



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION -REMOTE MEETING- March 22, 2021 at 7:00 p.m.

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the Plan Commission will hold this meeting by internet/telephonic remote means on Monday, March 22, 2021 at 7:00 p.m.

The meeting will be broadcasted by webinar or telephone at the following URL (registration is required):

https://garlandtx.zoom.us/webinar/register/WN_LhiSIQUpSxGnfzELmrsnVA

After registering, you will receive a confirmation email containing information about joining the webinar.

For those without internet access to the meeting, a dial-in option is available. The toll-free numbers are:

**877-853-5247
888-788-0099**

Additionally, the meeting may be accessed by phone at the following numbers:

**346-248-7799
470-250-9358
470-381-2552**

The Meeting ID is: 931 1923 0111

For participants (online and by phone) who wish to speak on an item on the agenda, you

must use the “raise hand” feature in order to be recognized.

Those joining the meeting by phone may press *9 to raise your hand. After speaking, please re-mute your phone by pressing *6.

The meeting will also be recorded and made available online at www.garlandtx.gov.

If the Plan Commission adjourns into executive session during this meeting, the executive session will be conducted by teleconference between and among the members of the Plan Commission and relevant City staff. Public access to that call is prohibited by State law.

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for March 8, 2021.

2. PLATS

- a. P 21-11 Rowlett Plaza Final Plat

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 **Rodolfo V. Herrera Elizalde**, requesting approval of a Change in Zoning from Single Family-7 (SF-7) District to a Planned Development (PD) District for Single Family-7 Uses. This property is located at 1544 Flores Drive. (District 5) (File Z 21-02 - Zoning)
- b. Consideration of the application of **Rodolfo V. Herrera Elizalde**, requesting approval of a Specific Use Provision for a Guest House on a property zoned Single Family-7 (SF-7) District. This property is located at 1544 Flores Drive. (District 5) (File Z 21-02 - Specific Use Provision)
- c. Consideration of the application of **Rodolfo V. Herrera Elizalde**, requesting approval of a Detail Plan for a Guest House. This property is located at 1544 Flores Drive. (District 5) (File Z 21-02 - Plan)
- d. Consideration of the application of **Alliance Architects, Inc.**, requesting approval of a Specific Use Provision for a High Risk Use on a property zoned Industrial (IN) District. This property is located at 1600 South Jupiter Road. (District 6) (File Z 21-03 - Zoning)
- e. Consideration of the application of **Alliance Architects, Inc.**, requesting approval of a Plan for a High Risk Use. This property is located at 1600 South Jupiter Road. (District 6) (File Z 21-03 - Plan)
- f. Consideration of the application of **MVAH Partners**, requesting approval of a Change in Zoning from Community Office (CO) District and Industrial (IN) District to Multi-Family (MF) District. This property is located at 1102 North Shiloh Road. (District 8) (File Z 21-04 - Zoning)
- g. Consideration of the application of **Good Samaritans of Garland**, requesting approval of a Major Waiver to allow the construction of a 2,700 square-foot building for an existing Social Service Facility / Agency on a property zoned Downtown (DT) District, InTown Residential Sub-District. This property is located at 212 and 214 North Twelfth Street. (District 2) (File DD 20-03 - Downtown Development) **(The applicant requests postponement to the April 12, 2021 Plan Commission Meeting).**
- h. Consideration of the application of **Good Samaritans of Garland**, requesting approval of a Plan for a 2,700 square-foot building with storage, restrooms and office space. This property is located at 212 and 214 North Twelfth Street. (District 2) (File DD 20-03 - Plan) **(The applicant requests postponement to the April 12, 2021 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: 03/22/2021

Item Title: Plan Commission Minutes for March 8, 2021

Summary:

Consider approval of the Plan Commission Minutes for March 8, 2021.

Attachments

Plan Commission Minutes for March 8, 2021

Minutes of the Garland Plan Commission Meeting

Due to the COVID-19 mandated guidelines and to conform with social distancing requirements, the Plan Commission meeting was held via teleconferencing. The meeting was broadcast live on the City's Website (<https://www.garlandtx.gov/721/CGTV---Government-Access-Television>), through local cable (Channel 16 (Spectrum), Channel 44 (Frontier) and Channel 99 (AT&T U-verse)).

The Plan Commission of the City of Garland met in regular session on Monday, March 8, 2021 at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

Chairman	Scott Roberts
1 st Vice Chairman	Christopher Ott
2 nd Vice Chairman	Douglas Williams
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Mike Rose

STAFF PRESENT

Assistant City Manager	Judson Rex
First Assistant City Attorney	Brian England
Sr. Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie

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 Rose to **approve** the Consent Agenda as presented, seconded by Commissioner Edwards. **Motion carried: 9 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of Minutes for the February 22, 2021 meeting.

2a. APPROVED** P 21-06 Escarcega Addition Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

MISCELLANEOUS

- 3a. Introduction of Judson Rex, Assistant City Manager for Development.

ZONING

- 4a. **APPROVED** Consideration of the application of **II Stephens Development, LLC**, requesting approval of 1) a Change in Zoning from Single-Family-10 (SF-10) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver. This property is located at 2040 West Miller Road. (District 5) (File Z 20-42 - Zoning)

Kira Wauwie, Principal Planner, presented the staff report.

There was discussion between the Plan Commission and Ms. Wauwie regarding property ownership, amenities, homeowner's association requirements, traffic, and proposed housing density.

The applicant speakers include:

Eugene Middleton 2785 Rockbrook Drive, Suite 105, Lewisville, TX

Jesty Varughese, 102 Big Bend Circle, Sunnyvale, TX

Puthuvelil Johnson, 227 Elizabeth Trail, Murphy, TX

Bill Travis, 1700 Alma Drive, #310, Plano, TX

Sabuson George, 2266 Arapaho Road, Garland, TX

Mr. Middleton was available for questions. There were no immediate questions of this applicant.

Citizens speaking in opposition raised concerns regarding property ownership, traffic, property devaluation, and public safety:

Stephen Thomas, 1110 Burnett Court, Garland, TX

Shane Sparks, 1928 Hilltop Drive, Garland, TX

Anayeli Ramirez, 1908 Melody Lane, Garland, TX

Angela Davis, 2036 Sherwood Drive, Garland, TX

Justin Philip, 2348 Shoreham Circle, Lewisville, TX

Holli Sanborn, 2402 Ridgecrest, Garland, Texas, spoke in support of the request and appreciated the developers reaching out to the surrounding neighbors.

There was discussion between Rick Ellis, 15725 N. Dallas Parkway, Suite 300 Addison, TX, representing the

developer, and the Plan Commission regarding the development and amenities.

Chairman Roberts read into the record the opposition from William Stevens: "My residence is 2134 Ridgecrest Drive. Unless the alleyway is paved and speed humps are installed on Ridgecrest Drive, Lakemere Drive, and Morningside Drive prior to construction, I am opposed. Our house was damaged in a traffic accident on 5-24-2020 to the tune of \$168,610.81. Additional traffic to and from the neighborhood schools is going to cause more problems. Without these additions included, I am opposed to this density and development."

There were additional discussions with the applicant regarding traffic concerns, homeowner's association management, development quality and density, amenities, and a flood plain study.

Commissioner Dalton spoke in opposition to the request.

Motion was made by Commissioner Welborn to **close** the public hearing and open for discussion. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays**

There was discussion among the Plan Commission regarding the proposed housing type being proposed, density, traffic circulation, and amenity additions.

Commissioners spoke both in support of and in opposition to the request.

Motion was made by Commissioner Welborn to **approve** the Planned Development per staff recommendation with the provision that proper documentation is provided to the Planning Department authorizing the listed applicant to sign the application; benches, tables, and amenities are provided; and the developer provide an appropriate transition between neighborhoods. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays**

4b. APPROVED

Consideration of the application of **II Stephens Development, LLC**, requesting approval of a Detail Plan for Single-Family Detached Homes. This property is located at 2040 West Miller Road. (District 5) (File Z 20-42 - Detail Plan)

Motion was made by Commissioner Welborn to **approve** the Detail Plan per staff recommendation with the provision that proper documentation is provided to the Planning Department authorizing the listed applicant to sign the application; benches, tables, and amenities are provided; and the developer provide an appropriate transition between

neighborhoods. Seconded by Commissioner Williams.
Motion carried: 9 Ayes, 0 Nays

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 8:33 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 03/22/2021

Item Title: P 21-11 Rowlett Plaza Final Plat

Summary:

P 21-11 Rowlett Plaza Final Plat

Attachments

P 21-11 Rowlett Plaza Final Plat Report and Attachments

Planning Report

File No: P 21-11/District 3

Agenda Item:

Meeting: Plan Commission

Date: March 22, 2021



GARLAND

TEXAS MADE HERE

FINAL PLAT

Rowlett Plaza Final Plat

LOCATION

1501 Rowlett Road

ZONING

Community Retail (CR) District

NUMBER OF LOTS

One (1)

ACREAGE

0.959 Acres

BACKGROUND

The applicant requests to establish one (1) lot for future development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

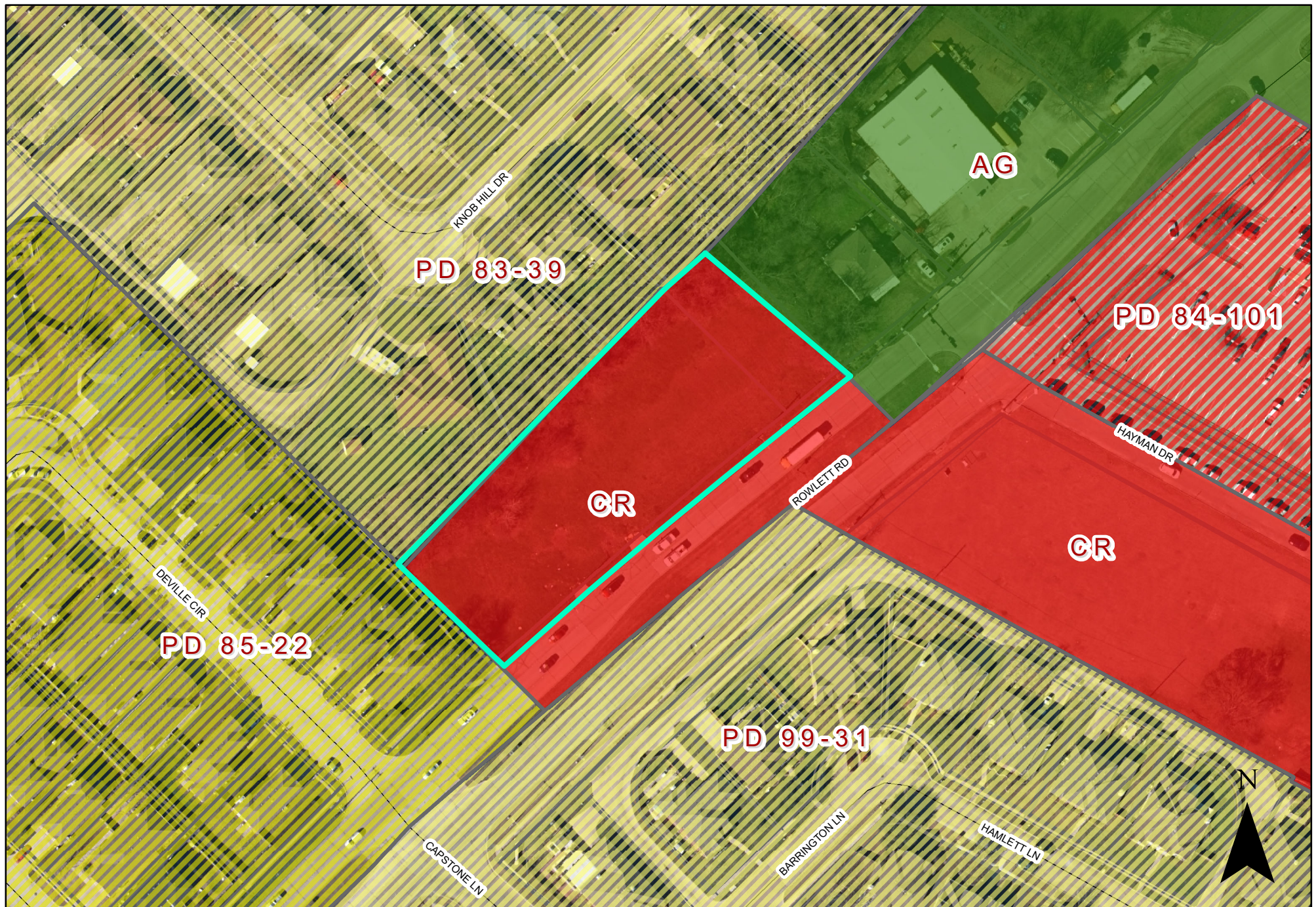
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning and Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



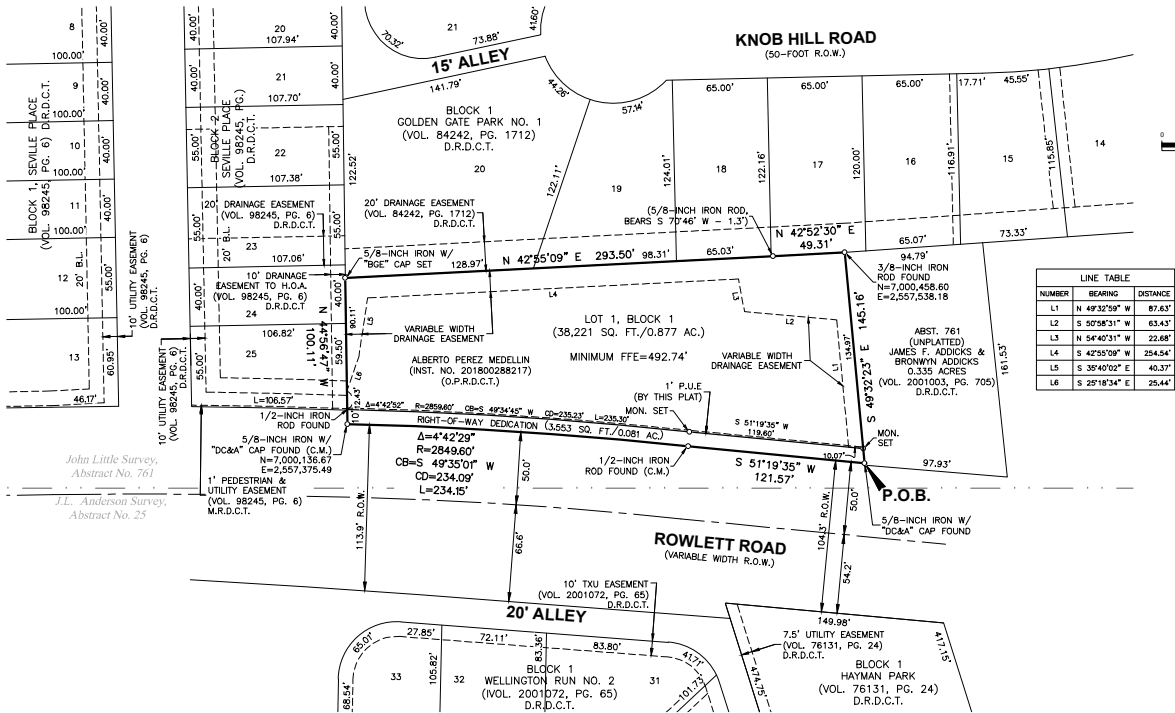
0 60 120 Feet
1 inch = 96 feet

Plat Map P 21-11



INDICATES AREA
OF REQUEST

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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Alberto Perez Medellin is the owner of a 0.959 acre (41,774 square foot) tract of land situated in the John Little Survey, Abstract No. 761, in the City of Garland, Dallas County, Texas; being all of that tract of land described in General Warranty Deed with Vendor's Lien to Alberto Perez Medellin as recorded in instrument Number 20180028217 of the Official Public Records of Dallas County, Texas; said 0.959 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with yellow "DC&A" cap found at the east corner of said Medellin tract; said point being in the northwest right-of-way line of Rowlett Road (variable-width right-of-way); said point being in the southwest line of that tract of land described in Warranty Deed with Vendor's Lien to James F. Addicks and Brownyn Addicks as recorded in Volume 2001003, Page 705 of the Deed Records of Dallas County, Texas;

THENCE, South 51 degrees 19 minutes 35 seconds West, with the southeast line of said Medellin tract and the northwest line of said Rowlett Road, a distance of 121.57 feet to a 1/2-inch iron rod found for corner; said point being the beginning of a non-tangent curve to the left;

THENCE, in a southwesterly direction, continuing with the southeast line of said Medellin tract and the northwest line of said Rowlett Road along said curve to the left, having a central angle of 04 degrees 42 minutes 29 seconds, a radius of 2,843.60 feet, a chord bearing and distance of South 49 degrees 35 minutes 01 seconds West, 234.09 feet, and an arc distance of 234.15 feet to a 5/8-inch iron rod with yellow "DC&A" cap found at the south corner of said Medellin tract;

THENCE, North 42 degrees 55 minutes 09 seconds East, at a distance of 10.00 feet passing a 1/2-inch iron rod found for the most easterly corner of Seville Place, an addition to the City of Garland according to the plat recorded in Volume 98245, Page 6 of said Deed Records, continuing a distance of 100.11 feet to a 5/8-inch iron rod with yellow "BGE" cap set at the west corner of said Medellin tract; said point being the south corner of Lot 20, Block 1, Golden Gate Park No. 1, an addition to the City of Garland according to the plat recorded in Volume 84242, Page 1712 of said Deed Records;

THENCE, North 42 degrees 55 minutes 09 seconds East, departing the northeast line of said Seville Place and with the southeast line of said Golden Gate Park No. 1, a distance of 293.50 feet to an angle point for corner, from said point a 5/8-inch iron rod found bears South 70 degrees 46 minutes West, a distance of 1.3 feet;

THENCE, North 42 degrees 52 minutes 30 seconds East, continuing with said southeast line of Golden Gate Park No. 1, a distance of 49.31 feet to a 3/8-inch iron rod found at the north corner of said Medellin tract; said point being the west corner of said Addicks tract;

THENCE, South 49 degrees 32 minutes 23 seconds East, with the northeast line of said Medellin tract and the southwest line of said Addicks tract, a distance of 145.16 feet to the POINT OF BEGINNING; and containing an area of 0.959 acres or 41,774 square feet of land, more or less.

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That Alberto Perez Medellin, the owner of the property described in this plat does hereby adopt this plat, designating the property as **ROWLETT PLAZA**, an addition to the City of Garland, Dallas County, Texas; and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of piling on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick-up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the ground or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

The City reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and are subject to change.

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS, my hand at Garland, Texas, this _____ day of _____, 2021.

By:

Alberto Perez Medellin, Owner

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared Alberto Perez Medellin, 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 the _____ day of _____, 2021.

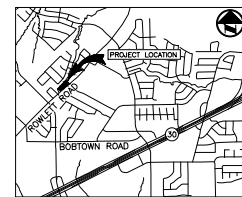
Notary Public for and in the State of Texas

My commission expires:

SPACE RESERVED FOR COUNTY RECORDING LABEL

LEGEND

MON SET 3/4" ALUMINUM DISK ON 5/8" REBAR SET
STAMPED "ROWLETT PLAZA-2021"
C.M. CONTROLLING MONUMENT
D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
H.O.A. HOMEOWNERS ASSOCIATION
INST. INSTRUMENT
NO. NUMBER
PG. PAGE
P.O.B. POINT OF BEGINNING
P.U.E. PEDESTRIAN AND UTILITY EASEMENT
VOL. VOLUME



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES:

- Bearings are based on property corners found using the Texas Coordinate System of 1983, North Central Zone 4202, North American Datum of 1983, adjustment realization 2011, and with observation made on City of Garland Control Monument GPS 087.
- Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.
- Each lot corner is monumented by a 5/8" iron rod with yellow "BGE" cap unless denoted otherwise.
- All easements shown hereon are dedicated by this plat unless specifically noted otherwise by instrument recording information.
- The purpose of this plat is to create a legal lot of this zoned Community retail tract.
- Site elevations are based on City of Garland Control Monument GPS 087 with published elevation of 496.74', North American Vertical Datum of 1988 (NAVD88).
- The minimum finished floor elevation will be based on the 100yr WSE to the northern channel at an elevation of 490.74'. The minimum finished floor shall be 2' above this elevation at 492.74', NAVD88.

SURVEYOR'S STATEMENT

I, René Silvas, 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 City of Garland Development Code. I further affirm that monumentation shown hereon was either found or placed as described hereon 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 _____, 2021.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document, release date 02/15/2021.

René Silvas
Texas Registered Professional Land Surveyor No. 5921



STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared René Silvas, 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 the _____ day of _____, 2021.

Notary Public for and in the State of Texas

My commission expires:

Approved and accepted for the City of Garland this _____ day of _____, 2021 by the Plan Commission of the City of Garland, Texas.

Director of Planning

Chairman of Plan Commission

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.

FINAL PLAT
ROWLETT PLAZA
LOT 1, BLOCK 1
JOHN LITTLE SURVEY, ABSTRACT NO. 761
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 191112-2

OWNER

ALBERTO PEREZ MEDELLIN
827 Southwest Trail
Rowlett, Texas 75082

SURVEYOR

BGE, Inc.
500 West 7th St., Suite 1800, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TPLS Registration No. 10194418
Copyright 2019
Contact: René Silvas, R.P.L.S.
Telephone: (817) 752-4183 Email: rsilvas@bgeinc.com



GARLAND

Plan Commission

3. a.

Meeting Date: 03/22/2021

Item Title: Z 21-02 Rodolfo V. Herrera Elizalde - Zoning (District 5)

Summary:

Consideration of the application of **Rodolfo V. Herrera Elizalde**, requesting approval of a Change in Zoning from Single Family-7 (SF-7) District to a Planned Development (PD) District for Single Family-7 Uses. This property is located at 1544 Flores Drive. (District 5) (File Z 21-02 - Zoning)

Attachments

Z 21-02 Rodolfo V. Herrera Elizalde (Zoning) Report and Attachments

Planning Report

File No: Z 21-02/District 5

Agenda Item:

Meeting: Plan Commission

Date: March 22, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses.

Approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District.

Approval of a Detail Plan for a Guest House on a property zoned Single-family-7 (SF-7) District.

LOCATION

1544 Flores Drive

APPLICANT

Rodolfo V. Herrera Elizalde

OWNER

Nemesio Vasquez

BACKGROUND

This site is zoned Single-Family-7 (SF-7) District and is developed with a single-family dwelling. The applicant intends to build a Guest House. The Guest House, if approved, would be located behind the primary house. The proposed Guest House requires a Specific Use Provision. Additionally, the applicant requests to establish a Planned Development (PD) District to exceed the maximum building area for a Guest House.

SITE DATA

The site contains approximately 0.415 acres with approximately ninety (90) lineal feet of frontage along Flores Drive. The property has access from Flores Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Single-Family (SF-7) District which allows single-family residential use. The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. Further, the SF-7 District allows a Guest House with approval of a Specific Use Provision through a public hearing by Plan Commission and City Council.

CONSIDERATIONS

1. **Detail Plan:** The applicant proposes a 698-square foot Guest House, to be located behind the primary house. The primary house is 1,309 square feet.

The Garland Development Code (GDC) defines Guest House as an incidental, on-site dwelling unit that is either attached or detached from the primary residential structure, is used for temporary occupancy by guests or relatives of the owners of the property, is not for rent, is incidental to the main structure (the building area does not exceed thirty (30) percent of the floor area of the main structure), and is not involved in the conduct of a business.

Per the definition, the Guest House area cannot exceed more than thirty (30%) percent of the primary structure footprint. Therefore, the maximum area allowed is 393 square feet. The applicant requests to deviate from the maximum requirement and allow the Guest House to be 698 square feet.

2. **Parking:** The GDC establishes a parking ratio of one (1) space for the Guest House and two (2) enclosed spaces for the proposed single-family home. The site plan (Exhibit C in the Plan item) shows a total of three (3) parking spaces. The driveway to the northeast will be paved to meet technical requirements.
3. **Building Design:** The design of the building complies with the applicable building design regulations of GDC.
4. **Specific Use Provision:** The applicant requests a Specific Use Provision to be valid for an indefinite time period.
5. **Summary Table:**

Development Standards	Required (maximum allowed)	Proposed	Applicant's Justification
Building Area	393 SF	698 SF	The applicant would like to build a larger Guest House for relatives.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing.

Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential

uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east, south and west are zoned Single-Family-7 (SF-7) District and they are developed with single-family detached homes.

STAFF RECOMMENDATION

It is recommended that the proposed Guest House conform to the GDC maximum square footage requirement, thus eliminating the need for a Planned Development (PD) District. Therefore, staff recommends:

Denial of a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses; and

Approval of a Specific Use Provision for a Guest House Use on a property zoned Single-Family-7 (SF-7) District.

Approval of a Plan for a Guest House on a property zoned Single-Family-7 (SF-7) District, subject to conformance with the Garland Development Code (GDC) maximum square footage requirement for Guest Houses.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD and SUP Conditions
- iii. Photos

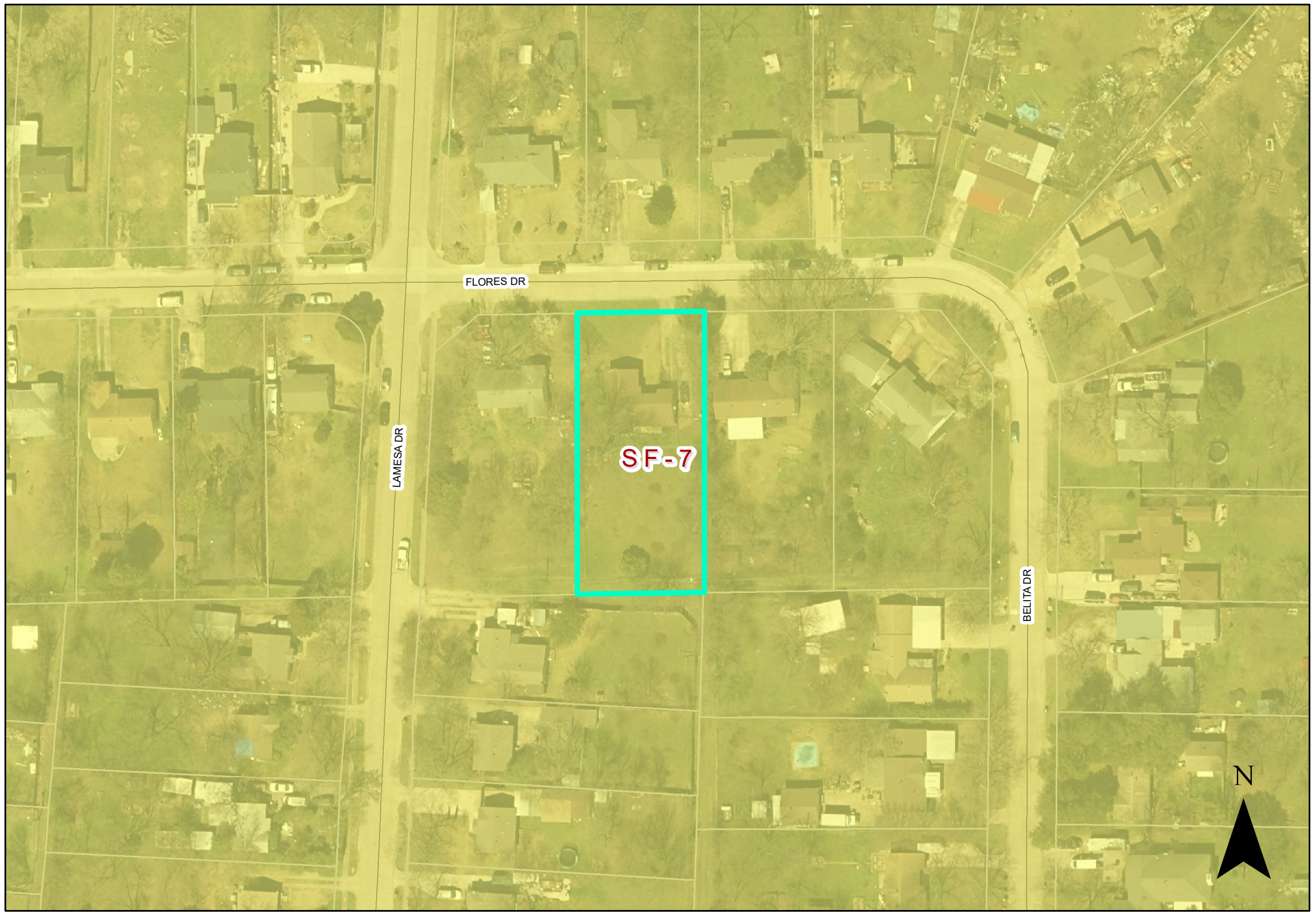
CITY COUNCIL DATE: April 20, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 60 120 Feet
1 inch = 89 feet

Zoning Map Z 21-02



INDICATES AREA
OF REQUEST

Z 21-02



View of the proposed location of the Guest House



Looking at the subject property from Flores Drive



Looking north of the subject property



Looking east of the subject property



GARLAND

Plan Commission

3. b.

Meeting Date: 03/22/2021

Item Title: Z 21-02 Rodolfo V. Herrera Elizalde - Specific Use Provision (District 5)

Summary:

Consideration of the application of **Rodolfo V. Herrera Elizalde**, requesting approval of a Specific Use Provision for a Guest House on a property zoned Single Family-7 (SF-7) District. This property is located at 1544 Flores Drive. (District 5) (File Z 21-02 - Specific Use Provision)

Attachments

Z 21-02 Rodolfo V. Herrera Elizalde (Specific Use Provision) Report and Attachments

Planning Report

File No: Z 21-02/District 5

Agenda Item:

Meeting: Plan Commission

Date: March 22, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses.

Approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District.

Approval of a Detail Plan for a Guest House on a property zoned Single-family-7 (SF-7) District.

LOCATION

1544 Flores Drive

APPLICANT

Rodolfo V. Herrera Elizalde

OWNER

Nemesio Vasquez

BACKGROUND

This site is zoned Single-Family-7 (SF-7) District and is developed with a single-family dwelling. The applicant intends to build a Guest House. The Guest House, if approved, would be located behind the primary house. The proposed Guest House requires a Specific Use Provision. Additionally, the applicant requests to establish a Planned Development (PD) District to exceed the maximum building area for a Guest House.

SITE DATA

The site contains approximately 0.415 acres with approximately ninety (90) lineal feet of frontage along Flores Drive. The property has access from Flores Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Single-Family (SF-7) District which allows single-family residential use. The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. Further, the SF-7 District allows a Guest House with approval of a Specific Use Provision through a public hearing by Plan Commission and City Council.

CONSIDERATIONS

1. **Detail Plan:** The applicant proposes a 698-square foot Guest House, to be located behind the primary house. The primary house is 1,309 square feet.

The Garland Development Code (GDC) defines Guest House as an incidental, on-site dwelling unit that is either attached or detached from the primary residential structure, is used for temporary occupancy by guests or relatives of the owners of the property, is not for rent, is incidental to the main structure (the building area does not exceed thirty (30) percent of the floor area of the main structure), and is not involved in the conduct of a business.

Per the definition, the Guest House area cannot exceed more than thirty (30%) percent of the primary structure footprint. Therefore, the maximum area allowed is 393 square feet. The applicant requests to deviate from the maximum requirement and allow the Guest House to be 698 square feet.

2. **Parking:** The GDC establishes a parking ratio of one (1) space for the Guest House and two (2) enclosed spaces for the proposed single-family home. The site plan (Exhibit C in the Plan item) shows a total of three (3) parking spaces. The driveway to the northeast will be paved to meet technical requirements.
3. **Building Design:** The design of the building complies with the applicable building design regulations of GDC.
4. **Specific Use Provision:** The applicant requests a Specific Use Provision to be valid for an indefinite time period.
5. **Summary Table:**

Development Standards	Required (maximum allowed)	Proposed	Applicant's Justification
Building Area	393 SF	698 SF	The applicant would like to build a larger Guest House for relatives.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing.

Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential

uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east, south and west are zoned Single-Family-7 (SF-7) District and they are developed with single-family detached homes.

STAFF RECOMMENDATION

It is recommended that the proposed Guest House conform to the GDC maximum square footage requirement, thus eliminating the need for a Planned Development (PD) District. Therefore, staff recommends:

Denial of a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses; and

Approval of a Specific Use Provision for a Guest House Use on a property zoned Single-Family-7 (SF-7) District.

Approval of a Plan for a Guest House on a property zoned Single-Family-7 (SF-7) District, subject to conformance with the Garland Development Code (GDC) maximum square footage requirement for Guest Houses.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD and SUP Conditions
- iii. Photos

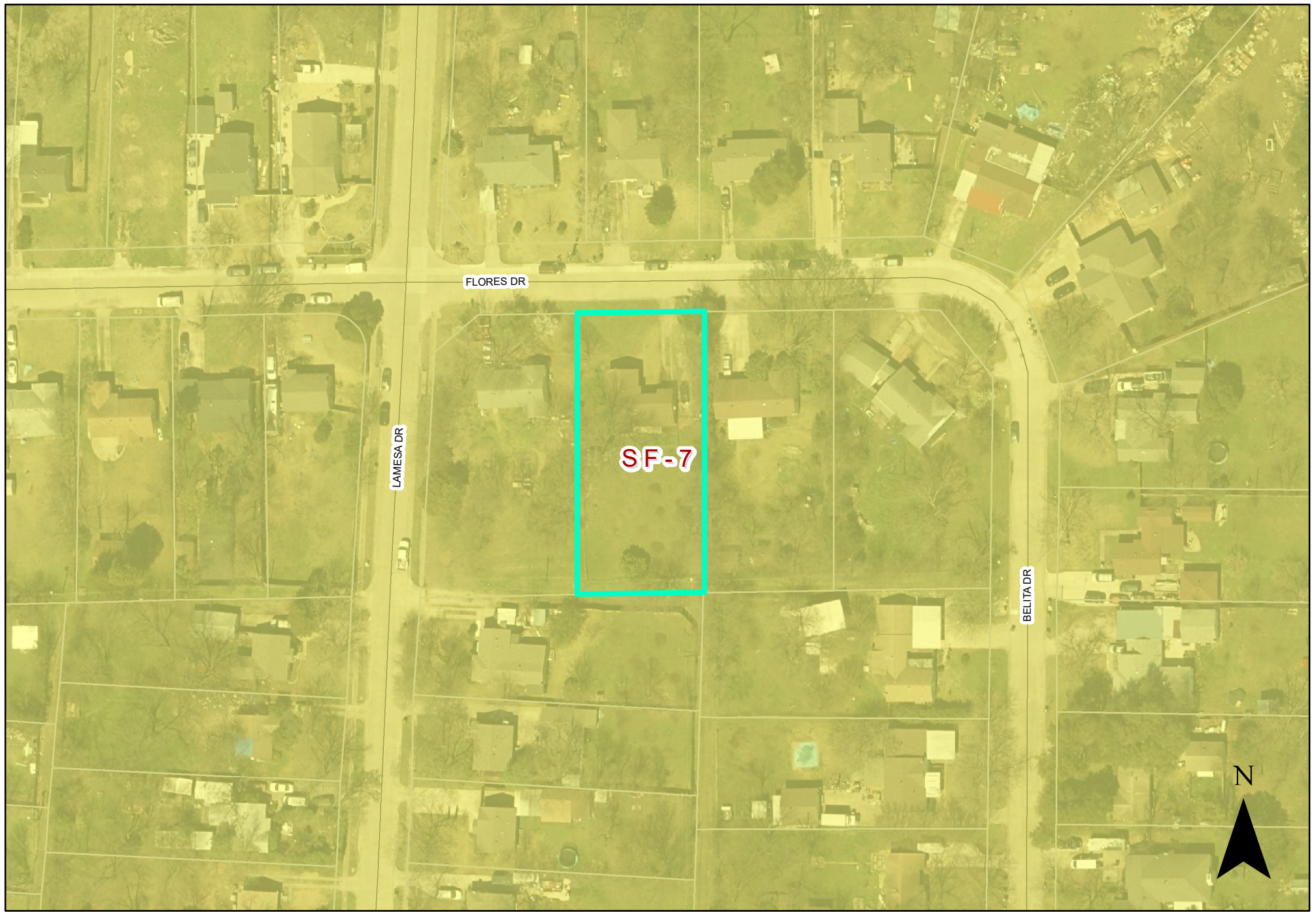
CITY COUNCIL DATE: April 20, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 60 120 Feet
1 inch = 89 feet

Zoning Map Z 21-02



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-02

1544 Flores Drive

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for a Guest House.
- II. Statement of Effect:** This Planned Development 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 Single-Family-7 (SF-7) 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. Development Plans:

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit D. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

- A. Permitted Uses: Land Uses are permitted as in the Single-Family-7 (SF-7) District.
- B. Building Area: The maximum building area for the Guest House shall be 700 square feet.
- C. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.
- D. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit D.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-02

1544 Flores Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Guest House.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-7 (SF-7) 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.
- V. Development Plans:**
- Site Layout: The site shall be in general conformance with the approved Site Plan and Elevations labeled Exhibit C and Exhibit D. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.
- IV. Specific Use Provision:**
- E. SUP Time Period: The Specific Use Provision for a Guest House shall be in effect for an indefinite time period.

Z 21-02



View of the proposed location of the Guest House



Looking at the subject property from Flores Drive



Looking north of the subject property



Looking east of the subject property



GARLAND

Plan Commission

3. c.

Meeting Date: 03/22/2021

Item Title: Z 21-02 Rodolfo V. Herrera Elizalde - Plan (District 5)

Summary:

Consideration of the application of **Rodolfo V. Herrera Elizalde**, requesting approval of a Detail Plan for a Guest House. This property is located at 1544 Flores Drive. (District 5) (File Z 21-02 - Plan)

Attachments

Z 21-02 Rodolfo V. Herrera Elizalde (Plan) Report and Attachments

Planning Report

File No: Z 21-02/District 5

Agenda Item:

Meeting: Plan Commission

Date: March 22, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses.

Approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District.

Approval of a Detail Plan for a Guest House on a property zoned Single-family-7 (SF-7) District.

LOCATION

1544 Flores Drive

APPLICANT

Rodolfo V. Herrera Elizalde

OWNER

Nemesio Vasquez

BACKGROUND

This site is zoned Single-Family-7 (SF-7) District and is developed with a single-family dwelling. The applicant intends to build a Guest House. The Guest House, if approved, would be located behind the primary house. The proposed Guest House requires a Specific Use Provision. Additionally, the applicant requests to establish a Planned Development (PD) District to exceed the maximum building area for a Guest House.

SITE DATA

The site contains approximately 0.415 acres with approximately ninety (90) lineal feet of frontage along Flores Drive. The property has access from Flores Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Single-Family (SF-7) District which allows single-family residential use. The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. Further, the SF-7 District allows a Guest House with approval of a Specific Use Provision through a public hearing by Plan Commission and City Council.

CONSIDERATIONS

1. **Detail Plan:** The applicant proposes a 698-square foot Guest House, to be located behind the primary house. The primary house is 1,309 square feet.

The Garland Development Code (GDC) defines Guest House as an incidental, on-site dwelling unit that is either attached or detached from the primary residential structure, is used for temporary occupancy by guests or relatives of the owners of the property, is not for rent, is incidental to the main structure (the building area does not exceed thirty (30) percent of the floor area of the main structure), and is not involved in the conduct of a business.

Per the definition, the Guest House area cannot exceed more than thirty (30%) percent of the primary structure footprint. Therefore, the maximum area allowed is 393 square feet. The applicant requests to deviate from the maximum requirement and allow the Guest House to be 698 square feet.

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3. **Building Design:** The design of the building complies with the applicable building design regulations of GDC.
4. **Specific Use Provision:** The applicant requests a Specific Use Provision to be valid for an indefinite time period.
5. **Summary Table:**

Development Standards	Required (maximum allowed)	Proposed	Applicant's Justification
Building Area	393 SF	698 SF	The applicant would like to build a larger Guest House for relatives.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing.

Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential

uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east, south and west are zoned Single-Family-7 (SF-7) District and they are developed with single-family detached homes.

STAFF RECOMMENDATION

It is recommended that the proposed Guest House conform to the GDC maximum square footage requirement, thus eliminating the need for a Planned Development (PD) District. Therefore, staff recommends:

Denial of a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses; and

Approval of a Specific Use Provision for a Guest House Use on a property zoned Single-Family-7 (SF-7) District.

Approval of a Plan for a Guest House on a property zoned Single-Family-7 (SF-7) District, subject to conformance with the Garland Development Code (GDC) maximum square footage requirement for Guest Houses.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD and SUP Conditions
- iii. Photos

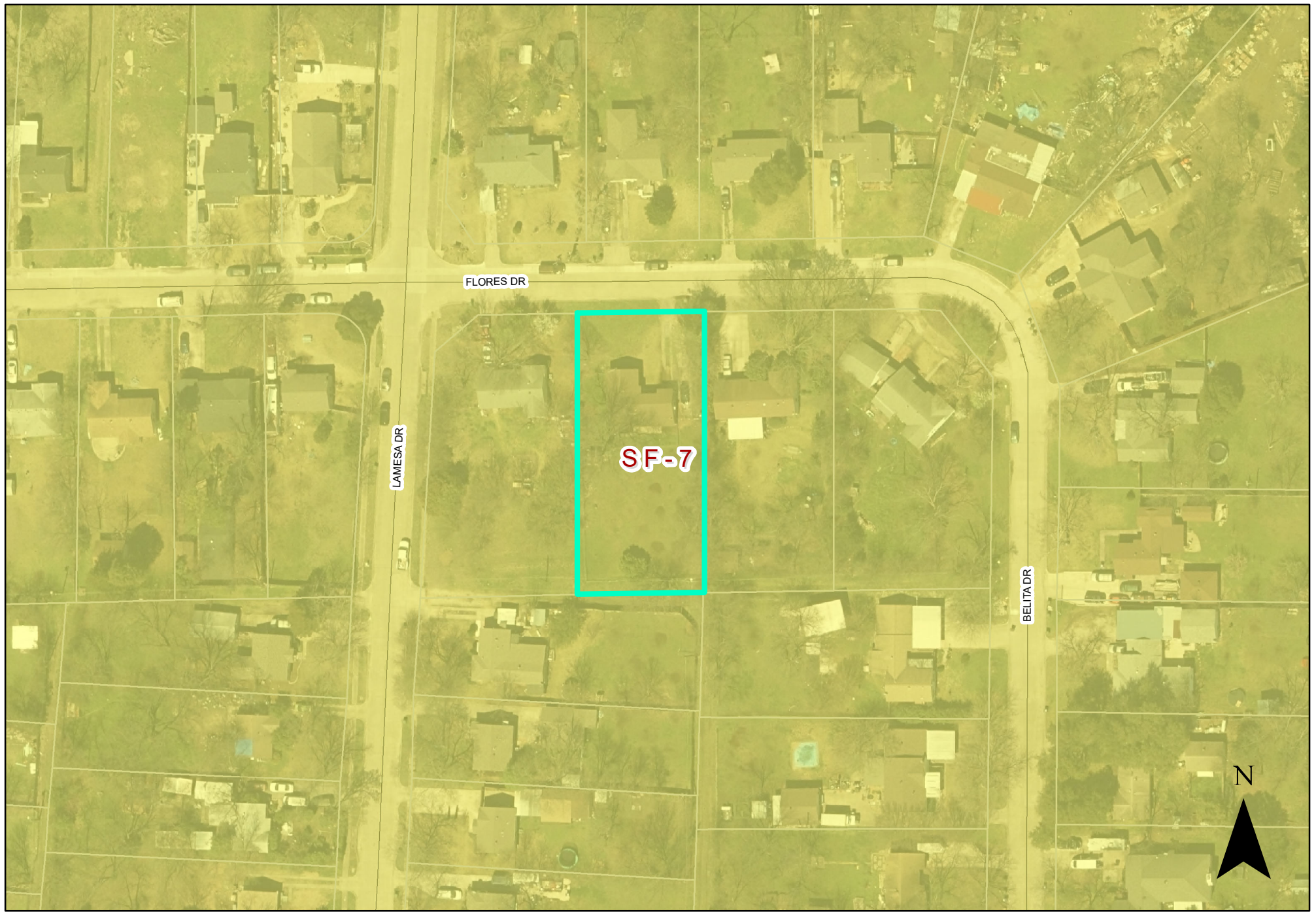
CITY COUNCIL DATE: April 20, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 60 120 Feet
1 inch = 89 feet

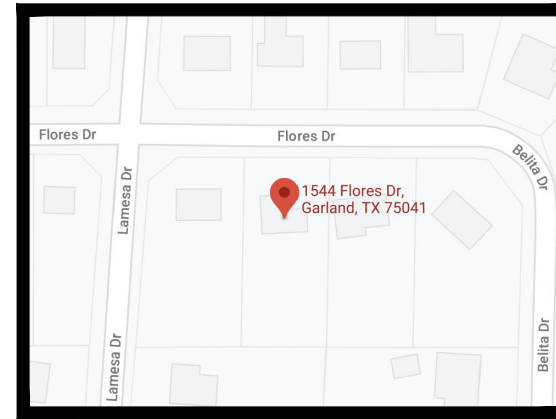
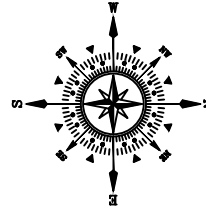
Zoning Map Z 21-02



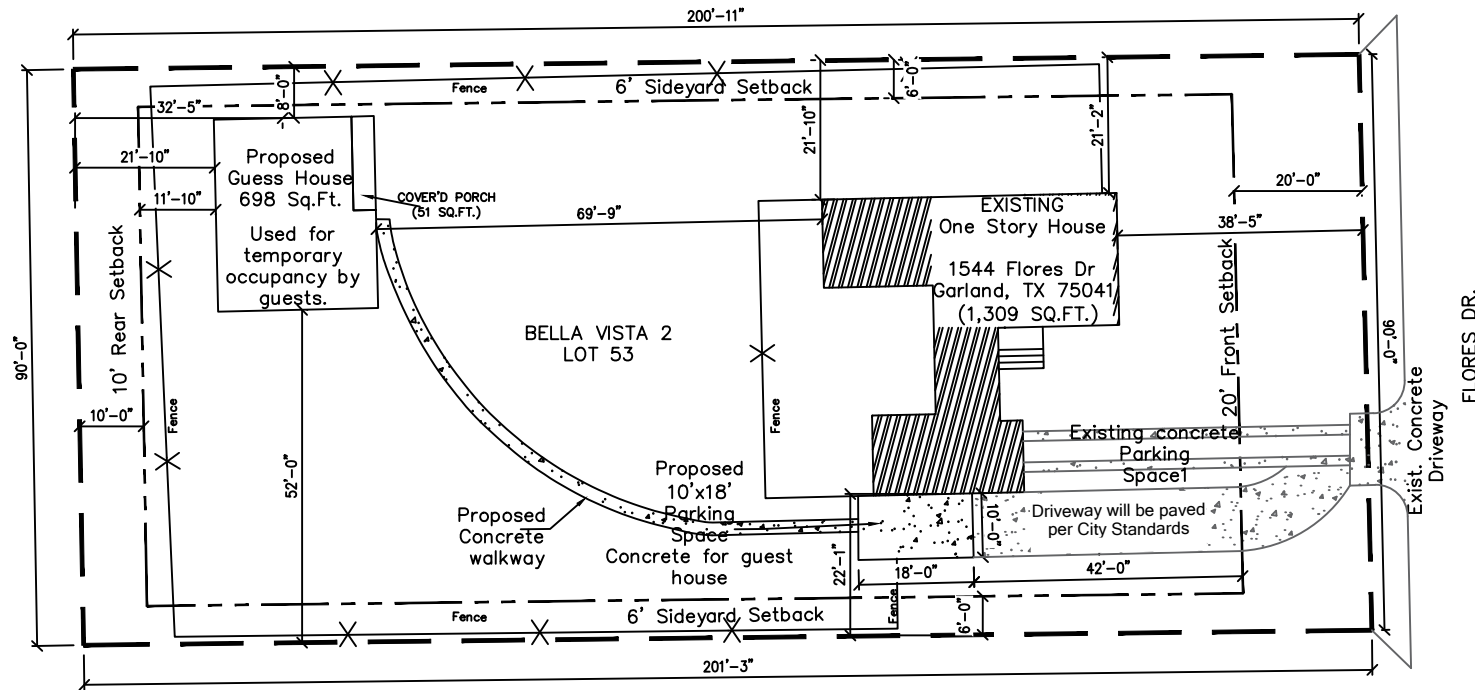
INDICATES AREA
OF REQUEST

EXHIBIT C

SQUARE FOOTAGE	
ONE STORY HOUSE	
EXISTING HOUSE (Living area 1)	1,309 SQ.FT.
PROP. GUESS HOUSE (Living area 2)	698 SQ.FT.
PROP. COVERED PORCH	51 SQ.FT.
TOTAL LIVING AREA	2,007 SQ.FT.
TOTAL COVERED AREA	2,058 SQ.FT.
LOTE SIZE	18,112 SQ.FT.
% OF LOT	11 %



VICINITY MAP
FOR REFERENCE ONLY



SITE PLAN
scale: 1"=0" = 30'-0"



**Civil
Projects**
Custom Homes

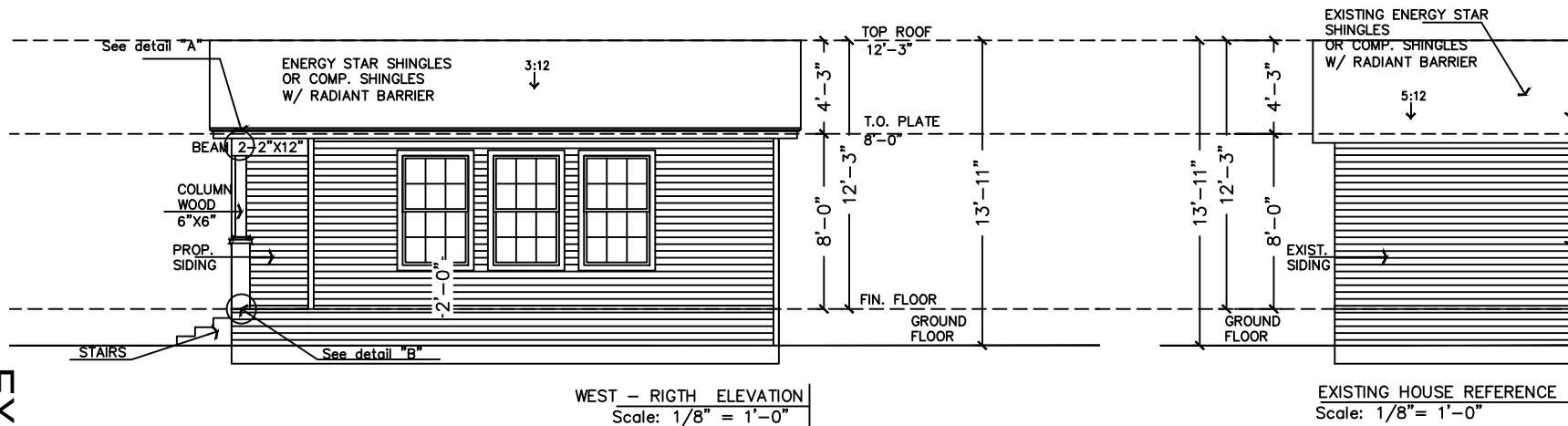
TEL: (214) 545-4534
info.civilprohomes@gmail.com

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, INCLUDING BUT NOT LIMITED TO, FOUNDATION, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING. ALL LOCAL, STATE, AND FEDERAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

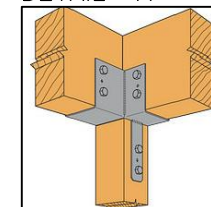
GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, CIVIL PROJECTS WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, REPRODUCTION, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

PROJECT ADDRESS	
1544 Flores Dr Garland, TX 75041	
LEGAL DESCRIPTION	
BELLA VISTA 2 LOT 53	
Scale	Date
1"=30'	02/08/2021
Sheet	Name Sheet
1	Site Plan

EXHIBIT D

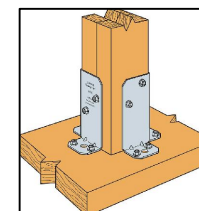


DETAIL "A"

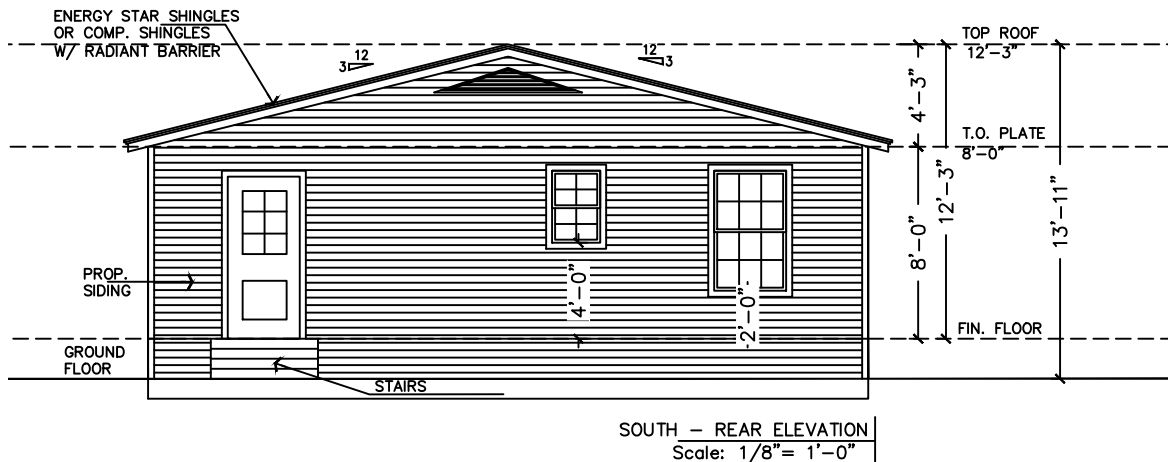


ECCL1666
COLUMN CAP

DETAIL "B"



RPBZ Retrofit
POST BASE



F

Civil
Projects
Custom Homes

TEL: (214) 545-4534
info.civilprohomed@gmail.com

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES FOR ALL STRUCTURAL REQUIREMENTS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, CIVIL PROJECTS WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, REPRODUCTION, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

PROJECT ADDRESS

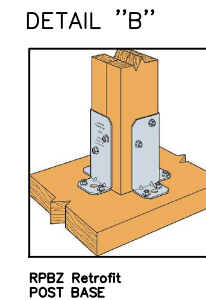
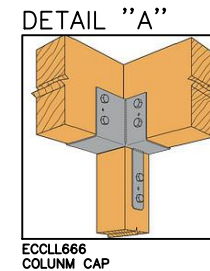
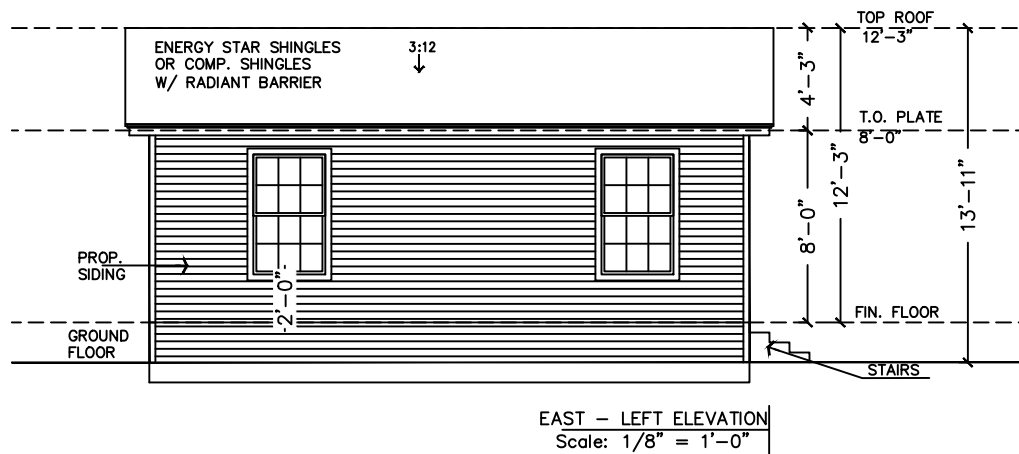
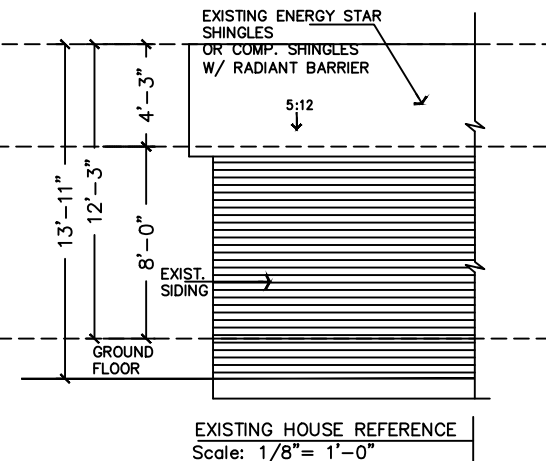
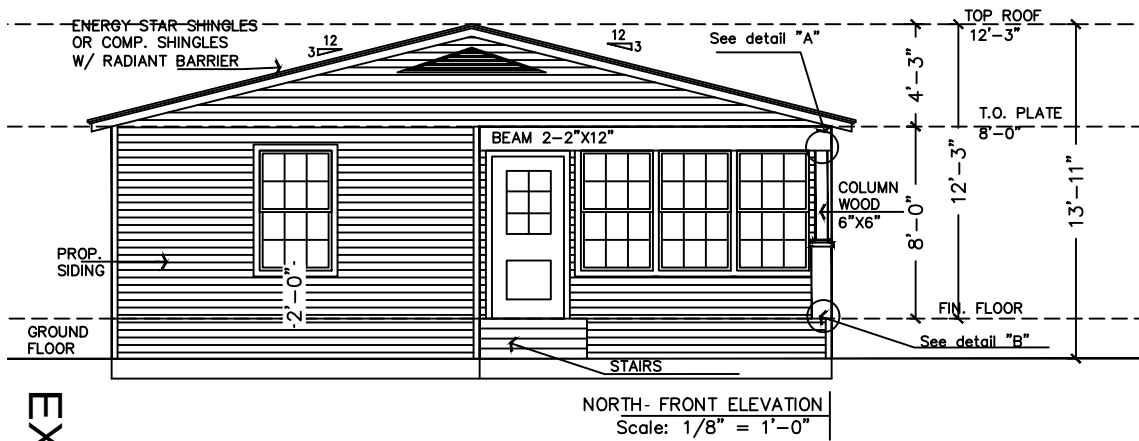
1544 Flores Dr
Garland, TX 75041

LEGAL DESCRIPTION

BELLA VISTA 2
LOT 53

Scale	Date
1/8"=1'-0"	02/08/2021
Sheet	Name Sheet
4	Proposed Elevation Plan

EXHIBIT D



Civil
Projects
Custom Homes

TEL. (214) 545-4534
info.civilprohomes@gmail.com

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, BUILDING DEPARTMENT, AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES, AND LOCAL ORDINANCES. THESE PLANS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, CIVIL PROJECTS WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACKING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

PROJECT ADDRESS

1544 Flores Dr
Garland, TX 75041

LEGAL DESCRIPTION

BELLA VISTA 2
LOT 53

Scale
1/8"=1'-0"

Date
02/08/2021

Sheet
4.1

Name Sheet
Proposed
Elevation
Plan

Z 21-02



View of the proposed location of the Guest House



Looking at the subject property from Flores Drive



Looking north of the subject property



Looking east of the subject property



GARLAND

Plan Commission

3. d.

Meeting Date: 03/22/2021

Item Title: Z 21-03 Alliance Architects, Inc. - Zoning (District 6)

Summary:

Consideration of the application of **Alliance Architects, Inc.**, requesting approval of a Specific Use Provision for a High Risk Use on a property zoned Industrial (IN) District. This property is located at 1600 South Jupiter Road. (District 6) (File Z 21-03 - Zoning)

Attachments

Z 21-03 Alliance Architects, Inc. (Zoning) Report and Attachments

Planning Report

File No: Z 21-03/District 6

Agenda Item:

Meeting: Plan Commission

Date: March 22, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of Specific Use Provision for High Risk Use on a property zoned Industrial (IN) District.

Approval of a Plan for a High Risk Use on a property zoned Industrial (IN) District.

LOCATION

1600 South Jupiter Road

APPLICANT

Alliance Architects, Inc.

OWNER

EcoLab

BACKGROUND

This property and abutting properties to the north and south were part of the Raytheon site. The former improvements were demolished and industrial buildings, parking and landscaping were built to for the purpose of new business operations.

The applicant, representing EcoLab, proposes to receive, store and distribute hand sanitizer in and out of the existing building at 1600 South Jupiter Road.

SITE DATA

The subject property is developed with an approximately 216,335 square-foot industrial building. The site contains approximately 11.947 acres with approximately 620 lineal feet of frontage along South Jupiter Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Industrial (IN) District which provides for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial (IN) District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

The applicant is proposing to receive, store and distribute hand sanitizer in an existing building. There is no manufacturing at this facility.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to operate a High Risk Use within an existing 216,335 square foot building. The applicant will receive, store and distribute hand sanitizer in and out of the existing building.
2. The facility would operate Monday through Friday from 8:00 a.m. to 12:30 a.m.
3. Parking is in compliance with the Garland Development Code (GDC). Additional parking is not required for the High Risk Use.
4. Landscaping currently exists on the site. Neither a building expansion nor a parking lot expansion is proposed with this request; therefore, new landscaping compliance is not triggered by this request.
5. High Risk Uses are defined by the Garland Development Code as any use which is determined to be of special health or safety hazard due to excessive and/or toxic fumes, smoke, gas, or dust; noise; vibration; or danger from fire, explosion or radiation and involves materials meeting the "degree of hazard-4" criteria of the Uniform Fire Code.
6. The Fire Department and Building Inspections Department have reviewed the request and have no objections with it being approved subject to compliance with all Fire and Building Codes. The subject property is required to have an annual inspection by the Fire Department.
7. The applicant is requesting approval of the Specific Use Provision: "until September 30, 2029 which is the length of EcoLab's current lease for this facility at 1600 South Jupiter Road".

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector. This proposal contributes to the industry employment sector as the functional activity proposed is a warehouse (receive and store products) and shipping (distribution) use.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned Industrial (IN) District. In addition, the property to the west is zoned Light Commercial (LC) District and is developed with restaurants and a fitness gym. The properties to the east, north and south are zoned Industrial (IN) District and are developed with distribution and manufacturing companies.

To the east of this site at 3330 Marquis Road is a property approved in 2020 for High Risk Use for storage and bottling of ethyl alcohol-based hand sanitizer. Another High Risk Use,

located at 3301 Miller Road, was approved in 2015 for fuel storage tanks in conjunction with a truck freight terminal. The nearest residential use is 3,800 feet (approximately $\frac{3}{4}$ of a mile) to the north along Jupiter Road.

STAFF RECOMMENDATION

Approval of a Specific Use Provision and Plan for a High Risk Use. The proposed operation will continue to be reviewed by the Fire Marshall's Office and is required to comply with the proposed conditions and requirements of the applicable Fire and Building codes.

ADDITIONAL INFORMATION

- i. Location Map
- ii. SUP Conditions
- iii. Photos

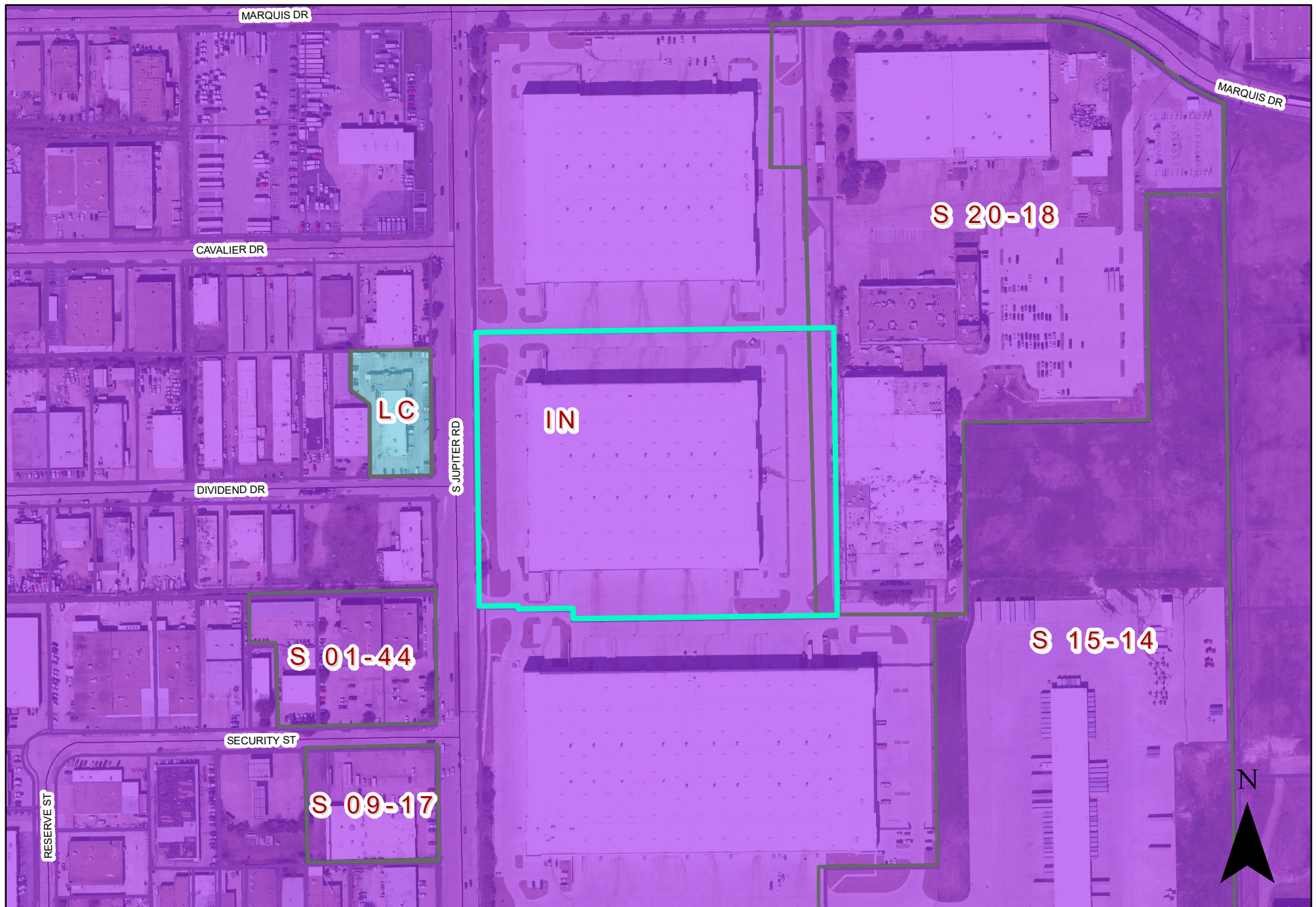
CITY COUNCIL DATE: April 6, 2021

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 200 400 Feet
1 inch = 285 feet

Zoning Map Z 21-03



INDICATES AREA
OF REQUEST

EXHIBIT B

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-03

1600 South Jupiter Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a High Risk Use on a property zoned Industrial (IN) District.
- 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 Industrial (IN) 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:** Development is to be in general conformance with the approved site plan and elevations labeled Exhibits C and D. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Conditions:**
 - A.** The High Risk Use authorized by this Specific Use Provision shall consist of Hand Sanitizer 80% Alcohol Antiseptic stored in a separate storage room from other materials in the facility. No other product or any greater volume of such product may be stored on the subject property without an amendment to this Specific Use Provision. All operations conducted under this Specific Use Provision shall comply fully with all applicable local, State, and Federal laws and regulations, including permitting and inspections requirements. The operator of the permitted premises shall, on no less than an annual basis, provide access to the Garland Fire Department for purpose of inspection to determine compliance. The operator of the permitted premises shall keep and maintain documentation of the most recent annual inspection(s) on the premises; this documentation

must be produced to the City of Garland upon request.

- B. The storage of chemicals shall be limited to the storage room shown in Exhibit C and D.
- C. Time Period: The Specific Use Provision shall be in effect until September 30, 2029.

Z 21-03



North of subject property from Jupiter Road.



View of subject property from Jupiter Road.



South of subject property from Jupiter Road.



West of subject property from Jupiter Road.



GARLAND

Plan Commission

3. e.

Meeting Date: 03/22/2021

Item Title: Z 21-03 Alliance Architects, Inc. - Plan (District 6)

Summary:

Consideration of the application of **Alliance Architects, Inc.**, requesting approval of a Plan for a High Risk Use. This property is located at 1600 South Jupiter Road. (District 6) (File Z 21-03 - Plan)

Attachments

Z 21-03 Alliance Architects, Inc. (Plan) Report and Attachments

Planning Report

File No: Z 21-03/District 6

Agenda Item:

Meeting: Plan Commission

Date: March 22, 2021



GARLAND

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REQUEST

Approval of Specific Use Provision for High Risk Use on a property zoned Industrial (IN) District.

Approval of a Plan for a High Risk Use on a property zoned Industrial (IN) District.

LOCATION

1600 South Jupiter Road

APPLICANT

Alliance Architects, Inc.

OWNER

EcoLab

BACKGROUND

This property and abutting properties to the north and south were part of the Raytheon site. The former improvements were demolished and industrial buildings, parking and landscaping were built to for the purpose of new business operations.

The applicant, representing EcoLab, proposes to receive, store and distribute hand sanitizer in and out of the existing building at 1600 South Jupiter Road.

SITE DATA

The subject property is developed with an approximately 216,335 square-foot industrial building. The site contains approximately 11.947 acres with approximately 620 lineal feet of frontage along South Jupiter Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Industrial (IN) District which provides for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial (IN) District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

The applicant is proposing to receive, store and distribute hand sanitizer in an existing building. There is no manufacturing at this facility.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to operate a High Risk Use within an existing 216,335 square foot building. The applicant will receive, store and distribute hand sanitizer in and out of the existing building.
2. The facility would operate Monday through Friday from 8:00 a.m. to 12:30 a.m.
3. Parking is in compliance with the Garland Development Code (GDC). Additional parking is not required for the High Risk Use.
4. Landscaping currently exists on the site. Neither a building expansion nor a parking lot expansion is proposed with this request; therefore, new landscaping compliance is not triggered by this request.
5. High Risk Uses are defined by the Garland Development Code as any use which is determined to be of special health or safety hazard due to excessive and/or toxic fumes, smoke, gas, or dust; noise; vibration; or danger from fire, explosion or radiation and involves materials meeting the "degree of hazard-4" criteria of the Uniform Fire Code.
6. The Fire Department and Building Inspections Department have reviewed the request and have no objections with it being approved subject to compliance with all Fire and Building Codes. The subject property is required to have an annual inspection by the Fire Department.
7. The applicant is requesting approval of the Specific Use Provision: "until September 30, 2029 which is the length of EcoLab's current lease for this facility at 1600 South Jupiter Road".

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector. This proposal contributes to the industry employment sector as the functional activity proposed is a warehouse (receive and store products) and shipping (distribution) use.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned Industrial (IN) District. In addition, the property to the west is zoned Light Commercial (LC) District and is developed with restaurants and a fitness gym. The properties to the east, north and south are zoned Industrial (IN) District and are developed with distribution and manufacturing companies.

To the east of this site at 3330 Marquis Road is a property approved in 2020 for High Risk Use for storage and bottling of ethyl alcohol-based hand sanitizer. Another High Risk Use,

located at 3301 Miller Road, was approved in 2015 for fuel storage tanks in conjunction with a truck freight terminal. The nearest residential use is 3,800 feet (approximately $\frac{3}{4}$ of a mile) to the north along Jupiter Road.

STAFF RECOMMENDATION

Approval of a Specific Use Provision and Plan for a High Risk Use. The proposed operation will continue to be reviewed by the Fire Marshall's Office and is required to comply with the proposed conditions and requirements of the applicable Fire and Building codes.

ADDITIONAL INFORMATION

- i. Location Map
- ii. SUP Conditions
- iii. Photos

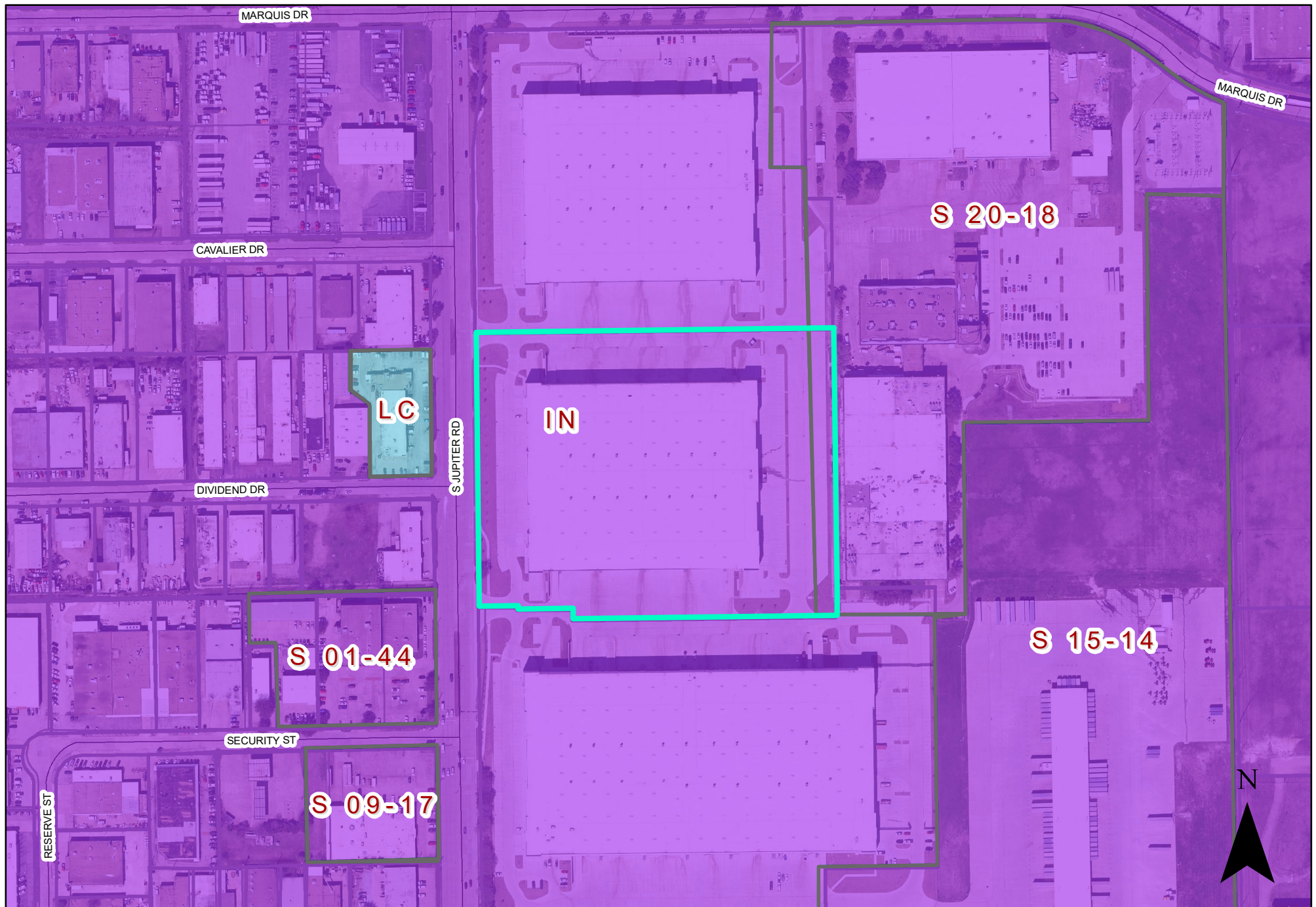
CITY COUNCIL DATE: April 6, 2021

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 200 400 Feet
1 inch = 285 feet

Zoning Map Z 21-03



INDICATES AREA
OF REQUEST

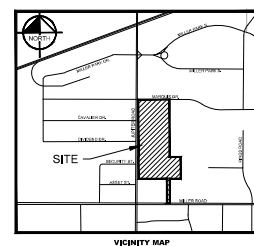
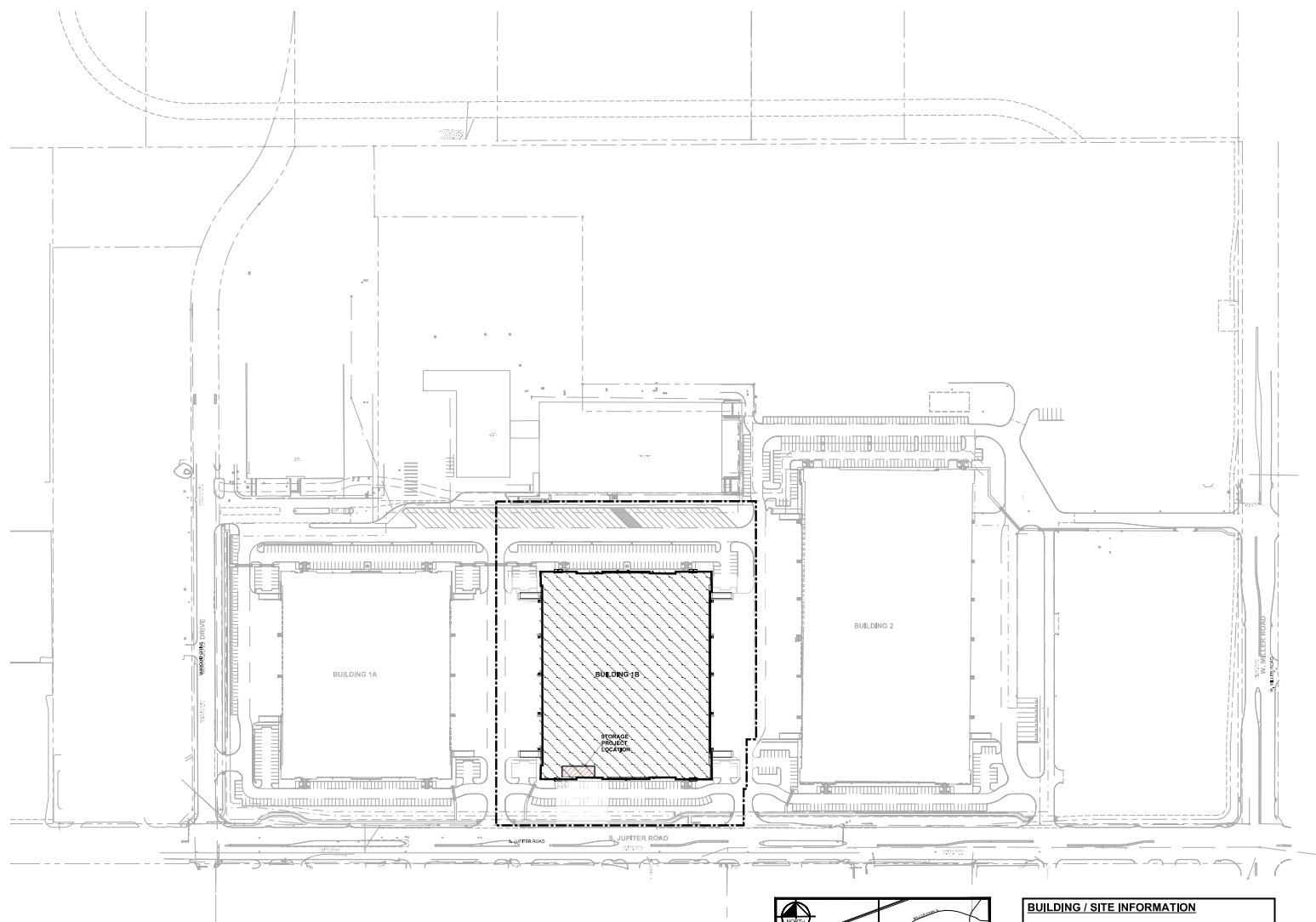
EcoLab
Garland, Texas
CASE #210107-3

[illegible]

A1.01

PROJECT NO.:

18238



BUILDING / SITE INFORMATION	
BUILDING HEIGHT	40'-0"
BUILDING SQUARE FOOTAGE	216,335 SQ. FT.
STORAGE ROOM AREA	10,000 SQ.FT.
SITE AREA	12 ACRES /522,720 SQ.FT.
FLOOR AREA FOR S.U.P.	216,335 SQ.FT.
ZONING	INDUSTRIAL (N)
PARKING PROVIDED	278 SPACES + 9 ACCESSIBLE
EXISTING PARKING SPACES	278 + 9 ACCESSIBLE

  **1 SITE PLAN**
Scale: 1" = 100'-0"

Z 21-03



North of subject property from Jupiter Road.



View of subject property from Jupiter Road.



South of subject property from Jupiter Road.



West of subject property from Jupiter Road.



GARLAND

Plan Commission

3. f.

Meeting Date: 03/22/2021

Item Title: Z 21-04 MVAH Partners - Zoning (District 8)

Summary:

Consideration of the application of **MVAH Partners**, requesting approval of a Change in Zoning from Community Office (CO) District and Industrial (IN) District to Multi-Family (MF) District. This property is located at 1102 North Shiloh Road. (District 8) (File Z 21-04 - Zoning)

Attachments

Z 21-04 MVAH Partners (Zoning) Report and Attachments

Planning Report

File No: Z 21-04/District 8

Agenda Item:

Meeting: Plan Commission

Date: March 22, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Community Office (CO) District and Industrial (IN) District to Multi-Family (MF) District.

LOCATION

1102 North Shiloh Road

APPLICANT

MVAH Partners

OWNER

SHG Resources, LLC

BACKGROUND

The subject property is unimproved. The applicant requests approval of a Change in Zoning from Community Office (CO) District and Industrial (IN) District to Multi-Family (MF) District for the development of an apartment complex.

SITE DATA

The subject site contains approximately 11.89 acres. The site has approximately 123.18 lineal feet of frontage along North Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Office (CO) District and Industrial (IN) District. The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. However, the Community Office (CO) district is generally not appropriate in proximity to low-density residential districts. Examples of allowed uses in a Community Office (CO) District are: professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage.

The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial (IN) District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

CONSIDERATIONS

Change in Zoning

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require 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. A Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.
2. The Multifamily (MF) District is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen (18) dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development. This district accommodates a variety of housing types including triplexes, quadplexes, apartments, and condominiums.
3. The GDC provides the tools to ensure that development standards which promote efficient use of land and resources and which are supportive of the policies of the Comprehensive Plan are incorporated into site development, including but not limited to building and site design.
4. The intent of the request is for an apartment complex. Furthermore, this site is within the Medical District study area. Although the study is still in the process, the proposed zoning change presents an opportunity to provide supportive housing for veterans and housing for employees of the nearby VA Hospital.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property as Business Centers. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business Centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

The site is in transition with reinvestment in an existing hospital for Veterans, new single-family homes, townhouses, and other opportunities for residential, commercial and business related uses. A study is currently in progress to examine and update the future plan for the Medical District area. While the area is designated for Business Center, the site is located at the northern edge with less proximity to potential impacts of future business related uses

could occur. As mentioned above, the proposed zoning change is presents an opportunity to provide supportive housing for veterans and housing for employees of the nearby VA Hospital.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with residential and commercial uses. The properties to the north are zoned Planned Development (PD) District 97-08 for Single-Family Use, Multi-Family (MF) District and Single-Family-7 (SF-7) District. These properties are developed with single-family homes, a church and an apartment complex. The properties to the east are zoned Planned Development (PD) District 97-38 for Single-Family Use; these properties are developed with single-family homes. The properties to the south are zoned Industrial (IN) District and Community Office (CO) District; these properties are developed with a manufacturing use and medical facilities. The properties to the west, across North Shiloh Road, are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family homes.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Community Office (CO) District and Industrial (IN) District to Multi-Family (MF) District.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Photos

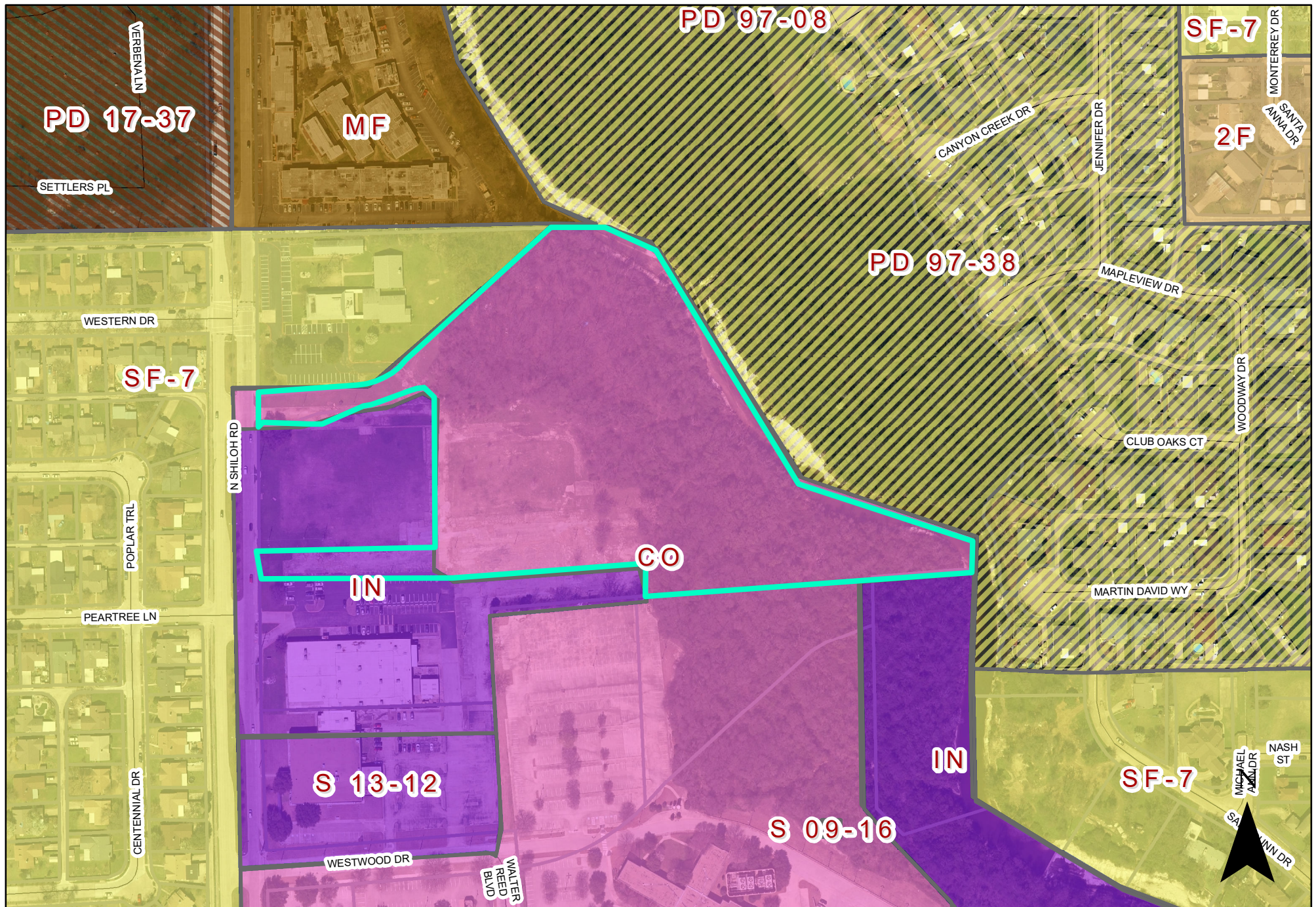
CITY COUNCIL DATE: April 20, 2021

PREPARED BY:

Nabiha Ahmed
Development Planner
Planning & Community Development
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nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 160 320 Feet

1 inch = 253 feet

Zoning Map Z 21-04



INDICATES AREA
OF REQUEST

Z 21-04



View of the subject property from North Shiloh Road



Looking north of the subject property



Looking west of the subject property



Looking south of the subject property



GARLAND

Plan Commission

3. g.

Meeting Date: 03/22/2021

Item Title: DD 20-03 Good Samaritans of Garland - Downtown Development (District 2)

Summary:

Consideration of the application of **Good Samaritans of Garland**, requesting approval of a Major Waiver to allow the construction of a 2,700 square-foot building for an existing Social Service Facility / Agency on a property zoned Downtown (DT) District, InTown Residential Sub-District. This property is located at 212 and 214 North Twelfth Street. (District 2) (File DD 20-03 - Downtown Development) **(The applicant requests postponement to the April 12, 2021 Plan Commission Meeting).**



GARLAND

Plan Commission

3. h.

Meeting Date: 03/22/2021

Item Title: DD 20-03 Good Samaritans of Garland - Plan (District 2)

Summary:

Consideration of the application of **Good Samaritans of Garland**, requesting approval of a Plan for a 2,700 square-foot building with storage, restrooms and office space. This property is located at 212 and 214 North Twelfth Street. (District 2) (File DD 20-03 - Plan) **(The applicant requests postponement to the April 12, 2021 Plan Commission Meeting).**
