



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
May 22, 2017 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 6:30 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.

AGENDA:

1. MINUTES

Consideration of the Minutes from the April 24, 2017 Plan Commission meeting

2. ZONING

- a.** Consideration of the application of **SAA**, requesting approval of a Specific Use Provision for Restaurant, Drive-Through on a property zoned Planned Development (PD) District 08-52 for Limited Community Retail Uses. This property is located at 3110 S. Shiloh Road. (District 5) (File Z 17-16) (Staff requests postponement to the June 12, 2017 Plan Commission meeting.)

3. MISCELLANEOUS

- a.** Consideration of amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding Self-Storage Facilities (mini-warehouse) Parking Requirements and Chapter 2, Section 2.52(A)(16)(a) regarding Special Standards for Self-Storage Facilities; and to Chapter 7: Downtown District, Article 2, Section 7.05(B)(3), Table 7-1: Downtown District Land Use Matrix, and Appendix A (Downtown Framework Plan) of the Garland Development Code (GDC) regarding the allowance of Office, General; Personal Services; Antique Shop (indoors only); Studio, Arts/Crafts, and Retail Store in the In-Town Residential subdistrict.

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.

Meeting Date: 05/22/2017

Item Title: April 24, 2017 Plan Commission Minutes

Summary:

MINUTES

Consideration of the Minutes from the April 24, 2017 Plan Commission meeting

Attachments

April 24, 2017 Plan Commission Minutes

Garland, Texas
May 2, 2017

The Plan Commission of the City of Garland met in regular session on Monday, April 24, 2017, at 7:00 p.m. in the Council Chambers at City Hall, with the following members present:

Chairman	Scott Roberts
Commissioner	Stan Luckie
Commissioner	Louis Moore
Commissioner	Wayne Dalton
Commissioner	Truett Welborn
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Christopher D. Livingston
Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie

CALL TO ORDER

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

MINUTES

Approval of Minutes for the regular meeting of April 10, 2017.

Motion was made by Commissioner Moore seconded by Commissioner Ott to **approve** the minutes of the April 10, 2017 meeting. **Motion carried: 7 Ayes, 0 Nays.**

PLATS

Bobtown Commons Final Plat

Motion was made by Commissioner Dalton, seconded by Commissioner Welborn to **approve** the request. **Motion carried: 7 Ayes, 0 Nays**

Garland West Industrial Park Second Replat

Motion was made by Commissioner Luckie, seconded by Commissioner Moore to **approve** the request. **Motion carried: 7 Ayes, 0 Nays**

ZONING

1. Consideration of the application of **Nexmetro Development**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) Uses. This property is located at the southeast corner of West Campbell Road and North Shiloh Road. (District 7) (File Z 17-05) (This item was postponed from the April 10, 2017 Plan Commission meeting).

The applicant Jon VanDeVoorde, 6688 North Central Expressway, Suite 275, Dallas, TX highlighted components of their request that coincides with the Envision Garland 2030 Comprehensive Plan. Mr. VanDeVoorde further provided additional information regarding mass grading, project viability, the distance between each unit, and proposed amenities.

Commissioner Luckie asked the applicant if there were any additional locations in Plano they explored other than the location where they built and requested clarification on the proposed elevations and excavation process.

Commissioner Moore asked the applicant on the viability of the proposed project.

Commissioner Ott questioned the distance between each unit.

Commissioner Dalton questioned the amenities available for families with children and expressed his objection to the project.

Commissioner Hedrick expressed his support of this project.

Representing the applicant, Bill Dahlstrom, 2323 Ross Avenue, Ste. 600, Dallas, TX spoke of the land use in relation to the Envision Garland 2030 Comprehensive Plan.

Chairman Roberts questioned the age of the company and if the applicant will be retaining the properties to build their portfolio or sell them off.

Motion was made by Commissioner Hedrick, seconded by Commissioner Moore to close the public hearing and open the case

for discussion. **Motion carried: 6 Ayes, 1 Nay** from Commissioner Welborn.

Commissioner Moore, Luckie and Ott spoke of long term viability, demographics, affordable housing and support of the project.

Chairman Roberts spoke of the orientation and elevation of the homes and spoke of reservations of the location of the proposed project.

Motion was made by Commissioner Hedrick, seconded by Commissioner Moore to approve the request with the inclusion of a ten foot sign, brick adorning the posts of the carports and landscaping per staff recommendation. **Motion carried: 4 Ayes, 3 Nays** by Chairman Roberts and Commissioners Dalton and Welborn.

MISCELLANEOUS

1. Discussion and Possible Action regarding Plan Commission Bylaws

Motion was made by Commissioner Luckie, seconded by Commissioner Moore to **approve** the Plan Commission Bylaws. **Motion carried: 7 Ayes, 0 Nays**

2. Impact Fee Report

Motion was made by Commissioner Hedrick, seconded by Commissioner Welborn to **approve** the Impact Fee Report as presented. **Motion carried: 7 Ayes, 0 Nays**

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:34 p.m.

The City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.

Meeting Date: 05/22/2017

Item Title: Z 17-16 SSA (District 5)

Summary:

ZONING



GARLAND

Plan Commission

2.a.

Meeting Date: 05/22/2017

Item Title: Z 17-16 SSA

Summary:

Consideration of the application of **SAA**, requesting approval of a Specific Use Provision for Restaurant, Drive-Through on a property zoned Planned Development (PD) District 08-52 for Limited Community Retail Uses. This property is located at 3110 S. Shiloh Road. (District 5) (File Z 17-16) (Staff requests postponement to the June 12, 2017 Plan Commission meeting.)

Attachments

Z 17-16 SSA Postponement

Planning Report

File No: Z 17-16/District 5

Agenda Item:

Meeting: Plan Commission

Date: May 22, 2017



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for Restaurant, Drive-Through on a property zoned Planned Development (PD) District 08-52 for Limited Community Retail Uses.

LOCATION

3110 South Shiloh Road

APPLICANT

SAA

OWNER

Garland Platinum Group LLC

Staff requests postponement to the June 12, 2017 Plan Commission meeting to allow the applicant additional time to address comments from staff.



GARLAND

Plan Commission

3.

Meeting Date: 05/22/2017

Item Title: GDC Amendments

Summary:

MISCELLANEOUS

Attachments

GDC Amendment Planning Report

GDC Amendment Attachments

Planning Report

Agenda Item: GDC amendments

Meeting: Plan Commission

Date: May 22, 2017



GARLAND

TEXAS MADE HERE

ISSUE

Consider amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding Self-Storage Facilities (mini-warehouse) Parking Requirements and Chapter 2, Section 2.52(A)(16)(a) regarding Special Standards for Self-Storage Facilities; and to Chapter 7: Downtown District, Article 2, Section 7.05(B)(3), Table 7-1: Downtown District Land Use Matrix and Appendix A (Downtown Framework Plan) of the Garland Development Code (GDC) regarding the allowance of Office, General; Personal Services; Antique Shop (indoors only); Studio, Arts/Crafts, and Retail Store in the In-Town Residential subdistrict.

BACKGROUND

The Garland Development Code (GDC) was adopted by the City Council in May 2015. As was anticipated with a new development code adoption, there are needed amendments as the City Council, Plan Commission, and staff periodically discover errors or unintended consequences, or recognize consistent market demands in conflict with the code. In addition, the City Council may give policy guidance and subsequently direct code amendments. The particular amendments proposed by staff at this time are items that either ensure consistency with previous zoning regulations and avoid such unintended consequences previously mentioned, and/or respond to recent market and business demands. Subsequently, these changes will reduce or eliminate some particular variances, waivers, and PD conditions that have previously been requested. The particular proposed amendments are to remove the requirement of an on-site manager's residence for self-storage facilities, and to consider allowing certain nonresidential uses by right in the In-Town Residential subdistrict north of Main Street in the downtown area. Explanations of each proposed amendment are included in the considerations below.

CONSIDERATIONS

Chapter 2: Self-Storage Facilities

1. The proposed amendments to Chapter 2, Section 2.52(A)(16)(a) regarding the Special Standards for Self-Storage Facilities would no longer require an on-premise permanent manager's residence. Due to improved surveillance and technology at modern self-storage facilities, representatives of self-storage companies have consistently stated that it is no longer necessary for managers to reside on the premises. This change will help eliminate a particular variance or Planned Development (PD) condition request for self-storage facilities. The proposed subsequent amendment to the Chapter 2 Land Use Matrix is to remove the reference to the manager's apartment within the parking requirements.

Chapter 7, In-Town Residential (North) Uses

2. Also proposed are amendments to Chapter 7 and Appendix A which would no longer require a Major Waiver for allowances of certain uses in the Downtown Land Use Matrix, specific to the In-Town Residential subdistrict. A Major Waiver necessitates a public hearing process through the Plan Commission and City Council. This particular issue was raised in 2016 when several owners along the north side of Main Street sought to continue previously allowed commercial uses, which are located within former houses that have been remodeled to allow for commercial uses, and were required to obtain a Major Waiver through the public hearing process. With the adoption of the GDC and subsequent zoning map, the particular area in question was

re-zoned from Commercial Area-2 (CA-2) to In-Town Residential sub-district within the downtown form-based code. Staff recommends maintaining the current In-Town Residential sub-district boundaries due to the existing buildings' residential forms, but to differentiate an "In-Town Residential (North)" area that addresses the existing InTown Residential area north of Main Street, generally bounded by North 13th Street, State and Austin Streets, and North 11th Street and an alleyway (see attached Downtown Framework Plan map) and to allow more flexibility in use, as is intended in a form-based code, by instead allowing similar nonresidential uses that exist within this particular area by right. Specifically, the proposed language would allow for General Office, Retail Store, Personal Services, Arts/Crafts Studio, and Antique Shop (indoors only) uses to be permitted by right. These uses were selected primarily based on the existing nonresidential uses within this subdistrict as well as the uses that were granted Major Waivers by the City Council in 2016. Again, this change will be limited to the InTown Residential (North) area and does not affect the existing InTown Residential subdistrict area south of Avenue A which remains primarily residential in use and character.

3. GDC amendments may be brought forward for the reasons mentioned in the Background section, including the City Council's policy guidance towards development regulations. It is expected that there will be more GDC amendments brought forward at future meetings. These particular proposed changes outlined in this report are particular issues that have previously been raised and ones that staff has prepared to move forward for consideration at this time. The intended outcome is to reduce or eliminate the need of some particular variances or waivers.
4. The proposed draft changes are attached. Changes are indicated in red text.

STAFF RECOMMENDATION

Approval of amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding Self-Storage Facilities (mini-warehouse) Parking Requirements and Chapter 2, Section 2.52(A)(16)(a) regarding Special Standards for Self-Storage Facilities; and to Chapter 7: Downtown District, Article 2, Section 7.05(B)(3), Table 7-1: Downtown District Land Use Matrix and Appendix A (Downtown Framework Plan) of the Garland Development Code (GDC) regarding the allowance of Office, General; Personal Services; Antique Shop (indoors only); Studio, Arts/Crafts, and Retail Store in the In-Town Residential subdistrict.

ATTACHMENT(S)

Proposed GDC amendments

PREPARED BY:

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Section 2.52 Special Standards for Certain Uses

- (A) **Specific Requirements.** The City has established the following standards for certain land uses that apply to the uses regardless of the zoning district in which they are located, unless otherwise stated within other sections of this GDC. The definitions for each land use listed below are contained within Chapter 6 of this GDC.

(16) Self-Storage Facilities. Self-Storage Facilities must comply with the following provisions of this Subsection (16):

- (a) Security. Self-Storage Facilities must have continuous video surveillance of the premises, a minimum eight-foot tall perimeter security fencing, and automatic gates (except as allowed in Subsection (b) below), ~~and management personnel living on the premises at all times.~~

Section 7.05 General

(A) **Application.** The standards in this Chapter 7 apply only to the Downtown district. Other standards in this GDC govern when not in direct conflict with the provisions of this Chapter 7.

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

(1) The **Downtown Historic (DH)** sub-district consists of mixed-use, office, retail and urban lifestyle housing. It may have a wide range of residential building types: townhouses, live/work, apartments, condominiums and lofts. It has a tight network of streets, with wide sidewalks, dense street tree plantings, and buildings set close to the sidewalks.

(2) The **Uptown (U)** sub-district consists of mixed-use office, retail and urban lifestyle housing. It may have a wide range of residential building types: townhouses, live/work, apartments, condominiums and lofts. Setbacks and landscaping are variable. Streets with dense street tree coverage and sidewalks define medium-sized blocks.

(3) The **InTown Residential (IR)** sub-district consists of lower density residential unit types – single-family and patio home, adjacent to higher density mixed-use zones. Home occupations and outbuildings are allowed. ~~The InTown Residential (North) sub-district as shown in Appendix A allows certain additional non-residential uses, as shown in Table 7-1.~~ Setbacks are relatively deep. Roads blend with the surrounding grid pattern and are characterized as heavily streetscaped; the sidewalk may be set back from the curb with a minimum of five feet of landscaping which includes street trees.

Legend:

N/A - Not applicable (i.e., no parking requirement)
* -See Chapter 2, Section 2.52 for special standards
gfa – Gross floor area

Section 2.51: Land Use Matrix

P	The land use is allowed by right in the zoning district indicated.
	The land use is prohibited in the zoning district indicated.
S	The land use is allowed only upon approval of a Specific Use Provision (SUP) in the zoning district indicated.

	AG - Agricultural	SF-E – Single-Family Estate	SF-10 – Single-Family -10	SF-7 – Single-Family-7	SF-5 – Single-Family-5	SFA – Single-Family Attached (townhouse)	2F – Two-Family (duplex)	MF – Multi-Family	NO – Neighborhood Office	CO – Community Office	NS – Neighborhood Services	CR – Community Retail	LC – Light Commercial	HC – Heavy Commercial	IN – Industrial	UR – Urban Residential (live/work)	UB – Urban Business (work/live)	DT – Downtown FBC (see Chapter 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Printing/Publishing House										S		S	S	P	P			-	1 / 300 office gfa + 1 / 1,000 remainder gfa	-
Recording Studio/Media Production										S		P	P	P	P		S	-	1 / 300 gfa	-
Recycling Collection Center (no outside storage)														S	S			-	1 / 300 gfa for office + 1 / 1,000sf warehouse and storage area	Sec. 2.52(A)(8)
Recycling Salvage Yard (unlimited outside storage)															S			-	1 / 300 gfa for office + 1 / 1,000sf warehouse and storage area	Sec. 2.52(A)(8)
Self-Storage Facility (mini-warehouse)												S	S	P	P			-	1 / 20 units (1/25 units if over 100 units in development) + 1 / 300 office gfa + 1 / manager's apartment	Sec. 2.52(A)(16)
Small Engine/Lawn Equipment Rental & Repair (indoors)												S	P	P	P			-	1 / 300 gfa	-
Taxidermist													S	P	P			-	1 / 400 gfa	-
Vehicle Dispatch & Storage													S	S	P			-	1 / 300 office gfa + 1 / 1,000 remainder gfa	-
Veterinary Clinic, Large Animal (outdoor pens)	S																	-	1 / 400 gfa	-
Veterinary Clinic, Small Animal (indoors only)									S	P	S	P	P	P	P	P	P	-	1 / 300 gfa	-
Veterinary Clinic, Small Animal (outdoor kennels, runs)	S												S	P	P			-	1 / 300 gfa	-
MOTOR VEHICLE & RELATED USES																				
Automobile Leasing/Rental										S		P	P	P	P			-	1 / 400 gfa	Sec. 2.52(A)(3)
Automobile Repair, Major													S	P	P			-	1 / 400 gfa + 2 / repair bay	Sec. 2.52(A)(3), Sec. 4.20
Automobile Repair, Minor												P	P	P	P			-	1 / 400 gfa + 2 / repair bay	Sec. 2.52(A)(3), Sec. 4.20
Automobile Sales, New or Used													S	P	S			-	customer parking: 1 / 400 gfa (minimum 2 spaces), plus 1 space per employee on-site at any time	-
Boat Sales, Leasing & Repair (outside storage)												S	S	P	S			-	1 / 600 gfa	Sec. 2.52(A)(14)

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

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.

** = Permitted by right in InTown Residential (North)

Table 7-1: Downtown District Land Use Matrix

23					Parking Requirement	Cross-Reference(s) for Special Standards
RESIDENTIAL USES						
Accessory Dwellings:	-	-	-	-	-	
Dwelling, Accessory – Guest House	P	P	P	P	1 / dwelling unit	
Dwelling, Accessory – Rental Unit	P	P	P	P	Efficiency and 1 bedroom: 1 space 2+ bedrooms: 2 spaces	
Dwelling, Accessory – Guard/Manager/Caretaker	P	P	P	P	2 / dwelling unit	
Elder Care Facilities:	-	-	-	-	-	
Elder Care – Independent Living	P	P			1 / dwelling unit	
Elder Care – Assisted Living		P			1 / 3 dwelling units	
Elder Care – Nursing/Convalescent Care		P			5 / bed	
Elder Care – Continuing Care (combination)		P			as determined by components, and best/current practices	
Household Living Units:	-	-	-	-	-	
Dwelling, Two-Family (duplex)		P		P	2 enclosed / dwelling unit	
Dwelling, Multi-Family	P	P			Efficiency: 1 space 1 bedrooms: 1.5 spaces 2+ bedrooms: 2 spaces (at least 50% to be covered)	
Dwelling, Live-Work unit (in a live-work building)	P	P	P	P	2 spaces, plus nonresidential requirement	
Dwelling, Single-Family Detached		P	P	P	2 enclosed / dwelling unit	
Dwelling, Single-Family Attached (Townhouse)	P	P		P	2.25 enclosed / dwelling unit	
Dwelling, Apartment	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	
Convenience Facilities:	-	-	-	-	-	
Drive-In Service				S	1 / order station + 1 space per employee at maximum shift	
Drive-Through Service		S		S	N/A	

Legend:

P = Permitted by right

S = May be permitted by SUP

N/A = Not applicable (i.e., no parking requirement)

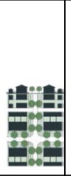
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gfa – Gross floor area

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.

** = Permitted by right in InTown Residential (North)

Table 7-1: Downtown District Land Use Matrix

23					Parking Requirement	Cross-Reference(s) for Special Standards
	DOWNTOWN HISTORIC	UPTOWN	INTOWN RESIDENTIAL	SUBURBAN CORRIDOR		
Walk-Up Service	P	P		P	1 / walk-up window or order station + 1 space per employee at maximum shift	
Fuel Pumps, Retail				S	N/A	
Kiosks, Self-Service:	-	-	-	-	-	
Automated Teller Machine (ATM) – Drive-Up		S		S	1 / ATM station (at the ATM)	
Automated Teller Machine (ATM) – Walk-Up	P	P		P	1 / walk-up ATM	
Outside Display, New Materials	P	P		P	N/A	
Outside Display, Used Materials	S	S		S	N/A	
Outside Storage, New Materials		P		P	N/A	
Outside Storage, Used Materials		S		S	N/A	
Seasonal Sales				S	N/A	
Temporary Building/Office (field office, construction office, subdivision sales office, etc.)	*	*	*	*	1 / 1,000sf site area	
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	
Day Care, Youth – Licensed Child-Care Center	P	P	S	P	1 / 10 children + 1 per employee at maximum shift	
Day Care, Youth – Registered Child-Care Home	P	P	S	P	NA	
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 –	

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

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.

** = Permitted by right in InTown Residential (North)

Table 7-1: Downtown District Land Use Matrix

23					Parking Requirement	Cross-Reference(s) for Special Standards
	DOWNTOWN HISTORIC	UPTOWN	INTOWN RESIDENTIAL	SUBURBAN CORRIDOR		
School, Private, Religious or Charter	S	S	S	S	Elementary: 1 / 17 students Middle: 1 / 17 students High: 1 / 3 students	
GOVERNMENT & HUMAN SERVICES USES						
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 Note to ask City Attorney		P		P	1 / 300 gfa	
Social Service Facility/Agency	P	P		P	1 / 300 gfa	
MEDICAL & HEALTH SERVICES USES						
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 AND 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	1 / 100 gfa	
Commercial Amusement, Outdoor		S		S	1 / 1,000 sf of amusement area and accessory uses	
Public Amusement, Temporary	S	S		S	N/A	
Cultural Facility	P	P		P	1 / 300 gfa	
Health & Fitness Gym (indoor)	P	P		P	1 / 150 gfa	
Reception Facility	S	S		S	1 / 100 gfa or 1 space for each 3 occupants (whichever is greater)	
Theater, Small Scale	P	P		P	1 / 3 seats	
Theater, Large Scale		P			1 / 3 seats	
OFFICE, RETAIL & SERVICE USES						
Antique Shop (indoors only)	P	P	**	P	1 / 250 gfa	
Bakery, Retail	P	P		P	1 / 250 gfa	
Bed and Breakfast	S	P	S		1 / guest room + residential use requirement (according to that use)	
Business & Media Service	P	P		P	1 / 300 gfa	

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

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.

** = Permitted by right in InTown Residential (North)

Table 7-1: Downtown District Land Use Matrix

23					Parking Requirement	Cross-Reference(s) for Special Standards
	DOWNTOWN HISTORIC	UPTOWN	INTOWN RESIDENTIAL	SUBURBAN CORRIDOR		
Call Center		S		P	1 / 150 gfa	
Convenience Store (1,000-5,000sf)	P	P		P	1 / 250 gfa	
Financial Institution	P	P		P	1 / 300 gfa	
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	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	
Hotel/Motel, Full Service	P	P		P	1 / room + 1 / 200sf restaurant, retail, conference and office area	
Hotel/Motel, Limited Service	P	P		P	1 / room + 1 / 200sf restaurant, retail, conference and office area	
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	
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	
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	1 / 250 gfa	
Pet Store (indoors only)	S	P		P	1 / 250 gfa	
Pharmacy (with drive-through or window)	S	S		P	1 / 250 gfa	
Pharmacy (without drive-through or window)	P	P		P	1 / 250 gfa	

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

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.

** = Permitted by right in InTown Residential (North)

Table 7-1: Downtown District Land Use Matrix

23					Parking Requirement	Cross-Reference(s) for Special Standards
	DOWNTOWN HISTORIC	UPTOWN	INTOWN RESIDENTIAL	SUBURBAN CORRIDOR		
Produce Stand/Outdoor Farmers Market	S	S		S	4 + 1 / 600sf of site area	
Restaurant	P	P		P	1 / 100 gfa	
Restaurant, Drive-Through				S	1 / 100 gfa	
Retail Store	P	P	**	P	1-85,000sf: 1 / 250 gfa >85,000sf: 1 / 275 gfa	
Studio, Arts/Crafts	P	P	**	P	1 / 250 gfa	
Studio, Fitness or Performing Arts	P	P		P	1 / 150 gfa	
Used Goods, Retail Sales (Indoors)	P	P		P	1 / 250 gfa	
Tattooing/Body Piercing Establishment	S	S		S	1 / 250 gfa	
COMMERCIAL USES						
Bakery, Commercial		P		P	1 / 1,000 gfa	
Building/Garden Materials Sales & Storage (wholesale)		S			1 / 400 gfa + 1 / 1,000 gfa storage area	
Bulk Material Sales & Storage (retail or wholesale)		S			1 / 1,000 gfa or 1 / 1,000 outdoor area (whichever is greater)	
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	
Printing/Publishing House		S		P	1 / 300 office gfa + 1 / 1,000 remainder gfa	
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 VEHICLE & RELATED USES						
Parking Lot or Garage, Commercial	P	P		P	1 / 300 office gfa	
TRANSPORTATION USES						
Bus Stop	P	P	P	P	NA	
Helipad		S			5 / helipad	
Transit Station, Public (multi-modal, public agency only)	P	P		P	Determined by operating agency	
Transportation Depot, Passenger (commercial)		S		S	Determined by SUP	
INDUSTRIAL USES						

Legend:

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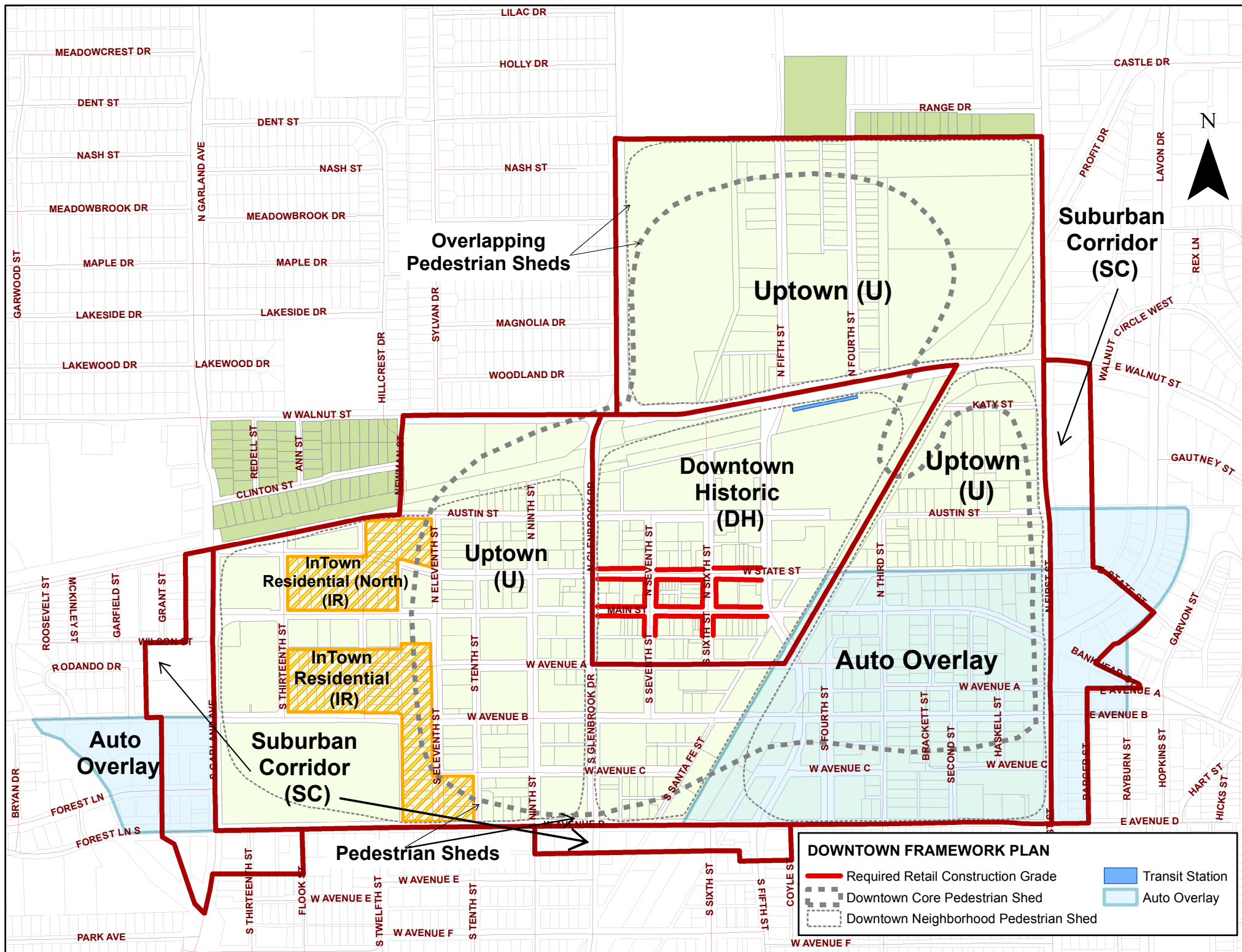
gfa – Gross floor area

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.

** = Permitted by right in InTown Residential (North)

Table 7-1: Downtown District Land Use Matrix

23					Parking Requirement	Cross-Reference(s) for Special Standards
	DOWNTOWN HISTORIC	UPTOWN	INTOWN RESIDENTIAL	SUBURBAN CORRIDOR		
Batching Plant, Temporary	P	P	P	P	1 / 1,000 gfa + 1 / employee at maximum shift	
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	
Antenna, Commercial	*	*	*	*	N/A	
Antenna, Private	P	P	P	P	N/A	
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	





GARLAND

Plan Commission

3.a.

Meeting Date: 05/22/2017

Item Title: GDC Amendments

Summary:

Consideration of amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding Self-Storage Facilities (mini-warehouse) Parking Requirements and Chapter 2, Section 2.52(A)(16)(a) regarding Special Standards for Self-Storage Facilities; and to Chapter 7: Downtown District, Article 2, Section 7.05(B)(3), Table 7-1: Downtown District Land Use Matrix, and Appendix A (Downtown Framework Plan) of the Garland Development Code (GDC) regarding the allowance of Office, General; Personal Services; Antique Shop (indoors only); Studio, Arts/Crafts, and Retail Store in the In-Town Residential subdistrict.

Attachments

GDC Amendment Planning Report

GDC Amendment Attachments

Planning Report

Agenda Item: GDC amendments

Meeting: Plan Commission

Date: May 22, 2017



GARLAND

TEXAS MADE HERE

ISSUE

Consider amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding Self-Storage Facilities (mini-warehouse) Parking Requirements and Chapter 2, Section 2.52(A)(16)(a) regarding Special Standards for Self-Storage Facilities; and to Chapter 7: Downtown District, Article 2, Section 7.05(B)(3), Table 7-1: Downtown District Land Use Matrix and Appendix A (Downtown Framework Plan) of the Garland Development Code (GDC) regarding the allowance of Office, General; Personal Services; Antique Shop (indoors only); Studio, Arts/Crafts, and Retail Store in the In-Town Residential subdistrict.

BACKGROUND

The Garland Development Code (GDC) was adopted by the City Council in May 2015. As was anticipated with a new development code adoption, there are needed amendments as the City Council, Plan Commission, and staff periodically discover errors or unintended consequences, or recognize consistent market demands in conflict with the code. In addition, the City Council may give policy guidance and subsequently direct code amendments. The particular amendments proposed by staff at this time are items that either ensure consistency with previous zoning regulations and avoid such unintended consequences previously mentioned, and/or respond to recent market and business demands. Subsequently, these changes will reduce or eliminate some particular variances, waivers, and PD conditions that have previously been requested. The particular proposed amendments are to remove the requirement of an on-site manager's residence for self-storage facilities, and to consider allowing certain nonresidential uses by right in the In-Town Residential subdistrict north of Main Street in the downtown area. Explanations of each proposed amendment are included in the considerations below.

CONSIDERATIONS

Chapter 2: Self-Storage Facilities

1. The proposed amendments to Chapter 2, Section 2.52(A)(16)(a) regarding the Special Standards for Self-Storage Facilities would no longer require an on-premise permanent manager's residence. Due to improved surveillance and technology at modern self-storage facilities, representatives of self-storage companies have consistently stated that it is no longer necessary for managers to reside on the premises. This change will help eliminate a particular variance or Planned Development (PD) condition request for self-storage facilities. The proposed subsequent amendment to the Chapter 2 Land Use Matrix is to remove the reference to the manager's apartment within the parking requirements.

Chapter 7, In-Town Residential (North) Uses

2. Also proposed are amendments to Chapter 7 and Appendix A which would no longer require a Major Waiver for allowances of certain uses in the Downtown Land Use Matrix, specific to the In-Town Residential subdistrict. A Major Waiver necessitates a public hearing process through the Plan Commission and City Council. This particular issue was raised in 2016 when several owners along the north side of Main Street sought to continue previously allowed commercial uses, which are located within former houses that have been remodeled to allow for commercial uses, and were required to obtain a Major Waiver through the public hearing process. With the adoption of the GDC and subsequent zoning map, the particular area in question was

re-zoned from Commercial Area-2 (CA-2) to In-Town Residential sub-district within the downtown form-based code. Staff recommends maintaining the current In-Town Residential sub-district boundaries due to the existing buildings' residential forms, but to differentiate an "In-Town Residential (North)" area that addresses the existing InTown Residential area north of Main Street, generally bounded by North 13th Street, State and Austin Streets, and North 11th Street and an alleyway (see attached Downtown Framework Plan map) and to allow more flexibility in use, as is intended in a form-based code, by instead allowing similar nonresidential uses that exist within this particular area by right. Specifically, the proposed language would allow for General Office, Retail Store, Personal Services, Arts/Crafts Studio, and Antique Shop (indoors only) uses to be permitted by right. These uses were selected primarily based on the existing nonresidential uses within this subdistrict as well as the uses that were granted Major Waivers by the City Council in 2016. Again, this change will be limited to the InTown Residential (North) area and does not affect the existing InTown Residential subdistrict area south of Avenue A which remains primarily residential in use and character.

3. GDC amendments may be brought forward for the reasons mentioned in the Background section, including the City Council's policy guidance towards development regulations. It is expected that there will be more GDC amendments brought forward at future meetings. These particular proposed changes outlined in this report are particular issues that have previously been raised and ones that staff has prepared to move forward for consideration at this time. The intended outcome is to reduce or eliminate the need of some particular variances or waivers.
4. The proposed draft changes are attached. Changes are indicated in red text.

STAFF RECOMMENDATION

Approval of amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding Self-Storage Facilities (mini-warehouse) Parking Requirements and Chapter 2, Section 2.52(A)(16)(a) regarding Special Standards for Self-Storage Facilities; and to Chapter 7: Downtown District, Article 2, Section 7.05(B)(3), Table 7-1: Downtown District Land Use Matrix and Appendix A (Downtown Framework Plan) of the Garland Development Code (GDC) regarding the allowance of Office, General; Personal Services; Antique Shop (indoors only); Studio, Arts/Crafts, and Retail Store in the In-Town Residential subdistrict.

ATTACHMENT(S)

Proposed GDC amendments

PREPARED BY:

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 Director of Planning
 972-205-2449
wguerin@garlandtx.gov

Section 2.52 Special Standards for Certain Uses

- (A) **Specific Requirements.** The City has established the following standards for certain land uses that apply to the uses regardless of the zoning district in which they are located, unless otherwise stated within other sections of this GDC. The definitions for each land use listed below are contained within Chapter 6 of this GDC.

(16) Self-Storage Facilities. Self-Storage Facilities must comply with the following provisions of this Subsection (16):

- (a) Security. Self-Storage Facilities must have continuous video surveillance of the premises, a minimum eight-foot tall perimeter security fencing, and automatic gates (except as allowed in Subsection (b) below), ~~and management personnel living on the premises at all times.~~

Section 7.05 General

(A) **Application.** The standards in this Chapter 7 apply only to the Downtown district. Other standards in this GDC govern when not in direct conflict with the provisions of this Chapter 7.

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

(1) The **Downtown Historic (DH)** sub-district consists of mixed-use, office, retail and urban lifestyle housing. It may have a wide range of residential building types: townhouses, live/work, apartments, condominiums and lofts. It has a tight network of streets, with wide sidewalks, dense street tree plantings, and buildings set close to the sidewalks.

(2) The **Uptown (U)** sub-district consists of mixed-use office, retail and urban lifestyle housing. It may have a wide range of residential building types: townhouses, live/work, apartments, condominiums and lofts. Setbacks and landscaping are variable. Streets with dense street tree coverage and sidewalks define medium-sized blocks.

(3) The **InTown Residential (IR)** sub-district consists of lower density residential unit types – single-family and patio home, adjacent to higher density mixed-use zones. Home occupations and outbuildings are allowed. ~~The InTown Residential (North) sub-district as shown in Appendix A allows certain additional non-residential uses, as shown in Table 7-1.~~ Setbacks are relatively deep. Roads blend with the surrounding grid pattern and are characterized as heavily streetscaped; the sidewalk may be set back from the curb with a minimum of five feet of landscaping which includes street trees.

Legend:

N/A - Not applicable (i.e., no parking requirement)
* -See Chapter 2, Section 2.52 for special standards
gfa – Gross floor area

Section 2.51: Land Use Matrix

P	The land use is allowed by right in the zoning district indicated.
	The land use is prohibited in the zoning district indicated.
S	The land use is allowed only upon approval of a Specific Use Provision (SUP) in the zoning district indicated.

	AG - Agricultural	SF-E – Single-Family Estate	SF-10 – Single-Family -10	SF-7 – Single-Family-7	SF-5 – Single-Family-5	SFA – Single-Family Attached (townhouse)	2F – Two-Family (duplex)	MF – Multi-Family	NO – Neighborhood Office	CO – Community Office	NS – Neighborhood Services	CR – Community Retail	LC – Light Commercial	HC – Heavy Commercial	IN – Industrial	UR – Urban Residential (live/work)	UB – Urban Business (work/live)	DT – Downtown FBC (see Chapter 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Printing/Publishing House										S		S	S	P	P			-	1 / 300 office gfa + 1 / 1,000 remainder gfa	-
Recording Studio/Media Production										S		P	P	P	P		S	-	1 / 300 gfa	-
Recycling Collection Center (no outside storage)														S	S			-	1 / 300 gfa for office + 1 / 1,000sf warehouse and storage area	Sec. 2.52(A)(8)
Recycling Salvage Yard (unlimited outside storage)															S			-	1 / 300 gfa for office + 1 / 1,000sf warehouse and storage area	Sec. 2.52(A)(8)
Self-Storage Facility (mini-warehouse)												S	S	P	P			-	1 / 20 units (1/25 units if over 100 units in development) + 1 / 300 office gfa + 1 / manager's apartment	Sec. 2.52(A)(16)
Small Engine/Lawn Equipment Rental & Repair (indoors)												S	P	P	P			-	1 / 300 gfa	-
Taxidermist													S	P	P			-	1 / 400 gfa	-
Vehicle Dispatch & Storage													S	S	P			-	1 / 300 office gfa + 1 / 1,000 remainder gfa	-
Veterinary Clinic, Large Animal (outdoor pens)	S																	-	1 / 400 gfa	-
Veterinary Clinic, Small Animal (indoors only)									S	P	S	P	P	P	P	P	P	-	1 / 300 gfa	-
Veterinary Clinic, Small Animal (outdoor kennels, runs)	S												S	P	P			-	1 / 300 gfa	-
MOTOR VEHICLE & RELATED USES																				
Automobile Leasing/Rental										S		P	P	P	P			-	1 / 400 gfa	Sec. 2.52(A)(3)
Automobile Repair, Major													S	P	P			-	1 / 400 gfa + 2 / repair bay	Sec. 2.52(A)(3), Sec. 4.20
Automobile Repair, Minor												P	P	P	P			-	1 / 400 gfa + 2 / repair bay	Sec. 2.52(A)(3), Sec. 4.20
Automobile Sales, New or Used													S	P	S			-	customer parking: 1 / 400 gfa (minimum 2 spaces), plus 1 space per employee on-site at any time	-
Boat Sales, Leasing & Repair (outside storage)												S	S	P	S			-	1 / 600 gfa	Sec. 2.52(A)(14)

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

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.

** = Permitted by right in InTown Residential (North)

Table 7-1: Downtown District Land Use Matrix

23					Parking Requirement	Cross-Reference(s) for Special Standards
RESIDENTIAL USES						
Accessory Dwellings:	-	-	-	-	-	
Dwelling, Accessory – Guest House	P	P	P	P	1 / dwelling unit	
Dwelling, Accessory – Rental Unit	P	P	P	P	Efficiency and 1 bedroom: 1 space 2+ bedrooms: 2 spaces	
Dwelling, Accessory – Guard/Manager/Caretaker	P	P	P	P	2 / dwelling unit	
Elder Care Facilities:	-	-	-	-	-	
Elder Care – Independent Living	P	P			1 / dwelling unit	
Elder Care – Assisted Living		P			1 / 3 dwelling units	
Elder Care – Nursing/Convalescent Care		P			5 / bed	
Elder Care – Continuing Care (combination)		P			as determined by components, and best/current practices	
Household Living Units:	-	-	-	-	-	
Dwelling, Two-Family (duplex)		P		P	2 enclosed / dwelling unit	
Dwelling, Multi-Family	P	P			Efficiency: 1 space 1 bedrooms: 1.5 spaces 2+ bedrooms: 2 spaces (at least 50% to be covered)	
Dwelling, Live-Work unit (in a live-work building)	P	P	P	P	2 spaces, plus nonresidential requirement	
Dwelling, Single-Family Detached		P	P	P	2 enclosed / dwelling unit	
Dwelling, Single-Family Attached (Townhouse)	P	P		P	2.25 enclosed / dwelling unit	
Dwelling, Apartment	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	
Convenience Facilities:	-	-	-	-	-	
Drive-In Service				S	1 / order station + 1 space per employee at maximum shift	
Drive-Through Service		S		S	N/A	

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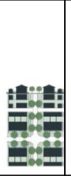
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Table 7-1: Downtown District Land Use Matrix

23					Parking Requirement	Cross-Reference(s) for Special Standards
	DOWNTOWN HISTORIC	UPTOWN	INTOWN RESIDENTIAL	SUBURBAN CORRIDOR		
Walk-Up Service	P	P		P	1 / walk-up window or order station + 1 space per employee at maximum shift	
Fuel Pumps, Retail				S	N/A	
Kiosks, Self-Service:	-	-	-	-	-	
Automated Teller Machine (ATM) – Drive-Up		S		S	1 / ATM station (at the ATM)	
Automated Teller Machine (ATM) – Walk-Up	P	P		P	1 / walk-up ATM	
Outside Display, New Materials	P	P		P	N/A	
Outside Display, Used Materials	S	S		S	N/A	
Outside Storage, New Materials		P		P	N/A	
Outside Storage, Used Materials		S		S	N/A	
Seasonal Sales				S	N/A	
Temporary Building/Office (field office, construction office, subdivision sales office, etc.)	*	*	*	*	1 / 1,000sf site area	
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	
Day Care, Youth – Licensed Child-Care Center	P	P	S	P	1 / 10 children + 1 per employee at maximum shift	
Day Care, Youth – Registered Child-Care Home	P	P	S	P	NA	
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 –	

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Table 7-1: Downtown District Land Use Matrix

23					Parking Requirement	Cross-Reference(s) for Special Standards
	DOWNTOWN HISTORIC	UPTOWN	INTOWN RESIDENTIAL	SUBURBAN CORRIDOR		
School, Private, Religious or Charter	S	S	S	S	Elementary: 1 / 17 students Middle: 1 / 17 students High: 1 / 3 students	
GOVERNMENT & HUMAN SERVICES USES						
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 Note to ask City Attorney		P		P	1 / 300 gfa	
Social Service Facility/Agency	P	P		P	1 / 300 gfa	
MEDICAL & HEALTH SERVICES USES						
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 AND 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	1 / 100 gfa	
Commercial Amusement, Outdoor		S		S	1 / 1,000 sf of amusement area and accessory uses	
Public Amusement, Temporary	S	S		S	N/A	
Cultural Facility	P	P		P	1 / 300 gfa	
Health & Fitness Gym (indoor)	P	P		P	1 / 150 gfa	
Reception Facility	S	S		S	1 / 100 gfa or 1 space for each 3 occupants (whichever is greater)	
Theater, Small Scale	P	P		P	1 / 3 seats	
Theater, Large Scale		P			1 / 3 seats	
OFFICE, RETAIL & SERVICE USES						
Antique Shop (indoors only)	P	P	**	P	1 / 250 gfa	
Bakery, Retail	P	P		P	1 / 250 gfa	
Bed and Breakfast	S	P	S		1 / guest room + residential use requirement (according to that use)	
Business & Media Service	P	P		P	1 / 300 gfa	

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23					Parking Requirement	Cross-Reference(s) for Special Standards
	DOWNTOWN HISTORIC	UPTOWN	INTOWN RESIDENTIAL	SUBURBAN CORRIDOR		
Call Center		S		P	1 / 150 gfa	
Convenience Store (1,000-5,000sf)	P	P		P	1 / 250 gfa	
Financial Institution	P	P		P	1 / 300 gfa	
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	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	
Hotel/Motel, Full Service	P	P		P	1 / room + 1 / 200sf restaurant, retail, conference and office area	
Hotel/Motel, Limited Service	P	P		P	1 / room + 1 / 200sf restaurant, retail, conference and office area	
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	
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	
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	1 / 250 gfa	
Pet Store (indoors only)	S	P		P	1 / 250 gfa	
Pharmacy (with drive-through or window)	S	S		P	1 / 250 gfa	
Pharmacy (without drive-through or window)	P	P		P	1 / 250 gfa	

Legend:

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gfa – Gross floor area

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Table 7-1: Downtown District Land Use Matrix

23					Parking Requirement	Cross-Reference(s) for Special Standards
	DOWNTOWN HISTORIC	UPTOWN	INTOWN RESIDENTIAL	SUBURBAN CORRIDOR		
Produce Stand/Outdoor Farmers Market	S	S		S	4 + 1 / 600sf of site area	
Restaurant	P	P		P	1 / 100 gfa	
Restaurant, Drive-Through				S	1 / 100 gfa	
Retail Store	P	P	**	P	1-85,000sf: 1 / 250 gfa >85,000sf: 1 / 275 gfa	
Studio, Arts/Crafts	P	P	**	P	1 / 250 gfa	
Studio, Fitness or Performing Arts	P	P		P	1 / 150 gfa	
Used Goods, Retail Sales (Indoors)	P	P		P	1 / 250 gfa	
Tattooing/Body Piercing Establishment	S	S		S	1 / 250 gfa	
COMMERCIAL USES						
Bakery, Commercial		P		P	1 / 1,000 gfa	
Building/Garden Materials Sales & Storage (wholesale)		S			1 / 400 gfa + 1 / 1,000 gfa storage area	
Bulk Material Sales & Storage (retail or wholesale)		S			1 / 1,000 gfa or 1 / 1,000 outdoor area (whichever is greater)	
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	
Printing/Publishing House		S		P	1 / 300 office gfa + 1 / 1,000 remainder gfa	
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 VEHICLE & RELATED USES						
Parking Lot or Garage, Commercial	P	P		P	1 / 300 office gfa	
TRANSPORTATION USES						
Bus Stop	P	P	P	P	NA	
Helipad		S			5 / helipad	
Transit Station, Public (multi-modal, public agency only)	P	P		P	Determined by operating agency	
Transportation Depot, Passenger (commercial)		S		S	Determined by SUP	
INDUSTRIAL USES						

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

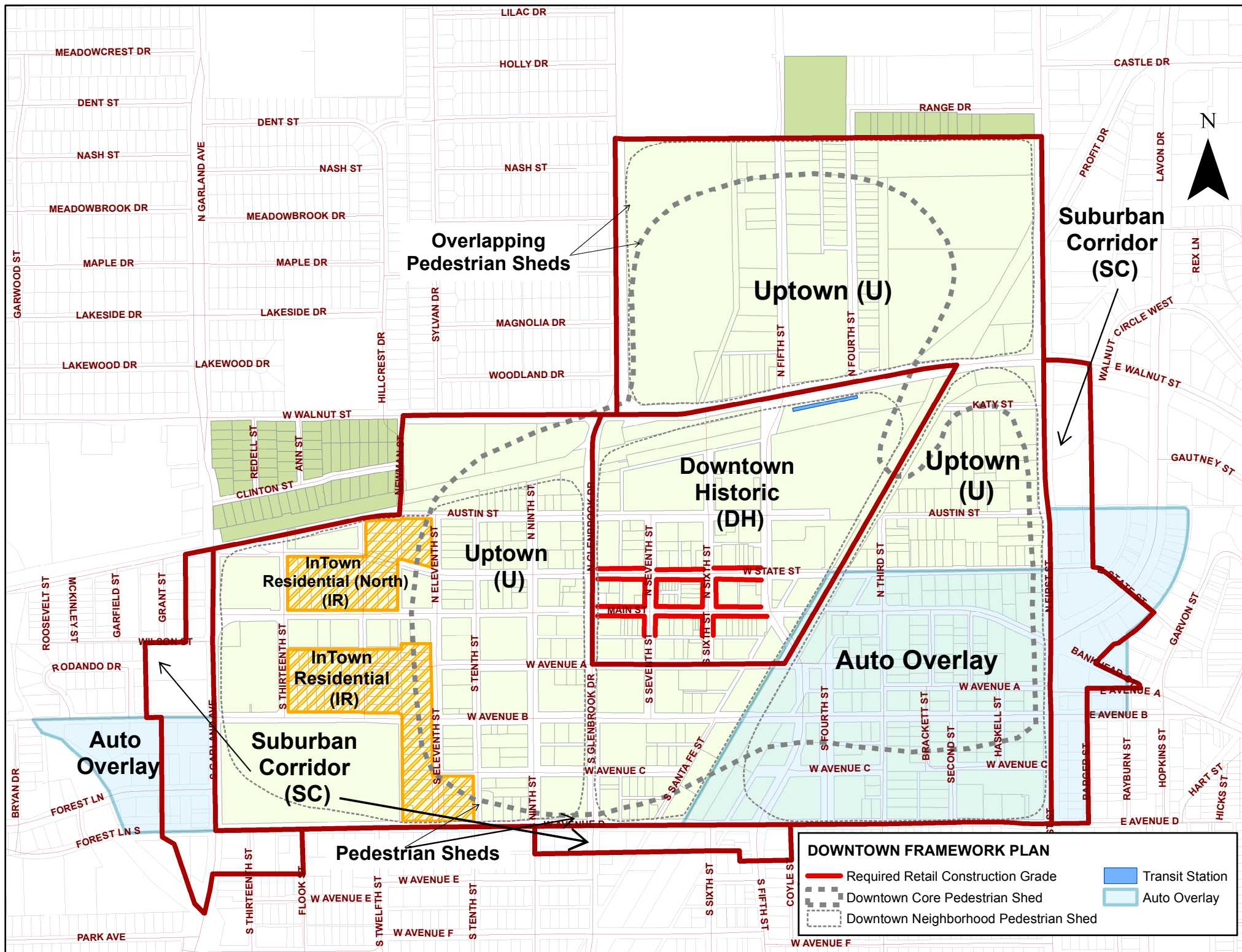
gfa – Gross floor area

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.

** = Permitted by right in InTown Residential (North)

Table 7-1: Downtown District Land Use Matrix

23					Parking Requirement	Cross-Reference(s) for Special Standards
	DOWNTOWN HISTORIC	UPTOWN	INTOWN RESIDENTIAL	SUBURBAN CORRIDOR		
Batching Plant, Temporary	P	P	P	P	1 / 1,000 gfa + 1 / employee at maximum shift	
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	
Antenna, Commercial	*	*	*	*	N/A	
Antenna, Private	P	P	P	P	N/A	
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	





GARLAND

Plan Commission

4.

Meeting Date: 05/22/2017

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission

FROM: Kira Wauwie, AICP, Principal Planner

DATE: May 22, 2017

SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the June 12, 2017 Plan Commission meeting.

PLATS

Country Club Estates
City Square Lofts Addition
Firewheel Hotel Addition
JB Mart Addition
Mansions at Spring Creek Addition
Platinum Storage Locust Grove Addition
Restaurant Headquarters Addition

ZONING

1. Consideration of the application of **United Access of Dallas, LLC**, requesting approval of a Specific Use Provision for Automobile Sales, New or Used on property zoned Light Commercial (LC) District. This property is located at 336 West I-30. (District 3) (File Z 17-09)
2. Consideration of the application of **Cates-Clark & Associates, LLP**, requesting approval of a Specific Use Provision for a Recycling Salvage Yard on property zoned Industrial (IN) District. This property is located at 117 North Shiloh Road. (District 6) (File Z 17-14)
3. Consideration of the application of **Erasmio Alanis**, requesting approval of a Change in Zoning from Planned Development (PD) 82-42 District for Mixed Use to Planned Development (PD) District for a Cultural Facility. This property is located at 2021 Old Mill Run Road. (District 8) (File Z 17-15)
4. Consideration of the application of **SAA**, requesting approval of a Specific Use Provision for Restaurant, Drive-Through on a property zoned Planned Development (PD) District

08-52 for Limited Community Retail Uses. This property is located at 3110 South Shiloh Road. (District 5) (File Z 17-16) (Staff requests postponement to the June 12, 2017 Plan Commission meeting.)

5. Consideration of the application of **Icon Consulting Engineers**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on property zoned Community Retail (CR) District. This property is located at 513 Rowlett Road. (District 4) (File Z 17-17)
6. Consideration of the application of **Dunaway Associates, LP**, requesting approval of 1) an amendment to Planned Development (PD) 95-34 District for Community Retail Use; 2) a Concept Plan; and 3) a Detail Plan for development of a Grocery/Supermarket. This property is located at 3318 West Buckingham Road. (District 6) (File Z 17-18)
7. Consideration of the application of **Mitchell Construction Company, Inc.**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 3015 North Shiloh Road. (District 7) (File Z 17-20)
8. Consideration of the application of **Claymoore Engineering**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 702 West Centerville Road. (District 4) (File Z 17-21)
9. Consideration of the application of **Big Red Dog Engineering**, requesting approval of a Specific Use Provision for a Car Wash, Full Service/Detail on a property zoned Planned Development (PD) 13-31 District for Community Retail Use. This property is located at 3401 S. Garland Avenue. (District 5) (File Z 17-22)
10. Consideration of the application of **Skorburg Company**, requesting approval of a Detail Plan for Single Family-5 (SF-5) homes on a property zoned Planned Development (PD) 04-09 District for Single Family-7 (SF-7) Use. This property is located at 1621 East Centerville Road. (District 2) (File Z 17-23)
11. Consideration of the application of **Dunaway Associates, LP**, requesting approval of a Change in Zoning from Planned Development (PD) 84-73 District for Neighborhood Office Use to Community Retail (CR) District for a Grocery/Supermarket. This property is located at 4680 North Shiloh Road. (District 7) (File Z 17-24)
12. Consideration of the application of **Fasil Kagnev**, requesting approval of Specific Use Provision for an Elder Care-Assisted Living on a property zoned Community Office (CO) District. This property is located at 1922 Castle Drive. (District 1) (File Z 17-25)
13. Consideration of the application of **NH Consulting**, requesting approval of Specific Use Provision for a Hotel/Motel, Limited Service on a property zoned Planned Development (PD) 06-08 District for Community Retail Use. This property is located at 4002 Easton Meadows Drive. (District 3) (File Z 17-26)
14. Consideration of the application of **Sanjay Chandrahas**, requesting approval of Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District. This property is located at 3310 West Walnut Street. (District 6) (File Z 17-27)

15. Consideration of the application of **Kimley-Horn**, requesting approval of 1) an amended Concept Plan and 2) Change in Zoning from Planned Development (PD) 16-16 District to Planned Development for Agriculture and Elder Care Independent Living. This property is located at 4217 North Garland Avenue. (District 7) (File Z 17-28)
16. Consideration of the application of **Emersons Commercial Management**, requesting approval of a Specific Use Provision for a Reception Facility on a property zoned Light Commercial (LC) District. This property is located 3178 Lavon Drive. (District 1) (File Z 17-29)
17. Consideration of the application of **Reeyaz Thanawalla**, requesting approval of a Change in Zoning from Agriculture (AG) District to Single Family-10 (SF-10) District. This property is located at 5010 Bobtown Road. (District 3) (File Z 17-30)