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
February 27, 2023 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.

The meeting will be broadcast on City of Garland Government Access Television (CGTV). CGTV is available via GarlandTX.gov, channel 16 (Spectrum), Channel 44 (Frontier), and channel 99 (AT&T U-verse). Meetings are broadcast online via live-streaming, on-demand, and air on CGTV with several rebroadcasts during the week of the meeting.

Public Comments
Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Chairman as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes.

IN-PERSON COMMENTS: Registration will be required for any citizen wishing to speak. Speakers shall register using the electronic registration kiosks in the lobby of City Hall.

Garland City Hall and Council Chambers are wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. BRAILLE IS NOT AVAILABLE.

If the Plan Commission adjourns into executive session during this meeting, the executive session will be conducted between and among the members of the Plan Commission and relevant City staff. Public access to that meeting 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 the February 13, 2023 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. Consider of the application of **My Choice Custom Homes**, requesting approval of a Detail Plan for a Single-Family Detached Use on a property zoned Planned Development (PD) District 18-40 for Single-Family-7 (SF-7) Uses. This property is located at 5475 Robin Road. (District 4) (File Z 22-66 – Detail Plan)

b. Consideration of the application of **Pape-Dawson Engineers**, requesting approval of an Amendment to Planned Development (PD) District 00-39 and Planned Development (PD) District 04-45 for Community Retail Uses to allow a Texas Department of Public Safety office. This property is located at 4802 North President George Bush Turnpike. (District 1) (File Z 22-73 – PD amendment) **(This case is postponed to the March 13, 2023 Plan Commission meeting.)**

c. Consideration of the application of **Pape-Dawson Engineers**, requesting approval of a Detail Plan for a Texas Department of Public Safety office. This property is located at 4802 North President George Bush Turnpike. (District 1) (File Z 22-73 – Detail Plan) **(This case is postponed to the March 13, 2023 Plan Commission meeting.)**

d. Consideration of the application of **J3P Consulting LLC.**, requesting approval of a Change in Zoning from Community Office (CO) District to Multi-Family-2 (MF-2) District. This property is located at 2700 West Walnut Street and 320 King Lane. (District 6) (File Z 22-81) (This case was postponed from the February 13, 2023 Plan Commission meeting.)

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 priviledged and unpriviiledged 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: 02/27/2023

Item Title: February 13, 2023 Minutes

Summary:

Consider approval of the Plan Commission Minutes for the February 13, 2023 meeting.

Attachments

Plan Commission Minutes for February 13, 2023

GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, February 13, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present:	Scott Roberts, Chairman
	Christopher Ott, 1st Vice Chair
	Douglas Williams, 2nd Vice Chair
	Wayne Dalton, At Large
	Julius Jenkins, Commissioner
	Stephanie Paris, Commissioner
	Georgie Cornelius , Commissioner
	Rich Aubin, Commissioner
	Michael Rose, Commissioner
Staff Present:	Shawn Roten, Senior Assistant City Attorney
	Elisa Morales, Recording Secretary
	Will Guerin, Planning Director
	Nabiha Ahmed, Lead Development Planner
	Matthew Wolverton, Development Planner
	Josue De La Vega, Sr. Planner
	Tracy Allmendinger, Deputy City Secretary

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 the January 23, 2023 meeting. **APPROVED**

Motion was made by Commissioner Julius Jenkins, and seconded by Commissioner Stephanie Paris

Vote: 9 - 0

2. PLATS

a. P 23-03 190 @ N. Garland Addition Replat **APPROVED**

Motion was made by Commissioner Julius Jenkins, and seconded by Commissioner Stephanie Paris

Vote: 9 - 0

b. P 23-04 Embree Replat Lot 4R, Block 29 **APPROVED**

Motion was made by Commissioner Julius Jenkins, and seconded by Stephanie Paris.

Motion was made by Commissioner Julius Jenkins, and seconded by Commissioner Stephanie Paris

Vote: 9 - 0

c. P 23-05 Embree Replat Lot 2R, Block 28 **APPROVED**

Motion was made by Commissioner Julius Jenkins, and seconded by Stephanie Paris.

Motion was made by Commissioner Julius Jenkins, and seconded by Commissioner Stephanie Paris

Vote: 9 - 0

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.

4. ZONING

a. Consider of the application of **Kirkman Engineering**, requesting approval of a Change in Zoning from Single-Family Attached (SFA) District to a Planned Development (PD) District for Single-Family Attached Uses. This property is located at 2801 and 2901 Arapaho Road. (District 7) (File Z 22-65 - Zoning) **APPROVED**

Representing the applicant Patrick Filson, 5200 State Highway 121, Colleyville, Texas, provided an overview of the request, and remained available for questions.

Representing the property ownership, speaking in favor:
J.D. Gonzales, 4310 N. Central Expwy., Dallas, Texas 75206
Trey Hart, 4310 N. Central Expwy., Dallas, Texas 75206

Resident Joe Thomas, 2917 Spring Brook Dr., Garland, Texas spoke in favor of the request.

The speakers spoke in favor of the property being developed by Kirkman Engineering due to the length of the property being on the market and the difficulties faced with prior developers.

There was discussion between the Plan Commission and Mr. Filson regarding the number of units, on street parking access, individual driveways and garages per unit and public right of way.

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

Commissioner Jenkins and Commissioner Ott spoke in favor of the request.

Commissioner Aubin spoke in favor of the request with the exception that the building facing the north side of the property not have balconies.

Commissioner Dalton spoke in favor of the request.

Commissioner Rose spoke in favor of the request with the exception that the buildings facing the north side of the property not have balconies.

Chairman Roberts spoke in favor of the request.

Motion was made by Commissioner Rose to **approve** with the provision that there be no balconies on the north side of the property. Seconded by Commissioner Williams. **Motion carried**: **9** Ayes, **0** Nay.

b. Consider of the application of **Kirkman Engineering**, requesting approval of a Detail Plan for Single-Family Attached Uses on a property zoned Single-Family Attached (SFA) District. This property is located at 2801 and 2901 Arapaho Road. (District 7) (File Z 22-65 – Detail Plan) **APPROVED**

Motion was made by Commissioner Rose to **approve** with the provision

that there be no balconies on the north side of the property. Seconded by Commissioner Williams. **Motion carried**: **9** Ayes, **0** Nay.

c. Consideration of the application of **G. Roxana Novoa**, requesting approval of a Change in Zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District. This property is located at 1013 Rowlett Road. (District 4) (File Z 22-71) **APPROVED**

Resident speaking on this item:
Adrean D. Ray, 5124 Anderson Circle, Garland, Texas 75043

Resident wanted clarification with regard to the proposal and if the changes would only impact this specific lot or the entire area.

Motion was made by Commissioner Williams to **approve** the change in zoning to SF-10. Seconded by Commissioner Aubin. **Motion carried**: **9** Ayes, **0** Nay.

d. Consideration of the application of **Shammy's Garland LLC.**, requesting approval of a Specific Use Provision for a Car Wash, Automated/Rollover Use on a property zoned Community Retail (CR) District. This property is located at 2461 Belt Line Road. (District 7) (File Z 22-76 – Specific Use Provision) **APPROVED**

Representing the applicant Nathan Chandler, 2727 LBJ Freeway, Dallas, Texas, provided an overview of the request, and remained available for questions.

Residents registered in favor but not speaking:
Jon Young, 2727 LBJ Freeway, Dallas, Texas

Motion was made by Commissioner Rose to close the public hearing and **approve** the Specific Use Provision and Detail Plan. Seconded by Commissioner Williams. **Motion carried**: **8** Ayes, **1** Nay.

e. Consideration of the application of **Shammy's Garland LLC.**, requesting approval of a Plan for a Car Wash, Automated/Rollover Use on a property zoned Community Retail (CR) District. This property is located at 2461 Belt Line Road. (District 7) (File Z 22-76 – Plan) **APPROVED**

Motion was made by Commissioner Rose to close the public hearing and **approve** the Specific Use Provision and Detail Plan. Seconded by Commissioner Williams. **Motion carried**: **8** Ayes, **1** Nay.

f. Consideration of the application of **Quetzal Event Center**, requesting approval of an amended Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 20-40 for Community Office Uses. This property is located at 354 East Interstate Highway 30. (District 3) (File Z 22-78 – Specific Use Provision) **APPROVED**

Representing the applicant Mindy H. Zamora, 354 E. I-30, Garland, Texas, provided an overview of the request, and remained available for questions.

There was discussion between the Plan Commission and Ms. Zamora regarding security being provided during events and the hours of operation for the venue.

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

Commissioner Aubin spoke in favor of modifying the hours of operation to a 2 a.m. closing time with a 5-year Specifc Use Provision.

Commissioner Paris asked for clarification on Commissioner Aubin's proposal.

Commissioner Ott spoke in favor of modifying the hours of operation to 2 a.m. closing with a 5-10 year Specific Use Provision.

Commissioner Jenkins spoke in favor of modifying the hours of operation to 1-2 a.m. with a 10-year Specific Use Provision.

Motion was made by Commissioner Paris to **approve** the Specific Use Provision and Detail Plan with a 2 a.m. closing with a 10-year Specific Use Provision. Seconded by Commissioner Jenkins. **Motion carried**: **9** Ayes, **0** Nays.

g. Consideration of the application of **Quetzal Event Center**, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 20-40 for Community Office Uses. This property is located at 354 East Interstate Highway 30. (District 3) (File Z 22-78 – Detail Plan) **APPROVED**

Motion was made by Commissioner Paris to **approve** the Specific Use Provision and Detail Plan with a 2 a.m. closing with a 10-year Specific Use Provision. Seconded by Commissioner Jenkins. **Motion carried**: **9** Ayes, **0** Nays.

h. Consideration of the application of **Clay Cristy–ClayMoore Engineering**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Industrial (IN) District. This property is located at 119 East Buckingham Road. (District 8) (File Z 22-79 – Specific Use Provision) **APPROVED**

Representing the applicant Drew Donosky, 1903 Central Drive, Suite 406, Bedford, Texas, provided an overview of the request, and remained available for questions.

Motion was made by Commissioner Ott to close the public hearing and **approve** the request. Seconded by Commissioner Jenkins. **Motion carried**: **9** Ayes, **0** Nays.

i. Consideration of the application of **Clay Cristy–ClayMoore Engineering**, requesting approval of a Plan for a Restaurant, Drive-Through on a property zoned Industrial (IN) District. This property is located at 119 East Buckingham Road. (District 8) (File Z 22-79 - Plan) **APPROVED**

Motion was made by Commissioner Ott to close the public hearing and **approve** the request. Seconded by Commissioner Jenkins. **Motion carried**: **9** Ayes, **0** Nays.

j. Consideration of the application of **JP3 Consulting LLC**, requesting approval of a Change in Zoning from Community Office (CO) District to Multi-Family-1 (MF-1) District. This property is located at 2700 West Walnut Street. (District 6) (File Z 22-81) **(The applicant requests postponement of this case to the February 27, 2023 Plan Commission meeting.)**

Motion was made by Commissioner Dalton to **postpone** per the applicant's request. Seconded by Commissioner Aubin. **Motion carried**: **9** Ayes, **0** Nays.

5. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 8:23 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary

GARLAND

Plan Commission **2. a.**

Meeting Date: 02/27/2023

Item Title: Z 22-66 MyChoice Custom Homes - Detail Plan (District 4)

Summary:

Consider of the application of **My Choice Custom Homes**, requesting approval of a Detail Plan for a Single-Family Detached Use on a property zoned Planned Development (PD) District 18-40 for Single-Family-7 (SF-7) Uses. This property is located at 5475 Robin Road. (District 4) (File Z 22-66 – Detail Plan)

Attachments

Z 22-66 MyChoice Custom Homes Report & Attachments (PD)

Z 22-66 MyChoice Custom Homes Responses

Planning Report

File No: Z 22-66/District 4
Agenda Item:
Meeting: Plan Commission
Date: February 27, 2023

REQUEST
Approval of a Detail Plan for a Dwelling, Single-Family Detached Use on a property zoned Planned Development (PD) District 18-40 for Single-Family-7 (SF-7) Uses.

LOCATION
5475 Robin Road

APPLICANT
My Choice Custom Homes

OWNER
Abdi Omar

BACKGROUND
The applicant proposes to construct a detached single family home on a vacant lot.

SITE DATA
The 0.359-acre site will be accessed from Robin Road.

USE OF PROPERTY UNDER CURRENT ZONING
The subject property is zoned Planned Development (PD) 18-40 for Single-Family-7 District Uses and is currently vacant.

The Planned Development (PD) 18-40 Detail Plan was approved to allow single-family detached developments along Robin Road, while maintaining Community Retail (CR) base zoning along the Broadway Boulevard frontage. All future development requires approval of a Detail Plan through the public hearing process.

CONSIDERATIONS

Detail Plan:
1. The applicant proposes to construct a 3,101 square foot single-family detached home (Exhibit C). The proposed home will be accessed from a driveway to be constructed on Robin Lane.

2. The site design and building setbacks (Exhibit C) comply with Single-Family-7 (SF-7) District in the Garland Development Code (GDC).

3. The building elevations (Exhibit D) for the proposed home comply with the Garland Development Code (GDC).

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. 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.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the East and West along Robin Road are currently vacant lots also zoned Planned Development (PD) 18-40 for Single-Family-7 Uses. The properties to the North are zoned Planned Development (PD) 18-40 for Community Retail Uses. The lot bordering the subject site to the North contains a Braum's food establishment while other restaurants and retail stores are nearby. Finally, the lots across Robin Road to the South are zoned Single-Family-7 (SF-7) District and contain single-family detached homes.

While the Comprehensive Plan envisions this property as a compact neighborhood use, the City rezoned the property to be for Single-Family-7 uses. The proposed use is generally compatible with the surrounding area, and residential use is appropriate along Robin Road.

STAFF RECOMMENDATION

Approval of a Detail Plan for a Dwelling, Single-Family Detached Use on a property zoned Planned Development (PD) District 18-40 for Single-Family-7 (SF-7) Uses.

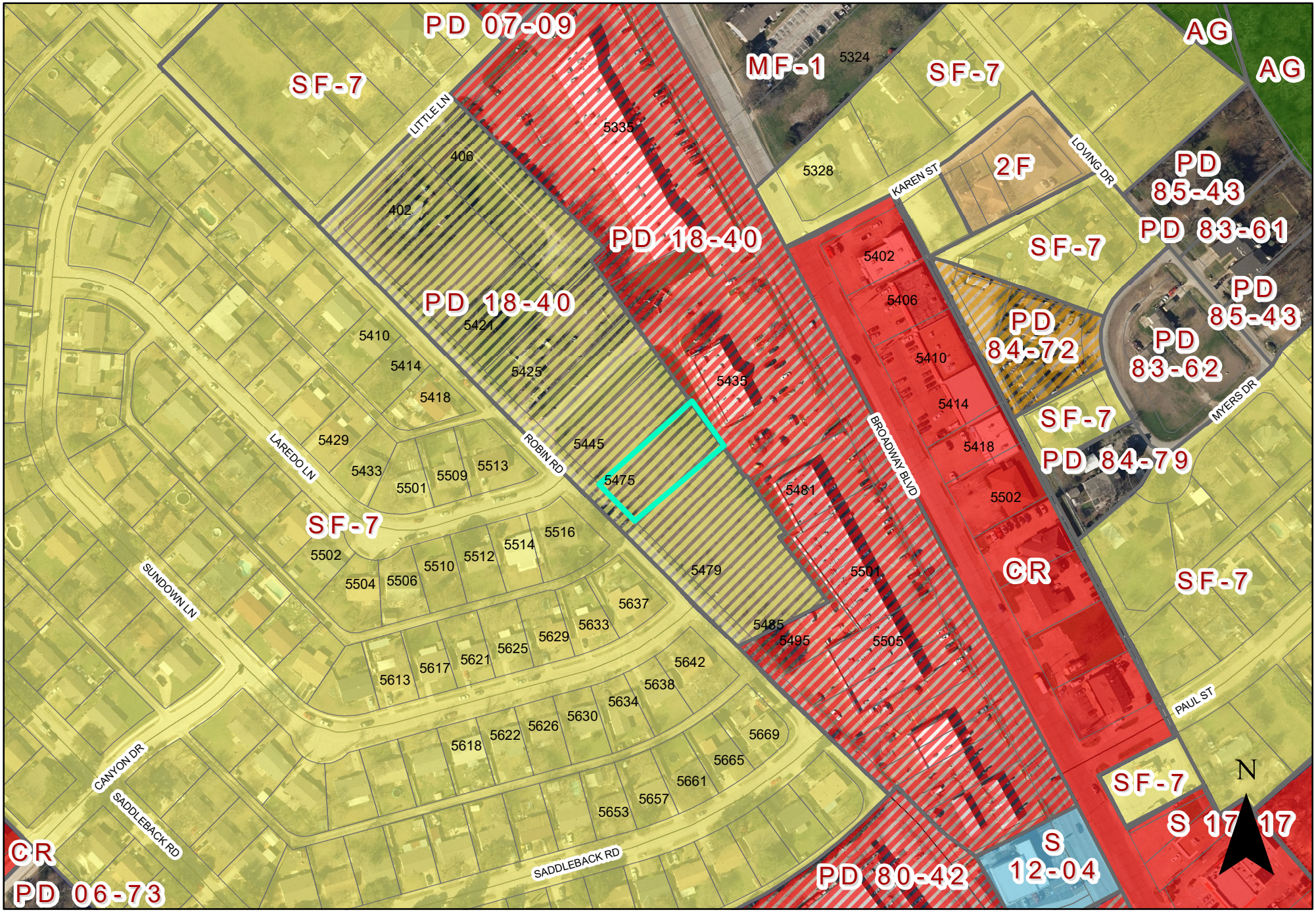
ADDITIONAL INFORMATION

i. Location Map
ii. PD Conditions
iii. Exhibits
iv. Photos

CITY COUNCIL DATE: March 21, 2023

PREPARED BY:
Matthew Wolverton
Development Planner
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



0 130 260 Feet 1 inch = 198 feet

ZONING MAP Z 22-66

INDICATES AREA OF REQUEST

5475 Robin Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-66

5475 Robin Road

I. **Statement of Purpose:** The purpose of this Planned Development (PD) is to amend the Planned Development (PD) District 18-40 to allow the construction of a single-family detached home.

II. **Statement of Effect:** This Planned Development (PD) 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 Planned Development (PD) District 18-40 and Single-Family-7 District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. **Development Plans:**

A. Detail Plan: Development is to be in conformance with the approved Detail Plan labeled Exhibit C and Exhibit D. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.

V. **Detail Plan:**

A. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.

B. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit D.

EXHIBIT B

Legal Description:

JOHN LITTLE ABST 761 PG 380
80X197X85X185

Address:
5475 Robin Road
Garland TX 75043

Front Lot Area Schedule	
Name	Area
Concrete	983 SF
Grass	2366 SF
Total	3349 SF

Total Front Lot Area = Concrete SF/ Total SF

= 983 SF/ 3349 SF

= 29% Coverage

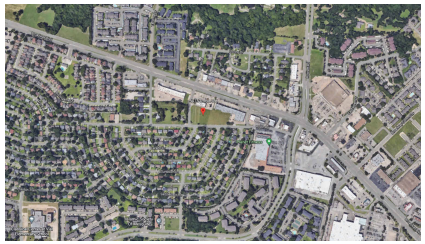
Property Schedule	
5475 Robin Road	15646 SF

Gross Area Schedule	
Name	Area
Total Building Area	3101 SF

Lot Coverage = Total Building Area SF/ Property SF

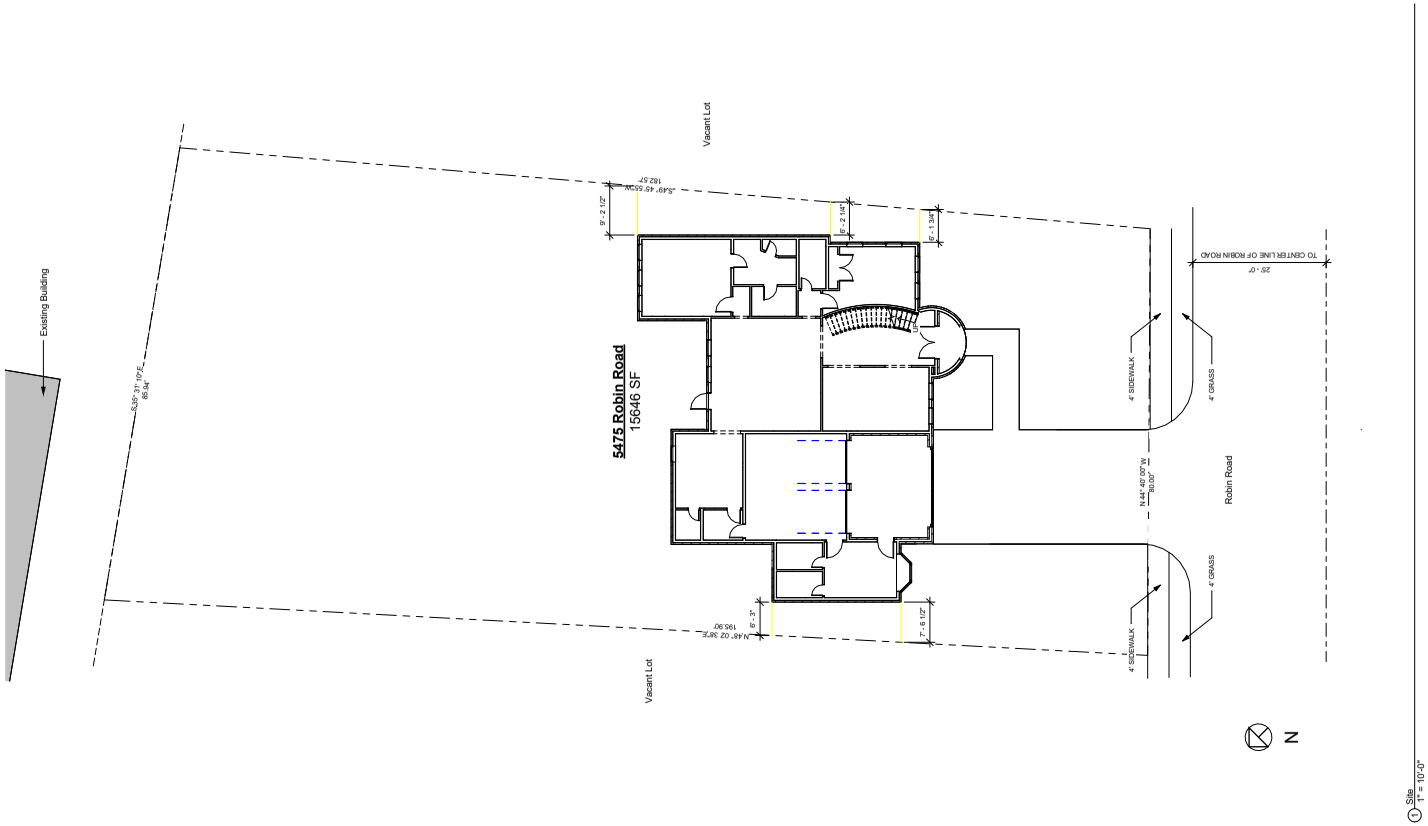
= 3101 SF/ 15646 SF

Lot Coverage = 20%



Vicinity Map

N



1 Site
1" = 10'-0"

Case Number: Z22-66

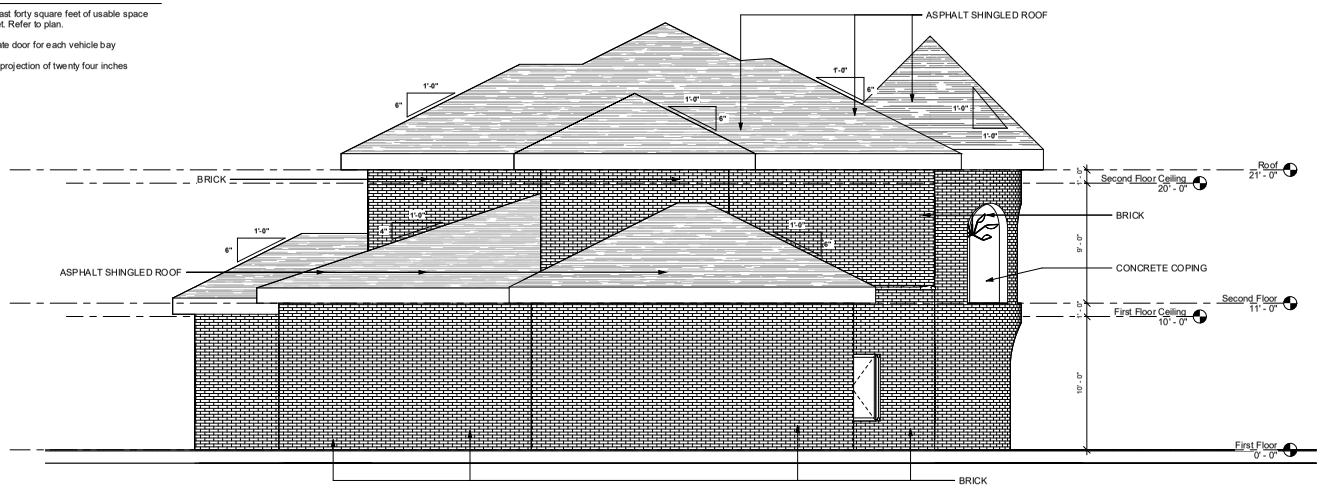
5475 Robin Road

A2

Exhibit C

1 Plan South Elevation
1/4" = 1'-0"

	Unique Building Design Elements
1	Front porch covered with at least forty square feet of usable space and minimum depth of five feet. Refer to plan.
2	Split garage doors with seperate door for each vehicle bay
3	Bay windows with a minimum projection of twenty four inches

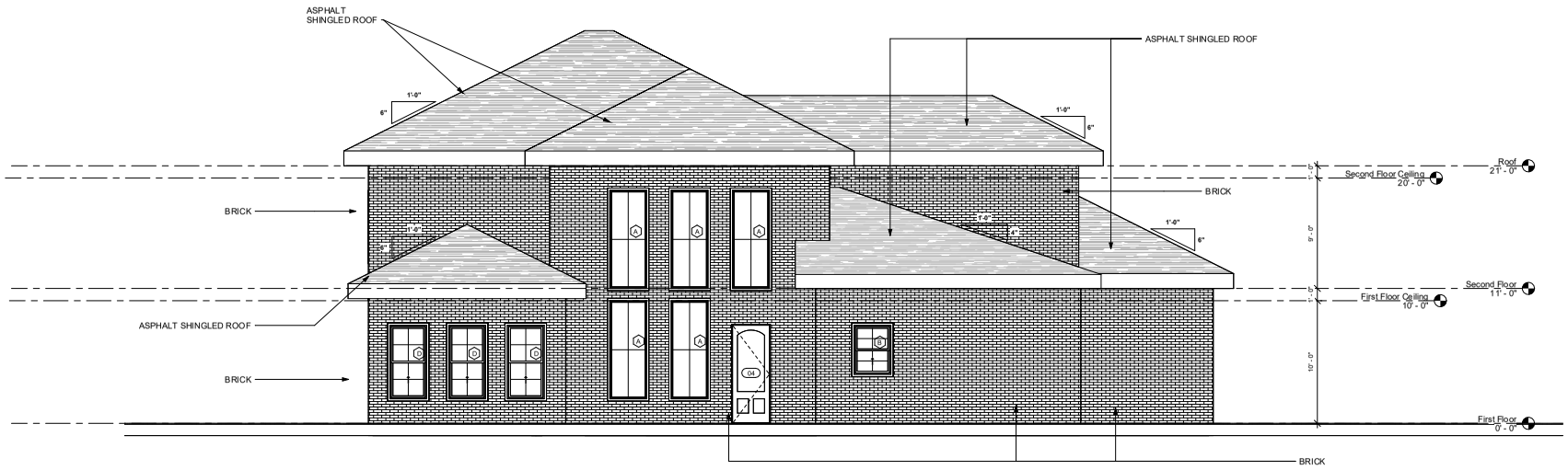


2 Plan West Elevation
1/4" = 1'-0"

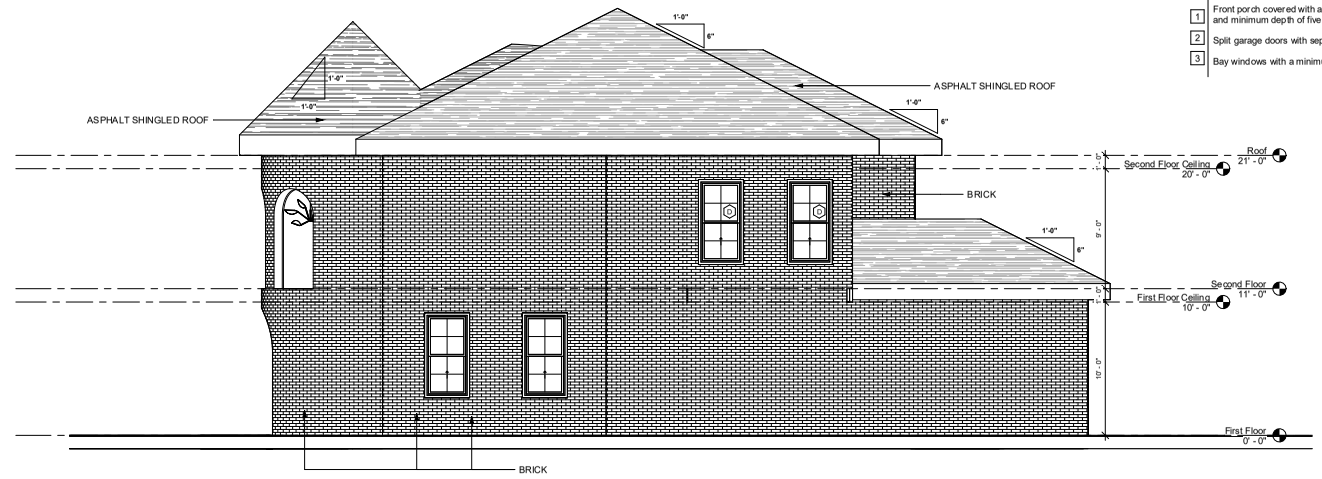
5475 Robin Road

A12

Exhibit D



1 Plan North Elevation
1/4" = 1'-0"



2 Plan East Elevation
1/4" = 1'-0"

	Unique Building Design Elements
1	Front porch covered with at least forty square feet of usable space and minimum depth of five feet. Refer to plan.
2	Split garage doors with seperate door for each vehicle bay
3	Bay windows with a minimum projection of twenty four inches

5475 Robin Road

A13

Exhibit D

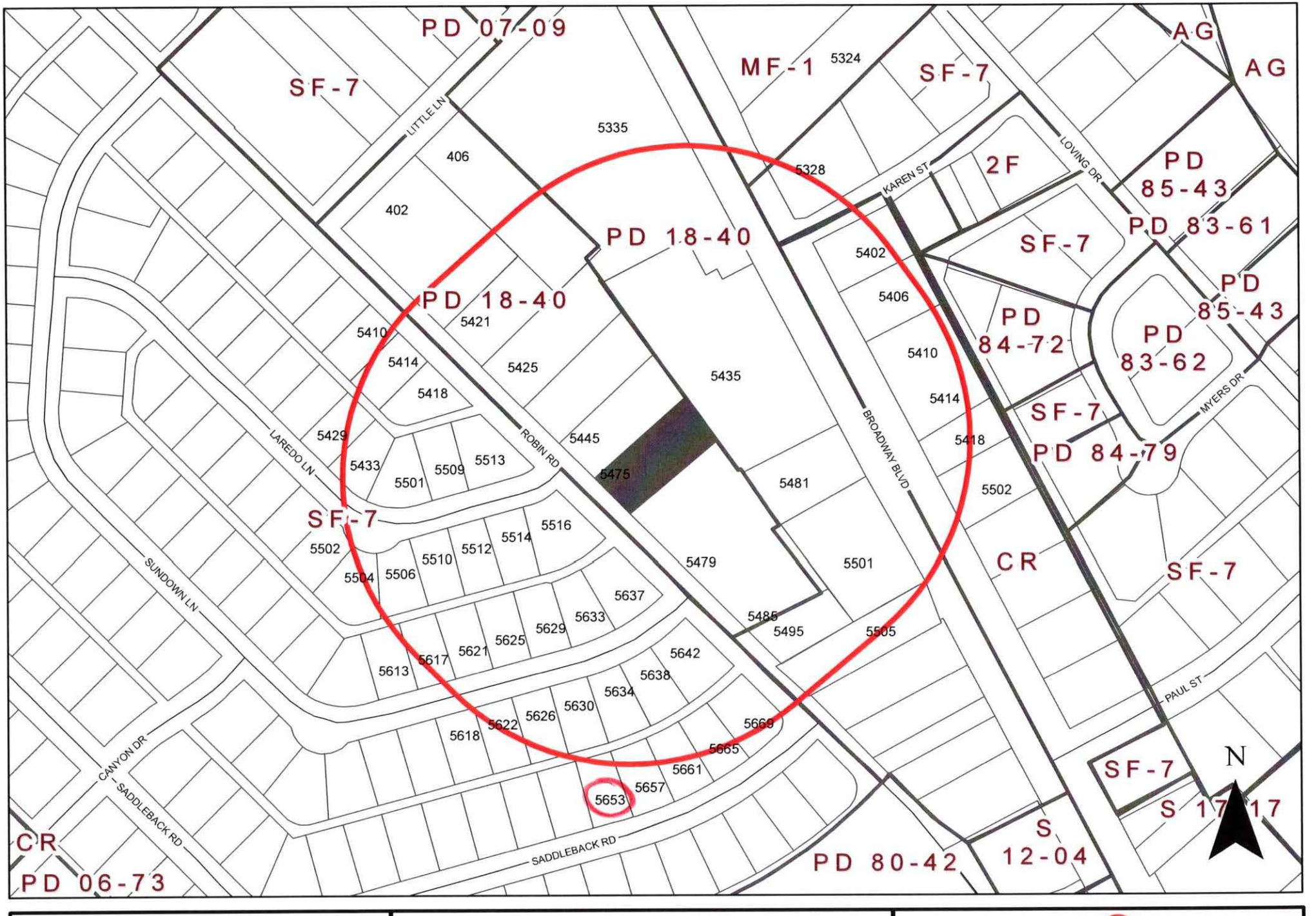
Z 22-66

View of the subject site looking North from Robin Road. The Braum's can be seen in the background.

View from the subject site looking South across Robin Road. A fence belonging to a detached Single-Family-7 development can be seen.

View from the subject site looking East down Robin Road. A community retail strip mall containing retail and restaurants can be seen. Single Family homes can also be observed.

View from the subject site looking West down Robin Road. Single Family developments can be seen as well as vacant lots.



0 130 260 Feet
1 inch = 198 feet

ZONING MAP Z 22-66

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

5475 Robin Road

Comment Form
Case Z 22-66

Z 22-66 My Choice Custom Homes. The applicant proposes a single-family home. Planned Development (PD) District 18-40 requires a Detail Plan through the public hearing process for a new development. The site is located at 5475 Robin Road. (District 4)

Z 22-66 My Choice Custom Homes. El solicitante propone una vivienda unifamiliar. El Distrito de Desarrollo Planificado (PD) 18-40 requiere un Plan de Detalle a través del proceso de audiencia pública para un nuevo desarrollo. El sitio está ubicado en 5475 Robin Road. (Distrito 4)

Z 22-66 My Choice Custom Homes. Người nộp đơn đề xuất một ngôi nhà dành cho một gia đình. Phát triển theo Kế hoạch (PD) Quận 18-40 yêu cầu một Kế hoạch Chi tiết thông qua quy trình điều trần công khai cho một sự phát triển mới. Địa điểm này tọa lạc tại 5475 Robin Road. (Quận 4)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☑ For / A Favor / Đúng

☐ Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

David Ogle Property Owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

5653 Saddleback Rd

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã Bưu Chính

[signature] 2-19-23

Signature / Firma / Chữ ký Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

GARLAND

Plan Commission **2. d.**

Meeting Date: 02/27/2023

Item Title: Z 22-81 J3P Consulting, LLC - MF-2 (District 6)

Summary:

Consideration of the application of **J3P Consulting LLC.**, requesting approval of a Change in Zoning from Community Office (CO) District to Multi-Family-2 (MF-2) District. This property is located at 2700 West Walnut Street and 320 King Lane. (District 6) (File Z 22-81) (This case was postponed from the February 13, 2023 Plan Commission meeting.)

Attachments

Z 22-81 J3P Consulting LLC Report and Attachments (MF-2)

Z 22-81 J3P Consulting LLC Responses

Planning Report

File No: Z 22-81/District 6
Agenda Item:
Meeting: Plan Commission
Date: February 27, 2023

REQUEST
Approval of a Change of Zoning from Community Office (CO) District to Multi-Family-2 (MF-2) District.

LOCATION
2700 West Walnut Street and 320 King Lane

APPLICANT
JP3 Consulting, LLC

OWNER
JP3 Consulting, LLC

BACKGROUND
The applicant proposes to change the zoning of the vacant lot from Community Office (CO) District to a Multi-Family-2 (MF-2) District in order to construct an apartment complex.

This case was postponed from the February 13, 2023 Plan Commission meeting. The applicant has since amended the request to MF-2 District, and new notification letters were mailed out accordingly.

SITE DATA
The 2.843-acre site is accessed from West Walnut Street and King Lane.

USE OF PROPERTY UNDER CURRENT ZONING
The subject property is zoned Community Office (CO) District and is currently vacant.

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 offices, 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.

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

the Envision Garland 2030 Comprehensive Plan. This Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will affect surrounding and future development.

2. The Multi-Family (MF) District is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities. 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. The MF-2 District is intended to accommodate moderately higher densities and building height in order to reflect a more urban style of multifamily development. Specifically, the MF-2 District allows up to 32 units per acre, and up to 50 feet in building height

3. The MF-2 District was recently adopted in 2022 into the Garland Development Code by the City Council to account for common multi-family development requests that would trigger the Planned Development (PD) District process, primarily density and building height. By creating the MF-2 District, it may allow developments to proceed with a "straight zoning" change and meet GDC standards without the necessity of a Planned Development which is commonly associated with deviations and flexibility being requested. The applicant concurs with the MF-2 District standards.

4. In the event the Zoning Change request is approved, the applicant will need to proceed with the platting of the subject property and securing a site permit and a building permit prior to commencing construction. It will be during the permitting process that staff will review the proposed development and verify compliance with all the applicable regulations.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject site. 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 applicant proposes to introduce new housing stock to the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North are zoned Single Family-7 (SF-7) District. This area contains single-family detached houses. The properties to the West are zoned Multi-Family-1 (MF-1) District and contain multiple apartment complexes. The properties to the East are zoned Community Office (CO) District, Multi-Family-1 (MF-1) District, and Community Retail (CR) District. The adjacent property contains a medical clinic, the MF-1 property contains an apartment complex, and the CR properties contain restaurants, offices, and retail stores. The property to the south is zoned Community Office (CO) District and contains a hospital.

The proposed use is generally compatible with the surrounding area.

STAFF RECOMMENDATION

Approval of the Change of Zoning from Community Office (CO) District to Multi-Family-2 (MF-2) District.

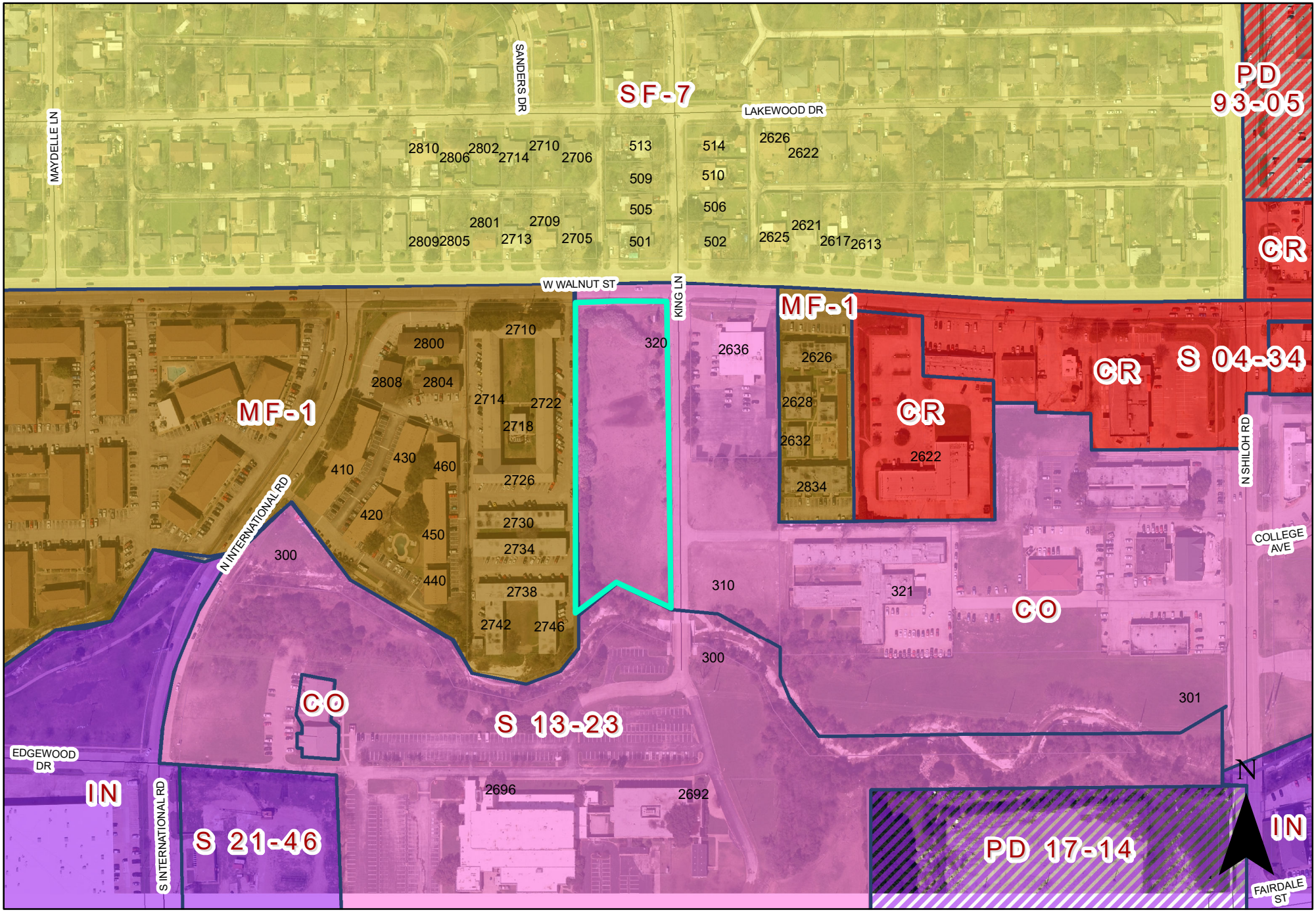
ADDITIONAL INFORMATION

i. Location Map
ii. Photos

CITY COUNCIL DATE: March 21, 2023

PREPARED BY:
Matthew Wolverton
Development Planner
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



0 175 350 Feet
1 inch = 264 feet

ZONING MAP Z 22-81

INDICATES AREA OF REQUEST

2700 W. Walnut St. / 320 King Lane

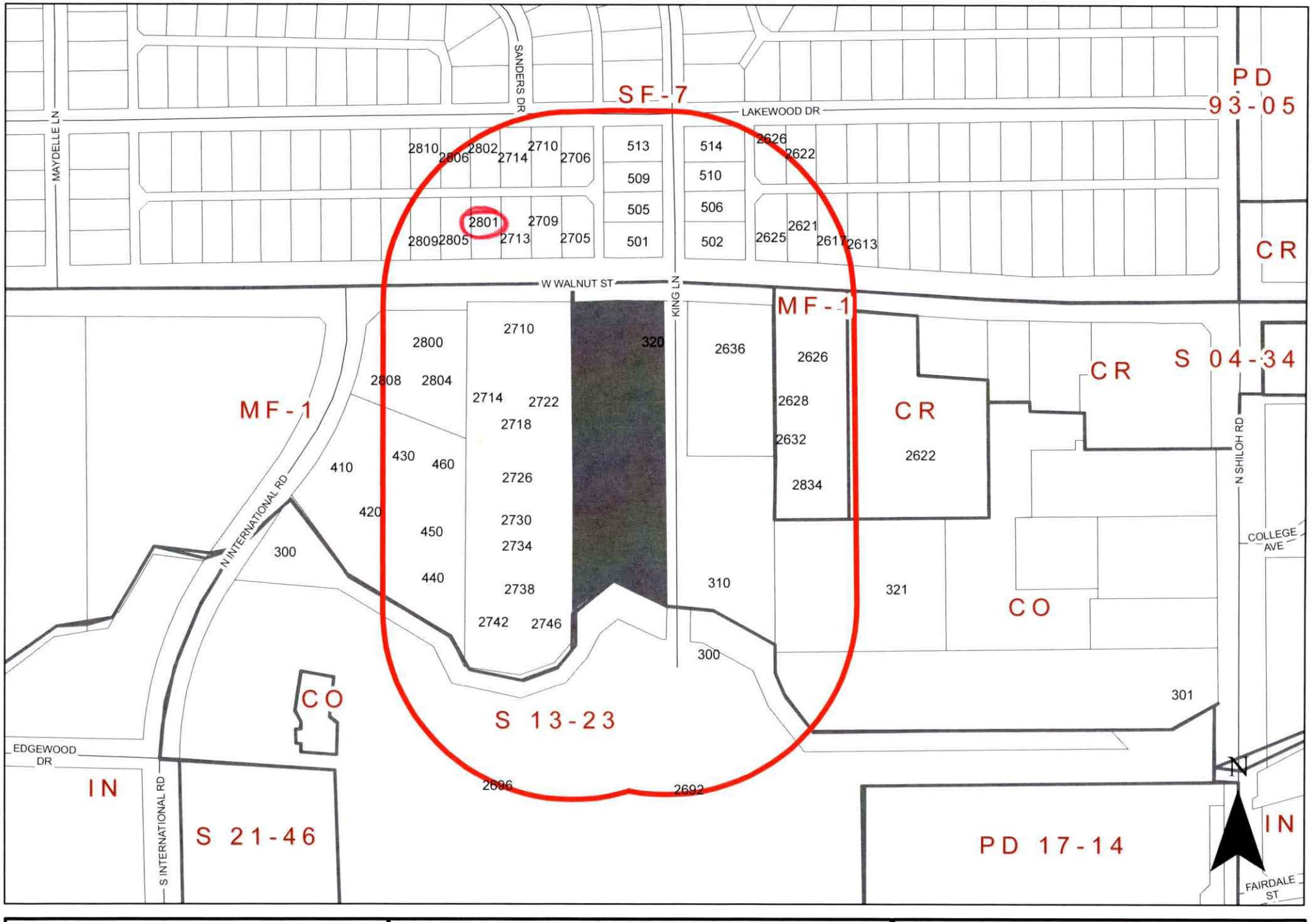
Z 22-81

View of the subject site looking South from West Walnut Street.

View from the subject site looking West on Walnut Street. The adjacent Multi-Family structure is in view.

View from the subject site looking North across West Walnut Street. Single Family-7 zoned properties are in view.

View from the subject site looking East on West Walnut Street. Community Office zoned properties such as a pharmacy are shown to the right.



0 175 350 Feet
1 inch = 264 feet

ZONING MAP Z 22-81

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

2700 W. Walnut St. / 320 King Lane

Comment Form
Case Z 22-81

Z 22-81 JP3 Consulting, LLC. The applicant requests a zoning change from Community Office (CO) District to Multi-Family-1 (MF-1) District. The site is located at 2700 West Walnut Street/320 King Lane. (District 6)

Z 22-81 JP3 Consulting, LLC. El solicitante solicita un cambio de zonificación del Distrito de Oficina Comunitaria (CO) al Distrito Multifamiliar-1 (MF-1). El sitio está ubicado en 2700 West Walnut Street/320 King Lane. (Distrito 6)

Z 22-81 JP3 Tư vấn, LLC. Người nộp đơn yêu cầu thay đổi phân vùng từ Quận Văn phòng Cộng đồng (CO) thành Quận Nhiều gia đình-1 (MF-1). Địa điểm tọa lạc tại 2700 West Walnut Street/320 King Lane. (Quận 6)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

[X] For / A Favor / Đúng

[ ] Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envie el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envielo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Rosalind Licea Property/Home owner

Printed Name & Title / Nombre Impreso y Titulo / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

2801 W. Walnut St

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

Rosalind Licea

Signature / Firma / Ch ữ ký

02-05-2023

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa ch email và số điện thoại là tùy chọn.)