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
August 25, 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. **August 11, 2025 Plan Commission Minutes**

Consider approval of the Plan Commission Minutes for the August 11, 2025 meeting.

2. PUBLIC HEARING

a. Z 25-25 The Dimension Group (District 4)

*Hold a public hearing and consider the application of **The Dimension Group**, requesting approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Planned Development (PD) District 86-45 with a base zoning of Community Retail (CR) District and 2) a Concept Plan for Fuel Pumps, Retail use. The site is located at 730 West Centerville Road. (District 4) (File Z 25-25)*

b. SL 25-01 David Block (District 3)

*Hold a public hearing and consider the application of **David Block**, requesting approval of a Development Variance to Chapter 4, Article 3 of the Garland Development Code regarding nonresidential parking area, site, and perimeter landscaping. The site is located at 320 West Interstate 30. (District 3) (File SL 25-01)*

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 August 11, 2025, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present:	Julius Jenkins Stephanie Paris Georgie Cornelius Jaric Jones Patrick Abell Mike Rose Bob Duckworth Wayne Dalton
Absent:	Scott Roberts
Staff Present:	Nabila Nur, Planning Director Emma Chetuya, Planning Administrator - Development, Kurt Banowsky - Sr. Assistant City Attorney II Elisa Morales, Recording Secretary

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. July 28, 2025 Plan Commission Minutes

Consider approval of the Plan Commission Minutes for the July 28, 2025 meeting.

Motion was made by Commissioner Paris to **approve** the Minutes as presented. Seconded by Commissioner Duckworth. **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).*

Planning Administrator - Development, Emma Chetuya, asked the Commission to table this item to a future date as the applicant is working to update the request.

Resident speaking in opposition of the request:

Wayne Gary, 5522 Excalibur Drive, Garland, TX 75044

Resident speaking in opposition cited concerns of the proposed development being built on top of a floodplain.

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

b. Z 25-20 Kimley-Horn (District 2)

*Hold a public hearing and consider the application of **Kimley-Horn**, 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 Fuel Pumps, Retail use. The site is located at 2000 East Centerville Road. (District 2) (File Z 25-20)*

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

The applicant, Narciso Lira, 1824 Southlake Drive, Flower Mound, Texas, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Dalton to close the public hearing and **deny** the application as presented. Seconded by Commissioner Cornelius. **Motion carried**: **7** Ayes, **0** Nays and 1 Abstention by Commissioner Jones.

c. Z 25-27 Kang Lin (District 6)

*Hold a public hearing and consider the application of **Kang Lin**, requesting approval of 1) a Specific Use Provision (SUP) for Personal Services use on property zoned Planned Development (PD) District 23-20 for Industrial Uses and 2) a Concept Plan for Personal Services Use. The site is located at 1914 South Jupiter Road Suite A. (District 6) (File Z 25-27)*

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

The applicant, Kang Lin, 1914 South Jupiter Road, Suite A, Garland, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Abell to close the public hearing. Seconded by Commissioner Duckworth. **Motion carried**: **8** Ayes, **0** Nays.

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

3. MISCELLANEOUS

a. Overview of the proposed City-initiated rezoning around Holford Road and President George Bush Turnpike (Z 25-19)

Staff will provide an overview of the proposed City-initiated rezoning around Holford Road and President George Bush Turnpike.

Planning Director, Nabila Nur, provided an overview of the proposed City-initiated rezoning around Holford Road and President George Bush Turnpike and remained available for questions. This is for information only. The zoning case will be brought forward for the Commission's consideration at the August 25, 2025 Plan Commission.

4. ADJOURN

There being no further business to come forward before the Plan Commission, the meeting adjourned at 7:25 p.m.

Submitted By:

_____

Scott Roberts, Chair

Elisa Morales, Secretary

Planning Report

File No: Z 25-25/District 4
Agenda Item:
Meeting: Plan Commission
Date: August 25, 2025

REQUEST
Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Planned Development (PD) District 86-45 with a base zoning of Community Retail (CR) District and 2) a Concept Plan for Fuel Pumps, Retail use.

LOCATION
730 West Centerville Road

APPLICANT
The Dimension Group

OWNER
730 West Centerville Road, LLC

BACKGROUND
The subject property is currently undeveloped after the demolition of the previous structure (*Boston Market*). The existing Planned Development (PD) District 86-45 on the site allows all uses within the Community Retail (CR) District. A Fuel Pumps, Retail Use requires a Specific Use Provision (SUP) in the CR District.

SITE DATA
The property is a 0.689-acre tract of now-vacant land that is proposed to be developed into a 2,824 SF convenience store with six (6) fuel pumps. The site is currently accessible from West Centerville Road and an access easement from the northeast.

USE OF PROPERTY UNDER CURRENT ZONING
The site is zoned Planned Development (PD) District 86-45 with a base zoning of Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. 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 SUP Time period guide recommends 20-25 years for Fuel Pumps, Retail. The applicant requests the maximum allowed time period.
2. The use is not compatible with the intent of the Neighborhood Centers section of the Envision Garland Plan as gas stations are not typically pedestrian oriented and are rather transient in nature.

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.

These areas provide more pedestrian oriented and less auto-centric services to nearby residential developments. The current plan for the site could benefit from a more urban design to benefit future housing developments in the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the South, West, and East are zoned Community Retail (CR) District. These properties contain a restaurant, a car rental business, and a medical dental office/clinic. The property to the North across West Centerville Road is zoned Planned Development (PD) District 19-09 for Mixed Uses and contains a shopping center with a pad site. Businesses here are a grocery store, associated gas station, restaurant, personal service, retail store, and more adjacent uses.

Various convenience stores with fuel pumps lie within one mile driving-distance of the subject site. A convenience store with fuel pumps currently exists 420 lineal feet as well as half a mile Southwest down West Centerville Road. A convenience store with fuel pumps also currently exists 0.8 miles to the Northeast up West Centerville Road. Two convenience stores with fuel pumps currently exist three quarters of a mile and one mile to the West down Northwest Highway. Finally, there is a gas station associated with the Tom Thumb grocery store across the street. There are six (6) fuel pump stations within a one mile radius of the subject site. Higher quality Neighborhood Services (NS) uses would be more compatible with the surrounding residential uses.

STAFF RECOMMENDATION

Staff recommends denial of a Specific Use Provision (SUP) for a Fuel Pumps, Retail use at this location. In addition to the high volume of existing businesses, Retail Fuel pumps do not align with the Envision Garland Comprehensive plan for the subject site. With the impending increase in housing, and the existing residential development in east Garland, the City has the opportunity to provide commercial development that can be a well-planned gathering area. Much of the immediate area lacks sufficient elevated commercial developments and proposed developments should be tailored to fit the growing community.

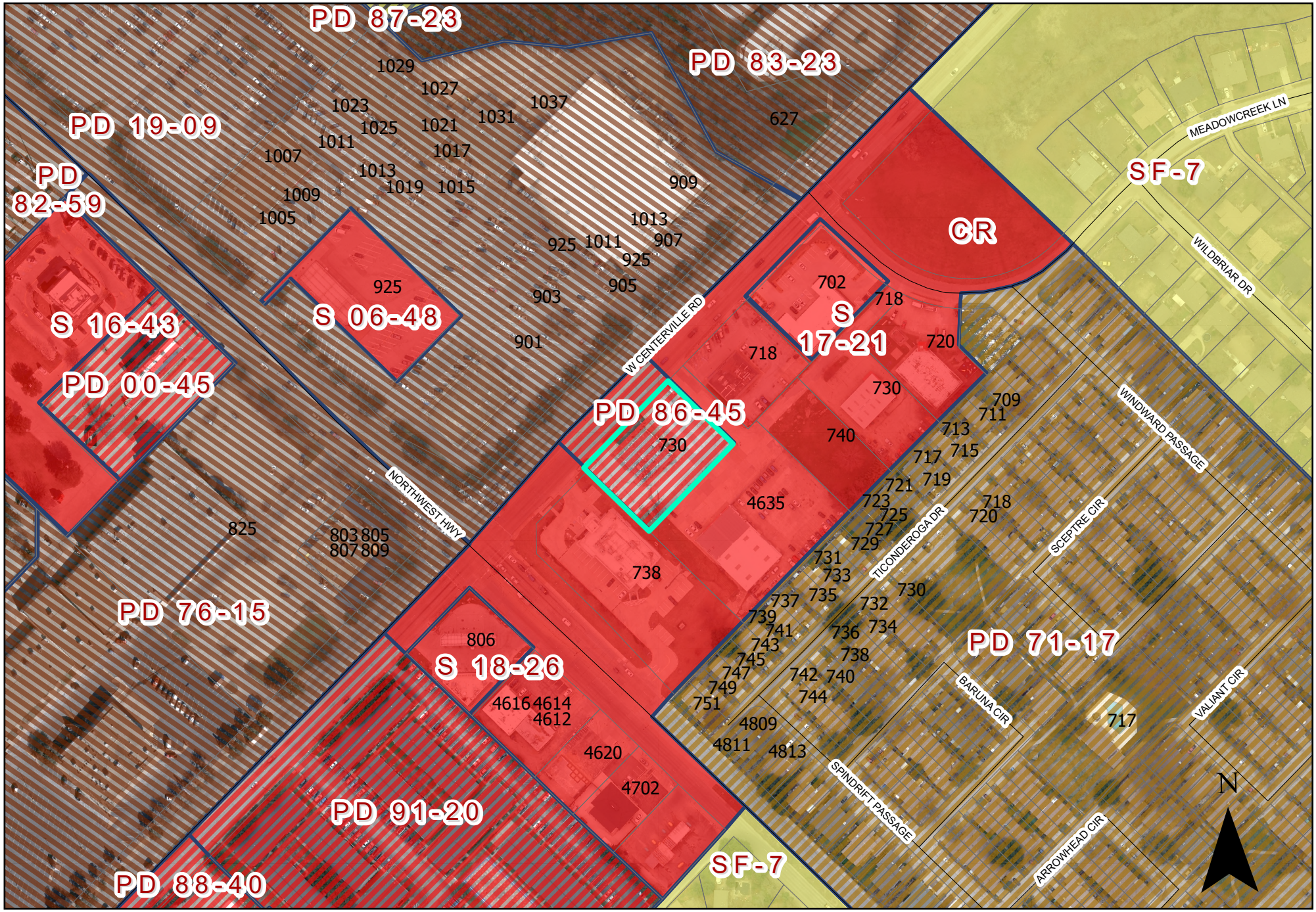
ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: September 16, 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 25-25

INDICATES AREA OF REQUEST

730 W Centerville Rd

SPECIFIC USE PROVISION

ZONING FILE Z 25-25

730 West Centerville Road

[Requested by the Applicant]

I. Statement of Purpose: The purpose of this Specific Use Provision is to allow a Fuel Pumps, Retail 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 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

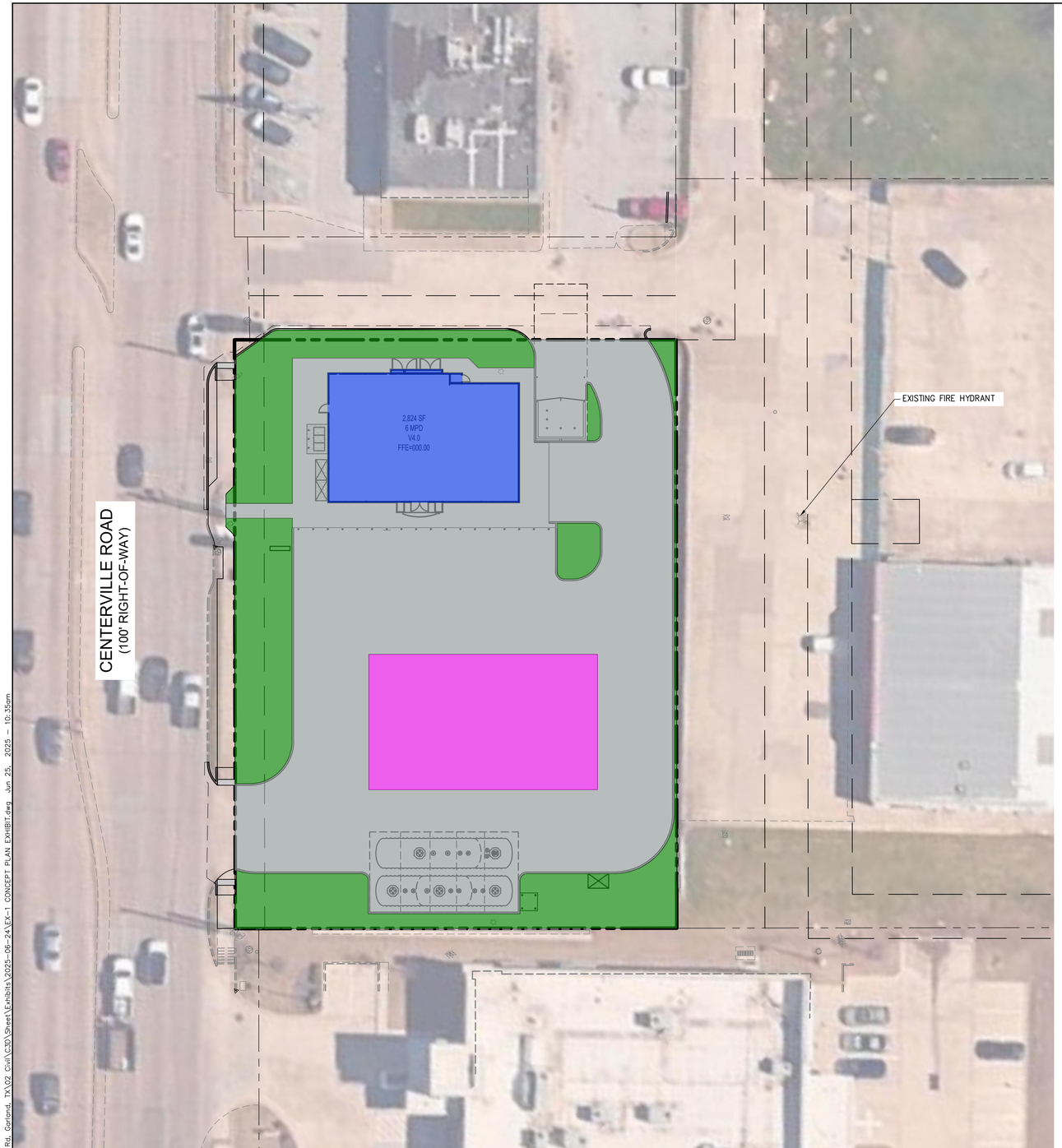
F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

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:

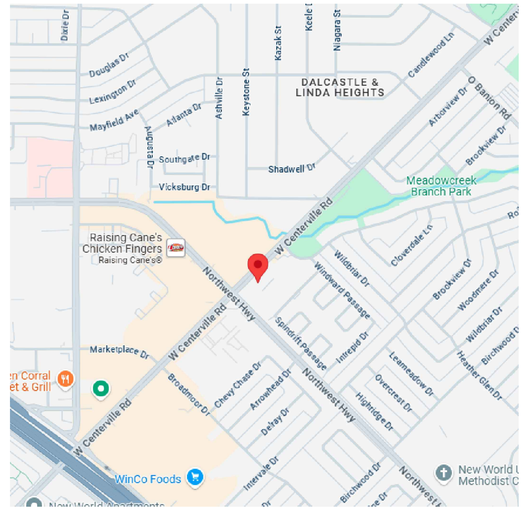
Time Period: The Specific Use Provision shall have a 25-year time period.

EXHIBIT B



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.

GRAPHIC SCALE
20 0 10 20
1 INCH = 20 FEET



VICINITY MAP

PARCEL DATA		
	S.F.	ACRES
MURPHY PARCEL	30,011.00	0.69
EXISTING ZONE	PD 86-45 (PLANNED DEVELOPMENT)	
PROPOSED ZONE	PD 86-45 (PLANNED DEVELOPMENT)	
PROPOSED LAND USE	C-STORE W/ GAS SALES	

LEGEND

- PROJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED C-STORE W/ GAS
- PROPOSED GAS CANOPY
- PROPOSED PAVMENT
- PROPOSED LANDSCAPE

THE DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING
11755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214.343.8040 · www.dimensiongroup.com

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY ARE NOT TO BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

#	DATE	REVISION DESCRIPTION	BY

drawn by
designed by
approved by

project no. 240-387
date 6/25/2025 - 10:35 am
dwg EX-1 CONCEPT PLAN EXHIBIT.dwg

CONCEPT PLAN EXHIBIT

MURPHY USA
730 W CENTERVILLE ROAD
GARLAND, TEXAS 75043

SHEET
EX-1

[24x36(ISO).dwg] [V-BASE.dwg] [C-BASE.dwg]
Drawing name: L:\Murphy\240-387 - 730 W Centerville Rd, Garland, TX\02 Civil\C3D\Sheet\Exhibits\2025-06-24\EX-1 CONCEPT PLAN EXHIBIT.dwg Jun 25, 2025 - 10:35am

Z 25-25

View from the subject site looking Southwest down West Centerville Road.

View from the subject site to the shopping center across West Centerville Road.

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

View of the subject site.

THE DIMENSION GROUP

10755 Sandhill Road, Dallas, TX 75238, 214.343.9400, dimensiongrp.com
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING

June 2, 2025

To: City of Garland
David Jones
Planning and Development
dajones@garlandtx.gov

Re: Murphy # 7373
730 W Centerville Rd
Garland, TX 75043
Specific Use Permit - Project Narrative

Dear Planning and Development Staff,

On behalf of Murphy USA, we respectfully submit this request for a Specific Use Permit (SUP) to allow for the construction and operation of a convenience store with fuel sales at the above-referenced location along Centerville Road. The existing site contains a vacant Boston Market restaurant, and this proposal represents a reinvestment and revitalization of the underutilized property.

The proposed project includes demolition of the existing structure and construction of a 2,824-square-foot Murphy USA convenience store and six (6) fuel pumps with an overhead canopy. The building height is 18'-6" and the canopy height is 18'-9". The store will operate 24 hours per day, 7 days a week, and the SUP is requested to be granted in perpetuity.

This use is compatible with the surrounding properties along Centerville Road, which include a variety of commercial and retail developments. The project will enhance the corridor's appearance and utility by replacing a vacant building with a clean, modern facility that serves the public.

There are no deviations requested from the Garland Development Code. All applicable zoning, building, parking, and landscaping requirements will be met or exceeded. Notably, while a 10-foot landscape buffer is required along Centerville Road, we are providing a 16-foot landscape buffer, which accommodates a full planting corridor outside of existing easements.

The project does not include any stormwater detention facilities, nor are any required for this development, as confirmed by City of Garland Engineering staff during the pre-development meeting. The property is not located within a floodplain.

Perimeter screening will be provided in accordance with the Garland Development Code. As a commercial use, no residential units are proposed. The site will include appropriate lighting and landscaping to ensure an attractive and safe environment for customers.

The proposed signage will include one freestanding monument sign along Centerville Road and standard wall-mounted signs on the building, all compliant with city sign regulations.

THE DIMENSION GROUP

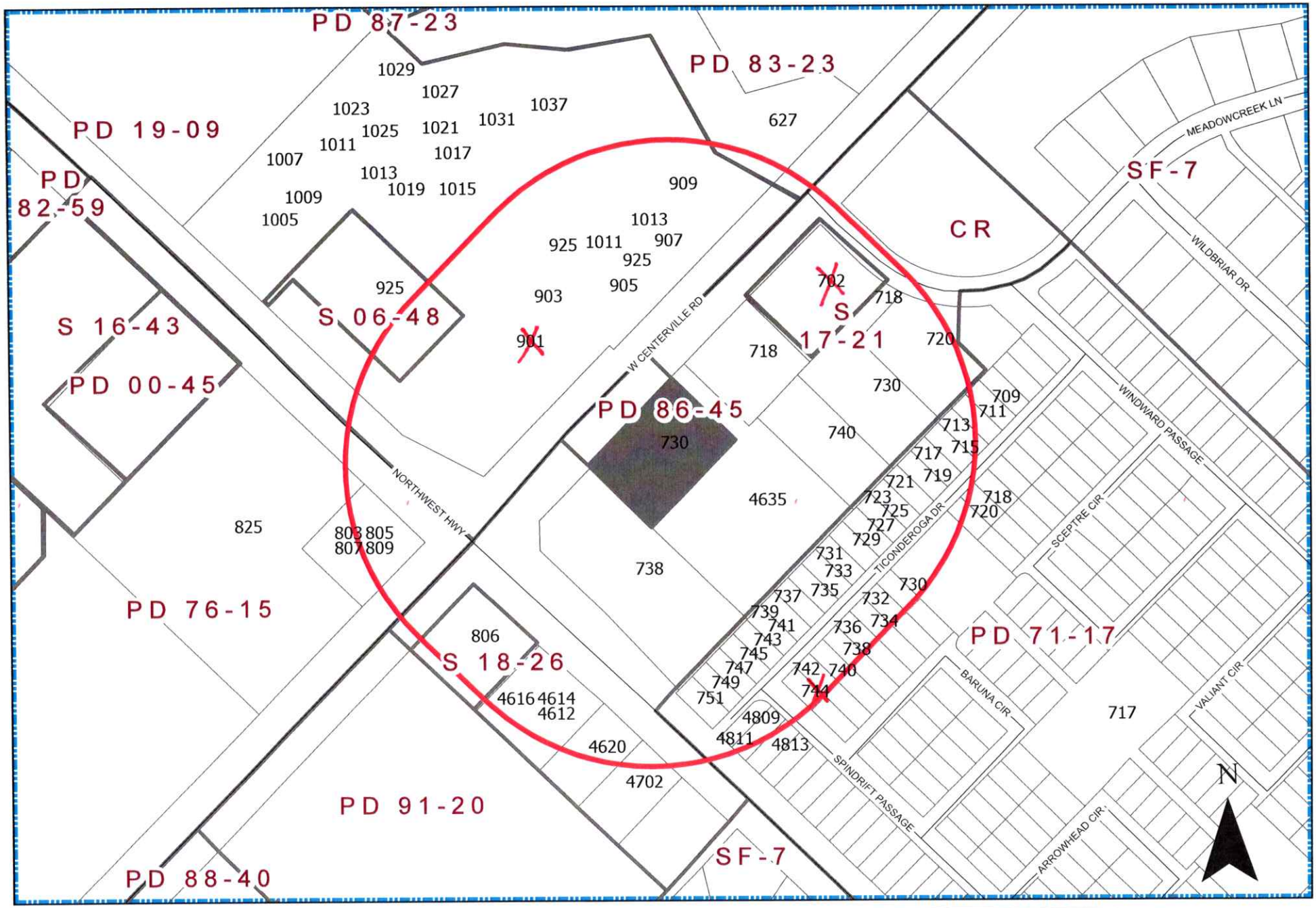
10755 Sandhill Road, Dallas, TX 75238, 214.343.9400, dimensiongrp.com
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING

We believe this project is a beneficial addition to the City of Garland and will bring a modern retail use to a currently vacant site. We appreciate your consideration and look forward to working with you through the SUP review process. Please do not hesitate to contact me should you need any additional information.

We respectfully request your review and approval of the Specific Use Permit for fuel sales at this location. Thank you for your time and continued assistance with this application.

Sincerely,

Keaton Mai, PE
The Dimension Group
Director of Civil Engineering



730 W Centerville Rd

Comment Form
Case Z 25-25

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.

DEEPALI VERMA, 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.)

702 W CENTERVILLE RD

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Signature / Firma ~~Ch~~ Ký

8/19/25

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
Case Z 25-25

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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Sabre Realty Management, 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.)

901- 1251 Northwest Hgwy

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

8.15.25

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.)

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-25	August 25, 2025	September 16, 2025	Matthew Wolverton

Z 25-25 The Dimension Group. The applicant requests a Specific Use Provision for a Fuel Pumps, Retail use. The site is zoned Planned Development (PD) District 86-45 with a base zoning of Community Retail (CR) District and is located at 730 West Centerville Road. (District 4)

Taja Guerin

AGAINST

8/16/2025
4:55:56 PM

744 Ticonderoga Dr

Garland
Texas
United States
75043

Tguerin21@gmail.com

Planning Report

File No: SL 25-01/District 3
Agenda Item: 5
Meeting: Plan Commission
Date: August 25, 2025

REQUEST
Hold a public hearing and consider approval of a Development Variance to Chapter 4, Article 3 of the Garland Development Code regarding nonresidential parking area, site, and perimeter landscaping.

LOCATION
320 West Interstate 30

APPLICANT
David Block

OWNER
DVB Garland LLC

BACKGROUND
The subject site contains the retail store *Forever Floors Wholesale*. The applicant is looking to reconstruct the current asphalt parking lot to concrete. When resurfacing an existing asphalt (or otherwise substandard) surface parking lot, the site is required to meet current standards per Article 3. This means that all screening and landscaping standards must then be implemented to bring the parking lot up to code. According to the Building Inspections Department, the applicant would be able to simply do an asphalt overlay on the current lot and avoid the current screening and landscape standards of Article 3, Chapter 4 of the Garland Development Code (GDC). However, the applicant wishes to improve their site by replacing the entire site with concrete. Due to the lack of any green space (pervious area) on their side of the Right of Way along West Interstate 30 and the existing parking being three (3) spots less than what is required for their Retail Store Certificate of Occupancy (CO), the applicant is requesting a deviation from the required parking lot landscaping. If the current landscape requirements were enforced, 14 of the site's 22 parking spaces would be eliminated. The required landscape buffer would remove 12 spaces, and the end islands would remove two (2) more spaces.

Section 4.53 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 or would deprive the applicant of the reasonable and beneficial use of the land. The section states that economic or self-created hardships alone shall not be sufficient for granting a variance.

SITE DATA
The subject site is approximately 0.603-acres containing a single-tenant commercial structure with approximately 3,150 lineal feet of frontage along West Interstate 30 and approximately 175 lineal feet of frontage along Aldwick Drive, both with entries to the site. The building itself is set back 74 feet from West interstate 30, with two rows of parking and a fire lane between the parking rows.

CONSIDERATIONS

1. Per Section 4.35 (B) parking lots are required to have 6x18 feet landscaped end islands in nonresidential developments. The applicant is not offering any landscaped islands as it will reduce the existing parking count. The site is currently deficient in parking.
2. Per Section 4.35 (A)(1) of the Garland Development Code (GDC), "Living landscape materials must cover a minimum of five percent of the total parking lot area." The applicant is not offering any additional parking lot landscaping so the number of parking spaces will not be decreased and there will be no interfere with the required fire lane.
3. Per Section 4.34 (B)(1) of the Garland Development Code (GDC), "A landscape buffer, fifteen feet in depth (from the property line) is required in nonresidential yards adjacent to Type A through D thoroughfares, as designated on the City's adopted Major Thoroughfare Plan." The applicant is not proposing any landscape buffers as this would remove 14 of the site's 22 required parking spaces.
4. The applicant proposes to enter a license agreement with the city to plant 51 cherry sage shrubs along Aldwick Drive in the Right of Way (ROW).
5. The applicant also proposes adding one (1) 4" caliper Live Oak large canopy tree on the east side of the building where there is an empty grass patch as the rest of the site is dominated by concrete or ground-mounted equipment.

STAFF FINDINGS

Due to the lack of existing parking, and due the applicant's desire to improve the conditions and look of the site, staff finds that there may be a hardship concerning the required parking area, site, and perimeter landscaping.

ADDITIONAL INFORMATION

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

PREPARED BY:
Matthew Wolverton
Planner II
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REVIEWED BY:
Emma Chetuya Ph.D., AICP
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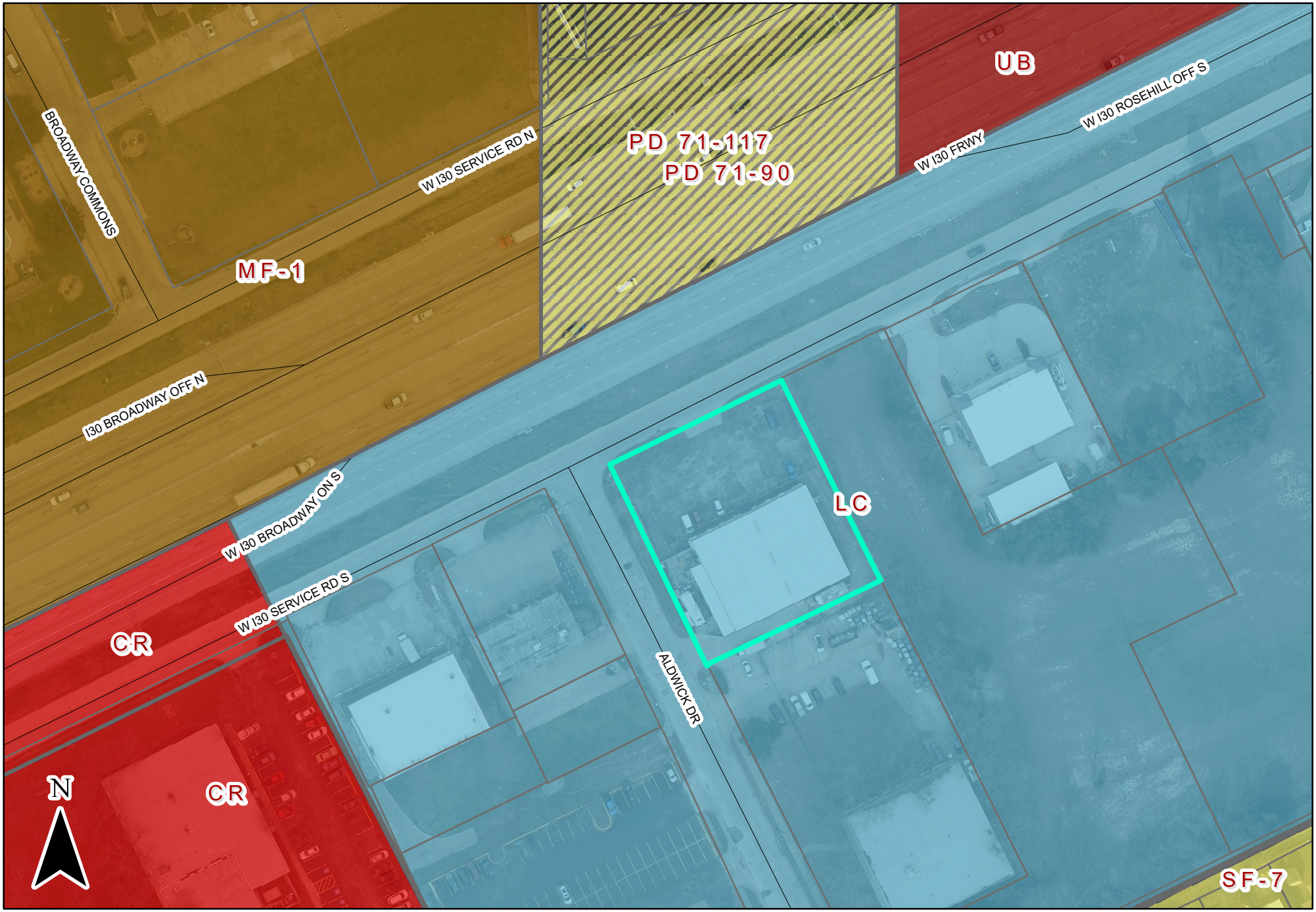


0 100 Feet 1 inch = 100 feet

SL 25-01

INDICATES AREA OF REQUEST

320 W I30 FRWY

LANDSCAPE DATA TABLE

REQUIREMENTS PER SECTION 4.34 AND 4.35 OF THE CITY OF GARLAND DEVELOPMENT CODE

REQUIRED:

4.34 - SITE REQUIREMENTS

1. 10% OF TOTAL AREA
   75% TURF
   25% GROUNDCOVER

2. 20'-0" LANDSCAPE BUFFER ALONG I-30
   1 LARGE CANOPY TREE AND 7 SHRUBS PER 30'
   10' LANDSCAPE BUFFER ALONG ALDWICK
   1 LARGE CANOPY TREE PER 30'

4.35 - PARKING LOT REQUIREMENTS

1. 5% OF TOTAL AREA

2. LANDSCAPE ISLAND AT THE END OF EACH ROW.
   WITH 1 LARGE CANOPY TREE (6' X 18' OR 108 SF MIN.)

3. 1 LARGE CANOPY TREE WITHIN 65' OF EVERY PARKING SPACE.

4. 1 LARGE CANOPY TREE FOR EVERY 10 PARKING SPACES.

PROVIDED:

1. 1 - 4" LIVE OAK

2. 51 CHERRY SAGE, 3 GALLON

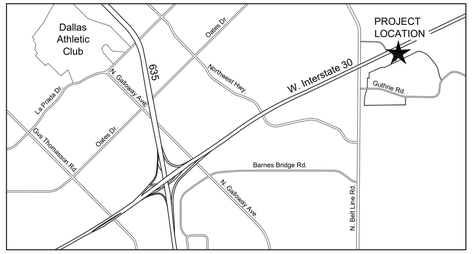
C PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:

MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA DRIVE
DALLAS, TEXAS 75214
PHONE: (214) 739-3226
FAX: (214) 373-9802
EMAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127

2. PLANTING IN ALDWICK R.O.W. SHALL BE SUBJECT TO A LICENSE AGREEMENT WITH THE CITY.

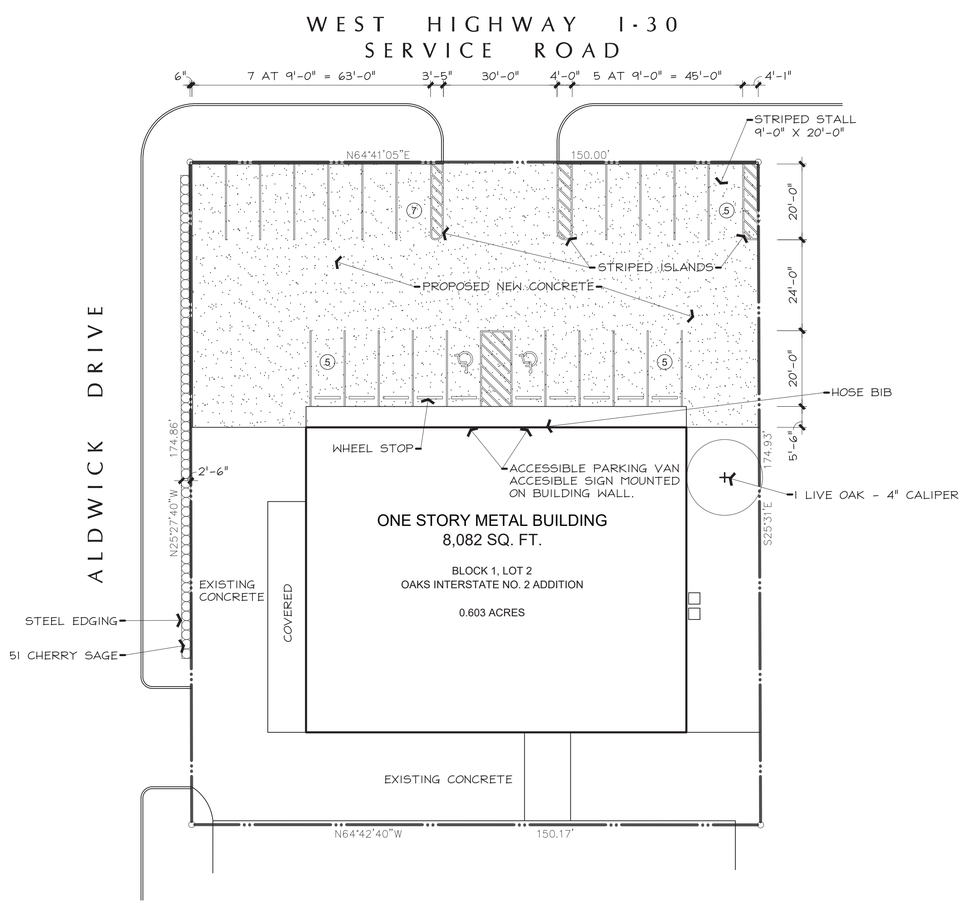
3. TREES AND SHRUBS SHALL BE HAND WATERED AS REQUIRED.



B LOCATION MAP

NTS

320 West Interstate 30 Garland, Texas



A SITE PLAN

1" = 20'-0"

0 10' 20' 40'

Seal

Revisions

Issue Date

28 July 2025

Sheet Name

SITE PLAN

Sheet Number

L1.1

SL 25-01

View from the subject site looking Southwest down W I30.

View from the subject site looking Northeast up W I30.

View of the subject site.

View from the subject site looking at the W I30 frontage.

Thomas P. Jones, P.E.

Tomden Engineering, L.L.P.
5815 Meadowcrest
Dallas, Tx 75230
tjones@tomden.com

August 12, 2025

Mr. Matthew Wolverton
Planner II
Planning and Development
City of Garland, Tx

Re: 320 West I30 Parking Lot Development Variance

Dear Mr. Wolverton

We propose to repave the front parking lot of the existing facility at 320 West I30 in Garland, Texas. The existing asphalt pavement is badly deteriorated and we want to replace it with concrete in the exact same configuration. We are currently under the code required parking count and cannot afford the loss of additional parking spaces to accommodate the current on site landscaping requirements. In lieu of those requirements, we propose one new 4" tree along the east side and 51 Cherry Sage 3 gallon shrubs along Aldwick located as shown on the attached Plan.

We look forward to a favorable staff recommendation and P&Z consideration of our request. Please call or email me with any questions you may have.

Sincerely yours,

Thomas P. Jones, P.E.

cc: Mr. David Block

Mr. Edgar Rodriguez