



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
October 27, 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. MISCELLANEOUS

- a. Announcement - Passing of Plan Commissioner Mike Rose - District 7**

Chair Roberts will announce the passing of long-time Plan Commission member Mike Rose, who passed away on October 21, 2025.

2. ITEMS FOR INDIVIDUAL CONSIDERATION

a. October 13, 2025 Plan Commission Minutes

Consider approval of the October 13, 2025 Plan Commission Minutes

3. PUBLIC HEARING

a. Z 25-34 Osama Dagher (District 3)

Hold a public hearing and consider the application of **Osama Dagher**, requesting approval of 1) a Specific Use Provision (SUP) for an Automobile Repair, Minor use on property zoned Community Retail (CR) district and 2) a Concept Plan for an Automobile Repair, Minor use on the subject site. The site is located at 4134 Bobtown Road. (District 3) (File Z 25-34)

b. Z 25-37 Mission Ridge Consultants (District 7)

Hold a public hearing and consider the application of **Mission Ridge Consultants**, requesting approval of 1) amendment to Planned Development (PD) District 05-36 to allow a Warehouse Office/Showroom Use by SUP, 2) allow Community Retail uses and other provisions, 3) a Specific Use Provision for a Warehouse Office/Showroom use and 4) a concept plan for a Warehouse Office/Showroom use at this location. The site is located at 2801 Belt Line Road. (District 7) (File Z 25-37)

4. ADJOURN

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

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



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on October 13, 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
Stephanie Paris
Jaric Jones
Patrick Abell
Bob Duckworth
Wayne Dalton

Absent: Julis Jenkins
Georgie Cornelius
Mike Rose

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

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. September 22, 2025 Plan Commission Minutes

Consider approval of the September 22, 2025 Plan Commission Minutes

Motion was made by Commissioner Paris to **approve** the Minutes as presented. Seconded by Commissioner Abell. **Motion carried: 6 Ayes, 0 Nays.**

2. PUBLIC HEARING

a. Z 25-32 Kimley-Horn (District 1)

*Hold a public hearing and consider the application of **Kimley-Horn**, requesting approval of 1) a Specific Use Provision (SUP) for Car Wash, Automated/Rollover on property zoned Planned Development District 21-62 and 2) a Concept Plan for a Car Wash, Automated/Rollover Use. The site is located at 1540 Firewheel Parkway on a property zoned Planned Development (PD) District 21-62 for Mixed Uses. (District 1) (File Z 25-32)*

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

The applicants, Brittany Pierce, 2600 E. Southlake Boulevard, Southlake, TX 75092 and Randy Nieman, 6451 Ridglea Crest Drive, Fort Worth, TX 76116, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application as presented with a 30-year SUP. Seconded by Commissioner Abell. **Motion carried: 5 Ayes, 0 Nays, with 1 Abstention** by Commissioner Jones.

b. Z 25-33 Darlynn T. Troung (District 8)

*Hold a public hearing and consider the application of **Darlynn T. Troung**, requesting approval of 1) a Specific Use Provision (SUP) for a Personal Services Use and 2) a concept plan for a Personal Services Use. The site is located at 2241 Peggy Lane Suite B on a property zoned Community Office (CO) District. (District 8) (File Z 25-33)*

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

The applicant, Darlynn T. Troung, 2241 Peggy Lane, Suite B, Garland, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Paris to close the public hearing and approve the application as presented with a 30-year SUP. Seconded by Commissioner Dalton. **Motion carried: 6 Ayes, 0 Nays.**

3. ADJOURN

There being no further business to come forward before the Plan Commission, the meeting adjourned at 7:00 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary



Planning Report

File No: Z 25-34/District 3

Agenda Item:

Meeting: Plan Commission

Date: October 27, 2025

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for an Automobile Repair, Minor use on property zoned Community Retail (CR) district and 2) a Concept Plan for an Automobile Repair, Minor use on the subject site.

LOCATION

4134 Bobtown Road

APPLICANT

Osama Dagher

OWNER

Osama Dagher and Zafer Wisam Alriwami

BACKGROUND

The subject property is currently developed with a defunct self-serve car wash. The owner requests to demolish the structure and develop the site with an Automobile Repair, Minor use. The CR district requires an SUP to operate an Automobile Repair, Minor use on the subject site.

SITE DATA

The lot is approximately .34 acres in size with access from Bobtown Road on the north. The property has approximately 100 linear feet of frontage along Bobtown Road and only one of the two existing driveways will remain.

USE OF PROPERTY UNDER CURRENT ZONING

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

Specific Use Provision

1. The applicant is requesting an SUP for an Automobile Repair, Minor use for the maximum allowable number of years. Although the SUP Time Period Policy Guide does not include a recommended number of years for this use as the guide was created when an Automobile Repair, Minor was permitted by right in the CR district, staff would recommend a period of 10-20 years as a reference as this would be a new construction.

2. 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 1,200 square feet of on-site storage. The applicant has maintained that there will be no on-site storage of vehicles.
3. The site is small in size, limiting its potential for other desired uses. This would also enable an unused site to be utilized again.

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.

Although the proposed use is autocentric and lacks the potential to be an elevated neighborhood service use or be a gathering space for the community, it can be perceived as a service to the immediate community on this site.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Planned Development (PD 22-16) for a multi-family development and is developed as such. The property to the east is zoned Planned Development (PD 95-58) for commercial uses with a Specific Use Provision for a Major Automotive Repair use (which has expired) and is operating under a General Office use. The properties to the south and west are zoned Community Retail and are respectively vacant and developed with a church.

There is one (1) Major Auto repair use less than one (1) mile from the subject site and four (4) minor auto repair uses within about 2.5 miles from this location. Although there is an opportunity to have a diversity of retail and community gathering service uses in the neighborhood, a minor auto repair use does not operate in the immediate vicinity but is present in the broader community. There might be a need for an auto repair, minor use in the immediate vicinity. Additionally, the recently opened Pappy's Carwash is located across the street and the proposed use may work in conjunction with that to provide a holistic service to the community.

STAFF RECOMMENDATION

Staff seeks the Plan Commission's direction to allow an Automobile Repair, Minor use for a period of 10-20 years. Although there is prospect of having a neighborhood service use that will encourage community gathering on this site, the proposed use can be considered a fit for this site.

ADDITIONAL INFORMATION

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

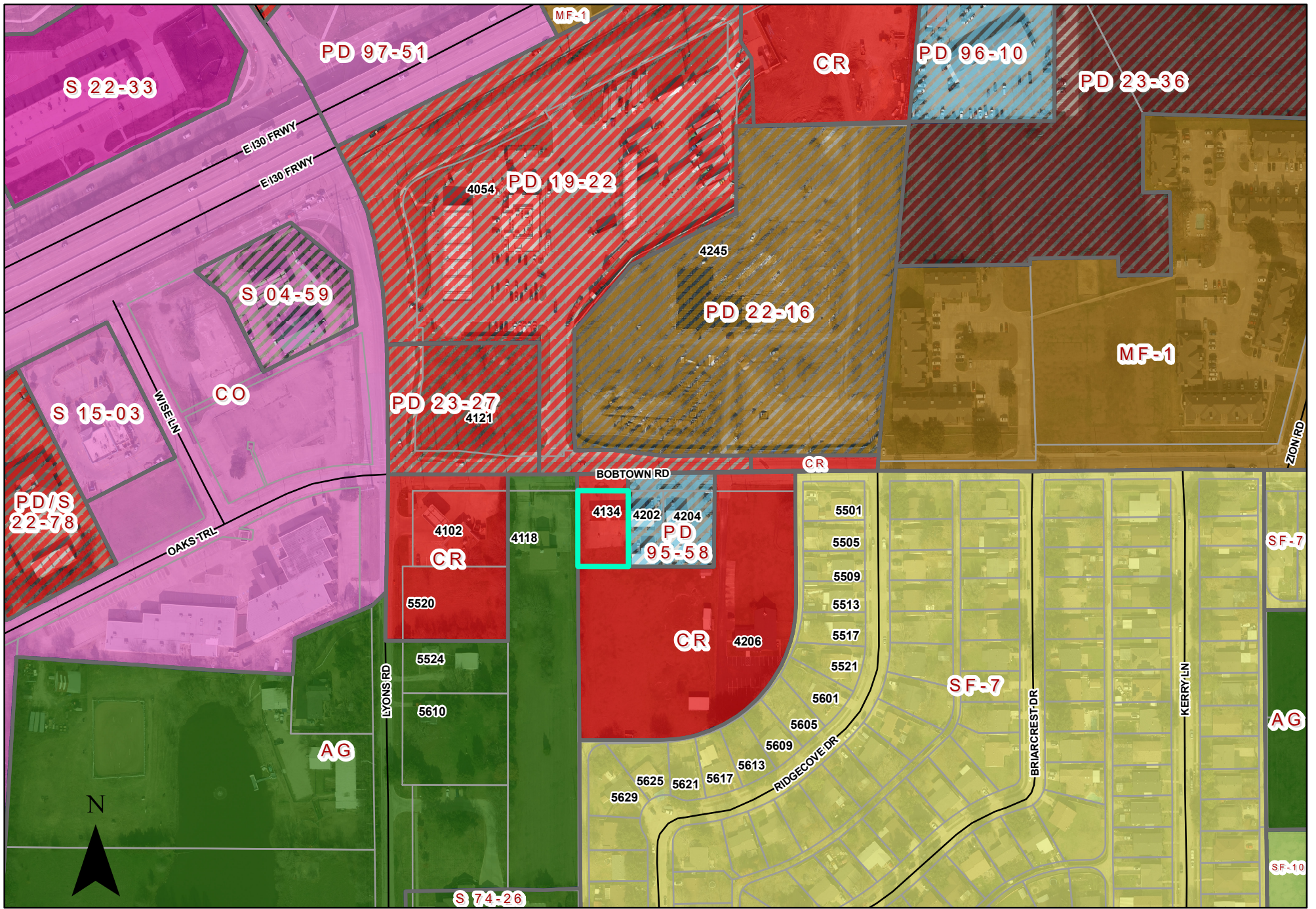
CITY COUNCIL DATE: November 18, 2025

PREPARED BY:

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

REVIEWED BY:

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



0 250 Feet

1 inch = 250 feet

ZONING MAP Z 25-34



INDICATES AREA OF REQUEST

4134 Bobtown Rd

SPECIFIC USE CONDITIONS [Requested by Applicant]

ZONING FILE Z 25-34

4134 Bobtown Road

I. Statement of Purpose: The purpose of this Specific Use Provision (SUP) is to allow Automobile Repair, Minor with an SUP.

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 Community Retail District (CR) 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. 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:

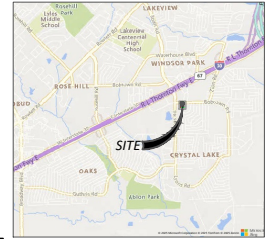
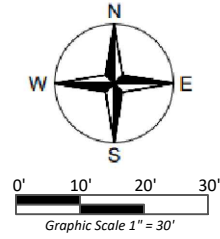
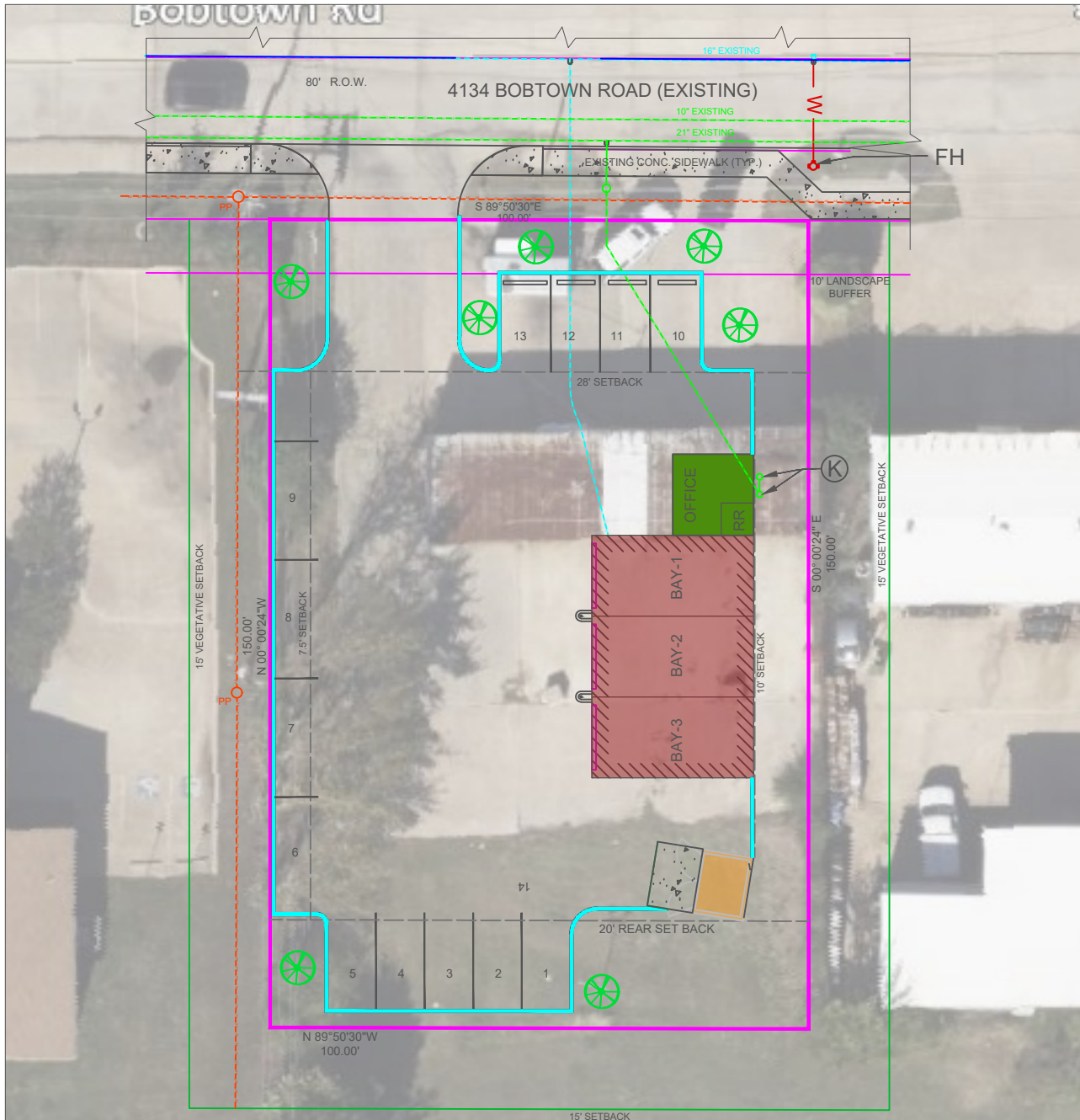
A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;

- 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 CO 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.

VI. Specific Conditions:

- A. 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.
- B. Time Period: The Specific Use Provision shall have a 20-year time period.



VICINITY MAP
1"=10,000'

SITE DATA TABLE	
LAND AREA	0.34 ACRES (14,884 SF)
EXITING ZONING	COMMERCIAL
EXISTING LAND USE	COMMERCIAL

PRE-SUBMITTAL CASE NUMBER	230914-1
TOTAL SITE	15,400 SQ. FT
TOTAL IMPERVIOUS SURFACE	10,256
ZONING CASE NUMBER	Z25-34
ACREAGE OF SIZE	
SITE ADDRESS	4134 BOB TOWN ROAD, GARLAND TEXAS 75046
PROPOSED USE	AUTO REPAIR
BUILDING SET BACKS	
CURRENT OWNER	OSAMA OMAR DAGHER, ZAFER WISAM ALRIWAMI

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.

LEGEND

	PROPERTY LINES		TREE
	SET BACK / P.U.E. LINES		BAY AREAS (1,349 SF)
	WATER LINES		DUMPSTER ENCLOSURE
	SEWER/SAN LINES		OFFICE AREA (225 SF)
	POWER LINES (AERIAL)		DRIVEWAY AREA (9,656 SF)
	FIRE HYDRANT (EXISTING)		CONC. CURB (194 SF)
	FENCE LINE		FIREWATER LINE (EXISTING)
	STORM SEWER LINES		
	GAS LINES		

OWNER: OSAMA OMAR DAGHER,
ZAFER WISAM ALRIWAMI
NAME OF APPLICANT: OSAMA DAGHER
PLAN PREPARE: MOHAMMED NOFAL
COMPANY NAME: TBD

CONCEPT PLAN

PROJECT NAME - [AUTO SHOP]
4134 BOBTOWN RD, GARLAND TX. 75043

DEVELOPMENT SERVICES

Written Narrative for SUP Request

Proposed Use: Automotive Minor Services (Oil/Lube/Tires)

The subject property is currently developed with a carwash facility that is no longer in use. The applicant proposes to repurpose the site for **Automotive Minor Services**, specifically oil changes, lubrication services, and tire sales/installation. The proposed building will be **2,300 square feet in size, 35 feet in height**, and fully compliant with applicable provisions of the **Garland Development Code (GDC)**. The proposed use aligns with surrounding businesses, which include service-oriented and retail establishments such as **Pappy's Carwash, Quick Trip, and Easy Mart**. These existing businesses establish a commercial corridor where automotive and convenience services are both common and complementary. The addition of Automotive Minor Services will provide needed neighborhood services while maintaining compatibility with nearby properties. This request does not seek any deviations from the Garland Development Code. The only variation from the base **Community Retail zoning district** is the request for a **Specific Use Provision (SUP)** to allow Automotive Minor Services, as listed in **GDC §2.51 (Use Chart)**. The project will comply with all applicable development standards, including parking, landscaping, and screening requirements. The business will operate **Monday through Saturday, from 8:00 AM to 6:00 PM**. No retention or detention pond is required, and the site is **not within a floodplain**. A **10-foot landscape buffer** will be installed along the street frontage, including required canopy trees and ground cover. No additional perimeter screening is proposed, as the property does not abut residential zoning; however, all refuse and service areas will be screened per **GDC §4.78**. Although no residential amenities are proposed, the project will enhance the site through: Landscaped buffers and decorative planting along the street frontage in accordance with **GDC §4.34**. A paved and striped parking lot, including accessible spaces. On-site lighting that meets GDC standards and minimizes off-site glare. Screening of refuse and service functions to maintain neighborhood compatibility. Signage will include both **building-attached wall signs** and a **freestanding monument sign** along Bobtown Road, consistent with GDC signage standards. Final design, placement, and permitting will comply with all applicable city requirements. In summary, the proposed Automotive Minor Services use will revitalize a currently vacant property, strengthen the commercial character of the surrounding area, and provide a high-quality, neighborhood-serving business that complies fully with Garland's development standards.



View from subject site facing north



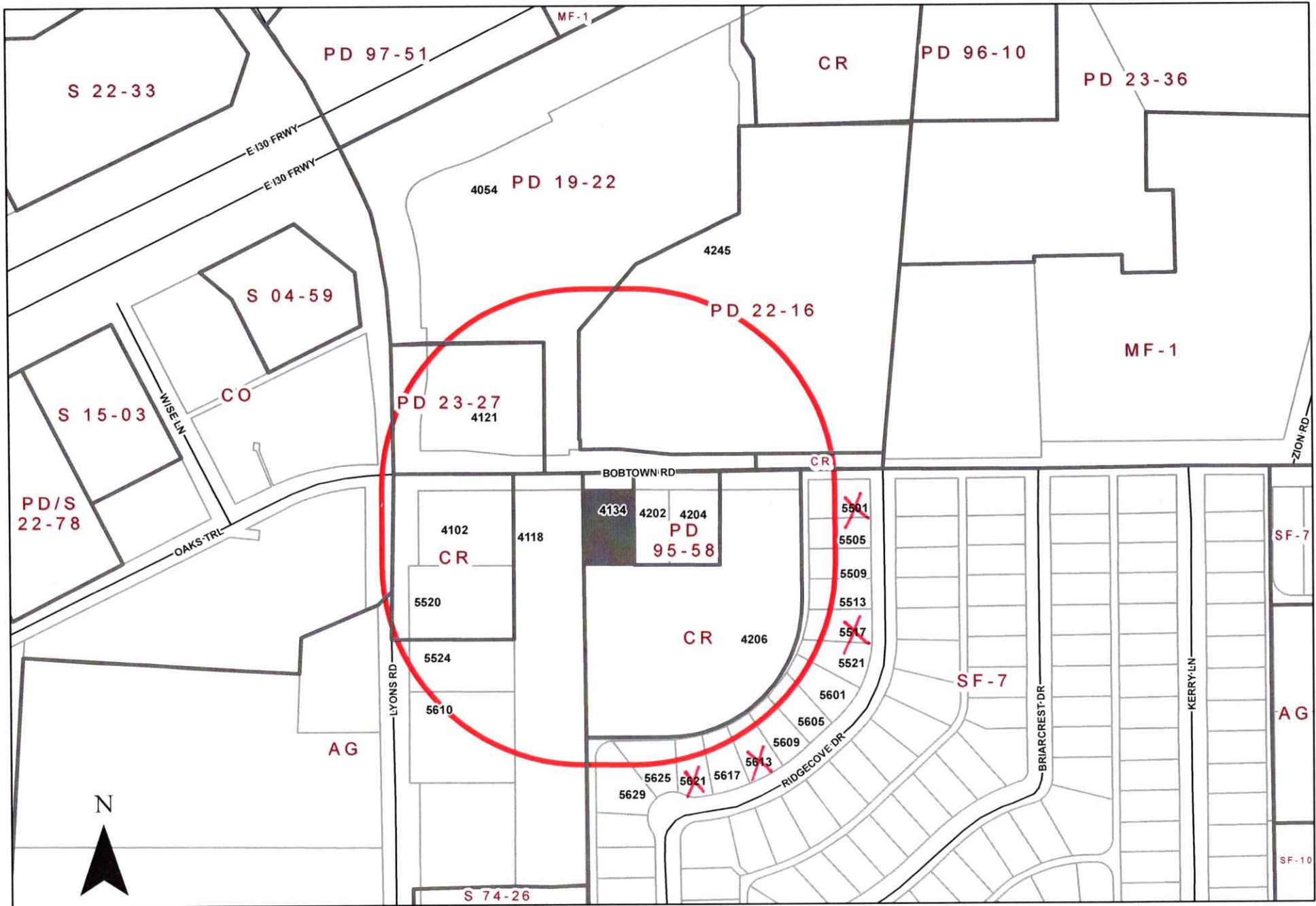
View from subject site facing southeast



View from subject site facing west



View from subject site facing east



ZONING MAP Z 25-34

INDICATES AREA OF REQUEST
 INDICATES NOTIFICATION AREA

4134 Bobtown Rd

Comment Form

Case Z 25-34

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.

Sylvia Alvarez

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.)

5501 Ridgecove 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 Chính

Sylvia Alvarez

Signature / Firma / Chữ ký

10/17/25

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 25-34

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For / A Favor / Đúng

Against / En Contra / Không

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Billy Ledford

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

5613 Ridgeway Dr

City, State / Estado de la Ciudad / Thành bang

Garland

Zip Code / Código postal / Mã B u 0hính

75043

Signature / Firma / Ch ữ ký

10/20/2025

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.)

Comment Form Continued – Case Z 25-34

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

This Business does not add anything positive to our Community - It will add even more traffic, pollution and noise. Possibly loud noises and smells. Also these kind of businesses tend to look Junky - we don't need Junky here

Comment Form

Case Z 25-34

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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Shannan^{2nd} Donald Wilson

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.)

5517 Ridgeway Dr.

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Shannan Wilson Donald Wilson

Signature / Firma / Ch ữ ký

10/17/2025

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.)

Comment Form Continued – Case Z 25-34

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

It doesn't matter what we say, you shove everything down our throats. We got a truck stop with trucks parked for weeks on the property, doing U-turn where posted no left turn, a car wash, four story apartments that will cause horrible road congestion and they look down into our yards and property violating our privacy. We hardly ever see code enforcement, police or marshalls. We are the sorry stepchildren of Garland. We do not have a representative who cares about this part of town. There are places to build this near Ed Moorehouse or another part of Garland.

We say No!!!!

Zoning Response Cases

Case Number

Z 25-34

Z 25-34 Osama Dagher. The applicant requests a Specific Use Provision for an Automobile Repair, Minor use on property currently zoned Community Retail (CR) and addressed as 4134 Bobtown Road. (District 3)

<null>

Luis Cabrera

10/21/2025 5:19:17
PM

Against

5621 Ridgecove Drive

Garland

Texas

United States

75043

cabreralt02@gmail
com

2142898994

We opposed the automobile repair shop being extremely close to a residential neighborhood. It poses significant neighborhood's safety, health, and quality of life. Those types of businesses generate excessive noise from power traffic, disrupting the peace and quiet of the neighborhood. More importantly, there health and safety hazards business. Repair shops can produce odors and air pollution from chemicals, oil, and exhaust fumes, which may families—especially children and the elderly.

Planning Report

File No: Z 25-37/District 7

Agenda Item:

Meeting: Plan Commission

Date: October 27, 2025



GARLAND

TEXAS MADE HERE

REQUEST

Hold a public hearing and consider approval of 1) amendment to Planned Development (PD) District 05-36 to allow a Warehouse Office/Showroom Use by SUP, 2) allow Community Retail uses and other provisions, 3) a Specific Use Provision for a Warehouse Office/Showroom use an 4) a concept plan for a Warehouse Office/Showroom use at this location.

LOCATION

2801 Belt Line Road

APPLICANT

Mission Ridge Consultants

OWNER

Shomette & Smith LLC

BACKGROUND

The subject property is currently developed with a one-story 18,040 square feet commercial structure, that was previously operated as a Retail Sales with Personal Service and Granite Showroom use. The PD allowed a Light Industrial use to operate on-site for 20 years via SUP. The Light Industrial aspect of the use included cutting stone with a wet process. The SUP expired this year. The PD only allows for limited heavy commercial district uses at this location. Warehouse Office/Showroom is not listed as a permitted use. The applicant requests that uses within the Community Retail District (CR) be allowed on this site. The CR district allows a Warehouse Office/Showroom use by SUP. The applicant therefore requests the Warehouse Office/Showroom use to be permitted with an SUP. All other uses in the PD shall remain applicable. This PD amendment also establishes site-specific development standards that reflect the existing built conditions of the property and will be expanded upon in the *Considerations* section.

The applicant proposes to use the front portion of the building as dedicated showroom display and office functions including customer service, consultation, and administrative activities. The rear portion of the building will serve as enclosed warehouse space for inventory storage, supporting showroom operations and product distribution.

SITE DATA

The property is a 63,162 square feet tract of land with access from Belt Line Road on the south. There is approximately 105 linear feet of frontage along Belt Line Road. There is an existing landscape buffer with trees and a continuous row of shrubs along the property's frontage.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 05-36 for limited Heavy Commercial district uses which includes Animal Clinic, Athletic Club/Instruction, Indoor Facilities, church, Drug Store/Pharmacy, Financial Institutions, Landscape Nursery, Library, Light Industrial (with SUP only), Medical and Surgical Appliances, Medical Laboratory, Medical Office/Clinic, Mortuary/Funeral Home, Museum or Art Gallery, Neighborhood Assistance Center, Office, General, Optical, Dispensary, Pet Sales and Grooming, Printer, Small Scale, Retail Sales/Personal Service, and Schools, Public and Private.

CONSIDERATIONS

Planned Development

1. The applicant requests the Warehouse Office/Showroom use to be allowed with a Specific Use Provision (SUP) consistent with the requirements of the Community Retail (CR) base district.
2. The applicant requests that a Warehouse Office/Showroom use be defined as:
A facility primarily devoted to office and showroom functions with limited accessory warehouse storage. Showroom areas are designed for product display, consultation, and sales support; office areas provide administrative and customer service functions; warehouse storage is incidental and used to support showroom and office operations. Manufacturing or industrial processing shall not be permitted.
3. The applicant requests an SUP for a period of 10 years. Although there is no recommended time period for a Warehouse Office/Showroom use, staff recommends a period of 5-10 years as a point of reference as the site is fully developed with a building and no substantial site-related improvement is needed for this use to operate on the site.
4. If the SUP is not renewed, the authorization for the Warehouse Office/Showroom use shall automatically expire, and the property shall remain eligible for all other uses, as permitted, within the CR District and this PD.
5. The existing building shall be maintained in its current footprint and orientation.
6. Future renovations shall comply with the Garland Development Code building design standards (Article 6) to the extent practicable for existing structures.
7. Existing landscaped areas along Belt Line Road shall be maintained and supplemented as necessary to meet minimum requirements of the Garland Development Code.
8. Screening and buffering are not required beyond existing conditions, as surrounding uses are compatible commercial and service-oriented developments.
9. Parking shall be provided as existing on site. A minimum of 39 spaces shall be provided.
10. No manufacturing shall be permitted.
11. All showroom and office functions shall occur within the enclosed building.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services.

The proposed use presents an opportunity to adaptively re-use an existing building that will have a similar or less intensive use from what had been operating in the community for many years. This use will be less intensive in nature as it does not involve any fabrication or manufacturing on site.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north and west are zoned Planned Development (PD) District 01-52 for Self- Storage uses and are developed as such, the properties to the east are zoned Planned Development District 97-01 (PD 97-01) for Health Services and is developed with a private school and Community Retail District (CR) and is developed with a training institute. The property to the south is zoned Multi-Family District-1 and is developed with apartments.

There are no noted potential negative externalities concerning the proposed use as there is sufficient parking on site and all operations will be conducted within the building.

STAFF RECOMMENDATION

Staff recommends approval of 1) amendment to Planned Development (PD) District 05-36 to allow a Warehouse Office/Showroom Use by SUP, 2) allow Community Retail uses and other provisions, 3) a Specific Use Provision for a Warehouse Office/Showroom use and 4) a concept plan for a Warehouse Office/Showroom use at this location.

ADDITIONAL INFORMATION

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

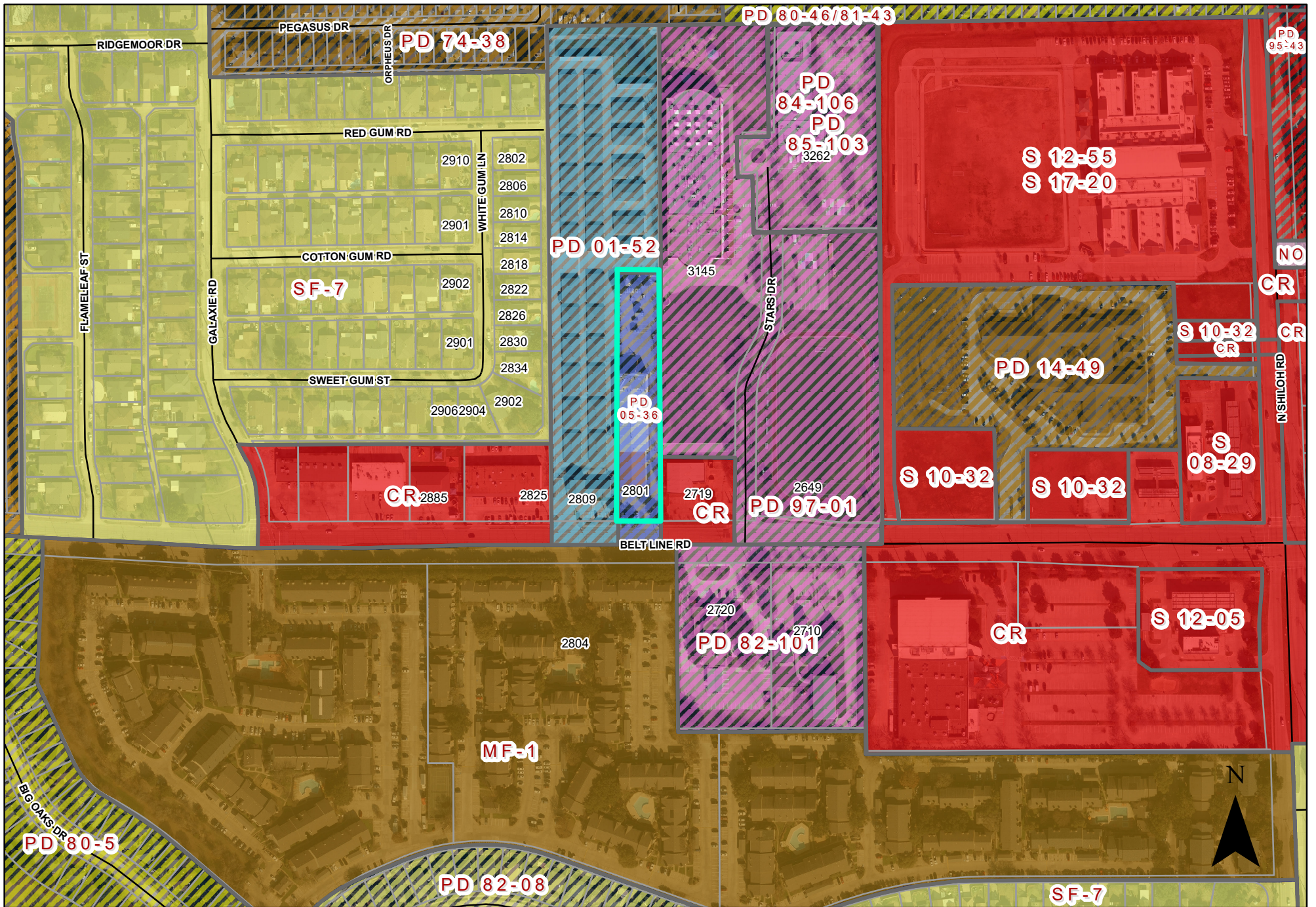
CITY COUNCIL DATE: November 18, 2025

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1 inch = 300 feet

ZONING MAP Z 25-37



INDICATES AREA OF REQUEST

2801 Belt Line Rd

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-37

- I. Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to allow a Warehouse Office/Showroom Use by SUP, 2) allow Community Retail uses and other provisions and 3) a concept plan for a Warehouse Office/Showroom use at this location.
- 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 Planned Development (PD) District PD 05-36 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. Specific Conditions:**
- A. Uses: All Community Retail District (CR) uses shall be permitted. A warehouse office/showroom use shall be allowed with an SUP. The PD uses shall remain permitted as listed.
 - B. A Warehouse Office/Showroom use shall be defined as: A facility primarily devoted to office and showroom functions with limited accessory warehouse storage. Showroom areas are designed for product display, consultation, and sales support; office areas provide administrative and customer service functions; warehouse storage is incidental and used to support showroom and office operations. Manufacturing or industrial processing shall not be permitted.
 - C. The existing building shall be maintained in its current footprint and orientation.
 - D. Future renovations shall comply with the Garland Development Code building design standards (Article 6) to the extent practicable for existing structures.
 - E. Existing landscaped areas along Belt Line Road shall be maintained and supplemented as necessary to meet minimum requirements of the Garland Development Code.

- F. Parking shall be provided as existing on site. A minimum of 39 spaces shall be provided.
- G. All showroom and office functions shall occur within the enclosed building. No outside storage or display shall be permitted.

SPECIFIC USE PROVISION (SUP) CONDITIONS

ZONING FILE Z 25-37

2801 Belt Line Road

II. Statement of Purpose: The purpose of this SUP is to allow a Warehouse Office/Showroom use.

II. Statement of Effect: This SUP 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.

V. General Regulations: All regulations of the Planned Development (PD) District 05-36 set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

VI. 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.

VII. 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 Conditions:

- A. Time Limitation:
 - a. The Specific Use Provision shall have a 10-year time period.

Z 25-37



View of the subject site looking North from Belt Line Road.



View from the subject site entrance looking North up.



View from subject site entrance looking South across Belt Line Road.

Planned Development Amendment Narrative

Subject Property: 2801 Belt Line Road, Garland, Texas

Applicant Request: Amendment to PD-05-36 to allow Warehouse Office/Showroom Use

1. What is the existing use on the property?

The property at 2801 Belt Line Road is developed with a stand-alone commercial building that has historically supported industrial retail-oriented activity. The structure is currently vacant but remains suitable for adaptive reuse without substantial exterior changes.

2. What is the proposed land use? Provide detailed information on the scope of work.

The applicant seeks to amend PD-05-36 to allow the property to be occupied by Phoenix Architectural Hardware Group, operating as a Warehouse Office/Showroom use authorized by a Specific Use Permit (SUP) consistent with the Community Retail (CR) district.

- The front portion of the building will be dedicated to showroom display and office functions, including customer service, consultation, and administrative activities.
- The rear portion of the building will serve as enclosed warehouse space for inventory storage, supporting showroom operations and product distribution.
- No manufacturing or fabrication activities will occur on-site.
- Improvements are limited to interior modifications for office and showroom configuration, along with minor exterior upgrades such as signage and landscaping maintenance.

This request ensures that the building is reactivated for a productive use consistent with its design and location.

3. How does the proposed use align with surrounding properties?

The site is located along Belt Line Road, a major commercial corridor characterized by service-oriented and retail uses. The proposed use is compatible with surrounding development, representing a low-impact business that complements the corridor's mix of retail, service, and office tenants while reinvesting in a vacant structure.

4. Identify any unique development standards, and/or code deviations proposed with this request, cite the sections from the Garland Development Code and state why the deviation(s) are necessary.

No new construction is proposed. The project complies with the Garland Development Code; no variances or deviations are requested.

5. Provide SUP time period (if applicable), days of week and hours of operation.

The Specific Use Permit (SUP) for the Warehouse Office/Showroom use is requested for a period of ten (10) years from the date of approval. Proposed hours of operation: Monday – Friday, 8:00 a.m. to 5:00 p.m.

6. Provide proposed building size and building height.

The existing building is approximately 18,040SF, with a single-story profile and typical commercial building height of approximately 25 feet.

7. Are you proposing any retention/detention pond?

No retention or detention facilities are proposed. The project is limited to reuse of the existing building and site.

8. Is your property within a floodplain?

The subject property is not located within a FEMA-designated floodplain.

9. What are the required landscape buffers along the street frontages?

The site is subject to the Garland Development Code requirements for landscape buffers along Belt Line Road. Existing landscaping areas will be maintained and supplemented as needed to ensure compliance with applicable standards.

10. Are you providing any perimeter screening?

No new perimeter screening is proposed. The property is already adequately buffered by existing commercial uses along the corridor. There is no outside storage component that would trigger additional screening.

11. Provide number of dwelling units, dwelling size and number of bedrooms and density for any Multi-Family, Single-Family Detached, Single-Family Attached and Two-Family developments.

Not applicable. This request does not involve residential development.

12. What amenities are you proposing with your request?

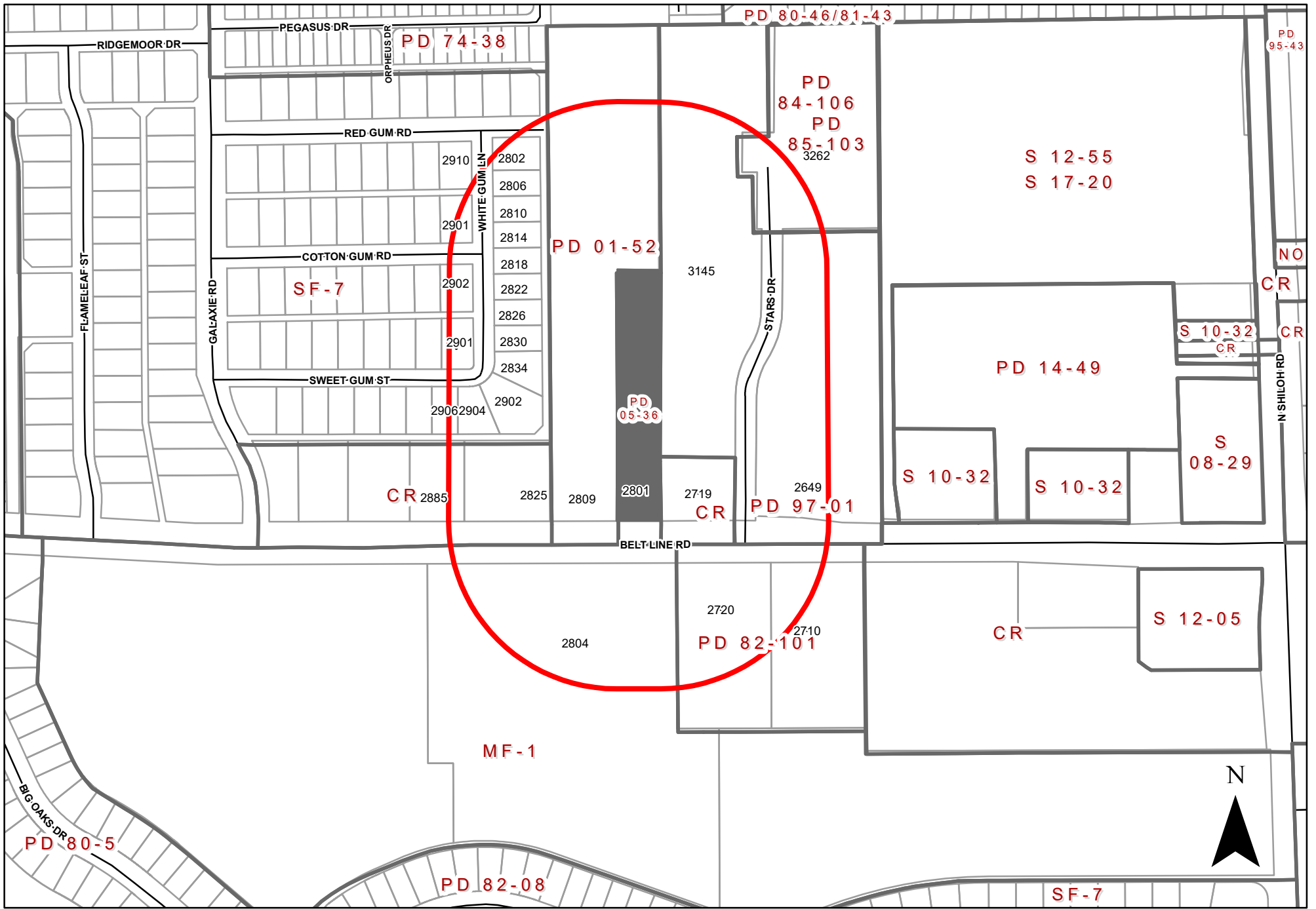
No community amenities (parks, recreational facilities, etc.) are proposed as part of this request.

13. What types of attached, detached, freestanding signage are proposed?

Signage will be limited to wall-mounted signage on the existing building. Any proposed signage will comply with the Garland Development Code and will be reviewed through the City's normal sign permit process.

Closing Statement

This PD amendment and companion SUP request represent a collaborative approach consistent with the CR district framework. The proposal allows productive reuse of a vacant commercial property through a 10-year SUP term that ensures continued compatibility review while maintaining flexibility for future CR uses should the SUP lapse.



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1 inch = 300 feet

ZONING MAP Z 25-37

INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA 

2801 Belt Line Rd

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