



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
January 28, 2019 at 7:00 p.m.**

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

A pre-meeting will begin at 6:50 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

CONSENT AGENDA

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

1. MINUTES

- a.** Consider approval of Minutes for the January 14, 2019 meeting.

2. PLATS

- a.** P 19-01 CBAJ Addition Final Plat, Lot 1, Block 1

3. ADJOURN

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

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



GARLAND

Plan Commission

1.a.

Meeting Date: 01/28/2019

Item Title: Plan Commission Minutes - January 14, 2019

Summary:

Consider approval of Minutes for the January 14, 2019 meeting.

Attachments

Plan Commission Minutes - January 14, 2019 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, January 14, 2019, at 7:00 p.m. in the Council Chambers at the William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

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

STAFF PRESENT

Deputy City Attorney	Brian England
Recording Secretary	Tracy Allmendinger
Asst. Recording Secretary	Denise Phillips
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Josue de la Vega
Staff	Nabiha Ahmed

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 Dalton, to approve item 1a, 2a, and 2b. **Motion carried: 9 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Approval of Minutes for the regular meeting of December 10, 2018.

PLATS

2a. APPROVED** P 18-41 North Country Club Estates Final Plat

2b. APPROVED** P18-44 Creek Valley Addition No.2, Phase 1 Preliminary Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

MISCELLANEOUS

3a. APPROVED Consideration of the application of **Extreme Signs**, requesting approval of a variance to Chapter 4, Article 5 of the Garland Development Code regarding setbacks for a pylon sign. This property is located at 1350 Northwest Highway. (District 5) (File SV 18-04)

The applicant, Karena Martinez, 1800 Old Sycamore Avenue, Huntsville, Texas 77340 and the owner, Jeff Brand, 5440 Harvest Hill, Dallas, Texas 75230 provided a brief overview of the request and the number of vacancies.

Commissioner Dalton inquired as to the number of vacancies within the building.

Commissioner Hedrick stated that due to the age and the layout of this location that he understands the hardship that it causes.

Commissioner Welborn asked the applicant if they would be willing to change the proposed sign to a monument sign instead of a pylon sign.

Motion was made to **deny** the request by Commissioner Welborn, seconded by Commissioner Edwards. **Motion failed: 4 Ayes, 5 Nays** by Commissioners Dalton, Hallman, Roberts, Hedrick, and Ott.

Commissioner Hedrick made a motion to **approve** the request, seconded by Commissioner Dalton. Commissioner Welborn made a motion to amend Commissioner Hedrick's motion to only allow a 7-foot monument sign, seconded by Commissioner Edwards. **Motion failed: 3 Ayes, 6 Nays** by Commissioners Dalton, Hallman, O'Hara, Roberts, Hedrick, and Ott.

Commissioner Hedrick's original motion to approve the request was then voted on. **Motion carried: 7 Ayes, 2 Nays** by Commissioners Welborn and Edwards.

3b. APPROVED Consideration of the application of **Chandler Signs, LLC**, requesting approval of a variance [signage deviation as prescribed in Planned Development 17-35] to Chapter 4, Article 5 of the Garland Development Code regarding sign size. This property is located at 7217 Telecom Parkway. (District 1) (File SV 18-05)

The applicant, Ron Journagan, Chandler Signs, 14201 Sovereign, Fort Worth, Texas 76155 provided an overview of the size of the signage request.

Commissioner Hedrick inquired to the size of the proposed sign in relation to the existing signage already on the building.

Chairman Roberts inquired about the pylon sign that is yet to be installed, asking if the applicant would be willing to reduce or forgo installing it in the future.

Commissioner Dalton stated his support for the signage that is currently on the building and for future tenants needs for signage.

Motion was made to **approve** the request as presented by Commissioner Dalton, seconded by Commissioner O'Hara per staff recommendation. **Motion carried: 9 Ayes, 0 Nays.**

3c. APPROVED

Consideration of the application of **Enclave Firewheel WF-I, LP**, requesting approval of a variance [signage deviation as prescribed in Planned Development 17-35] to Chapter 4, Article 5 of the Garland Development Code regarding sign size. This property is located at 1675 West Campbell Road. (District 1) (File SV 18-06)

The applicant's representatives, Christina Lozano, 2925 Penny Lane, Euless, Texas 76309 and Murphy Webster, 1351 Regal Row, Dallas, Texas 75247 provided a brief overview of the request and provided additional information regarding the proposed signage location.

Chairman Roberts inquired about the canopy sign and locations within the development.

Motion was made to **approve** the request as presented by Commissioner Dalton, seconded by Commissioner Hedrick per staff recommendation. **Motion carried: 9 Ayes, 0 Nays.**

ZONING

4a. APPROVED

Request for reconsideration of an application of **DEC Engineers** [previous applicant was Cates-Clark & Associates, LLP], requesting approval of 1) an amendment to Planned Development (PD) District 03-53 for Freeway Uses, 2) an amended Concept Plan, and 3) a Detail Plan for Dwelling, Multi-Family Uses. This property is located at 3400 Firewheel Parkway. (District 1) (File Z 18-33)

The applicant, RJ Grogan, 6331 Desco, Dallas, Texas 75225 provided a brief overview of the request.

Commissioner Hedrick inquired of staff whether or not the applicant is making progress in moving this case forward.

Motion was made to **approve** the reconsideration by Commissioner Hedrick, seconded by Commissioner Williams per staff recommendation. **Motion carried: 9 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:30 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 01/28/2019

Item Title: CBAJ Addition, Lot 1, Block 1 (District 1)

Summary:

P 19-01 CBAJ Addition Final Plat, Lot 1, Block 1

Attachments

CBAJ Addition, Lot 1, Block 1 Report and Attachments

Planning Report

File No: P 19-01/District 1

Agenda Item:

Meeting: Plan Commission

Date: January 28, 2019



GARLAND

TEXAS MADE HERE

FINAL PLAT

CBAJ Addition, Lot 1, Block 1

LOCATION

2602 Foster Road

ZONING

Planned Development (PD) District 17-42 for Community Retail (CR) Use

NUMBER OF LOTS

1

ACREAGE

1.307

BACKGROUND

The applicant requests approval of a final plat for one (1) lot to build a Car Wash, Automated/Rollover. The final plat is in conformance with the Detail Plan and conditions of Planned Development (PD) 17-42 approved on August 7, 2018.

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:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

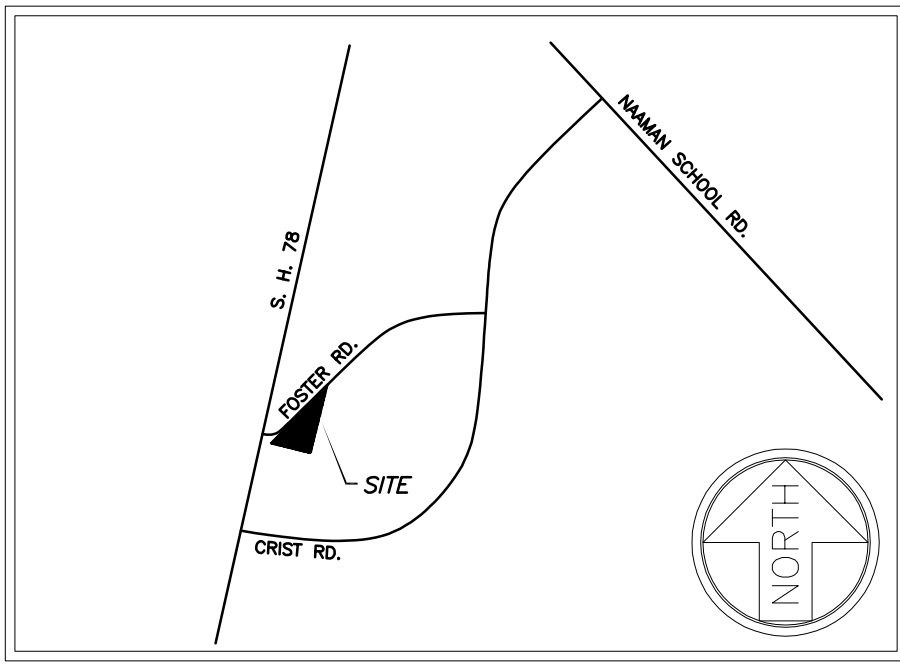


0 75 150 Feet
1 inch = 128 feet

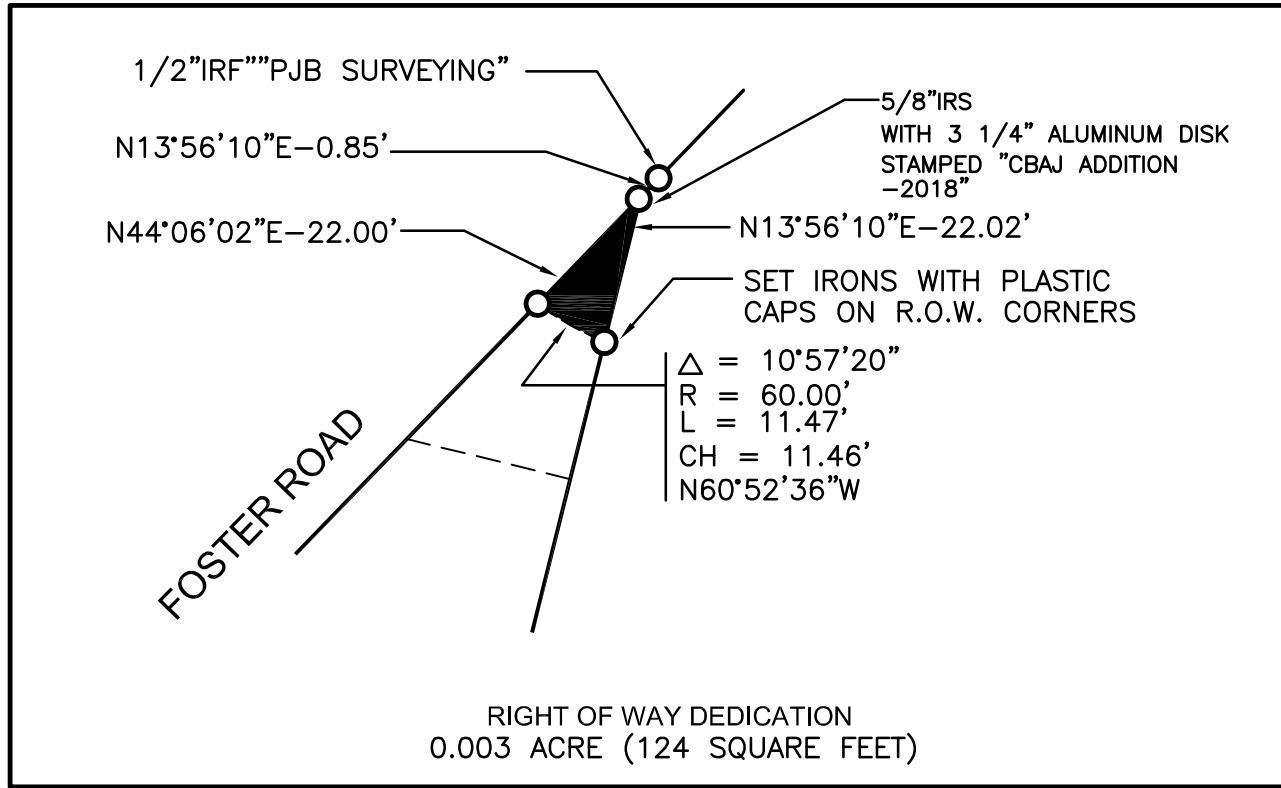
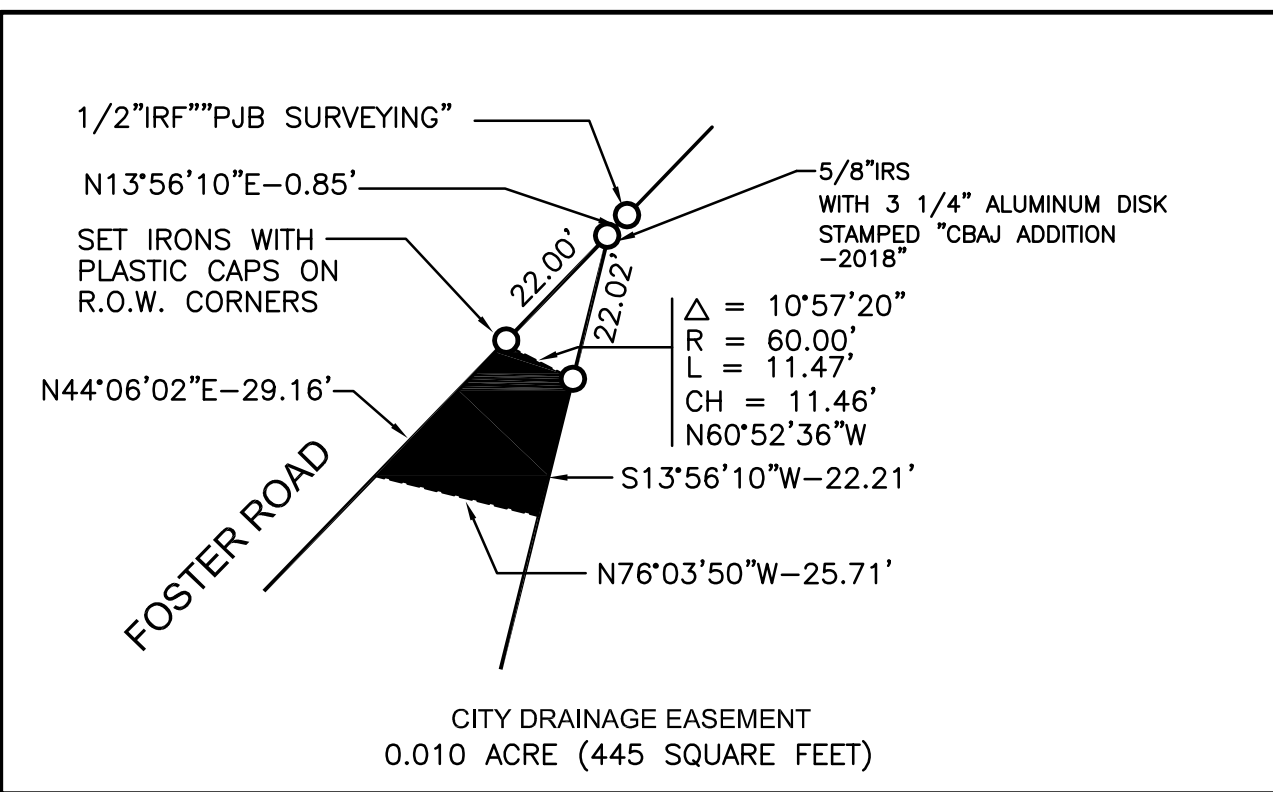
PLAT MAP P 19-01



INDICATES AREA
OF REQUEST



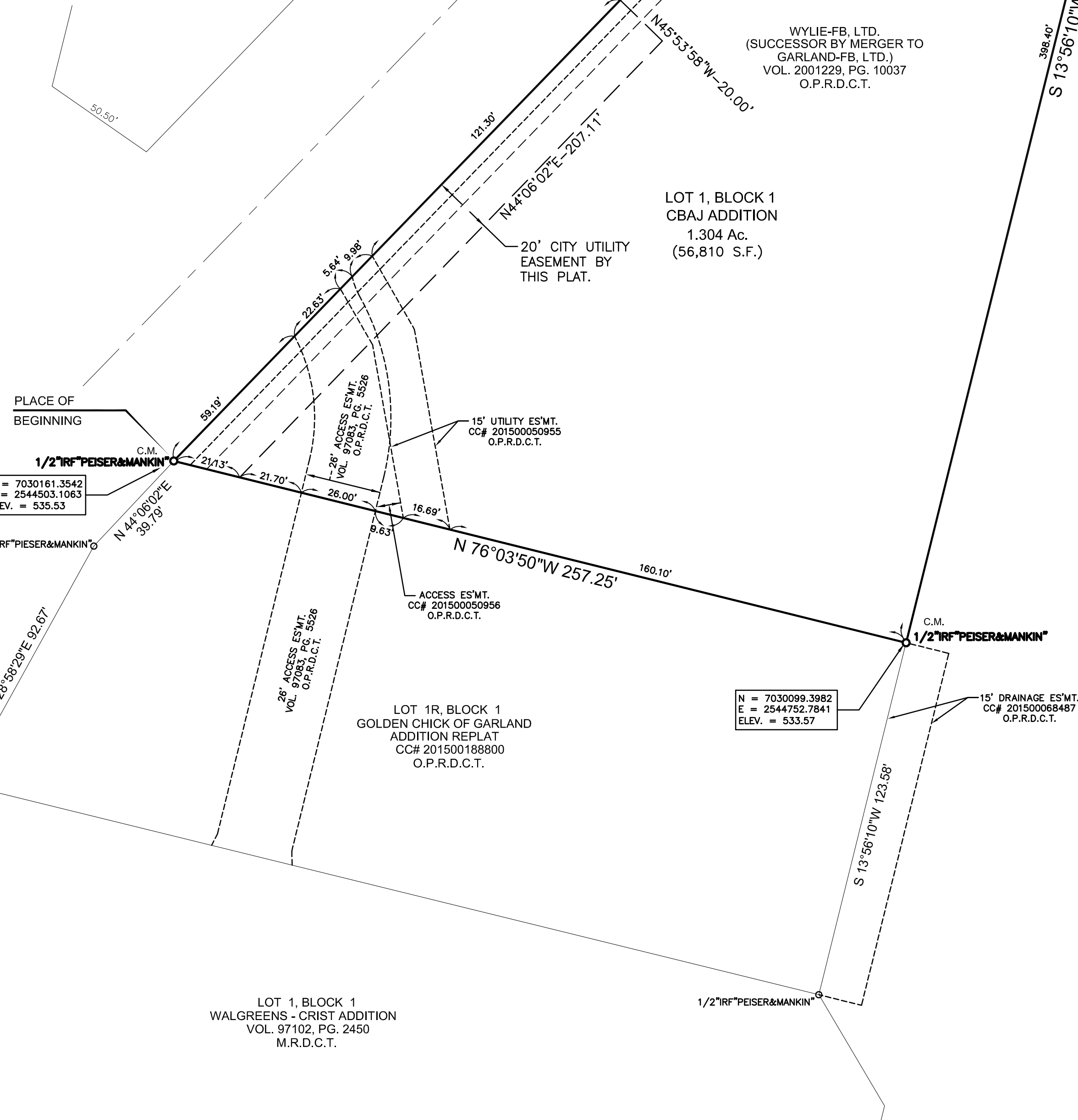
VICINITY MAP
NOT TO SCALE



* LEGEND *

IRF IRON ROD FOUND
IRS IRON ROD SET W/ORANGE PLASTIC CAP STAMPED "R. W. COOMBS RPLS 5294"
C.M. CONTROLLING MONUMENT
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

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.



LOT 5, BLOCK 1
CRIST 78 ADDITION
VOL. 89009, PG. 2596
M.R.D.C.T.

1/2"IRF

WYLIE-FB, LTD.
(SUCCESSOR BY MERGER TO
GARLAND-FB, LTD.)
VOL. 2001229, PG. 10037
O.P.R.D.C.T.

LOT 1, BLOCK 1
CBAJ ADDITION
1.304 Ac.
(56,810 S.F.)

T.V. GRIFFIN SURVEY
ABSTRACT NO. 528
HIDDEN OAKS LOT VENTURE, LTD.
CC# 201700335439
O.P.R.D.C.T.
13.3868 Ac.
(UNPLATTED)

SURVEYOR'S AFFIRMATION

I, RONALD W. COOMBS, a Registered Professional Land Survey, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. 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 _____, 2019.

RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared RONALD W. COOMBS, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

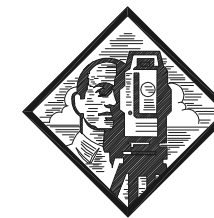
NOTARY PUBLIC
STATE OF TEXAS

Approved and accepted for the City of Garland this _____ day of _____, 2019 by the City Plan Commission of the City of Garland, Texas.

Chairman of the City Plan Commission

Director Of Planning

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



Coombs Land Surveying, Inc.

P.O. Box 6160 Fort Worth Texas 76115

(817) 920-7600

T.B.P.L.S. FIRM No. 10111800

CLS JOB No. 17-0121

GP No. NONE

COORDINATES AND BEARINGS SHOWN
HEREON ARE TIED TO THE TEXAS
COORDINATE SYSTEM OF 1983 (NAD 83
(2011), EPOCH 2013), NORTH CENTRAL
TEXAS ZONE (4202) USING CITY OF
GARLAND GEODETIC CONTROL
MONUMENTS 19 AND 53.

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, WYLIE-FB, LTD, a Texas limited partnership, successor by merger to Garland-FB, Ltd., is the sole owner of the remainder of that certain tract of land located in the T. V. GRIFFIN SURVEY, ABSTRACT No. 528, City of Garland, Dallas County, Texas according to the deed recorded in Volume 2001229, Page 10037 of the Official Public Records of Dallas County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with red plastic cap stamped "PEISER & MANKIN" at the Northwest corner of Lot 1R, Block 1, Golden Chick of Garland Addition Replat, an addition to the City of Garland, Dallas County, Texas according to the replat recorded in Clerk's File No. 201500188800 of the Official Public Records of Dallas County, Texas and lying in the Southeast right-of-way line of Foster Road (a variable width right-of-way);

THENCE N 44° 06' 02" E, 511.96 feet along the said Southeast right-of-way line of Foster Road to a 5/8-inch iron rod set with 3 1/4-inch aluminum cap stamped "CBAJ ADDITION-2018" in the Westerly boundary line of that certain tract of land described in deed to Hidden Oaks Lot Venture, Ltd., a Texas limited partnership, recorded in instrument No. 201700335439 of the Official Public Records of Dallas County, Texas, from which a 1/2-inch iron rod found with red plastic cap stamped "PUB SURVEYING" at the Northwest corner of said Hidden Oaks Lot Ventures Tract bears N 13° 56' 10" E, 0.85 feet;

THENCE S 13° 56' 10" W, 442.63 feet along the Westerly boundary line of said Hidden Oaks Lot Venture Tract to a 1/2-inch iron rod found with red plastic cap stamped "PEISER & MANKIN" at the Northeast corner of aforesaid Lot 1R;

THENCE N 76° 03' 50" W, 257.25 feet along the North boundary line of said Lot 1R to the PLACE OF BEGINNING, containing 1.307 acre (56,934 square feet) of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That WYLIE-FB, LTD., the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **CBAJ ADDITION**, on addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, any 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 in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. 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 paving 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 drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

WITNESS MY HAND at Dallas, Dallas County, Texas this the _____ day of _____, 2019.

WYLIE-FB, LTD.

By: RBB INVESTMENT INC., (IT'S GENERAL PARTNER)

By: ROBERT B. BRUNER, PRESIDENT

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

NOTARY PUBLIC
STATE OF TEXAS

SPACE RESERVED FOR COUNTY RECORDING LABEL

FINAL PLAT
CBAJ ADDITION
LOT 1, BLOCK 1

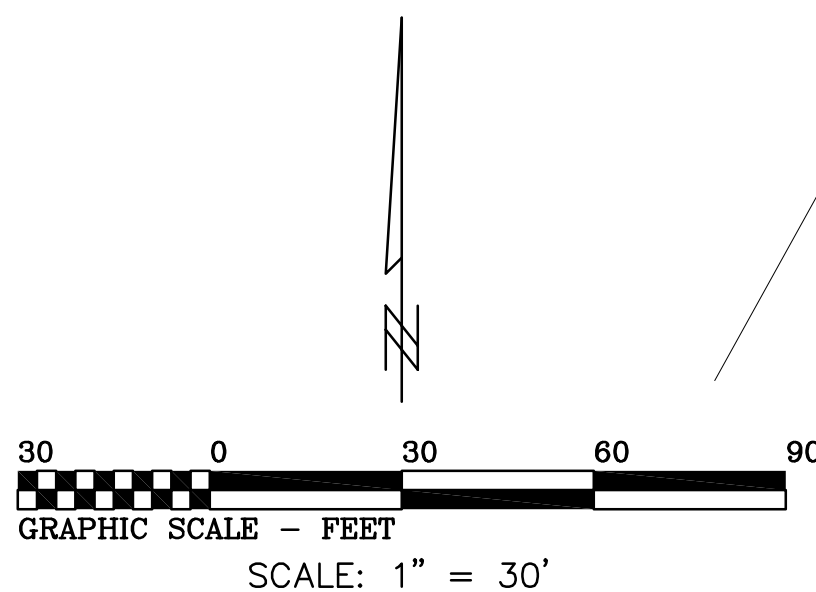
AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
BEING 1.307 ACRE OF LAND LOCATED IN THE
T. V. GRIFFIN SURVEY, ABSTRACT No. 528
CITY OF GARLAND, DALLAS COUNTY, TEXAS

SURVEYOR:

COOMBS LAND SURVEYING, INC.
P.O. BOX 6160
FORT WORTH, TEXAS 76115
(817) 920-7600
e-mail: ron.coombs@sbcglobal.net

OWNER:

WYLIE-FB,LTD.
(SUCCESSOR BY MERGER
TO GARLAND-FB,LTD.)
4646 AMESBURY DR., APT. 219
DALLAS, TEXAS 75206





GARLAND

Plan Commission

3.

Meeting Date: 01/28/2019

Item Title: Future Cases Memo - February 11, 2019

Summary:

ADJOURN

Attachments

Future Cases Memo - February 11, 2019 Attachment



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission

FROM: Kira Wauwie, AICP, and Principal Planner

DATE: January 28, 2019

SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the February 11, 2019 Plan Commission meeting.

ZONING

1. Consideration of the application of **Platinum Storage & Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 80-32; 2) a Detail Plan; and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 80-32 for Community Office Uses and Community Retail Uses. This property is located at 648, 658 and 702 West IH-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)
2. Consideration of the application of **Alejandro F. Herrera, Ph.D.**, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 16-23 for Single-Family-10 (SF-10) Homes. This property is located at 2675 East Brand Road. (District 1) (File Z 17-51)
3. Consideration of the application of **Pankaj Patel**, requesting approval of 1) an amendment to Planned Development (PD) District 03-53 for Urban Business Uses; 2) an amended Detail Plan for Hotel/Motel, Limited Service; and 3) a Specific Use Provision for Hotel/Motel, Limited Service Use. This property is located at the north corner of Town Center and Prairie Clover. (District 1) (File Z 18-19)
4. Consideration of the application of **DEC Engineering Consultants, LLC**, requesting approval of 1) an Amendment to Planned Development (PD) 03-53 for Freeway Uses, and 2) a Detail Plan for Dwelling, Multi-Family Uses. This property is located at 3400 Firewheel Parkway. (District 1) (File 18-33)

5. Consideration of the application of **Kimley-Horn**, requesting approval of a Detail Plan for Multi-Family Use on a property zoned Planned Development (PD) District 12-41 for Mixed Use. This property is located at 6310 Naaman Forest Boulevard. (District 7) (File Z 18-41)
6. Consideration of the application of **Kristen Russell**, requesting approval of an amendment to Planned Development (PD) District 85-44 to change the requirement of materials used for the perimeter screening wall. This property is located at 5201-5211 Waltham Court. (District 3) (File Z 18-46)
7. Consideration of the application of **City of Garland**, requesting approval of a Change in Zoning from PD 99-44 for Cluster and Patio Home Use, to Single-Family Attached (SFA) District [Single-Family Attached (townhouse)]. This property is located at 2901 Arapaho Road. (District 7) (File Z 18-49)