GARLAND

NOTICE OF MEETING
CITY OF GARLAND, TEXAS

PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
June 24, 2019 at 7:00 p.m.

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

A pre-meeting will begin at 6:45 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

INVOCATION AND PLEDGE OF ALLEGIANCE: It is the custom and tradition of the members of the Plan Commission to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the Plan Commission and will not affect the decisions to be made during the meeting.

CONSENT AGENDA

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

1. MINUTES

a. Consider approval of Minutes for the June 10, 2019 Meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

2. ZONING

a. Consideration of the application of **Masterplan,** requesting approval of 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Mixed Uses and 2) a Detail Plan for a shade pavilion amenity area to replace an existing swimming pool at an existing apartment complex. This property is located at 713 Apache Drive. (District 4) (File Z 19-15)

3. ADJOURN

NOTICE: The Plan Commission may recess from the open session and convene in a closed session if the discussion of any of the listed agenda items concerns matters regarding priviledged and unpriviiledged 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: 06/24/2019

Item Title: Plan Commission Minutes for June 10, 2019

Summary:

Consider approval of Minutes for the June 10, 2019 Meeting.

Attachments

Plan Commission Minutes for June 10, 2019 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, June 10, 2019, at 7:00 p.m. in the Council Chambers at the William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

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

STAFF PRESENT

Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Josue de la Vega
Staff	Nabiha Ahmed

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chairman Roberts read those items into the record. **Motion** was made by Commissioner Welborn to **approve** the Consent Agenda as presented, seconded by Commissioner Edwards, to **approve** items 1a, 2a, 2b, 2c, 2d, 2e, and 3a. **Motion carried**: **7** Ayes, **0** Nays.

MINUTES

1a. APPROVED** Approval of Minutes for the regular meeting of May 13, 2019.

PLATS

2a. APPROVED** P 19-13 Vistas of Rosehill Commercial Addition Conveyance Plat

2b. APPROVED** P 19-12 Parks at Rosehill Preliminary Plat

2c. APPROVED** P 19-14 Belt Line-30 Shopping Center No. 3 Third Replat

2d. APPROVED** P 19-15 D & P Subdivision Replat

2e. APPROVED** P 19-17 Alta Spring Creek Final Plat

MISCELLANEOUS

3a. APPROVED** Impact Fee Report

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:02 p.m.

City of Garland, Texas

Approved:

_____
Chairman

Attested:

_____
Recording Secretary

GARLAND

Plan Commission **2.a.**

Meeting Date: 06/24/2019

Item Title: Z 19-15 Masterplan (District 4)

Summary:

Consideration of the application of **Masterplan,** requesting approval of 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Mixed Uses and 2) a Detail Plan for a shade pavilion amenity area to replace an existing swimming pool at an existing apartment complex. This property is located at 713 Apache Drive. (District 4) (File Z 19-15)

Attachments

Z 19-15 Masterplan Report and Attachments

Planning Report

File No: Z 19-15/District 4
Agenda Item:
Meeting: Plan Commission
Date: June 24, 2019

REQUEST
Approval of 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Mixed Uses and 2) a Detail Plan for a shade pavilion amenity area to replace an existing swimming pool.

LOCATION
713 Apache Drive

APPLICANT
Masterplan

OWNER
Irving Luxury Properties, LLC.

BACKGROUND
The subject property is currently developed with a multi-family complex comprising of eighteen (18) dwelling units, built in 1983. However, the current zoning designation of the property is Community Retail (CR) District. Per the GDC, multi-family uses are not permitted in the Community Retail (CR) District; therefore, the multi-family use on this property is a legal non-conforming use. There has been a recent change in ownership and the new owner would like to remove the existing dilapidated swimming pool and replace it with a shade pavilion amenity area. A swimming pool is a required amenity in a multi-family use. Therefore, a Planned Development (PD) District is required in order to remove the swimming pool. The applicant proposes a Planned Development (PD) District and has brought forward a Detail Plan to remove the swimming pool and provide a shade structure with seating arrangements and a barbecue pit.

SITE DATA
The subject property contains approximately 1.041 acres in area, with approximately 190 lineal feet of frontage along Apache Drive. The site can be accessed from Apache Drive.

USE OF PROPERTY UNDER CURRENT ZONING
The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas. The existing multi-family use is a legal non-conforming use in the existing zoning.

CONSIDERATIONS
Detail Plan

1. The applicant has brought forward a Detail Plan (Exhibit C) to remove the existing swimming pool and add a shade structure with seating arrangements and a barbecue pit. The proposed shade structure consists of cedar posts set in concrete and a cedar trellis above. The proposed design of the shade pavilion amenity area is shown in Exhibit D. No other changes are proposed to the existing development at this time.

2. The permitted uses for this proposed Planned Development (PD) District shall be limited to the uses allowed in the Community Retail (CR) District, and multi-family use. However, the maximum permitted number of dwelling units shall be eighteen (18) multi-family units, as currently exists. The applicant contends that making the multi-family use legal conforming will better enable the owner to receive lending to make property maintenance improvements and repairs to the existing complex.

3. Given that the scope of the site improvements under this request is limited to the amenity area, the screening/landscape standards are not triggered.

COMPREHENSIVE PLAN
The Envision Garland Plan designates the subject property as Compact Neighborhoods. 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. The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre).

These areas also accommodate uses such as convenience retail (goods and services), office space, and public services.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES
The properties to the north are zoned Community Retail (CR) District; these properties are developed with auto related uses. The properties to the east across Apache Drive are zoned Community Retail (CR) District; these properties are developed with retail, a grocery store/supermarket and an office. The properties to the south and the west are zoned Single-Family-10 (SF-10) District and developed with single-family residences.

STAFF RECOMMENDATION
Approval of 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Mixed Uses and 2) a Detail Plan for a shade pavilion amenity area to replace an existing swimming pool.

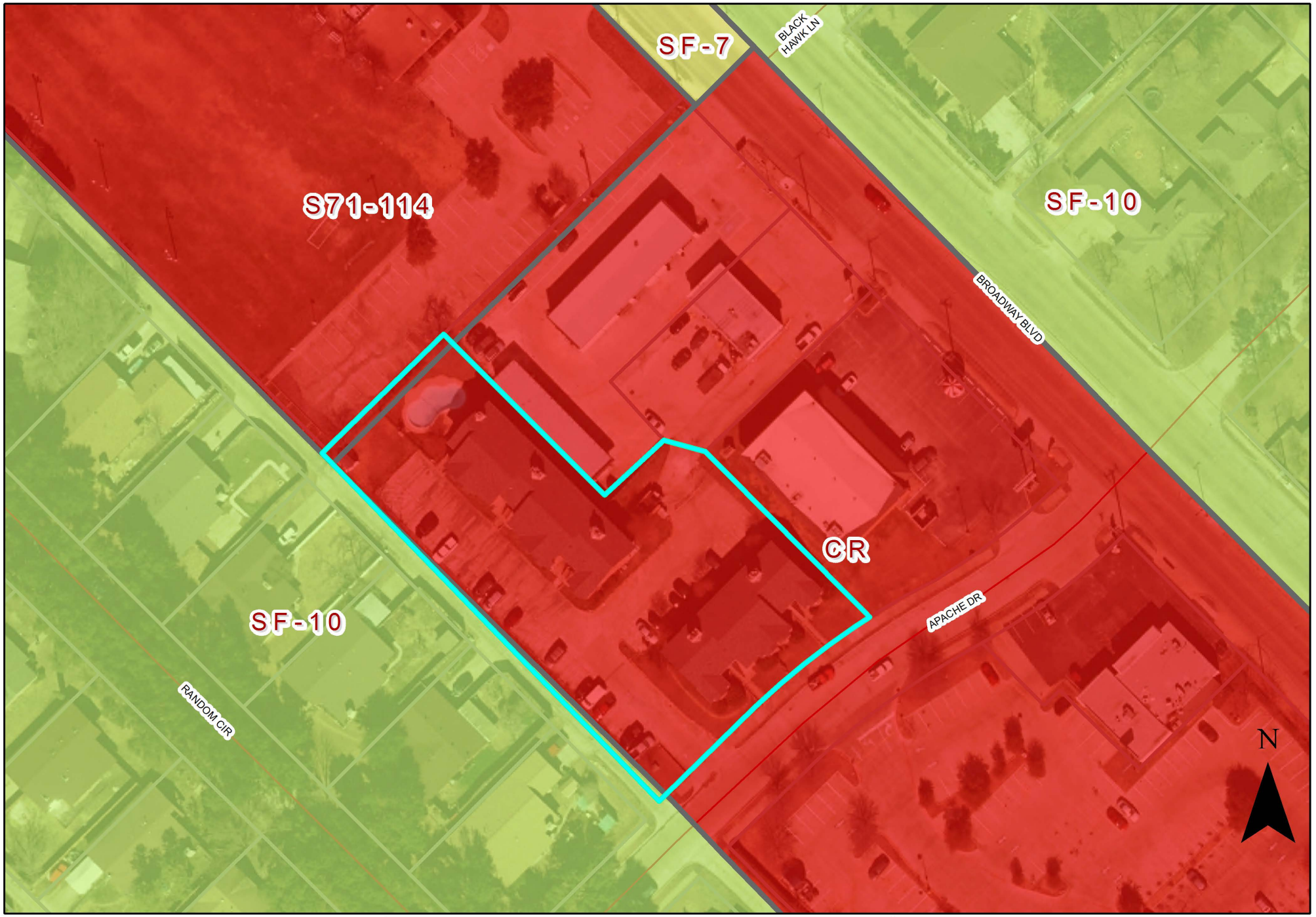
ADDITIONAL INFORMATION
Location Map
PD Conditions
Photos

CITY COUNCIL DATE: July 16, 2019

PREPARED BY:
Nabiha Ahmed
Development Planner
Planning & Community Development
(972) 205-2453

REVIEWED BY:
Will Guerin, AICP
Director of Planning

nahmed@garlandtx.gov



0 60 120 Feet
1 inch = 81 feet

Zoning Map Z 19-15

INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-15

I. Statement of Purpose: The purpose of this Planned Development is to remove an existing swimming pool and add a shade structure amenity area for an existing multi-family development.

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Planned Development (PD) 19-15 District as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) 19-15 District are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall conform to the Detail Plan and Building Elevations set forth in Exhibit C and Exhibit D; 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:

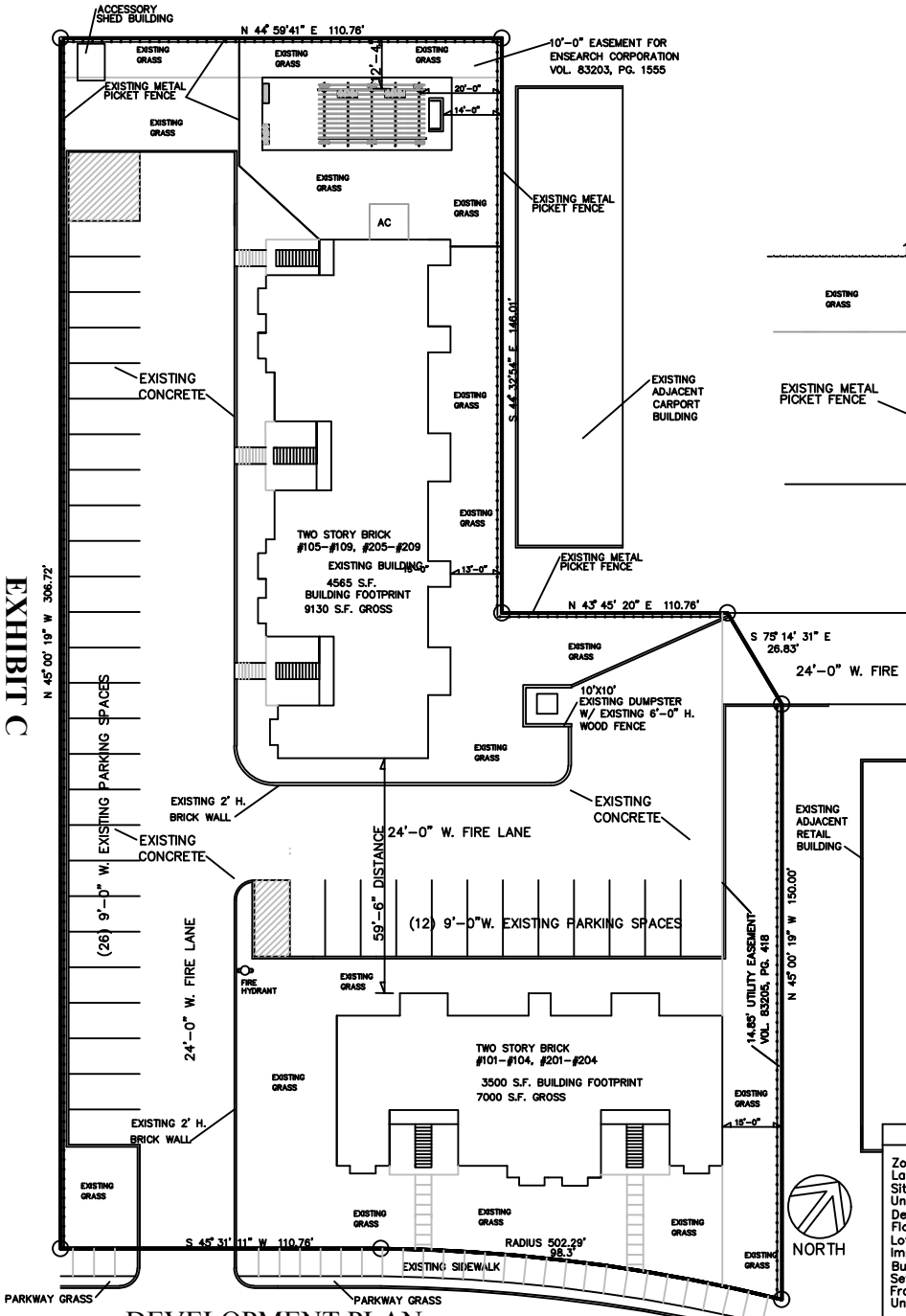
A. Permitted Uses: Only those land uses as permitted in the Community Retail (CR) District are permitted. Additionally, Dwelling, Multi-Family shall be a permitted use.

B. Maximum Number of Dwelling Units: The maximum permitted number of dwelling units is eighteen (18) multi-family units.

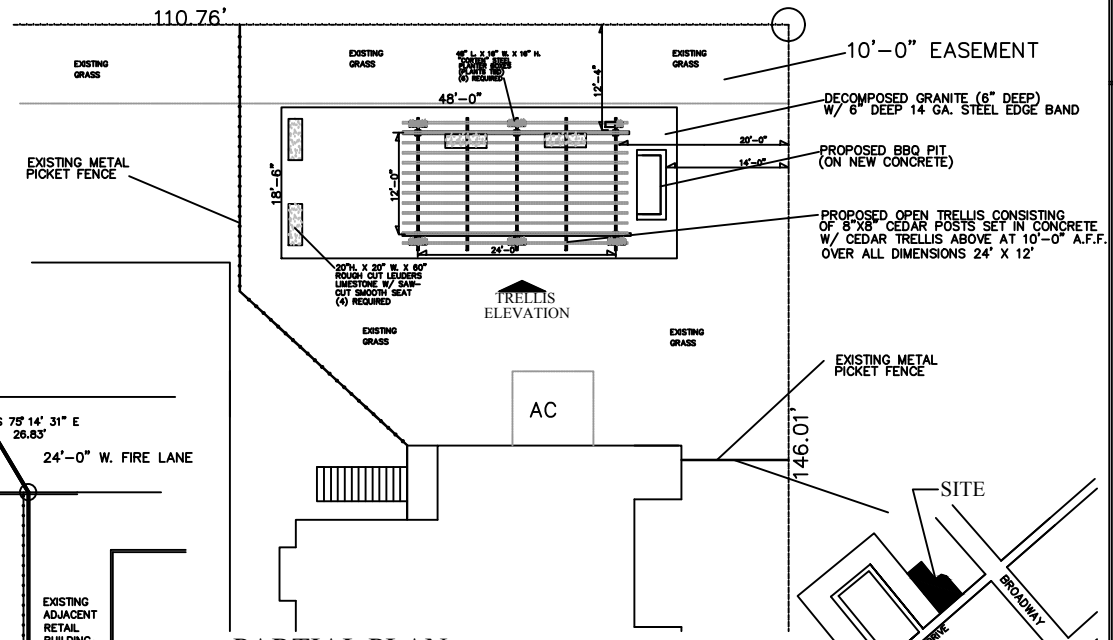
C. Outdoor Amenity Area: An outdoor amenity area shall be provided in conformance with Exhibit C and Exhibit D. A swimming pool is not a required amenity.

EXHIBIT B

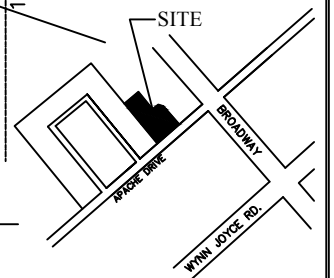
EXHIBIT C



DEVELOPMENT PLAN
713 APACHE STREET, GARLAND, TEXAS
A
1/16"=1'-0"
45,364 S.F. (OR 1.041 ACRES)



PARTIAL PLAN
713 APACHE DRIVE, GARLAND, TEXAS
B
1/8"=1'-0"



VICINITY MAP
N.T.S.

SITE DATA	
Zoning:	PD for CR
Land Use:	Multi-Family
Site Area:	1.041 aAcres/45,364 SF
Units:	18
Density:	17.4 U/Acre
Floor Area:	16,130 SF
Lot Coverage:	20%
Impervious Surface:	26,190 SF (57.7%)
Building Height:	30'-0"
Setbacks:	
Front, Side, Rear	20'/12/12 FT
Unit Floor Area:	1-bed: 620 SF / 2-bed: 900 SF
Unit Mix:	6, 1-bed; 12, 2-bed
Parking Required:	33 spaces
parking provided:	38 spaces

PROPERTY DESCRIPTION

BEING LOT 1, BLOCK B OF INDIAN VILLAGE SHOPPING CENTER, AN ADDITION TO THE CITY OF GARLAND, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 72204, PAGE 1714 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

OWNER-

IRVING LUXURY PROPERTIES, LLC 2001 E. BELTLINE RD., CARROLTON TX. 75006
480-274-7690

APPLICANT-

MAXWELL FISHER, MASTERPLAN CONSULTANTS – 900 JACKSON STREET, SUITE 670, DALLAS, TX 75201 – 214-671-9197

PREPARER-

DEAN DEKKER, ARCHITECT – 6722 NORTHPORT, DALLAS, TX. 75230 214-549-4747

J DEAN DEKKER ARCHITECT
6722 NORTHPORT
DALLAS, TEXAS 75230
jddekker56@gmail.com
214-549-4747

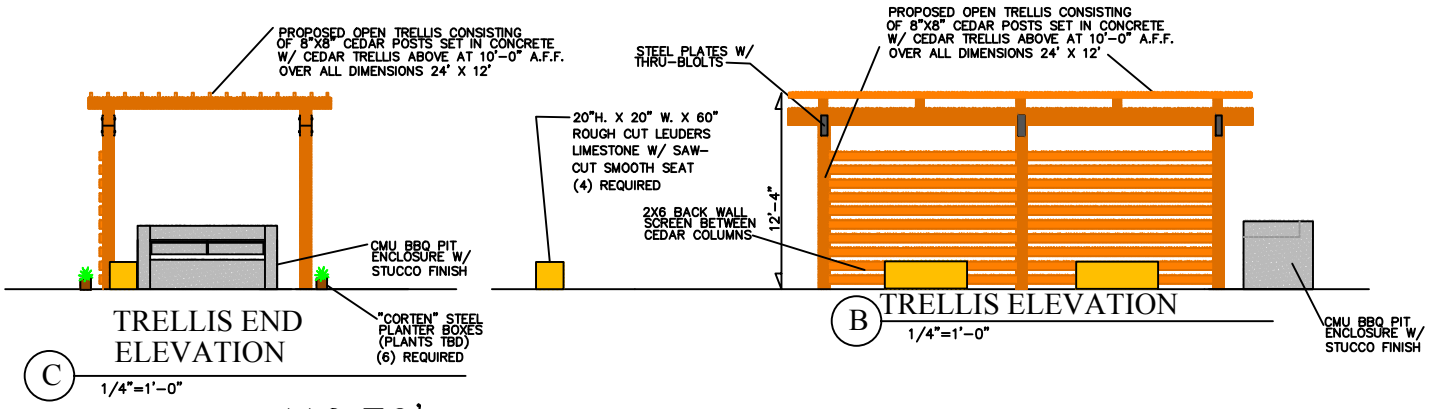
PROPOSED TRELLIS / OUTDOOR RECREATION AREA
713 APACHE DRIVE
GARLAND, TEXAS

05/15/19 ISSUE FOR REVIEW

05/31/19 REVISED FOR SUBMITTAL

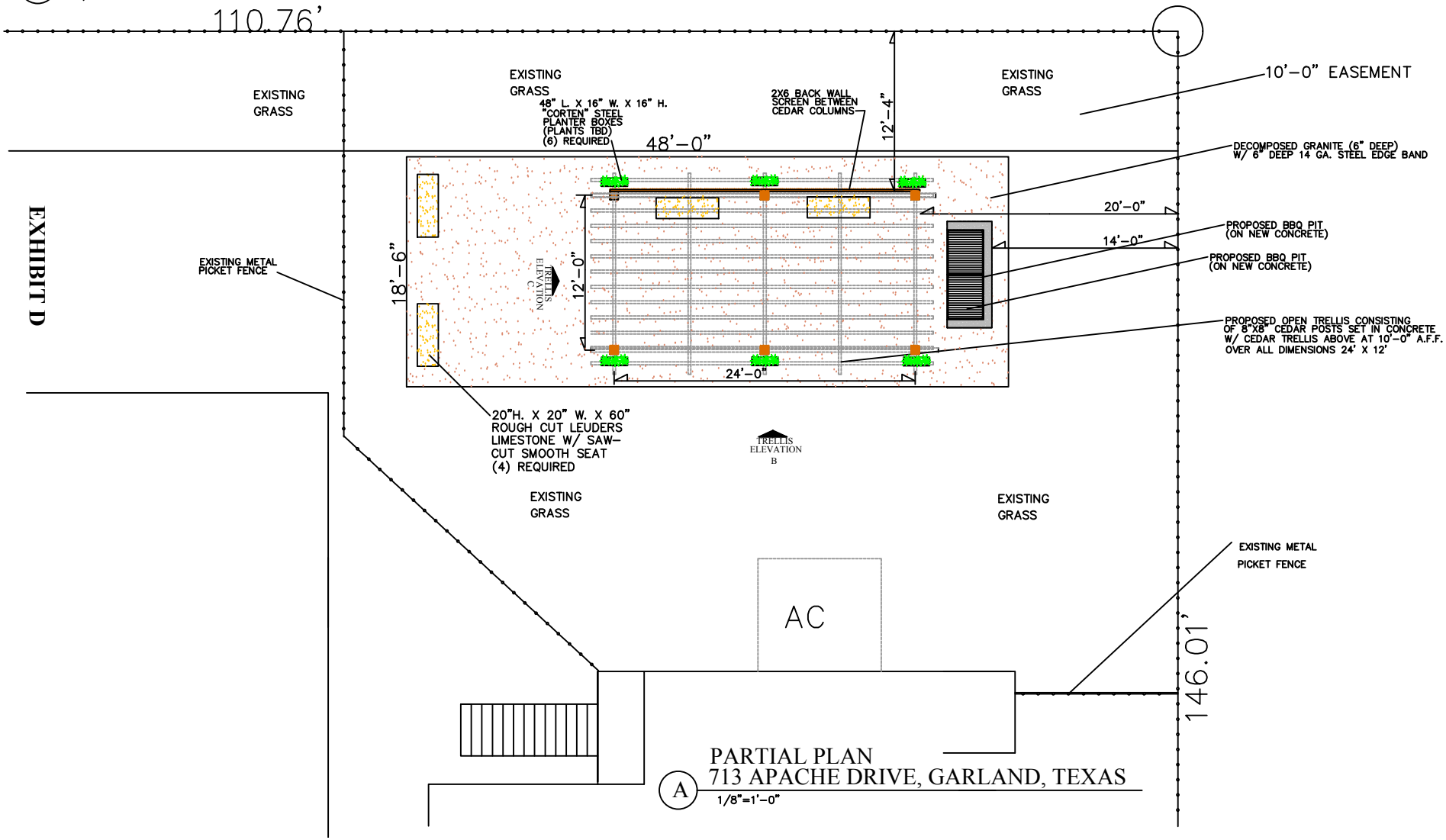
SHEET NUMBER

PRE-SUBMITTAL # 190507-1



C TRELLIS END ELEVATION
1/4"=1'-0"

B TRELLIS ELEVATION
1/4"=1'-0"



A PARTIAL PLAN
713 APACHE DRIVE, GARLAND, TEXAS
1/8"=1'-0"

J DEAN DEKKER ARCHITECT
6722 NORTHPORT
DALLAS, TEXAS 75230
jdekker56@gmail.com
214-549-4747

PROPOSED TRELLIS / OUTDOOR RECREATION AREA
713 APACHE DRIVE
GARLAND, TEXAS

06/21/19
ISSUE FOR SUBMITTAL

SHEET NUMBER:
PRE-SUBMITTAL #
190507-1
PAGE 2

Z 19-15

View of the existing swimming pool

Southeast of the subject property from Apache Drive

View of the subject property from Apache Drive

Southwest of the subject property from Apache Drive

GARLAND

Plan Commission **3.**
Meeting Date: 06/24/2019
Item Title:

Summary:
ADJOURN

Attachments

July 8, 2019 Future Cases Memo Attachment

GARLAND

PLANNING &
COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission

FROM: Kira Wauwie, AICP, Principal Planner

DATE: June 24, 2019

SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the July 8, 2019 Plan Commission meeting.

ZONING

1. Consideration of the application of **Platinum Storage & Masterplan,** requesting approval of 1) an amendment to Planned Development (PD) District 80-32 for Community Retail and Community Office Uses, 2) a Detail Plan, and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 80-32 for Community Office Uses and Community Retail Uses. This property is located at 648, 658 and 702 West IH-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)

2. Consideration of the application of **Pankaj Patel,** requesting approval of 1) an amendment to Planned Development (PD) District 03-53 for Urban Business Uses, 2) an amended Detail Plan for Hotel/Motel, Limited Service, and 3) a Specific Use Provision for Hotel/Motel, Limited Service. This property is located at the north corner of Town Center and Prairie Clover. (District 1) (File Z 18-19)

3. Consideration of the application of **Kristen Russell,** requesting approval of an amendment to Planned Development (PD) District 85-44 for Mixed Residential Uses to change the requirement of materials used for the perimeter screening wall. This property is located at 5201-5211 Waltham Court. (District 3) (File Z 18-46)

4. Consideration of the application of **Environmental Reconstruction Services, Inc.,** requesting approval of an amendment to Planned Development (PD) District 83-32 for Retail Uses and a Specific Use Provision for Fuel Pumps, Retail to 1)

relocate existing fuel pumps and canopy; and 2) add an additional two fuel pumps. This property is located at 5150 Duck Creek Drive. (District 4) (File Z 19-03)

5. Consideration of the application of **Provident Realty,** requesting 1) an amendment to Planned Development (PD) 95-56 District for Community Retail Uses to allow Fuel Pumps, Retail, 2) an amended Concept Plan, 3) an amended Detail Plan, and 4) a Specific Use Provision for Fuel Pumps, Retail. This property is located at 5345 North George Bush Highway. (District 1) (File Z 19-07)

6. Consideration of the application of **Amir Zandevakili**, **K1 Concept, LLC**, requesting approval of a Specific Use Provision to allow Used Goods, Retail Sales (Indoors) on a property zoned Community Retail (CR) District. This property is located at 1725 South First Street. (District 2) (File Z 19-08)

7. Consideration of the application of **TTI – Tack Team Investments, LLC**, requesting approval of 1) a Change in Zoning from Community Office (CO) District to Planned Development (PD) District for Single-Family Attached (Townhouse) Uses, 2) a Concept Plan, and 3) a Detail Plan. This property is located at 2302 West Campbell Road. (District 7) (File Z 19-10)

8. Consideration of the application of **QuickTrip Corporation,** requesting approval of 1) a Change of Zoning for Planned Development (PD) District for a Travel Center (Truck Stop); 2) a Specific Use Provision to allow Fuel Pumps, Retail; 3) a Variance to allow a fifty (50) foot tall pylon sign with a ten (10) foot setback; 4) a Variance to allow two seven (7) foot, six (6) inch tall monument signs; and 5) a Variance for the location of the access drives. This property is located at 524 East Interstate Highway 30. (District 3) (File Z 19-14)

9. Consideration of the application of **Hidden Oaks Lot Venture Ltd**., requesting approval to 1) amend Planned Development PD 18-07 District to a Planned Development (PD) District for Single-Family-5 (SF-5 District) for Single-Family Detached Homes with an allowed minimum lot size of 4,200 square feet; 2) a Detail Plan; and 3) an Alley Waiver. This property is located at 2845 Crist Road. (District 1) (File Z 19-16)

10. Consideration of the application of **Baldwin Associates, LLC,** requesting approval of 1) amendments to Planned Development (PD) 07-57 District for Multi-Family Use and 2) a Detail Plan. This property is located at 3232 N. Garland Avenue. (District 8) (File Z 19-17)

11. Consideration of the application of **BGE, INC.,** requesting approval of a Concept Plan for Commercial and Retail Uses on a property zoned Planned Development (PD) 03-53. This property is located at 270 Town Center Boulevard and 3800 Lavon Drive. (District 1) (File Z 19-18)

12. Consideration of the application of **Masterplan,** requesting approval of 1) an amendment to Planned Development (PD) 03-53, 2) a Specific Use Provision for Limited Service Hotel and 3) a Detail Plan. This property is located at 370 Town Center Boulevard. (District 1) (File Z 19-19)