



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 12, 2018 at 7:00 p.m.**

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

A pre-meeting will begin at 6:30 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

CONSENT AGENDA

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

1. MINUTES

- a.** Consider approval of the minutes for the February 26, 2018 Plan Commission meeting.

2. PLATS

- a. P 18-12 Firewheel Center Fourth Replat
- b. P 18-11 At Home Firewheel Addition 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. PUBLIC HEARING PLAT

- a. P 18-04 Jackson Technology Center Replat

4. ZONING

- a. Consideration of the application of **IDI Logistics**, requesting approval of amendments to Planned Development (PD) District 16-07 for Industrial Uses. This property is located at 3800 Leon Drive. (District 5) (Z 18-16) (The applicant requests postponement to the March 26, 2018 Plan Commission meeting.)

5. MISCELLANEOUS

- a. Consider amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding the allowance of "Breweries/Wineries/Distilleries"; Chapter 2, Section 2.52(A) to add Special Standards for "Breweries/Wineries/Distilleries"; Chapter 6 Section 6.03 to define "Breweries/Wineries/Distilleries"; and to Chapter 7: Downtown District, Article 2, Section 7.05(B)(3), Table 7-1: Downtown District Land Use Matrix of the Garland Development Code (GDC) regarding the allowance of "Breweries/Wineries/Distilleries" in certain Downtown (DT) District sub-districts.

6. 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: 03/12/2018

Item Title: Plan Commission Minutes - February 26, 2018

Summary:

Consider approval of the minutes for the February 26, 2018 Plan Commission meeting.

Attachments

Plan Commission Minutes - February 26, 2018 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, February 26, 2018, at 7:00 p.m. in the Council Chambers at William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

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

STAFF PRESENT

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

CALL TO ORDER

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

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chairman Roberts read those items into the record. **Motion** was made by Commissioner Hedrick to **approve** the Consent Agenda as presented, seconded by Commissioner Welborn, to approve items 1a, 2a, 2b and 2c. **Motion carried:** 7 ayes, 0 nays.

MINUTES

- 1a. **APPROVED**** Approval of Minutes for the regular meeting of February 12, 2018.

PLATS

- 2a. **APPROVED**** Platinum Storage Centerville Addition Final Plat
- 2b. **APPROVED**** Jefferson Woodlands Addition Final Plat
- 2c. **APPROVED**** Gramercy Park Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

- 3a. Consideration of the application of **NH Consulting**, requesting approval of 1) Amendments to Planned Development (PD) 06-08 District for Community Retail Uses, 2) a Detail Plan for Hotel/Motel, Limited Service, 3) a Specific Use Provision for Hotel/Motel, Limited Service and 4) a Variance to Section 4.34 of the Garland Development Code (GDC) regarding perimeter landscaping. This property is located at 4002 Easton Meadows Drive. (District 3) (File Z 17-26)

Motion was made by Commissioner Edwards to deny the request. Motion failed due to lack of a second.

Representing the applicant, Jeff Williamson, 6928 Ballake Drive, Fort Worth, Texas provided a brief overview of the request and provided rental statistics.

Commissioner Edwards expressed concern regarding the number of existing hotels in the area.

Commissioner Dalton inquired as to the occupancy ratio of room rentals to be successful and spoke in support of this request.

Motion was made by Commissioner Dalton, seconded by Commissioner Welborn to **approve** the request as presented Motion **carried: 6 Ayes, 1 Nay** from Commissioner Edwards

- 3b. Consideration of the application of **ADI, Inc.** requesting approval of a Detail Plan for General Office Uses. This property is located west of the intersection of Guthrie Road and Broadway Boulevard. (District 4) (File Z 17-33)

The applicant, Don Anyawu, 2221 Guthrie Road, Garland, Texas provided additional information as to the office use.

Speaking on behalf of the Garland Chamber of Commerce, Paul Mayer, 520 North Glenbrook, Garland, Texas 75040 spoke in support of this request.

Commissioner Edwards inquired as to the type of training offered at this property.

Motion was made by Commissioner O'Hara, seconded by Commissioner Hedrick to close the public hearing and open for discussion. **Motion carried: 7 Ayes, 0 Nays**

Chairman Roberts stated this is the type of use intended for this location and spoke in favor of the request.

Motion was made by Commissioner O'Hara, seconded by Commissioner Edwards to **approve** the request per staff recommendation. **Motion carried: 7 Ayes, 0 Nays**

- 3c. Consideration of the application of **Masterplan Consultants**, requesting approval of 1) a Change in Zoning from Agricultural (AG) District to Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Multi-Family Uses. This property is located at 4701 Bunker Hill Road. (District 1) (File Z 17-43) (Applicant requests postponement to the April 9, 2018 Plan Commission Meeting).

Motion was made by Commissioner Dalton, seconded by Commissioner Welborn to postpone this request to the April 9, 2018 Plan Commission meeting. **Motion carried: 7 Ayes, 0 Nays**

- 3d. Consideration of the application of **Claymoore Engineering**, requesting a Detail Plan approval for Medical/Dental Office use on a property zoned Planned Development (PD) District 06-58 for Community Office (CO) Use. This property is located at 6650 Naaman Forest Boulevard. (District 7) (File Z 18-04)

Representing the applicant, Matt Moore, was available for questions. There were no questions of this applicant.

Motion was made by Commissioner Hedrick, seconded by Commissioner Ott to **approve** the request per staff recommendation. **Motion carried: 7 Ayes, 0 Nays**

- 3e. Consideration of the application of **Calvert & Co/Architects, Inc.**, requesting 1) an amendment to Planned Development (PD) District 08-52 for Community Retail Uses, 2) a Concept Plan, and 3) a Detail Plan for Automobile Repair, Minor. This

property is located at 3300 South Shiloh Road. (District 5)
(File Z 18-06)

Representing the applicant, Michael Graves, 14225 Hughes Lane, Dallas, Texas, and Dick Calvert, 1001 West Main Street, Carrollton, Texas, provided additional information of the type of automotive repair to be performed at this facility.

The applicant, Suzanne Baker, 3300 South Shiloh Road, Garland, Texas provided additional as the exact services to be provided at this location.

Speaking on behalf of the Garland Chamber of Commerce, Paul Mayer, 520 North Glenbrook, Garland, Texas 75040 spoke in support of this request.

Commissioner Edwards spoke in support of this request.

Chairman Roberts questioned if this is the correct classification for this site or an auxiliary component of the dealership and spoke in support of this request.

Motion was made by Commissioner Welborn, seconded by Commissioner Dalton to **approve** the request per staff recommendation. **Motion carried: 7 Ayes, 0 Nays**

- 3f. Consideration of the application of **Winkelmann & Associates, Inc.**, requesting approval of 1) an amended Concept Plan and 2) a Detail Plan for Dwelling, Multi-Family Use on property zoned Planned Development (PD) 11-32 District for Multi-Family Uses and Retail Uses. This property is located at 4689 Saturn Road and 1651, 1551 and 1451 Marketplace Drive. (District 5) (File Z 18-13)

Representing the applicant, Kyle Lovelady, 3 Timberline Ridge, Austin, Texas 78746 and Marvin Moss, 8340 Meadow Road, Ste. 150, Dallas, Texas 75231 provided an overview of the request and provided additional information regarding increased traffic, proposed exterior materials being used and clarification on the variance request.

The applicant, Michael Clark, 6750 Hillcrest Plaza, Dallas, Texas 75320 provided additional information to the installation of the sidewalks to the exterior of the development.

Developer, Kim Wise, 11233 Jamestown Road, Dallas, Texas spoke on the possible uses of the surrounding undeveloped properties.

Commissioner Welborn inquired to the addition of sidewalks between Wal-Mart and the proposed development and increased traffic concerns.

Commissioner Edwards inquired as to the type of exterior materials that will be used on the exterior of the building.

Commissioner Hedrick requested clarification on the variance request for one-bedroom apartments.

Raymond Johnson, 1013 Tahoe Drive, Garland, Texas spoke in support of the request.

Dr. Melinda Reagan, Amberton University, 1700 Eastgate Drive, did not speak but registered her position in support of the request.

Motion was made by Commissioner Welborn, seconded by Commissioner O'Hara to **approve** the request per staff recommendation with the provision of an 8-foot perimeter fence. **Motion carried: 7 Ayes, 0 Nays**

ADJOURNMENT

There being no further business to come before the Plan Commission, Chairman Roberts adjourned the meeting at 8:03 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 03/12/2018

Item Title: Firewheel Center Fourth Replat (District 1)

Summary:

P 18-12 Firewheel Center Fourth Replat

Attachments

P 18-12 Firewheel Center Fourth Replat Report and Attachments



GARLAND
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Planning Report

File No: P 18-12/District 1

Agenda Item:

Meeting: Plan Commission

Date: March 12, 2018

FINAL PLAT

Firewheel Center Fourth Replat

LOCATION

South of the southwest intersection of Cedar Sage Drive and Prairie Clover Drive

ZONING

Planned Development (PD) District 12-36 for Community Retail Uses

NUMBER OF LOTS

1

ACREAGE

0.304 Acres (13,227 Square feet)

BACKGROUND

The applicant requests approval of a Replat of Firewheel Center Lot 1R, Block 1 for the creation of Lot 12, Block 1 for future commercial development. The subject site is within the area known as Firewheel Town Center.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

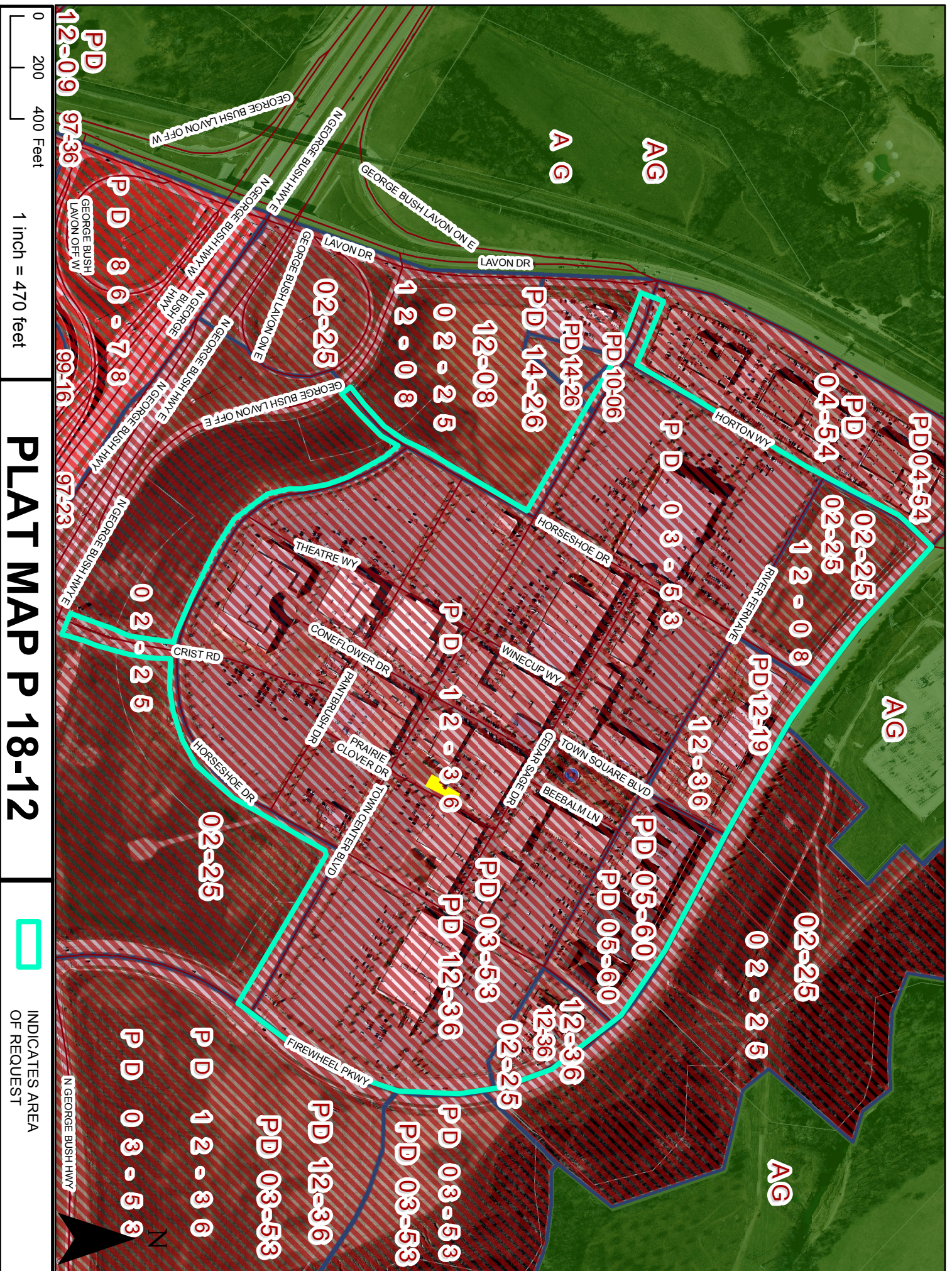
- i. Location Map
- ii. 8x11 Plat

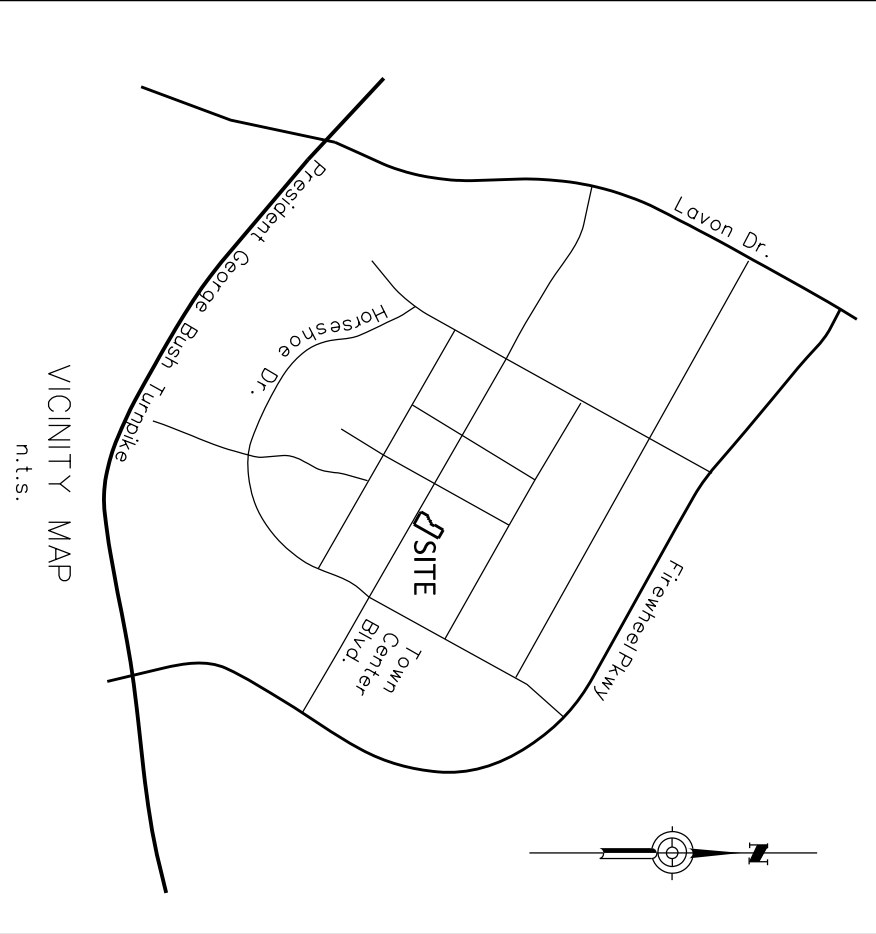
PREPARED BY:

Isaac Williams
Development Planner
Planning & Community Development
972-205-2459
iwilliams@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning





LEGEND

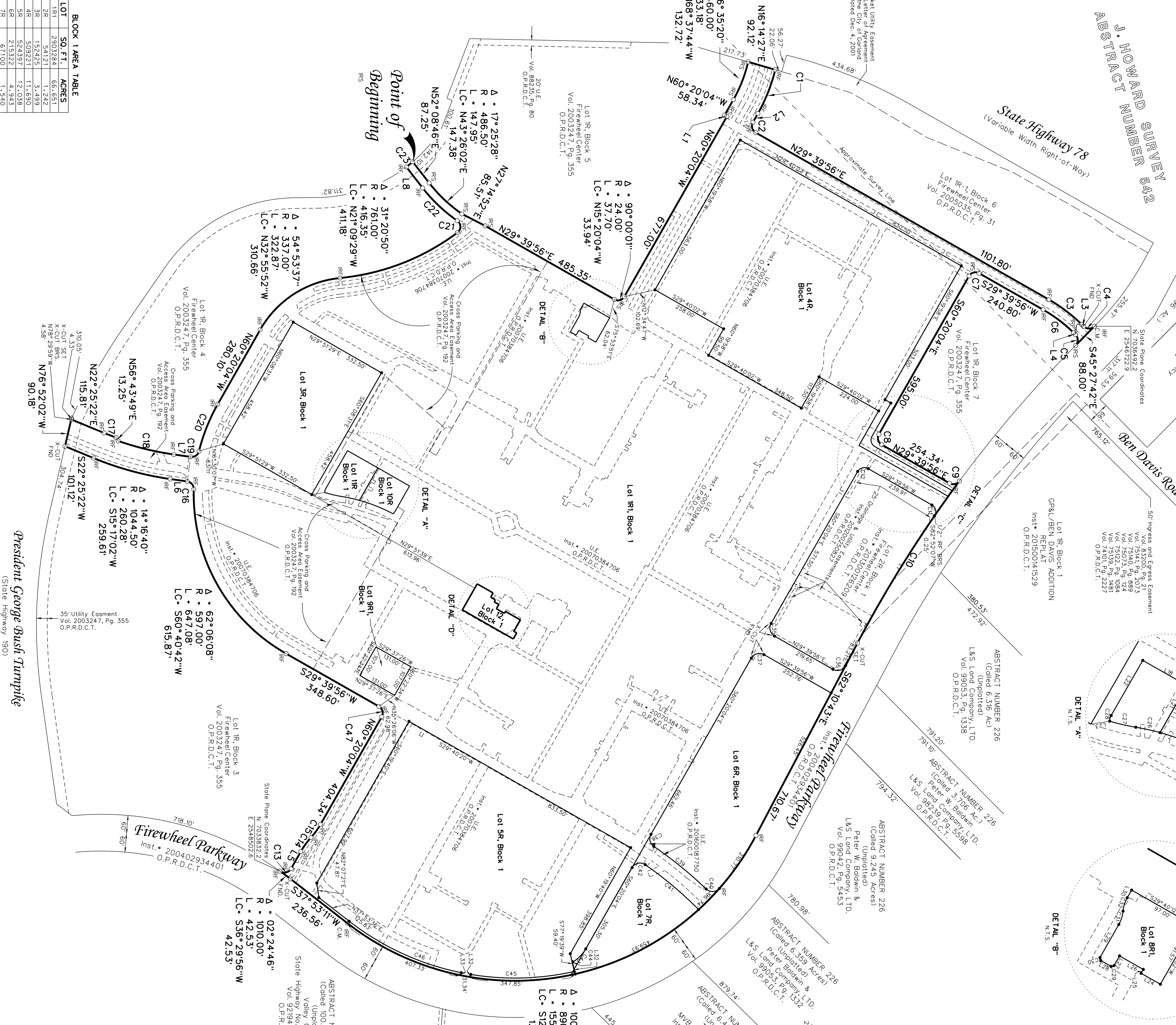
IRF IRON ROD FOUND
IRS IRON ROD SET
U.E. UTILITY EASEMENT
C.M. CONTROLING MONUMENT
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS
OF DALLAS COUNTY, TEXAS

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 60°19'52"E	154.51'
L2	S 60°20'05"E	132.64'
L3	N 44°32'17"W	8.91'
L4	S 44°32'17"W	8.91'
L5	S 08°08'42"W	55.99'
L6	S 08°08'42"W	55.99'
L7	N 08°08'42"E	55.14'
L8	S 08°08'46"W	86.91'
L9	S 08°08'46"W	86.91'
L10	N 29°41'29"E	117.40'
L11	S 60°18'31"E	7.53'
L12	N 29°41'29"E	117.40'
L13	N 29°41'29"E	117.40'
L14	N 29°41'29"E	117.40'
L15	N 60°18'31"W	7.01'
L16	N 29°41'29"E	117.40'
L17	N 29°41'29"E	117.40'
L18	N 29°40'20"E	114.16'
L19	N 29°40'20"E	114.16'
L20	S 60°19'52"E	155.16'
L21	S 60°19'52"E	155.16'
L22	N 60°07'57"W	142.99'
L23	N 08°57'45"W	42.95'
L24	S 29°40'08"W	30.00'
L25	S 29°40'08"W	30.00'
L26	S 29°40'08"W	30.00'
L27	S 60°19'52"E	155.00'
L28	S 29°40'08"W	15.00'
L29	S 29°40'08"W	15.00'
L30	N 60°19'52"W	11.92'
L31	N 29°40'02"E	22.00'
L32	N 29°40'02"E	22.00'
L33	N 29°40'02"E	22.00'
L34	S 60°18'31"E	22.55'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	36°01'17"	552.00'	154.51'	S 60°21'08"E	153.45'
C2	36°01'17"	552.00'	154.51'	S 60°21'08"E	153.45'
C3	14°42'21"	519.00'	134.12'	N 31°08'06"E	134.14'
C4	90°00'00"	25.00'	39.27'	N 00°21'42"W	35.36'
C5	90°00'00"	25.00'	39.27'	S 89°58'18"W	35.36'
C6	90°00'00"	25.00'	39.27'	S 89°58'18"W	35.36'
C7	90°00'01"	24.00'	31.70'	S 19°20'03"E	33.94'
C8	90°00'00"	25.00'	39.27'	N 74°39'58"W	35.36'
C9	90°00'00"	25.00'	39.27'	N 74°39'58"W	35.36'
C10	90°00'00"	25.00'	39.27'	N 74°39'58"W	35.36'
C11	94°54'36"	25.00'	39.27'	S 15°20'04"E	35.36'
C12	90°00'00"	25.00'	39.27'	S 15°20'04"E	35.36'
C13	95°38'55"	265.00'	511.28'	N 64°03'42"E	511.28'
C14	12°35'04"	240.00'	52.71'	N 54°02'55"E	52.61'
C15	12°35'04"	240.00'	52.71'	N 54°02'55"E	52.61'
C16	83°35'04"	25.00'	36.47'	S 49°58'14"W	33.32'
C17	102°00'28"	365.00'	181.51'	N 21°49'33"E	181.51'
C18	102°00'28"	365.00'	181.51'	N 21°49'33"E	181.51'
C19	84°19'32"	25.00'	36.19'	N 68°14'22"E	33.36'
C20	15°52'56"	597.00'	165.49'	N 68°14'22"E	164.96'
C21	15°52'56"	597.00'	165.49'	N 68°14'22"E	164.96'
C22	20°33'33"	30.00'	10.16'	S 50°02'53"E	10.11'
C23	03°10'43"	486.83'	27.01'	N 38°54'52"W	27.00'
C24	06°00'01"	333.00'	58.82'	S 72°23'03"W	58.79'
C25	07°24'59"	467.00'	60.45'	S 13°05'32"W	60.41'
C26	30°48'19"	25.00'	13.44'	N 19°32'06"W	13.38'
C27	07°24'59"	467.00'	60.45'	S 13°05'32"W	60.41'
C28	30°48'19"	25.00'	13.44'	N 19°32'06"W	13.38'
C29	90°00'00"	3.00'	4.71'	S 74°40'08"W	4.74'
C30	90°00'00"	3.00'	4.71'	S 74°40'08"W	4.74'
C31	24°20'26"	45.00'	19.12'	N 72°30'06"W	18.97'
C32	24°20'26"	45.00'	19.12'	N 72°30'06"W	18.97'
C33	00°18'53"	4115.98'	22.63'	S 54°10'30"E	22.63'
C34	00°18'53"	4115.98'	22.63'	S 54°10'30"E	22.63'
C35	90°00'00"	30.00'	47.12'	N 74°39'58"E	47.43'
C36	92°05'32"	29.67'	48.02'	N 16°22'50"W	43.01'
C37	07°00'00"	30.00'	47.12'	N 74°39'58"E	47.43'
C38	85°19'48"	30.00'	44.48'	N 17°00'02"E	40.46'
C39	09°37'35"	1312.50'	220.52'	N 39°08'55"E	220.26'
C40	92°34'19"	30.00'	48.47'	N 07°19'26"W	43.37'
C41	92°34'19"	30.00'	48.47'	N 07°19'26"W	43.37'
C42	95°09'02"	30.00'	48.47'	S 12°46'33"E	44.42'
C43	29°40'17"	116.00'	60.41'	S 45°24'56"E	59.73'
C44	72°10'47"	82.00'	2.62'	S 66°35'11"E	2.36'
C45	26°24'00"	861.56'	406.27'	S 24°41'10"W	402.48'
C46	26°24'00"	861.56'	406.27'	S 24°41'10"W	402.48'
C47	90°00'00"	25.00'	39.27'	S 74°39'58"W	35.36'





GARLAND

Plan Commission

2.b.

Meeting Date: 03/12/2018

Item Title: At Home Firewheel Addition Final Plat (District 1)

Summary:

P 18-11 At Home Firewheel Addition Final Plat

Attachments

P 18-11 At Home Firewheel Addition Final Plat Report and Attachments

Planning Report

File No: P 18-11/District 1

Agenda Item:

Meeting: Plan Commission

Date: March 12, 2018



GARLAND

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FINAL PLAT

At Home Firewheel Addition

LOCATION

3501 Mars Drive

ZONING

Planned Development (PD) 17-47 District for Community Retail Uses

NUMBER OF LOTS

1 Lot

ACREAGE

11.1082 acres (including right-of-way dedication)

BACKGROUND

The proposed plat consists of one (1) lot and one (1) block. The proposed plat is in compliance with Planned Development (PD) 17-47 District and its Detail Plan for a Retail Store. Approval of a final plat is required prior to the issuance of a site permit and building permit.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

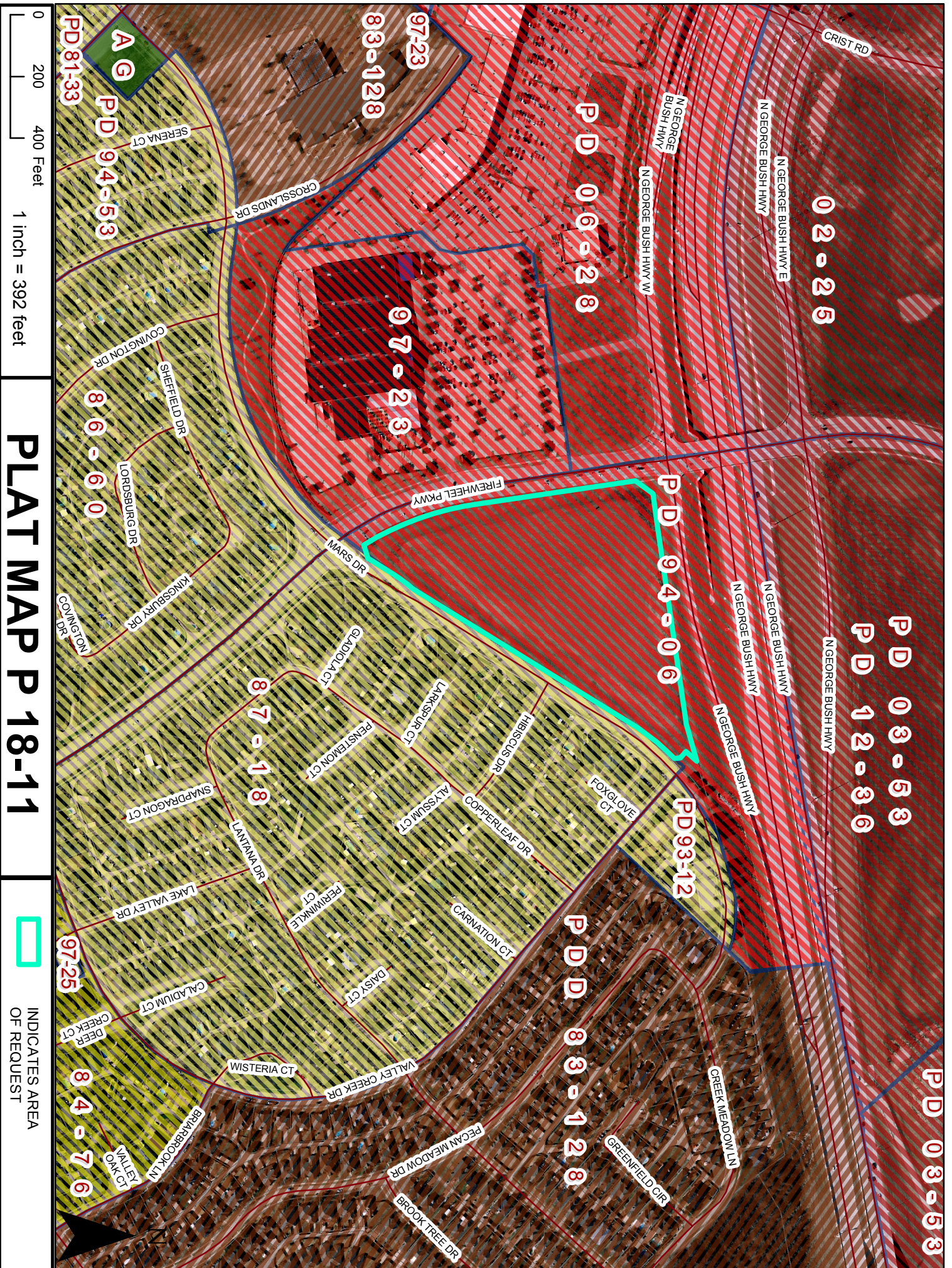
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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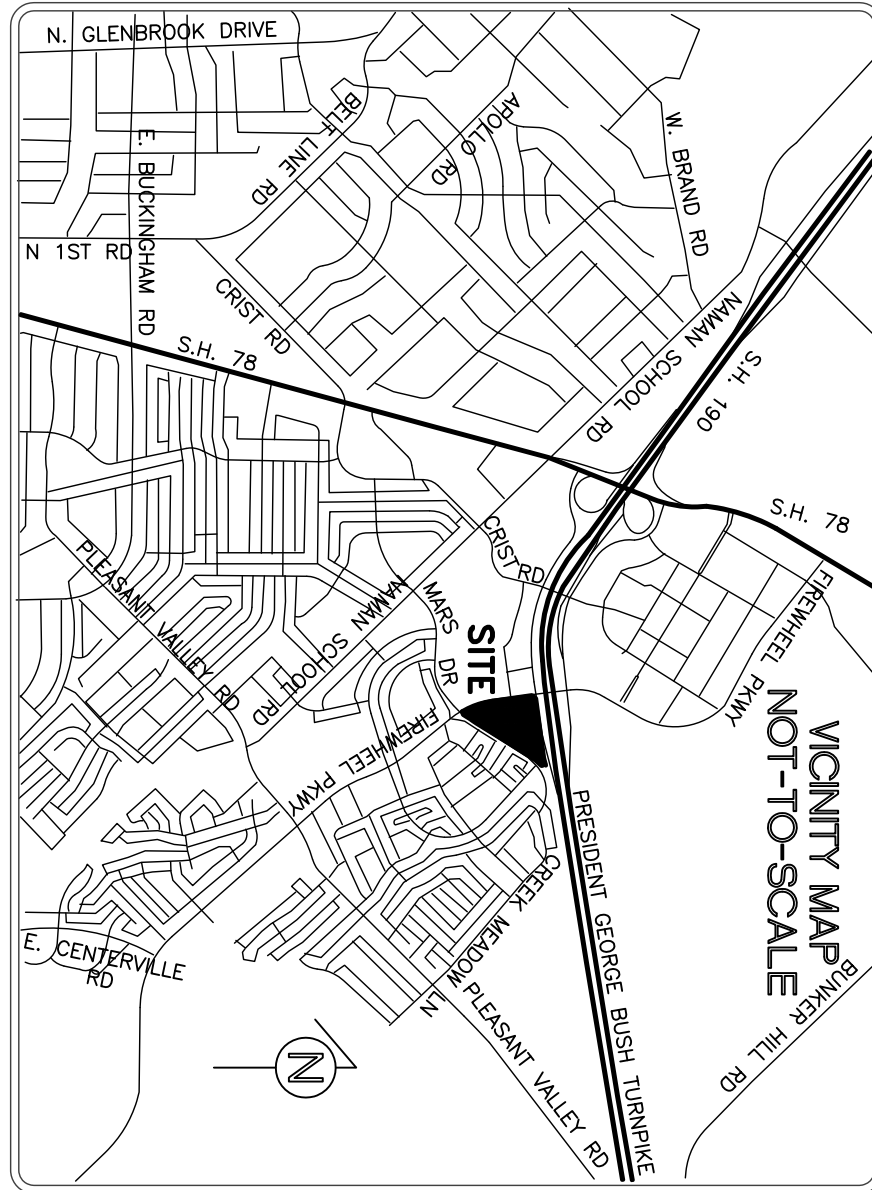
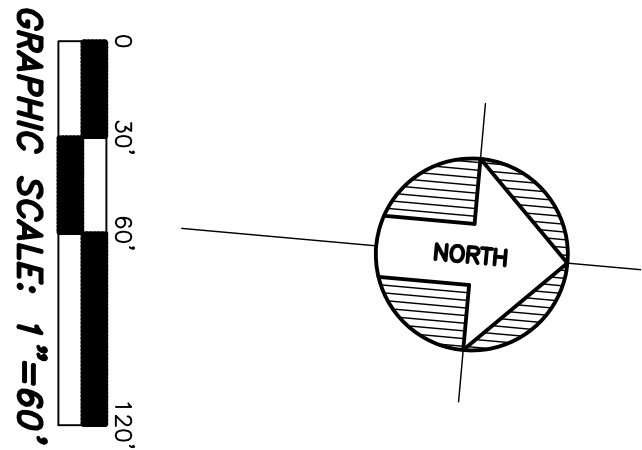
REVIEWED BY:

Will Guerin, AICP
Director of Planning



COORDINATES HEREON ARE ON GRID (THE PROJECTION PLANE), ARE NOT
SCALED, AND ARE TIED TO THE TRANS COORDINATE SYSTEM OF 1983
(NAD83/2011). EPOCH 2013, NORTH CENTRAL ZONE (4202) USING CITY O
GROUND GEODETIC CONTROL MONUMENTS 53 AND 61:

GPS 53 AZ	E=2549372.33
N=7030448.89	E=2549372.33
ELEVATION = 516.40' (PUBLISHED), 516.45' (MEASURED)	
GPS 61	
N=7030406.64	E=2545653.10
ELEVATION = 525.92' (PUBLISHED), 525.87' (MEASURED)	

STATE HIGHWAY NO. 190
(VARIABLE WIDTH RIGHT OF WAY)

LOT 8
BLOCK 1
FIREWHEEL PLAZA
INST. NO. 20070013334
P.R.D.C.T.

15' UTILITY EASEMENT
INST. NO. 20070013334

30' ACCESS EASEMENT-
INST. NO. 20070013334

LOT 9R
BLOCK 1
FIREWHEEL PLAZA
INST. NO. 20070013334
P.R.D.C.T.

NO.	BEARING	LINE	TABLE 2
U1	N05°22'06"W		22.95'
U2	N05°22'06"W		22.64'
U3	N05°22'06"W		6.20'
U4	N05°22'06"W		15.00'
U5	N4°37'54"E		10.00'
U6	S04°22'06"E		15.00'
U7	S4°37'54"W		10.00'
U8	N8°20'23"E		15.01'
U9	N05°22'06"E		7.62'
U10	N82°04'32"E		110.65'
U11	S82°55'37"E		14.77'
U12	S37°04'23"W		15.00'
U13	N52°55'37"E		8.55'
U14	N42°04'23"W		120.12'

3-1/2" ALUMINUM DISK
STAMPED "AT HOME FIREWHEEL
2018 RPLS 1890" SET ON A
5/8" IRON ROD
N=7031653.0
E=2548739.1

RIGHT-OF-WAY DEDICATION
0.1597 AC. (6,956 S.F.)

DANIEL CRIST SURVEY - ABSTRACT NO. 226

AT HOME FIREWHEEL ADDITION
LOT 1 - BLOCK 1

10.7588 AC.
(408.653 S.F.)

IRRAWADDI &
IRRAWADDI
IRRAWADDI

(REMAINDER 100.348 AC.)
VALLEY CREEK/STATE HIGHWAY 190 PARTNERS, L.P.
A TEXAS LIMITED PARTNERSHIP
VOLUME 92194, PAGE 2474 D.R.D.C.T.

RIGHT-OF-WAY DEDICATION
0.1500 AC. (6,536 S.F.)

DEDICATION
(1,727 S.F.)

9M

FINAL PLAT

LOT 1 – BLOCK 1

BEING A 11.1082 ACRE TRACT
DANIEL CRIST SURVEY - ABSTRACT NO. 226

CITY OF GARLAND, DALLAS COUNTY, TEXAS

FEBRUARY 1, 2018

CITY CASE NO.: 170803-3

NO.	RADIUS	DELTA	ARC	CH. BEARING	W
C1	990.00'	23°12'14"	490.93'	N 19°31'44"	398.20'
C2	835.00'	1°33'32.10"	197.27'	S 38°50'55"	196.61'
C3	287.50'	08°53'.59"	44.66'	S 36°1'49"	44.61'
C4	335.50'	08°53'.59"	52.11'	S 36°1'49"	52.06'
C5	990.00'	6°55'.28"	119.65'	S 27°40'06"	119.58'
C6	979.00'	5°47'15"	98.89'	S 15°31'28"	98.85'
C7	839.64'	1°35'00.01"	202.73'	S 38°39'44"	202.23'
C8	990.00'	2°37'40"	45.40'	S 11°19'02"	45.40'

	NO.	BEARING	DISTANCE
	L1	S 37°04.31" E	95.83'
	L2	N 75°24.49" E	96.76'
	L3	S 41°54.21" W	26.91'
	L4	S 47°34.27" E	27.18'
	L5	S 04°05.41" E	18.25'
	L6	S 31°44.50" W	100.72'
	L7	S 72°48.25" W	41.55'
	L8	N 15°00.20" W	100.01'
	L9	S 77°22.08" W	11.00'
	L10	N 05°22.06" W	411.09'
	L11	N 07°55.37" W	163.64'
	L12	N 37°04.31" E	26.87'
	L13	S 04°05.41" E	11.66'
	L14	S 31°44.50" W	794.16'
	L15	S 38°01.28" W	100.60'
	L16	S 31°44.50" W	109.76'
	L17	S 72°48.25" W	28.61'

LEGEND

R.O.W.	RIGHT-OF-WAY
AC.	ACRES
VOL.	VOLUME
PAGE	PAGE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.F.C.T.	OFFICIAL, PUBLIC RECORDS, DALLAS COUNTY, TEXAS
C.C.#	COUNTY CLERK'S FILE NUMBER
INST. NO.	INSTRUMENT NUMBER
IRP	IRON ROD FOUND
CM	CONTROLLING MONUMENT

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) – NATIONAL FLOOD INSURANCE PROGRAM (NFIP) – FLOOD INSURANCE RATE MAP (FIRM) – MAP NO. 48113C0230K, MAP AND INCORPORATED MAP (FIRM) – MAP NO. 48113C0230K, MAP REVISED, JULY 7, 2014, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X" (OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RAKE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR. ON FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

1. THE PURPOSE OF THIS PLAT IS TO CREATE A LOT AND DEDICATE EASEMENTS.
2. ALL CORNERS ARE 3'-1/2" ALUMINUM DISK STAMPED "AT HOME FIREWHEEL 2018 RPUS 1890" SET ON A 5/8" IRON ROD UNLESS OTHERWISE NOTED.
3. PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER EIGHT OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS.
4. SELLING A PORTION OF THIS ADDITION BY MEETS AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THE BASIS OF BEARINGS FOR THIS PLAT IS TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202).

SPACE RESERVED FOR
COUNTY RECORDING LABEL



GARLAND

Plan Commission

3.a.

Meeting Date: 03/12/2018

Item Title: Jackson Technology Center Replat (District 6)

Summary:

P 18-04 Jackson Technology Center Replat

Attachments

P 18-04 Jackson Technology Center Replat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 18-04/District 6

Agenda Item:

Meeting: Plan Commission

Date: March 12, 2018

FINAL PLAT

Jackson Technology Center Replat

LOCATION

1310 Bobbie Lane

ZONING

Single-Family 7 (SF-7) District

NUMBER OF LOTS

1

ACREAGE

8.932 Acres

BACKGROUND

The applicant requests approval of a Replat of the Western Heights No. 5 Addition for the establishment of City Utility and Pedestrian Easements. The subject property is the location of the Jackson Technology Center. The proposed easements will be established to protect existing City utilities within the site and existing pedestrian rights-of-way (sidewalks) along Bobbie Lane and Hillsdale Lane.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Isaac Williams
Development Planner
Planning & Community Development
972-205-2459
iwilliams@garlandtx.gov

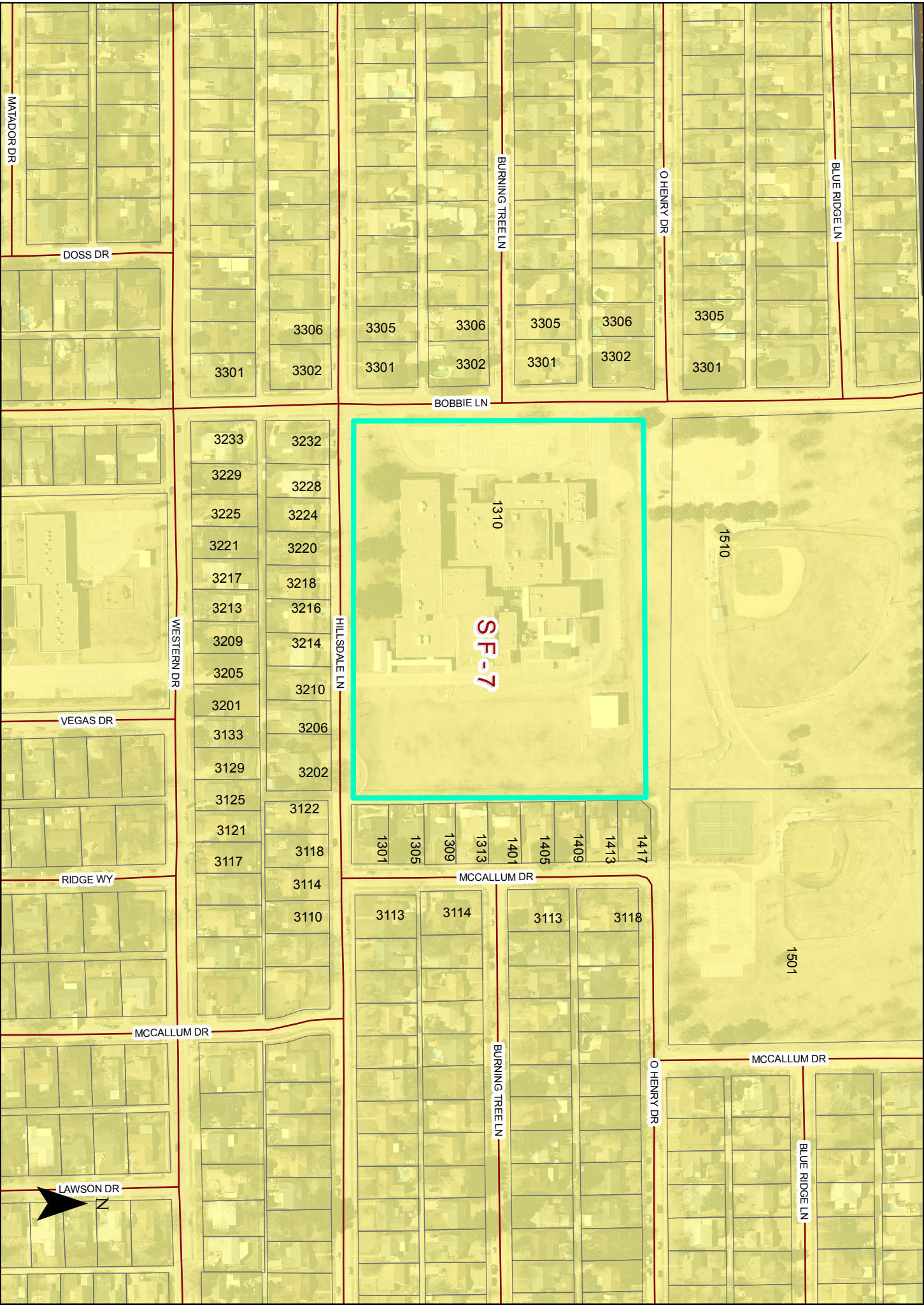
REVIEWED BY:

Will Guerin, AICP
Director of Planning

0 110 220 Feet
1 inch = 232 feet

PLAT MAP P 18-04

 INDICATES AREA
OF INTEREST





GARLAND

Plan Commission

4.a.

Meeting Date: 03/12/2018

Item Title: Z 18-16 IDI Logistics (District 5)

Summary:

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

Attachments

Z 18-16 IDI Logistics Postponement Memo

Planning Report

File No: Z 18-16/District 5

Agenda Item:

Meeting: Plan Commission

Date: March 12, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of amendments to Planned Development (PD) District 16-07 for Industrial Uses.

LOCATION

3800 Leon Drive

APPLICANT

IDI Logistics

OWNER

Garland Logistics Center, LP

The applicant requests postponement to the March 26, 2018 Plan Commission meeting to allow the applicant additional time to address Staff comments.



GARLAND

Plan Commission

5.a.

Meeting Date: 03/12/2018

Item Title: GDC Amendments Chapter 2: Zoning Regulations, Article 5, Division 2

Summary:

Consider amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding the allowance of "Breweries/Wineries/Distilleries"; Chapter 2, Section 2.52(A) to add Special Standards for "Breweries/Wineries/Distilleries"; Chapter 6 Section 6.03 to define "Breweries/Wineries/Distilleries"; and to Chapter 7: Downtown District, Article 2, Section 7.05(B)(3), Table 7-1: Downtown District Land Use Matrix of the Garland Development Code (GDC) regarding the allowance of "Breweries/Wineries/Distilleries" in certain Downtown (DT) District sub-districts.

Attachments

GDC Amendments Report

Planning Report

Agenda Item: GDC amendments

Meeting: Plan Commission

Date: March 12, 2018



GARLAND

TEXAS MADE HERE

ISSUE

Consider amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding the allowance of "Breweries/Wineries/Distilleries"; Chapter 2, Section 2.52(A) to add Special Standards for "Breweries/Wineries/Distilleries"; Chapter 6 Section 6.03 to define "Breweries/Wineries/Distilleries"; and to Chapter 7: Downtown District, Article 2, Section 7.05(B)(3), Table 7-1: Downtown District Land Use Matrix of the Garland Development Code (GDC) regarding the allowance of "Breweries/Wineries/Distilleries" in certain Downtown (DT) District sub-districts.

BACKGROUND

The Garland Development Code (GDC) does not currently define or recognize wineries, breweries and distilleries in the applicable list of land uses. These are traditionally industrial-type uses; however, in recent years smaller-scale "craft" breweries, wineries, and distilleries have become more common. In some communities, these types of uses operate in commercial, retail, and downtown and other mixed-use areas. During the February 5, 2018 City Council work session, staff briefed the Council on this issue and subsequently staff was directed to bring forward through the Plan Commission and City Council amendments to the GDC. The proposed amendments formally define these types of uses, establish in which zoning districts to allow them--whether by right or by Specific Use Provision (SUP), and create Special Standards for these uses.

CONSIDERATIONS

Chapter 2 and Chapter 7: Land Use Matrices

1. The proposed amendment to the Chapter 2 (Section 2.51) Land Use Matrix is to allow "Breweries/Wineries/Distilleries" by right in the Industrial (I) District.

In addition, the proposed amendment is to allow "Breweries/Wineries/Distilleries" by Specific Use Provision (SUP) in the following zoning districts:

- o Heavy Commercial (HC)
- o Light Commercial (LC)
- o Community Retail (CR)
- o Urban Business (UB) [Mixed Use District]
- o Urban Residential (UR) [Mixed Use District]
- o Downtown (DT): Downtown Historic, Uptown, and Suburban Corridor sub-districts only.

Chapter 2: Special Standards

2. The proposed Special Standards for "Breweries/Wineries/Distilleries" are as follows:

"Production activities must be conducted indoors. Outdoor seating areas for dining and/or tasting may be allowed in accordance with the Texas Alcoholic Beverage Code and the Garland Development Code.

Breweries, Wineries and Distilleries may not emit dust, odor, smoke, gas, fumes, or vibrations beyond the property's boundary, and are subject to the City's noise control ordinance.

Outdoor storage of products and materials is prohibited except in the Industrial (I) District.

Breweries, Wineries, and Distilleries are subject to all requirements in the zoning district in which they are located, including all applicable screening and loading requirements.

Establishments may include food service, and those with a minimum of sixty-five percent of their gross revenues from food sales, in accordance with Section 2.54 of the Garland Development Code, are considered Restaurants (without drive-through only).

Breweries, Wineries and Distilleries are subject to all regulations of alcoholic beverages in the Garland Development Code."

Chapter 6: Definitions

3. The proposed definition of "Breweries/Wineries/Distilleries" is as follows: "A facility that brews wines, ales, beers, meads, spirits and/or similar beverages on site. On-premise consumption of beverages may be allowed consistent with the Texas Alcoholic Beverage Code."

STAFF RECOMMENDATION

Approval of amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding the allowance of "Breweries/Wineries/Distilleries"; Chapter 2, Section 2.52(A) to add Special Standards for "Breweries/Wineries/Distilleries"; Chapter 6 Section 6.03 to define "Breweries/Wineries/Distilleries"; and to Chapter 7: Downtown District, Article 2, Section 7.05(B)(3), Table 7-1: Downtown District Land Use Matrix of the Garland Development Code (GDC) regarding the allowance of "Breweries/Wineries/Distilleries" in certain Downtown (DT) District sub-districts.

PREPARED BY:

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GARLAND

Plan Commission

6.

Meeting Date: 03/12/2018

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo - March 26, 2018 Attachment



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: March 12, 2018
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the March 26, 2018 Plan Commission meeting.

PLATS

Sears Industrial District No. 4 Final Plat

ZONING

1. Consideration of the application of **Jordan Realty Advisors**, requesting approval of a Change in Zoning from Urban Business (UB) District to Planned Development (PD) to Urban Business (UB) District and Single-Family-5 (SF-5) District Uses for Single-Family Residential development. This property is located at 5501 Rosehill Road. (District 4) (File Z 17-06)
2. Consideration of the application of **Classic Design Group**, requesting approval of 1) a Concept Plan on a property zoned Planned Development (PD) District 01-03 for Mixed Use; 2) a Detail Plan; and 3) a Specific Use Provision for a Car Wash, Automated/Rollover. This property is located at East of Lavon Drive and South of Foster Road. (District 1) (File Z 17-42)
3. Consideration of the application of **Platinum Storage & Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 80-32; 2) a Detail Plan; and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 80-32 for Community Office Uses and Community Retail Uses. This property is located at 648, 658 and 702 West I-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)

4. Consideration of the application of **Jordan Engineering, LLC**, requesting approval of 1) a Change in Zoning from Single Family (SF-7) District to Planned Development (PD) District for Elder Care – Nursing/Convalescent Care Use; 2) a Concept Plan; and 3) a Detail Plan on property zoned Single-Family-7 (SF-7) District. This property is located at 3100 W Buckingham Road. (District 6) (File Z 17-49)
5. Consideration of the application of **Alejandro F. Herrera, Ph.D.**, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 16-23 for Single Family (SF-10) Homes. This property is located at 2675 East Brand Road. (District 1) (File Z 17-51)
6. Consideration of the application of **Kimley-Horn**, requesting approval of a Detail Plan for an Elder Care-Independent Living Use on property zoned Planned Development (PD) District 17-28 for Mixed Use. This property is located at 4217 North Garland Avenue. (District 7) (File Z 17-52)
7. Consideration of the application of **AMCAL Multi-Housing, Inc.**, requesting approval of 1) Change in Zoning from Planned Development (PD) District 95-20 for Light Commercial Use and Community Retail (CR) District to Planned Development (PD) District Elder Care-Independent Living, 2) a Concept Plan and 3) a Detail Plan for Elder Care-Independent Living. This property is located at 902 and 1014 Lavon Drive and 314 Castle Drive. (District 8) (File Z 18-08)
8. Consideration of the application of **Star Plus, Inc.**, requesting approval of a Specific Use Provision for a Food Processing and Storage Use on a property zoned Industrial (IN) District. This property is located at 3925 Miller Park Drive. (District 6) (File Z 18-15)
9. Consideration of the application of **IDI Logistics**, requesting approval of amendments to Planned Development (PD) District 16-07 for Industrial Uses. This property is located at 3800 Leon Drive. (District 5) (File Z 18-16) (The applicant requests postponement to the March 26, 2018 Plan Commission meeting.)
10. Consideration of the application of **Waypoint Development and Masterplan Consultants**, requesting approval of 1) a Change of Zoning from Urban Business (UB) District to Planned Development (PD) for a Dwelling, Multi-Family Use and 2) a Concept Plan. This property is located at 5450, 5460 and 5502 Rosehill Road. (District 3) (File Z 18-17)