



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
March 25, 2019 at 7:00 p.m.**

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

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

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of Minutes from the March 11, 2019 Plan Commission Meeting.**

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

2. ZONING

- a. Consideration of the application of **Kirkman Engineering**, requesting approval of a Change in Zoning from Community Retail (CR) District to Heavy Commercial (HC) District. This property is located at 722 West Centerville Road. (District 4) (File Z 19-02)

3. ADJOURN

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

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



GARLAND

Plan Commission

1.a.

Meeting Date: 03/25/2019

Item Title: Plan Commission Minutes for March 11, 2019

Summary:

Consider approval of Minutes from the March 11, 2019 Plan Commission Meeting.

Attachments

Plan Commission Minutes for March 11, 2019 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, March 11, 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	Truett Welborn
Commissioner	Douglas Williams
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Brian England
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
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 Edwards, to approve items 1a and 2a. **Motion carried: 6 Ayes, 0 Nays.** Commissioner Hallman did not vote due to his absence from this meeting.

MINUTES

- 1a. APPROVED**** Approval of Minutes for the regular meeting of February 25, 2019.
- 2a. APPROVED**** Apollo Utility Site Addition Replat Final Replat, Lot 1R, 2-5, Block 1

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

- 3a. APPROVED** Consideration of the application of **Henry Nguyen**, requesting approval of a Variance to the Garland

Development Code Sections 4.35 and 4.44 for Screening and Landscaping on a property zoned Community Retail (CR) District. This property is located at 1210 West Miller Road. (District 5) (File SL 19-01)

The applicant, Henry Nguyen, 1330 Glenfield, Dallas, Texas 75224 provided additional information regarding the building design and square footage.

Commissioner Williams inquired to the building design and square footage.

Chairman Roberts clarified the request for the variance.

Motion was made by Commissioner Welborn, to close the public hearing and **approve** the request per staff recommendation based upon the constraints of the site. Seconded by Commissioner Dalton. **Motion carried: 7 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:08 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 03/25/2019

Item Title: Z 19-02 Kirkman Engineering (District 4)

Summary:

Consideration of the application of **Kirkman Engineering**, requesting approval of a Change in Zoning from Community Retail (CR) District to Heavy Commercial (HC) District. This property is located at 722 West Centerville Road. (District 4) (File Z 19-02)

Attachments

Z 19-02 Kirkman Engineering Report and Attachments

Planning Report

File No: Z 19-02/District 4

Agenda Item:

Meeting: Plan Commission

Date: March 25, 2019



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change of Zoning from Community Retail (CR) District to Heavy Commercial (HC) District.

LOCATION

722 West Centerville Road

APPLICANT

Kirkman Engineering

OWNER

Kourosh Investments, LLC.

BACKGROUND

The applicant requests approval of a Change in Zoning from Community Retail (CR) District to Heavy Commercial (HC) District to allow a major automobile repair use and an automobile sales shop, new or used, in a vacant building that was built in 1985. The existing building was previously used for minor automobile repair which is allowed by right in the Community Retail (CR) District. The building has been vacant for two (2) months. The major auto repair and automobile sales uses are not permitted in the Community Retail (CR) District.

SITE DATA

The subject site contains approximately 1.29 acres and has access to approximately 37 feet of frontage along West Centerville Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features.

CONSIDERATIONS

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

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

2. Heavy Commercial (HC) District is intended to provide locations for commercial and service-related establishments, such as building material and wholesale product sales, contractors' shops, heavy and light repair services, upholstery shops, and other similar commercial uses. The uses envisioned for the district will typically have operation characteristics that are generally not compatible with residential uses and some nonresidential uses. Residential development is adjacent to the subject site. Additionally, convenient access to major thoroughfares and other transportation systems is a primary consideration for the types of uses that are found in the Commercial districts. Although the site is not adjacent to a major thoroughfare, access is available to Centerville Road.
3. The Community Retail (CR) District allows minor automobile repair use. However, the applicant would like to operate an automobile sales use and a major automobile repair use in a vacant building. Both uses are not allowed in the Community Retail (CR) District but they are allowed in the Heavy Commercial (HC) District.
4. Consideration should be given to the incompatibility of the proposed Heavy Commercial (HC) District to the surrounding area. Properties immediately to the east and southeast are residential development. The properties to the north, southwest and west are mainly commercial and retail development.
5. Furthermore, addition of heavy auto related uses will be contrary to the Comprehensive Plan. The existing zoning, Community Retail (CR) District, is consistent with the Comprehensive plan and is suitable for the surrounding area due to the existing types of development.

COMPREHENSIVE PLAN

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with commercial and residential development. The properties to the north, southwest and west are zoned Community Retail (CR) District and are currently developed with a medical building and two (2) restaurants. The properties to the east and southeast are zoned Planned Development (PD) District 71-17 and developed with residential uses.

Therefore, the request may introduce new uses that are incompatible with the surrounding area.

STAFF RECOMMENDATION

Staff recommends denial of a Change in Zoning from Community Retail (CR) District to Heavy Commercial (HC) District.

ADDITIONAL INFORMATION

Location Map

Photos

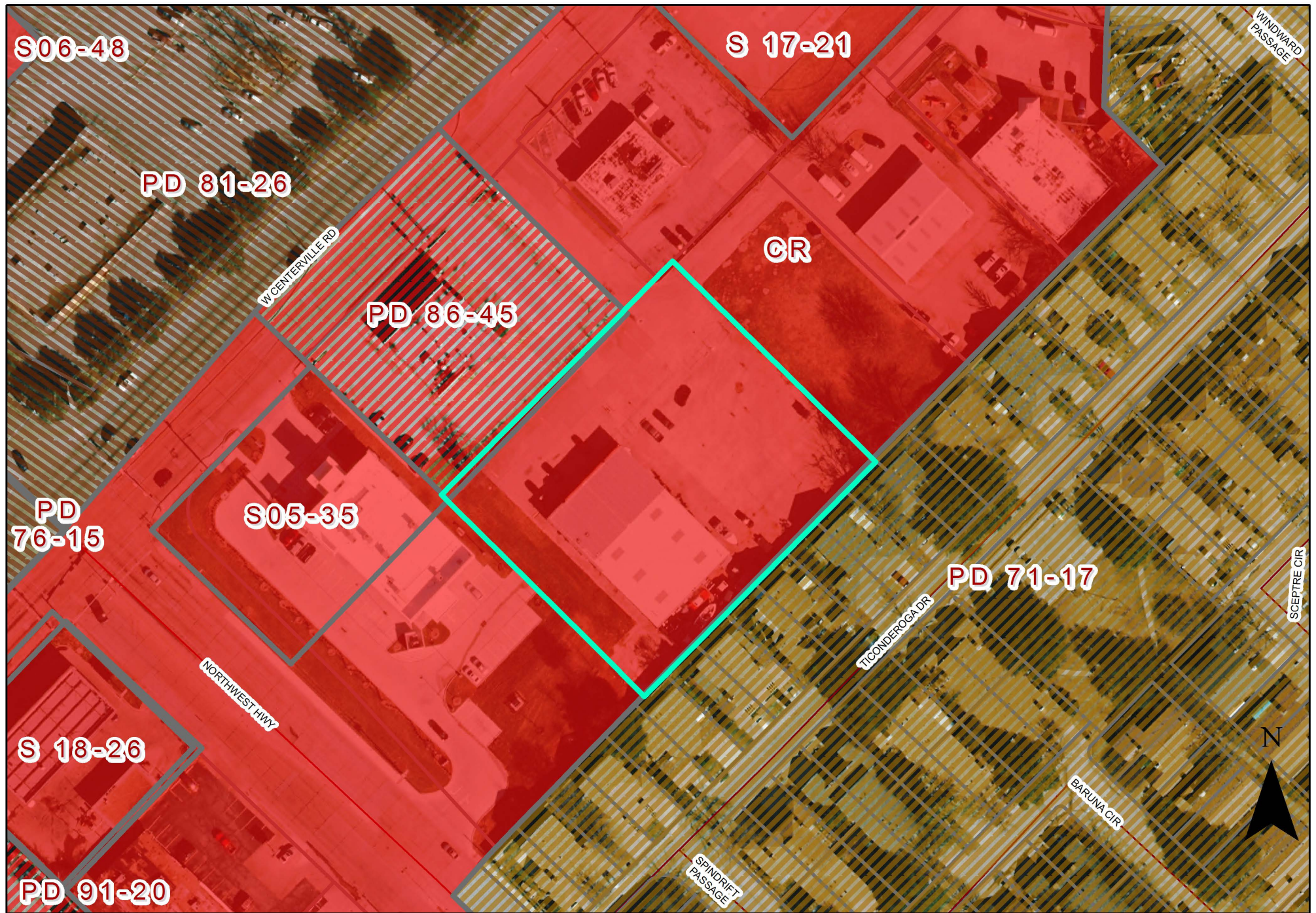
CITY COUNCIL DATE: April 16, 2019

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 75 150 Feet 1 inch = 98 feet	Zoning Map Z 19-02	 INDICATES AREA OF REQUEST
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Z 19-02



View of the subject property from West Centerville Road (behind Boston Market).



View of properties located to the west of the subject property



View of properties located to the north from the subject property.



View of properties located to the south from West Centerville Road.



GARLAND

Plan Commission

3.

Meeting Date: 03/25/2019

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: March 25, 2019
SUBJECT: New Development Applications

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

ZONING

1. Consideration of the application of **Platinum Storage & Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 80-32; 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 Use. 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 **Kimley-Horn**, requesting approval of an amendment to Planned Development (PD) District 16-35 for Mixed-Uses for 1) an amended Concept Plan, 2) an amended Trail Master Plan, 3) a Detail Plan and 4) a Landscape Variance for development of a Restaurant (full service restaurant). This property is located at 4595 North Garland Avenue. (District 7) (File Z 19-04)
6. Consideration of the application of **RPGA Design Group, Inc. - Architects**, requesting approval of a Change in Zoning from Planned Development (PD) District 83-39 for Residential Uses and Agricultural (AG) District to Community Retail (CR) District. This property is located at 1501 Rowlett Road. (District 3) (File Z 19-05)
7. Consideration of the application of **Tavacon, LLC**, requesting approval of an amendment to Planned Development (PD) District 13-28 for Shopping Center Uses for 1) an amended Concept Plan, 2) a Detail Plan and 3) a Specific Use Provision for a Carwash Automated/Rollover. This property is located at 2620 Arapaho Road. (District 7) (File Z 19-06)