



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 14, 2018 at 7:00 p.m.**

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

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

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

CONSENT AGENDA

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

1. MINUTES

- a.** Consider approval of the Minutes for the April 23, 2018 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 **Overland Property Group, LLC**, requesting a Change of Zoning from Planned Development (PD) District 14-11 for Single-Family (SF-10) Use to Multi-Family (MF) District. This site is located at 2017 Bunk House Road, and more specifically it is located approximately 650 feet east of East Centerville Road on the south side of East Miller Road. (District 3) (File Z 18-14)

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 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: 05/14/2018

Item Title: Plan Commission Minutes - April 23, 2018

Summary:

Consider approval of the Minutes for the April 23, 2018 meeting.

Attachments

Plan Commission Minutes - April 23, 2018 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, April 23, 2018, at 7:00 p.m. in the Council Chambers at William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Antonio Aguillon
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Douglas Williams
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Nathaniel Barnett

CALL TO ORDER

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

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chairman Roberts read those items into the record. **Motion** was made by Commissioner Dalton to **approve** the Consent Agenda as presented, seconded by Commissioner Welborn, to approve items 1a and 2a. **Motion carried:** 9 ayes, 0 Nays.

MINUTES

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

PLATS

2a. APPROVED** Impact Fee Report

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. APPROVED Consideration of the application of the **City of Garland**, requesting approval of 1) a Change in Zoning from Urban Business (UB), Community Retail (CR), and Community Office (CO) to a Planned Development (PD) District for Mixed Uses. The property is generally bounded by Bobtown Road on the north, Overglen Drive on the south, and extending approximately 1,500 feet east and 1,700 feet west of Rosehill Road. (Districts 3 and 4) (File Z 18-20). (This case was postponed from the April 9, 2018 Plan Commission meeting.)

Representing the applicant, Nathaniel Barnett, 800 Main Street, Garland, Texas 75040, provided a brief overview of the request and elaborated on the recommended conditions as requested by the Plan Commission at the April 9, 2018 Plan Commission Meeting.

Mr. Barnett further explained, standards are proposed to allow for the Development Plans to be approved administratively. Applicants will only come before the Plan Commission and City Council with a Major Deviation to standards, or with a Specific Use Provision (SUP).

Chairman Roberts summarized the uses in each of the sub-districts.

Commissioner Hedrick questioned the need for the Development Plans to be approved administratively versus coming before Plan Commission and City Council.

There was discussion among staff and Plan Commission on the typical timeline for a Development Plan to go through the Public Hearing process.

Chairman Roberts, Commissioners Hedrick, Dalton, and Edwards expressed concern by approving Details Plans administratively, as it removes the public's voice in the hearing process and the public's input with the developer.

Speaking in support of the request:

Charles Conrad, 6405 Field Knoll, Garland, Texas stated the people he talked to on Next Door appreciate that the Plan Commission was going to watch over the plan for the betterment of the City and Neighborhood.

Motion was made by Commissioner O'Hara, seconded by Commissioner Edwards to **approve** the Plan Development per staff

recommendation with the stipulation that a mechanism for Plan Commission approval be inserted. **Motion carried: 9 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:25 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 05/14/2018

Item Title: Z 18-14 Overland Property Group, LLC (District 3)

Summary:

Consideration of the application of **Overland Property Group, LLC**, requesting a Change of Zoning from Planned Development (PD) District 14-11 for Single-Family (SF-10) Use to Multi-Family (MF) District. This site is located at 2017 Bunk House Road, and more specifically it is located approximately 650 feet east of East Centerville Road on the south side of East Miller Road. (District 3) (File Z 18-14)

Attachments

Z 18-14 Overland Property Group, LLC Report and Attachments

Planning Report

File No: Z 18-14/District 3

Agenda Item:

Meeting: Plan Commission

Date: May 14, 2018



GARLAND
TEXAS MADE HERE

REQUEST

Approval of a Change of Zoning from Planned Development (PD) District 14-11 for Single-Family (SF-10) Use to Multi-Family (MF) District.

LOCATION

This site is located east of East Centerville Road on the south side of East Miller Road.

APPLICANT

Overland Property Group, LLC

OWNER

Sooner Ranch Properties, LP.

BACKGROUND

In 2014, City Council approved Planned Development (PD) District 14-11 for Single Family (SF-10) Uses, Design Center, Stables and Barns and a Detail Plan for a Riding Academy/Stables and Day Camp on 29.95 acres.

Planned Development (PD) District 14-11 consists of two tracts. The purpose for Tract 1 is for the development of single-family detached residential homes. This tract was never developed and is currently vacant. The purpose for Tract 2 was to develop a Riding Academy/Stables, Day Camp, and one (1) Single Family Residence. This site is developed.

The applicant requests approval of a Change in Zoning from Planned Development (PD) District 14-11 for Single Family (SF-10) Use to Multi-Family (MF) District for Dwelling, Multi-Family Use on Tract 1.

SITE DATA

The subject site contains approximately 8.14 acres and will have 595 feet of frontage along East Miller Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 14-11 for Single-Family (SF-10) Use. The purpose of this Planned Development (PD) 14-11 District is to permit the development of a single family subdivision. The residential subdivision was intended to be an integral part of the Planned Development (PD) District which also permits development of a stable, a barn and accessory uses.

CONSIDERATIONS

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Concept Plan or Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. This Change in Zoning is not

intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.

2. The Multi-Family (MF) District is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development. The applicant proposes to develop the site in a manner consistent with the stated purpose of the Multi-Family (MF) District.
3. Planned Development (PD) District 14-11 consists of two tracts. The purpose of Tract 1 is to permit the development of single-family detached residential homes. The minimum lot size for Tract 1 is 27,000 square feet and the minimum dwelling unit size is 2,800 square feet. The permitted uses in Tract 2 are Riding Academy/Stables, Day Camp, and one (1) single-family residence. The structures permitted in conjunction with the permitted uses include a Clubhouse, two (2) barns, three (3) loafing sheds, and four (4) shade structures. The minimum dwelling unit size for Tract 2 is 1,100 square feet. The applicant is requesting a zoning change to Multi-Family (MF) District on Tract 1.
4. The GDC provides the tools to ensure that development standards which promote efficient use of land and resources and which are supportive of the policies of the Comprehensive Plan are incorporated into site development, including but not limited to building and site design.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property 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.

The Traditional Neighborhood development type is primarily characterized as low density, single-family detached (between one and six dwelling units per acre); Single-Family-10 (SF-10) District yields approximately 4.3 units per acre.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with residential and commercial uses. The property to the north is zoned Community Retail (CR) District but the site is currently undeveloped. The property to the east is a part of Planned Development (PD) District 14-11 for Single-Family Use, Design Center, Stables and Barns and includes Riding Academy/Stables and Day Camp (Merriwood Ranch Camp). Property to the south is zoned Single-Family (SF-10) District and currently developed as West Shore Estates single-family

residential neighborhood. The property to the west is zoned Planned Development (PD) District 85-24 for Community Retail Use and this site is vacant. The proposed development is medium-density residential and it will provide diverse neighborhood options to maximize Garland's residential desirability, livability, and value.

STAFF RECOMMENDATION

Staff recommends approval of a Change in Zoning from Planned Development (PD) District 14-11 for Single Family (SF-10) Use to Multi-Family (MF) District.

PREPARED BY:

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Planning & Community Development
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REVIEWED BY:

Will Guerin, AICP
Director of Planning



0

200

400 Feet

1 inch = 376 feet

ZONING MAP Z 18-14

INDICATES AREA OF REQUEST

Z 18-14



Looking north of subject site from East Miller Road



Looking east of subject site from East Miller Road



Looking west of subject site from East Miller Road



Looking south to subject site from East Miller Road



GARLAND

Plan Commission

3.

Meeting Date: 05/14/2018

Item Title:

Summary:

ADJOURN

Attachments

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: May 14, 2018
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the June 11, 2018 Plan Commission meeting.

PLATS

Sears Industrial District No. 4 Final Plat

ZONING

1. Consideration of the application of **Cates-Clark Associates, LLP**, requesting approval of a Specific Use Provision for a Recycling Salvage Yard on a property zoned Industrial (IN) District. This property is located at 117 North Shiloh Road. (District 6) (File Z 17-14)
2. Consideration of the application of **Classic Design Group**, requesting approval of 1) a Concept Plan on a property zoned Planned Development (PD) District 01-03 for Mixed Use; 2) a Detail Plan; and 3) a Specific Use Provision for a Car Wash, Automated/Rollover. This property is located at East of Lavon Drive and South of Foster Road. (District 1) (File Z 17-42)
3. Consideration of the application of **Platinum Storage & Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 80-32; 2) a Detail Plan; and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 80-32 for Community Office Uses and Community Retail Uses. This property is located at 648, 658 and 702 West I-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)

4. Consideration of the application of **Alejandro F. Herrera, Ph.D.**, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 16-23 for Single Family (SF-10) Homes. This property is located at 2675 East Brand Road. (District 1) (File Z 17-51)
5. Consideration of the application of **Kimley-Horn & Associates**, requesting approval of a Detail Plan for an Elder Care - Independent Living Use and Elder Care – Assisted Living Use on property zoned Planned Development (PD) District 17-28 for Mixed Use. This property is located at 4217 North Garland Avenue. (District 7) (File Z 17-52)
6. Consideration of the application of **Pankaj Patel**, requesting approval of 1) an amendment to Planned Development (PD) District 03-53 for Freeway 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)
7. Consideration of the application of **Paul Taylor Homes, Ltd**, requesting approval of 1) an amendment to Planned Development (PD) District 86-53 for Single-Family (SF-7) Use; 2) a Detail Plan and 3) an Alley Waiver. This property is located at 4017 Lyons Crest Drive. (District 3) (File Z 18-21)
8. Consideration of the application of **Creative Architects**, requesting approval of 1) a Change in Zoning from Community Retail (CR) District and Agriculture (AG) District to Planned Development (PD) District for Mixed Uses, 2) a Concept Plan, 3) a Detail Plan for Single-Family Residential and Hotel/Motel Use, 4) a Specific Use Provision for a Hotel/Motel, Extended Stay Use, and 5) an Alley Waiver. This property is located at 1233 East I-30 Freeway and 4213 Zion Road. (District 3) (File Z 18-22)
9. Consideration of the application of **Spiars Engineering, Inc.**, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Light Commercial (LC) District. This property is located at 2906 Lavon Drive. (District 1) (File Z 18-23)
10. Consideration of the application of **Firewheel Real Estate Development**, requesting approval of an amendment to Planned Development (PD) District 15-09 for Community Retail Use to allow a 100 square-foot programmable monument sign (49 square feet permitted) and with a height of 15 feet, 4 inches (7 feet permitted). This property is located at 4880 North President George Bush Highway. (District 1) (File Z 18-25)
11. Consideration of the application of **The Dimension Group**, requesting approval of a Specific Use Provision for a Fuel Pumps, Retail. This property is located at 806 West Centerville Road. (District 5) (File Z 18-26)