



GARLAND

NOTICE OF MEETING

CITY OF GARLAND, TEXAS

**Plan Commission
Public Meeting
Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
July 14, 2025
6:30 PM**

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.

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. Speaker cards are available with the Secretary.

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.

AGENDA:

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. June 23, 2025 Plan Commission Minutes

Consider approval of the Plan Commission Minutes for the June 23, 2025 meeting.

2. ZONING

a. **Z 23-11 Maxshield Services, LLC./Olusoj Ojerinde (District 7)**

*Hold a public hearing and consider the application of **Maxshield Services, LLC./Olusoj Ojerinde** requesting approval of 1) a Planned Development with base zoning of Single-Family-7 (SF-7) for Dwelling, Single Family Detached Use on a property zoned Single-Family-7 (SF-7) and 2) a Concept Plan for a Dwelling, Single Family Detached Use. The site is located at 5702 North Jupiter Road. (District 7) (File Z 23-11) (**This application has been postponed at the request of the applicant to the August 11, 2025 Plan Commission Meeting.**)*

b. **DD 25-02 Rashad Haiddar (District 2)**

Hold a public hearing and consider the application of Rashad Haiddar, requesting a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to allow an approximately 102-square-foot wall sign installed that is larger than the maximum allowed area to remain on the front of the building of a property zoned Downtown (DT) District, Downtown, Suburban Corridor (SC) and the Automotive Overlay District. The maximum allowed area for the wall sign is 10 square feet as it is positioned less than 12 feet above grade. The applicant has included a second request to allow another oversized sign to remain on the northeast side of the building. The site is located at 136 Lavon Drive. (District 2) (File DD 25-02)

c. **SV 25-01 Barnett Signs (District 3)**

*Hold a public hearing and consider the application of **Barnett Signs** requesting approval of a Variance to Chapter 4, Article 5 of the Garland Development Code regarding sign area for an attached wall sign. The site is located at 822 East Centerville Road. (District 3) (File SV 25-01)*

d. **Z 25-06 Watermill Express (District 6)**

*Hold a public hearing and consider the application of **Watermill Express**, requesting approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail ice, water, etc. use and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use. The site is located at 4550 W. Buckingham Rd. Ste. K. (District 6) (File Z 25-06)*

e. **Z 25-07 Jared Trozzo (District 5)**

*Hold a public hearing and consider the application of **Jared Trozzo**, requesting approval of 1) a Planned Development amendment to allow for an additional pad site and updates to the permitted uses in the existing Planned Development 2) a Concept Plan for an additional pad site, on a property zoned with a base zoning of Community Retail (CR) District. The site is located at 930 West Centerville Road. (District 5) (File Z 25-07)*

f. **Z 25-10 Garland ISD (District 1)**

*Hold a public hearing and consider the application of **Garland ISD**, requesting approval of 1) a zoning change from Planned Development 94-53 with a base zoning of Single-family 7 (SF-7) to a new Planned Development for a Data Center and Warehouse, Office/Showroom (indoors only) use; and 2) a Concept Plan for the Data Center and Warehouse, Office/Showroom (indoors only) use. The site is located at 2302 Naaman School Road. (District 1) (File Z 25-10)*

g. **Z 25-17 Scruby's Wave Wash, LLC. (District 4)**

*Hold a public hearing and consider the application of **Scruby's Wave Wash, LLC.**, requesting approval of 1) a Planned Development amendment to update permitted uses and change the base zoning district to Community Retail (CR), and 2) a Concept Plan for a Car Wash,*

Automated/Rollover use. The site is located at 6437 Broadway Boulevard. (District 4) (File Z 25-17)

h. Z 25-24 Om Estates Development (District 3)

*Hold a public hearing and consider the application of **Om Estates Development**, requesting approval of 1) a Planned Development amendment to change the phasing of the approved layout and 2) a Concept Plan for a new phasing plan on a property zoned for Mixed Uses. The site is located at 240 East Interstate 30 Freeway. (District 3) (File Z 25-24)*

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

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on June 23, 2025, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Scott Roberts
Julius Jenkins
Stephanie Paris
Georgie Cornelius
Jaric Jones
Patrick Abell
Mike Rose
Bob Duckworth
Wayne Dalton

Staff Present: Nabila Nur, Planning Director
Emma Chetuya, Planning Administrator - Development
Kurt Banowsky, Sr. Assistant City Attorney II
Matthew Wolverton, Planner II
Elisa Morales, Recording Secretary

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. June 9, 2025 Plan Commission Minutes

Consider approval of the Plan Commission Minutes for the June 9, 2025 meeting.

Motion was made by Commissioner Abell to **approve** the Minutes as presented. Seconded by Commissioner Dalton. **Motion carried: 8 Ayes, 1 Abstention** by Commissioner Cornelius.

2. ZONING

a. Z 23-51 Hooda Enterprises, Inc. (District 7)

*Hold a public hearing and consider the application of **Hooda Enterprises, Inc.**, requesting approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Community Retail (CR) District and 2) a Concept Plan for the existing Fuel Pumps, Retail use. The site is located at 1401 Belt Line Road. (District 7) (File Z 23-51)*

Planner II, Matthew Wolverton, presented the request to the Commission and remained available for questions.

The applicant, Ralph Arif Hooda, 5304 Lyoncrest Ct., Dallas, TX 75287, provided an overview of the request and remained available for questions.

The Commission asked several questions regarding adding additional landscaping to the property, if the existing gas pumps would remain and if the car wash would be removed

Motion was made by Commissioner Rose to close the public hearing and **approve** the request as presented with a 10-year SUP and the additional landscaping to the property. Seconded by Commissioner Jenkins.

Motion carried: 9 Ayes, 0 Nays.

b. DD 25-02 Rashad Haiddar (District 2)

*Hold a public hearing and consider the application of **Rashad Haiddar**, requesting a "Major Waiver" to Chapter 7, Table 7-7 of the Garland Development Code to allow an approximately 102-square-foot wall sign installed that is larger than the maximum allowed area to remain on the building of a property zoned Downtown (DT) District, Downtown, Suburban Corridor (SC) and the Automotive Overlay District. The maximum allowed area for the wall sign is 10 square feet as it is positioned less than 12 feet above grade. The site is located at 136 Lavon Drive. (District 2) (File DD 25-02)*

Motion was made by Commissioner Dalton to **postpone** the application as requested by the applicant to the July 14, 2025 Plan Commission Meeting. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

c. Z 25-12 Wikkibear LLC (District 5)

*Hold a public hearing and consider the application of **Wikkibear LLC** requesting approval of a Specific Use Provision (SUP) for a Food Processing and Storage use on property zoned Industrial (IN). The site is located at 2740 Oakland Street. (District 5) (File Z 25-12)*

Planning Administrator - Development, Emma Chetuya, presented the request to the Commission and remained available for questions.

The applicant, Hugh Pender, 2201 Main Street, Dallas, TX 75201, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Jones to close the public hearing and **approve** the application as presented with a 25-year SUP and with the addition of the landscape planters per staff recommendation. Seconded by Commissioner Paris. **Motion carried: 9 Ayes, 0 Nays.**

d. Z 25-15 Crafton Communications Inc. (District 1)

*Hold a public hearing and consider the application of **Crafton Communications Inc.** requesting approval of 1) a Specific Use Provision (SUP) for an Antenna, Commercial Use 2) a Planned Development amendment to include a deviation related to the required distance from a residential district boundary line and 3) a Concept Plan for an Antenna, Commercial Use, on a property zoned with a base zoning of Community Office (CO) District. The site is located at 4413 Naaman School Road. (District 1) (File Z 25-15)*

Planner II, Matthew Wolverton, presented the request to the Commission and remained available for questions.

The applicant, Doug Henderson, 5600 W. Lovers Lane Suite 116 #382, Dallas, TX 75209, provided an overview of the request and remained available for questions.

The Commission asked a question regarding if any carriers have been identified for the tower.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application as presented with a 50-year SUP and a request for deviations. Seconded by Commissioner Paris. **Motion carried: 9 Ayes, 0 Nays.**

e. GDC Amendment ORD 25-06

Hold a public hearing to consider amendments to Chapter 2 Zoning Regulations, Article 2, Division 1 Application for Change of Zoning, Section 2.05 Processing of Zoning Application, Plat, Plan, and Decision, which sets a 30-day maximum period for each postponement of municipal action on a plan or plat.

Planning Administrator - Long Range Planning, Michael Wade, provided an overview of the amendments to Chapter 2 Zoning Regulations, Article 2, Division 1 Application for Change in Zoning, Section 2.05 Processing of Zoning Application, Plat, Plan and Decision, which sets a 30-day maximum period for each postponement of

municipal action on a plan or plat, and remained available for questions.

Motion was made by Commissioner Jenkins to **approve** the amendment as presented with the condition that Sec. 2.05 g(7) is amended such that the c sub paragraph, the indentation is decreased so that the subsection becomes its own paragraph. Seconded by Commissioner Paris. **Motion carried: 9 Ayes, 0 Nays.**

3. PUBLIC COMMENT

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. ADJOURN

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

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary

Planning Report

File No: DD 25-02/District 2

Agenda Item:

Meeting: Plan Commission

Date: July 14, 2025



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to allow an approximately 102-square-foot wall sign installed that is larger than the maximum allowed area to remain on the front of the building of a property zoned Downtown (DT) District, Downtown, Suburban Corridor (SC) and the Automotive Overlay District. The maximum allowed area for the wall sign is 10 square feet as it is positioned less than 12 feet above grade. The applicant has included a second request to allow another oversized sign to remain, this one on the northeast side of the building.

LOCATION

136 Lavon Drive

APPLICANT

Rashad Haiddar

OWNER

LRH Real Estate, LLC (Rashad Haiddar)

UPDATE

Per the applicant's request during the June 9 meeting, Plan Commission postponed the item to June 23. After the June 9 meeting, the applicant conveyed to staff that he would like to include the existing noncompliant signage that is on the side of the building to be considered with this variance request as well. Since the original notification did not include this extra signage, Staff has renotified the case. The applicant has not provided additional information concerning the area or dimensions of the signage on the northeast side of the building; therefore, staff could not perform an analysis of this request.

BACKGROUND

The building currently has a Certificate of Occupancy for Automobile Sales/ Automobile Repair, Minor uses in the Downtown District. The applicant applied for an approximately 76.5 square foot wall sign for the front of the building on November 22, 2022. The sign permit was denied because it was too large. The current approximately 102 square foot sign has since been installed. Chapter 7, Table 7-7 of the Garland Development Code (GDC) states that the "Maximum size is 30 square feet if located 12 feet or higher above grade; 10 square feet if less than 12 feet above grade." The installed sign is less than 12 feet above grade. Due to the application's deviation from the GDC Downtown Signage standards found in Chapter 7, Table 7-7 regarding wall signage, a Major Waiver is required through the public hearing process in order for the installed sign to remain on the building.

The applicant also applied for an approximately 55.2 square foot wall sign on the northeast side of the building on November 22, 2022, a permit that was also denied because the proposed sign was too large. The proposed wall sign area that was submitted in 2022 does not appear to be the sign that is currently installed on the building. The current signage area appears larger, although the dimensions are unknown. Chapter 7, Table 7-7 of the Garland Development Code (GDC) states that, "one wall-mounted sign, not exceeding 6 square feet in area, is permitted on any side or rear entrance that is open to the public. Such wall signs may only be lighted during the operating hours of business."

SITE DATA

The subject site is approximately 26,190 square feet. The front signage faces Lavon Drive and access to the site is from Lavon Drive and State Street

USE OF PROPERTY UNDER CURRENT ZONING

The property is zoned Suburban Corridor (SC) sub-district of the overall Downtown (DT) District and is in the Automotive Overlay District. The Downtown Suburban Corridor sub-district allows for a variety of low-density commercial development, located between low-density residential and higher density Downtown sub-districts, and may include some mixed-use. The Automobile Repair, Minor use is permitted by right and the Automobile Sales use is permitted with a Specific Use Provision (SUP). This is a legal non-conforming use. The Major Waiver process is triggered due to the excess size of the wall signage.

CONSIDERATIONS

1. The intent of the Downtown (DT) District is to create a pedestrian-oriented area in context with the current Downtown. The Downtown (DT) District combines minimum and maximum specifications and standards for site layout, building design, and streetscape. One of the flexibility mechanisms in the Downtown (DT) District is the option of Major Waivers, which allow relief from the standards of the district.
2. Section 7.23 of the GDC states that: "The location, size, color, materials, and design of signs should be in keeping with the character of the Downtown district; Signage should be oriented primarily towards the pedestrian in terms of scale and legibility in order to reinforce the pedestrian character of the district;... Sign lettering should be simple, legible and appropriately proportioned for clear communication..."
3. Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the DT District, or changes which may initially appear to conflict with the goals and intent of this district, including possible standards changes to land uses in the Downtown sub-districts. Major Waivers may be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission. In order to approve a Major Waiver, the City Council findings are listed as follows:
 - Meets the general intent of this district; and
 - Will result in an improved project which will be an attractive contribution to the Downtown District.

The proposed major waiver would allow the sign to be approximately **10 times larger** than the 10-square feet allowed in the Downtown district. These regulations encourage a pedestrian-scale streetscape and architectural character with visual stimuli appropriate for a walkable environment. The existing size of the signage is disproportionately large and is not in keeping with the intention of the GDC's design standards.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. 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.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north and west are also located in the Suburban Corridor (SC) sub-district of the Downtown (DT) district. There is an existing gas station and convenience store to the north and a beauty salon, smoke shop, and supply store to the west. The property to the east is zoned Heavy Commercial District with an Auto Repair use, and the property to the south is zoned Industrial District with a Major Auto Repair use.

STAFF RECOMMENDATION

Staff recommends denial of the request for the wall sign on the front as it is overwhelmingly large and does not meet the intent of the Downtown design standards. Staff recognizes that the allowed 10 square foot sign may be considered too small to attract intended customers and would be comfortable with a major waiver to allow a maximum of a 30 square foot wall sign.

Staff recommends denial for the sign on the northeast side of the building as there is not enough information to perform an analysis of the request.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Exhibits from Prior Sign Permit
- iii. Photos

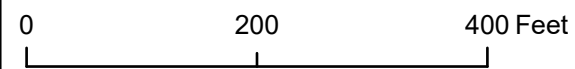
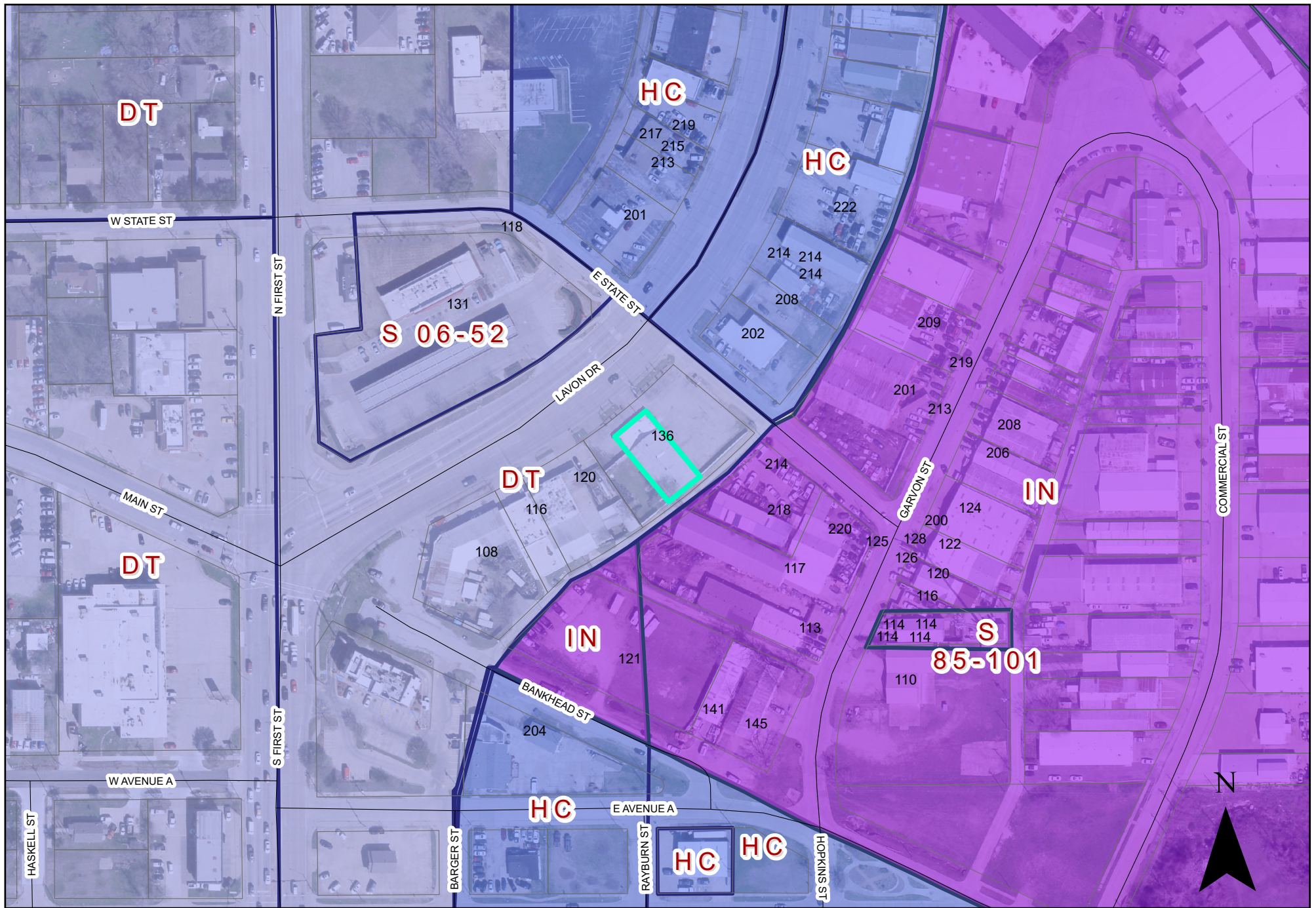
CITY COUNCIL DATE: August 5, 2025

PREPARED BY:

Emma Chetuya Ph.D., AICP
Planning Administrator
Planning & Development
972-205-2453
echetuya@garlandtx.gov

REVIEWED BY:

Nabila Nur, AICP
Planning Director
Planning and Development
972-205-2449
nnur@garlandtx.gov



Downtown Development 25-02

 INDICATES AREA OF REQUEST

136 Lavon Dr















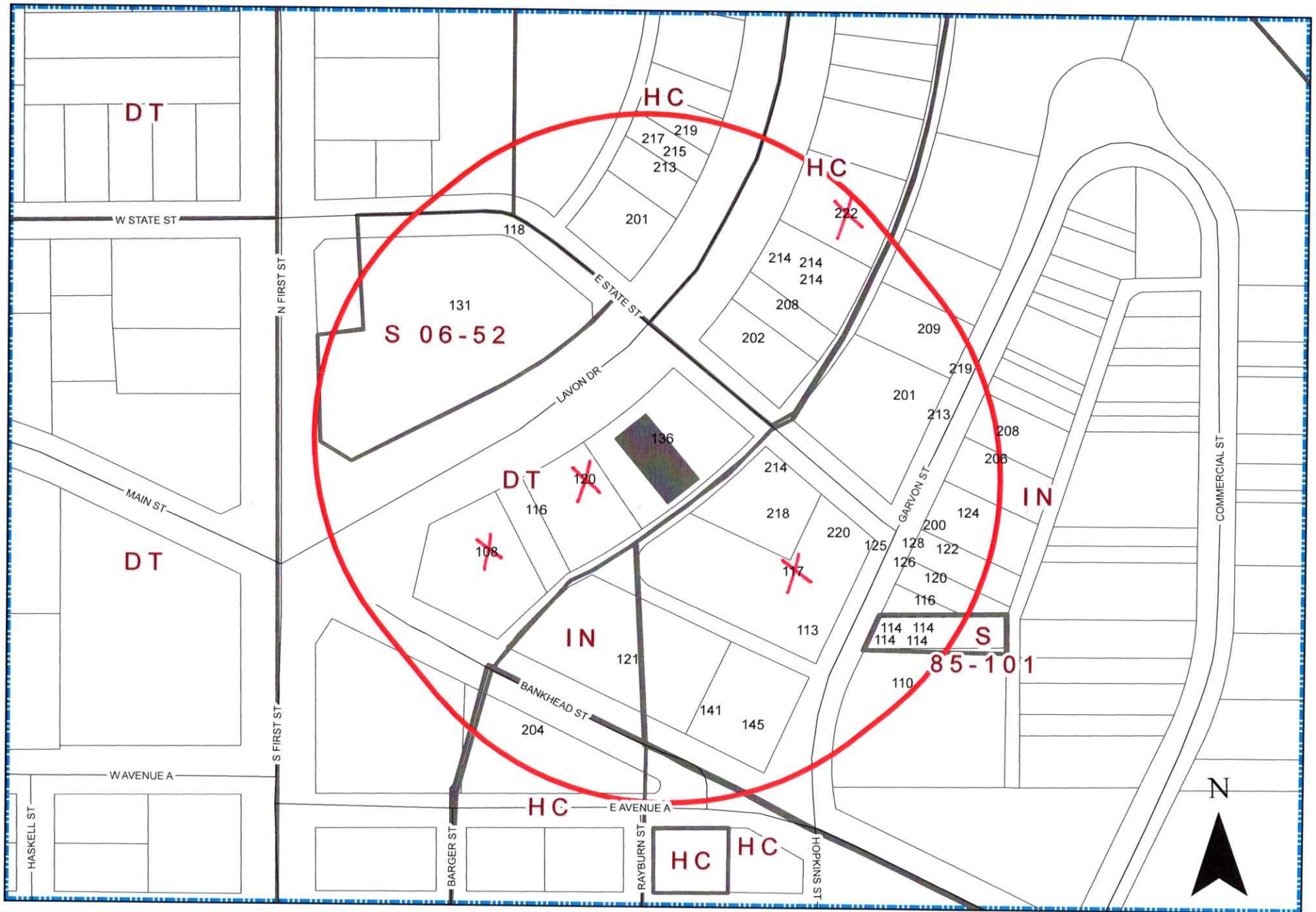
View of site facing southwest up close to the signage



View of site facing southeast up close to the signage



View of Site from Lavon



0 200 400 Feet

Downtown Development 25-02

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

136 Lavon Dr

Comment Form

Case DD 25-02

DD 25-02 Rashad Haiddar. The applicant requests a "Major Waiver" to the Downtown Sign Standards to allow an installed wall sign that is larger than the maximum allowed area to remain on the building. The site is addressed as 136 Lavon Drive. (District 2) (see included map)

DD 25-02 Rashad Haiddar. El solicitante pide una "Exención Mayor" de los Estándares de Señales del Centro para permitir que un letrero mural instalado que es más grande que el área máxima permitida permanezca en el edificio. La ubicación es 136 Lavon Drive. (Distrito 2) (ver mapa incluido)

DD 25-02 Rashad Haiddar. Người nộp đơn yêu cầu một "Miễn Trừ Lớn" đối với Tiêu Chuẩn Biển Báo Trung Tâm Thành Phố để cho phép một biển nhận diện gắn tường có kích thước lớn hơn diện tích tối đa cho phép được giữ lại trên tòa nhà. Địa điểm được ghi là 136 Lavon Drive. (Quận 2) (xem bản đồ kèm theo)

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.

Esmeralda Gonzalez Warehouse manager

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.)

117 Acun St

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

Garland

City, State / Estado de la Ciudad / Thành bang

TX 75040

Zip Code / Código postal / Mã B u Qhính

Esmeralda Gonzalez

Signature / Firma / Chữ ký

6-3-2025

Date / Fecha / Ngày

Comment Form Continued – Case DD 25-02

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

I believe we should all respect the businesses around us, even if we are in the same line of work it should not matter what race or background we come from. Placing a sign that is larger than normal will attract more attention and could negatively affect other nearby businesses. In the future, others may also want to install bigger signs and this could create an ongoing problem.

Comment Form

Case DD 25-02

DD 25-02 Rashad Haiddar. The applicant requests a "Major Waiver" to the Downtown Sign Standards to allow an installed wall sign that is larger than the maximum allowed area to remain on the building. The site is addressed as 136 Lavon Drive. (District 2) (see included map)

DD 25-02 Rashad Haiddar. El solicitante pide una "Exención Mayor" de los Estándares de Señales del Centro para permitir que un letrero mural instalado que es más grande que el área máxima permitida permanezca en el edificio. La ubicación es 136 Lavon Drive. (Distrito 2) (ver mapa incluido)

DD 25-02 Rashad Haiddar. Người nộp đơn yêu cầu một "Miễn Trừ Lớn" đối với Tiêu Chuẩn Biển Báo Trung Tâm Thành Phố để cho phép một biển nhận diện gắn tường có kích thước lớn hơn diện tích tối đa cho phép được giữ lại trên tòa nhà. Địa điểm được ghi là 136 Lavon Drive. (Quận 2) (xem bản đồ kèm theo)

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

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For / A Favor / Đúng

☒

Against / En Contra / Không

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Billie Coates

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.)

117 Garvon St

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

Garland

City, State / Estado de la Ciudad / Thành bang

Texas 75040

Zip Code / Código postal / Mã B u Chính

Billie Coates

Signature / Firma / Ch ữ ký

6/2/25

Date / Fecha / Ngày

**Comment Form Continued –
Case DD 25-02**

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

All Businesses deserve equal visibility and respect, no matter their type or who owns them.

Allowing one business to install a sign larger than the standard size create unfair competition. This could lead others to do the same, resulting in visual clutter and potential conflict between businesses in the area.

Comment Form

Case DD 25-02

DD 25-02 Rashad Haiddar. The applicant requests a "Major Waiver" to the Downtown Sign Standards to allow an installed wall sign that is larger than the maximum allowed area to remain on the building. The site is addressed as 136 Lavon Drive. (District 2) (see included map)

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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.

UNION PAINT & BODY SHOP, 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.)

817 LAVON DRIVE

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Xius Torres

Signature / Firma / Chữ ký

06/04/2023

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ

Comment Form

Case DD 25-02

DD 25-02 Rashad Haiddar. The applicant requests a "Major Waiver" to the Downtown Sign Standards to allow an installed wall sign that is larger than the maximum allowed area to remain on the building. The site is addressed as 136 Lavon Drive. (District 2) (see included map)

DD 25-02 Rashad Haiddar. El solicitante pide una "Exención Mayor" de los Estándares de Señales del Centro para permitir que un letrero mural instalado que es más grande que el área máxima permitida permanezca en el edificio. La ubicación es 136 Lavon Drive. (Distrito 2) (ver mapa incluido)

DD 25-02 Rashad Haiddar. Người nộp đơn yêu cầu một "Miễn Trừ Lớn" đối với Tiêu Chuẩn Biển Báo Trung Tâm Thành Phố để cho phép một biển nhận diện gắn tường có kích thước lớn hơn diện tích tối đa cho phép được giữ lại trên tòa nhà. Địa điểm được ghi là 136 Lavon Drive. (Quận 2) (xem bản đồ kèm theo)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Kathy Vanciel, Property Owner, Business Owner - Payless Tire, Inc.

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.)

108 Lavon Dr

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Kathy Vanciel

Signature / Firma / Chữ ký

June 5, 2025

Date / Fecha / Ngày

Comment Form

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Kathy Vanciel, 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.)

120 Lavon DR

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Kathy Vanciel

Signature / Firma / Chữ ký

June 5, 2025

Date / Fecha / Ngày

Comment Form

Case DD 25-02

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J+M USED Cars / Alex Sullivan

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.)

222 Lavon Hwy

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

6-7-25

Date / Fecha / Ngày

Comment Form Continued – Case DD 25-02

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

We've Followed The Sign Laws For 37 ~~Years~~ Years.

And Someone Can't just come in and Demand

Different Because he wants and because he has money.

Kathy Vanciel, Payless Tire, Inc @ 108 Lenon Dr
Cell Ph: 972-989-5983
Vanciel@paylesstire.net

- For nearly 50 years Payless Tire has been owned by the same family, at the same location, on the edge of downtown Garland. We have complied with the current sign ordinance as have all of our neighbors.
- Mr. Haiddar has repeatedly demonstrated complete disregard for the city of Garland and the city code. Even though he was told by Mr. Jerry Trotter, City of Garland code inspector, that his tire display could not be positioned any further than 5ft from his building, Mr. Haiddar continues to display his tires as close to Hwy 78 as he wishes even disrupting the sightline for oncoming traffic from State St which is incredibly dangerous.
- With the same disregard that he held for the code compliance officer's instructions, Mr. Haiddar did not pull a permit for his signage and put up the signage anyway and is now requesting a variance in the City of Garland's Sign Ordinance that no one else in the surrounding businesses has the same advantage of.
- He demonstrates the same disrespect for the City of Garland and his neighbors. Although I am one of his neighbors, I am not the only business being negatively impacted by his behaviors.
- In summary, I would like to ask the City of Garland City Council to **DENY** Mr. Haiddar's request for a variance in the current City of Garland Sign Ordinance. Thank you.

Planning Report

File No: SV 25-01/District 3

Agenda Item: 5

Meeting: Plan Commission

Date: July 14, 2025



GARLAND

TEXAS MADE HERE

REQUEST

Hold a public hearing and consider approval of a Variance to Chapter 4, Article 5 of the Garland Development Code regarding sign area for an attached wall sign.

LOCATION

822 East Centerville Road

APPLICANT

Barnett Signs

OWNER

Gram Centerville Plaza, LLC

BACKGROUND

The subject site has an *Ollie's Bargain Outlet* and a *dd's Discounts* store. The applicant is requesting a variance to allow for an increased sign area on the side wall of *dd's Discounts* store. This would be considered a side façade sign for an "end cap" tenant in a multi-tenant building.

Section 4.81 of the Garland Development Code (GDC) grants the Plan Commission the authority to approve variances and exceptions to the ordinance when there is a finding from the evidence presented that strict compliance with the requirement will result in a hardship or inequity to the applicant. The section states that economic or self-created hardships alone shall not be sufficient for granting a variance. A three-quarters (3/4) vote of the Plan Commission members present and voting is required to approve a sign variance. Upon appeal (if any), a three-quarters (3/4) vote of the City Council members present and voting is required to overrule a sign variance denial by the Plan Commission.

SITE DATA

The subject site is approximately 3.869-acres containing a multi-tenant commercial structure with approximately 324 lineal feet of frontage along West Centerville Road and approximately 253 lineal feet of frontage along Broadway Boulevard. The site also has approximately 508 lineal feet of frontage along William A. Taylor Boulevard and 263 lineal feet of frontage along Southern Drive. The building itself is set back 244 feet from Broadway Boulevard, with a Frost Bank currently under construction in this space.

CONSIDERATIONS

1. The side facade has 231.25 feet of frontage total facing Broadway Boulevard, but the shopfront projects on the side façade, causing much of the side façade to be recessed. This results in two separate wall planes facing Broadway Boulevard. The shorter of the two planes is 45'10 3/8" wide by 19'3" long and projects on the side façade. This is the location where the applicant proposes their attached/wall sign.
2. Per Section 4.78 (A)(2)(b)(ii) of the Garland Development Code (GDC), "The maximum square footage of an attached sign on a side facade for "end cap" tenants in a multi-tenant building may not exceed one square foot per lineal width, in feet, of the wall

upon which the sign is mounted adjacent to the tenant space, and in no case may the sign's dimensions exceed 25 percent of either the corresponding width or the height of the wall. The total maximum sign area shall not exceed 100 square feet." This results in a 45.87 square foot sign being allowed.

3. The applicant proposes a 57.21 square foot sign, which is less than the 25% increase an applicant may request from the Plan Commission.

STAFF FINDINGS

Due to the large setback between the side façade and the street, and due to the pending construction of Frost Bank between *dds Discounts* and the street, staff finds that there may be a hardship concerning the maximum allowed signage size.

ADDITIONAL INFORMATION

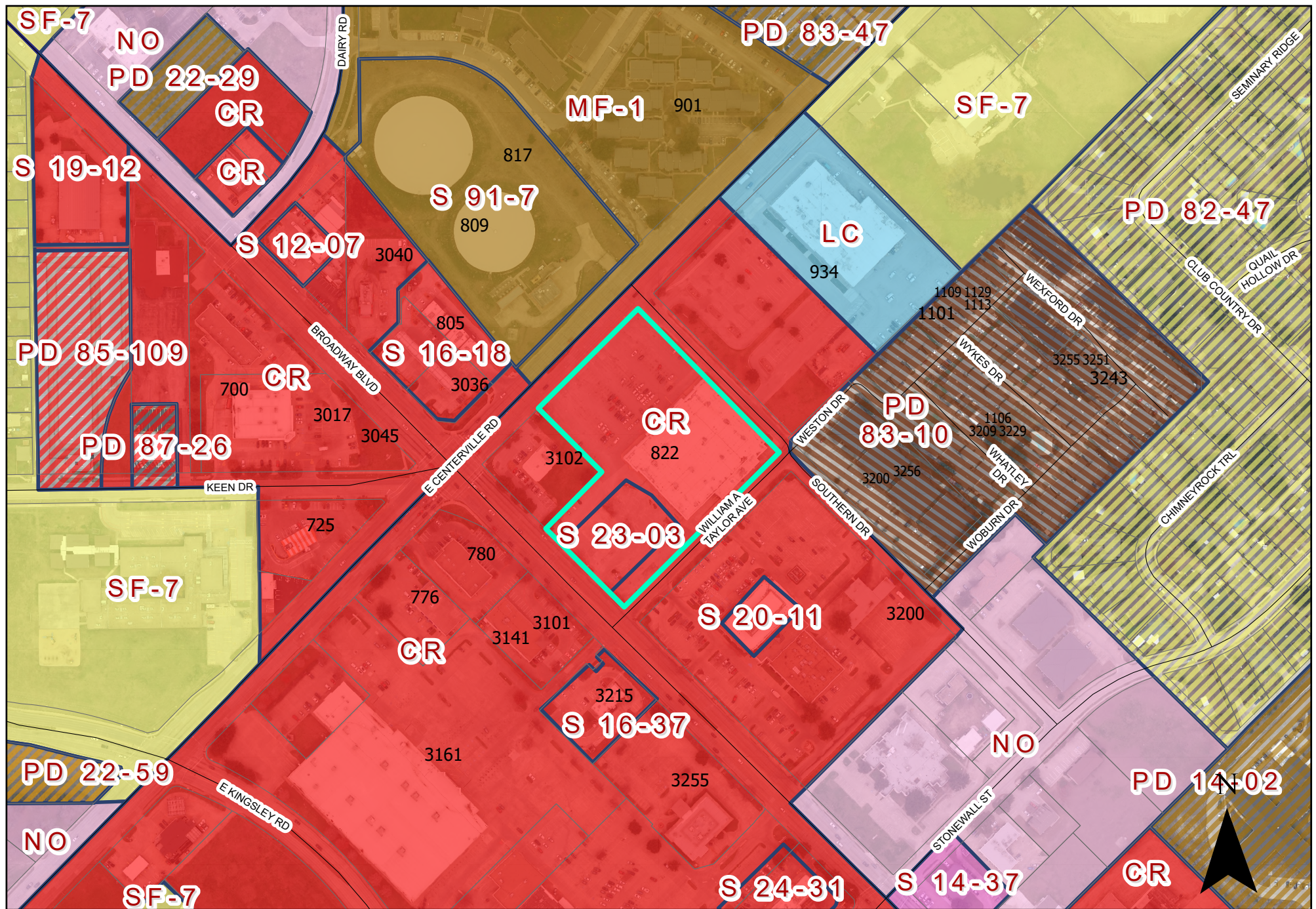
- i. Location Map
- ii. Drawings
- iii. Site Photos
- iv. Written Narrative

PREPARED BY:

Matthew Wolverton
Planner II
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Emma Chetuya Ph.D., AICP
Planning Administrator
Planning and Development
972-205-2453
echetuya@garlandtx.gov

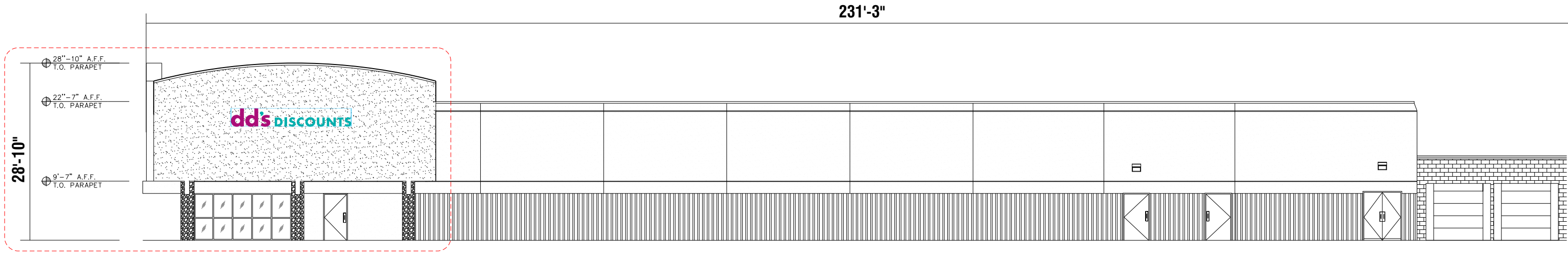


0 200 400 Feet

Sign Variance Map 25-01

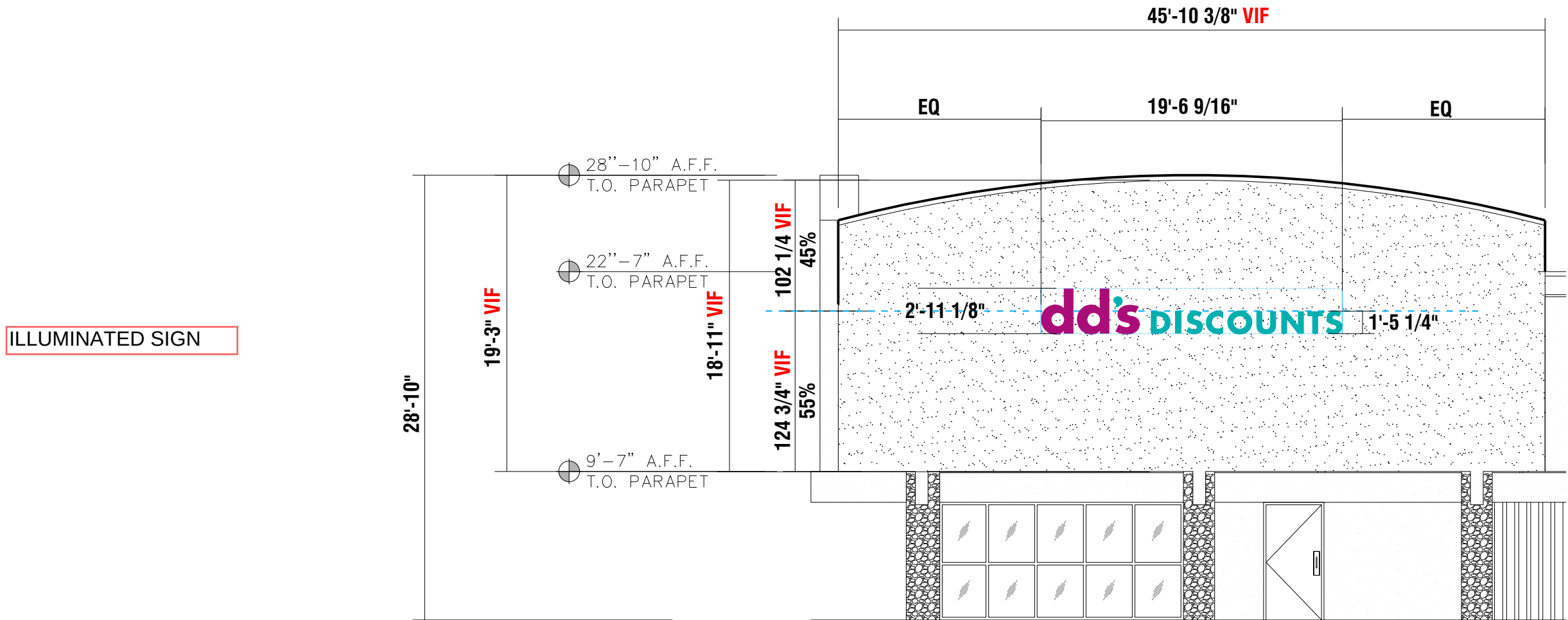
 INDICATES AREA OF REQUEST

822 East Centerville Rd



1 STOREFRONT - WEST - BROADWAY BLVD. - ELEVATION

SCALE 1/16"=1'-0"



WEST ELEVATION (ZOOM-IN VIEW) SCALE: 1/8" = 1'-0"

57.21 S.F. (CODE COMPLIANT)

CENTERVILLE PLAZA



SIGN COMPANY
www.federalheath.com

1845 Precinct Line Road, Suite 100, Hurst, Texas 76054
T: 817.685.9075 F: 817.685.9103

Revisions:

- R1 01-28-25 JK Add 3 new options.
- R2 02-19-25 BW Delete options 2 & 3.
- R3 03-27-25 WS Update elevation & add option showing mounting at 50/50.
- R4 04-08-25 BW Add options 3 & 4.
- R5 04-10-25 JG Remove opt 1 & renumber options; Add options 4-6
- R6 06-04-25 JK Create 2 more options at 57.34 S.F. or less.

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep: John Brown
Project Manager: Melissa Rodriguez
Drawn By: Jody Graham

Underwriters Laboratories Inc.   ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

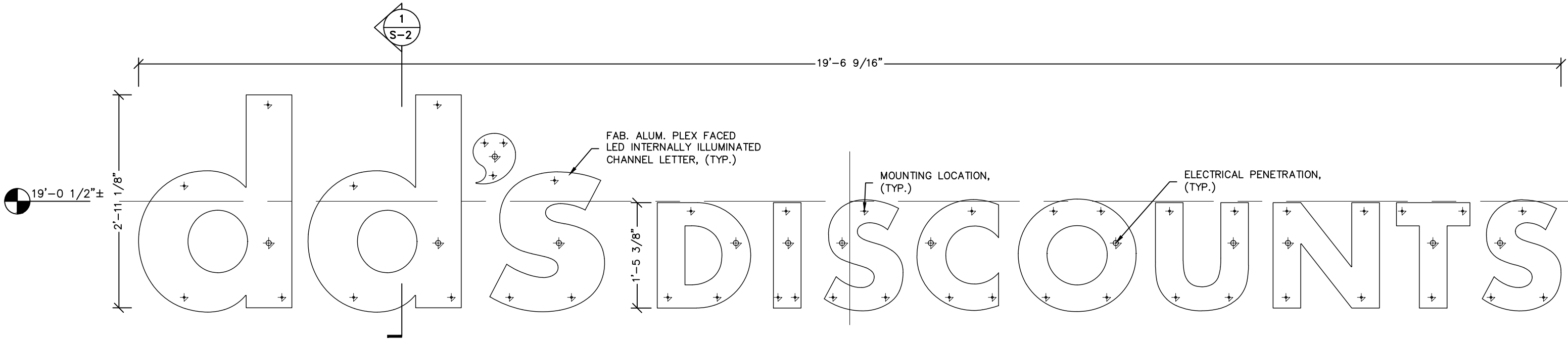
Project / Location:

dd's DISCOUNTS

Store #5061
822 E. Centerville Rd.
Garland, TX 75041

Job Number: 23-86393-10
Date: December 07, 2023
Sheet Number: 1 Of 1
Design Number: 23-86393-10 R7

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OPTION 2

1 SIGN B-ELEVATION SECTION
SCALE: 3/4" = 1'-0"

NOTE: ANY MEMBRANE PENETRATIONS
TO BE SEALED BY OTHERS.

- GENERAL NOTES:
- 1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON JOB SITE.
 - 2. STRUCTURAL STEEL RECTANGULAR AND ROUND TUBE SHALL CONFORM TO ASTM A500, GR. C.
 - 3. STRUCTURAL STEEL ANGLE SHALL CONFORM TO ASTM A36.
 - 4. STRUCTURAL STEEL PLATES SHALL CONFORM TO ASTM A572, GR. 50.
 - 5. WELDING SHALL CONFORM TO AWS D 1.1 & AISC SPECS.
 - 6. ALL WELDING TO BE PERFORMED BY CERTIFIED WELDER.
 - 7. ISOLATE ALUMINUM FROM STEEL.
 - 8. ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
 - 9. ALL ELECTRICAL WORK TO CONFORM TO THE REQUIREMENTS OF UL48 AND SECTION 600 OF NEC.
 - 10. UL AND DATA LABELS REQUIRED.
 - 11. SIGNS TO BE 6-FT HORIZONTAL & 12-FT VERTICAL FROM HIGH VOLTAGE WIRES.
 - 12. CONCRETE TO HAVE f'c=2500 PSI MIN. @ 28 DAYS.
 - 13. DESIGN IS BASED ON 105 MPH WIND, 3-SEC GUST, EXPOSURE C.



1845 PRECINCT LINE ROAD, SUITE 100, HURST, TEXAS 76054
T:817.685.9075 F:817.685.9103

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ART DESIGN REFERENCE #23-86393-10-R6

NO.	REVISIONS	DATE	BY
1	REV TO SMALLER OPTIONS	06JUN25	JPH
2		-	-
3		-	-
4		-	-
5		-	-
6		-	-
7		-	-

dd's
DISCOUNTS
822 E CENTERVILLE RD CENTERVILLE PLAZA
GARLAND, TX 75041

DESIGN NO: S-0500625A	PROJECT MGR.: M. RODRIGUEZ
DRAWN BY: PAT HODGKINS	DATE: 05APR25
JOB NO: 23-86393-10	

SHEET NO: S-1
OF: 3

SV 25-01



View from the subject site looking at West Centerville Road from Southern Drive.



View of the subject site from West Centerville Road.



View from the subject site looking from Broadway Boulevard toward West Centerville.



View of the area where the applicant is proposing the sign.

dd's Discount (Ross Dress for Less) Sign Variance Request

Submitted to: City of Garland Planning and Zoning Department

Submitted by: John Brown of Federal Heath Signs on behalf of Ross Dress for Less

Date: June 9, 2025

Subject: Request for Variance – Signage Size Limitation

Introduction

Ross Dress for Less is a national retailer and operates DD's Discounts located in Centerville Plaza located at 822 E. Centerville Rd, Garland, TX 75040. This request seeks a variance to the sign size requirements outlined in the City of Garland's sign regulations. Specifically, DD's Discounts requests approval for a 25% size increase of one sign which is code compliant at 45.87 square feet to a slightly larger and more visible sign which would be 57.21 square feet. Please find accompanying artwork which shows the signage at 57.21 square feet.

Background

The shopping center space occupied by DD's Discounts is an end cap which is positioned a considerable distance from the arterial street (Broadway Boulevard) from which consumers could see the DD's Discount signage as seen in the following attached photo taken from the location of said arterial street. Due to the unusual distance from passing traffic this variance is greatly needed for better visibility.

Justification for Variance

As noted above, visibility and distance from passing traffic are the primary justifications. A relatively slight increase in size and overall square footage should not be adverse to any surrounding businesses or be an impediment of any kind.

Business Identification and Economic Impact

Ross Dress for Less and DD's Discounts are both retail brands with solid histories in the City of Garland, with new locations forthcoming. Both brands have been significant contributors to the city tax base for years and provide shopping experiences for Garland residents and others which are unique and very much desired and needed by consumers. Additionally, both brands only partner with well-known national sign providers who supply industry-best signage which will contribute to the overall aesthetic of Centerville Plaza Shopping Center.

No Adverse Impact on Public Safety or Neighborhood Character

The requested signage will not obstruct any views, conflict with any adjacent signage, impair pedestrian or vehicular movement, nor create any type of hazard. The new signage will actually enhance what is now a blank façade facing Broadway Boulevard and contribute to the overall aesthetic of the neighborhood and the City of Garland.

Conclusion

Granting this variance will allow DD's Discounts to maintain visibility, preserve the architectural integrity of the building, and contribute positively to the vibrancy of the City of Garland. The requested 25% increase in sign size from 45.87 square feet to 57.21 square feet represents a modest deviation that yields substantial benefits in terms of aesthetics and functionality.

We appreciate your consideration of this request and welcome any further discussion or clarification as needed. Within our narrative, please refer to the photo illustrating the current blank façade of the sign area in question and also artwork contrasting code compliant signage vs. requested size enhancement, both superimposed on the building façade.



Page 37 of 82

Comment Form

Outside the Notification Area

Case SV 25-01

SV 25-01 Barnett Signs. The applicant requests a variance for the proposed wall signage to be larger than the maximum allowed size per the Garland Development Code. The site is currently zoned Community Retail (CR) District and located at 822 East Centerville Road. (District 3)

SV 25-01 Barnett Signs. El solicitante solicita una variación para que la señalización de pared propuesta sea más grande que el tamaño máximo permitido según el Código de Desarrollo de Garland. El terreno está actualmente clasificado como Distrito Comercial Comunitario (CR) y se encuentra en 822 East Centerville Road. (Distrito 3)

SV 25-01 Barnett Signs. Người nộp đơn yêu cầu một phương sai cho biển báo tường được đề xuất lớn hơn kích thước tối đa được phép theo Bộ luật Phát triển Garland. El terreno está actualmente clasificado como Distrito Comercial Comunitario (CR) y se encuentra en 822 East Centerville Road. (Quận 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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

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PETER ROMANYAK

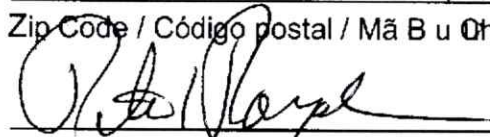
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

3218 WYKES DR.

City, State / Estado de la Ciudad / Thành bang

GARLAND TX. 75043

Zip Code / Código postal / Mã B u Chính



75043

7/8/25

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.)

Planning Report

File No: Z 25-06/District 6

Agenda Item: 2

Meeting: Plan Commission

Date: July 14, 2025



GARLAND

TEXAS MADE HERE

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail ice, water, etc. use and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use.

LOCATION

4550 W Buckingham Road

APPLICANT

Watermill Express

OWNER

PRB Real Estate, LLC

BACKGROUND

There is an existing ice kiosk on site and the applicant wishes to remove it and replace it with *Watermill Express's* most up-to-date model. The new vending station will be a 106sf pre-manufactured, stand-alone, unmanned masonry structure constructed of pre-cast concrete. The property is zoned Community Retail (CR) and this zoning district requires a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail ice, water, etc. use. The Certificate of Occupancy for the current kiosk was issued in 2011 as a Retail Sales/Personal Service/Water Use.

SITE DATA

The entire site is approximately 3.052 acres in size and is a developed plaza with a grocery store, restaurant, and convention facility. Access to the property is from Buckingham Road on the north and Plano Road through the lot to the east. The property has approximately 214 linear feet of frontage along Buckingham Road. No additional parking spaces will be affected as the proposed kiosk replaces the existing kiosk at the same location.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Community Retail (CR), and this 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 inappropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR district is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Specific Use Provision

1. The applicant is requesting a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail ice, water, etc. use.
2. The applicant requests a 30-year time limit.
3. The applicant will install additional landscaping at the entrance of the site from Buckingham Road as shown on the attached concept plan.
4. The SUP Time Period Policy Guide recommends 10-15 years for Kiosk uses.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject site. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

The kiosk is a retail service use that serves the surrounding community and those in transit. The site is adjacent to residential communities to the northwest, west, and south.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are in the City of Richardson and have various retail and restaurant uses; the property to the east is zoned Community Retail (CR) with a medical office; the property to the south is zoned Single-Family District – 7 (SF-7) with single-family homes; and the property to the west is zoned Community Retail (CR) with an auto repair use.

The kiosk is a neighborhood service that has served the community for 14 years. It is located right along the intersection of two major thoroughfares and is easily accessible.

STAFF RECOMMENDATION

Staff recommends approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service Retail ice, water, etc. use for 15 years and 2) a Concept Plan for a Kiosk, Self-Service Retail ice, water, etc. use.

ADDITIONAL INFORMATION

- i. Location Map
- ii. SUP Conditions
- iii. Concept Plan
- iv. Elevations for Reference
- v. Site Photos
- vi. Applicant Written Request

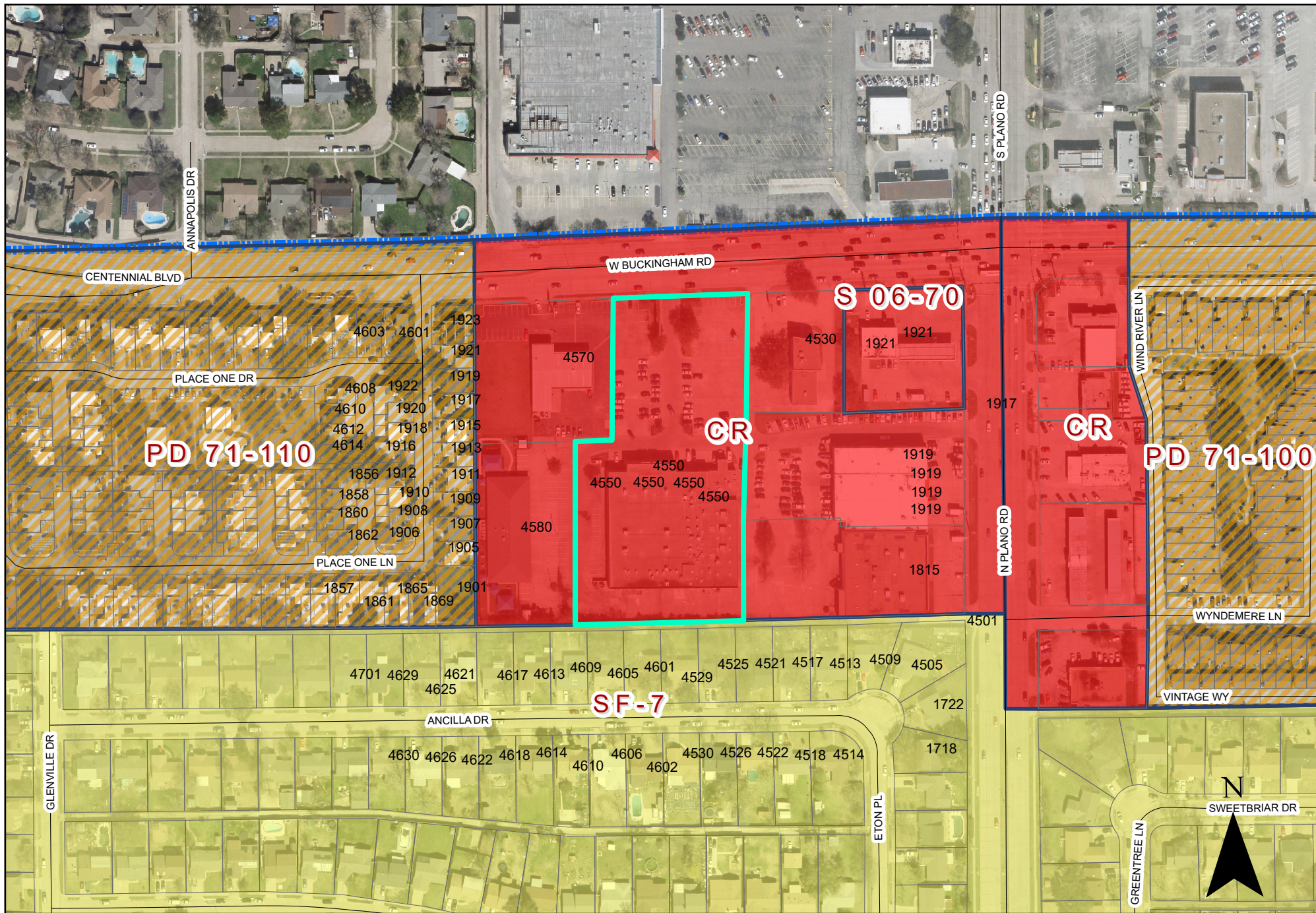
CITY COUNCIL DATE: August 5th, 2025

PREPARED BY:

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Planning & Development
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REVIEWED BY:

Michael Wade
Planning Administrator
Planning and Development
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0 200 400 Feet

Zoning Map 25-06

 INDICATES AREA OF REQUEST

4550 W Buckingham Rd

SPECIFIC USE PROVISION

ZONING FILE Z 25-06

4550 W Buckingham Road

[Requested by the Applicant]

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Kiosk, Self-Service Retail ice, water, etc. Use.
- II. Statement of Effect:** This Specific Use Provision 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 Community Retail (CR) 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.
- IV. 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;

EXHIBIT B

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 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.

V. Specific Regulations:

A. Time Period: The Specific Use Provision shall have a period of 30 years.

B. Landscaping: Additional landscaping be installed along Buckingham Road as shown on the Concept Plan before a Certificate of Occupancy is issued.

[Condition recommended by staff]

Time Period: The Specific Use Provision shall have a period of 15 years.

CASE # 241119-3,
ZONING: ZC 25-06

REFER TO A1 & A1.1 FOR
SITE DATA AND NOTES

LEGEND

PROPOSED WATERMILL

PROPOSED TREE

PROPOSED BUSH

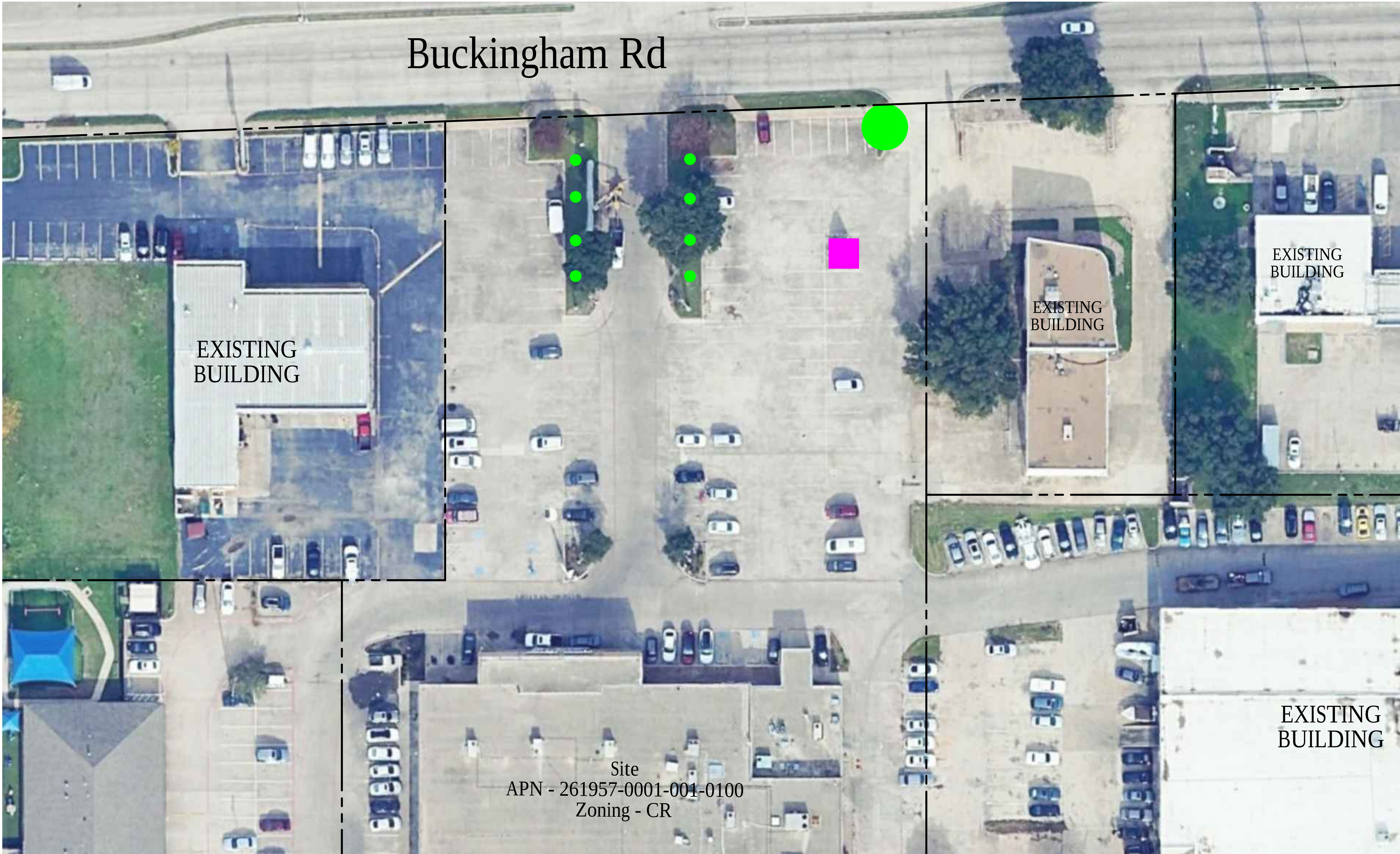
PROPERTY LINE

Shrub and tree coverage calculations are based solely on the landscape area within the property line and the defined scope of work.

The planter zone on the west side of the entry drive totals approximately 4,433 square feet. Within this area, 4 new shrubs in accordance with City of Garland's approved plant list are proposed. Each with an estimated mature spread of 4 feet in diameter (2-foot radius), equating to approximately 12.6 square feet of coverage per shrub. This results in a total coverage of approximately 50 square feet, or 1.13% of the planter area.

The opposite planter zone, located adjacent to the Watermill Kiosk on the east side of the drive aisle, totals approximately 3,728 square feet. This area includes 4 new shrubs of the same type and 1 tree in accordance with City of Garland's approved plant list, with an estimated mature canopy spread of 20 feet in diameter. The combined total coverage from shrubs and tree is approximately 364 square feet, or 9.78% of the planter area.

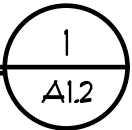
Existing vegetation (noted in grayscale on A1.1) has been excluded from these calculations. Final coverage percentages may vary depending on actual plant species, installation spacing, and adjustments by others. Refer to A1.0 & A1.1 for Site Data and Notations



Enlarged Conceptual Site Plan

Scale: 1/32" = 1'-0"

North



CONSULTANT:

PROJECT NAME:
Watermill Express #114146
4550 W Buckingham Rd. #K
Garland, Texas 75042

SHEET TITLE:
Enlarged Conceptual Site Plan

REVISIONS:

*			
*			
*			
*			

Project No: WE-24-114

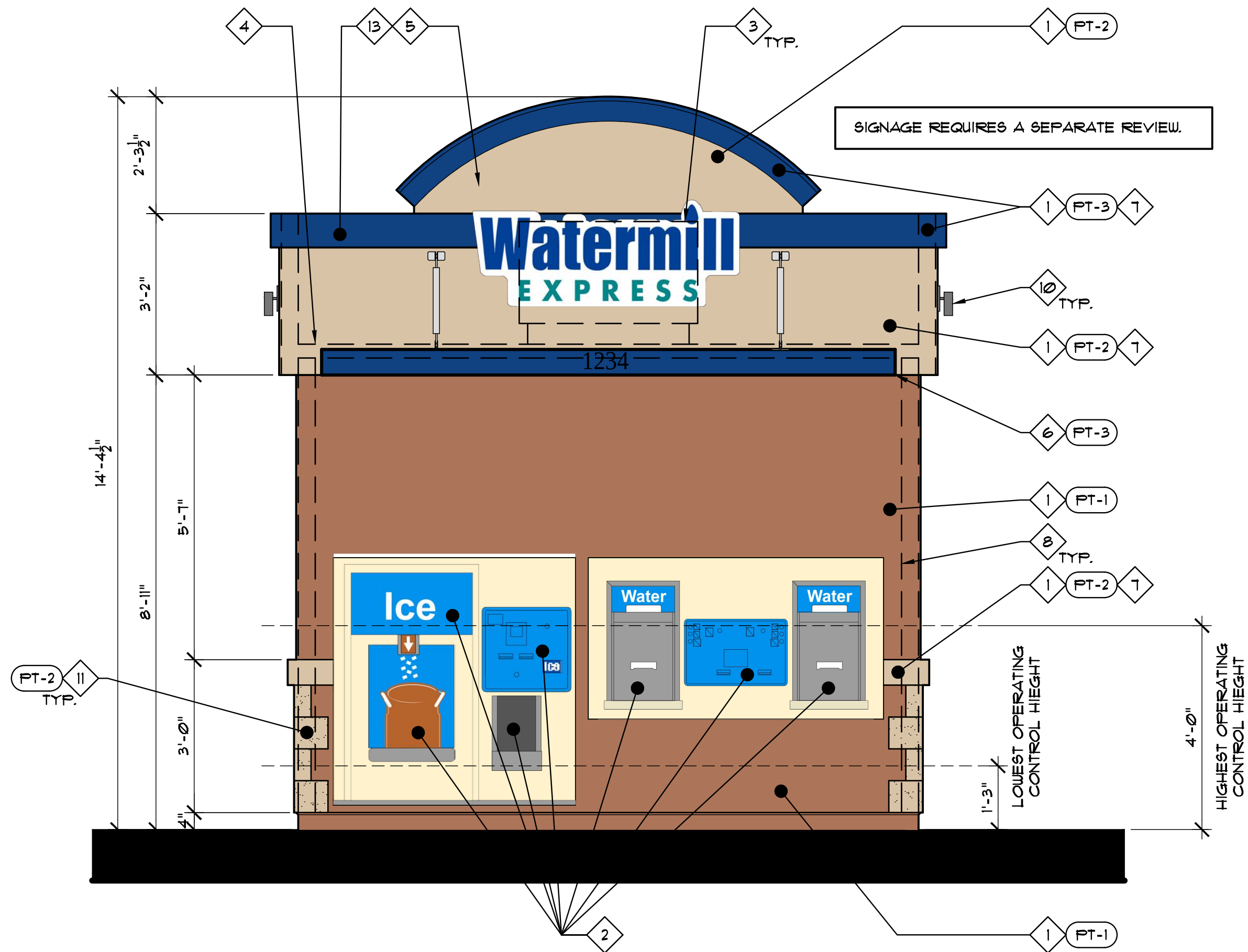
Drawn By:
JR

Date: June 24, 2025

Scale: As Noted

Sheet No:
A1.2

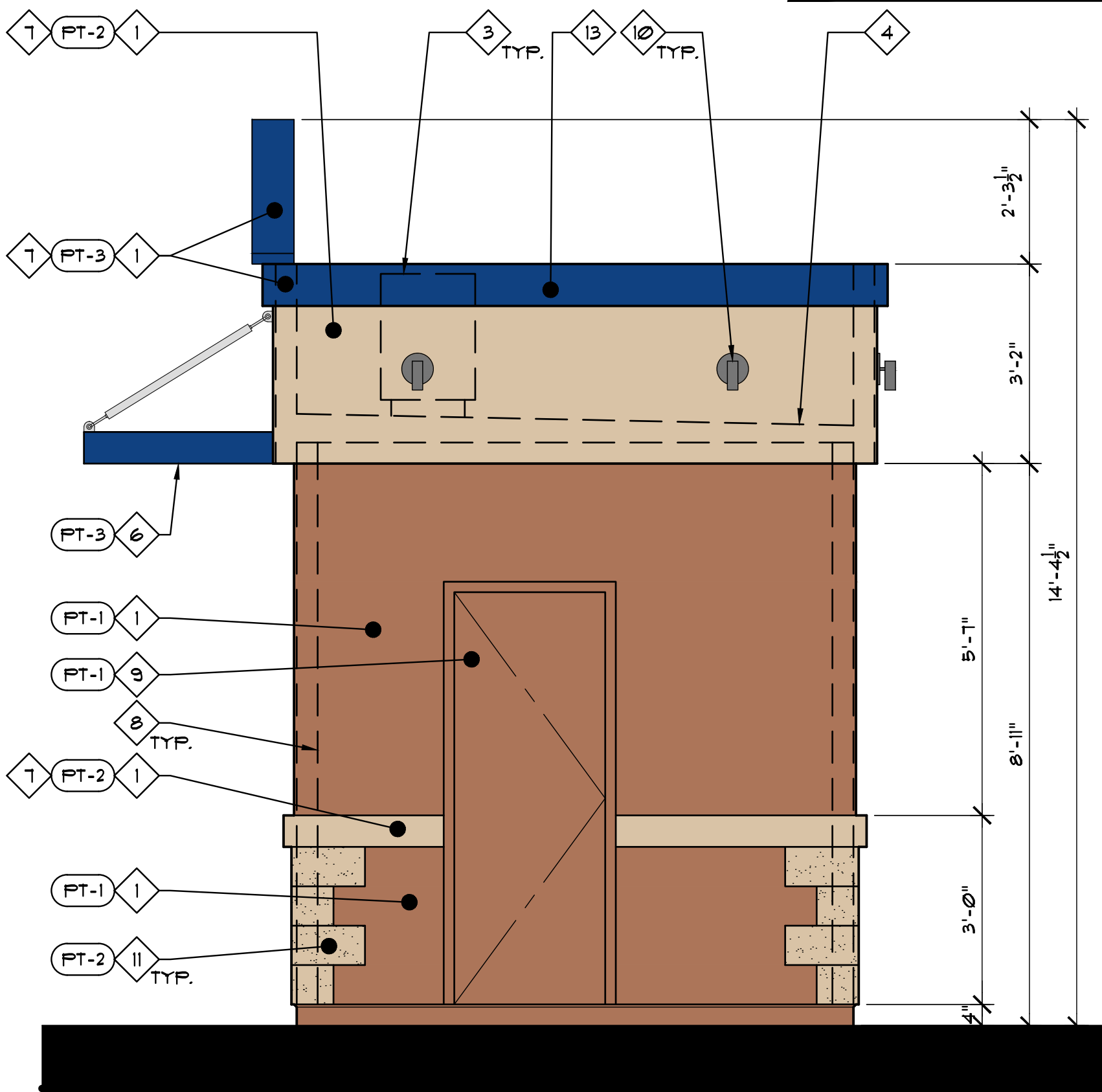
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS AND SPECIFICATIONS BEING BY THE CLIENT MAY BE MADE FOR THE CLIENT'S USE ONLY AND FOR A LIMITED TIME PERIOD. ANY REPRODUCTION OR USE OF THESE DRAWINGS OR SPECIFICATIONS FOR ANY OTHER PROJECTS, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF THE DESIGN PROFESSIONAL IS STRICTLY PROHIBITED. COPYRIGHT 2024 A.V.A.R.U.U.S. STUDIO, INC. ALL RIGHTS RESERVED.



Front Elevation - West View

Scale: 1/2" = 1'-0"

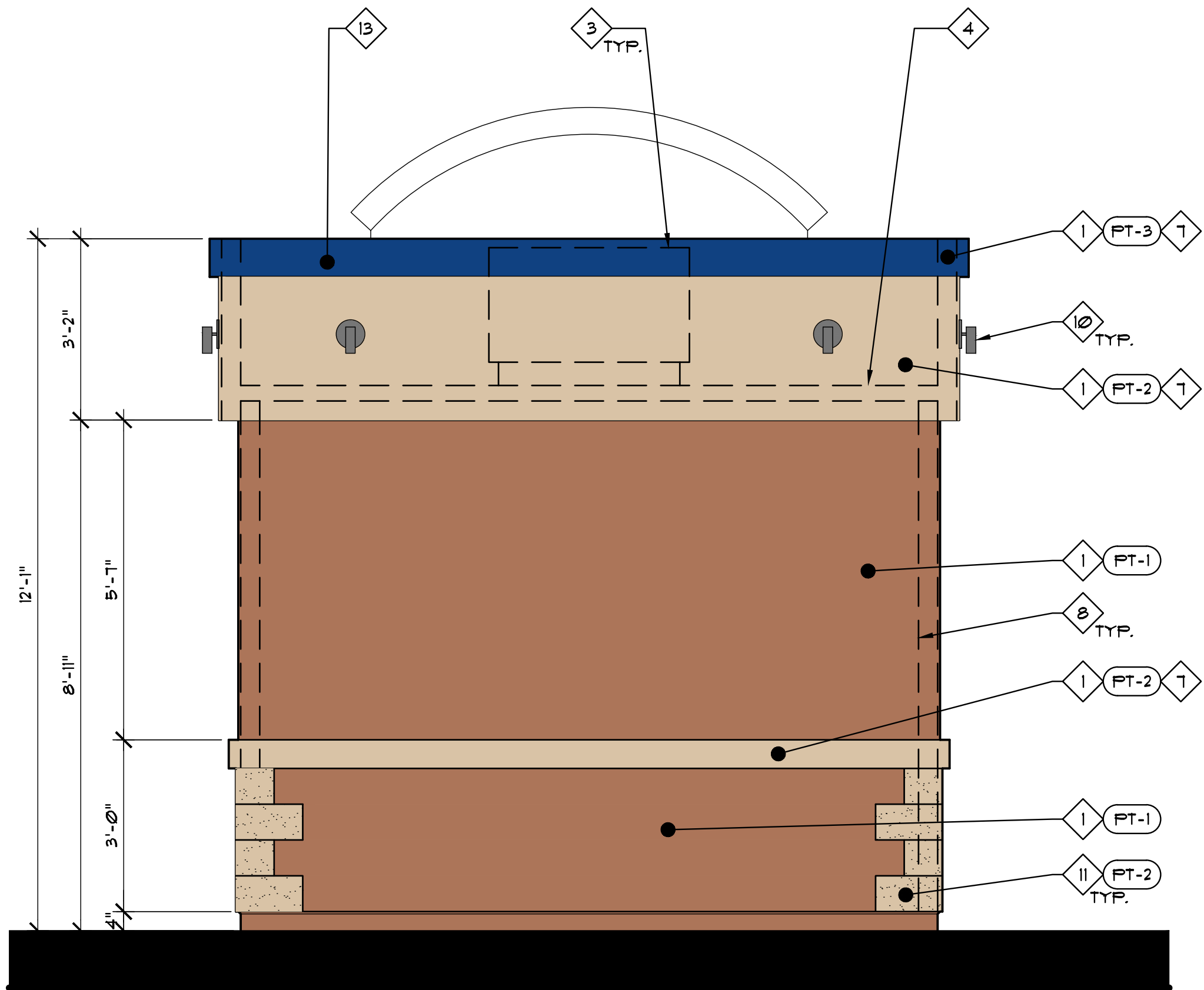
4
A4



Side Elevation - South View

Scale: 1/2" = 1'-0"

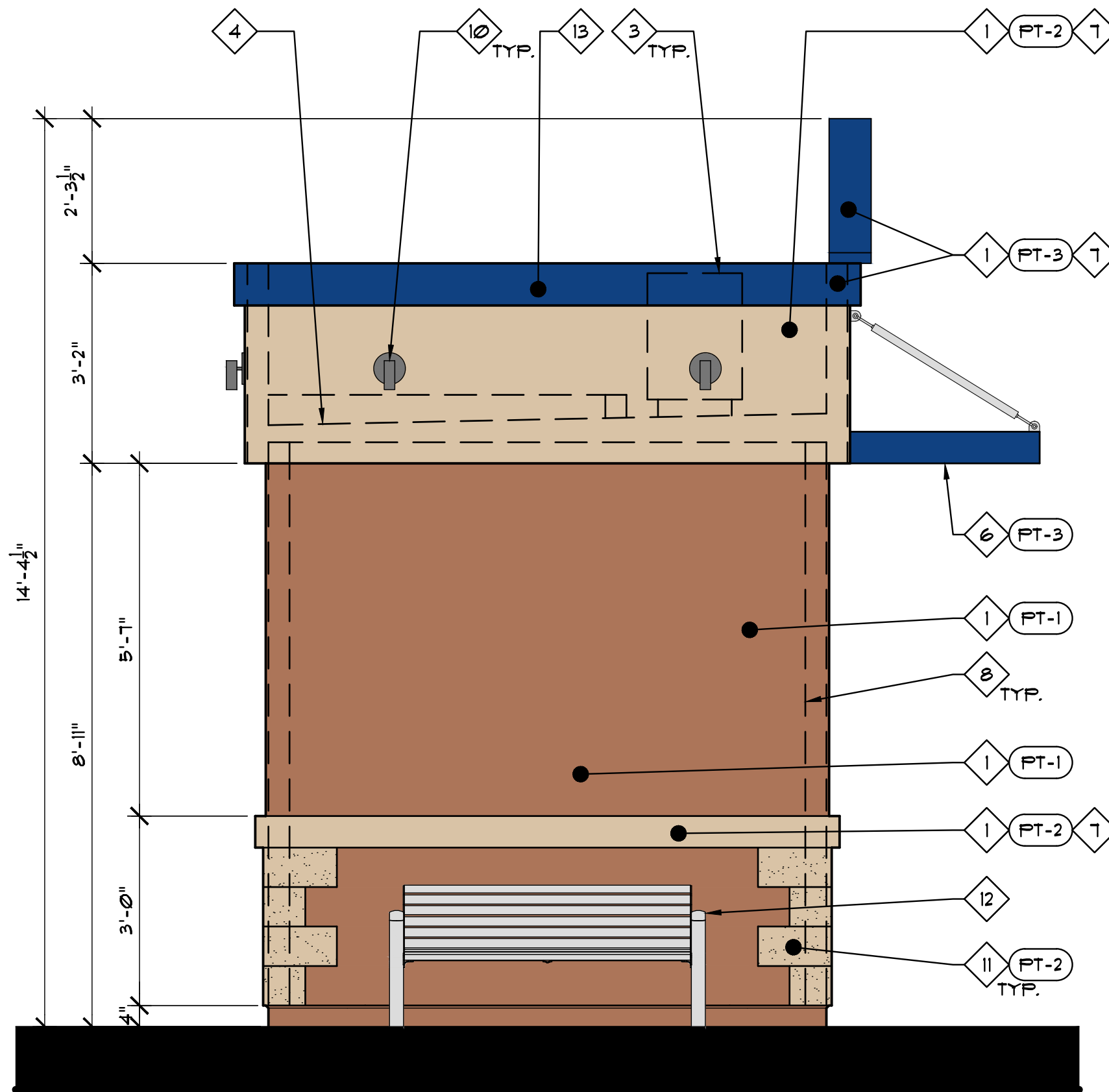
3
A4



Back Elevation - East View

Scale: 1/2" = 1'-0"

2
A4



Side Elevation - North View

Scale: 1/2" = 1'-0"

1
A4

THE WATERMILL STRUCTURE IS APPROVED BY THE STATE OF TEXAS, WHICH INCLUDES ADA STANDARDS, AND IS NOT REVIEWABLE ON THE LOCAL LEVEL. STAMPED, APPROVED PLANS ATTACHED FOR REFERENCE.

Keynotes

A4

1. PAINTED PRE-CAST CONCRETE WATER KIOSK, REFER TO STRUCTURAL, M/E/P AND EXTERIOR ELEVATIONS DRAWINGS.
2. WATER/ ICE DISPENSER AND CONTROL PER MFR WRITTEN INSTRUCTION, REFER TO M/E/P DRAWINGS AND COORDINATE WITH OWNER.
3. CONDENSER EQUIPMENT BEYOND, REFER TO MECHANICAL & STRUCTURAL DUG'S.
4. SLOPED PRE-CAST CONCRETE ROOF LINE BEYOND.
5. BLUE & WHITE ACRYLIC COVER OVER LIGHT BOX, REFER TO ELECT. DUG'S AND COORDINATE WITH OWNER.
6. PRIME AND PAINTED METAL CANOPY AND SUPPORT SYSTEM, REFER TO STRUCTURAL DRAWINGS.
7. RETURN PAINT COLOR TO INSIDE FACE BACK TO MAIN BUILDING.
8. DASHED LINES REPRESENT BUILDING BEYOND.
9. PRIME AND PAINTED DOOR AND FRAME ASSEMBLY.
10. WALL MOUNTED EXTERIOR LIGHTING, REFER TO ELECTRICAL DUG'S.
11. THIN FAUX QUIONS TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR PER LOCAL MUNICIPALITY STANDARDS.
12. NEW OUTDOOR BENCH SELECTED BY OWNER.
13. ORNAMENTAL FACADE TRIM

Materials & Colors

DESIGN IS BASED ON BUT NOT LIMITED TO BELOW ITEMS

CONTRACTOR TO PROVIDE MOCK-UP FOR ARCHITECT AND OWNER APPROVAL PRIOR TO PAINTING EACH ENTIRE BUILDING

- | | |
|--|---|
| | PT-1, SHERWIN WILLIAMS
*SW 0001 DECORIOUS |
| | PT-2, SHERWIN WILLIAMS
*SW 0036 BUCRAM BINDING |
| | PT-3, SHERWIN WILLIAMS
*SW B915-30 BLUE MATCH |

Arch. Element Legend

- | | |
|--|-------------------------------|
| | AWNINGS OR CANOPIES |
| | QUIONS |
| | DISTINCTIVE LIGHTING FEATURES |
| | BENCHES |
| | ORNAMENTAL FACADE TRIM |

VARIED ROOF HEIGHTS: REFER TO ELEVATIONS

General Notes

1. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS.
2. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD, MASONRY, OR CONCRETE UNO.



View of site from Buckingham Road facing south



View of Buckingham Road
facing east

View of Site's Entrance from
Buckingham Road

NARRATIVE



WATERMILL EXPRESS PID 114174

4550 W BUCKINGHAM RD #K, GARLAND, TX 75042

PARCEL 26195700010010100 – PARKING LOT

We are proposing to remove and replace the current Watermill Express with our most up-to-date model. The new vending station is a 106sf pre-manufactured, stand-alone, unmanned masonry structure constructed of pre-cast concrete with an architectural finish that is designed to be especially resistant to the elements and customer wear and tear. The prefabricated station is certified and registered with the Industrialized Housing and Buildings Division of the Texas Department of Licensing and Regulation. It is wind rated to 170 mph and seismic rated to Design Category D.

It will sit on a new 15x15 surface-level pad located in two (2) leased parking spaces and will connect to existing utilities from the old unit. All units come to the site already inspected and approved by the State, leaving local review to primarily the pad and utility connections. The unit measures 14.375' x 12.17' x 8.83' and can be color-matched, if needed. There is one (1) attached illuminated Watermill Express sign.

There are no other proposed changes to the existing property including landscaping.

Thank you,

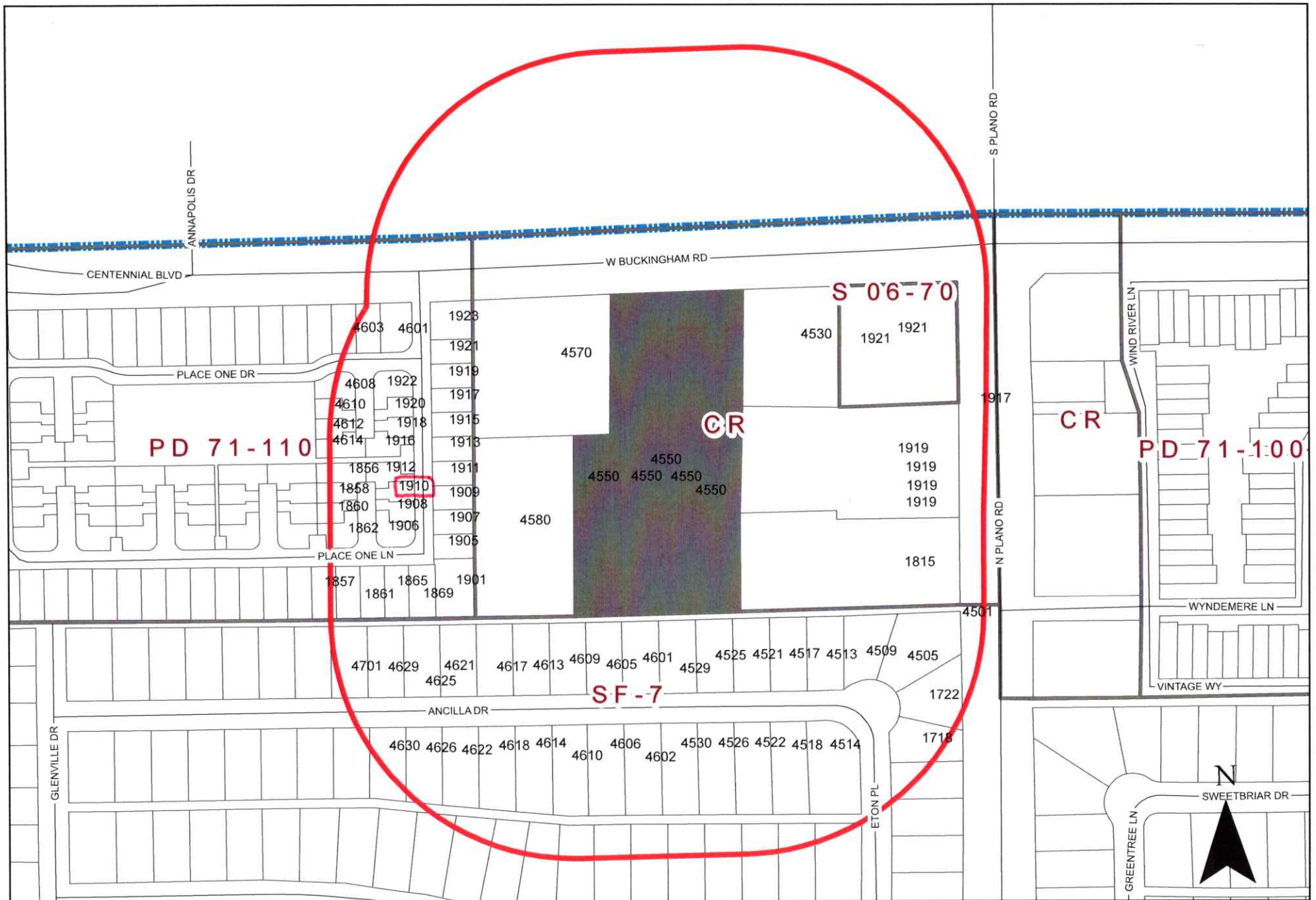
A handwritten signature in black ink that reads "Ashley Hayes". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Ashley Hayes

Watermill Express, LLC / Permit Coordinator

561.313.9614

Ashley.Hayes@WatermillExpress.com



Zoning Map 25-06

4550 W Buckingham Rd

Comment Form

Case Z 25-06

Z 25-06 Watermill Express. The applicant requests a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail ice, water, etc. use on a property zoned Community Retail (CR) and addressed as 4550 W. Buckingham Rd Suite K. (District 6) (see included map)

Z 25-06 Watermill Express. El solicitante solicita una Disposición de Uso Específico (SUP) para un quiosco, autoservicio: venta al por menor de hielo, agua, etc. en una propiedad zonificada como Comercio Comunitario (CR) y ubicada en 4550 W. Buckingham Rd Suite K. (Distrito 6) (ver mapa incluido)

Z 25-06 Watermill Express. Người nộp đơn yêu cầu một Quy định Sử dụng Cụ thể (SUP) cho một Kiosk, Tự phục vụ: Bán lẻ đá, nước, v.v... trên một tài sản được quy hoạch là Bán lẻ Cộng đồng (CR) và có địa chỉ là 4550 W. Buckingham Rd Suite K. (Quận 6) (xem bản đồ kèm theo)

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.

Julia Evora Padilla

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiểu 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.)

1915 Place One Lane

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

Garland tx 75042

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código Postal / Mã B u Chính

7-5-2005

Date / Fecha / Ngày

[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.)



Planning Report

File No: Z 25-07/District 5

Agenda Item: 3

Meeting: Plan Commission

Date: July 14, 2025

REQUEST

Hold a public hearing and consider approval of 1) a Planned Development amendment to allow for an additional pad site and updates to the permitted uses in the existing Planned Development 2) a Concept Plan for an additional pad site, on a property zoned with a base zoning of Community Retail (CR) District.

LOCATION

930 West Centerville Road

APPLICANT

Jared Trozzo

OWNER

PCDC Properties, LLC

BACKGROUND

The subject property is currently a retail development with two large suites as well as a pad site containing a strip mall, both positioned facing inward toward a large surface parking lot. The large retail building contains an *Office Max* and a vacant suite where a *99 Cents Only Stores* used to operate. Under the current zoning ordinance, there can only be one pad site. To revitalize the site, the applicant requests one additional pad site to be allowed in the place of some existing parking spaces.

In addition, the Planned Development only allows a handful of specific uses which are listed individually rather than the broader modern uses "Retail Store" and "Personal Service". While the list of uses appears long, the amount of unique land uses on this list that are allowed per today's Garland Development Code (GDC) is short. The applicant requests to allow more uses that are in line with the existing Community Retail (CR) District, and to remove a few uses that no longer align with the city's vision of a community center.

SITE DATA

The subject site is a 6.277-acre tract of land developed with a strip mall and a large one-story retail building containing two suites. Additionally, the subject site is a corner lot, with approximately 460 linear feet of frontage along West Centerville Road and 580 feet of linear frontage along Broadmoor Drive. The site would remain accessible from both thoroughfares.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 88-40 which has a base zoning of Community Retail (CR). 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 transitional district between lower-intensity retail or office uses and higher-intense uses. A 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. Traffic generated by uses in a CR district must be focused onto the major thoroughfare network. Development in a CR district may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS**Planned Development**

1. The applicant is requesting an additional pad site be allowed as the existing Planned Development only allows a single pad site.
2. In addition to the uses allowed in Planned Development 88-40, the applicant is requesting the following uses to be permitted by right:

Medical and Dental Office/Clinic
Health and Fitness Gym (indoor)
Antique Shop (indoor only)
Bakery, Retail
Business & Media Service
Commercial Blood, Plasma, Tissue, and Cell Collection Center
Convenience Store (1,000-5,000sf)
Financial Institution
Furniture, Household Furnishing, and Appliance Sales/Rental
Grocery/Supermarket (>5,000sf)
Indoor Shopping Mall
Kiosk, Trailer, or Mini-Structure (attended): Retail/Service
Laundry, Drop Off (with drive-thru or window)
Laundry, Drop Off (without drive-thru or window)
Office, General
Personal Services
Pet Store (indoors only)
Pharmacy (with drive thru or window)
Pharmacy (without drive thru or window)
Restaurant
Retail Store
Printing/Publishing House
Recording Studio/Media Production
Veterinary Clinic, Small Animal (indoors only)

3. In addition to the uses allowed in Planned Development 88-40, the applicant is requesting the following uses to be permitted by SUP:

Restaurant, Drive-through
Used Goods, Retail Sales (indoors)

4. The applicant is also requesting that the following uses currently allowed in Planned Development (PD) District 88-40 be prohibited:

Light Equipment Renting – Indoor
Automatic Car Wash – Only as a secondary use w/ Gas Sales
New or Rebuilt Parts and Supplies – Indoors
Convenience Food Store with Gas Pumps
Laundry or Cleaners Self Service

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhood for the subject site. Urban neighborhoods are higher-density residential developments. This residential option may utilize vertical mixed-use buildings integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

The proposed pad site addition and updated land uses will complement the nearby multi-family and single-family residents by adding compatible commercial tenants that will serve the local population, and by replacing unsightly and unused surface parking spaces with a new structure that will hold the corner visually and contribute to a sense of place at this intersection.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the northeast is zoned Planned Development (PD) District 91-20 for Community Retail (CR) District Uses, and is currently developed as an apartment complex, with the Planned Development serving as a guide for future redevelopment to retail. The properties to the southeast are zoned Single-Family-7 (SF-7) District and contain a single-family detached subdivision. The properties to the southwest are zoned Planned Development (PD) District 74-35 for Community Retail (CR) District Uses and Planned Development (PD) District 02-48 for Community Retail (CR) District Uses; these sites are similar to the subject site, with a strip mall, a fast-food restaurant, and a large retail building. The properties to the northwest across West Centerville Road are zoned Planned Development (PD) District 76-15 for Mixed Uses, with these properties being in the sub-district for Community Retail (CR) District Uses.

The additional pad site is proposed at the corner of West Centerville Road and Broadmoor Drive, which is currently used as excess surface parking.

STAFF RECOMMENDATION

Staff recommends approval of 1) a Planned Development amendment to allow an additional pad site, allow more uses, and prohibit uses currently permitted; and 2) a Concept Plan for an additional pad site, on a property zoned with a base zoning of Community Retail (CR) District.

It is staff's opinion that the subject site's revitalization should be welcomed and the updating of uses on this site from Planned Development (PD) District 88-40 will better guide development for this area in relation to the surrounding neighborhoods.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Concept Plan
- iv. Site Photos

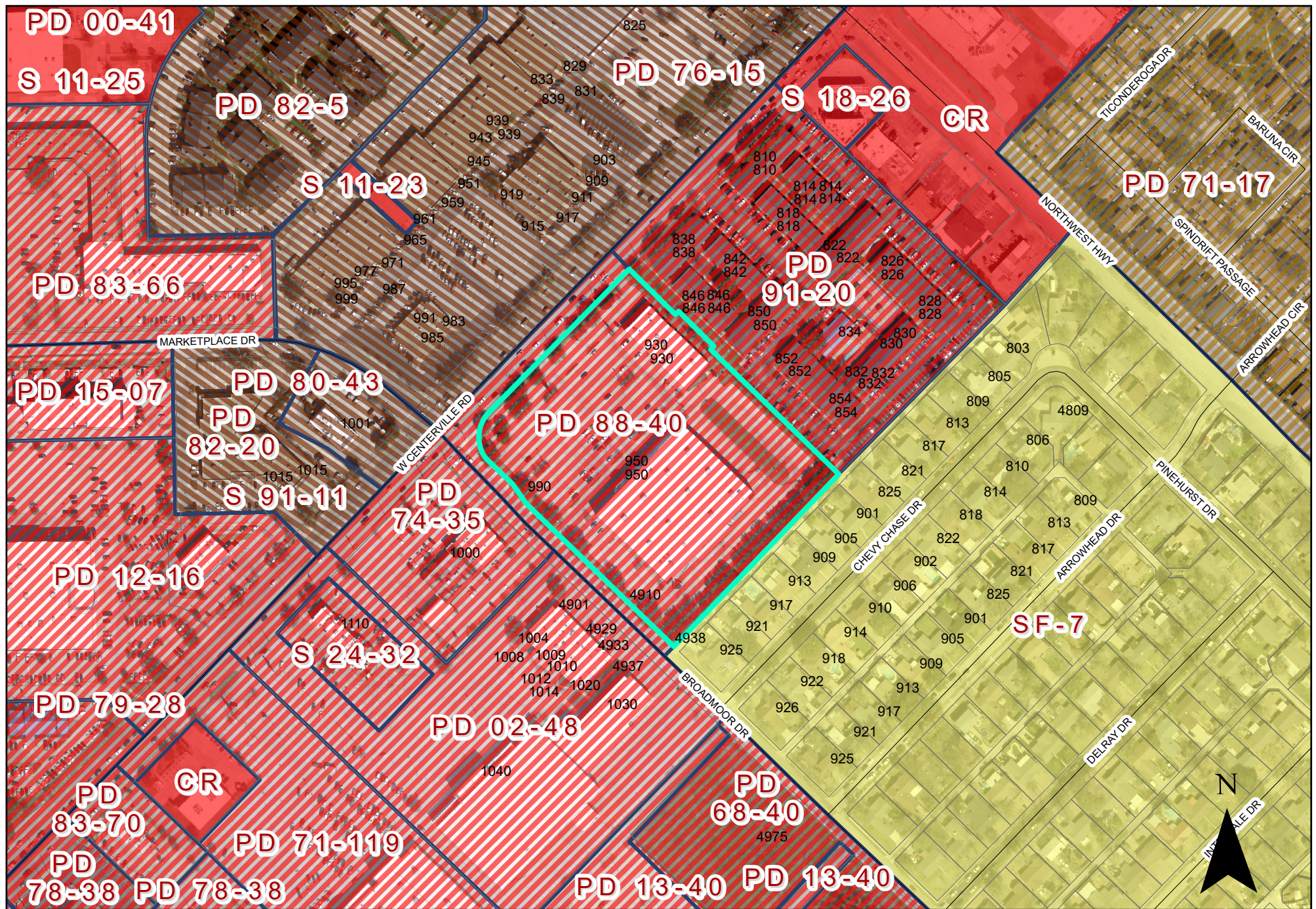
CITY COUNCIL DATE: August 5, 2025

PREPARED BY:

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mwolverton@garlandtx.gov

REVIEWED BY:

Emma Chetuya Ph.D., AICP
Planning Administrator
Planning and Development
972-205-2453
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PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-07

930 West Centerville Road

I. Statement of Purpose: The purpose of this Planned Development is to amend certain requirements regarding permitted uses in Planned Development (PD) District 88-40.

II. Statement of Effect: This Planned Development amendment 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 88-40 set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

A. Concept Plan: The site layout, pad site location, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.

B. Uses: The following uses, in addition to those listed in Planned Development District (PD) District 88-40, shall be permitted by right:

Medical and Dental Office/Clinic
Health and Fitness Gym (indoor)
Antique Shop (indoor only)
Bakery, Retail
Business & Media Service

EXHIBIT B

Commercial Blood, Plasma, Tissue, and Cell Collection Center
Convenience Store (1,000-5,000sf)
Financial Institution
Furniture, Household Furnishing, and Appliance Sales/Rental
Grocery/Supermarket (>5,000sf)
Indoor Shopping Mall
Kiosk, Trailer, or Mini-Structure (attended):
Retail/Service
Laundry, Drop Off (with drive-thru or window)
Laundry, Drop Off (without drive-thru or window)
Office, General
Personal Services
Pet Store (indoors only)
Pharmacy (with drive thru or window)
Pharmacy (without drive thru or window)
Restaurant
Retail Store
Printing/Publishing House
Recording Studio/Media Production
Veterinary Clinic, Small Animal (indoors only)

The following uses shall be allowed by SUP:

Restaurant, Drive-through
Used Goods, Retail Sales (indoors)

However, the following uses included in Planned Development (PD) District 88-40 shall be prohibited:

Light Equipment Renting - Indoor
Automatic Car Wash - Only as a secondary use w/ Gas Sales
New or Rebuilt Parts and Supplies - Indoors
Convenience Food Store with Gas Pumps
Laundry or Cleaners Self Service

C. Pad Sites: The number of free-standing pad sites within this Planned Development shall be restricted to two.

ABBREVIATION LEGEND		ABBREVIATION LEGEND	
ABBR.	DEFINITION	GM	GAS METER
IRF	IRON ROD FOUND	GMK	GAS MARKER
CIRS	IRON ROD SET w/CAP STAMPED "WAI"	TMK	TELEPHONE MARKER
CIRF	IRON ROD FOUND w/CAP	TSN	TRAFFIC SIGN
XCS	"X" CUT IN CONCRETE SET	UGC	UNDERGROUND CABLE MARKER
XCF	"X" CUT IN CONCRETE FOUND	EB	ELECTRIC BOX
PKS	PK NAIL SET	EM	ELECTRIC METER
PKF	PK NAIL FOUND	CC#	COUNTY CLERK'S INSTRUMENT NO.
PP	POWER POLE	CM	CONTROLLING MONUMENT
GW	GUY WIRE	GI	GRATE INLET
MH	MANHOLE	IN	INLET
WV	WATER VALVE	HC	HANDICAPPED
TP	TELEPHONE PEDESTAL	MP	METAL POST
WM	WATER METER	MB	MAIL BOX
FH	FIRE HYDRANT	BILLB	BILLBOARD
ICV	IRRIGATION CONTROL VALVE	GL	GROUND LIGHT
CO	CLEANOUT	LP	LIGHT POLE
AC	AIR CONDITIONER	GR	GAS RISER
SB	SIGNAL BOX	PM	PAINT MARK
SP	SIGNAL POLE	PF	PIN FLAG
SN	SIGN	WP	WOOD POST
SS	SANITARY SEWER	MP	METAL POST
SW	STORM SEWER	HI	BUILDING HEIGHT
TPAD	TRANSFORMER PAD		

LOT AREA:

6.277 Acres

ZONING:

"Zoning Report" prepared by Partner Engineering and Science, Inc., dated February 3, 2015, Partner Project No. 14-130124.2.

This site is located in the CR, Community Retail District

BUILDING SET BACK LINES:

- (a) PD #88-40 along Broadmoor Drive and Centerville Road - 45 feet
(b) PD #88-40 next to existing apartments - 20 feet
(c) GZO Sec. 24-430 Yards adjacent to Streets (Front, Side and Rear) - 60 feet
(d) GZO Sec. 24-432 Yards not adjacent to streets (Front, Side and Rear) - None, except 20 feet when side or rear abuts a residential district

LOT COVERAGE:

Maximum lot coverage - 40%

BUILDING HEIGHT:

Maximum Building Height - 30 feet

FLOOR AREA:

Maximum floor area Ratio - 0.8 to 1

PARKING:

Retail - 1 space per 333 square feet of gross floor area(GFA)
Alternative Financial - 1 space per 250 GFA
General Office - 1 space per 300 GFA
Medical Office - 1 space per 250 GFA

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0360L, dated July 7, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

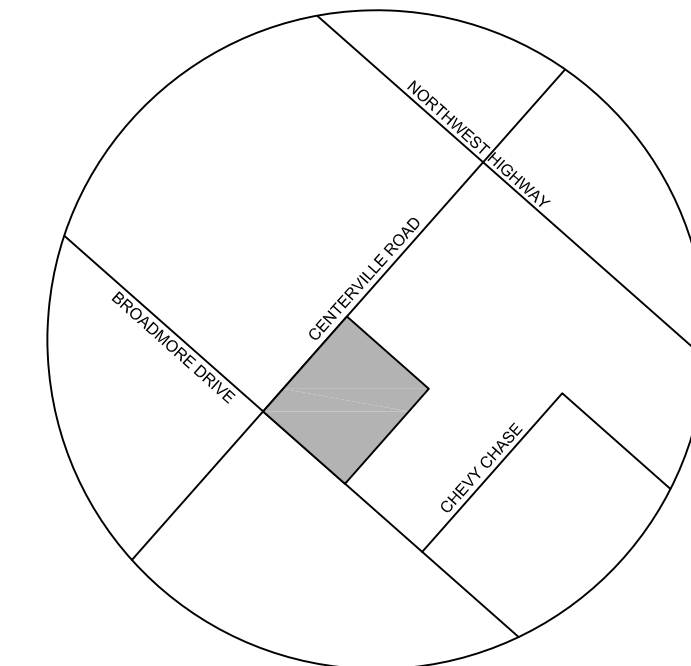
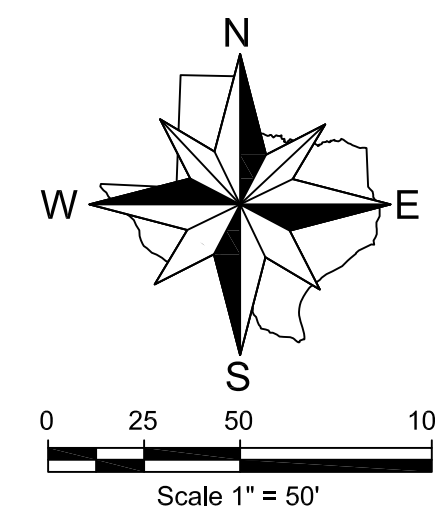
This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

PARKING	
TYPE	NUMBER
REGULAR	270
HANDICAP	11
TOTAL	281

AREA TABLE	
LOT 1R, BLOCK A, MONTCLAIR ADDITION NO. 5	6.338 ACRES
R.O.W. DEDICATION, MONTCLAIR ADDITION NO. 5	0.061 ACRES
REMAINDER OF LOT 1R, BLOCK A	6.277 ACRES

PLEASE NOTE: RIGHT-OF-WAY DEDICATION SHOWN ON THE PLAT LISTS THE ACRES AS "0.610" AND SQUARE FEET AS "2,655".
2,655/43,560=0.061

LEGEND	
	EXISTING LANDSCAPE AREA
	EXISTING SIDEWALK
	EXISTING PAVEMENT
	EXISTING BUILDING
	EXISTING FIRE LANE
	PROPOSED PAD SITE



VICINITY MAP
NOT TO SCALE

NOTES:

With regard to Table A, item 16, there was no observed evidence of current earth moving work, building construction or building addition on the subject site at the time of this survey.

With regard to Table A, item 18, there was no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill at the time of this survey.

With regard to Table A, item 19, No wetlands were delineated, this was a fully developed site at the time of this survey.

"Site design and construction plans shall conform to all requirements of the Garland Development Code (GDC), Technical Standard Manual (TSM), and City codes unless an approved PD narrative condition expressly provides otherwise. The concept plan shall be used to represent the general idea of the proposed land use and site elements. The concept plan shall not supersede, and shall be subordinate to, the standards, requirements, and conditions of the GDC, TSM, City code, or the approved PD."

CASE NUMBER: 240820-3

REV.	DATE	REMARKS							
GARLAND P.D. AMENDMENT									
MONTCLAIR ADDITION NO. 5									
SEC CENTERVILLE ROAD & BROADMOOR DRIVE									
THE CITY OF GARLAND, TEXAS									
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.			
CAC	CAC	03.12.25	1"=50'	X.X.	137-019 SITE	—			

OWNER:
PCDF BROADMOOR, LLC

Z 25-07



View of where the proposed pad site will be.



View from the subject site looking at the intersection of Broadmoor and West Centerville.



View from the subject site looking South down Broadmoor and the vacant 99 Cent Discount store.



View from the subject site looking North up West Centerville Road.

Case Z 25-07

Z 25-07 Jared Trozzo. The applicant requests a Planned Development amendment to allow for an additional pad site and updates to the permitted uses in the existing Planned Development. The site is currently zoned Planned Development (PD) District 88-40 with a base zoning of Community Retail (CR) District and located at 930 West Centerville Road. (District 5)

Z 25-07 Jared Trozzo. El solicitante solicita una enmienda al Desarrollo Planificado para permitir un sitio de plataforma adicional, prohibir algunos usos de la tierra actualmente permitidos y permitir más usos de los que se permiten actualmente en el Desarrollo Planificado existente. El terreno está actualmente zonificado como Distrito de Desarrollo Planificado (PD) 88-40 con una zonificación base de Distrito Comercial Comunitario (CR) y se encuentra en 930 West Centerville Road. (Distrito 5)

Z 25-07 Jared Trozzo. Người nộp đơn yêu cầu sửa đổi Kế hoạch Phát triển để cho phép thêm một khu đất trống, cấm một số cách sử dụng đất hiện đang được phép và cho phép nhiều cách sử dụng hơn những cách hiện đang được phép trong Kế hoạch Phát triển hiện tại. Vùng đất này được thiết lập như một khu vực phân vùng như Quận Desarrollo Planificado (PD) 88-40 với một khu vực phân vùng của Cộng đồng Thương mại Distrito (CR) và nằm ở 930 West Centerville Road. (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

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PSK Investments, LLC 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.)

1001 W. Centerville Rd.

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã Bưu Chính

Beatrice Kahn

7/8/2025

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.)

Planning Report

File No: Z 25-10/District 1

Agenda Item:

Meeting: Plan Commission

Date: July 14, 2025



GARLAND

TEXAS MADE HERE

REQUEST

Hold a public hearing and consider approval of 1) a zoning change from Planned Development 94-53 with a base zoning of Single-family 7 (SF-7) to a new Planned Development for a Data Center and Warehouse, Office/Showroom (indoors only) use; and 2) a Concept Plan for the Data Center and Warehouse, Office/Showroom (indoors only) use.

LOCATION

2302 Naaman School Road

APPLICANT

PBK

OWNER

Garland Independent School District (GISD)

BACKGROUND

This property is currently zoned Planned Development 94-53 (PD 94-53) with a base zoning district of Single-Family 7 (SF-7) which allows a private recreation center and SF-7 uses. The applicant proposes to develop a building for Data Center and Warehouse, Office/Showroom (indoors only) uses in accordance with all Neighborhood Services (NS) district standards except for building height. GISD will house their Information Technology (IT) team in this building including computers and equipment.

SITE DATA

The subject site is a 7.643-acre tract of undeveloped land with future access from Pleasant Valley Road on the south and Naaman School Road on the west. The property has approximately 400 feet of frontage along Naaman School Road and 537 feet of frontage along Pleasant Valley Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is currently zoned Planned Development (PD) District 94-53 with a base zoning district of SF-7. The Single-Family Residential districts are intended to provide for primarily low-density detached, single-family residences on a variety of lot sizes, as well as churches, schools, and public parks in logical, livable, and sustainable neighborhoods.

CONSIDERATIONS

Planned Development

1. GISD is requesting a new Planned Development for a Data Center and Office Showroom Warehouse use for their Information Technology (IT) team, computers and equipment.
2. A concept plan showing the site's proposed layout is attached showing the proposed two-story, roughly 36,983 square-foot building, detention pond, parking, and driveways.
3. All Neighborhood Services (NS) district development standards shall apply except for the maximum building height of one story, which here is proposed to be permitted up to 35 feet. This district is intended to accommodate a limited range of small-scale retail and

personal service activities that are supportive and desirable in proximity to residential neighborhoods. The district regulations are designed to minimize the generation of additional noise, traffic, odor, fumes, or other objectionable conditions.

COMPREHENSIVE PLAN

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.

The proposed low-impact development would operate similar to an office building. It will serve to facilitate GISD operations.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Planned Development 18-30 (PD 18-30) and Planned Development 94-53 (PD94-53) and are developed with single-family homes and GISD's Natatorium. The property to the east is zoned Planned Development 83-128 (PD 83-128) and is a retail plaza developed with a grocery store, medical office, retail, restaurant, and personal service uses. The properties to the south are zoned Single-Family 7 (SF-7), Planned Development Neighborhood Office (PD-NO) District, and Agricultural District (AG), and are either developed with single-family homes or are vacant. The property to the west is zoned Planned Development 21-37 and is developed with a church.

The use of the site will be an office for GISD's IT department operations, a warehouse storage facility for computers and other technology equipment for distribution to GISD campuses, and a data center for GISD's computer servers. The proposed use is compatible with the surrounding uses as the building will be required to meet non-residential architectural design standards and will have a maximum building height similar to the maximum allowed height for surrounding zoning districts. The flow of traffic will be relatively low considering that there will be approximately 91 employees in a 36,983 square feet facility that has an occupancy load of 270 people.

STAFF RECOMMENDATION

Staff recommends approval of 1) a zoning change from Planned Development 94-53 to a Planned Development for Data Center and Warehouse, Office/Showroom (indoors only) uses, and 2) a Concept Plan for the Data Center and Warehouse, Office/Showroom (indoors only) use.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Concept Plan
- iv. Site Photos
- v. Written Narrative

CITY COUNCIL DATE: August 5, 2025

PREPARED BY:

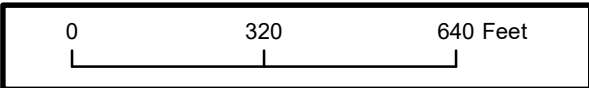
Emma Chetuya
Planning Administrator

REVIEWED BY:

Michael Wade
Planning Administrator

Planning & Development
972-205-2453
echetuya@garlandtx.gov

Planning and Development
972-205-2450
mwade@garlandtx.gov



ZONING MAP Z 25-10

 INDICATES AREA OF REQUEST

2302 Naaman School Rd

PLANNED DEVELOPMENT CONDITIONS

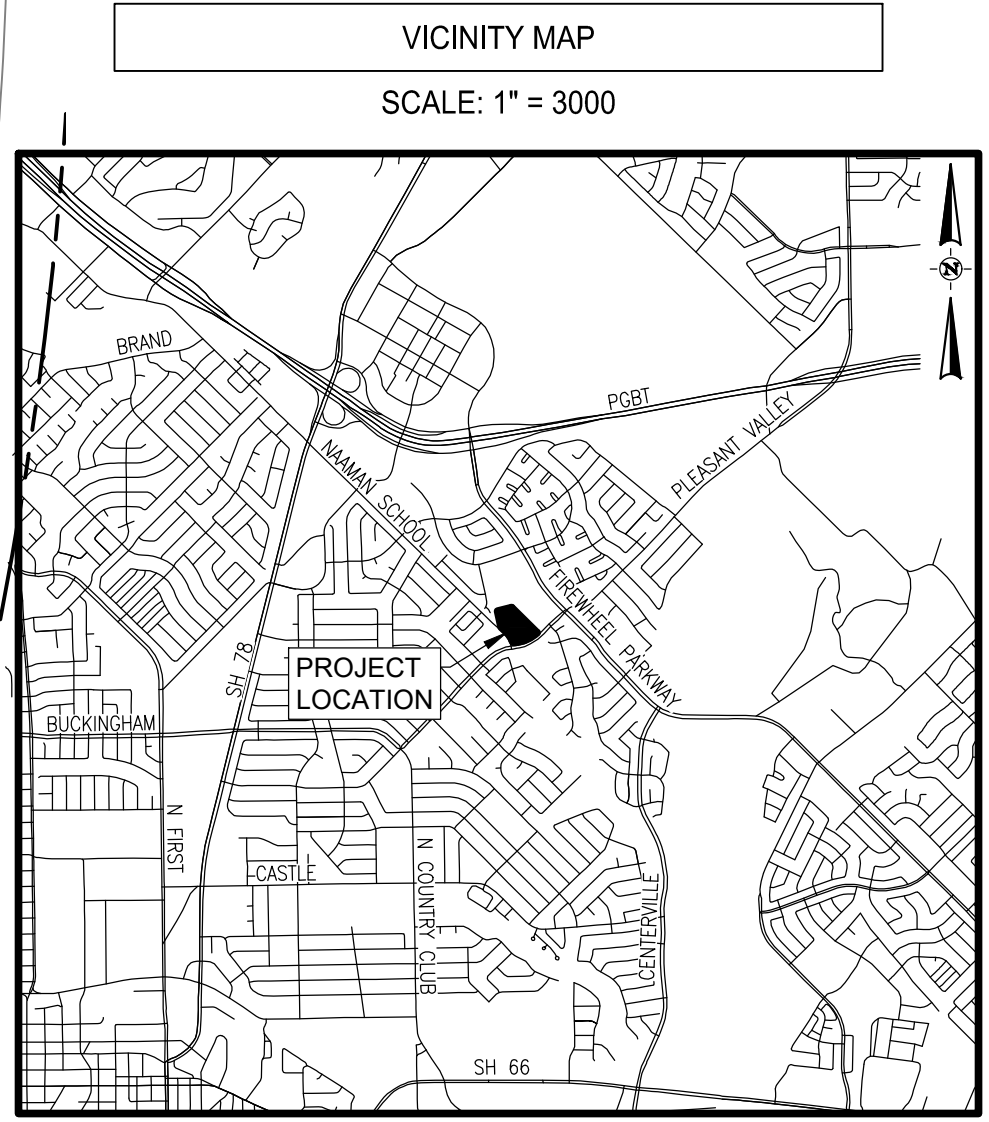
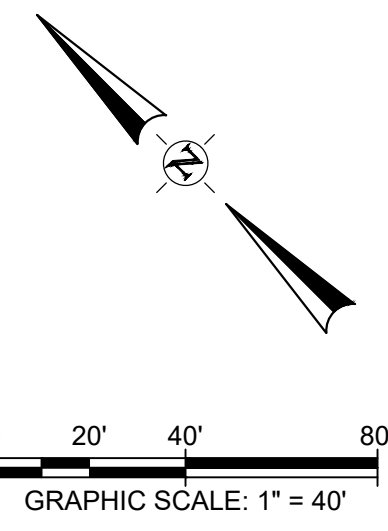
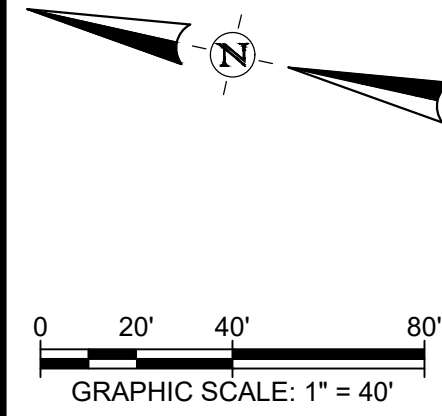
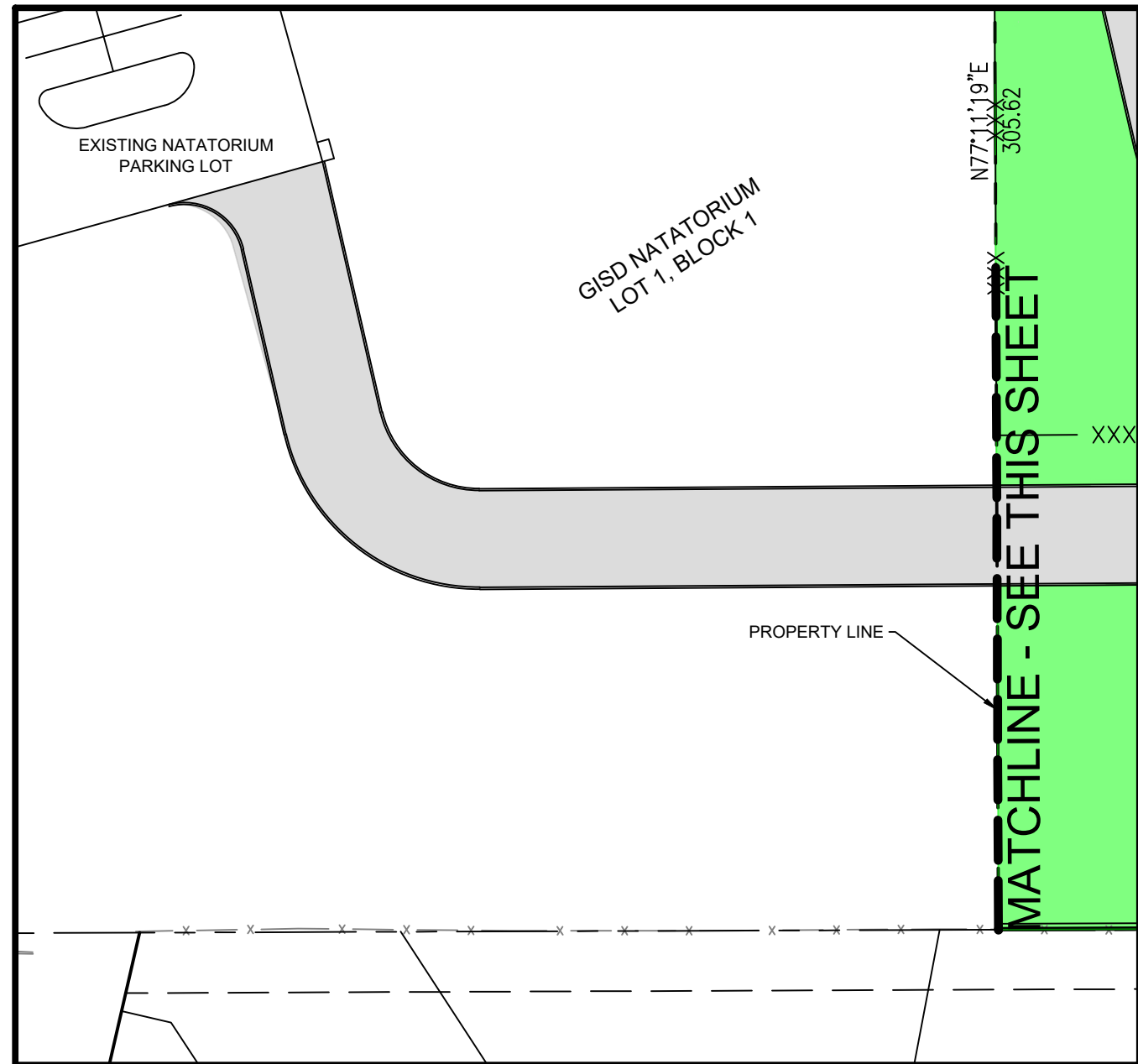
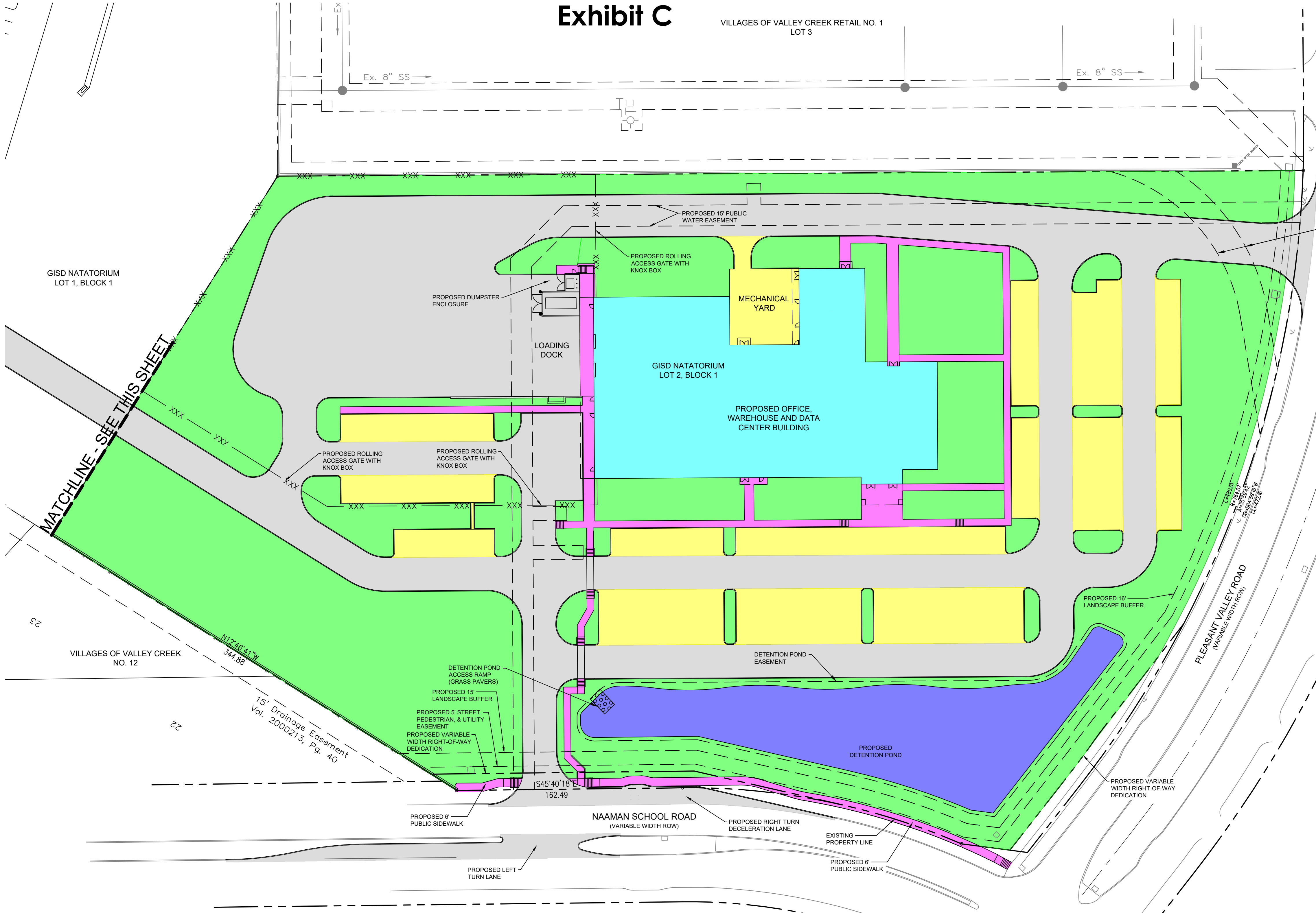
ZONING FILE Z 25-10

2302 Naaman School Road

- I. Statement of Purpose:** The purpose of this Planned Development is to allow a Data Center and Warehouse, Office/Showroom (indoors only) use by right and allow a base zoning district of Neighborhood Services (NS).
- II. Statement of Effect:** This Planned Development amendment 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 25-10 and Neighborhood Services (NS) District set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Concept Plan: The site layout, pad site location, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.
- B. Uses: Uses permitted in the Neighborhood Services (NS) District and Data Center and Warehouse, Office/Showroom (indoors only) uses are allowed.
- C. The maximum allowed building height is 35 feet.

Exhibit C

VILLAGES OF VALLEY CREEK RETAIL NO. 1
LOT 3



SITE DATA

SITE AREA: 7.643 ACRES
OWNER/APPLICANT: GARLAND INDEPENDENT SCHOOL DISTRICT
PLAN PREPARER: DIG ENGINEERS
DYLAN HEDRICK
14001 DALLAS PARKWAY, SUITE 400
DALLAS, TEXAS 75240
FIT CONSULTATION NO.: 241212-1
ZONING CASE NO: Z 25-10
EXISTING ZONING: PD 94-53

CITY NOTE:
SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVED PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PLAN SHALL NOT SUPERSEDE AND SHALL BE SUBORDINATE TO THE STANDARDS, REQUIREMENTS AND CONDITIONS OF THE GDC, TSM, CITY CODE OR THE APPROVED PD.

APPLICANT/OWNER

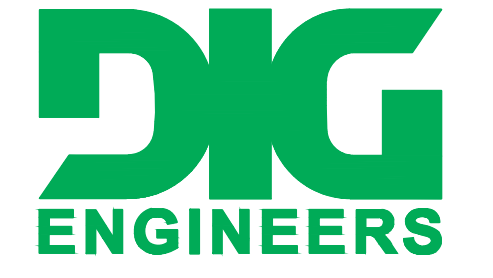
GARLAND INDEPENDENT SCHOOL DISTRICT
JAVIER FERNANDEZ
701 N. FIRST STREET
GARLAND, TX 75040
PFFERNANDEZ@GARLANDISD.NET

ENGINEER

DIG ENGINEERS
DYLAN HEDRICK
14001 DALLAS PARKWAY, SUITE 400
DALLAS, TX 75240
DYLAN.HEDRICK@DIGENGINEERS.COM

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- FENCE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED PARKING
- PROPOSED LANDSCAPE AREA
- PROPOSED DRIVE AISLES
- PROPOSED SIDEWALK
- PROPOSED DETENTION POND AREA



CIVIL ENGINEER
DIG Engineers
14001 Dallas Parkway
Dallas, TX 77243
P 972-277-1323
DIGEngineers.com
TITEL: P.E. FROM #19-15326
DYLAN HEDRICK, P.E.
DYLAN.HEDRICK@DIGENGINEERS.COM
ENGINEER
BLUE SKY SURVIVAL & MAPPING
10000
LANDSCAPE ARCHITECT
GENERAL CONTRACTOR

**NEW NETWORK OPERATIONS CENTER (NOC)
NATATORIUM BLOCK 1, LOT 2
CITY CASE #: 241212-1**

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DYLAN B. HEDRICK, P.E., (TX P.E. LICENSE No. 102108). IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

CLIENT		
GARLAND ISD		
DATE	PROJECT NUMBER	
2025/05/13	240367	
DRAWING HISTORY		
No.	Description	Date

CONCEPT PLAN

CP 1

July 11, 2025

VIA: EMAIL



City of Garland Planning Department
c/o Emma Chetuya
800 Main Street
Garland, TX 75040

RE: Garland ISD NOC (Case No. 241212-1)
PBK Project Number: 240367

To Whom It May Concern,

This letter is to support our zoning change application for Case No. 241212-1. Our proposed use has changed from the initial submittal with the conference center use being removed from our proposed uses.

Garland NOC Written Narrative

1. The existing property is currently undeveloped and is not used.
2. The proposed land use is for a Warehouse, Office/Showroom (indoors only), and Data Center use.
3. The proposed use aligns with other surrounding properties as there are a variety of non-residential uses. A shopping center exists to the northeast, a natatorium to the north, and a church to the southwest. A portion of the property borders a residential neighborhood to the west.
4. The use of the site will be an office for GISD's IT department operations, a warehouse storage facility for computers and other technology equipment for distribution to GISD campuses, and a data center for GISD's computer servers.
5. Approximately 91 employees will occupy the new facility. The facility was designed for an occupancy load of 270 individuals but not open to the public. It is also anticipated that private classes for GISD employees and students will be implemented.
6. A backup generator is included and located on the exterior of the building but screened from public view.
7. No code deviations are proposed with this request.
8. The SUP time period requested is for an unlimited period.
9. Provide proposed building size and building height. The building size is 36,983 sf and the building height is 35 feet.
10. A detention pond is proposed for the site.
11. Per FEMA FIRM Maps 48113C0230K and 48113C0240K, the site is in Zone X, Area of Minimal Flood Hazard.
12. A 16' landscape buffer is required along Pleasant Valley Road and a 10' landscape buffer is required along Naaman School Road.
13. Perimeter screening will be provided between the single-family residences on the west and the subject site.
14. No dwelling units are proposed.
15. No public amenities are proposed.
16. Only signage attached to the building is proposed.

July 7, 2025
Page 2

I look forward to this case moving forward. Please contact me if you need any additional information.

Sincerely,

Derek White, P.E.
Civil Project Manager

*Cc: GISD, School District
File*

From:
To:
Subject:
Date:

Rami Aldarkazly
Planning Group
Case Z 25-10
Sunday, July 6, 2025 8:13:30 PM

You don't often get email from rami.aldarkazly@gmail.com. [Learn why this is important](#)

Comment Form Case Z 25-10

Z 25-10 Garland ISD. The applicant proposes a zoning change from Planned Development 94-53 with a base zoning of SF-7 to a new Planned Development for a Data Center and Warehouse, Office/Showroom (indoors only) use on the property addressed as 2302 Naaman School Road. (District 1) (see included map)

Z 25-10 Garland ISD. El solicitante propone un cambio de zonificación de Desarrollo Planificado 94-53 con una zonificación base de SF-7 a Desarrollo Planificado 25-10 para el desarrollo de un Centro de Datos y Almacén, uso de Oficina/Sala de Exposición (solo en interiores) en la propiedad ubicada en 2302 Naaman School Road. (Distrito 1) (ver mapa incluido)

Z 25-10 Garland ISD. Người nộp đơn đề xuất thay đổi quy hoạch từ Phát triển Kế hoạch 94-53 với quy hoạch cơ bản là SF-7 sang Phát triển Kế hoạch 25-10 cho việc phát triển Trung tâm Dữ liệu và Kho, Văn phòng/Trung bày (chỉ trong nhà) tại địa chỉ 2302 Naaman School Road. (Quận 1) (xem bản đồ kèm theo)

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

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For / A Favor / Đúng

☒

Against / En Contra / Không

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Rami aldarkazly

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.)

1550 Shalfont Ln

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

Garland

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

July 10/2025

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.)

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Comment Form

Case Z 25-10

Z 25-10 Garland ISD. The applicant proposes a zoning change from Planned Development 94-53 with a base zoning of SF-7 to a new Planned Development for a Data Center and Warehouse, Office/Showroom (indoors only) use on the property addressed as 2302 Naaman School Road. (District 1) (see included map)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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VITAY MITHAL

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.)

2309 ORCHARD TRL

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

GARLAND TEXAS

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Chital

Signature / Firma / Chữ ký

7/7/2025

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.)



Planning Report

File No: Z 25-24/District 3

Agenda Item:

Meeting: Plan Commission

Date: July 14, 2025

REQUEST

Hold a public hearing and consider approval of 1) a Planned Development amendment to change the phasing of the approved layout and 2) a Concept Plan for a new phasing plan on a property zoned for Mixed Uses.

LOCATION

240 East Interstate 30 Freeway

APPLICANT

Om Estates Development

OWNER

Om Estates Development

BACKGROUND

The subject property is currently zoned Planned Development (PD) District 21-52 for Mixed Uses. Townhomes, multi-family, and commercial are allowed in different phases of the Planned Development. Since the Planned Development was approved, the phasing of the original project has not been able to align with the developer's goals and workflow. Due to scheduling and financing, the developer's original phasing plan needed to be altered. In addition, planning staff worked with the developer to ensure that proper parking is provided for each phase.

SITE DATA

The subject site is an undeveloped 13.23-acre tract of land that is currently partially under construction. The site is currently accessed via the Interstate 30 access road and will eventually be accessed from Lyons Road via the now under-construction "Prosperity Drive".

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 21-52. This site's base zoning is Mixed Uses, following the Multi-Family-1 (MF-1) and Single-Family-Attached (SFA) District standards. A handful of commercial uses are allowed on the ground floor along the Interstate 30 access road. The property is currently under construction.

CONSIDERATIONS

Planned Development

1. The applicant is requesting a new phasing plan to better guide development.
2. All standards of Planned Development (PD) District 21-52 will apply to this Planned development (PD) District 25-24. Only the phasing plan will change.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the East are zoned Agricultural (AG) District and contain a horse-riding school as well as detached houses. The properties to the North are zoned Community Office (CO) District and contain multiple office buildings bordering Interstate 30. To the South lies

a single-family detached subdivision and is zoned Single-Family-7 (SF-7) District. The property to the West is also zoned Community Office (CO) District and contains a church.

STAFF RECOMMENDATION

Staff recommends approval of 1) a Planned Development amendment to change the phasing of the approved layout and 2) a Concept Plan for a new phasing plan on a property zoned for Mixed Uses.

This new phasing plan will ensure a better product for future residents and tenants of this development, as well as ensure the Garland Development Code (GDC) is properly implemented.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Concept Plan
- iv. Site Photos
- v. Written Narrative

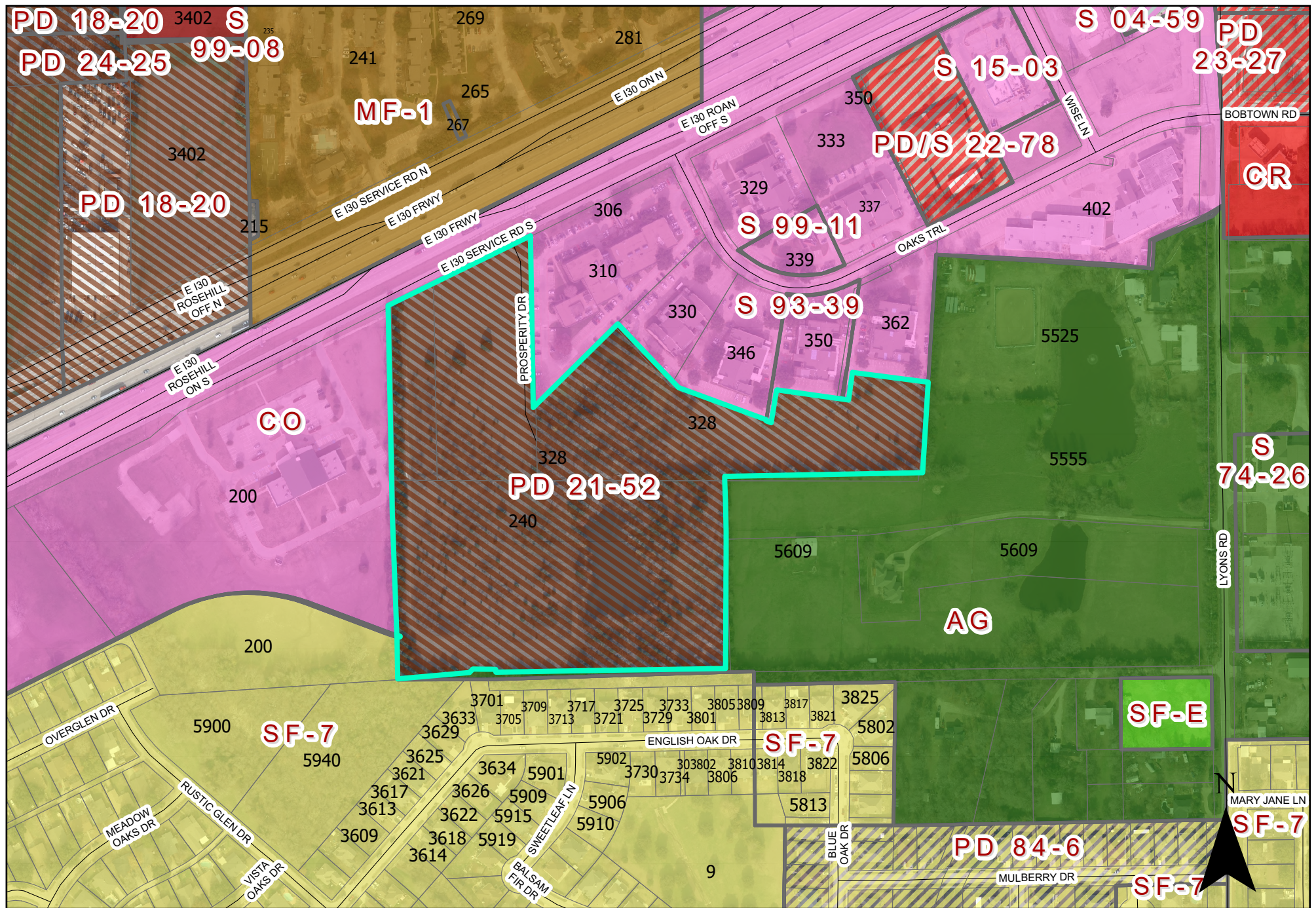
CITY COUNCIL DATE: August 5, 2025

PREPARED BY:

Matthew Wolverton
Planner II
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Emma Chetuya Ph.D., AICP
Planning Administrator
Planning and Development
972-205-2453
echetuya@garlandtx.gov



0 200 400 Feet

Zoning Map 25-24

 INDICATES AREA OF REQUEST

240 E IH-30

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-24

240 East Interstate 30 Freeway

I. Statement of Purpose: The purpose of this Planned Development is to amend the phasing of the approved site layout.

II. Statement of Effect: This Planned Development amendment 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 21-52 set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

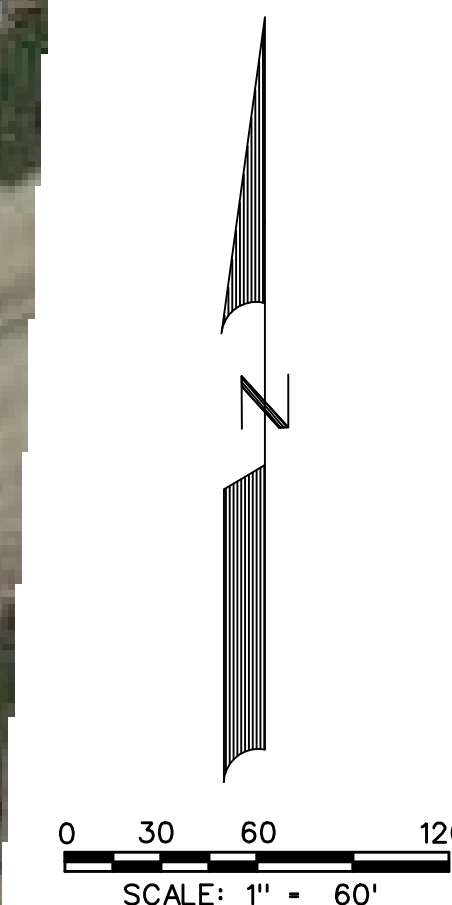
A. Concept Plan: The site layout, pad site location, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.

B. Phases: The proposed development may be completed in four (4) phases.

- Phase 1A: Multi-Family, leisure area, and parking
- Phase 1B: Multi-Family, pool, and parking
- Phase 2: Multi-Family, commercial, walking paths, club house, and parking

EXHIBIT B

- Phase 3: Townhomes, parking, gazebo, and park



NOTE

SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GRADING AND DRAINAGE CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVED PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO PRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PLAN SHALL NOT SUPERSEDE, AND SHALL BE SUBORDINATE TO, THE STANDARDS, TSM, CITY CODES, AND CONDITIONS OF THE GDC, TSM, CITY CODES, OR THE APPROVED PD.

LEGEND

 - PHASE LINE
 - BUILDING

CASE NUMBER 210729-2
CONCEPT PLAN
URBAN VILLAGE AT ROSEHILL

240 E. IH 30 FRWY
EXISTING ZONING - CO AND AG
PROPOSED ZONING - PD
SITUATED IN THE
MCKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 1036
IN THE
CITY OF GARLAND
DALLAS COUNTY, TEXAS

APPLICANT/OWNER
OM ESTATES DEVELOPMENT
310 E INTERSTATE 30, SUITE M109
GARLAND, TX 75043
214-758-0227

214-758-0227
PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS FIRM #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
(972)-396-1200

JUNE 2025

SCALE: 1"=40

Z 25-24



View From the subject site looking West down Interstate 30.



View from the subject site looking at Interstate 30.



View of the subject site from Interstate 30.



View from the subject site looking West down Interstate 30.

Request for Changing Phases Sequence For Urban Village:

Original Phases:

B-12

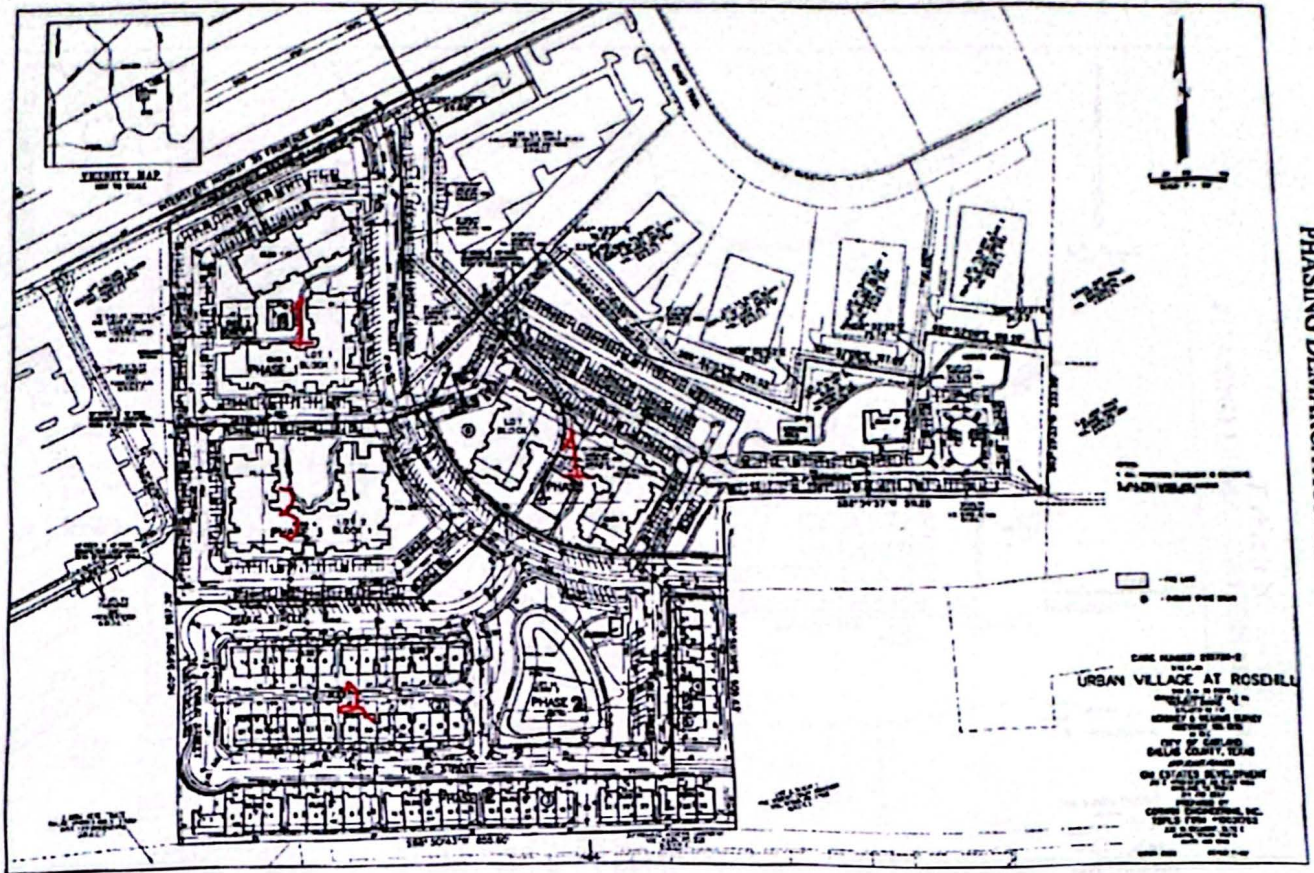
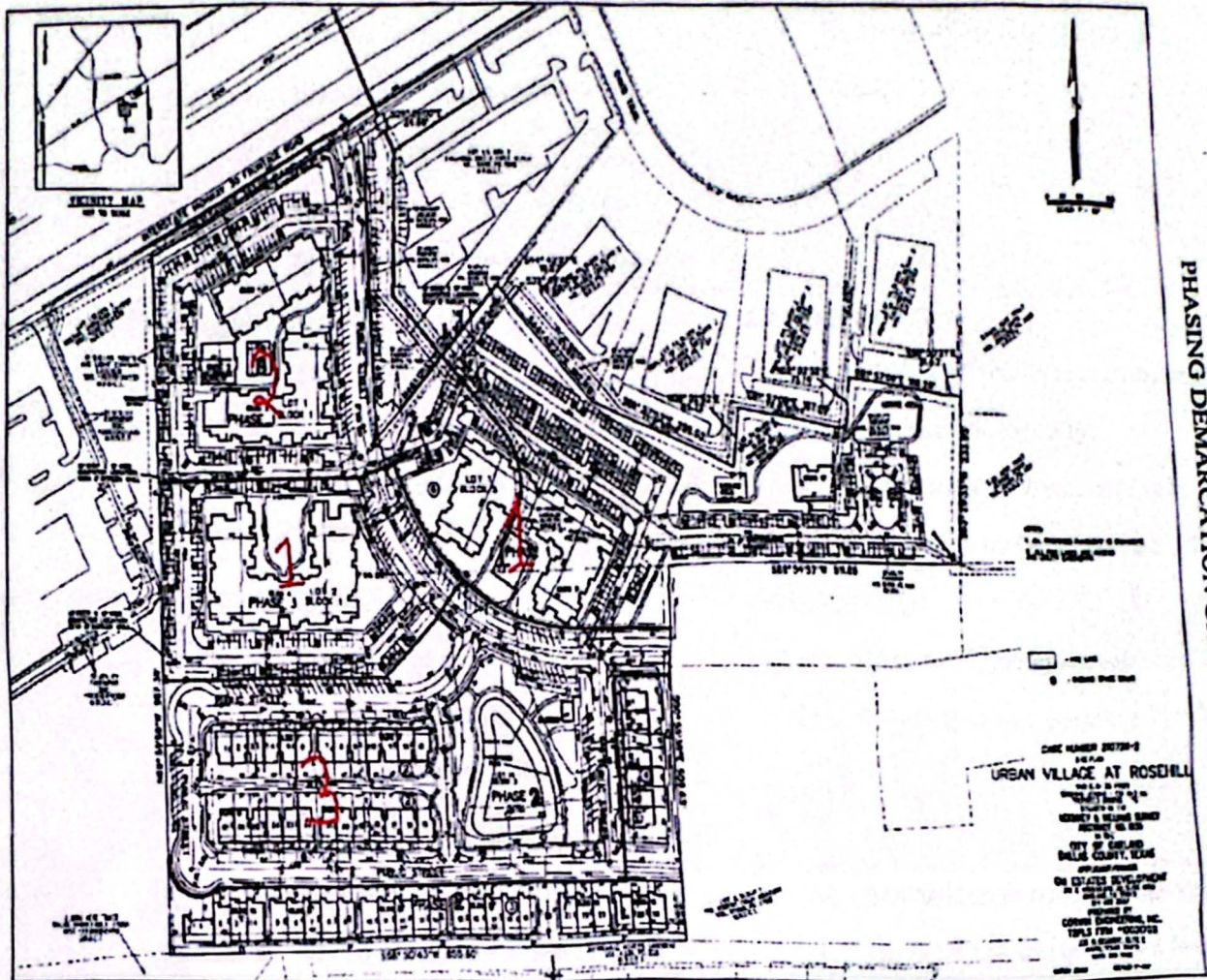


Exhibit E
PHASING DEMARCATION GRAPHIC

Proposed Phases:



	<u>Original</u>	<u>Request</u>
<u>Phase 1</u>	<u>3 buildings:</u> • 15,000 SF of retail/restaurant space • 94 units of multifamily • 104 additional units of multifamily • \$26.5 Million in Value • Up to \$600,000 in waived fees • Completion by December 31st, 2027	<u>2 Buildings:</u> • 208 Units of Multifamily • Up to \$600,000 in waived fees • Completion by December 31st, 2027
<u>Phase 2</u>	<u>58 townhomes:</u> • \$4.5 Million in Value • Up to \$100,000 in waived fees • Completion by December 31st, 2028	<u>2 Buildings:</u> • 15,000 SF of retail/restaurant space • 94 units of multifamily • Up to \$300,000 in waived fees • Completion by December 31st, 2029
<u>Phase 3</u>	<u>1 building:</u> • 104 units of multifamily • \$13 Million in Value • Up to \$300,000 in waived fees • Completion by December 31st, 2030	<u>58 townhomes:</u> • Up to \$100,000 in waived fees • Completion by December 31st, 2031
<u>Totals</u>	• \$44 Million in New Taxable Value • Up to \$1 Million in waived fees • Completed by December 31st, 2030	• \$44 Million in New Taxable Value • Up to \$1 Million in waived fees • Completed by December 31st, 2031

Comment Form

Case Z 25-24

Z 25-24 Om Estates Development. The applicant requests a Planned Development amendment to primarily change the phasing of the approved layout. The site is currently zoned Planned Development (PD) District 21-52 for Mixed Uses and located at 240 East Interstate Freeway. (District 3)

Z 25-24 Om Estates Development. El solicitante solicita una enmienda al desarrollo planificado para cambiar la fase del diseño aprobado. El terreno se encuentra actualmente zonificado como Distrito de Desarrollo Planificado (PD) 21-52 para Usos Mixtos y se ubica en 240 East Interstate Freeway. (Distrito 3)

Z 25-24 Om Estates Development. Người nộp đơn yêu cầu sửa đổi Kế hoạch Phát triển để thay đổi giai đoạn của bố cục đã được phê duyệt. Khu đất hiện được phân vùng Phát triển theo Kế hoạch (PD) Quận 21-52 cho mục đích sử dụng hỗn hợp và nằm tại 240 East Interstate Freeway. (Quận 3)

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.

BARRA KIRK 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.)

329 OAKS TRAIL SUITE 102-

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

GARLAND TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã Bưu Chính

[Signature]

Signature / Firma / Chữ ký

7-7-25

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.)

Comment Form Continued –