



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 13, 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 27, 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. MISCELLANEOUS

- a.** Election of Officers

3. ZONING

- a. Consideration of the application of **Joseph and Beverly Darnell**, requesting approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-10 (SF-10) District. This property is located at 2701 Larry Drive. (District 5) (File Z 22-82 - Specific Use Provision)
- b. Consideration of the application of **Joseph and Beverly Darnell**, requesting approval of a Plan for a Guest House on a property zoned Single-Family-10 (SF-10) District. This property is located at 2701 Larry Drive. (District 5) (File Z 22-82 - Plan)
- c. 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) **(The applicant requests postponement to the April 10, 2023 Plan Commission meeting).**
- d. 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) **(The applicant requests postponement to the April 10, 2023 Plan Commission meeting).**

4. ADJOURN

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 03/13/2023

Item Title: Plan Commission Minutes for February 27, 2023

Summary:

Consider approval of the Plan Commission Minutes for the February 27, 2023 meeting.

Attachments

Plan Commission Minutes for February 27, 2023



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, February 27, 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
Wayne Dalton, At Large
Julius Jenkins, Commissioner
Douglas Williams, 2nd Vice Chair
Stephanie Paris, Commissioner
Michael Rose, Commissioner
Rich Aubin, Commissioner
Georgie Cornelius, Plan Commissioner

Staff Present: Will Guerin, Planning Director
Shawn Roten, Senior Assistant City Attorney
Nabiha Ahmed, Lead Development Planner
Matthew Wolverton, Development Planner
Evelyn Martinez, Planning Technician
Elisa Morales, Secretary

CONSENT AGENDA

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1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the February 13, 2023 meeting. **APPROVED**

Motion was made by 2nd Vice Chair Douglas Williams, and seconded by Commissioner Michael Rose

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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3. 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) **APPROVED**

Representing the applicant Azhar Mohammed, 1100 Business Parkway, Ste. 195, Richardson, Texas, remained available for questions.

There was discussion between the Plan Commission and Mr. Mohammed whether if a fence would be installed at the property.

Representing nearby property ownership, speaking in opposition:
Eric Fulkerson, 5335 Broadway, Garland, Texas 75041

The speaker spoke in opposition of the request due to possible complaints by residents regarding the odors coming from the surrounding commercial businesses.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the Detail Plan as presented. Seconded by Commissioner Williams. **Motion carried: 7 Ayes, 1 Nay** by Commissioner Cornelius.

- 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.)** **POSTPONED**

Motion was made by Commissioner Aubin to postpone this item to the March 13, 2023 Plan Commission Meeting. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays.**

- 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.)** POSTPONED

Motion was made by Commissioner Aubin to postpone this item to the March 13, 2023 Plan Commission Meeting. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays.**

- 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.) DENIED

Representing the applicant Zacariah Jacob, 5166 Highland Hills Dr., Frisco, Texas 75036, provided an overview of the request, and remained available for questions.

There was discussion between the Plan Commission and Mr. Jacob regarding experience in residential development and the results of the traffic study. Further discussion included the various unit sizes for the development.

There was clarification and discussion between staff and the Plan Commission regarding the reason why this case is MF-2 and not MF-1. This zoning request is MF-2 because there is limited developable land, making the density requirement of MF-1 difficult to achieve.

Motion was made by Commissioner Jenkins to close the public hearing and open for discussion. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays.**

Commissioner Jenkins spoke against the request due to the area being densely populated and future public safety concerns.

Chair Roberts shared his initial optimism of the request in hopes it might incentivize the neighboring complexes to make improvements.

Commissioner Aubin spoke in favor of the request and adding new multi-family development in the area.

Commissioner Dalton spoke against the request due to the request being incomplete in terms of containing a Detail Plan as part of the request.

Commissioner Jenkins offered a rebuttal to the comments made by Chair Roberts. Commissioner Jenkins does not believe this would be the best use of land due to there being other appropriate zoned uses such as neighborhood services, commercial retail, commercial office.

Motion was made by Commissioner Jenkins to **deny** the request as presented. Seconded by Commissioner Williams. **Motion failed: 3 Ayes, 5 Nays** by Commissioners Paris, Cornelius, Roberts, Aubin and Williams.

Motion was made by Commissioner Aubin to **approve** the request as presented. Seconded by Commissioner Paris. **Motion failed: 4 Ayes, 4 Nays** by Commissioners Dalton, Jenkins, Williams and Rose.

Senior Assistant City Attorney Rowen informed Chair Roberts that due to the request not receiving the majority of votes in favor of the request, the request fails and will move forward to Council with no recommendation for approval.

4. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 7:31 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 03/13/2023

Item Title: Election of Officers

Summary:

Election of Officers

Background/Additional Information:

Due to the recent departure of First Vice-Chairperson Christopher Ott, the Plan Commission will need to appoint a new First Vice-Chairperson and possibly a Second Vice-Chairperson.



Plan Commission

3. a.

Meeting Date: 03/13/2023

Item Title: Z 22-82 Joseph and Beverly Darnell - Specific Use Provision (District 5)

Summary:

Consideration of the application of **Joseph and Beverly Darnell**, requesting approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-10 (SF-10) District. This property is located at 2701 Larry Drive. (District 5) (File Z 22-82 - Specific Use Provision)

Attachments

Z 22-82 Joseph and Beverly Darnell (Specific Use Provision) Report and Attachments

Z 22-82 Joseph and Beverly Darnell Responses

Planning Report

File No: Z 22-82/District 5

Agenda Item:

Meeting: Plan Commission

Date: March 13, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Guest House Use on a property zoned Single-Family-10 (SF-10) District.

Approval of a Plan for a Guest House.

LOCATION

2701 Larry Drive

APPLICANT

Joseph and Beverly Darnell

OWNER

Joseph and Beverly Darnell

BACKGROUND

This site is zoned Single-Family-10 (SF-10) District and is developed with a single-family dwelling and a workshop that was permitted in 2013. The applicant would like to convert the existing workshop in the backyard to a guest house.

SITE DATA

The site contains approximately 0.26 acres with approximately 134.92 lineal feet of frontage along Carney Drive and 79 lineal feet of frontage along Larry Drive. The property has access from Carney Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Single-Family (SF-10) District which allows single-family residential use. The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. Further, the SF-10 District allows a Guest House with approval of a Specific Use Provision through a public hearing by Plan Commission and City Council.

CONSIDERATIONS

1. **Site Plan:** The applicant requests a 384 square-foot Guest House, to be located behind the primary house. The applicant requests to convert the existing workshop in the backyard to a Guest House. The primary house and garage combined is 1,320 square feet.

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

Per the definition, the Guest House area cannot exceed more than thirty (30%) percent of the primary structure footprint. Therefore, the maximum area allowed is 396 square feet and the site plan (Exhibit C) complies with this requirement.

2. **Parking:** The site plan (Exhibit C in the Plan item) shows a total of three (3) parking spaces and meets the parking requirement.
3. **Building Design:** The design of the building complies with the applicable building design regulations of GDC.
4. **Specific Use Provision:** The applicant requests a Specific Use Provision to be valid for an indefinite time period. The SUP time period guide recommends between five (5) years to unlimited.

COMPREHENSIVE PLAN

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

Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

The request is generally compatible with the Comprehensive Plan. While the Comprehensive Plan does not directly address accessory dwelling units, guest houses offer an opportunity for "aging in place" and multi-generational housing, as well as offering relief for a lack of affordable housing options.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east, south and west are zoned Single-Family-10 (SF-10) District and they are developed with single-family detached homes.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Guest House Use on a property zoned Single-Family-10 (SF-10) District.

Approval of a Plan for a Guest House.

ADDITIONAL INFORMATION

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

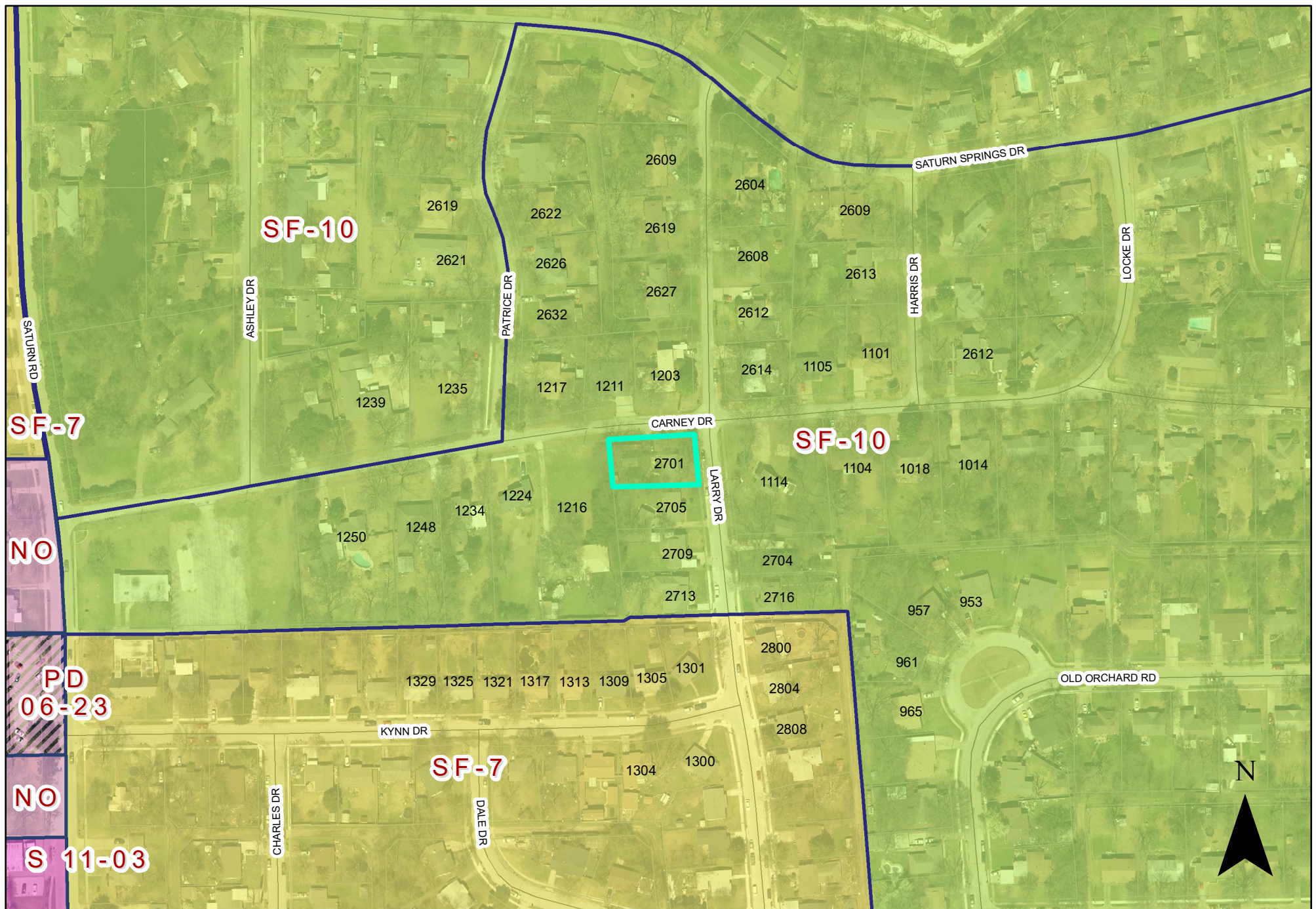
CITY COUNCIL DATE: April 4, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 130 260 Feet
1 inch = 198 feet

ZONING MAP Z 22-82

 INDICATES AREA OF REQUEST

2701 Larry Drive

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-82

2701 Larry Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Guest House.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

EXHIBIT B

IV. General Regulations: All regulations of the Single-Family-10 (SF-10) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

V. Development Plans:

Site Layout: The site shall be in general conformance with the approved Site Plan labeled Exhibit C. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

VI. Specific Use Provision:

A. SUP Time Period: The Specific Use Provision for a Guest House shall be in effect for an indefinite time period.

Z 22-82



View of the main house from Larry Drive



West side of the Guest House



North of the Guest House from Carney Drive



South side of the Guest House



0 130 260 Feet 1 inch = 198 feet	ZONING MAP Z 22-82	INDICATES AREA OF REQUEST	INDICATES NOTIFICATION AREA
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2701 Larry Drive

Comment Form Case Z 22-82

Z 22-82 Joseph and Beverly Darnell. The applicant requests to convert an existing permitted backyard workshop to a guest house. The site is located at 2701 Larry Drive. (District 5)

Z 22-82 Joseph and Beverly Darnell. El solicitante solicita convertir un taller de patio trasero permitido existente en una casa de huéspedes. El sitio está ubicado en 2701 Larry Drive. (Distrito 5)

Z 22-82 Joseph and Beverly Darnell. Người nộp đơn yêu cầu chuyển đổi một hội thảo sân sau được phép hiện có thành một nhà khách. Trang web được đặt tại 2701 Larry Drive. (Quận 5)

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.

Marquez Juan J & Maricela

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.)

1305 Kynn Dr Garland TX

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

(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.)

3-4-2023

Date / Fecha / Ngày

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-82	March 13, 2023	April 4, 2023	Nabiha Ahmed

Z 22-82 Joseph and Beverly Darnell. The applicant requests to convert an existing permitted backyard workshop to a guest house. The site is Z 22-82 Joseph and Beverly Darnell. The applicant requests to convert an existing permitted backyard workshop to a guest house. The site is located at 2701 Larry Drive. (District 5)

Nel Lynch

Against

3/8/2023
3:47:03 PM

2924 Larry Drive

lynch_nel@yahoo.com

Garland

214 762 7056

Texas

United States

75041

Outside the Notification Area

I'm concerned it will be used as a AB&B

Leslie Smith

For

3/4/2023
2:05:08 AM

705 Lochness

Garland

Texas

United States

75044

Outside the Notification Area



Plan Commission

3. b.

Meeting Date: 03/13/2023

Item Title: Z 22-82 Joseph and Beverly Darnell - Plan (District 5)

Summary:

Consideration of the application of **Joseph and Beverly Darnell**, requesting approval of a Plan for a Guest House on a property zoned Single-Family-10 (SF-10) District. This property is located at 2701 Larry Drive. (District 5) (File Z 22-82 - Plan)

Attachments

Z 22-82 Joseph and Beverly Darnell (Plan) Report and Attachments

Z 22-82 Joseph and Beverly Darnell Responses

Planning Report

File No: Z 22-82/District 5

Agenda Item:

Meeting: Plan Commission

Date: March 13, 2023



GARLAND

TEXAS MADE HERE

REQUEST

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STAFF RECOMMENDATION

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Approval of a Plan for a Guest House.

ADDITIONAL INFORMATION

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

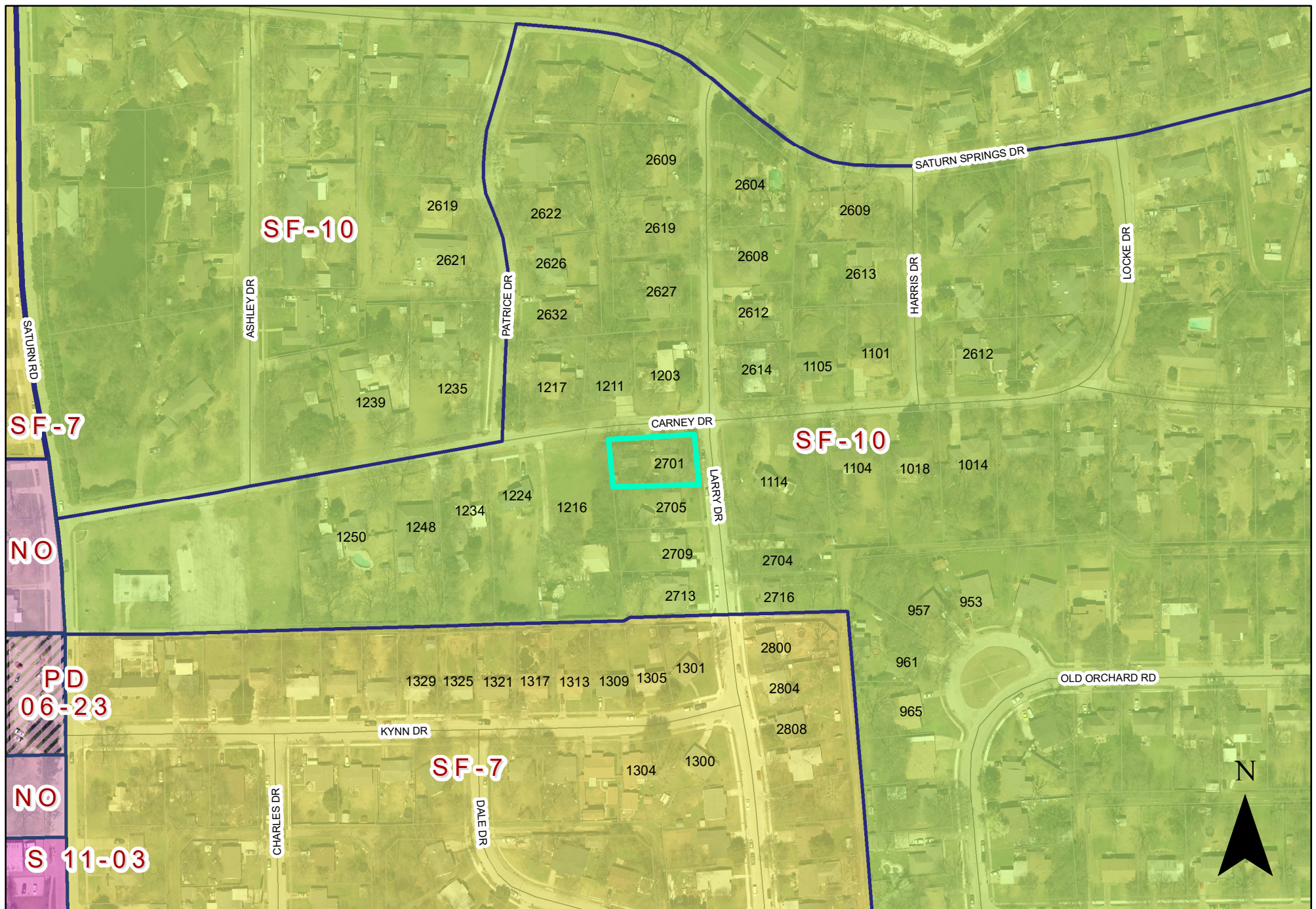
CITY COUNCIL DATE: April 4, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

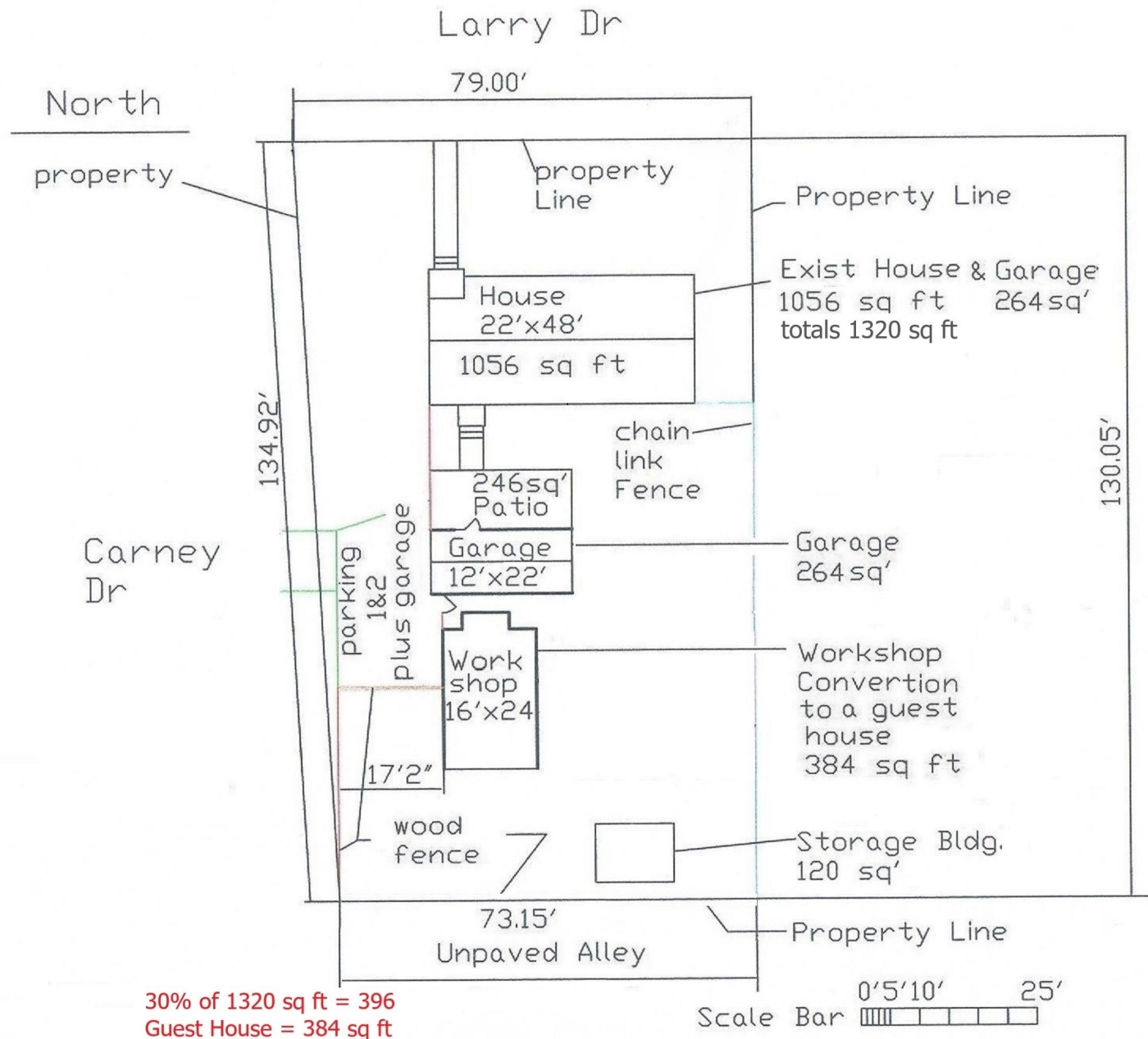


0 130 260 Feet
1 inch = 198 feet

ZONING MAP Z 22-82

 INDICATES AREA OF REQUEST

2701 Larry Drive



Site Plan
Case No. 221108-1

Z 22-82



View of the main house from Larry Drive



West side of the Guest House



North of the Guest House from Carney Drive



South side of the Guest House



0 130 260 Feet 1 inch = 198 feet	ZONING MAP Z 22-82	INDICATES AREA OF REQUEST	INDICATES NOTIFICATION AREA
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2701 Larry Drive

Comment Form Case Z 22-82

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Z 22-82 Joseph and Beverly Darnell. Người nộp đơn yêu cầu chuyển đổi một hội thảo sân sau được phép hiện có thành một nhà khách. Trang web được đặt tại 2701 Larry Drive. (Quận 5)

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.

Marquez Juan J & Maricela

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.)

1305 Kynn Dr Garland TX

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

(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.)

3-4-2023

Date / Fecha / Ngày

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-82	March 13, 2023	April 4, 2023	Nabiha Ahmed

Z 22-82 Joseph and Beverly Darnell. The applicant requests to convert an existing permitted backyard workshop to a guest house. The site is Z 22-82 Joseph and Beverly Darnell. The applicant requests to convert an existing permitted backyard workshop to a guest house. The site is located at 2701 Larry Drive. (District 5)

Nel Lynch

Against

3/8/2023
3:47:03 PM

2924 Larry Drive

lynch_nel@yahoo.com

Garland

214 762 7056

Texas

United States

75041

Outside the Notification Area

I'm concerned it will be used as a AB&B

Leslie Smith

For

3/4/2023
2:05:08 AM

705 Lochness

Garland

Texas

United States

75044

Outside the Notification Area