



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
April 23, 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 6:30 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 9, 2018 meeting.

2. MISCELLANEOUS

- a. Impact Fee Report

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 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.)

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: 04/23/2018

Item Title: Plan Commission Minutes - April 9, 2018

Summary:

Consider approval of Minutes for the April 9, 2018 meeting.

Attachments

Plan Commission Minutes - April 9, 2018 Attachments

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, April 9, 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	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Douglas Williams
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Brian England
Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Josue De La Vega
Staff	Nabiha Ahmed

CALL TO ORDER

Chairman Roberts called the meeting to order and Commissioner Edwards 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 Hedrick to **approve** the Consent Agenda as presented, seconded by Commissioner Welborn, to approve items 1a and 2a. **Motion carried:** 8 ayes, 0 Nays.

MINUTES

1a. APPROVED** **Approval** of Minutes for the regular meeting of March 26, 2018.

PLATS

2a. APPROVED** **P 18-14** St. Gregorious Orthodox Church Addition Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. APPROVED Consideration of the application of **Masterplan Consultants**, requesting approval of 1) a Change in Zoning from Agricultural (AG) District to Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Multi-Family Uses. This property is located at 4701 Bunker Hill Road. (District 1) (File Z 17-43) (This item was postponed from the February 26, 2018 Plan Commission Meeting).

The applicants Dallas Cothrum, Maxwell Fisher, 900 Jackson Street, Suite 640, Dallas, 75202 and Chris Weigand, 7334 Blanco Road, San Antonio, Texas, 78216 provided an overview of the request and elaborated on the proposed improvements.

Speaking in opposition of the request Mark Denyer, 7 Piedmont Center, #300, Atlanta, Georgia, raised concerns regarding the quality of product.

Commissioner Dalton spoke of concerns regarding the visible parking from Bunker Hill Road.

Motion was made by Commissioner Dalton, seconded by Commissioner Welborn to close the public hearing and open the case for discussion. **Motion carried: 7 Ayes, 0 Nays**

Chairman Roberts also spoke of concerns regarding the visibility of parking from Bunker Hill Road.

Motion was made by Commissioner Dalton, seconded by Commissioner O'Hara to **approve** the application with direction to modify the proposal prior to City Council to conceal the parking from Bunker Hill Road and create a development that is a more urban layout in comparison to the garden style presented. **Motion carried: 7 Ayes, 0 Nays.** Commissioner Hedrick recused himself from this case.

3b. APPROVED Consideration of the application of **AMCAL Multi-Housing, Inc.**, requesting approval of 1) a Zoning Change from Planned Development (PD) 95-20 District for Light Commercial Uses and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Elder Care – Independent Living. This property is located at 902 Lavon Drive, 1014 Lavon Drive and 314 Castle Drive. (District 2) (File Z 18-08)

The applicant, Darin Hansen, 4112 Churchill Drive, Newberry Park, California, provided a brief history of the company, an overview of the request and clarified the age restriction beginning at 62 years old.

Representing Lavon Drive Baptist Church and Garland Christian Academy, Dustin Gaines, 10609 Lansdowne, Rowlett, Texas asked for consideration regarding Castle Drive improvements be completed by the City of Garland and the deed restriction of 62 years old and over would be included in the approval of the applicant's request.

Chairman Roberts requested clarification on the age restriction zoning.

Residents registering their position as opposed were:

Jorge M Saenzpardo, 922 Bayshore Drive, Garland
Elsie Sanchez, 309 Rosewood Hills Drive, Garland, Texas 75040

Commissioner Dalton spoke of the need for this type of facility.

Motion was made by Commissioner Dalton, seconded by Commissioner Edwards to **approve** the application as presented.

Motion carried: 8 Ayes, 0 Nays

3c. APPROVED

Consideration of the application of **IDI Logistics**, requesting approval of amendments to Planned Development (PD) District 16-07 for Industrial Uses. This property is located at 3800 Leon Road. (District 5) (Z 18-16) (This item was postponed from the March 26, 2018 Plan Commission meeting.)

Representing the applicant, Angela Hunt, 500 North Akard Street, Suite 3800, Dallas, Texas 75218, provided an overview of the request and elaborated on the reduction of uses allowed.

Commissioner Hedrick requested clarification of the dumpster location.

The applicant, Jon Harmon, 5420 LBJ Freeway, Suite 1275, Dallas, Texas, stated the dumpster would be relocated to storage area "B" and the dumpster enclosure would remain separate.

Lawrence Dagate, PO Box 38508, Dallas, Texas 75238 spoke in opposition of the proposal for outside storage.

Motion was made by Commissioner Welborn, seconded by Commissioner Williams to close the public hearing and open the case for discussion. **Motion carried: 8 Ayes, 0 Nays**

Motion was made by Commissioner Welborn, seconded by Commissioner Williams to **approve** the request per staff recommendation. **Motion carried: 8 Ayes, 0 Nays**

3d. APPROVED Consideration of the application of **Kimley-Horn & Associates**, requesting approval of 1) Amendments to Planned Development (PD) 16-10 District for Industrial Uses including Retail Store, 2) Amendments to a Detail Plan for Convenience Store; Fuel Pumps, Retail; Retail Store; Restaurant, Drive-Through and Car Wash, Automated/Rollover, 3) Amendments to a Specific Use Provision for Restaurant, Drive-Through and 4) a Zoning Change from Planned Development (PD) 16-10 District to Industrial (IN) District. This property is located on the northeast corner of West Miller Road and South Jupiter Road. (District 6) (File Z 18-18)

The applicant, Dave Kachalkel, 5750 Genisis Court, Frisco, Texas provided an overview of the request and remained available for questions. There were no questions of this applicant.

Motion was made by Commissioner Williams, seconded by Commissioner Edwards to **approve** the application. **Motion carried: 8 Ayes, 0 Nays**

3e. 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)

Residents speaking in opposition of the request:
Charles Conrad, 6405 Field Knoll Drive, Garland
Jaime & Dr. Wilma Ayala, 838 Graystone Drive, Garland

Concerns were raised regarding the lack of restrictions on the proposed zoning, encroachment of proposed development on existing neighborhood(s), increase of noise, and the quality of development.

Speaking in support of the request:
Manju Menon, 5500 Rosehill Road, Garland,
Reverend Robert Canady, 5146 South Country Club Road, Garland

Celia Conrad, 6405 Field Knoll Drive, Garland, spoke in support of the request, but does not want to see an overbuilding of apartments or other uses.

Commissioner Dalton, Edwards and O'Hara clarified to the residents this is a preliminary plan, the type of use and necessity for this request and encouraged communication with staff.

Commissioner Hedrick expressed concern with the ability to approve various items administratively.

Commissioner Dalton expressed concern regarding the allowable building height.

Motion was made by Commissioner Edwards, seconded by Commissioner O'Hara to **postpone** the request to the April 23, 2018 Plan Commission meeting. **Motion carried: 8 Ayes, 0 Nays**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 8:44 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 04/23/2018

Item Title: Impact Fee Report

Summary:

Impact Fee Report

Attachments

Impact Fee Report and Attachments

TO: Chairman Roberts and Members of the Plan Commission

FROM: Will Guerin, Director of Planning

DATE: April 18, 2018

SUBJECT: Impact Fee Report

Garland's Impact Fee Ordinance requires that reports be filed with the City Council regarding the collection of fees and implementation of the capital improvements plan adopted as part of the Impact Fee Ordinance. These reports are to be provided to the Council by the Capital Improvements Advisory Committee, established by the Impact Fee Ordinance. The Plan Commission serves in the capacity of this Committee.

Attached is a draft report to City Council from the Capital Improvements Advisory Committee for the period covering September 22, 2017 through March 21, 2018. There is an item on the April 23, 2018 meeting agenda to consider this report and forward to the City Council in compliance with the ordinance requirements. Please review the draft report in preparation for Monday evening's meeting.

Should you have questions regarding the report please contact me at 972-205-2449 or by email at wguerin@garlandtx.gov.

Sincerely,

Will Guerin, AICP
Director of Planning

TO: Mayor Athas and the City Council

FROM: Chairman Roberts and Members of the Plan Commission

DATE: April 23, 2018

SUBJECT: Impact Fee Report

Section 31.163(A) of Garland's Impact Fee Ordinance requires that the Capital Improvements Advisory Committee file reports with the City Council regarding implementation of the capital improvements plan and administration of impact fees. Acting in the capacity of the Capital Improvements Advisory Committee, following is the Plan Commission's report for September 22, 2017 through March 21, 2018.

COLLECTION OF IMPACT FEES

During the period covering September 22, 2017 through March 21, 2018 impact fees were collected for 64 developments. Of these, 48 are single-family homes (including ancillary irrigation systems), 1 is a multi-family development, and 15 are commercial/industrial/church/school developments. These include the addition of water meters to existing developments. Amounts collected are as follows:

Single-Family Development

# Of Lots	Service Area	Water	Roadway	Total
4	2	245.00	0.00	245.00
2	5	50.00	2,091.90	2,141.90
8	12	205.00	4,924.80	5,129.80
1	15	27.50	0.00	27.50
18	16	495.00	6,258.60	6,753.60
2	17	55.00	1,151.40	1,206.40
13	18	332.50	25,935.00	26,267.50
Total: 48		\$1,410.00	\$40,361.70	\$41,771.70

Multi-Family Development

Location	Service Area	Water	Roadway	Total
1759 W Campbell Rd	1	117.50	0.00	117.50
Total: 1		\$117.50	\$0.00	\$117.50

Commercial/Churches/Schools Development

Location	Service Area	Water	Roadway	Total
4433 Naaman Forest Blvd	1	72.50	34,566.38	34,638.88
2301 W Campbell Rd	1	492.50	10,548.72	11,041.22
7217 Telecom Pkwy	1	310.00	47,469.01	47,779.01
4940 N Garland Ave	2	27.50	0.00	27.50
329 N Shiloh Rd	7	0.00	10,692.74	10,692.74
525 W Avenue A	8	72.50	0.00	72.50
1720 S Jupiter Rd	10	0.00	97,297.20	97,297.20
1720 S Jupiter Rd	10	145.00	0.00	145.00
1330 S Jupiter Rd	10	0.00	64,864.80	64,864.80
1330 S Jupiter Rd	10	117.50	0.00	117.50
1600 S Jupiter Rd	10	0.00	64,864.80	64,864.80
1600 S Jupiter Rd	10	117.50	0.00	117.50
2435 W Miller Rd	11	0.00	129.14	129.14
1900 S Jupiter Rd	11	0.00	2,359.00	2,359.00
3335 S Garland Ave	13	271.50	18,383.92	18,655.42
Total: 15		\$1,626.50	\$351,175.71	\$352,802.21
Total (All Land Uses)		\$3,154.00	\$391,537.41	\$394,691.41

Impact fees totaling \$394,691.41 were collected during this period. Of this, \$3,154.00 was collected for water facilities and \$391,537.41 was collected for roadway facilities.

CAPITAL IMPROVEMENTS PLAN

Roadways

The status of the roadway projects, during this time period, included in the impact fee capital improvements program is as follows:

<u>Status/Roadway Segment</u>	<u>Service Area</u>
Under Design:	
Shiloh, IH 635 to Kingsley	13
Brand, SH 190 to Muirfield	2
Bobtown, Rowlett to Rosehill	15 and 18
Oates, Broadway to Rosehill	15 and 16
Bobtown, Rosehill to Waterhouse	17 and 18
Holford, SH 190 to City Limits	1
Construction Completed:	
Northwest Hwy, Centerville to LaPrada (2016)	14

Water Facilities

Impact fee funds will be used towards:

1. Water Master Plan – To be completed in 2018
2. Construction of 2.5 Million gallon water elevated storage tank and related transmission lines. Tower is substantially complete and fully operational. Pending close-out; final completion expected in 2018

Please let me know if you have questions regarding this report, or if further information is desired.

Scott Roberts, Chairman
City of Garland Plan Commission



GARLAND

Plan Commission

3.a.

Meeting Date: 04/23/2018

Item Title: Z 18-20 City of Garland (Districts 3 and 4)

Summary:

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.)

Attachments

Z 18-20 City of Garland Report and Attachments

Planning Report

File No: Z 18-20/Districts 3 and 4

Agenda Item:

Meeting: Plan Commission

Date: April 23, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of Planned Development (PD) District 18-20 for Mixed Uses.

LOCATION

The property is generally bound 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.

APPLICANT

City of Garland

OWNERS

All Nations Fellowship Church Inc.

City of Garland

Dawson Ronald D

Deville Enterprises Inc.

Lusardi Land Company

McClung Carl G & Maresa A

Mottackal Investment GR LLC

Permual Properties LLC

Rancho Coachella Properties

Scheel Lawrence et al

BACKGROUND

The Rosehill/Interstate 30 area has been primarily undeveloped for many years. In the late 1980's and early 1990's, condominiums and Multi-Family complexes were developed along Interstate 30 and the Lake Ray Hubbard area. The building foundation for one such development which was never completed remains on the east side of Rosehill Road just north of Interstate 30.

In July 2017, the City Council approved the Interstate 30 Corridor Catalyst Area Plan with the intent on increasing development potential in the area. The Plan had three Targeted Investment Areas (TIA): Broadway/Interstate 30, Rosehill/Interstate 30, and Harbor Point. An economic analysis was performed for the study to show which land uses would be most appropriate for each TIA. With this information, each TIA had conceptual plans developed to show potential land uses and improvements that could positively impact the area and spur new development. Following approval of the plan, the City Council directed staff to re-zone the Rosehill/I-30 TIA area accordingly in order to better facilitate such desired development.

On April 9, 2018, the Plan Commission postponed the public hearing until April 23, 2018 to allow Staff to make changes to the Regulating Plan (Exhibit C).

SITE DATA

The subject property consists of various tracts of land, primarily undeveloped, together comprising approximately 140 acres, generally located within the boundaries of Bobtown Road

(north), Overglan Drive (south), and extending approximately 1,500 feet east and 1,700 feet west of Rosehill Road (east and west).

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Urban Business (UB) on the north side of Interstate 30 and Community Retail (CR) and Community Office (CO) on the south side of Interstate 30. It is primarily undeveloped with one auto-related use east of Rosehill Road and adjacent to the Interstate 30 service road on the north side.

CONSIDERATIONS

1. The proposed Planned Development (PD) is for the I-30/Rosehill TIA. This PD provides a mixture of compatible land uses such as Single-Family and Multi-Family residential along with retail, restaurant, office, and other commercial uses. The Regulating Plan (Exhibit C), included as an attachment, includes land use charts indicating the allowed uses in each sub-district accordingly.
2. The PD is divided into four sub-districts. Each sub-district focuses on development standards and elements that would help the area develop as a pedestrian-friendly community. As shown in Exhibit E, sub-district 1 focuses on compact, small lot, Single-Family residential uses and compatible non-residential uses such as churches and civic gardens. Sub-district 2 includes higher density Single-Family uses, such as townhomes, and offices uses housed in structures that are less than 5,000 square feet. Sub-district 3 is the community core area and concentrates on higher density residential uses such as mixed-use residential/retail complexes and urban-style Multi-Family uses. This sub-district also focuses on retail, restaurant, and office uses that are small-scale and neighborhood oriented. The intent is to allow nearby residents the ability to walk to local restaurants and shops while also serving passers-by on Interstate 30. Sub-district 4 is a commercial area with uses that serve travelers on the freeway as well as those in surrounding areas. The types of uses included in this area would include fitness centers, financial institutions, and commercial amusement (indoor).
3. Attention is focused primarily on land use compatibility, heights and setbacks of buildings, and the width of sidewalks, paths, and trails. Pedestrian connections to and from each sub-district is also a focal point.
4. Several changes to the Regulating Plan at the request of the Plan Commission were incorporated. Proposed changes include:
 - Reduce the maximum height in sub-district 4 from 112 feet to 75 feet.
 - In mixed-use buildings, require the entire ground floor to be constructed to accommodate non-residential uses in order to gain the 80 units per acre density allowance.
 - Structures in sub-district 4 must be setback a minimum of 40 feet from the adjacent residential properties and with development in the setback as a buffer plant canopy trees being a minimum 12-feet in height at a rate of one canopy tree per thirty linear feet.
 - The maximum lot size for Single-Family residential uses may be increased for lots along corners and curves.

- Carport columns are required to have a three-foot masonry base with coating above the base.
- In addition, staff has added a definition of Dwelling, Urban-Style Multi-Family development. Staff has also added clarification and examples of required street furnishings.

It should be noted that the Development Procedures section in the Regulating Plan is highlighted for Plan Commission discussion and consideration. During the April 9 meeting, the Commission had expressed concern about the process mechanism for new development within this Planned Development. Staff has suggested this administrative format to allow the consideration to facilitate a more streamlined development process for desired development in this catalyst area, which has received considerable study and planning efforts to this point. Major Deviations from the PD, as described in Exhibit C, would be required to be approved through a public hearing process. In addition, a Specific Use Provision (SUP), when required per the Regulating Plan (Exhibit C), would still follow the standard SUP process outlined in the GDC, requiring City Council approval and Plan Commission recommendation.

COMPREHENSIVE PLAN

The Future Land Use Map for Envision Garland identifies this area as appropriate for Business and Community Centers, Parks and Open Space, and Urban Neighborhoods. Business Centers represent clusters of business offices and/or low-impact industry whose development and operations result in minimal negative effects to adjacent development types. This includes supporting land uses (retail, services, restaurants, meeting facilities, and entertainment) and may include residential components within a coordinated development. Community Centers are areas with compact development serving a collection of neighborhoods. This includes supporting land uses of retail, services, office use, multi-family residential and entertainment. Parks and Open Space include a variety of parks and related amenities in residential subdivisions as well as retail and commercial areas. Urban Neighborhoods are higher density residential developments which may utilize vertical mixed-use that may promote a new character for an area. The proposed Planned Development would incorporate all of these elements within the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The proposed PD is adjacent to Single-Family residential communities on the north and south sides, Multi-Family residential on the east, and undeveloped land on the west. The mix of uses proposed would be compatible with the existing communities. Pedestrian walking path connections could be made to many of the adjacent communities allowing for the area of impact to expand beyond the boundaries of the proposed area for the PD. Enhancements shown in the conceptual plan of linear parks, open space plazas, and neighborhood retail would also provide benefits to the surrounding land uses.

STAFF RECOMMENDATION

Staff recommends approval of Planned Development (PD) District 18-20 for Mixed Uses.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Regulating Plan
- iv. Sub-district map

- v. Conceptual Plan for Rosehill TIA
- vi. Photos

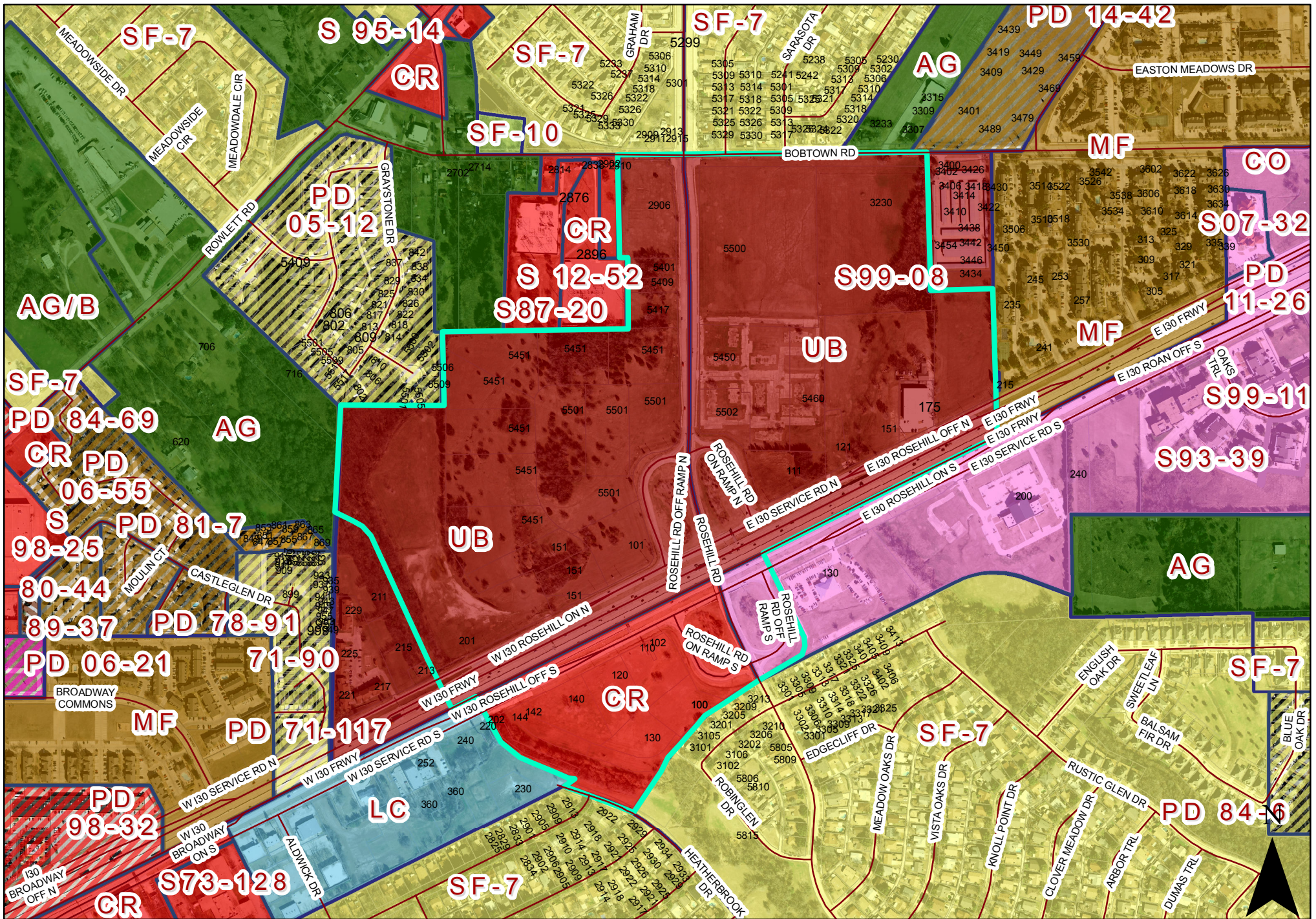
CITY COUNCIL DATE: May 1, 2018

PREPARED BY:

Nathaniel Barnett, AICP
Senior Planner
Planning & Community Development
972-205-2460
nbarnett@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 18-20

North of Overglen Drive, extending approximately 1,500 feet east and 1,700 feet west of Rosehill Road, and south of Bobtown Road

- I. Statement of Purpose:** The purpose of this Planned Development District is to allow for a mix of uses subject to conditions.
- II. Statement of Effect:** This Planned Development District shall not affect any regulation found in the Garland Development Code (GDC), Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations in Ordinance 6773 Garland Development Code (GDC), are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. Specific Regulations:**
 - A. Regulating Plan:** All uses, conditions, processes and standards shall be as provided within Exhibit C.
 - B. Concept Plan:** Development shall generally conform to the Concept Plan layout as shown in Exhibit D.

Vistas of Rosehill Planned Development Regulating Plan

Purpose:

The purpose of this Planned Development District is to permit the development of a mix of Single-Family and Urban-style Multi-Family residential uses along with supportive commercial developments of office, restaurant, and retail land uses in the defined area of the Interstate 30 Catalyst Area Plan – Rosehill Road/Interstate 30 Targeted Investment Area.

Residential development is intended to focus on small lots with attached and detached dwellings, forming a compact walkable community framed with non-programmed open spaces, trails and sidewalks. Small, neighborhood-scaled commercial businesses will form the essence of the commercial areas north of Interstate 30 adjacent to the residences. The open spaces will provide attractive community linear and pocket parks with restful seating, natural and man-made shade along a broad promenade meandering in the midst of trees, shrubs, and plantings providing areas for relaxation and contemplation. These spaces will serve as buffers and amenities to connect and join commercial areas with residential areas to create a unified, enhanced, and peaceful neighborhood. All sub-districts created shall focus on pedestrian connections throughout the area and to one another. The incorporation of wide sidewalks and pedestrian amenities such as street furniture, pedestrian-scaled lighting, signage, and trees and shrubs will be highly encouraged in all sub-districts.

Development Procedures:

All proposed plans will be subject to administrative approval of a Preliminary Development Plan (PDP) and conditions consistent with this ordinance. Any minor deviations from this Planned Development District shall be required to gain approval through the Alternative Compliance process which shall be approved by the Planning Director or his/her appointee. Major deviations from this Planned Development District must submit an application for a zoning change and follow the public hearing process. Descriptions of a major and minor deviation can be found in the definition section of this Regulating Plan. An approved Preliminary Development Plan may be modified in conformance with the Minor and Major PDP revision process established in the Garland Development Code (GDC) except a Major revision to a PDP previously approved by the City Council shall be subject to a public hearing process considered by the City Council with a recommendation from the Plan Commission.

When required, Specific Use Provisions (SUP) shall follow the Specific Use Provision procedures outlined in the Garland Development Code (GDC).

Boundaries:

This ordinance shall apply within the area as described in the metes and bounds in Exhibit A. The total acreage of this district is approximately 146.3.

Permitted Land Uses:

The Vistas of Rosehill Planned Development District is divided into four sub-districts, as depicted on Exhibit E. The intent of each sub-district and a table of uses is shown below. Each sub-district focuses on land uses and their layout that will provide compatibility, walkable pathways, pedestrian-scaled amenities, and connectivity to each other to help improve the quality of life for residents within this neighborhood. Linkages to adjacent neighborhoods via hike/bike trail connections, wider sidewalks along existing streets, and planned crosswalks and streetscape improvements will help broaden the impact of planned amenities such as linear parks and creek improvements for the general area.

Sub-district descriptions

Sub-district 1 – Single-Family residential uses

Sub-district 2 – Residential and neighborhood office uses

Sub-district 3 – Community core with a mix of uses

Sub-district 4 – Commercial & Retail uses

Sub-district 1 – Single-Family Residential Uses

The permitted land uses in this sub-district are intended to focus on small-lot Single-Family detached residential dwellings as well as Single-Family attached residential dwellings. Along with residential uses, land uses supportive of a residential community shall also be allowed. The following uses shall be permitted accordingly:

Land Use	Permission*
Dwelling, Single-Family Detached	P
Dwelling, Single-Family Attached (Townhouse)	P
Church	P
Garden, Civic or Charitable	P
Accessory structure	P

* P = permitted, S = Specific Use Provision

Sub-district 2 – Residential and Neighborhood Office Uses

The permitted land uses in this sub-district are intended to focus on a mixture of higher density residential uses and small offices to serve the adjacent communities. This sub-district shall serve as a transitional area into the lower density Single-Family areas and provide a buffer from higher density areas, municipal utility facilities, as well as freeway frontage. The following uses shall be permitted accordingly:

Land Use	Permission*
Dwelling, Single-Family Detached	P

Dwelling, Single-Family Attached (Townhouse)	P
Garden, Civic or Charitable	P
Business & Media Service	P
Church	P
Financial Institution (max. 5,000 sf)	P
Medical and Dental Office/Clinic (max. 5,000 sf)	P
Office, General (max. 5,000 sf)	P
Veterinary Clinic, Small Animal (indoors only)	P
Accessory structure	P

* P = permitted, S = Specific Use Provision

Sub-district 3 – Community Core with a Mix of Uses

The permitted land uses in this sub-district are intended to focus on a mixture of residential and nonresidential uses in a pedestrian-friendly environment. This sub-district shall incorporate high-density residential and mixed-use projects along with office, retail and other uses. The core area of this district shall serve those living in the community as well as for the convenience of those traveling along the freeway. The following uses shall be permitted accordingly:

Land Use	Permission*
Dwelling, Single-Family Attached (Townhouse)	P
Dwelling, Urban-style Multi-Family	P
Dwelling, Live/Work	P
Mixed-Use commercial/residential	P
Bakery, Retail	P
Breweries, Wineries, Distilleries	S
Business & Media Service	P
Church	P
Commercial Amusement, Indoor	P
Convenience Store (1,000 – 5,000 sf)	P
Financial Institution (< 5,000sf)	P
Fuel Pumps, Retail	S
Grocery/Supermarket (5,001 – 46,000 sf)	P

Health & Fitness Gym (indoor)	P
Hotel/Motel, Boutique	P
Hotel/Motel, Limited Service	P
Laundry, Drop-off (without drive-through or window)	P
Medical and Dental Office/Clinic (max. 5,000 sf)	P
Office, General (max. 5,000 sf)	P
Personal Services	P
Pharmacy (without drive-through or window)	P
Reception Facility	S
Restaurant (without drive-through or window)($<5,000$ sf)	P
Retail Store	P
Theater, Small Scale	P
Veterinary Clinic, Small Animal (indoors only)	P
Accessory structure	P

* P = permitted, S = Specific Use Provision

Sub-district 4 – Commercial & Retail Uses

The permitted land uses in this sub-district are intended to focus on limited commercial, office, and retail uses. This sub-district shall provide uses that will be beneficial to the surrounding communities and for the convenience of those traveling along the freeway. The following uses shall be permitted accordingly:

Land Use	Permission*
Bakery, Retail	P
Business & Media Service	P
Church	P
Commercial Amusement, Indoor	P
Convenience Store (1,000 – 5,000 sf)	P
Financial Institution	P
Fuel Pumps, Retail	S
Grocery/Supermarket ($>5,000$ sf)	P
Health & Fitness Gym (indoor)	P

Hotel/Motel, Full Service	P
Hotel/Motel, Limited Service	P
Laundry, Drop-off (without drive-through or window)	P
Medical and Dental Office/Clinic	P
Office, General	P
Personal Services	P
Pharmacy (without drive-through or window)	P
Restaurant (without drive-through or window)	P
Retail Store	P
Theater, Large Scale	S
Theater, Small Scale	P
Veterinary Clinic, Small Animal (indoors only)	P

* P = permitted, S = Specific Use Provision

Urban-style Multi-Family Development:

To encourage greater densities within sub-district 3, the following deviations from the Garland Development Code shall be allowed:

The maximum number of units per acre shall be 30 units. If the Urban-style Multi-Family development is part of a mixed-use building with ground floor retail/office, the maximum number of urban-style Multi-Family units per acre shall be 80. The first floor of a mixed-use building shall be constructed to a minimum floor to ceiling height of 15 feet. Density is based on gross lot area, including abutting rights-of-way.

The minimum unit size for efficiency dwelling units shall be 450 square feet, 1-bedroom units shall be 550 square feet, 2-bedroom shall be 700 square feet, and additional bedrooms shall be 150 square feet.

The building placement visible from the street shall be parallel to the street and not placed at an angle. Articulation standards and maximum building lengths shall apply as regulated within the Garland Development Code.

Nonresidential and Urban-style Multi-Family Development:

Building Design

Building elevations shall be approved at the time of PDP approval. All building materials and site materials (such as lighting, furnishings and landscaping) shall be compatible with one another.

Each exterior wall of all buildings shall be composed of a minimum of ninety (90) percent masonry applied to all sides of the building, excluding doors, windows and window walls. For purposes of this ordinance, masonry shall be defined as it is defined in the Garland Development Code (GDC). The percentage of masonry is measured for each expanse of exterior wall between corners having an angle of fifteen degrees or more.

At least two different masonry materials must be used on each façade of the building. Each of the two chosen materials must comprise at least 20 percent of each façade.

Building articulation shall be such that any building that faces a street, parking lot, or drive and has linear frontage in excess of 100 feet shall have no less than 25 percent of the total area of their front facades offset a minimum of 7 feet, either recessed back from or protruding forward of the remainder of the façade. Buildings with 100 feet or less frontage shall have no less than 25 percent of the total area of their facades offset a minimum of 5 feet.

All screening walls (including dumpster enclosures) shall be constructed of materials to match the type and colors of the materials used on the site's buildings. Refuse design shall comply with the GDC.

Carports must generally match the roof of the main structure in architectural style, building materials, color, roof pitch, and roofing material.

Carports must be supported with decorative columns or columns encased in a masonry material at the base, to at least three feet above grade. Any portion of the column above the masonry base must be coated with a durable material to match the color of the main structure.

All nonresidential and Urban-style Multi-Family buildings must incorporate at least six design elements listed below:

- a) Alcoves/porticos;
- b) Arched doorways or arches over windows;
- c) Awnings or canopies;
- d) Bay windows;
- e) Display windows;
- f) Distinctive lighting features;
- g) Dormers;
- h) Gable windows;
- i) Ornamental façade trims;
- j) Ornamental window headers/lintels;
- k) Quoins;
- l) Recessed entries;
- m) Sconces;
- n) Shutters;
- o) Transoms;
- p) Varied roof heights

- q) Comparable elements not listed, subject to the Planning Director or appointee approval.

All nonresidential and Urban-style Multi-Family buildings must contain at least two site features listed below:

- a) Arbor;
- b) Benches for outdoor seating;
- c) Fountain or water feature;
- d) Planters;
- e) Stained/stamped concrete or decorative paver walkway
- f) Comparable elements not listed, subject to the Planning Director or appointee approval

Highly reflective mirror glass shall not be used as an exterior building material on any building or structure. However, in order to encourage energy efficiency, the use of tinted or inward facing mirrored glass is allowed.

Single-Family Attached and Detached Residential Development:

Building Design

There is no maximum lot coverage within this PD area.

Minimum dwelling size shall be 1,500 square feet of living area.

Exterior walls of all buildings and accessory structures shall be composed of a minimum of eighty (80) percent masonry materials, excluding doors and windows. For purposes of this ordinance, masonry shall be defined as it is defined in the Garland Development Code (GDC).

Accent materials must be compatible with the main materials used for the building.

Roof pitch shall be that proposed in the development application.

Front doors shall be obvious to the street and public sidewalk.

Light fixtures shall be provided at the front door and both sides of any garage.

Interior of garages shall be no less than twenty feet in total depth.

Carports are not allowed.

All residential buildings must incorporate at least five design elements listed below:

- a) Arches (windows or doors);
- b) Bay windows;
- c) Carriage-style garage doors with decorative hardware (when front or side entry);
- d) Combination of brick and stone on the front elevation;
- e) Covered front porch at least 50% of front façade and columns with a masonry base;
- f) Distinctive lighting such as sconce lighting;
- g) Divided light windows;

- h) Dormers;
- i) Faux wood garage doors (when front or side entry);
- j) Gabled roofs;
- k) Porch columns;
- l) Porch railings;
- m) Shutters;
- n) Comparable elements not listed, subject to approval.

The above elements may encroach into the required setbacks; however, if an encroachment interferes with fire or building safety provisions, it shall not be allowed unless authorized by the Building or Fire Department officials.

Building Placement and Setbacks

Sub-district 1

Buildings shall be setback a minimum of twenty feet from the front property line.

Buildings shall be setback a minimum of ten feet from the rear property line.

Buildings shall be setback a minimum of five feet from the side property line.

Sub-district 2

All buildings shall be setback a minimum of twenty feet from the front property line.

Residential buildings shall be setback a minimum of five feet from the side and rear property line.

Nonresidential buildings do not have a minimum side and rear setback from nonresidential uses and twenty feet from residential uses.

Sub-district 3

Buildings shall be constructed so that parking areas are screened from adjacent streets or public open spaces by being placed to the rear or side of the structure, where feasible. This is not required when facing the I-30 freeway.

All buildings and structures shall be setback a minimum of fifteen feet from the front property lines.

Nonresidential uses shall have a minimum side setback of twenty feet and rear setback of twenty-five feet. When not adjacent to the street, nonresidential uses do not have a minimum side and rear setback from other nonresidential uses, but shall have a minimum of twenty feet from residential uses.

Nonresidential uses adjacent to residential uses in other sub-districts shall have a thirty foot setback.

Residential buildings shall be setback a minimum of five feet from the side and rear property line.

Architectural features such as cornices, roof overhangs, unsupported canopies, porticos and balconies may project not more than five feet into the required setbacks.

Sub-district 4

Buildings and structures shall be setback a minimum of fifteen feet from the front property lines.

Buildings shall have a minimum side setback of twenty feet and rear setback of twenty-five feet. When not adjacent to the street, buildings do not have a minimum side and rear setback from the property lines.

When adjacent to residential properties, a minimum setback of 40 feet from the property line must be provided. The setback shall serve as a buffer between the residential and nonresidential uses. Within the setback (buffer), the nonresidential development must provide one large canopy tree for every twenty-five linear feet, or portion thereof, and must be equally spaced for the entire length of the setback.

Architectural features such as cornices, roof overhangs, unsupported canopies, porticos and balconies may project not more than five feet into the required setbacks.

DEFINITIONS:

The following definitions are intended to provide descriptions for words and terms used in this ordinance. Unless defined herein, all words and terms used shall have the same meaning as allotted in the Garland Development Code.

Boutique Hotel – a building providing transient lodging accommodations for compensation, usually containing fewer than 100 rooms, and that is not classified as a full service hotel or limited service hotel. Boutique hotels typically have distinctive and contemporary design and décor; promote a luxurious or avant-garde atmosphere.

Major Deviation of this Ordinance – a request not allowed by this Ordinance and/or that would significantly change the intent or characteristics of the Planned Development District as determined by staff. Such request would include increases in height greater than 10%, building materials not allowed by this ordinance that are not similar to other allowed materials, uses not allowed, etc.

Minor Deviation of this Ordinance – a request not allowed by this Ordinance that slightly modifies a development. Such request would include minor landscaping changes, building materials not allowed but are similar to materials that are allowed, small adjustments to setbacks, etc.

Dwelling, Urban-style Multi-Family – this dwelling type shall consist of elements that lend themselves to a building within a densely populated area. Such elements include flat roofs, interior corridors, first floor entries that face the street with front door pads or steps leading to the front door, buildings located close to the street, and structured parking or surface parking located interior to the complex.

Other elements may be suggested that would constitute an urban-style development through the use of pictures or drawings that reflect similar images as those in the I-30 Catalyst Area Plan.

DEVELOPMENT STANDARDS:

The following section contains development standards and provisions that shall regulate new construction within the affected area of this Planned Development District. Deviations must be approved as outlined in this ordinance for major and minor deviations.

Alleys

Alleys shall not be required.

Amenities

Street furnishings shall be provided and maintained at a rate of one seating area and amenity per 300 linear feet of trail or sidewalk segments. Sidewalks and trails with frontage along Single-Family residential uses shall be exempt from this provision. Seating areas and amenities shall include items such as benches, bicycle parking racks, bus shelters, public art and trash receptacles. Other amenities may be provided, subject to approval of the Planning Director or appointee.

Bicycle Parking

Bicycle parking shall be provided at a rate of at least one space for every ten automobile parking spaces required (or portion thereof) as part of the base parking requirement.

Building Height

Structures shall not exceed the stated heights below:

Sub-district 1	35 feet
Sub-district 2	60 feet
Sub-district 3	75 feet
Sub-district 4	75 feet

A minimum setback of one foot for every one foot in height must be maintained for any nonresidential structure adjacent to Sub-districts 1 and 2 Single-Family uses (i.e. a forty foot tall building must be setback a minimum of forty feet from Single-Family residential). This is also applicable to the Single-Family uses that are adjacent to the south side of sub-district 4.

In Sub-districts 1 and 2, the maximum height does not include items such as chimneys, spires, steeples, or other roof top accessories.

Carports

Carports are not allowed for Single-Family residential.

Carports shall generally match the architectural style of the main structure in nonresidential and Urban-style Multi-Family developments.

Roofs shall match the roofing material of the main building.

Carports shall not be located closer than eighteen feet, measured post-to-post on the same parking row, to another parking structure without a landscaped island and at least one large canopy tree between structures.

Reductions in the amount of covered parking may be requested through the Alternative Compliance process approved by the Planning Director.

Fencing

Unless otherwise specified herein, the fencing provisions of the Garland Development Code (Article 8) shall be required. Alternatives may be proposed through the Alternative Compliance process approved by the Planning Director.

Lot sizes

Lot sizes for Single-Family residential uses shall be a maximum of 7,000 square feet. An exception may be granted for lots along corners and curves. Maximum lot widths shall be 70 feet and maximum lot lengths shall be 120 feet.

There are no minimum lot sizes.

Parking and Loading

Unless otherwise specified herein, the parking provisions of the Garland Development Code (Section 2.51) shall be required.

Parking reductions may be granted if the applicant submits a parking study showing the required amount of parking is in excess of the amount needed for the intended use. The parking study must include an analysis of parking at peak hours for the use, parking for comparable uses in the area, and an aerial photograph of parking lots for the use at peak hours.

Loading areas shall be located on the opposite side of commercial buildings, away from Single-Family residential uses, and within service courts or similarly constructed areas that provide screening of the loading areas from the street. Screening may be provided with a solid masonry wall or high level screening hedge. Alternatives may be proposed through the Alternative Compliance process approved by the Planning Director.

Screening and Landscaping

Unless otherwise specified herein, the screening and landscaping provisions of the Garland Development Code (Article 3, Section 4.33 - 4.47) shall be required.

Trees are allowed to be planted in the parkway in sub-districts 1 and 2. Where trees are planted in the parkway, root barriers or equivalent may be required. Large Canopy Trees may be substituted with Small Ornamental Trees within the parkway.

Sidewalks and trails

Trail or Hike/Bike path widths shall be 12 feet wide.

Minimum sidewalk widths shall be 6 feet wide.

Connections shall be made from nonresidential lots adjacent to hike/bike trails to incorporate pedestrian connections throughout the area.

Single-Family residential subdivisions shall have a sidewalk or trail system that connects to the larger trails in the area.

Signage

Pole signs are not allowed.

Unless otherwise specified herein, the sign provisions of the Garland Development Code (Article 5) shall be required.

The criteria for signs in residentially-zoned areas of Article 5, Division 5 in the Garland Development Code shall be applicable to residential properties in sub-districts 1, 2, and 3.

Conceptual Plan



Exhibit D

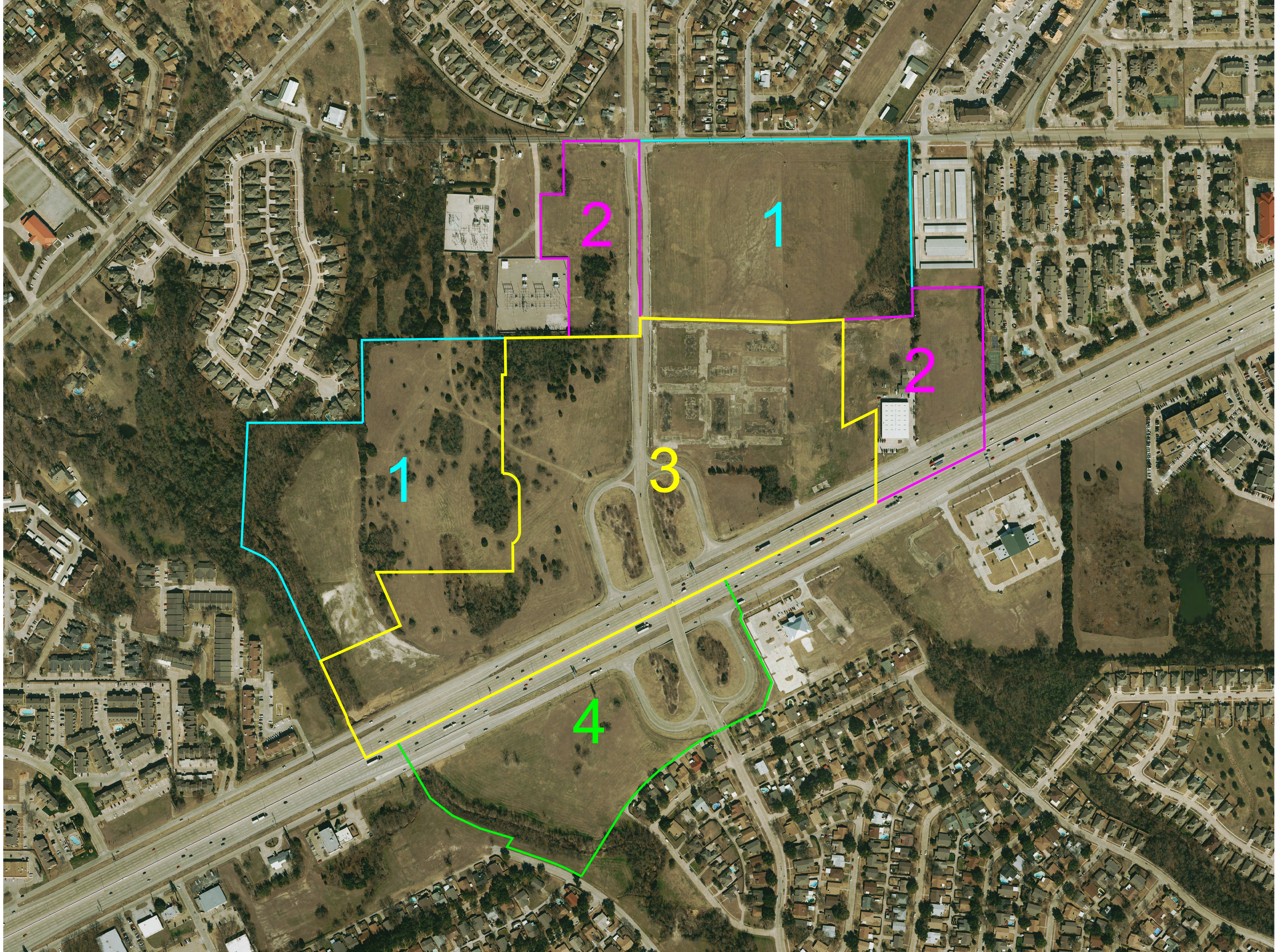


Exhibit E
Subdistricts Map

Z 18-20



Looking west at subject property from Rosehill Road



Looking north towards single-family residential from Rosehill Road.



Looking east at subject site from Rosehill Road



Looking south at subject site from Interstate 30 service road



GARLAND

Plan Commission

4.

Meeting Date: 04/23/2018

Item Title: Future Cases Memo - May 14, 2018

Summary:

ADJOURN

Attachments

Future Cases Memo - May 14, 2018



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: April 23, 2018
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the May 14, 2018 Plan Commission meeting.

PLATS

Sears Industrial District No. 4 Final Plat

ZONING

1. Consideration of the application of **Jordan Realty Advisors**, requesting approval of a Change in Zoning from Urban Business (UB) District to Planned Development (PD) to Urban Business (UB) District and Single-Family-5 (SF-5) District Uses for Single-Family Residential development. This property is located at 5501 Rosehill Road. (District 4) (File Z 17-06)
2. 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)
3. 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)
4. 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)

5. Consideration of the application of **Jordan Engineering, LLC**, requesting approval of 1) a Change in Zoning from Single Family (SF-7) District to Planned Development (PD) District for Elder Care – Nursing/Convalescent Care Use; 2) a Concept Plan; and 3) a Detail Plan on property zoned Single-Family-7 (SF-7) District. This property is located at 3100 W Buckingham Road. (District 6) (File Z 17-49)
6. 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)
7. Consideration of the application of **Kimley-Horn & Associates**, requesting approval of a Detail Plan for an Elder Care - Independent 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)
8. Consideration of the application of **Waypoint Development and Masterplan Consultants**, requesting approval of 1) a Change of Zoning from Urban Business (UB) District to Planned Development (PD) for a Dwelling, Multi-Family Use and 2) a Concept Plan. This property is located at 5450, 5460 and 5502 Rosehill Road. (District 3) (File Z 18-17)
9. 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)
10. 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 and 2) a Detail Plan and 3) an Alley Waiver. This property is located at 4017 Lyons Crest Drive. (District 3) (File Z 18-21)
11. Consideration of the application of **Creative Architects**, requesting approval of 1) a Change in Zoning from Single-Family Residential (SF-7) District to Planned Development (PD) District for Mixed Uses, 2) a Specific Use Provision for a Hotel/Motel, Extended Stay Use, 3) a Concept Plan, 4) a Detail Plan, 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)
12. 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)

13. Consideration of the application of **Westmoreland Builders**, requesting approval of 1) an amendment to Planned Development (PD) District 88-19 to allow Convenience Services, Drive-Through for an Automated Teller Machine (ATM) - Drive-Up on a property zoned Planned Development (PD) District 88-19 for Community Retail (CR) Use. This property is located at 1920 Northwest Highway. (District 5) (File Z 18-24)