



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 13, 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 6:30 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.

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 April 8, 2019 meeting.

2. PLATS

- a. P 19-11 Arbor Wood Square Addition Second Replat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Consideration of the application of **Masterplan**, requesting approval of an amendment to Planned Development (PD) District 06-48 for Community Retail Uses regarding the freestanding signage layout. This property is located at 901-1251 West Northwest Highway. (District 5) (File Z 19-09)
- b. Consideration of the application of **Habitat for Humanity of Greater Garland**, requesting approval of a Specific Use Provision (SUP) for Used Goods, Retail Sales (Indoors) on a property zoned Community Retail (CR) District. This property is located at 2909 Broadway Boulevard. (District 5) (File Z 19-12)

4. ADJOURN

NOTICE: The Plan Commission may recess from the open session and convene in a closed session if the discussion of any of the listed agenda items concerns matters regarding privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.



GARLAND

Plan Commission

1.a.

Meeting Date: 05/13/2019

Item Title: Plan Commission Mintues for April 8, 2019

Summary:

Consider approval of Minutes for the April 8, 2019 meeting.

Attachments

Plan Commission Mintues for April 8, 2019 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, April 8, 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	Douglas Williams
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Brian England
Recording Secretary	Tracy Allmendinger
Asst. Recording Secretary	Denise Phillips
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 Dalton to **approve** the Consent Agenda as presented, seconded by Commissioner Welborn, to approve items 1a, 2a, and 2b. **Motion carried: 8 Ayes, 0 Nays.**

MINUTES

- 1a. APPROVED**** Approval of Minutes for the regular meeting of March 25, 2019.

PLATS

- 2a.** P 19-07 Carniceria La Primera Addition Final Plat, Lot 1, Block 1
- 2b.** P 19-10 Striker Marquis Addition Final Plat, Lot 3, Block 1

ITEMS PULLED AND DISCUSSED SEPARATELY

2c. APPROVED P 19-08 Riverplace Preliminary Plat

Motion was made by Commissioner Williams to close the public hearing and **approve** the request per staff recommendation, Seconded by Commissioner Ott. **Motion carried: 8 Ayes, 0 Nays.**

This item was pulled from the Consent agenda and approved after the public hearing for item 3a, SW 19-01 J. Volk Consulting, Inc.

ITEMS FOR INDIVIDUAL CONSIDERATION

MISCELLANEOUS

3a. APPROVED Consideration of the application of **J. Volk Consulting, Inc.**, requesting approval of a Sidewalk Development Variance. This property is located at 1606 Ben Davis Road. (District 1) (File SW 19-01)

Motion was made by Commissioner Ott to close the public hearing and **approve** the request per staff recommendation, Seconded by Commissioner Williams. **Motion carried: 7 Ayes, 1 Nay** by Commissioner Edwards.

ZONING

4a. APPROVED Consideration of the application of **Kimley-Horn**, requesting approval of 1) an amended Concept Trail Master Plan, 2) a Detail Plan for Restaurant, 3) a Variance to Section 4.34 of the Garland Development Code (GDC) regarding site and perimeter screening, 4) a Variance to Section 4.44 of the Garland Development Code (GDC) regarding screening of parking areas and 5) a Variance to Section 4.45 of the Garland Development Code (GDC) regarding the location of refuse containers on a property zoned Planned Development (PD) District 17-28 for Mixed Uses with Restaurant Use on Tract 5. This property is located at 4595 North Garland Avenue. (District 7) (File Z 19-04)

The owner, Michael Holigan, 2837 Creekway Drive, Carrollton, Texas 75010 gave a brief overview of the request, the topography of the walking trail, the seating provided, the location of the refuse, providing a side entrance to the refuse, and the overhead door into the service area.

Commissioner Ott inquired if the topography was the reason for the change in location for the walking trail and the seating provided.

Commissioner Dalton stated his support of this project.

Chairman Roberts inquired as to the location of the refuse, adding a side entrance to the refuse and the overhead door into the service area.

Motion was made by Commissioner Williams, to close the public hearing and **approve** the request per staff recommendation, Seconded by Commissioner Edwards.
Motion carried: 8 Ayes, 0 Nays.

4b. APPROVED

Consideration of the application of **RPGA Design Group, Inc.**, requesting approval of a Change in Zoning from Agriculture (AG) District and Planned Development (PD) District 83-39 to Community Retail (CR) District. This property is located at 1501 Rowlett Road. (District 3) (File Z 19-05)

The applicant, Robert Garza, 101 South Jennings Avenue, Fort Worth, Texas 76104 gave a brief overview of the request and the intentions of the owner.

Commissioner Edwards inquired as to what type of business the owner was intending to construct.

Chairman Roberts inquired as to changing the request to a Planned Development District, and the proximity of the Community Retail District to the Single Family District.

Planning Director Will Guerin gave a brief overview of the Community Retail District allowable uses and the proximity to the Single Family District, and options regarding changing the request to a Planned Development District.

Motion was made by Commissioner Edwards, to close the public hearing and **approve** the request per staff recommendation, Seconded by Commissioner O'Hara.
Motion carried: 8 Ayes, 0 Nays.

4c. APPROVED

Consideration of the application of **Tavacon, LLC**, requesting approval of 1) a Detail Plan for Car Wash, Automated/Rollover, 2) a Specific Use Provision (SUP) for Car Wash, Automated/Rollover and 3) a Variance to Section 4.45 of the Garland Development Code (GDC) regarding the location of refuse containers on a property zoned Planned Development (PD) District 13-28 for Community Retail Uses.

This property is located at 2620 Arapaho Road. (District 7)
(File Z 19-06)

The applicant, Vincent Gerard, 11700 Preston Road, Suite 660, Dallas, Texas 75230 gave a brief overview of the request, the location of the refuse and adding a side entrance to the refuse.

Chairman Roberts and Commissioner Dalton spoke on the location of the refuse.

Motion was made by Commissioner Dalton, to close the public hearing and **approve** the request per staff recommendation, Seconded by Commissioner Hallman.
Motion carried: 7 Ayes, 1 Nay by Commissioner Ott.

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:31 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Asst. Recording Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 05/13/2019

Item Title: P 19-11 Arbor Wood Square Addition Second Replat, Lots 2 & 3, Block 1

Summary:

P 19-11 Arbor Wood Square Addition Second Replat

Attachments

P 19-11 Arbor Wood Square Addition Second Replat Report and Attachments

Planning Report

File No: P 19-11 / District 4

Agenda Item:

Meeting: Plan Commission

Date: May 13, 2019



GARLAND

TEXAS MADE HERE

REPLAT

Arbor Wood Square Addition Second Replat

LOCATION

4790 Broadway Boulevard

ZONING

Community Retail (CR) District

NUMBER OF LOTS

2

ACREAGE

7.018

BACKGROUND

The proposed plat consists of two (2) lots located in Block 1. The purpose of this plat is to divide the remainder of Lot 1 into two (2) lots and add additional utility easements. Lot 2 will be developed with an Automobile Repair, Minor facility and Lot 3 will remain vacant at this time. Approval of a replat is required prior to the issuance of a building permit.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

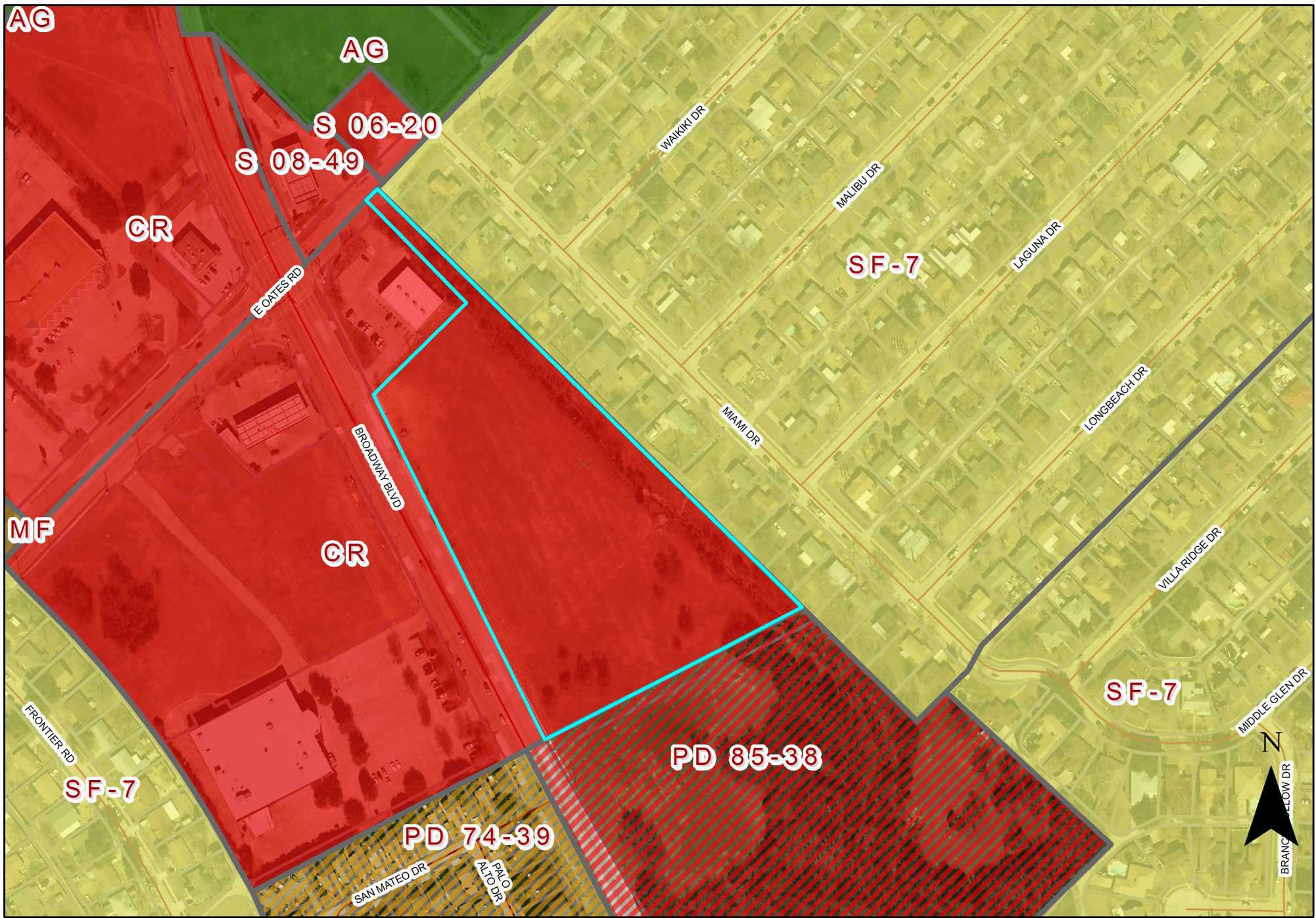
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

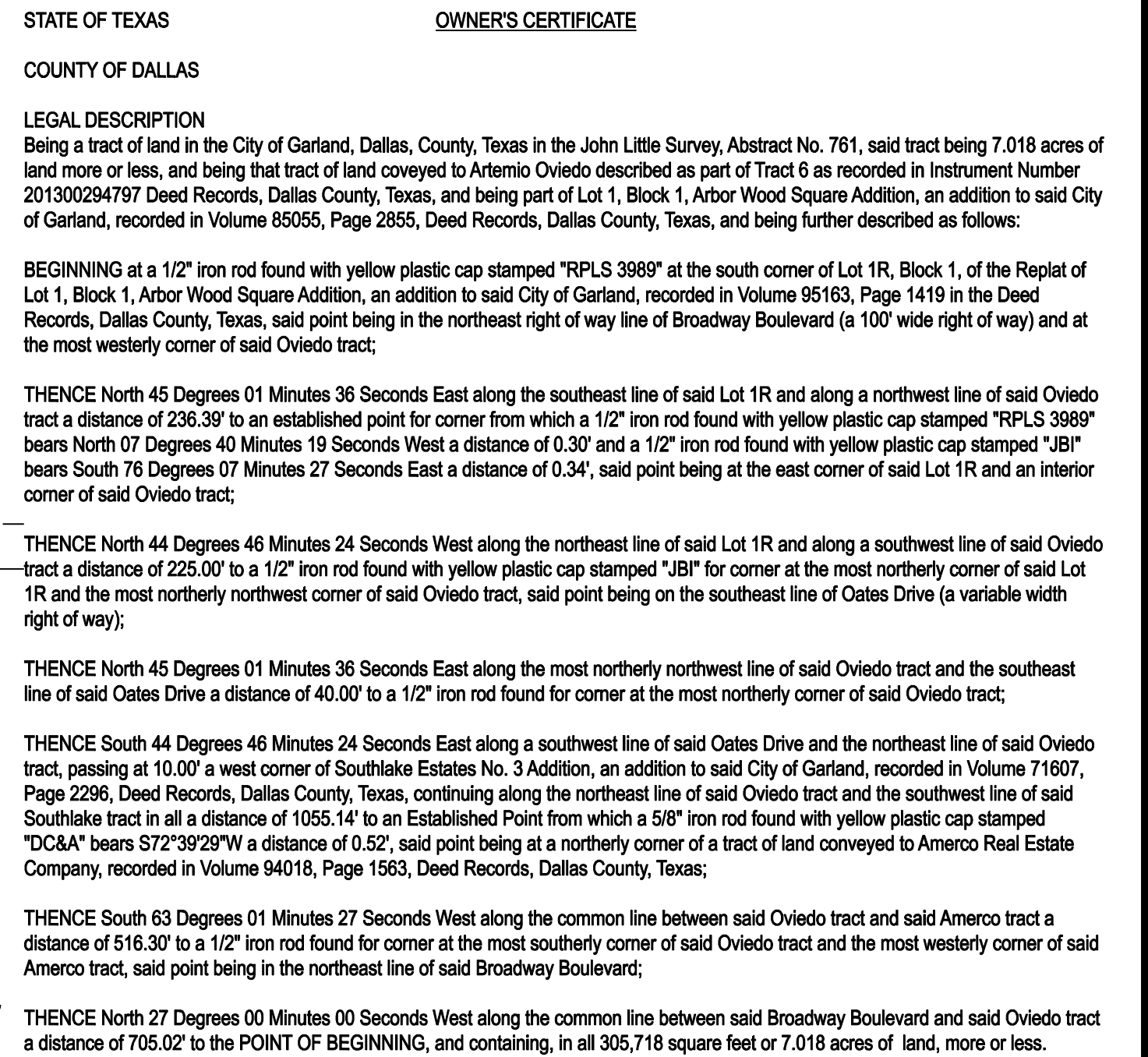
Will Guerin, AICP
Director of Planning



PLAT MAP P 19-11



INDICATES AREA
OF REQUEST



GP&L EASEMENT LINE TABLE		
ID	BEARING	LENGTH
L1	N45°01'36"E	44.12'
L2	S44°58'24"E	10.00'
L3	S45°01'36"W	9.17'
L4	S44°58'24"E	251.20'
L5	S45°01'36"W	10.00'
L6	N44°58'24"W	251.20'
L7	S45°01'36"W	28.19'
L8	N27°00'00"W	10.51'

LEGEND
D.R.D.C.T. Deed Records, Dallas County, Texas

SURVEYOR'S NOTES

1. This replat and survey of Lot 1, Block 1 of Arbor Wood Square Addition recorded in Volume 85055, Page 2885, Plat Records, Dallas County, Texas was originally platted March 19, 1985.
2. A re-survey of a remaining 7.018 acres was completed by JBI Partners, Addison, Texas, and signed and sealed by Dan B. Ramsey, R.P.L.S. No. 4172, dated December 30, 2009.

SURVEYOR'S AFFIRMATION:

I, Charles G. Starnes, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision regulations of the City of Garland Development Code. I further affirm that the documentation shown herein was either found or placed as described herein and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 20____

Charles G. Starnes
Texas Registered Professional Land Surveyor No. 2466

STATE OF TEXAS \$
COUNTY OF DALLAS \$

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.
GIVEN under my hand and seal of office this _____ day of _____, 20__.

Notary Public for and in the State of Texas

My commission expires: _____

NOTES

1. Coordinates and Bearings shown herein are tied to the Texas Coordinate System of 1983 (NAD83) (2011) EPOCH 2010, North Central Zone (4202) using City of Garland Geomatics Control Monuments 140 and 141; GPS 140 - N = 6996863.624, E = 2552010.385, Z = 508.323; GPS 141 - N = 7000266.251, E = 2551198.122, Z = 507.303.
2. Monuments C-1 and C-2 are located with the boundaries and easements based on the Boundary Survey prepared by JBI Partners, 16301 Quorum Drive, Suite 200 B, Addison, Texas, 75001, Dan B. Ramsey, R.P.L.S. 4172 dated December 30, 2009. Basis of bearings is the east line of Broadway Boulevard being N27°00'00"W as recorded in Volume 95163, Page 1419, Deed Records, Dallas County, Texas.
3. Each plat made without the benefit of any title research by a Title Company.
4. The purpose of this Replat is to divide the Remainder of Lot 1 into two lots and add additional utility easements.
5. Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to fines and withholding of utilities and building permits.
6. Each plat shall be subject to the following:
 - a. The Drainage and Utility Easement shown on Lots 2 and 3.
 - b. Block 1 is created by this plat. Any same easement for Lot 3, Block 1 will be based on future hydraulic data provided by the Civil Engineers of record in later editions of this plat.

Approved and accepted for the City of Garland this _____ day of _____, 20__ by the City Plan Commission of the City of Garland, Texas.

Chairman of the City Plan Commission

Director of Planning

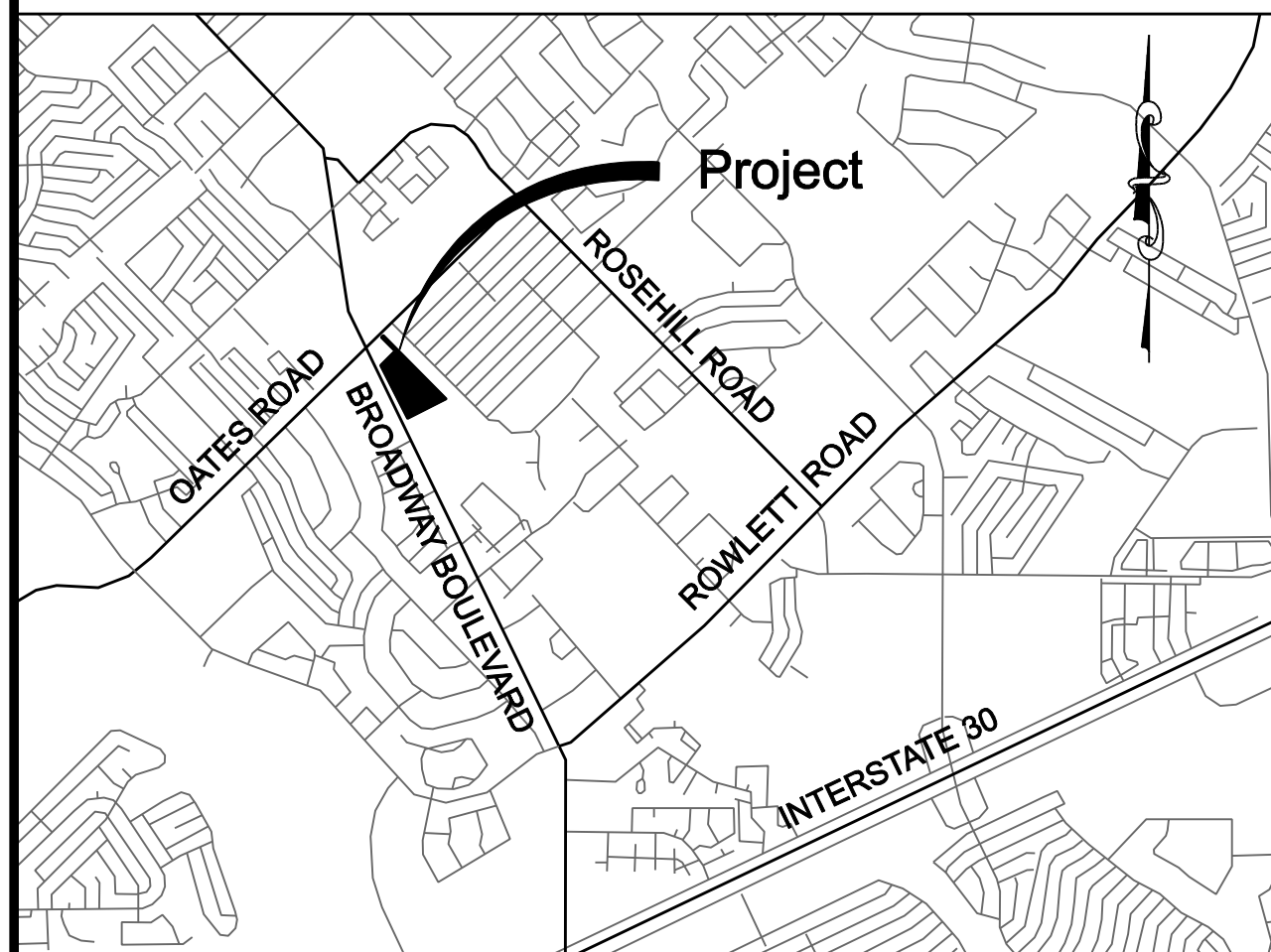
The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.

OWNER

Artemio Oviedo
11121 Lake June Road, Suite 1600
Balch Springs, Texas 75180

SURVEYOR

The Civil Engineering Company of Texas
Texas Licensed Surveying Firm No. 10194149
204 West Nash Street
Grapevine, Texas 76051
817-366-6955



Vicinity Map

Scale: 1" = 2000'

REPLAT
ARBOR WOOD SQUARE
ADDITION SECOND REPLAT
LOTS 2 AND 3, BLOCK 1

BEING A REPLAT OF PART OF LOT 1, BLOCK 1
ARBOR WOOD SQUARE ADDITION
RECORDED IN VOLUME 85055, PAGE 2885
A 7.018 ACRE TRACT IN THE
JOHN LITTLE SURVEY, ABSTRACT NO. 761
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 151208-1
APRIL 10, 2019



GARLAND

Plan Commission

3.a.

Meeting Date: 05/13/2019

Item Title: Z 19-09 Masterplan (District 5)

Summary:

Consideration of the application of **Masterplan**, requesting approval of an amendment to Planned Development (PD) District 06-48 for Community Retail Uses regarding the freestanding signage layout. This property is located at 901-1251 West Northwest Highway. (District 5) (File Z 19-09)

Attachments

Z 19-09 Masterplan Report and Attachments



Planning Report

File No: Z 19-09/District 5

Agenda Item:

Meeting: Plan Commission

Date: May 13, 2019

REQUEST

Approval of an amendment to Planned Development (PD) District 06-48 for Community Retail Uses regarding the freestanding signage layout.

LOCATION

901-1251 Northwest Highway

APPLICANT

Masterplan

OWNER

Meadow Creek Square SC LTD

BACKGROUND

The subject property is developed with a shopping center consisting of a multi-tenant building with forty-two (42) suites, an anchor Tom Thumb grocery store, two outparcel retail buildings and a gas station associated with the Tom Thumb. Although the shopping center is comprised of four different lots, it is under one single ownership with shared access to and from, and within the shopping center.

With the adoption of Planned Development (PD) District 06-48, a freestanding signage layout was established for the shopping center. The applicant makes the above request to amend the freestanding signage layout.

SITE DATA

The subject property has an area of 15.7 acres with approximately 690 lineal feet of frontage along West Centerville Road and 1,500 linear feet of frontage along Northwest Highway. The site can be accessed directly from West Centerville Road and Northwest Highway.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 06-48 allows those land uses as permitted in the Community Retail (CR) District.

CONSIDERATIONS

Amendment to Planned Development (PD) District 06-48

1. Planned Development (PD) District 06-48 limits freestanding signage on the subject property to the following five (5) existing signs whose layout and images are on Exhibit C and Exhibit E:
 - Sign A and Sign C: Two (2) multi-tenant pylon signs along Northwest Highway.
 - Sign B: One (1) single-tenant monument sign along Northwest Highway.
 - Sign D: One (1) monument sign with the name of the shopping center located at the corner of Northwest Highway and West Centerville Road.

- Sign E: One (1) single-tenant monument sign along West Centerville Road.
2. The applicant asserts that for retail to flourish at this shopping center, signage needs to have a stronger presence along West Centerville Road than that which is currently allowed, i.e., one (1) single tenant monument sign. The applicant further argues that in a time when on-line platforms are becoming the predominant in today's retail market, it is crucial for retail brick and mortar to have signage along high volume thoroughfares. According to the applicant West Centerville Road has approximately sixty (60) percent more traffic than Northwest Highway which demonstrates the importance of having multi-tenant signage along West Centerville Road if businesses at the subject property are to be successful.
 3. To address the lack of signage along West Centerville Road and optimize the use of the existing freestanding signage, the applicant proposes the following modifications to the freestanding signage layout (Exhibit C):
 - Remove Sign A: This is a multi-tenant, pylon style sign along Northwest Highway with appreciable height but awkwardly designed for the display of multiple tenants.
 - Remove Sign D: This a monument sign that identifies the name of the shopping center at the intersection of Northwest Highway and West Centerville Road. This sign is in the right-of-way due to right-of-way acquisition and its visibility is hindered due to its location behind utility poles and traffic devices.
 - Add Sign F: This would be a multi-tenant, monument style sign located along West Centerville Road. With a proposed height of ten and one-half (10.5) feet, a sign area of approximately ninety-eight (98) square feet and a setback of ten (10) feet (Exhibit D), the proposed sign would comply with the applicable design standards of the GDC.

With the proposed modifications, the number of freestanding signs would be reduced from five (5) signs to four (4) signs.

STAFF RECOMMENDATION

Approval of the request as presented by the applicant.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

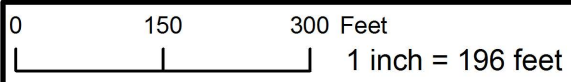
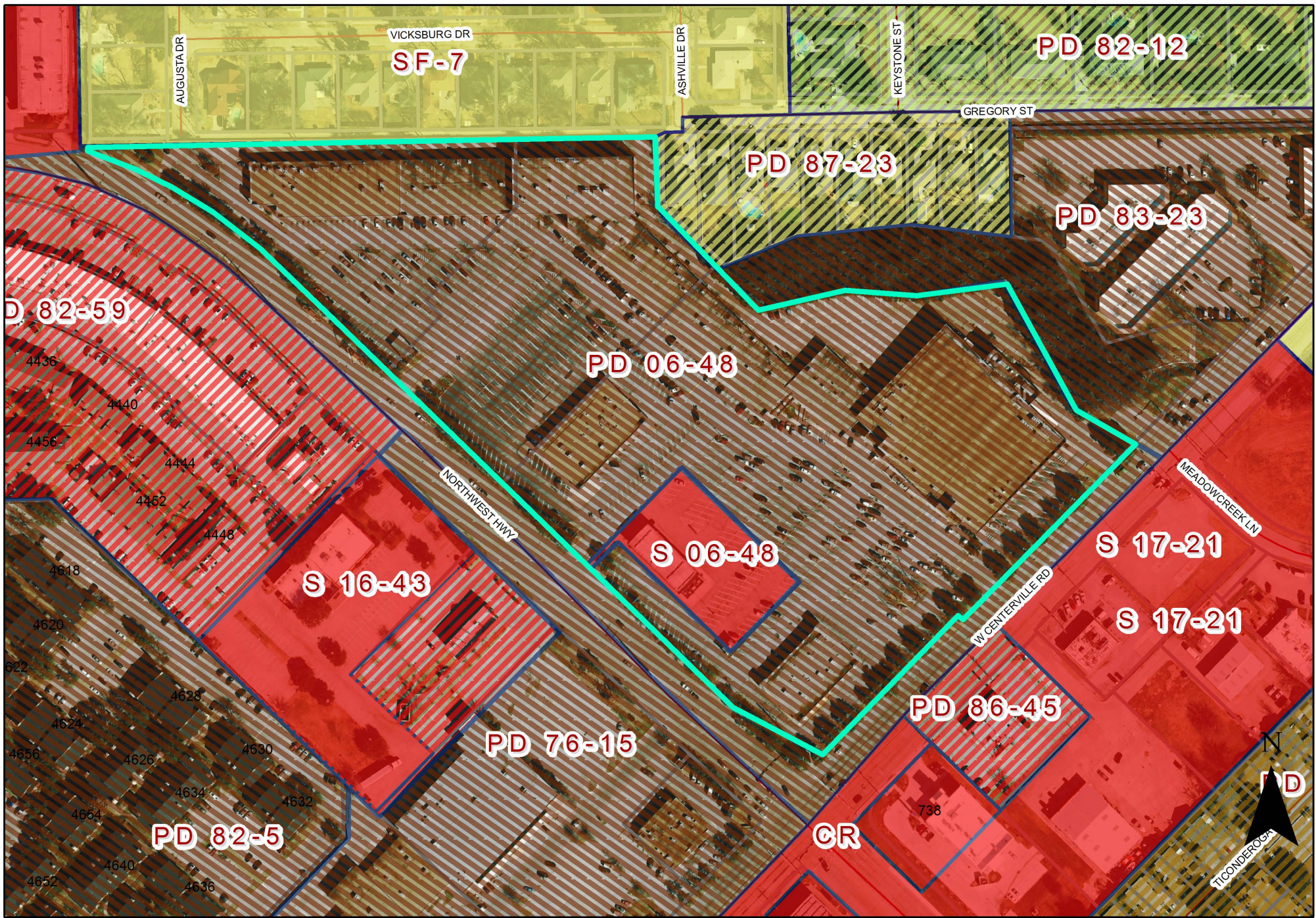
CITY COUNCIL DATE: June 4, 2019

PREPARED BY:

Josue De La Vega, MCRP
Senior Development Planner
Planning & Community Development
(972) 205-2454
jdelavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 19-09

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-09

901 - 1251 Northwest Highway

- I. Statement of Purpose:** The purpose of this Planned Development is to amend certain requirements regarding freestanding signs in Planned Development (PD) District 06-48.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, Planned Development (PD) District 06-48, Planned Development (PD) District 81-26 and Planned Development (PD) District 77-78 as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 06-48, Planned Development (PD) District 81-26, Planned Development (PD) District 77-78 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Conditions:**
- A. Development Requirements: Refer to Planned Development (PD) District 06-48, Planned Development (PD) District 81-26 and Planned Development (PD) District 77-78 for general development regulations.
- B. Freestanding Signs: Except as specified below, all Sign Standards of the Garland Development Code shall remain in effect:
- a. The subject property shall only be allowed to have the following four (4) freestanding signs and such signs shall be in general conformance with the freestanding signage layout reflected on Exhibit C:
1. Sign B: An existing monument sign along Northwest Highway.
 2. Sign C: An existing multi-tenant, pylon style sign along Northwest Highway.

3. Sign E: An existing monument sign along West Centerville Road.
 4. Sign F: A new multi-tenant, monument style sign along West Centerville Road. This sign shall be in general conformance to Exhibit D.
- b. Prior to the installation of Sign F, Sign A and Sign D on Exhibit C shall be removed.
 - c. Any maintenance or modifications to the existing and new freestanding signs shall comply with the applicable Sign Standards of the Garland Development Code.
 - d. The specific conditions under this Planned Development apply to the entire subject property regardless of ownership or platted lots configuration.

MEADOW CREEK SQUARE SHOPPING CENTER

901-1251 NORTHWEST HIGHWAY
GARLAND, TX 75041

SIGN A - EXISTING MULTI-TENANT PYLON TO BE REMOVED

SIGN B - EXISTING TOM THUMB FUEL SIGN TO REMAIN

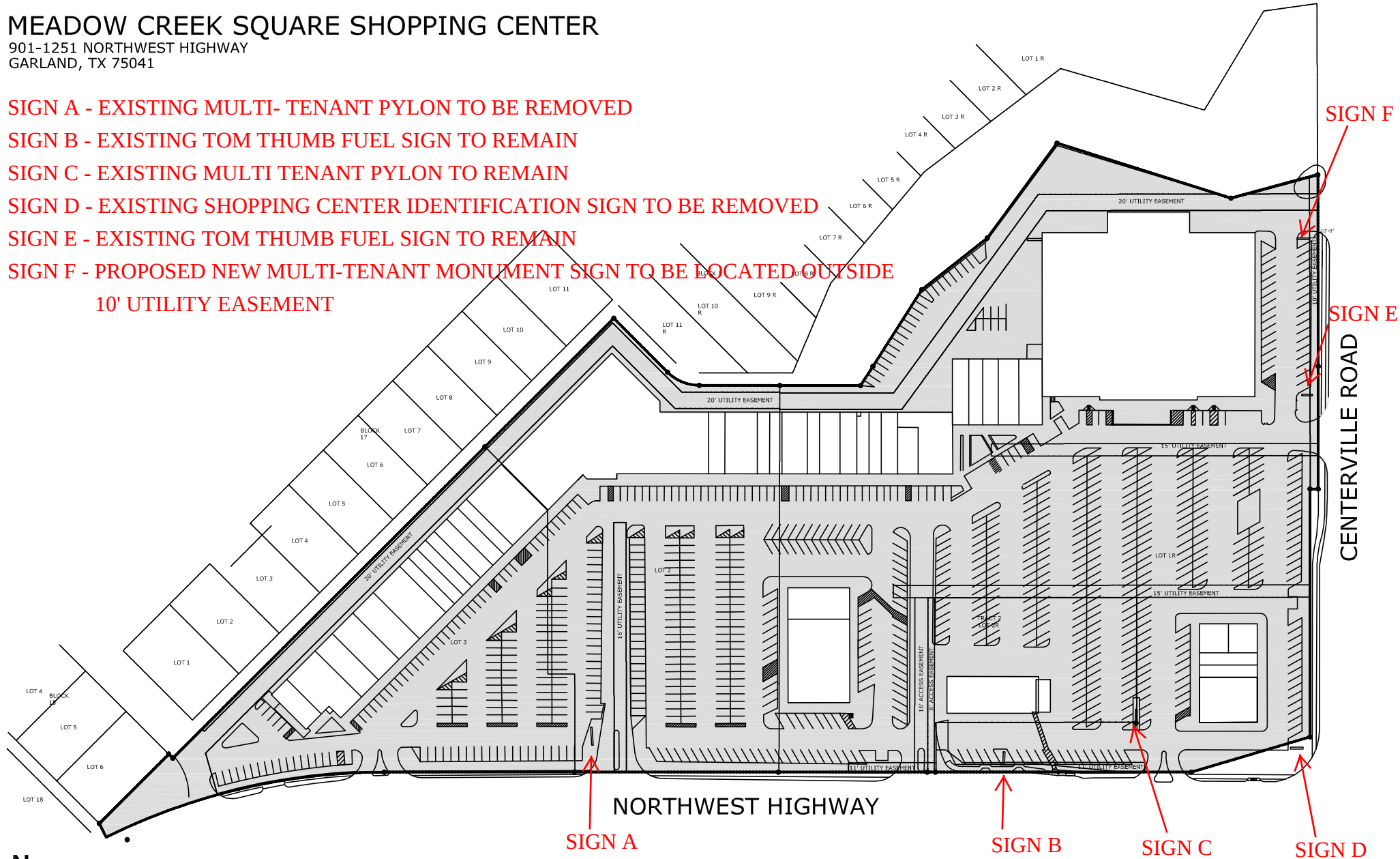
SIGN C - EXISTING MULTI-TENANT PYLON TO REMAIN

SIGN D - EXISTING SHOPPING CENTER IDENTIFICATION SIGN TO BE REMOVED

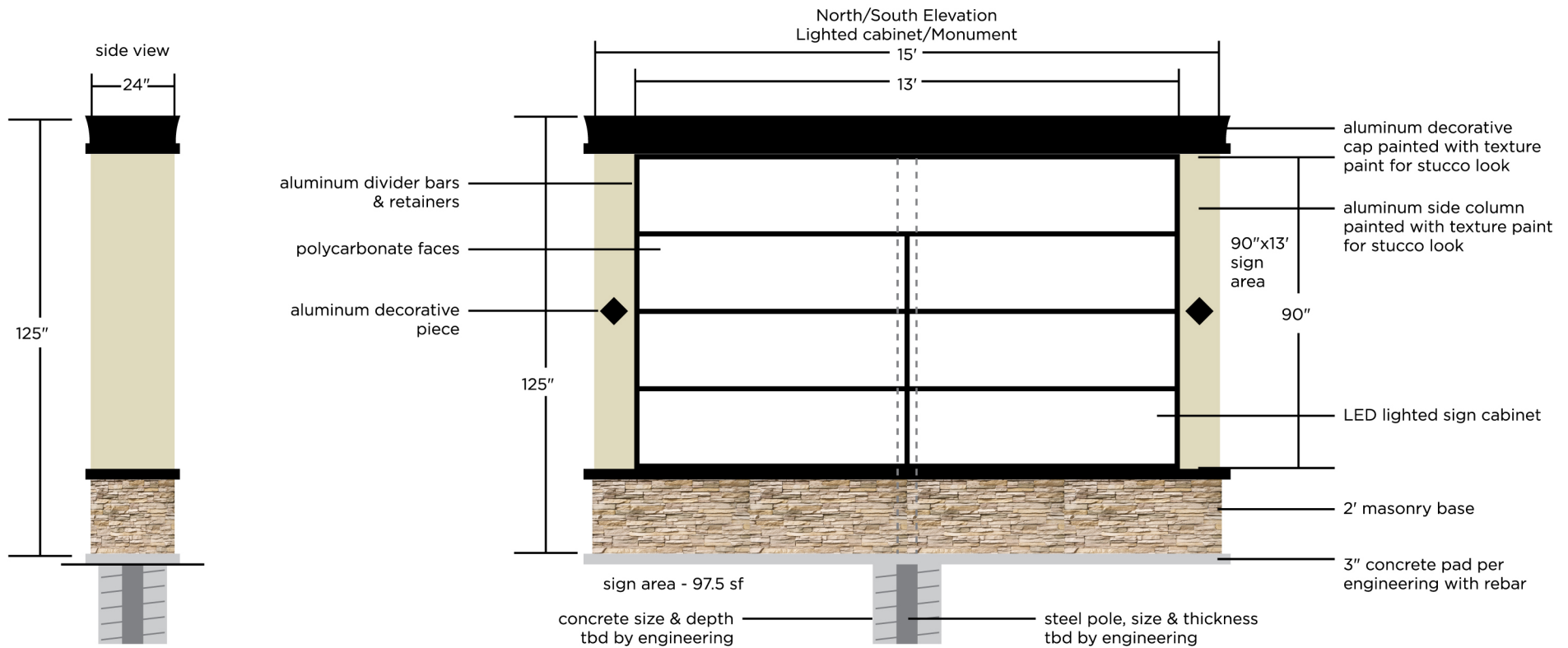
SIGN E - EXISTING TOM THUMB FUEL SIGN TO REMAIN

SIGN F - PROPOSED NEW MULTI-TENANT MONUMENT SIGN TO BE LOCATED OUTSIDE

10' UTILITY EASEMENT



THIS SITE PLAN IS PRESENTED SOLELY FOR THE PURPOSE OF IDENTIFYING THE APPROXIMATE LOCATION AND SIZE OF THE BUILDINGS PRESENTLY CONTAINED BY THE OWNER. BUILDING SIZES, SITE DIMENSIONS, ACCESS AND PARKING AREAS, EXISTING TENANT LOCATIONS, AND IDENTITIES ARE SUBJECT TO CHANGE AT THE OWNER'S DISCRETION, EXCEPT AS OTHERWISE EXPRESSLY RESTRICTED HEREIN.



Date: 4/5/19

Job: Meadow Creek Square
Monument

Elevation: North/South
Exhibit D

Address: Centerville/NW Drive

SIGN A



Exhibit E

SIGN B



Exhibit E

SIGN C

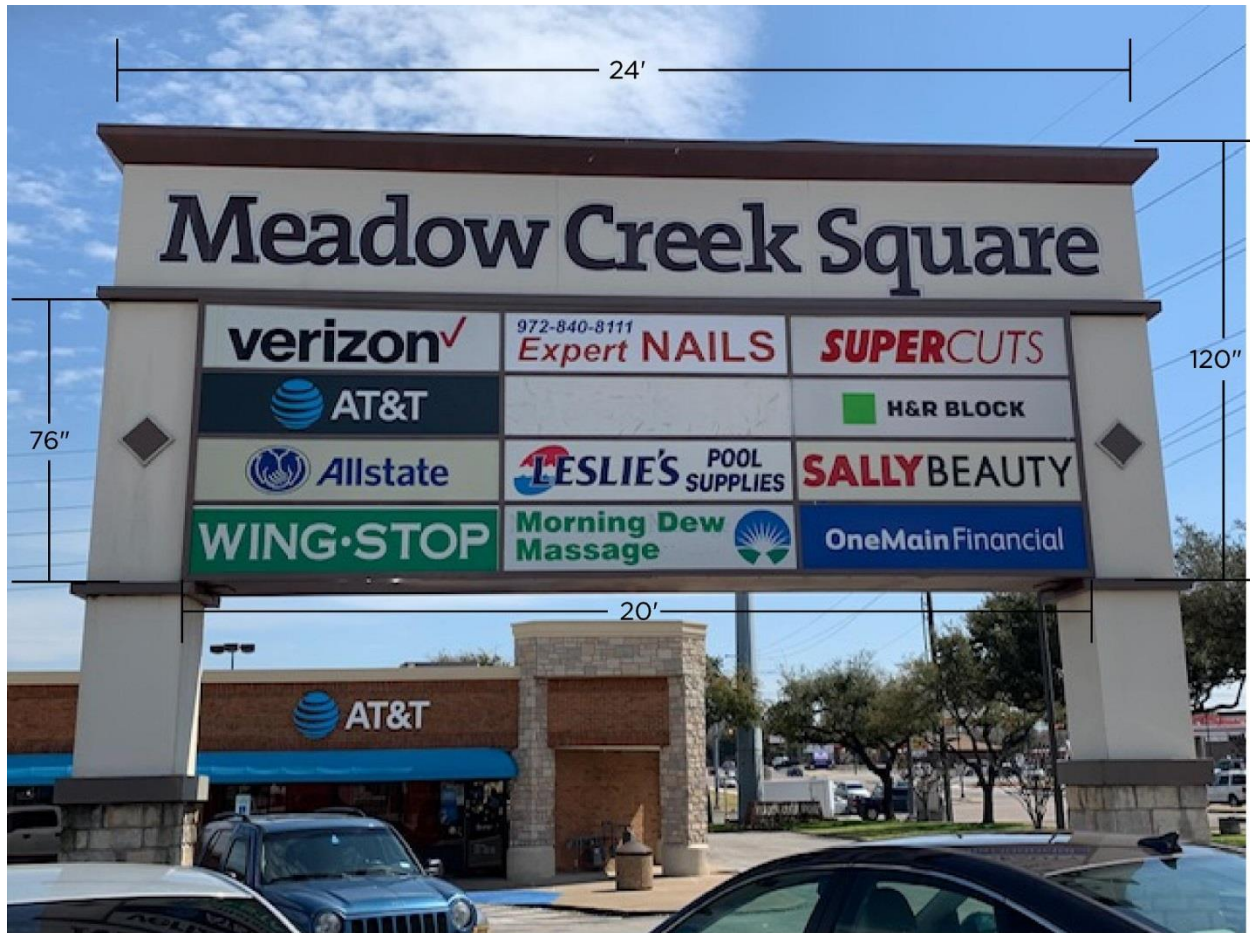


Exhibit E

SIGN D



Exhibit E



2.71⁹ 2.95⁹ 3.12⁹

UNLEADED PLUS PREMIUM

Tom Thumb

80"

168"

Exhibit E



GARLAND

Plan Commission

3.b.

Meeting Date: 05/13/2019

Item Title: Z 19-12 Habitat for Humanity of Greater Garland (District 5)

Summary:

Consideration of the application of **Habitat for Humanity of Greater Garland**, requesting approval of a Specific Use Provision (SUP) for Used Goods, Retail Sales (Indoors) on a property zoned Community Retail (CR) District. This property is located at 2909 Broadway Boulevard. (District 5) (File Z 19-12)

Attachments

Z 19-12 Habitat for Humanity of Greater Garland Report and Attachments



Planning Report

File No: Z 19-12/District 5

Agenda Item:

Meeting: Plan Commission

Date: May 13, 2019

REQUEST

Approval of a Specific Use Provision (SUP) for Used Goods, Retail Sales (Indoors) on a property zoned Community Retail (CR) District.

LOCATION

2909 Broadway Boulevard

APPLICANT

Habitat for Humanity of Greater Garland

OWNER

Frost Bank, a Texas State Bank

BACKGROUND

The applicant requests to allow the operation of a retail home improvement store including the sale of new and repurposed/used items on a 1.49-acre lot currently developed with a building and parking area. Used Goods, Retail Sales (Indoors) is defined by the Garland Development Code as an establishment that primarily sells used goods within a fully enclosed building.

SITE DATA

The site contains approximately 1.49 acres with 330 lineal feet of frontage along South Broadway Boulevard. The site is accessed from Broadway Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments. An example of an allowed use in a CR District is a retail shopping area that may be large in scale with very limited or no outside storage. Used Goods, Retail Sales (Indoors) is allowed only upon approval of a Specific Use Provision (SUP) in a CR District.

CONSIDERATIONS

1. The site is developed with a 15,184 square-foot building and parking area with seventy-three (73) parking spaces. The applicant is proposing a Used Goods, Retail Sales (Indoors) business. The building, parking, and site improvements are proposed to remain as existing.
2. The Garland Development Code (GDC) establishes a parking requirement of sixty-one (61) parking spaces for the proposed used goods store. As indicated above, seventy-three (73) parking spaces are available, thus the parking standards are satisfied.
3. Given that the scope of the site improvements under this request is limited to the interior of the building, neither screening/landscape standards nor building design standards are triggered.
4. The applicant requests the Specific Use Provision (SUP) to be in effect for a period of twenty (20) years.

COMPREHENSIVE PLAN

Neighborhood Centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood Centers are served by local roads and transit routes. Neighborhood centers are generally five to ten acres. Developments within this land use pattern generally consist of one or more buildings including 30,000 to 100,000 square feet of leasable area. This development type typically serves a three-mile radius trade area, within a 5-10 minute drive time, and serves a population of 3,000 to 40,000.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Neighborhood Office (NO) District and two of these properties are unimproved and the other properties are developed for office use. The property to the east is zoned Community Retail (CR) District and is improved with a church. The property to the south is zoned Planned Development (PD) District 85-109 and is developed with a self-storage facility, and the properties located to the west are developed with single-family detached dwellings zoned Single-Family-7 (SF-7) District.

STAFF RECOMMENDATION

Approval of a Specific Use Provision (SUP) for Used Goods, Retail Sales (Indoors) for a period of twenty (20) years.

ADDITIONAL INFORMATION

- i. Location Map
- ii. SUP Conditions
- iii. Site Plan
- iv. Photos

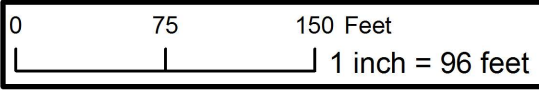
CITY COUNCIL DATE: June 4, 2019

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 19-12

 INDICATES AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-12

2909 Broadway Boulevard

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Used Goods, Retail Sales (Indoors).
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Site Layout: The site should be in general conformance with the approved site plan labeled Exhibit C. In the event of conflict between the conditions and the site plan, the conditions listed below are to apply.
- V. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for Used Goods, Retail Sales (Indoors) shall be in effect for a period of twenty (20) years.

SURVEY PLAT

LEGAL DESCRIPTION

Being Lot 1, Block 1, of Broadway Car Care Center, an Addition to the City of Garland, Dallas County, Texas, according to the Plat, recorded in Volume 2000008, Page 813, Map Records, Dallas County, Texas.

SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to Habitat for Humanity of Greater Garland, Inc., Frost Bank, and Stewart Title Guaranty Company, all in connection with G. F. NO. 19000230034, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records, in conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Community Panel No. 480113C 0240K of the Federal Emergency Management Agency flood insurance rate map or flood hazard boundary map dated 07-07-14. The property shown hereon is located in Zone "X". (This information is protracted from F.I.R.M.)



John S. Turner
JOHN S. TURNER
RPLS 5310

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

LOT 1
BLOCK 1

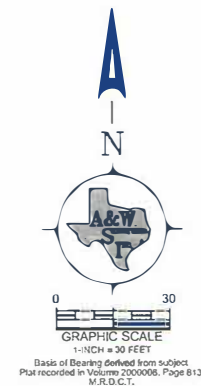
BROADWAY CHURCH OF CHRIST,
VOL. 74199, PG. 1667,
M.R.D.C.T.

S 00°01'14" E 162.69' MEAS.
(S 00°01'14" E 167.76' PLAT)
376.13' TO 1/2" IRF
S 00°46'19" E

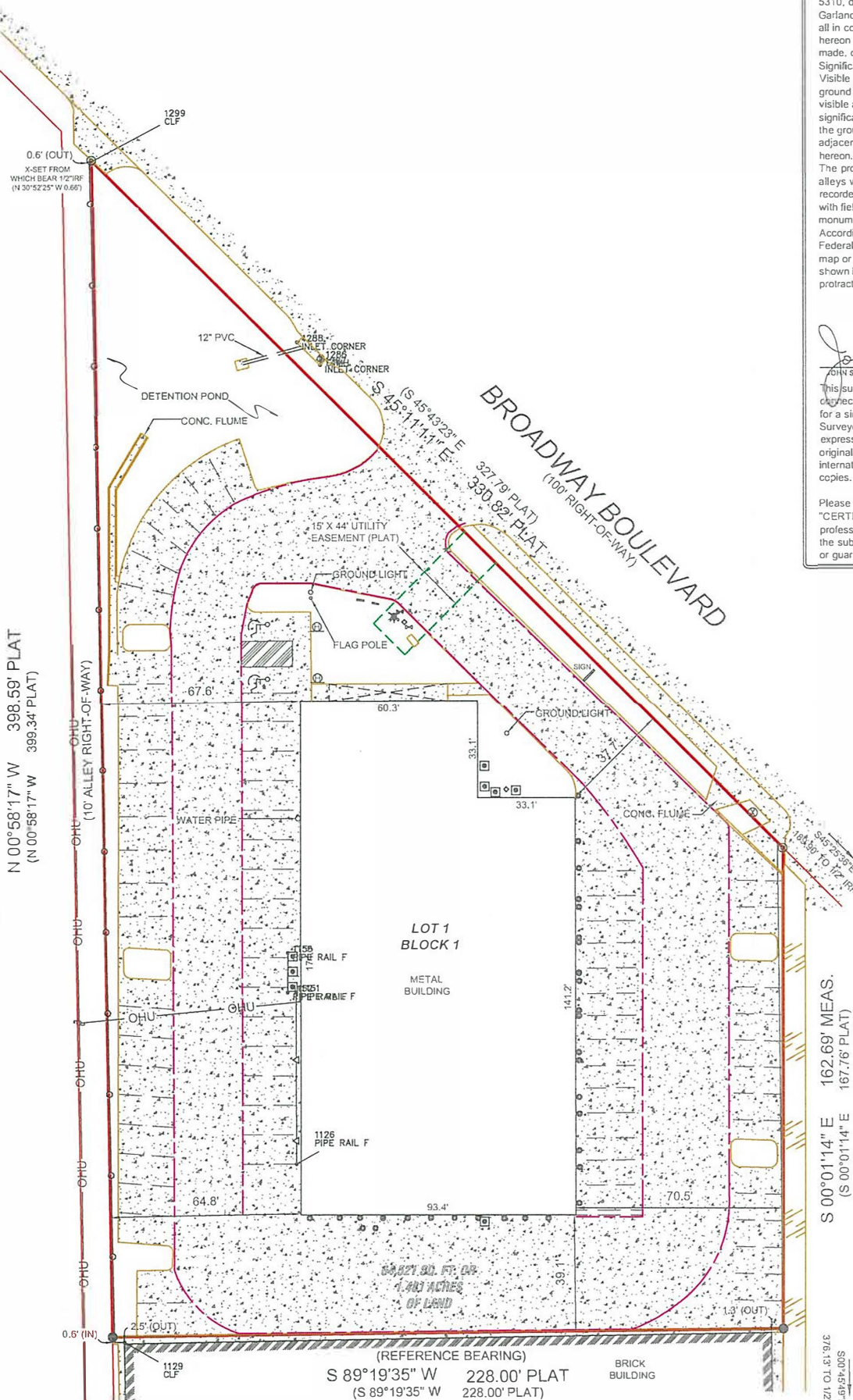
BROADWAY BOULEVARD
(100' RIGHT-OF-WAY)
327.79' PLAT
330.82' PLAT

(REFERENCE BEARING)
S 89°19'35" W 228.00' PLAT
(S 89°19'35" W 228.00' PLAT)

LOT 1
BLOCK 1
PUBLIC STORAGE ADDITION,
VOL. 86122, PG. 4249,
M.R.D.C.T.



BROADWAY TERRACE ADDITION NO. 2,
VOL. 39, PG. 17,
M.R.D.C.T.



NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

LEGEND

1/2" IR FOUND	X-SET	TELL. BOX	UTILITY POLE	OVERHEAD UTILITY LINE	BRICK NO. 1 WALL	CONCRETE
1/2" IR SET	X-SET	CABLE BOX	WATER METER	OUT WIRE ANCHOR	STONE RET. WALL	DRAINAGE
5/8" IR FOUND	SAN. SE. & BPL	BOLLARD POST	GAS METER	BARBED WIRE FENCE	EASEMENT	STONE
5/8" IR FOUND	IRIGATION VALVE	BRICK BOLLARD	A.C. PAD	IRON FENCE	BOUNDARY	WOOD SHED
5/8" IR FOUND	WATER VALVE	STONE COLUMN	TRANS. BOX	CHAINLINK FENCE	HIGH BANK LINE	BUILDING WALL
PK NAIL SET	FIRE HYDRANT	STONE DRAINAGE	POOL EQUIP.	WOOD FENCE	COVERED AREA	TILE
1/2" IR FOUND	LIGHT POLE	SAN. SEW. CO.		ASPHALT		

2909 BROADWAY BOULEVARD
GARLAND, TEXAS



A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4054
WWW.AWSURVEY.COM

JOB# 19-0487
DATE: 03-30-2019
DRAWN BY: 938

A professional company operating in your best interests

Z 19-12



View of the subject property from Broadway Boulevard



View of place of worship property located to the east of the subject property.



View of office property located to the north, across Broadway Boulevard.



View of single-family residential properties located on the west of the subject property.



GARLAND

Plan Commission

4.

Meeting Date: 05/13/2019

Item Title: Future Cases Memo

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 13, 2019
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the June 10, 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)