



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 28, 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. July 14, 2025 Plan Commission Minutes

Consider approval of the Plan Commission Minutes for the July 14, 2025 meeting.

2. ZONING

a. Z 25-23 Resource One Credit Union

*Hold a public hearing and consider the application of **Resource One Credit Union**, requesting approval of 1) a Planned Development amendment to allow an Automobile Repair, Minor use by right on property currently zoned Planned Development 02-28 (PD-02-28) with a base zoning district of Community Retail (CR) 2) a Concept Plan for an Automobile Repair, Minor use on the subject site. The site is located at 2401 Arapaho Road. (District 7) (File Z 25-23)*

b. Z 25-26 Purchasing Fund 2023 2 LLC

*Hold a public hearing and consider the application of **Purchasing Fund 2023 2 LLC.**, requesting approval of 1) a Specific Use Provision (SUP) for an existing Guest House use on the subject site and 2) a Concept plan for a Guest House use. The site is located at 2813 Seminary Circle. (District 3) (File Z 25-26)*

c. GDC Amendment ORD 25-07

Hold a public hearing to consider amendments to the Garland Development Code ("GDC") Chapter 2 Zoning Regulations, Article 2, Division 1 Application for Change of Zoning, to add an option to expire a zoning case upon prolonged applicant inactivity.

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.



MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on July 14, 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
Patrick Abell
Mike Rose
Bob Duckworth
Wayne Dalton

Absent: Jaric Jones

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 23, 2025 Plan Commission Minutes

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

Motion was made Commissioner Dalton to **approve** the Minutes as presented. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**

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)

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

The applicant, Rashad Haiddar, 136 Lavon Drive, Garland, TX 75040, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Cornelius to close the public hearing. Seconded by Commissioner Rose.
Motion carried: 8 Ayes, 0 Nays.

Motion was made by Commissioner Rose to **approve** the applicant's request. Motion failed for lack of a second.

Motion was made by Commissioner Paris to **approve** the application as recommended by Staff. Seconded by Commissioner Cornelius. **Motion carried: 7 Ayes, 1 Nay** with Commissioner Rose in opposition.

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)*

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

The applicant, Barbara Boyett Perry, 822 E. Centerville Road, Garland, TX 75040, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Paris to close the public hearing. Seconded by Commissioner Jenkins.
Motion carried: 8 Ayes, 0 Nays.

Motion was made by Commissioner Paris to **approve** the application as presented. Seconded by Commissioner Duckworth. **Motion carried: 8 Ayes, 0 Nays.**

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)*

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

The applicant, Rick Kelly, 5820 Palo Pinto Avenue, Dallas, TX 75206, provided an overview of the request and remained available for questions.

Residents speaking in opposition of the request:

Mindy Huynh, 4530 W. Buckingham Road, Garland, TX 75042

Tuong Huynh, 4530 W. Buckingham Road, Garland, TX 75042

Residents speaking in opposition cited concerns about increased traffic and speeding in the shopping center.

Motion was made by Commissioner Rose to close the public hearing and **approve** the application as presented with a 15-year Specific Use Provision (SUP). Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**

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)

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

The applicant, Jared Trozzo, 930 West Centerville Road, Garland, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Jenkins to **approve** the application as presented with a Specific Use Provision (SUP) for the commercial blood/plasma and to the kiosk/trailer category. Seconded by Commissioner Abell. **Motion carried: 8 Ayes, 0 Nays.**

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)*

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

The applicants, Derick White, 1871 Stephens Bluff Lane, Dallas, TX, 75208 and Judy Lankford, 776 S. Coppell Road, Coppell, TX., provided an overview of the request and remained available for questions.

Resident speaking on the request:

Bob Fishbite 1620 & 1602 Pleasant Valley Road, Garland, TX, 75040

Resident speaking on the request cited concerns about traffic accidents near the intersection and asked that a possible blinking light be added to help curb future accidents.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented. Seconded by Commissioner Abell. **Motion carried: 7 Ayes, 1 Abstention by Commissioner Dalton.**

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)*

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

The applicants, Maxwell Fisher, 2502 Grandview Dr., Richardson, TX, 75080 and Ally Sandoval, 310 S Industrial Lane, Euless, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Cornelius to close the public hearing and **approve** the application as recommended by Staff. Seconded by Commissioner Abell. **Motion carried: 8 Ayes, 0 Nays.**

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)

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

The applicant, Anjum Varshney, 240 E I-30, Garland, TX, 75043, provided an overview of the request and remained available for questions.

Resident in favor of the request but not speaking:

Sanjay Gupta, 337 Oaks Trail, Garland, TX 75045

Motion was made by Commissioner Paris to close the public hearing and **approve** the application as presented. Seconded by Commissioner Dalton. **Motion carried: 8 Ayes, 0 Nays.**

3. ADJOURN

There being no further business to come forward before the Plan Commission, the meeting adjourned at 8:33 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary

Planning Report

File No: Z 25-23/District 7

Agenda Item:

Meeting: Plan Commission

Date: July 28, 2025



GARLAND

TEXAS MADE HERE

REQUEST

Hold a public hearing and consider approval of 1) a Planned Development amendment to allow an Automobile Repair, Minor use by right on property currently zoned Planned Development 02-28 (PD-02-28) with a base zoning district of Community Retail (CR) 2) a Concept Plan for an Automobile Repair, Minor use on the subject site.

LOCATION

2401 Arapaho Road

APPLICANT

Masterplan Consultants

OWNER

Resource One Credit Union

BACKGROUND

The subject property is an undeveloped lot and is zoned Planned Development 02-28 (PD 02-28) with a base zoning district of Community Retail (CR). Along with several other uses, the Automobile Repair, Minor use is categorically declared as not allowed. The zoning was approved with a detail plan for a self-storage facility use to the east of the subject site and is developed as such.

SITE DATA

The lot is approximately 1.31 acres in size with access from Arapaho Road on the south, and a shared access easement along the frontage of the site. The property has approximately 137 linear feet of frontage along Arapaho Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 02-28 with 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 Automobile Repair, Minor use to be permitted by right. The PD currently prohibits the use.

2. Section 2.52 (A)(3)(c)(i) of the Garland Development Code states that overhead/roll-up service bay doors may not face any public street. The applicant is requesting four (4) service bays face Arapaho Road, which is a deviation to the GDC requirement.
3. Section 2.52 (A)(3)(g)(ii) of the Garland Development Code states that, "All vehicles stored on-site must be kept either in a secured garage bay or in a secured, gated access parking lot enclosed by a blind fence or wall at least six feet high, and enclosing an area of at least 400 square feet per garage bay." This would require 3,200 square feet of on-site storage. The applicant has maintained that there will be no on-site storage of vehicles.
4. The Automobile Repair, Minor use requires 1 parking space per 400 square feet of gross floor area plus 2 parking spaces per repair bay. The proposed use requires 33 parking spaces. The applicant is proposing 23 parking spaces for the site, and this is a deviation to the GDC requirement.

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 proposed use is not in compliance with the vision for this area, because it is an autocentric use that lacks the potential to be an elevated neighborhood service use or be a gathering space for the community.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north and east is zoned (PD 02-28) for Community Retail (CR) District Uses, and is currently developed with a self-storage facility. The properties to the south are zoned Planned Development 20-35 and Planned Development 08-45 and are developed with a gas station or are vacant. The property to the west is zoned PD14-09 with a base zoning district of CR and is developed with a Credit Union.

The proposed use is not compatible with the surrounding uses as there is an opportunity to have a diversity of retail and service uses in the neighborhood. There are 5 other auto repair/tire shop uses within approximately 1 mile of this location, fulfilling the need of that use.

STAFF RECOMMENDATION

Staff recommends denial of 1) a Planned Development amendment to allow an Automobile Repair, Minor use by right on property currently zoned Planned Development 02-28 (PD-02-28) with a base zoning district of Community Retail (CR) 2) a Concept Plan for an Automobile Repair, Minor use on the subject site.

Staff also recommends denial of the proposed and possible deviations related to service bay doors, parking, and the enclosed vehicle storage area.

ADDITIONAL INFORMATION

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

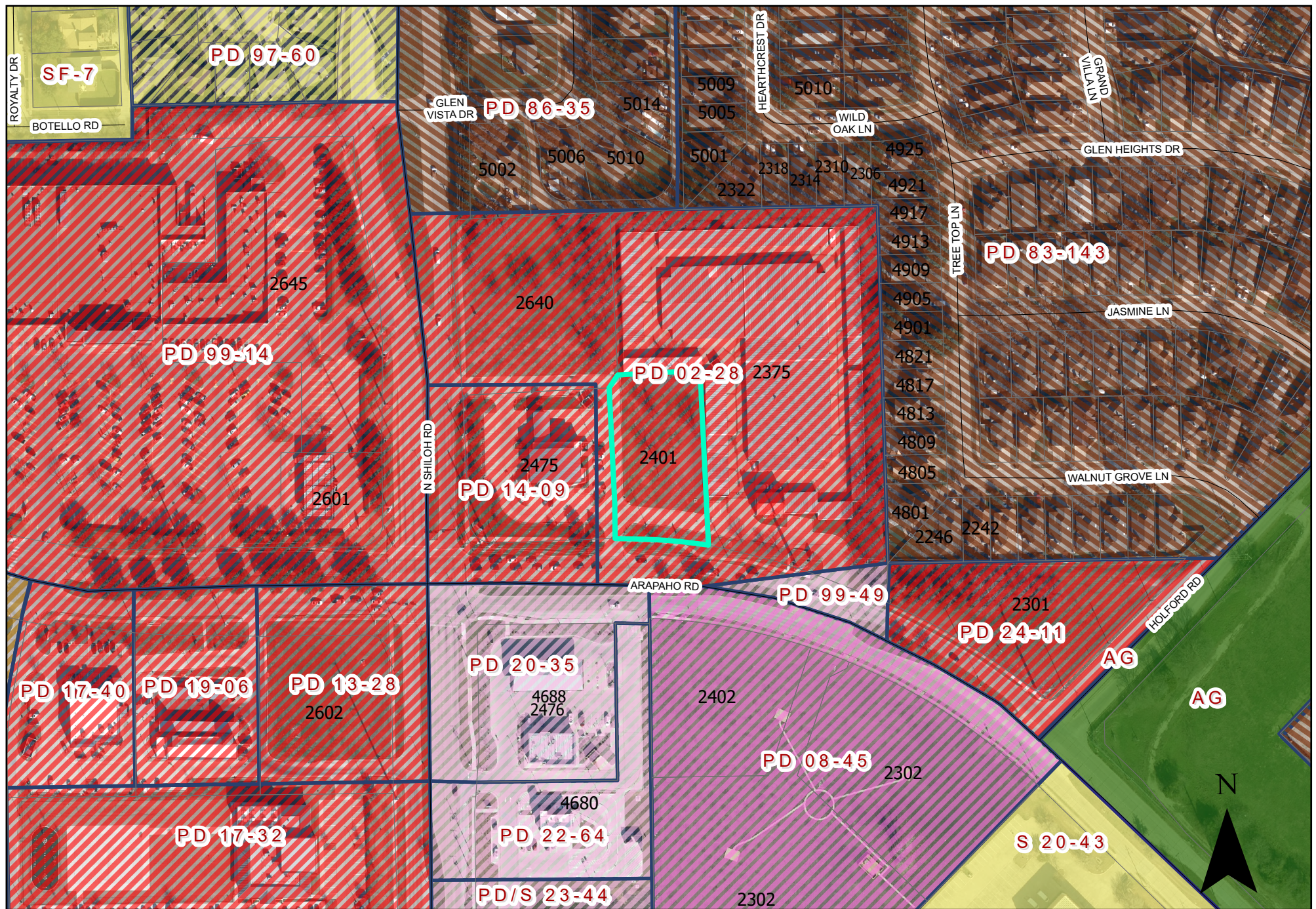
CITY COUNCIL DATE: August 18, 2025

PREPARED BY:

Emma Chetuya
Planning Administrator
Planning & Development
972-205-2453
mwolverton@garlandtx.gov

REVIEWED BY:

Nabila Nur, AICP
Planning Director
Planning and Development
972-205-2450
nnur@garlandtx.gov



0 200 400 Feet	Zoning Map 25-23	 INDICATES AREA OF REQUEST
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2401 Arapaho Rd

PLANNED DEVELOPMENT CONDITIONS [Requested by Applicant]

ZONING FILE Z 25-23

2401 Arapaho Road

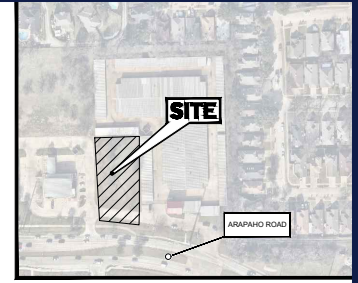
- I. Statement of Purpose:** The purpose of this Planned Development is to allow Automobile Repair, Minor as a permitted use in Planned Development (PD) District 02-28
- II. Statement of Effect:** This Planned Development amendment shall not affect any regulation found in the Garland Development Code, 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 02-28 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: Automobile Repair, Minor use, in addition to those listed in Planned Development District (PD) District 02-28, shall be permitted by right.
- C. Overhead/roll-up Service Bay Doors: Four (4) overhead/roll-up service bay doors shall be permitted to face Arapaho Road.

EXHIBIT B

- D. Parking: A minimum of 23 parking spaces shall be provided for this use.
- E. Vehicle Storage: All vehicles stored on-site must be kept either in a secured garage bay or in a secured, gated access parking lot enclosed by a blind fence or wall at least six feet high, and enclosing an area of at least 400 square feet per garage bay.

Exhibit C

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CONCEPT PLAN NOTES

1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
2. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DETECTED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES. ONLY AND IS NOT INTENDED TO BE USED FOR ANY ZONING AND CONSTRUCTION DOCUMENTS.
4. THE EXISTING CONDITIONS SHOWN HEREIN ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO THE ENGINEER BY THE OWNER AND OWNERS NOT UNDER ENGINEER'S CONTROL. AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON PERFORMANCE OF ADDITIONAL CONSTRUCTION AND/OR FIELD SURVEY.
5. IT IS STRONGLY RECOMMENDED THAT A ZONING COMPLIANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES CONCERNING OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT AS THE OWNER HAS DESCRIBED IT.
6. DATA LOCATION ONLY HAS BEEN DETERMINED THROUGH THE CITY OF GARLAND ORDINANCE. ANY RESTRICTIONS AS IT PERTAINS TO SIZE, COLOR, MATERIAL, OR OTHER PHYSICAL QUALITY IS TO BE CONFIRMED BY SOURCE CONSULTANT. ANY RESTRICTIONS AS IT RELATES TO SHOPPING CENTER DELAYS ARE NOT TAKEN INTO ACCOUNT.

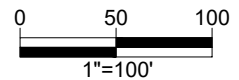
NOTE:

1. 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. CONCEPT PLAN PREPARATION CHECKLIST SAN OR PAGE 2 OF 3 AND SHALL BE SUBORDINATE TO THE STANDARDS, REQUIREMENTS, AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR THE APPROVED PD.

PRELIMINARY INFORMATION	
PARCEL SIZE FROM GIS	± 1.31 AC
SITE ADDRESS	SEC OF ARAPAHO RD AND N SHELTON RD GARLAND, TX
CURRENT OWNER	RESOURCE ONE CREDIT UNION 1200 BELLEVUE ST DALLAS, TX 75215
ZONING	(PLANNED DEVELOPMENT BASE: COMMUNITY RETAIL)
USE	AUTOMOTIVE REPAIR, MINOR
FRONT BUILDING SETBACK	20'
REAR BUILDING SETBACK	0' (20' ADJACENT TO STREET)
SIDE BUILDING SETBACK	0' (20' ADJACENT TO STREET)
FRONT LANDSCAPE BUFFER	TBD
SIDE LANDSCAPE BUFFER	TBD
REAR LANDSCAPE BUFFER	TBD

LEGEND

- PROPERTY LINE
- AUTOMOTIVE REPAIR SHOP
- REPAIR BAYS
- EXISTING PAVEMENT
- PROPOSED DUMPSTER
- PROPOSED PAVEMENT
- PROPOSED LANDSCAPING
- PROPOSED SIDEWALK
- EXISTING OFFSITE LANDSCAPE
- OFFSITE PAVEMENT
- OFFSITE SIDEWALK



BOHLER //

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FRISCO, TX 75034

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TX@BohlerEng.com

TBPE No. 18065 | TBPLS No. 10194413

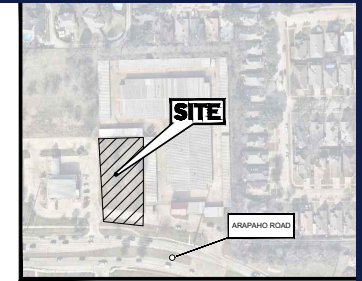
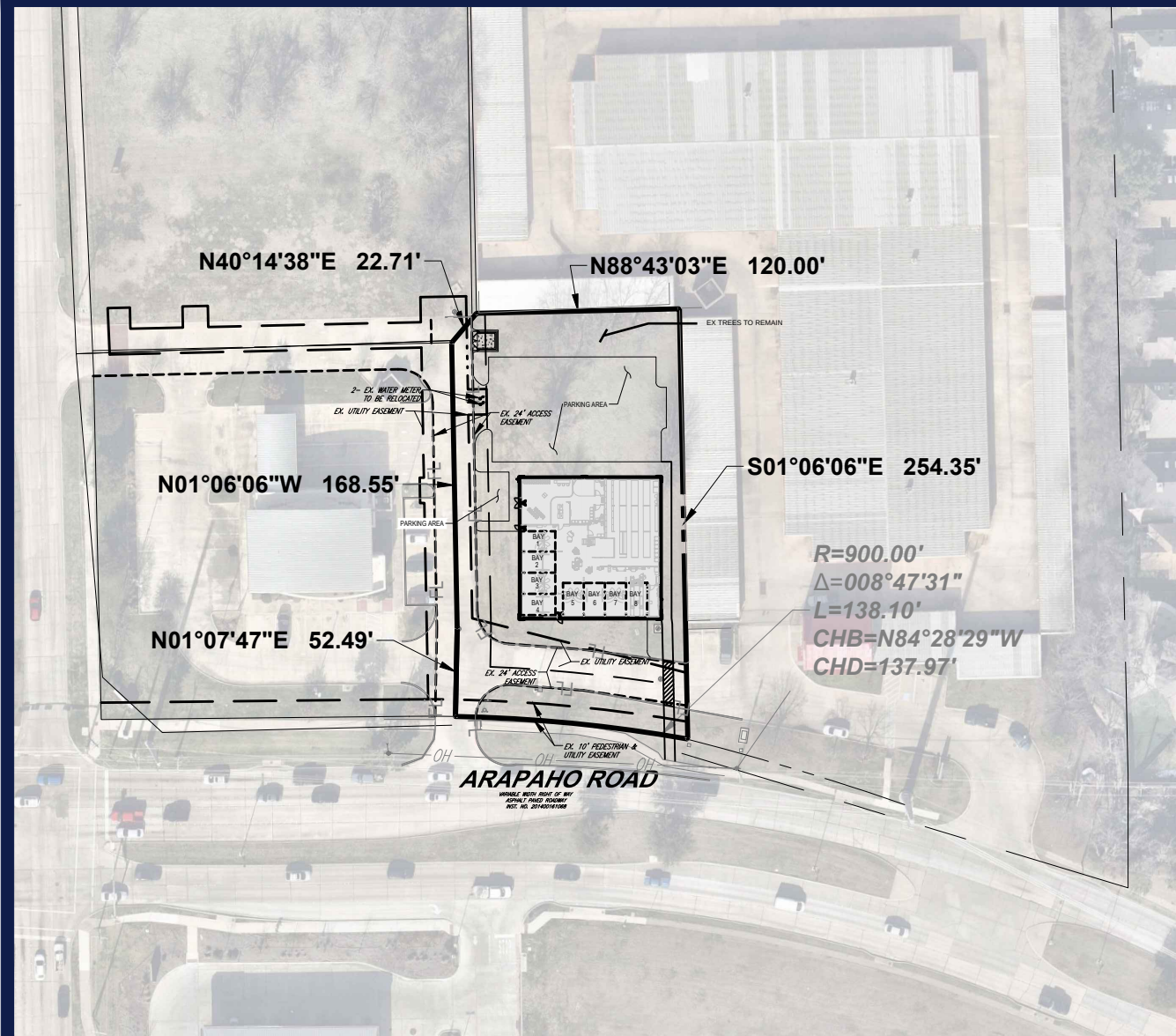
PROPOSED MAVIS TIRES & BRAKES
FIT NUMBER: 250513-1

GARLAND, TX 75040

05/23/2025 | JLD | TXA240139.00 | Rev. 0



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OVERALL DEVELOPMENT MAP

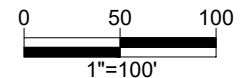
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6. SOIL LOCATION DATA HAS BEEN DETERMINED THROUGH THE CITY OF GARLAND ORDINANCE. ANY RESTRICTIONS AS IT PERTAINS TO SIZE, COLOR, MATERIAL, OR OTHER PHYSICAL QUALITY IS TO BE CONFIRMED BY SOILS CONSULTANT. ANY RESTRICTIONS AS IT RELATES TO SHOPPING CENTER BYLAWS ARE NOT TAKEN INTO ACCOUNT.

NOTE:

1. 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. CONCEPT PLAN PREPARATION CHECKLIST JAN 24 PAGE 2 OF 3. THE PLAN SHALL BE SUBORDINATE TO THE STANDARDS, REQUIREMENTS, AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR THE APPROVED PD.

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REAR BUILDING SETBACK	0' (20' ADJACENT TO STREET)
SIDE BUILDING SETBACK	0' (20' ADJACENT TO STREET)
FRONT LANDSCAPE BUFFER	TBD
SIDE LANDSCAPE BUFFER	TBD
REAR LANDSCAPE BUFFER	TBD



BOHLER //

2600 NETWORK BLVD, STE 310

FRISCO, TX 75034

Phone: (469) 458-7300

TX@BohlerEng.com

TBPE No. 18065 | TBPLS No. 10194413

PROPOSED MAVIS TIRES & BRAKES
FIT NUMBER: 250513-1

GARLAND, TX 75040

05/23/2025 | JD | TXA240139.00 | Rev. 0



Written Narrative – 2401 Arapaho Road

The property, **2401 Arapaho Road**, is within PD 02-28 adopted by the Garland City Council in December 2002. There are only two uses in the PD today – a CubeSmart Self-Storage facility (mini-warehouse) and Resource One Credit Union (Financial Institution). The remainder of the properties enclosed in the PD are two vacant parcels. The primary tenant of the PD, CubeSmart, occupies most of the site bordering the residential uses to the east and the north. The applicant, Mavis Tire, is looking to develop a tract in the existing PD, specifically, *Automobile Repair, Minor* in the vacant tract to the west of the existing CubeSmart Self Storage and to the east of the Resource One Credit Union. The tract has remained undeveloped since the inception of the PD in December 2002 under Shopping Center (SC) zoning, now currently Community Retail (CR) zoning.

The proposed use, while prohibited in the current PD, aligns with the current uses on the PD and fills in a vacant tract unfit for retail uses presently allowed in the PD, specifically Community Retail or CR. The tract has remained vacant within the current PD for nearly twenty-three years, showing a lack of commercial interest for allowed uses at site. This is likely due to the property having limited frontage along Arapaho and having a large commercial building bordering one side of the property making site planning difficult. Allowed uses within CR might not find the site attractive for their business while the current zoning is restrictive for uses looking to occupy the site. Mavis Tire develops infill sites and with two businesses that do not have heavy traffic or are largely unoccupied throughout the day, the addition of Mavis Tire would not hamper or degrade standard business operations of both the financial institution and mini-warehouse.

Bounded on the east and north of the property by the existing CubeSmart, the site is buffered appropriately from residential uses and is setback significantly from the main thoroughfare, Arapaho Road. Mavis Tire is a renowned national tenant having a variety of locations across the country primarily located near retail locations close to busy intersections. Their building product is not typical of most automobile related uses as they heavily invest and design their sites to the highest standards with unique facades that fit into the character of the region they develop. Their hours of operation are Monday through Friday 8AM to 6PM, Saturday 8AM to 5PM, and Sunday 9AM to 5PM. Their limited operational times will be akin to existing uses on the site with low to no traffic in the morning and evening during peak traffic hours.

Most nearby automobile uses are for heavier repairs, specifically autobody work or engine repair. These uses offer more intensive services than Mavis Tire offers. Mavis Tire only offers limited service to tires, brakes, struts, fluid top-offs, and oil changes. While automobile repair, minor requires an SUP in Community Retail (CR), there is a need to have reputable car repair within proximity to residential and established retail uses. When faced with common car issues and needing minor repairs, driving long distances to find suitable retail locations that can service small repairs (flat tires, fluid top offs, etc.) is not desirable. While there is proximity to the

residential uses to the north, the existing storage building provides a buffer for visibility to the site as well as limits noise levels that can be found in most commercial developments.

The proposed building would encompass 6,925 square feet and is 22' and 5 ½" in height . The parking requirement for the use is 33 spaces (1/400 gfa + 2/repair bay) and Mavis Tire would be deviating from the standard parking requirements by offering 23 spaces (Sec. 4.20(A) and Sec. 2.51). When clientele visit the location and their cars are being serviced, their car is moved into a bay. Mavis Tire, like most new tire centers, highly encourages appointments, allowing customers to show up on time for their appointment and have their vehicle quickly serviced. On average, Mavis Tire services thirty to thirty-five vehicles per day on their busiest days (weekends). With their operational hours limited to 8 hours per day, this is an average of three to four vehicles being serviced per hour. With six technicians, two tire salesmen, and a store manager, the 23 spaces provided as well as the 7 bays for serving vehicle is ample parking for the use. Due to the site constraints, additional parking would be difficult to accommodate per the code requirement of a loading zone and the inability to add parking along the shared access driveway facing Arapaho.

The proposed concept plan is in violation of Chapter 2.52 "Special Standards for Certain Uses", Sec. (A)(3)(c)(i) as there are bay doors facing Arapaho. Due to Mavis Tire's standard store layout and footprint and the difficulty of fitting a standard store layout on the site with the abutting mini-warehouse to the east, we are requesting Alternative Compliance due to "another peculiar circumstance pertaining to how a development site is situated" as cited in Chapter 2.52, Sec.(A)(3)(c)(i). We would like to request this alongside our zoning application.

There will be a detached, illuminated sign along the street frontage that will be in conformance with the City of Garland Code of Ordinances (Article VI. Sign Regulations). The sign will measure 16 square feet for the base of the sign and 31.48 square feet for the company lettering and logo for a total of 47.48 square feet according to the calculations set forth in Chapter 4, Article 5, Division 3 in Sec. 4.75.

We are not proposing any retention or detention pond on this site. The property is also not within an existing floodplain.

Per the PD (02-28), specifically Section IV. Specific Regulations (C), "Exhibit D", there is no required landscaping for this portion of the Planned Development. Based on this, currently there is no perimeter screening proposed. Due to existing utilities on and around the site, Mavis Tire is exploring adding shrubs and minor plant material to the frontage off Arapaho as well as perimeter screening. Due to two sides being abutted by an existing commercial building, full perimeter screening is difficult to accomplish.



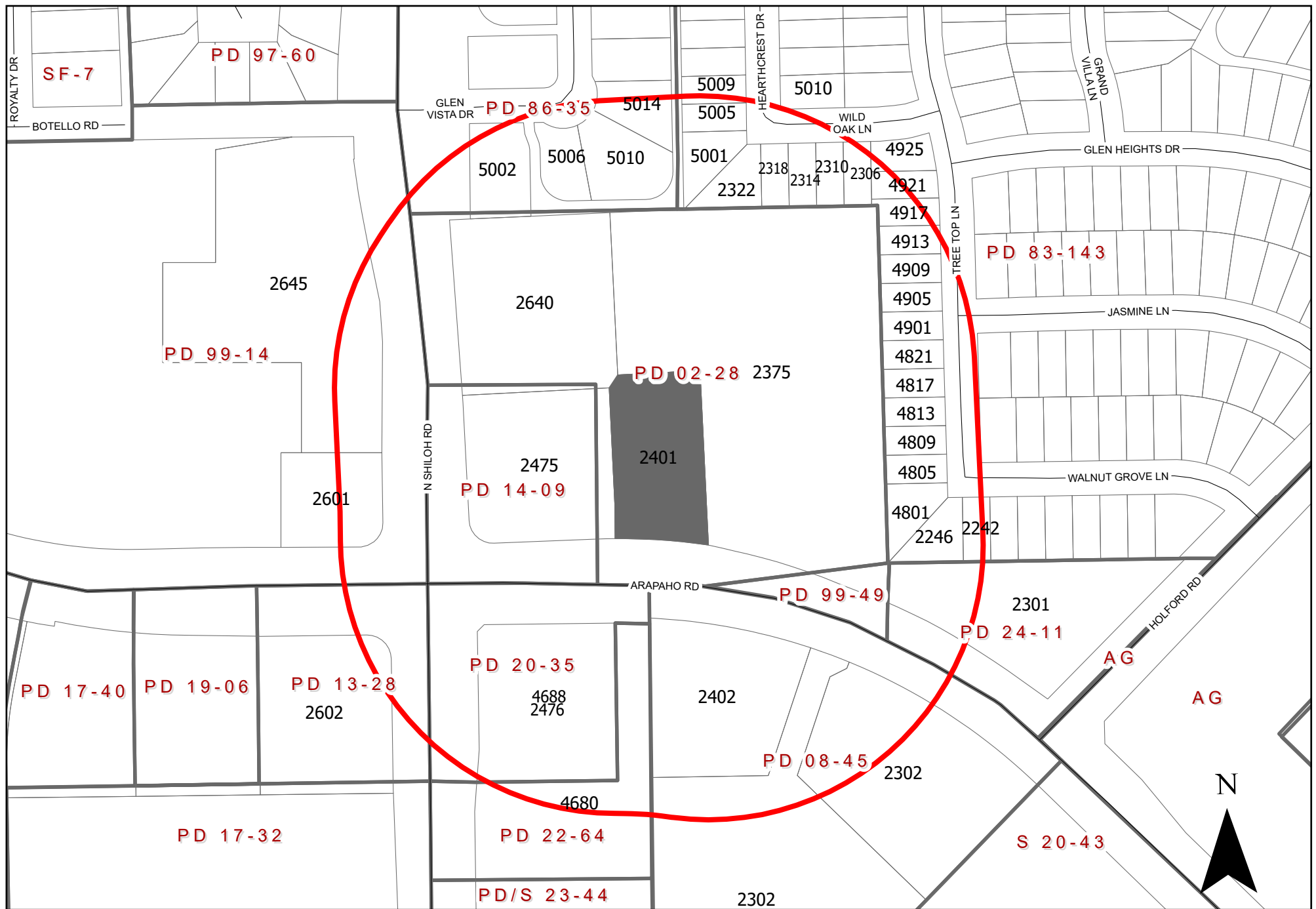
View of site facing Arapaho on the south



View of Site from the Access easement on the east



View of site from the access easement on the southeast



0 200 400 Feet

Zoning Map 25-23

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

2401 Arapaho Rd

To date we have not received any responses for this case.



Planning Report

File No: Z 25-26/District 3

Agenda Item:

Meeting: Plan Commission

Date: July 28, 2025

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for an existing Guest House use on the subject site and 2) a Concept plan for a Guest House use.

LOCATION

2813 Seminary Circle

APPLICANT

Homeward

OWNER

Purchasing Fund 2023 2 LLC

BACKGROUND

The subject property is currently developed with a two-story 4,337 square feet single-family home and a one-story 1,030 square feet guest house. The guest house was constructed without a Specific Use Provision (SUP). According to the owner, the guest house was constructed by the previous property owner. The current owner now plans to sell the property to prospective buyers. Guest house uses are only permitted with an SUP in the Single Family -7 zoning district (SF-7). The subject property is zoned SF-7.

SITE DATA

The subject site is approximately 28,156 square feet in size with access from Seminary Circle.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned SF-7. The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods.

CONSIDERATIONS

Specific Use Provision

1. The SUP Time period guide recommends 5 years to an indefinite number of years.
2. The applicant requests an indefinite number of years for the SUP.
3. Guest houses are not permitted to be rented or used for the purpose of conducting business. Only guests or relatives of the owners of the property are permitted to dwell in the structure. The prospective owner's family member will dwell in the guest house.
4. The building area of the guest house is not permitted to exceed 30% of the floor area of the main structure. The guest house is approximately 23.7% of the floor area of the main structure.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Traditional Neighborhoods for the subject site. Traditional neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The site is surrounded by Single Family -7 Zoning and single-family homes.

The existing guest house use is compatible with the surrounding land uses as it is an accessory dwelling use that will serve as living space for the prospective owner's family member.

STAFF RECOMMENDATION

Staff recommends approval of 1) a Specific Use Provision (SUP) for an existing Guest House use on the subject site and 2) a Concept plan for a Guest House use.

ADDITIONAL INFORMATION

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

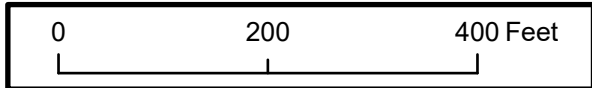
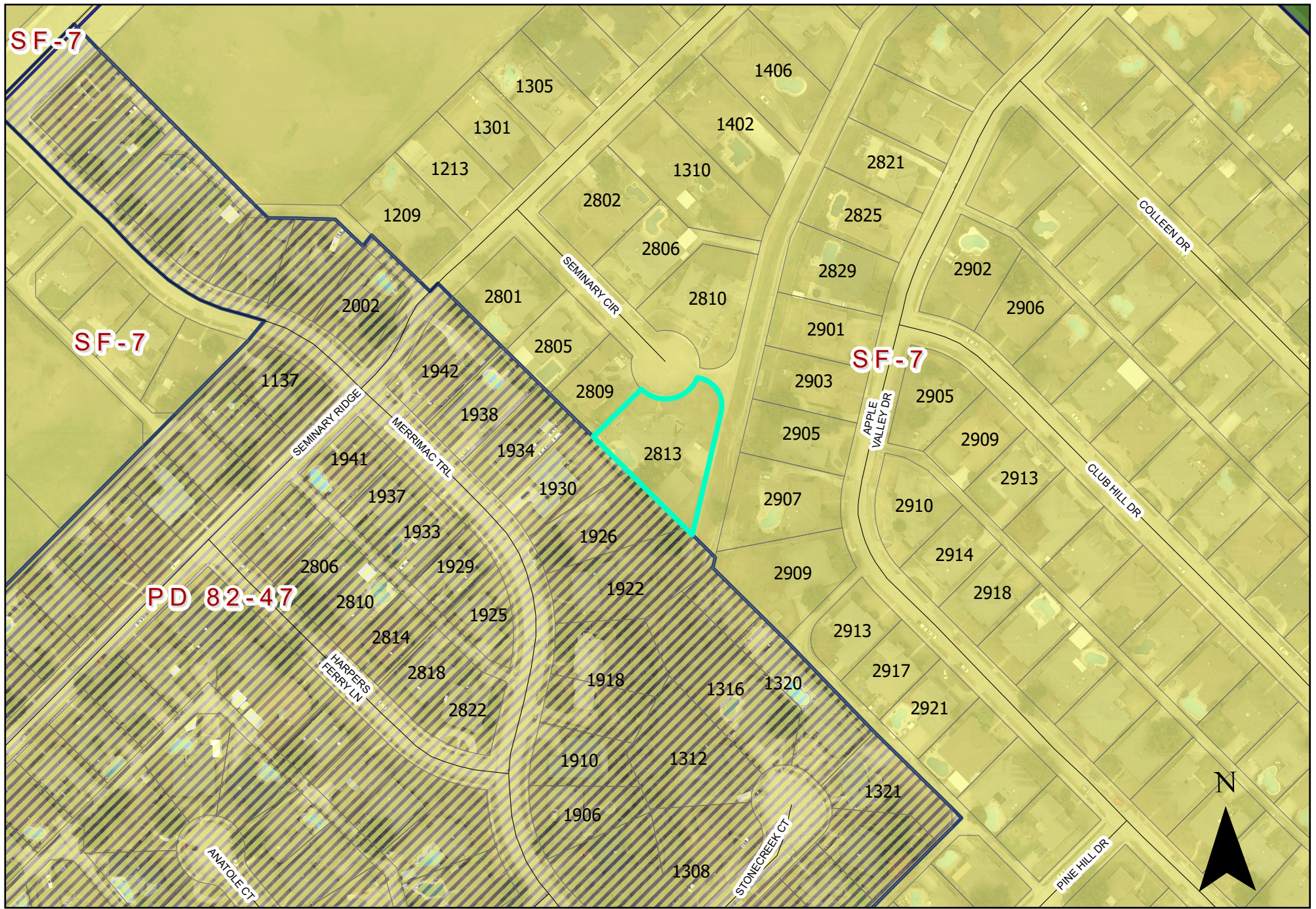
CITY COUNCIL DATE: August 18, 2025

PREPARED BY:

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Planning Administrator
Planning & Development
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echetuya@garlandtx.gov

REVIEWED BY:

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



Zoning Map 25-26

 INDICATES AREA OF REQUEST

2813 Seminary Cir

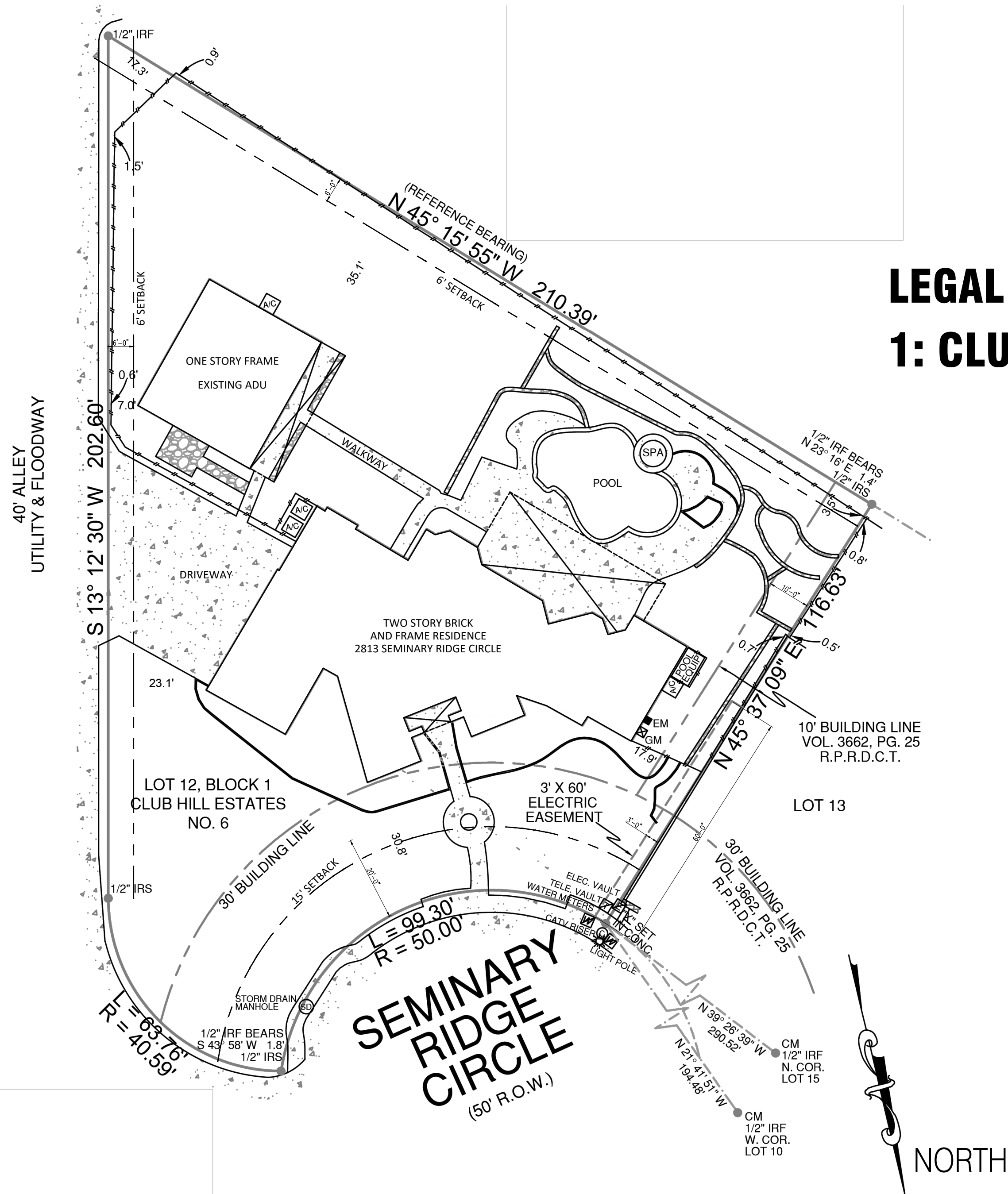


View of site from alley on the east



View of site from Seminary Circle on the north

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE PLANS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WE WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS PROJECT ONLY ONCE. ANY COPYING, TRACKING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.



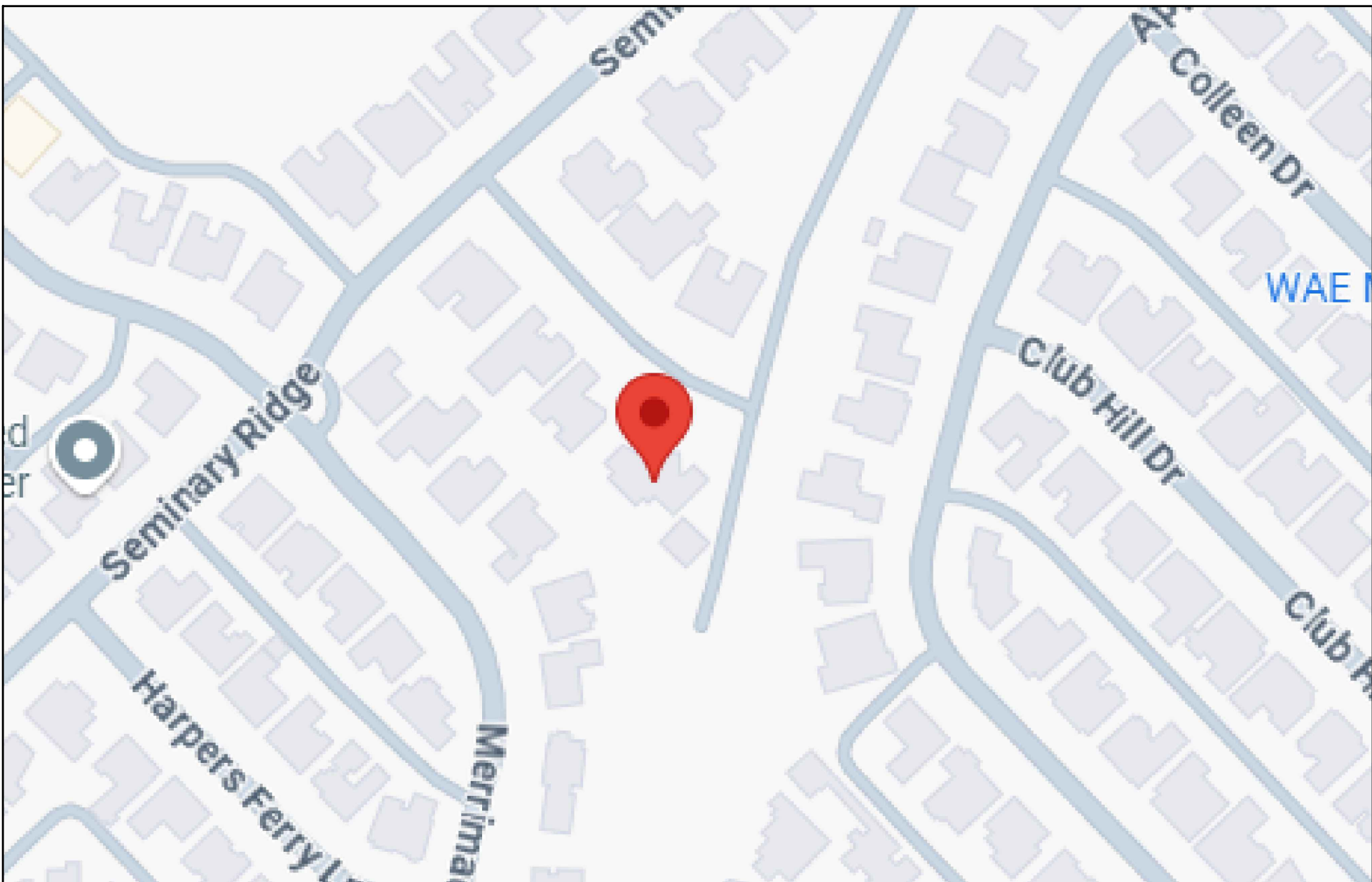
PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

LEGEND:	
—x—x—x—	BARB WIRE FENCE
—o—o—o—	CHAIN LINK FENCE
—□—□—□—	WROUGHT IRON FENCE
—x—x—x—	WOOD FENCE
—v—v—v—	VINYL FENCE
—E—E—E—	ELECTRIC LINE
GM	GAS METER
EM	ELECTRIC METER
IPF	IRON PIPE FOUND
IRS	IRON ROD SET WITH "PREMIER" CAP
IRF	IRON ROD FOUND
CM	CONTROLLING MONUMENT (WOOD) RAILROAD TIE
ASPHALT	
CONCRETE	
GRAVEL	
TILE	
WOOD	
BRICK	
STONE	

FIT CONSULTATION NUMBER: #250213-3

PROPOSED SQUARE FOOTAGE	
EXG LIVING AREA	4,337 S.F.
EXG GARAGE	700 S.F.
EXG STORAGE BUILDING	200 S.F.
EXISTING ADU	1,030 S.F.
TOTAL COVERED AREA	3,643 S.F.
LOT SIZE	25,552 S.F.
% PROPOSED COVERAGE	14.25 %

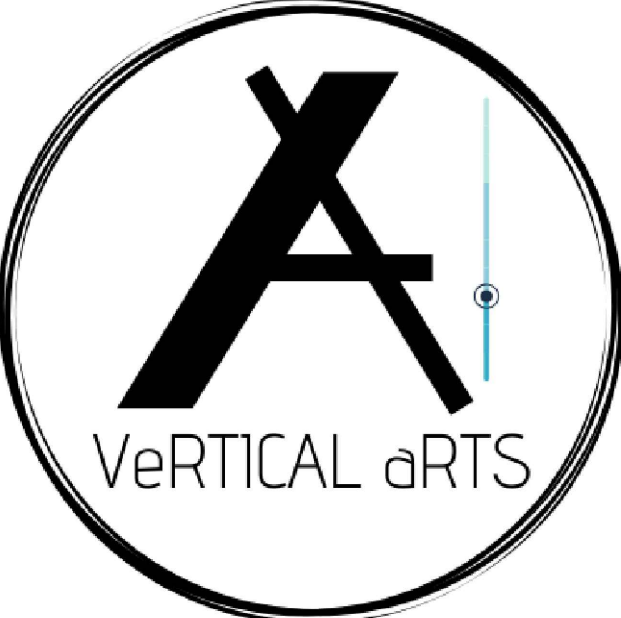
LEGAL DESCRIPTION:
1: CLUB HILL ESTATES 6 2: BLK 1 LOT 12



VICINITY MAP:
FOR REFERENCE

ZONING:
PLANNED DEVELOPMENT DISTRICT

APPLICANT: KATIE COLLINS
PHONE: 512-572-9717
ADDRESS: 1007 S CONGRESS AVE UNIT 9, SUITE 410 AUSTIN TX 78704
OWNER: PURCHASING FUND 2023 2 LLC
PHONE: 512-572-9717
ADDRESS: 1007 S CONGRESS AVE UNIT 9, SUITE 410 AUSTIN TX 78704
PLAN PREPARER: JORGE REYES
COMPANY NAME: VERTICAL ARTS BLUEPRINT AND PERMITS
ADDRESS: 2833 CROCKETT ST, FORT WORTH, TX 76107
PHONE NUMBER: 682-402-1523

	ADDRESS:	STAMP:	FILE NAME SITE PLAN
	2813 SEMINARY RIDGE CIR, GARLAND, TX 75043		SCALE 1"=20'
			DATE 06/25/2025
			SHEET 1

SPECIFIC USE PROVISION

ZONING FILE Z 25-26

2813 Seminary Circle

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Guest House 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 Single Family - 7 (SF-7) district as set forth in Chapter 7 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 PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:
 - A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
 - B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
 - C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
 - D. Discontinuance of the Land Use for a period of 180 days;
 - E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

EXHIBIT B

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

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

V. Specific Regulations:

1. Time Period: The Specific Use Provision shall have an indefinite time period.

Comment Form

Case Z 25-26

Z 25-26 Purchasing Fund 2023 2 LLC. The applicant requests a Specific Use Provision (SUP) for an existing Guest House on the property zoned Single Family-7 (SF-7) and addressed as 2813 Seminary Circle. (District 3) (see included map)

Z 25-26 Purchasing Fund 2023 2 LLC. El solicitante solicita una Disposición de Uso Específico (SUP) para una Casa de Huéspedes existente en la propiedad zonificada como Unifamiliar-7 (SF-7) y con dirección en 2813 Seminary Circle. (Distrito 3) (ver mapa incluido)

Quý Mua sắm Z 25-26 năm 2023 2 LLC. Người nộp đơn yêu cầu một Điều khoản Sử dụng Cụ thể (SUP) cho một Nhà Khách hiện có trên tài sản được phân loại là Đơn gia đình-7 (SF-7) và có địa chỉ tại 2813 Seminary Circle. (Khu vực 3) (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.

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.)

2910 APPLE VALLEY DR.

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Qhính

John T. Dushoff

Signature / Firma / Ch ữ ký

7-22-2025

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

GDC Amendment Ord 25-07

Agenda Item:

Meeting: Plan Commission

Date: July 28, 2025



GARLAND

TEXAS MADE HERE

REQUEST

A public hearing to consider amendments to the Garland Development Code ("GDC") Chapter 2 *Zoning Regulations*, Article 2, Division 1 *Application for Change of Zoning*, to add an option to expire a zoning case upon prolonged applicant inactivity.

BACKGROUND

Currently, zoning applicants sometimes cease to participate in the process prior to scheduling a Planning Commission public hearing. While some applications are straight forward and staff schedule them for a public hearing as soon as the complete application is received, other applications require multiple reviews and collaboration between staff and the applicant to prepare the case for a public hearing. These situations often arise from disparities between the application and GDC requirements or take place within the creation of a PD with complex design requirements. An applicant may realize that staff's recommendation would not be favorable, or they may pause to obtain a document requested by staff; they then never return to submit the document. Development Planning staff report that this has become less regular now that detail plans are no longer, giving applicants flexibility on the submitted design. However, inactive zoning cases remain, and applicants currently have no City incentive to participate beyond their own interest/timeline.

The protracted time of inactivity can cause discontinuity, confusion, wasted staff time, and overall inefficiency in the City's administration of zoning processes. A simple time limit after which a zoning case could be deemed expired and no longer tracked would enable planning staff and Planning Commissioners to maintain focus on active cases. The Planning Director may have the discretion to prolong the time period should an applicant be encountering burdens outside of their power and be working toward resolution in good faith.

Generally, peer cities have time limits on inactive building permit applications and activity but rely on staff communication with applicants to keep zoning cases moving or bring them to a final halt. Dallas has adopted a 180-day time limit for inactive applications as a standard operating procedure, including reminder notifications at two-month intervals. Dallas staff report similar situations of receiving completed applications for SUPs or PDs and then losing contact with the applicant if they struggle to align with the City's expectations.

STAFF RECOMMENDATION

Establish a 180-day timeline for inactive zoning cases as shown in Appendix A, after which the case could be expired, and give the Planning Director the ability to extend that timeline. City Administration may adopt notification procedures outside of the GDC.

ADDITIONAL INFORMATION

Proposed amendment text

PREPARED BY:

Michael Wade

Long-Range Planning Administrator

Planning & Development

972-205-2450

mwade@garlandtx.gov

CHAPTER 2 – ZONING REGULATIONS

ARTICLE 2 – ZONING PROCEDURES

DIVISION 1

APPLICATION FOR CHANGE OF ZONING

§ 2.04. General Provisions.

- (E) Dormant Zoning Application. If an application is determined by the City to be dormant due to a period of applicant inactivity in excess of 180 days, the City may deem the application expired and require submittal of a new zoning application with all applicable fees.