		P	1 / 150 gfa	-
Commercial Amusement, Outdoor			S		S	1 / 1,000 sf of amusement area and accessory uses	-
Public Amusement, Temporary	S		S		S	N/A	Art. VIII, Ch. 30, City Code
Cultural Facility	P	P	P		P	1 / 300 gfa	-
Health & Fitness Gym (indoor)	P	P	P		P	1 / 150 gfa	-
Reception Facility	S	***	S		S	1 / 100 gfa or 1 space for each 3 occupants (whichever is greater)	Sec. 2.52(A)20
Theater, Small Scale	P	***	P		P	1 / 3 seats	-
Theater, Large Scale			P			1 / 3 seats	-
Office, Retail, & Service							
Antique Shop (indoors only)	P	P	P		P	1 / 250 gfa	-
Bakery, Retail	P	P	P		P	1 / 250 gfa	-
Bed and Breakfast	S	S	P	S		1 / guest room + residential use requirement (according to that use)	Sec. 2.52(A)11
Business & Media Service	P		P		P	1 / 300 gfa	-
Call Center			S		P	1 / 150 gfa	-
Convenience Store (1,000-5,000sf)	P	P	P		P	1 / 250 gfa	Sec. 2.52(A)1
Financial Institution	P		P		P	1 / 300 gfa	Sec. 4.20
Flea Market, Indoor	S		S		S	1 / 200 gfa	-
Flea Market, Outdoor	S		S		S	1 / 500 sf site area	-
Furniture, Household Furnishings and Appliance Sales/Rental	P	S	P		P	1 / 400 gfa	-
Grocery/Supermarket (>5,000sf)	P		P		P	1 / 250 gfa	-
Home Improvement Center (>50,000sf)			S		P	1 / 250 gfa	-
Hotel/Motel, Extended Stay	P		P		P	1.25 / room + 1 / 200sf restaurant, retail, conference and office area	Sec. 2.52(A)11
Hotel/Motel, Full Service	P	S	P		P	1 / room + 1 / 200sf restaurant, retail, conference and office area	Sec. 2.52(A)11

Table 7-1: Downtown District Land Use Matrix

Legend:

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S = May be permitted by SUP
N/A – Not applicable (i.e., no parking requirement)
* = See Chapter 2, Section 2.52 for special standards
** = Permitted by right in InTown Residential (North)
*** = See Chapter 7, Section 7.06 for special standards
gfa – Gross floor area
NOTE: Land uses not listed in this matrix but included in Section 2.51 have been purposefully omitted and are not permitted by the Downtown Form-Based Code.

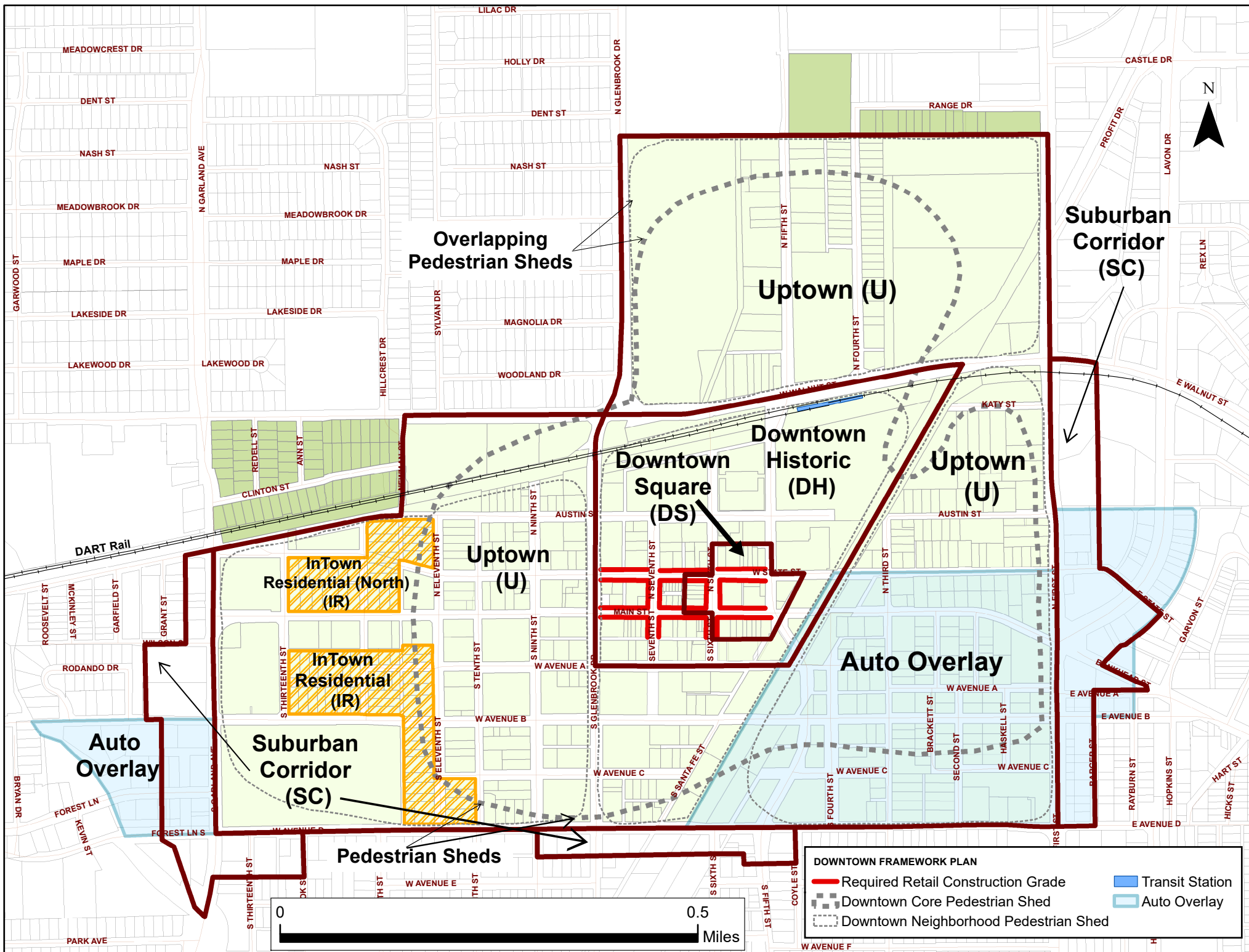
Hotel/Motel, Limited Service	P	S	P		P	1/ room + 1 / 200sf restaurant, retail, conference and office area	Sec. 2.52(A)11
Indoor Shopping Mall	S		S		S	0-400,000 gfa: 1 / 250 gfa 401,000+ gfa: 1 / 300 gfa	-
Kiosk, Trailer or Mini-Structure (attended):	-		-	-	-	-	-
Retail/Service	S		P		P	1 / employee	Sec. 2.52(A)7, Sec. 4.20
Landscape Nursery (retail)					P	1 / 250 gfa + 1 / 2,000sf outdoor area	-
Laundry, Self-Serve (Laundromat)	P		P		P	1 / 250 gfa	-
Laundry, Drop-Off (with drive-through or window)	S		S		P	1 / 250 gfa	Sec. 4.20
Laundry, Drop-Off (without drive-through or window)	P		P		P	1 / 250 gfa	-
Office, General	P		P		P	1 / 300 gfa	-
Personal Services	P	P	P		P	1 / 250 gfa	-
Pet Store (indoors only)	S	S	P		P	1 / 250 gfa	-
Pharmacy (with drive-through or window)	S		S		P	1 / 250 gfa	Sec. 4.20
Pharmacy (without drive-through or window)	P	P	P		P	1 / 250 gfa	-
Produce Stand/Outdoor Farmers Market	S	S	S		S	4 + 1 / 600sf of site area	-
Restaurant	P	P	P		P	1 / 100 gfa	*
Restaurant, Drive-Through					S	1 / 100 gfa	Sec. 4.20
Retail Store	P	P	P		P	1 / 333 gfa	-
Studio, Arts/Crafts	P	P	P		P	1 / 250 gfa	-
Studio, Fitness or Performing Arts	P	P	P		P	1 / 150 gfa	-
Used Goods, Retail Sales (Indoors)	P	P	P		P	1 / 250 gfa	-
Tattooing/Body Piercing Establishment	S	S	S		S	1 / 250 gfa	Sec. 2.52(A)6
Commercial							
Bakery, Commercial			P		P	1 / 1,000 gfa	-
Building/Garden Materials Sales & Storage (wholesale)			S			1 / 400 gfa + 1 / 1,000 gfa storage area	Sec. 2.52(A)23
Bulk Material Sales & Storage (retail or wholesale)			S			1 / 1,000 gfa or 1 / 1,000 outdoor area (whichever is greater)	Sec. 2.52(A)18
Contractor's Office/Warehouse (indoors only)			S			1 / 500 gfa for office + 1 / 1,000sf for warehouse	-
Equipment Leasing/Rental, Indoor			P			1 / 250 gfa	-
Furniture and Appliance Cleaning/Repair			S			1 / 1,000 gfa	-
Pet Care/Play Facility (indoor)			S		S	1 / 300 gfa	Sec. 2.52(A)9
Printing/Publishing House			S		P	1 / 300 office gfa + 1 / 1,000 remainder gfa	-

Table 7-1: Downtown District Land Use Matrix

Legend:

P = Permitted by right
S = May be permitted by SUP
N/A – Not applicable (i.e., no parking requirement)
* = See Chapter 2, Section 2.52 for special standards
** = Permitted by right in InTown Residential (North)
*** = See Chapter 7, Section 7.06 for special standards
gfa – Gross floor area
NOTE: Land uses not listed in this matrix but included in Section 2.51 have been purposefully omitted and are not permitted by the Downtown Form-Based Code.

Recording Studio/Media Production			P		P	1 / 300 gfa	-
Small Engine/Lawn Equipment Rental & Repair (indoors)			P		P	1 / 300 gfa	-
Veterinary Clinic, Small Animal (indoors only)			P		P	1 / 300 gfa	*
Motor Vehicles & Related Uses							
Parking Lot or Garage, Commercial	P	P	P		P	1 / 300 office gfa	-
Transportation							
Bus Stop	P	P	P	P	P	NA	-
Helipad			S			5 / helipad	-
Transit Station, Public (multi-modal, public agency only)	P	P	P		P	Determined by operating agency	-
Transportation Depot, Passenger (commercial)			S		S	Determined by SUP	Sec. 2.52(A)10
Industrial							
Batching Plant, Temporary	P		P	P	P	1 / 1,000 gfa + 1 / employee at maximum shift	-
Breweries/Wineries/Distilleries	S	S	S		S	1/1,000 gfa + 1/employee at maximum shift 1/100 gfa for dining/tasting areas	Sec. 2.52(A)(35)
Laboratory, Analytical or Research (indoor)			S			1 / 1,000 gfa + 1 / employee at maximum shift	-
Warehouse, Office/Showroom (indoors only)			S			1 / 300 office gfa + 1 / 1,000 remainder gfa	-
Utility & Service							
Antenna, Commercial	*		*	*	*	N/A	Div. 5, Art. 5, Ch. 2
Antenna, Private	P		P	P	P	N/A	Div. 5, Div. 6, Art. 5, Ch.2
Electric Substation			S		S	1 / employee at maximum shift	-
Gas Regulating Station	S		S	S	S	1 / employee at maximum shift	-
Telecommunication Switching Station	S		S	S	S	1 / employee at maximum shift	-



DOWNTOWN FRAMEWORK PLAN

- Required Retail Construction Grade
- Downtown Core Pedestrian Shed
- Downtown Neighborhood Pedestrian Shed
- Transit Station
- Auto Overlay

Consider amendments to Chapter 7 “Downtown (DT) District” of the Garland Development Code to create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square.



Plan Commission Meeting
August 16, 2021

DOWNTOWN SQUARE ZONE



Current Allowed Uses [Downtown Historic sub-district]	Proposed Allowed Uses [Downtown Square sub-district]
Retail Store	Retail Store
Restaurant	Restaurant
Studio, Fitness or Performing Arts	Studio, Fitness or Performing Arts
Personal Services	Personal Services
Convenience Store	Convenience Store
Pharmacy (without drive-through)	Pharmacy (without drive-through)
Antique Shop (indoors only)	Antique Shop (indoors only)
Studio, Arts/Crafts	Studio, Arts/Crafts
Bakery, Retail	Bakery, Retail
Commercial Amusement (indoor)	Commercial Amusement (indoor)
Cultural Facility	Cultural Facility
Live/Work Unit	Live/Work Unit
Outside Display, New Materials	Outside Display, New Materials
Used Goods, Retail Sales (Indoors)	Used Goods, Retail Sales (Indoors)
Walk-Up Service	Walk-Up Service
Automated Teller Machine (ATM) Walk-Up	Automated Teller Machine (ATM) Walk-Up

Current Allowed Uses [Downtown Historic sub-district]	Proposed Allowed Uses [Downtown Square sub-district]
Parking Lot or Garage, Commercial	Parking Lot or Garage, Commercial
Bus Stop	Bus Stop
Transit Station, Public (multi-modal, public agency only)	Transit Station, Public (multi-modal, public agency only)
Health & Fitness Gym (indoors)	Health & Fitness Gym (indoors)
Theatre, Small Scale	Theatre, Small Scale - SUP only*
Multi-Family	Multi-Family – SUP only
Furniture, Household Furnishings & Appliance Sales/Rental	Furniture, Household Furnishings & Appliance Sales/Rental – SUP only
Bed & Breakfast – SUP only	Bed & Breakfast - SUP only
Outside Display, Used Materials – SUP only	Outside Display, Used Materials – SUP only
Tattooing/Body Piercing Establishment – SUP only	Tattooing/Body Piercing Establishment – SUP only
Breweries/Wineries/Distilleries – SUP only	Breweries/Wineries/Distilleries – SUP only
Produce Stand / Outdoors Farmers’ Market – SUP only	Produce Stand / Outdoors Farmers’ Market – SUP only
Hotel/Motel (Full Service, Limited Service, and Extended Stay)	Hotel/Motel (Full Service, Limited Service) – SUP only
Pet Store – SUP only	Pet Store – SUP only

Current Allowed Uses [Downtown Historic sub-district]	Proposed Allowed Uses [Downtown Square sub-district]
Dwelling, Accessory – Guest House	
Dwelling, Accessory – Rental Unit	
Dwelling, Accessory – Guard/Manager/Caretaker	
Elder Care – Independent Living	
Dwelling, Single-Family Attached (townhouse)	
Office, General	
Medical & Dental Office/Clinic	
College or University	
Convention Facility	
Day Care Center, Adult	
Day Care Center, Licensed Child Care Center	

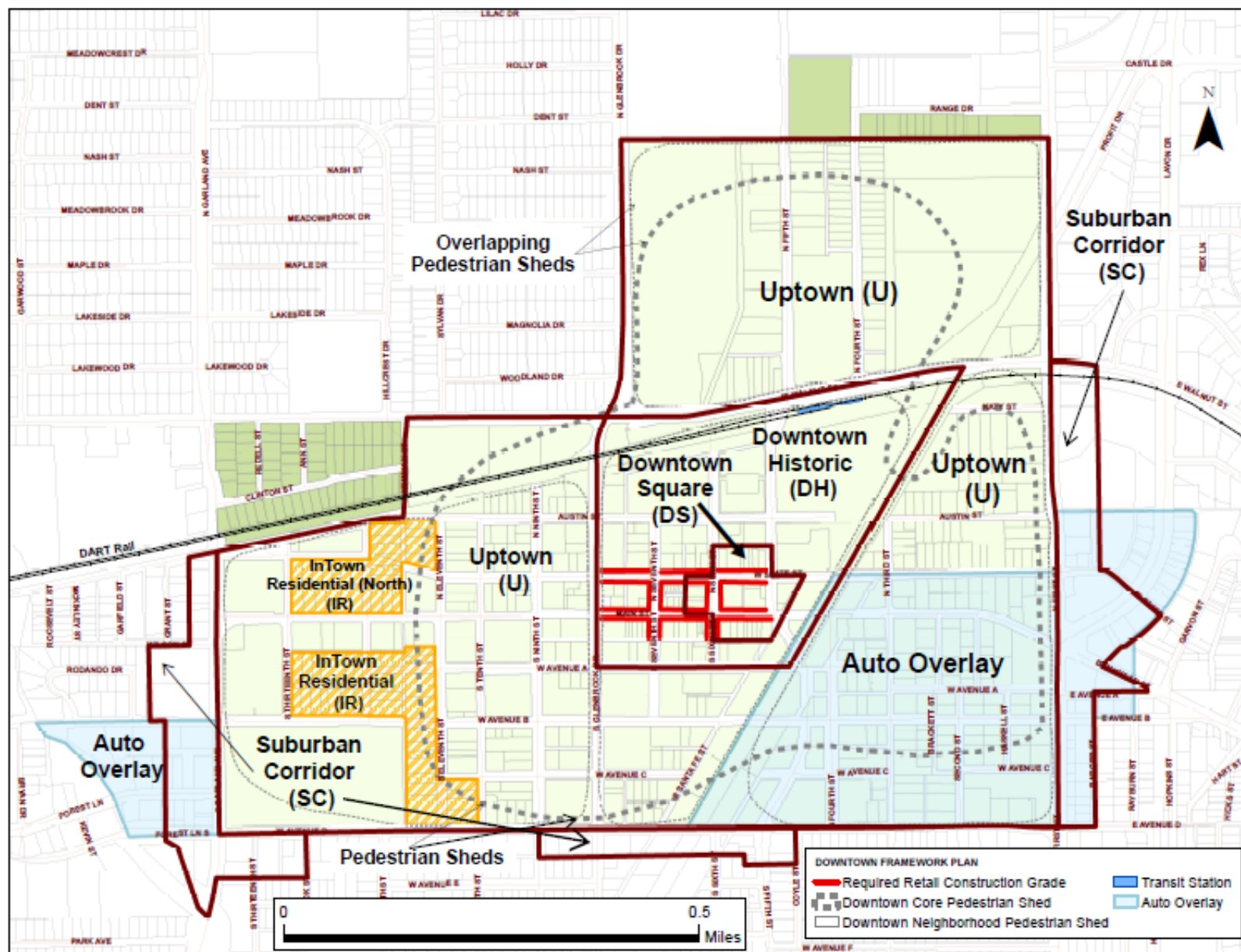
Current Allowed Uses [Downtown Historic sub-district]	Proposed Allowed Uses [Downtown Square sub-district]
Day Care Center, Registered Child Care Home	
Church or Place of Worship	“Assembly Halls” not allowed except by land use credit
Learning Center, Specialized	
School, Business	
School, Retail/Personal Services Training	
School, Public	
School, Private, Religious or Charter – SUP only	
Charitable Boarding – SUP only	
Garden, Charitable – SUP only	
Garden, Civic	
Social Service Facility/Agency	“Assembly Halls” not allowed except by land use credit
Mortuary/Funeral Home	
Civic Club/Fraternal Lodge	“Assembly Halls” not allowed except by land use credit
Public Amusement, Temporary – SUP only	
Reception Facility – SUP only	“Assembly Halls” not allowed except by land use credit

Current Allowed Uses [Downtown Historic sub-district]	Proposed Allowed Uses [Downtown Square sub-district]
Business & Media Service	
Financial Institution	
Flea Market, Indoor – SUP only	
Flea Market, Outdoor – SUP only	
Grocery/Supermarket (over 5,000 sf)	
Indoor Shopping Mall - SUP only	
Kiosk, Trailer or Mini-structure – SUP only	
Laundry, Self-Serve (Laundromat)	
Laundry, Drop-Off (with drive-through or window) (SUP)	
Laundry, Drop-Off (without drive-through or window)	
Pharmacy (with drive-through) – SUP only	

Assembly Halls

- Churches/Places of Worship
- Social Services Agencies/Facilities
- Theatres
- Civic Clubs/Fraternal Lodges
- Reception Facilities

Questions/Discussion





Downtown Square Zone

Comment Form

An amendment to the Garland Development Code is proposed by the Development Services Committee of the City Council that would create a Downtown Square sub-district and limit future uses allowed on the properties surrounding the Downtown Square. A map and the proposed list of uses is included. (District 2)

El Comité de Servicios de Desarrollo del Concejo Municipal propone una enmienda al Código de Desarrollo Garland que crearía un subdistrito de Downtown Square y limitaría los usos futuros permitidos en las propiedades que rodean el Downtown Square. Se incluye un mapa y la lista de usos propuesta. (Distrito 2)

Một sửa đổi đối với Bộ luật Phát triển Garland do Ủy ban Dịch vụ Phát triển của Hội đồng Thành phố đề xuất sẽ tạo ra một tiểu khu Quảng trường Trung tâm và hạn chế việc sử dụng trong tương lai được phép đối với các khu đất xung quanh Quảng trường Trung tâm. Một bản đồ và danh sách đề xuất sử dụng được bao gồm. (Quận 2)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

RICK CLOPTON - PARTNER - CLOPTON + CO, LLC

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

610 MAIN ST

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u Chính

Rick Clifton

Signature / Firma / Chữ ký

8.11.21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

---Comment Form Continued---

I am all for the need to further define permitted\allowable uses within the Downtown Area. My wish is that the City would have exercised a bit more thinking by increasing the size of the area covered. To me, this would have shown a bit more confidence that the need for this amendment to the Garland Development Code would cover a larger section because of the interest in the area.

Comments on the Proposed Allowed Uses

- Live\Work Unit – Please define or give an example.
- Outside Display, New Materials – Please define or give an example.
- Outside Display, Used Materials – Please define or give an example.
- Walk-up Service – Please define or give an example.
- Parking Lot or Garage, Commercial – DEFINITELY NOT!!!! WHY???
- Multi-Family – Not one of my first choices but we have set a precedent with those already in existence.
- Bed & Breakfast – Does this also cover VRBO and AirBNB?
- Dwelling, Accessory-Rental Unit – How does this differ from Multi-Family?
- Elder Care-Independent Living – If you are allowing Multi-Family (SUP Only), is this not age discrimination unless you allow with SUP restriction.
- Office, General – I feel you are missing the boat on this one. As a partner in a general office use situation, I think it would be nice to see an accounting office, law office, engineering firm, etc. on the square.

- **Medical & Dental Office/Clinic** – See comments on Office, General above
- **Business & Media Service** – Please define or give an example.
- **Financial Institution** – I think this is a mistake. Banks, financial services offices, etc. would give a touch of class to any downtown square.

Comment Form

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El Comité de Servicios de Desarrollo del Concejo Municipal propone una enmienda al Código de Desarrollo Garland que crearía un subdistrito de Downtown Square y limitaría los usos futuros permitidos en las propiedades que rodean el Downtown Square. Se incluye un mapa y la lista de usos propuesta. (Distrito 2)

Một sửa đổi đối với Bộ luật Phát triển Garland do Ủy ban Dịch vụ Phát triển của Hội đồng Thành phố đề xuất sẽ tạo ra một tiểu khu Quảng trường Trung tâm và hạn chế việc sử dụng trong tương lai được phép đối với các khu đất xung quanh Quảng trường Trung tâm. Một bản đồ và danh sách đề xuất sử dụng được bao gồm. (Quận 2)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Shana Carter, owner Roach Feed & Seed, Inc.

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

409 Main Street

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Shana Carter

8/9/21

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued –

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

I believe Assembly Halls should be allowed
as they have been always allowed

GDC admendment
received

Comment Form

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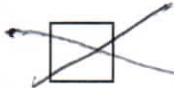
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Pastor Darryl Hall

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

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115 N. 6th Street

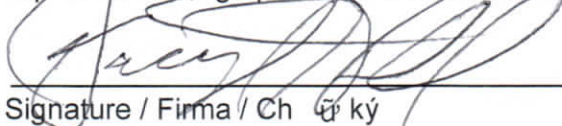
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

08.07.21

Date / Fecha / Ngày

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Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

We have been in downtown
Portland since 2004, and on
the ground since 2007. It
appears you seek to keep church
meetings from the fact
area we and our friends at
Christa made be a well
established. This is wrong.
We will strongly oppose
such a zoning change.
We have always been support
ive of downtown businesses
& participants in city activi-
ties. We are good enough to
to force us but by that it
not respectful of our commit-
ment to our city.

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Downtown Square	August 16, 2021	September 14, 2021	Will Guerin

An amendment to the Garland Development Code is proposed by the Development Services Committee of the City Council that would create a Downtown Square sub-district and limit future uses allowed on the properties surrounding the Downtown Square.

jason bissell

AGAINST

8/6/2021
7:15:22 PM

315 Main St, Ste 101

jasonbissell@hotmail.com

garland

9722729041

TX

United States

75040

i would like to see anyone be able to open a business downtown. As long as its a legal business selling legal products or services. A supermarket would be great or laundry for all the new apartments



GARLAND

Plan Commission

3. b.

Meeting Date: 08/16/2021

Item Title: Rescheduling Plan Commission Dates

Summary:

Consider rescheduling the September 13, October 11, November 8, and December 13, 2021 Plan Commission meeting dates, to avoid future conflicts with City Council Work Sessions.

Attachments

Rescheduling Plan Commission Dates Attachment



ITEM SUMMARY SHEET

Consider rescheduling the September 13, October 11, November 8, and December 13, 2021 Plan Commission meeting dates, to avoid future conflicts with City Council Work Sessions.

It is suggested that the meeting dates are re-scheduled to the following Wednesdays of the same weeks: September 15, October 13, November 10, and December 15, 2021. This would align with the development submittal calendar, including the "shot clock" law, as well as avoiding conflicts with City Council meetings.
