



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 27, 2020 at 7:00 p.m.

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

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

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

CONSENT AGENDA

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

1. MINUTES

- a.** Consider approval of Minutes for the January 13, 2020 meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

2. ZONING

- a.** Consideration of the application of **MV Innovations LLC**, requesting approval of a Change of Zoning from Community Retail (CR) District to Single-Family-7 (SF-7) District. This property is located at 1617 Bruce Drive. (District 4) (File Z 19-42)

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: 01/27/2020

Item Title: Plan Commission Minutes for January 13, 2020 meeting

Summary:

Consider approval of Minutes for the January 13, 2020 meeting.

Attachments

Plan Commission Minutes for January 13, 2020 meeting

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, January 13, 2020, 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	Stephen Hallman
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Mike Rose
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Mike Betz
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Nabiha Ahmed
Staff	Kimberly Hopkins

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chairman Roberts read those items into the record. **Motion** was made by Commissioner Dalton to **approve** the Consent Agenda as presented, seconded by Commissioner Hallman. **Motion carried: 6 Ayes, 0 Nays.** Commissioner Rose did not vote due to his absence from this meeting.

MINUTES

- 1a. **APPROVED**** Consider approval of Minutes for the December 9, 2019 meeting.
- 2a. **APPROVED**** P 19-32 House of Prayer Final Plat
- 2b. **APPROVED**** P 19-33 Heron's Bay Estates No. 3 Addition Final Plat

ZONING

- 3a. Consideration of the application of **Jimmy D. Newton**, requesting approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Industrial (IN) District. This property is located at

1901 South Jupiter Road, Suite 103. (District 6) (File Z 19-38)

Applicants, Jimmy D. Newton and Johanna Hargrove, 1901 South Jupiter Road, Suite #103, Garland, Texas 75042, provided a brief overview of the request and remained available for questions.

There were no questions of the applicants.

Motion was made by Commissioner Hallman to close the public hearing and **approve** the request for a Specific Use Provision for a period of 20 years as presented. Seconded by Commissioner Ott. **Motion carried: 6 Ayes, 1 Nay** by Commissioner Edwards.

3b.

Consideration of the application of **Jonathan Escarcega**, requesting approval of a Change of Zoning from Community Retail (CR) District to Single-Family-7 (SF-7) District. This property is located at 3131 Cortez Drive. (District 5) (File Z 19-41)

The applicant, Jonathan Escarcega, 3131 Cortez Drive, Garland, Texas, provided additional details regarding the residential home to be constructed on the subject property.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Ott. **Motion carried: 7 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:11 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 01/27/2020

Item Title: Z 19-42 MV Innovations LLC (District 4)

Summary:

Consideration of the application of **MV Innovations LLC**, requesting approval of a Change of Zoning from Community Retail (CR) District to Single-Family-7 (SF-7) District. This property is located at 1617 Bruce Drive. (District 4) (File Z 19-42)

Attachments

Z 19-42 MV Innovations Report and Attachments

Planning Report

File No: Z 19-42/District 4

Agenda Item:

Meeting: Plan Commission

Date: January 27, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Community Retail (CR) District to Single-Family-7 (SF-7) District.

LOCATION

1617 Bruce Drive

APPLICANT

MV Innovations LLC

OWNER

Iglesia Restauracion Del Nazareno

BACKGROUND

The applicant requests approval of a Change in Zoning from Community Retail (CR) District to Single-Family-7 (SF-7) District for the development of a single-family dwelling unit. A single-family home currently exists on the subject property but according to the applicant it is in uninhabitable condition. Therefore, the applicant will build a new single-family home. The home is intended as a parsonage residence for the church to the north of the subject property. Because the church is on a separate property, the proposed use is considered Dwelling, Single-Family Detached.

SITE DATA

The subject site contains approximately 0.21 acres. The site has approximately 90 lineal feet of frontage along Bruce Drive.

USE OF PROPERTY UNDER CURRENT ZONING

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

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 Single-Family-7 (SF-7) District is 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. The applicant proposes to develop the site in a manner consistent with the stated purpose of the Single-Family-7 (SF-7) District and the surrounding residential development.
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 redevelopment of a single-family residential use in the area.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

Single-Family-7 (SF-7) District is consistent with nearby zoning and development, and with the Land Use Goals and Policies of Envision Garland 2030 Comprehensive Plan.

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 Community Retail (CR) District and are developed with a church and a vacant structure. The property to the east is zoned Community Retail (CR) District and it is developed with a pawn shop. The properties to the south and west are zoned Single-Family-7 (SF-7) District and they are developed with single-family homes.

STAFF RECOMMENDATION

Staff recommends approval of a Change in Zoning from Community Retail (CR) District to Single-Family-7 (SF-7) District.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Photos

CITY COUNCIL DATE: February 18, 2020

PREPARED BY:

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Planning & Community Development
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REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 35 70 Feet
1 inch = 49 feet

Zoning Map Z 19-42



INDICATES AREA
OF REQUEST

Z 19-42



Looking at the subject property.



Looking east of the subject property from Bruce Drive



Looking South of the subject property from Bruce Drive