



**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**  
**November 10, 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](http://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. October 27, 2025 Plan Commission Minutes**

## 2. PUBLIC HEARING

### a. Z 25-31 Mark Stacy (District 4)

*Hold a public hearing and consider the application of **Mark Stacy**, requesting approval of 1) a Specific Use Provision (SUP) for Car Wash, Automated/Rollover on property zoned Planned Development District 80-42 and 2) a Concept Plan for a Car Wash, Automated/Rollover Use. The site is located at 6545 Duck Creek Drive. (District 4) (File Z 25-31)*

### b. Z 25-35 ZoneDev (District 4)

*Hold a public hearing and consider the application of **ZoneDev**, requesting approval of 1) an amendment and expansion to Planned Development (PD) District 18-20 to allow a Dwelling, Single-Family Detached development and 2) a Concept Plan for a Dwelling, Single-Family Detached Use. The site is located at 2906 Bobtown Road and 5401 and 5417 Rosehill Road. (District 4) (File Z 25-35)*

### c. 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 an 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)*

## 3. MISCELLANEOUS

### a. Amendments to multifamily and mixed use standards

*Staff will brief the Commission on the amendments to multifamily and mixed use standards.*

### b. Holford PD city-initiated rezoning update

*Staff will brief the Commission on the Holford PD city-initiated rezoning update.*

### c. South Garland Lakeside Area Plan update

*Staff will brief the Commission on the South Garland Lakeside Area Plan update.*

## 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 27, 2025, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

- Present: Scott Roberts  
Julius Jenkins  
Stephanie Paris  
Georgie Cornelius  
Jaric Jones  
Patrick Abell  
Bob Duckworth  
Wayne Dalton
- Absent: Mike Rose, Deceased (In Memoriam)
- Staff Present: Nabila Nur, Planning Director  
Stewart Starry, Planner II  
Kurt Banowsky, Sr. Assistant City Attorney II  
Elisa Morales, Recording Secretary

### 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*

**Motion** was made by Commissioner Paris to **approve** the Minutes as presented. Seconded by Commissioner Abell. **Motion carried: 7 Ayes, 0 Nays**, with 1 Abstention by Commissioner Cornelius.

### 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)*

Planning Director, Nabila Nur, presented the request to the Commission and remained available for questions.

The applicant, Osama Dagher, 4134 Bobtown Road, 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 Jenkins. **Motion carried: 8 Ayes, 0 Nays**.

**Motion** was made by Commissioner Paris to **approve** the application as presented with a 15-year SUP, a height requirement of 20 feet or below, no openings on the east or south side with the exception of an emergency exit and work with staff for landscape and screening on the west, east and south side. Seconded by Commissioner Dalton. **Motion carried: 6 Ayes, 2 Nays** with Commissioner Jenkins and Commissioner Cornelius in opposition.

**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 an 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)*

Planning Director, Nabila Nur, presented the request to the Commission and remained available for questions.

Resident speaking on the application:

Isam Abdel Kareem, 2110 Mapleview Dr., Garland, TX 75042

The resident speaking on the application wanted to be sure that the existing easement between this property and the adjacent school is honored by the applicant as the easement is used to enter and exit the school.

**Motion** was made by Commissioner Abell to postpone the application to the November 10, 2025 Plan Commission Meeting. Seconded by Commissioner Dalton. **Motion carried: 8 Ayes, 0 Nays.**

**4. ADJOURN**

There being no further business to come forward before the Plan Commission, the meeting adjourned at 7:47 p.m.

**Submitted By:**

\_\_\_\_\_  
**Scott Roberts, Chair**

\_\_\_\_\_  
**Elisa Morales, Secretary**



# ***Planning Report***

**File No: Z 25-31/District 4**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: November 10, 2025**

## **REQUEST**

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for Car Wash, Automated/Rollover on property zoned Planned Development District 80-42 and 2) a Concept Plan for a Car Wash, Automated/Rollover Use.

## **LOCATION**

6545 Duck Creek Drive

## **APPLICANT**

Mark Stacy

## **OWNER**

KPP Group

## **BACKGROUND**

The subject property is currently a portion of a shopping center parking lot. The applicant wishes to take part of the parking lot and add an automated car wash. This will result in the removal of 32 parking spots, creating a final total of 212 spots for the shopping center. A total of 294 spots are required for the shopping center and 13 are required for the car wash. In response, the applicant is proposing to stripe and partially repave 69 new parking spots in the rear behind the shopping center. This will allow for a parking total of 261 on the shopping center site where 294 are required. This is an increase of 17 parking spots in aggregate for the site today. Many of these spots existed sometime in the past, but slowly faded and fell out of use with time. In addition, the applicant understands that if the SUP is approved, they will have to seek an alternative compliance, supported by a parking study created by a licensed traffic engineer, to allow this parking shortage.

## **SITE DATA**

The subject site is a 0.43-acre tract of parking lot and drive aisle within a 6.63-acre shopping center that is proposed to be developed into a 2,700 SF automated car wash with eight vacuum bays. The site will be accessed from Duck Creek Drive, Robin Road, and a mutual access easement from the adjacent shopping center.

## **USE OF PROPERTY UNDER CURRENT ZONING**

The site is zoned Planned Development (PD) District 80-42. This site's base zoning is 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 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 25-30 years for the Car Wash Use. The applicant requests 30 years.
2. The use is not compatible with the intent of the Transit-Oriented Centers vision of the Envision Garland Plan as carwashes are rather transient in nature and do not contribute to encouraging walking, cycling, or public transit-use.

### **Site Development Standards**

1. Section 4.29 of the GDC states that a site must comply with the screening and landscaping provisions of sections 4.34 (B) and 4.44 of the code if additional refuse storage containers are added to the site or there is a change in location of existing containers. If the applicant adds another refuse container, a 16-foot landscape buffer will be required along Duck Creek Drive, a 10-foot landscape buffer will be required along Robin Road, and any parking adjacent to a public street will be required to be screened with different landscaping options.

## **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Transit-Oriented Centers for the subject site. Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within  $\frac{1}{4}$  to  $\frac{1}{2}$  mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

These areas provide moderate to high density development with close access to non-residential developments. These areas accommodate a unique character meant to satisfy the overall needs of the area and be accessible from the nearby transit center. A car wash does not meet the criteria of being a need for the surrounding area nor does it support transit-oriented development.

## **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The property to the North and West is zoned Planned Development (PD) District 80-42 for Community Retail (CR) District Uses. This contains the shopping center that flanks the subject site to the North and West. The shopping center contains uses such as a gym, grocery store, office, furniture store, medical office, and more. The property across Robin Road to the East is zoned Planned Development (PD) District 20-41 for Community Retail (CR) District Uses. This site contains a stand-alone fast-food restaurant with a drive-through. The property across Duck Creek Drive to the South is zoned Community Retail (CR) District and contains a big box shopping center with an auto parts store. The property to the West is zoned Planned Development (PD) District 06-73 for Multi-Family-1 (MF-1) District Uses and contains an apartment complex. Finally, a SF-7 zoned single-family detached subdivision lies to the North of the shopping center.

No Automated/Rollover Car Wash use currently exists within a mile, but two self-service wand car washes are in the vicinity. One exists 350 feet to the northeast, and another exists 0.75-miles down Rowlett Road to the East. A more pedestrian-oriented and dense retail would be better fitting for a transit-oriented center rather than an automated car wash use.

**STAFF RECOMMENDATION**

Staff recommends denial of a Car Wash, Automated/Rollover Use at this location. A car wash does not align with the Comprehensive plan for the subject site as redevelopment of the area is supposed to align with transit-oriented development. There is an opportunity for this site to develop as a high-quality transit-oriented use.

**ADDITIONAL INFORMATION**

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

**CITY COUNCIL DATE:** December 2nd, 2025

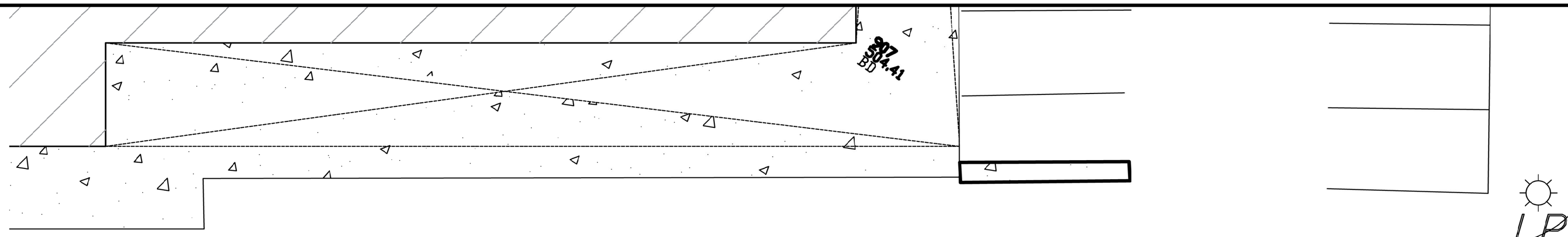
**PREPARED BY:**

Matthew Wolverton  
Planner II  
Planning & Development  
972-205-2454  
[mwolverton@garlandtx.gov](mailto:mwolverton@garlandtx.gov)

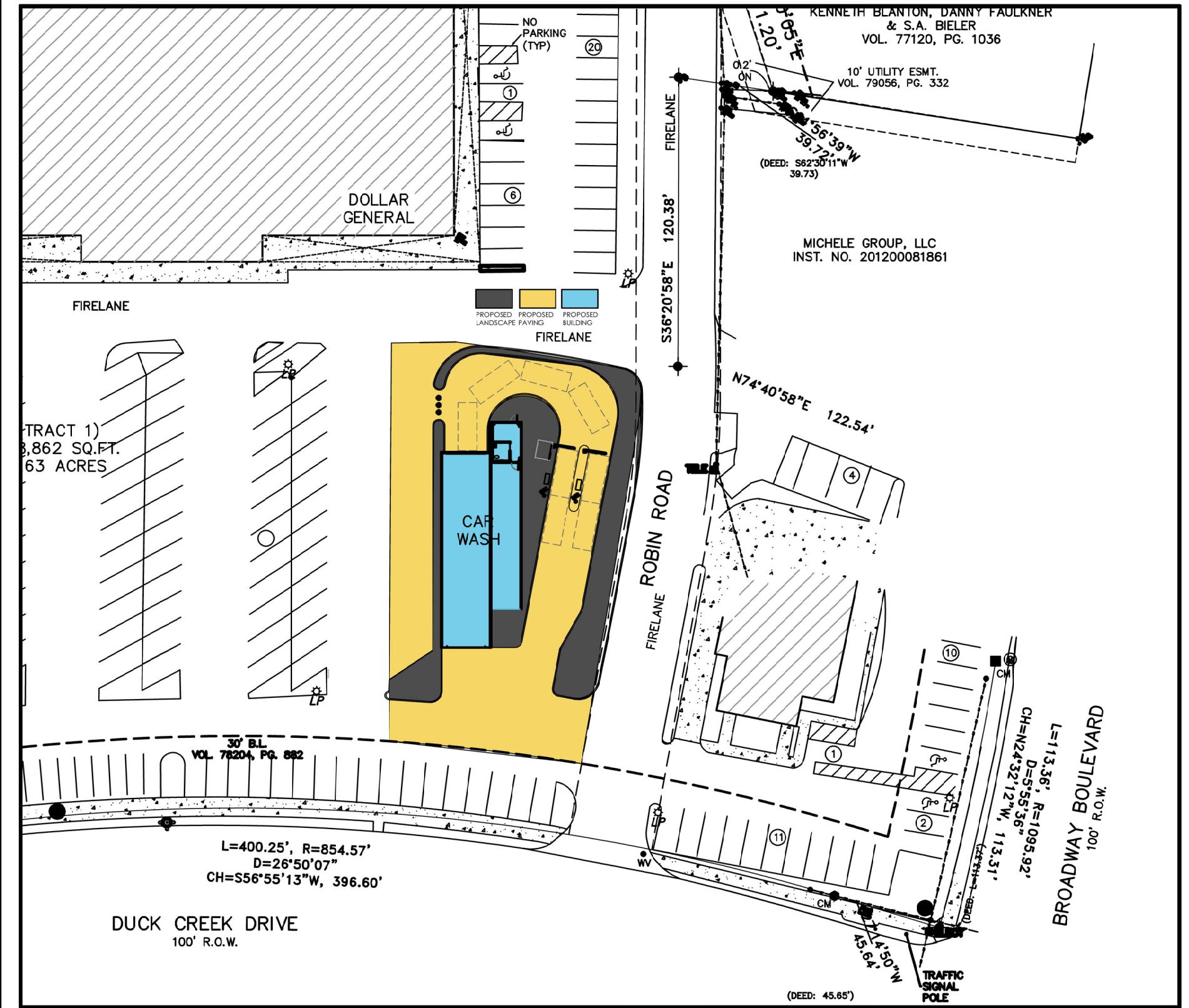
**REVIEWED BY:**

Nabila Nur, AICP  
Planning Director  
Planning and Development  
972-205-2449  
[nnur@garlandtx.gov](mailto:nnur@garlandtx.gov)

**NOTES:**  
 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.

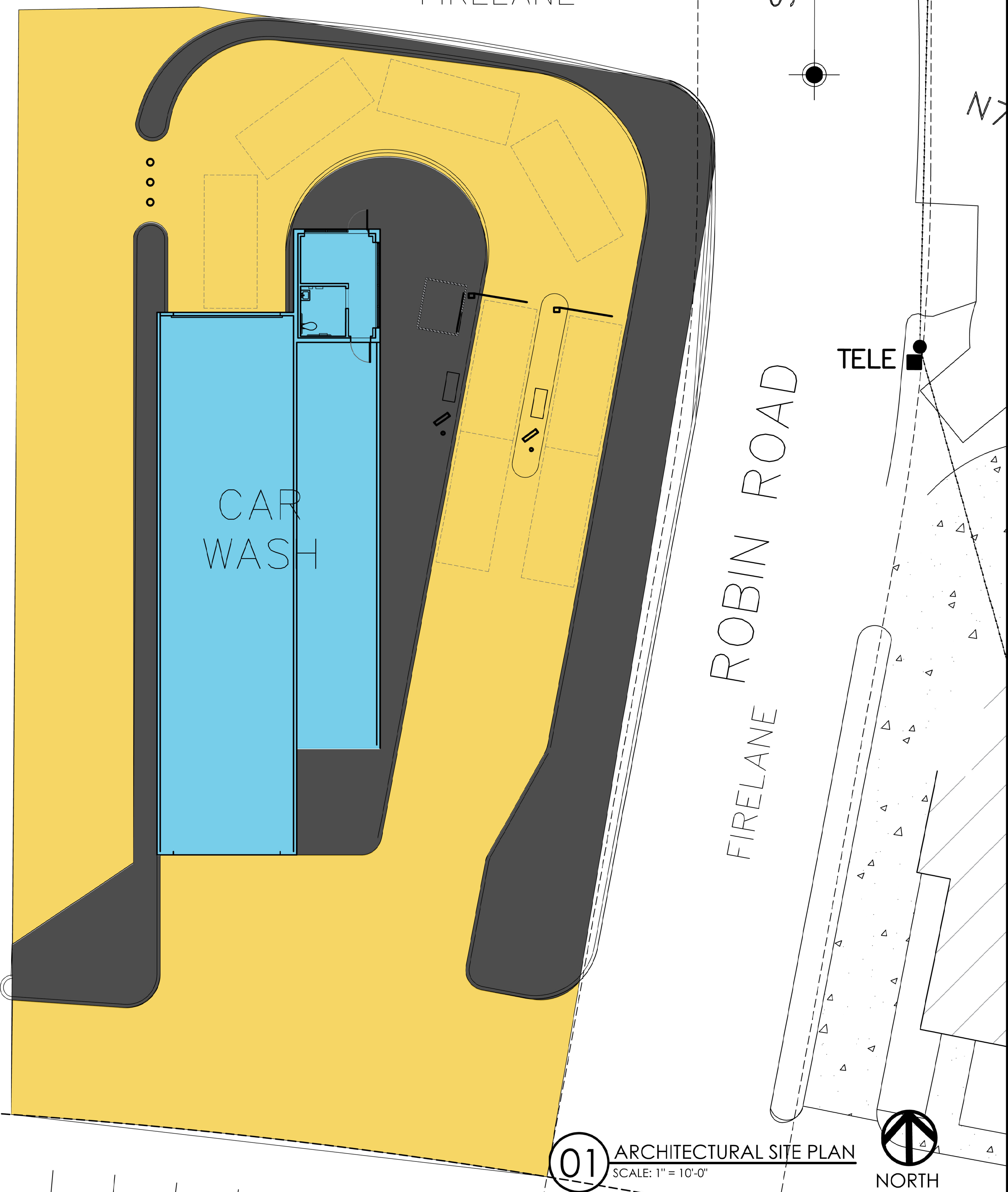


PROPOSED LANDSCAPE  
 PROPOSED PAVING  
 PROPOSED BUILDING  
 FIRELANE



LOCATION MAP  
 SCALE: 1" = 50'-0"

100' B.L.  
 04, PG. 882



01 ARCHITECTURAL SITE PLAN  
 SCALE: 1" = 10'-0"

S36°20'58"E 12

ROBIN ROAD

TELE



WARD ARCHITECTURE PLLC  
 5004 THOMPSON TERRACE SUITE 107  
 COLLEYVILLE, TEXAS 76034  
 817-281-5600

ISSUED FOR INTERIM REVIEW  
 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.  
 GERALD A. WARD, AIA  
 DATE: SEPT 9, 2025

**DUCK CREEK  
 CAR WASH**  
 6545 DUCK CREEK DRIVE  
 GARLAND, TEXAS 75043

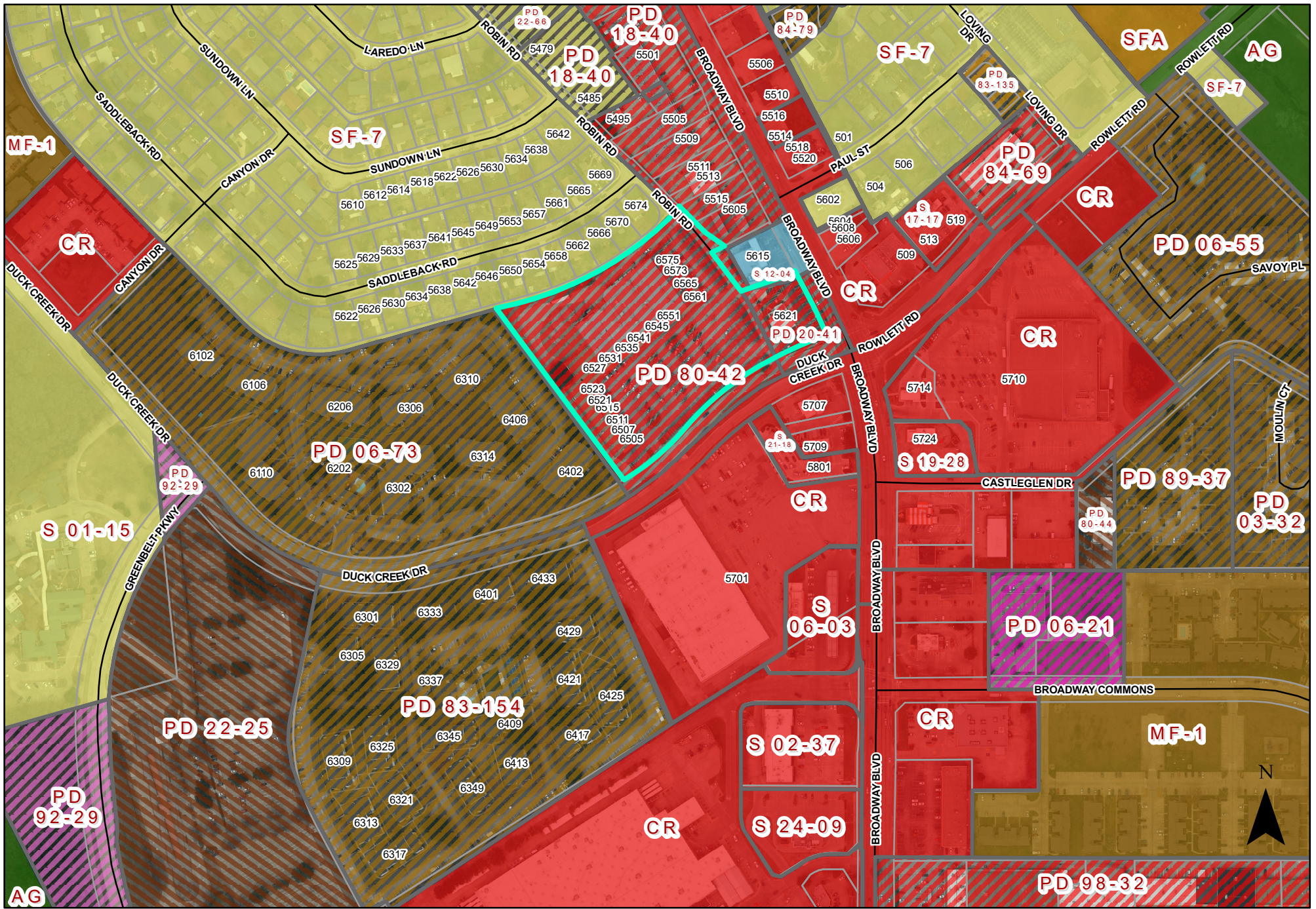
Drawn By	KC	
Checked By	GW	
Project No:	25-18	
Issue Date:	07/23/25	
Revisions		
No.	Date	Description

Issued: SITE PLAN SUBMISSION  
 Sheet Title

SITE PLAN

A1.00

Sheet Number



0 330 Feet

1 inch = 330 feet

# ZONING MAP Z 25-31



INDICATES AREA OF REQUEST

6545 Duck Creek Dr

Z 25-31



Facing West



Facing North



Facing South



Facing East

**SPECIFIC USE PROVISION**

**ZONING FILE Z 25-31**

**6545 Duck Creek Drive**

**[Requested by the Applicant]**

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Car Wash, Automated/Rollover 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 Planned Development (PD) District 80-42 and 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;

**EXHIBIT B**

E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed 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 30-year time period.

SPECIAL USE PERMIT PUBLIC HEARING APPLICATION

**Case # 250506-1 | 6545 Duck Creek Dr**

WRITTEN NARRATIVE

FAMILY-OWNED, GROUND LEASE FOR CAR WASH AUTOMATED\ROLLOVER

6545 DUCK CREEK IS THE ADDRESS FOR PLANET FITNESS WHICH IS ONE OF THE ANCHOR TENANTS FOR THE SHOPPING DISTRICT WITHIN THE EXISTING PLANNED DEVELOPMENT. THE FAMILY-OWNED DEVELOPMENT CONSISTS OF A VARIETY OF VENUES RANGING FROM SMALL RETAIL TO PROFESSIONAL SERVICES AND EVEN A QUICK SERVE RESTAURANT. THE EXISTING SHOPPING DISTRICT IS FOCUSED PRIMARILY ON NEIGHBORHOOD SERVICES.

THE FAMILY IS PLANNING TODEVELOP THE CAR WASH FACILITY WITHIN THE PARAMETERS OF A GROUND LEASE FOR THE CAR WASH. PENDING APPROVAL OF THE SPECIAL USE PERMIT, THE SURVEY AND GROUND LEASE WILL BE INITIATED. THE PROJECTED SITE WILL BE ENCAPSULATED BY THE EXISTING PARKING LOT AND AS DRAWN IS 18,680 SF.

OUR PROPOSED ADDITION IS FOR A CAR WASH FACILITY DESIGNED AND OPERATED TO ENHANCE THE RANGE OF NEIGHBORHOOD SERVICES WHICH ARE FOCUSED ON THE SURROUNDING AREA. WHILE MOST CAR WASHES TODAY ARE DESIGNED FOR MAXIMUM THROUGHPUT AND RELY ON A HIGH VOLUME OF WASHES, OUR FACILITY FOCUSES ON PROVIDING A QUALITY SERVICE WITHOUT THE NEED FOR HIGH VOLUME THROUGHPUT.

THE PROPOSED CONCEPT DOES NOT REQUIRE DEVIATION FROM EXISTING DESIGN STANDARDS FOR CAR WASHES IN GARLAND. BY DESIGN, THE PROPOSED CONCEPT MAINTAINS NOT ONLY THE EXISTING ON-SITE TRAFFIC PATTERNS BUT THE PDs INGRESS/EGRESS REMAIN UNCHANGED. ADDITIONALLY, THE WASH EQUIPMENT CHOSEN FOR THE PROJECT ARE AMONG THE MOST EFFICIENT AVAILABLE. FOR INSTANCE, THE FACILITY WILL REQUIRE BETWEEN 400 TO 600 AMPS OF SERVICE REATHER THAN THE 1000-1200 AMPS TYPICALLY REQUIRED. EVEN THOUGH THE EQUIPMENT WILL RECLAIM 60-65% OF THE DOMESTIC WATER INPUT, A 2" WATER TAP AND METER WILL BE REQUIRED. WE PLAN ON TAPPING THE SANITARY SEWER DISCHARGE TO THE EXISTING PRIVATE SYSTEM 9PENDING FINAL ENGINEERING.

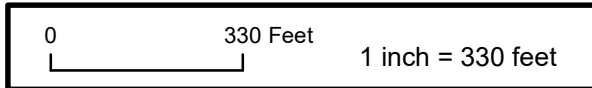
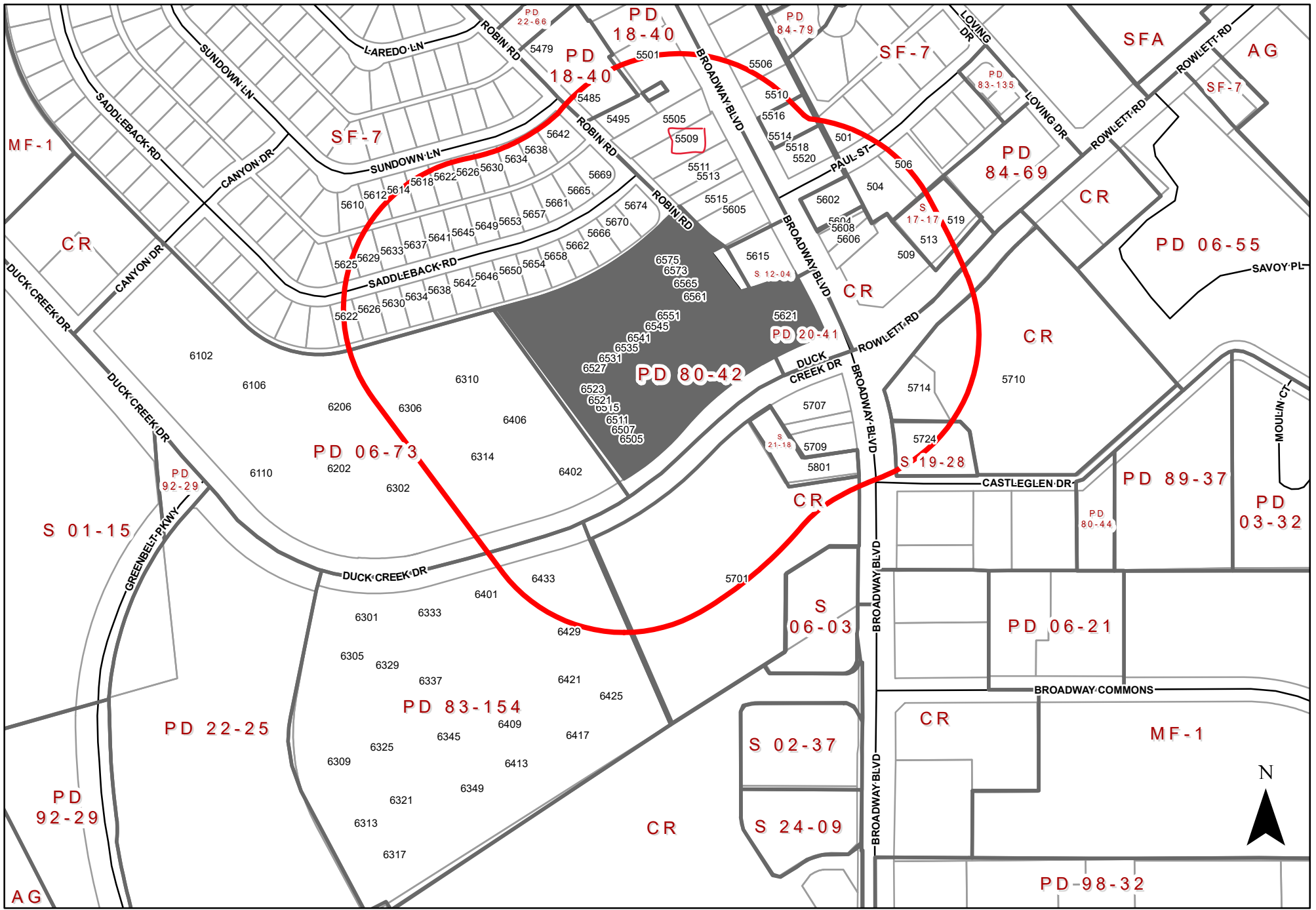
THE PROPOSED DESIGN CONSISTS OF APPX. 2700 TOTAL SQUARE FEET. THE TUNNEL AND EQUIPMENT ROOM (GARAGE SPACE) ARE 1081 AND 763 SF RESPECTIVELY. THE GARAGE SPACE ROOF IS A RADIAL DESIGN WHICH TOPS OUT AT 20'. THE OCCUPIED CONDITIONED SPACE IS A SMALL "OFFICE" AREA WITH AN ACCESSIBLE RESTROOM AND HALLWAY TO ACCESS THE EQUIPMENT ROOM AND TUNNEL. THIS CONDIONED SPACE WILL BE TOPPED OFF WITH A FLAT ROOF WITH AN ELEVATION OF 30'.

THE ADDITION OF STORMWATER DETENTION/RETENTION IS NOT CONSIDERED. THE PROPOSED CAR WASH WILL REDUCE THE IMPERVIOUS AREA WITHIN THE PD AND REDUCE THE STORMATER RUNOFF. THE PD IS NOT LOCATED WITHIN A FLOODPLAIN.

THE PROPOSED FACILITY WILL INCLUDE AN ATTACHED ID SIGN TO BE LOCATED ON THE "TOWER". ANY ADDITIONAL SIGNAGE WILL BE INFORMATIONAL IN NATURE AND FALL WITHIN THE GUIDELINE OF THE CITY OF GARLAND.

THE ADDITION OF QUALITY CAR WASH FACILITY PROVIDES:

- AN ESSENTIAL NEIGHBORHOOD SERVICE
- MINIMAL IMPACT ON THE ON THE DISTRICT AND THE EXISTING INFRASTRUCTURE
- PROVIDES ADDITIONAL TAX REVENUE FROM THE GROUND LEASE IMPROVEMENTS
- IS IN ACCORDANCE WITH THE CITY'S OVERVIEW REGARDING NEW AUTOMOBILE SERVICES



# ZONING MAP Z 25-31

INDICATES AREA OF REQUEST
  INDICATES NOTIFICATION AREA

6545 Duck Creek Dr

# Comment Form

## Case Z 25-31

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

For / A Favor / Đúng

Outside of the Notification  
Area

Against / En Contra / Không

Please complete the following information and email the form to [Planning@garlandtx.gov](mailto: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](mailto: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](mailto: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.

DANNY FAULKNER

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.)

~~5710 RITA~~ ~~HERBERT~~ 5605 BROADWAY

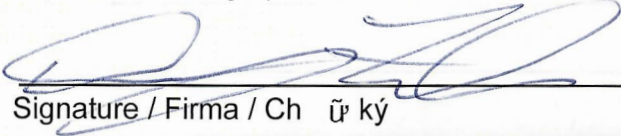
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Ch ữ ký

10/31/25

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.)

214-801-5995

## Comment Form Continued – Case Z 25-31

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

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

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

I had QT that wanted to get A tunnel wash to replace my self serve CAR WASH AND the staff AND councilman for the area SAID NO MORE CAR WASHES. Even though this WAS just replacing AN old one with A NEW ONE. so I don't think this would be AT ALL FAIR if you approve A NEW ONE After turning me down. ~~Also~~ Also why would you want to PUT A CAR WASH this close to MY existing CAR WASH?

From: Mana Adhikaree  
To: Planning Group  
Subject: Case Z 25-31  
Date: Tuesday, November 4, 2025 7:53:12 PM

[You don't often get email from mkadhikaree@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter USERNAME, PASSWORD or SENSITIVE INFORMATION on linked pages from this email. If you are unsure about the message, please contact the Help Desk at x7240 for assistance.

## Comment Form Case Z 25-31

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](mailto: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](mailto: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](mailto: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.

SUMAN K ADHIKARI

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.)

5509 BROADWAY BLVD #B

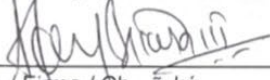
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Ơnh



Signature / Firma / Ch ữ ký

11/04/2025

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.)

# Zoning Response Cases

---

Case Number

Z 25-31

Z 25-31 Mark Stacy. The applicant requests a Specific Use Provision for Automated/Rollover Use. The site is located at 6545 Duck Creek Drive zoned Planned Development (PD) District 80-42 for Community Retail (District 4)

<null>

---

Lindsey  
Fiegelman

AGAINST

11/3/2025 4:15:24 PM

1330 Surrey Ct  
Garland  
Texas  
United States  
75043

OUTSIDE OF THE NOTIFICATION  
AREA



# ***Planning Report***

**File No: Z 25-35/District 4**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: November 10, 2025**

## **REQUEST**

Hold a public hearing and consider approval of 1) an amendment and expansion to Planned Development (PD) District 18-20 to allow a Dwelling, Single-Family Detached development and 2) a Concept Plan for a Dwelling, Single-Family Detached Use.

## **LOCATION**

2906 Bobtown Road, 5401 and 5417 Rosehill Road

## **APPLICANT**

ZoneDev

## **OWNER**

Archworx Holdings, LLC/Garland Foundation for Development, Inc.

## **BACKGROUND**

The subject property is currently a piece of vacant land containing trees and open grassland. The applicant wishes to construct a 54-lot single-family detached development containing a pocket park and detention pond. The applicant is also seeking several deviations from the Planned Development (PD) District 18-20 and the Garland Development Code (GDC) to better accommodate the smaller lots as well as deal with current site conditions limiting development. The Planned Development has no minimum lot sizes.

## **SITE DATA**

The subject site is a 7.098-acre tract of vacant land that is proposed to be a 54-lot single-family detached neighborhood containing a pocket park and detention pond. The site will be accessed from Bobtown Road and Thackery Road.

## **USE OF PROPERTY UNDER CURRENT ZONING**

The site is zoned Planned Development (PD) District 18-20 for Mixed Uses and Community Retail and is currently located in subdistricts 2 and 3 of the PD. The site is currently undeveloped.

Sub-District Two (2) has a mix of permitted land uses that are intended to focus on a mixture of residential and low-intensity commercial, mimicking the Neighborhood Office (NO) District of the Garland Development Code (GDC), in a pedestrian-friendly environment. This sub-district shall serve as a transitional area into the lower density Single-Family areas and provide a buffer from higher density areas, municipal utility facilities, as well as freeway frontage. The core area of this district shall serve those living in the community and giving them a more walkable community with access to the nearby commercial uses within the larger Planned Development.

## **CONSIDERATIONS**

1. *Setbacks:* The applicant proposes a variable minimum setback between one (1) and five (5) feet. Per the Planned Development (PD) District 18-20, a minimum five (5) foot setback is required. In other areas of the city, zero lot developments exist where one side has a zero (0) foot setback and the other side has a ten (10) foot setback. The applicant wishes to

provide more square footage on the smaller lot. Staff will provide an update concerning the proposed setback requests during the Plan Commission meeting.

2. *Building Design:* The applicant proposes five design elements: garage doors with decorative hardware, a covered front porch, distinctive lighting such as sconce lighting, divided light windows, and a comparable element that is not listed and subject to approval. The Planned Development (PD) District 18-20 provides a list of 14 design elements (including one for comparable elements subject to approval) where the applicant must choose five (5) elements. A distinctive lighting such as sconce lighting and divided light windows are two of the fourteen elements listed in the PD. The garage doors with decorative hardware and a covered front porch are similar to, but not the same as two of the fourteen elements being carriage-style garage doors with decorative hardware (when front or side entry) and a covered front porch of at least 50% of the front façade and columns with a masonry base.

3. *Garage Doors:* The applicant proposes a minimum off-set of six inches for the garage door from the remainder of the front façade. Section 2.34 (E) (2) of the GDC states that garages should be offset at a minimum of five (5) feet from the remainder of the street-facing façade. The reduction of the offset will allow for a larger footprint of the home.

4. *Perimeter Landscaping:* The applicant proposes a three (3) foot landscape strip for ornamental grasses and shrubs on the street-side of the required six (6) foot tall masonry wall along Rosehill Road. Additionally, the applicant proposes a 6' landscape buffer on the streetside of the required six-foot tall masonry wall along Bobtown Road. Section 4.40 (A) (1) (a) of the GDC requires that a minimum six-foot tall masonry wall be placed within a eight-foot-wide landscape buffer, having large canopy trees be placed every 50 feet at minimum. There is an existing 20 feet water line easement for North Texas Municipal Water District (NTMWD) where the landscape buffer is required. NTMWD prohibits trees from being planted in this easement. The only landscaping allowed in the easement is ornamental grasses and shrubs. The applicant intends to match or exceed the neighboring development's landscaping across Rosehill Road. There should be a justification for the reduced landscape buffer along Bobtown Road, and staff has not been presented with one.

5. *Site Landscaping:* The applicant proposes one large canopy tree shall be required on each single-family detached lot. Section 4.37 (A) (1) requires two large canopy trees on each single-family detached lot, with at least one being located in the front yard. The applicant proposes this deviation due to the smaller lot size with the possibility that future homeowners could plant an additional tree if they wish.

6. *Roof Pitch:* The applicant proposes a roof pitch of 6:12. Planned Development (PD) District 18-20 states that the roof pitch shall be proposed by the applicant in the development application.

7. *Concrete Sidewalk and Path:* The applicant proposes a six-foot wide concrete sidewalk in the 20-foot-wide electric easement between Rosehill Road and the future residential street. This is to give homeowners better access to the surrounding neighborhood, trails, and outdoor space.

8. *Open Space Amenity:* The applicant proposes a minimum 5,500 square foot open space in their development. This acts as a pocket park in order to provide the community with an amenity and community gathering space.

9. *Sub-district delineation:* The applicant proposes to incorporate a small sliver of sub-district 3 and a tract of land zoned Community Retail (CR) District into sub-district 2 where the vast majority of the site is located. The tract zoned Community Retail (CR) District is located at the northwestern boundary of Planned Development (PD) District 18-20 and the sliver of sub-district 3 is located between Thackery Road, the sub-station, The Parks at Rosehill subdivision, and Rosehill Road. Having all of the land within one sub-district keeps things consistent and makes development far more efficient.

The following table summarizes the deviations:

<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>
Subdistricts within Planned Development (PD) District 18-20	Developments shall be confined to one sub-district.	A small part of sub-district 3 and a tract of land zoned Community Retail (CR) District shall be incorporated into sub-district 2 with the bulk of the development.
Side Yard Setbacks	A minimum five (5) foot side yard setback.	A variable side yard setback between one (1) and five (5) feet.
Building Design	A minimum give (5) design elements shall be picked from the 14 provided in Planned Development (PD) District 18-20.	The developer will provide their own design elements: garage doors with decorative hardware, a covered front porch, distinctive lighting such as sconce lighting, divided light windows, and a comparable element that is not listed and subject to approval.
Garage Door Offset	The garage door must be offset five (5) feet from the remainder of the street-facing façade.	A minimum six inch offset from the garage to the remainder of the front façade.
Perimeter Landscaping	8-foot landscape buffer containing a 6-foot-tall masonry wall along Rosehill Road and Bobtown Road.	A 3-foot landscape buffer on the street side of the 6-foot-tall masonry wall along Rosehill Road and a 6-foot landscape buffer on the street side of the 6-foot-tall masonry wall along Bobtown Road.
Site Landscaping	All residential lots shall have at least two (2) large canopy trees with at least one (1) being in the front yard of the lot.	One large canopy tree will be provided on each residential lot.
Roof Pitch	Set by the applicant in the development application	6:12 roof pitch.

### **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject site. Urban neighborhoods are higher density residential developments. This

residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area’s dominant character or, when desired, promoting a new character.

This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities. The proposed development is in-line with the sub-district of the Planned Development which guides higher density and mixed-use development for the area.

**COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The properties to the north across Bobtown Road are zoned Single-Family-7 (SF-7) District and contain a neighborhood of single-family detached houses. The properties to the west are zoned Community Retail (CR) District and S 12-52 for a substation, containing vacant land and a substation. The properties to the east are zoned Planned Development (PD) District 18-20 and contain a single-family attached neighborhood across Rosehill Road. Finally, the property to the south across Thackery Road is also zoned Planned Development (PD) District 18-20 and is currently undeveloped.

The proposed use is compatible with the surrounding area.

**STAFF RECOMMENDATION**

Staff recommends approval of a Dwelling, Single-Family Detached Use at this location. The proposed use and development does align with the comprehensive plan as well as the development pattern and current zoning for the area. However, staff also recommends that the applicant follow the building design guidelines within the Planned Development (PD) 18-20 instead of providing their own five design elements. The proposed five design elements do not improve the development and offer a lesser version of what the current zoning requires. Staff will provide an update on the proposed reduced setbacks and landscape buffer along Bobtown Road. There still needs to be confirmation that all applicable safety concerns are met with Building and Fire Codes.

**ADDITIONAL INFORMATION**

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

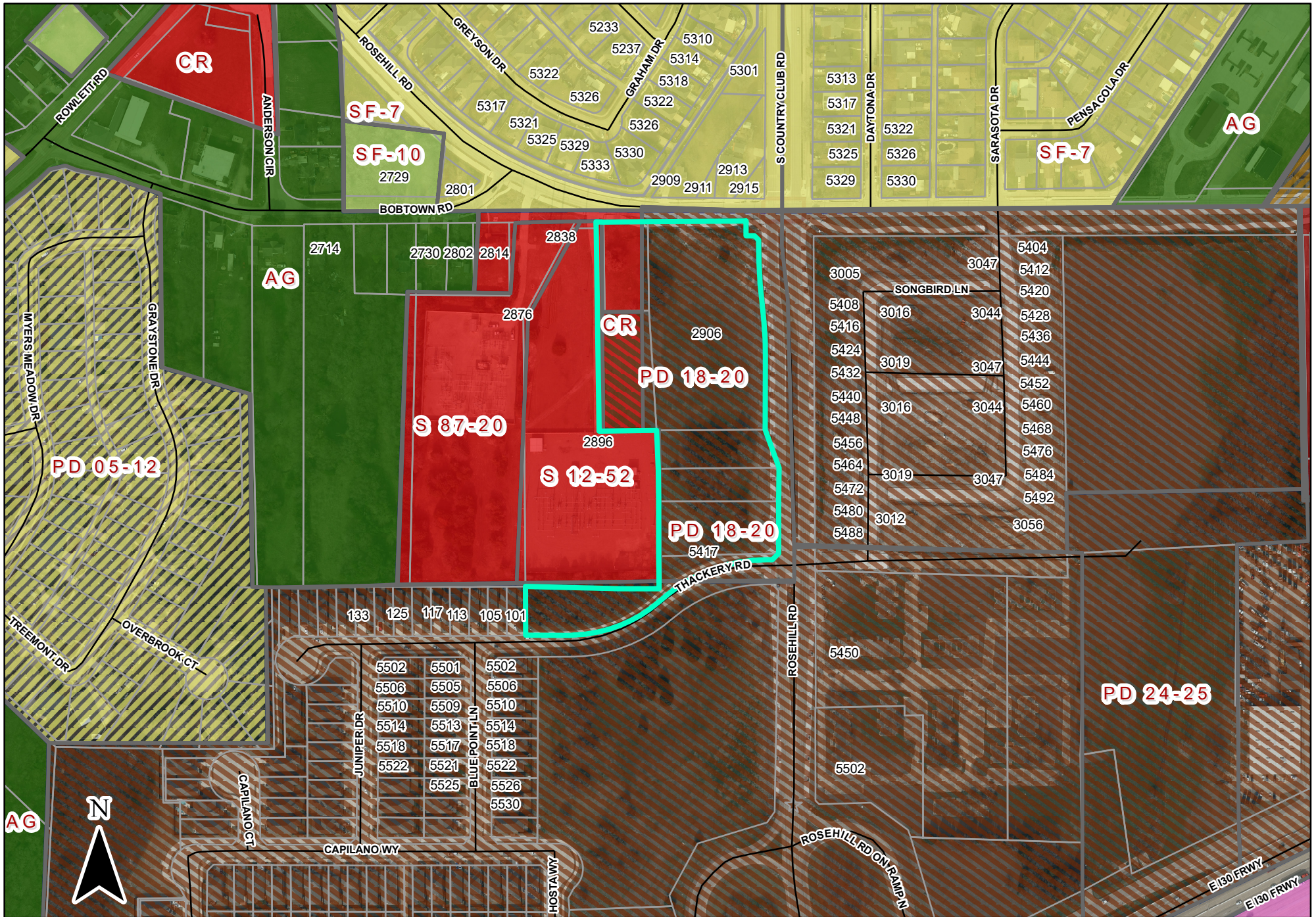
**CITY COUNCIL DATE:** December 2nd, 2025

**PREPARED BY:**

Matthew Wolverton  
Planner II  
Planning & Development  
972-205-2454  
[mwolverton@garlandtx.gov](mailto:mwolverton@garlandtx.gov)

**REVIEWED BY:**

Nabila Nur, AICP  
Planning Director  
Planning and Development  
972-205-2449  
[nnur@garlandtx.gov](mailto:nnur@garlandtx.gov)



0 300 Feet

1 inch = 300 feet

# ZONING MAP Z 25-35



INDICATES AREA OF REQUEST

2906 Bobtown Rd, 5401 & 5417 Rosehill Rd

**VICINITY MAP**

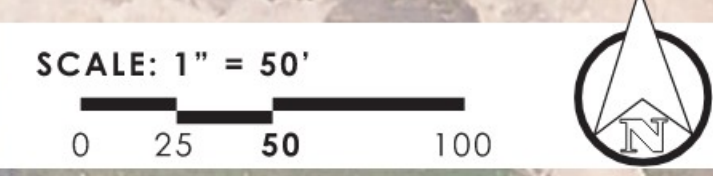
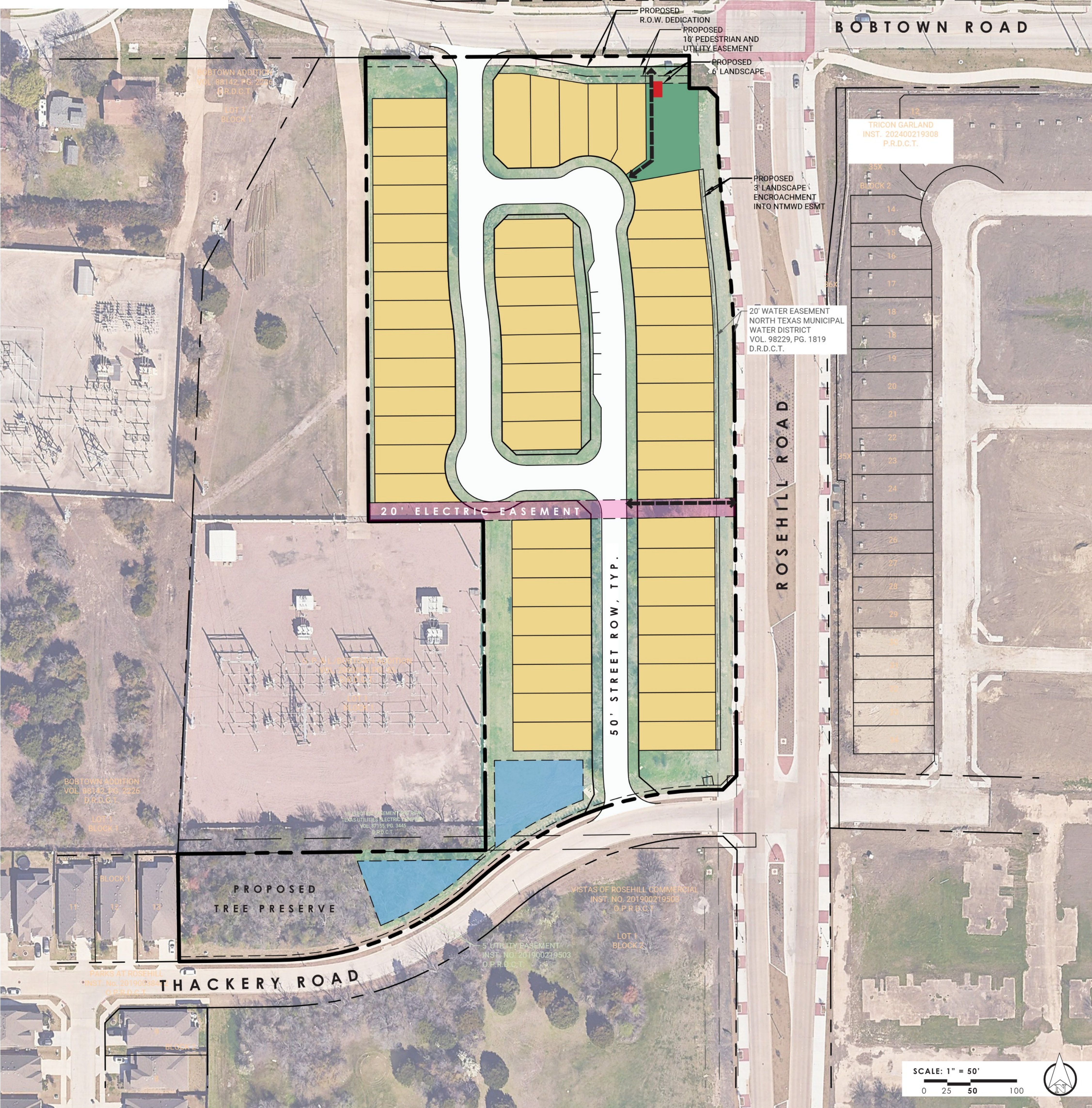


**LAND USE SUMMARY**

7.09 ACRES AS PD 18-20,  
PROPOSED SINGLE FAMILY  
RESIDENTIAL - DETACHED

**SITE LEGEND**

- POCKET PARK
- STORM DETENTION
- RESIDENTIAL LOTS (54)
- 6' SIDEWALK
- BIKE RACKS
- PROJECT BOUNDARY



**NOTE:**  
Site design and construction plans shall conform to all requirements of the Garland Development code (GD), Technical Standards 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.

<b>FIT ID #</b> 250603-1	<b>APPLICANT</b> Maxwell Fisher, AICP ZoneDEV 945.248.4167 maxwell@zonedevtx.com 2502 Grandview Drive Richardson, TX 75080	<b>ENGINEER</b> Rodney Velasquez, PE Barraza Consulting Group 469-767-7853 rvelasquez@barraza-group.com 801 E. Campbell Road, Suite 650	<b>OWNER</b> Nash Chasi Archworx Holdings LLC 903.366.1249 nash@skybridgehomes.com P.O. Box 601292 Dallas, TX 75360
-----------------------------	--	---	---

**Z 25-35**



Facing West viewing site



Facing South down Rosehill Road



Facing East down Bobtown Road



Facing West down Thackery Road

**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE Z 25-35**

**2906 Bobtown Road, 5401 & 5417 Rosehill Road**

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a single-family detached development.
- II. Statement of Effect:** This Planned Development 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 18-20 as 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 and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Permitted Uses: Land Uses are only permitted per Sub-district 2 of Planned Development (PD) District 18-20.
- B. Concept Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.
- C. Setbacks: The side yard setback shall be between one (1) and five (5) feet.

Staff will confirm all applicable safety concerns are met with Building and Fire Codes.

**EXHIBIT B**

D. Building Design: The developer is proposing five (5) design elements, replacing the elements from Planned Development (PD) District 18-20:

- Garage doors with decorative hardware;
- Covered front porch;
- Distinctive lighting such as sconce lighting;
- Divided light windows;
- A comparable element that is not listed and subject to approval

Staff recommends the applicant select the design elements from the 14 options listed in the current PD.

E. Garage Doors: The garage door shall have a minimum off-set of six inches from the remainder of the front façade.

F. Perimeter Landscaping: A three-foot wide landscape buffer with ornamental grasses and shrubs shall be planted on the street-side of the six-foot tall masonry wall along Rosehill Road. Additionally, a six-foot wide landscape buffer shall be provided on the street side of a six-foot tall masonry wall.

The landscaping installed along Rosehill Road will match or exceed the landscaping installed in the Tricon Garland subdivision east of Rosehill Road.

G. Site Landscaping: One large canopy tree shall be provided per residential lot and shall be placed within the lot.

H. Open Space: A minimum 5,500 contiguous square-foot open space is required.

I. Sidewalks: A minimum six-foot wide concrete sidewalk shall be required in the 20' wide easement between Rosehill Road and future residential street as represented on the concept plan.

J. Roof Pitch: A minimum roof pitch of 6:12 is required.



## Written Description Archworx Holdings Bobtown

Archworx Holdings, LLC (“Archworx”), requests approval of a 54-unit single family development on the 7.09-acre site located at the southwest corner of Rosehill Road and Bobtown Road. Archworx requests a change of zoning from CR Community Retail District and amendment to PD 18-20, The Vistas of Rosehill Planned Development District. The property is mostly located in PD 18-20 with exception of the northwest corner, which is zoned CR District. The amendment to PD 18-20 would include: 1) amendment to the regulating and concept plans to establish single family, detached development 2) amendment of the boundaries for subdistricts 2 and 3; 3) amendment to PD 18-20 conditions; and, 4) establishment of a Concept Plan (“Preliminary Development Plan” in PD 18-20) for single family, detached development.

Archworx proposes a two-story, front-entry residential development, yielding 7.6 units per acre. Each house would have an attached, two-vehicle garage and a minimum 20’ deep driveway. Two-way vehicular access would be from both Bobtown Road and Rosehill Road. While PD 18-20 requires a minimum of 1,500-square feet of floor area, each residential unit would be comprised of approximately 1,600- to 1,700-square foot of floor area with 3 bedrooms and 2 or 2.5 baths. The compact residential development aligns with the intent and vision for residences of PD 18-20.

The portion of the property that lies in PD 18-20 planned for homes is in Sub-district 2, which allows for single-family, detached development. The southern end along Thackery, located in Subarea 3, is planned as a stormwater detention area, and a tree preserve. The tree preserve will remain undeveloped and wooded and will be maintained by an HOA. Although no homes are planned in Sub-district 2, the request includes re-aligning the district boundaries so that the entire area of request is in Sub-district 2.

In accordance with PD 18-20, residential development is encouraged to be developed on small lots. This arrangement creates a compact walkable neighborhood. The PD strongly encourages open spaces where residents can easily access pocket parks. Archworx proposes to carry out the intent by creating a publicly accessible pocket park at the southwest corner of Bobtown Road and Rosehill Road. The pocket park would have dedicated bike parking, benches and a manicured lawn, and would be shaded with well-placed trees. The pocket park would have pedestrian connections to the planned residential street and to the public sidewalk along Bobtown Road and Rosehill Road. A 20’ water line easement, located along the eastern perimeter, will provide a buffer from Rosehill Road. A 20’ electric easement traverses the site from Rosehill Road to the electric substation. Provided the franchise utility provider allows, the developer is willing to provide a gated pedestrian connection so that residents can access the Rosehill Road sidewalk more easily.

**ARCHWORX DEVELOPMENT, LLC  
PROPOSED MODIFICATIONS**

<b>ATTRIBUTE/CODE</b>	<b>REQUIREMENT</b>	<b>PROPOSAL</b>	<b>JUSTIFICATION</b>
Subdistrict Delineation	Subdistricts 2 and 3	Place the southern portion of the site currently in Subdistrict 3, in Subdistrict 2	Adjusting the subdistrict boundaries will place the whole area of request/development in Subdistrict 2.
Side Yard Setback PD 18-20	5 feet	1 foot and 5 feet	The proposed side yard will allow for a larger building pad while maintaining access between structures. There will be a minimum 3' wide access and maintenance easement that benefits the 1' side yard owner.
Building Design	A minimum of five design elements as specified in PD 18-20.	A minimum of five design elements as modified below.	The tailored list of design elements provide flexibility and align with the specific product type.
Garage Door Off-Set Section 2.34 E. 1.e.ii	5' from front facade	The portion of the façade with garage doors shall be off-set a minimum of 6 inches from remainder of the front façade	A lower off-set is necessary given the smaller lots. Visual appeal can be accomplished through the PD's required architectural elements.
Landscaping/Perimeter Screening- Rosehill	8' landscaping area on outside of 6' tall masonry wall	Rosehill: 3' landscape strip for ornamental grasses and shrubs only on outside of a planned 6' tall masonry wall. There are also street trees along Rosehill; Bobtown: proposed 6' landscape area along Bobtown in front of a 6' tall masonry wall	Water line easement prohibits trees; however, NTMWD will allow ornamental grasses and shrubs in periphery of easement. The ornamental grasses or shrubs will soften public view of wall along both rights-of-way, matching or exceeding the Tri-Con development across Rosehill.

**ARCHWORX DEVELOPMENT, LLC  
PROPOSED MODIFICATIONS**

Trees on Residential Lots Section 4.37 A.1	2 trees per lot	1 tree per lot	The established PD, PD 18-20, while granting provision for smaller lots, did not give consideration for smaller or fewer trees. One large tree will be placed in the front yard where visible. One tree per lot is appropriate for smaller lots. Residents may plant an additional tree or trees (canopy or ornamental) as desired.
---	-----------------	----------------	---

**Additional Provisions:**

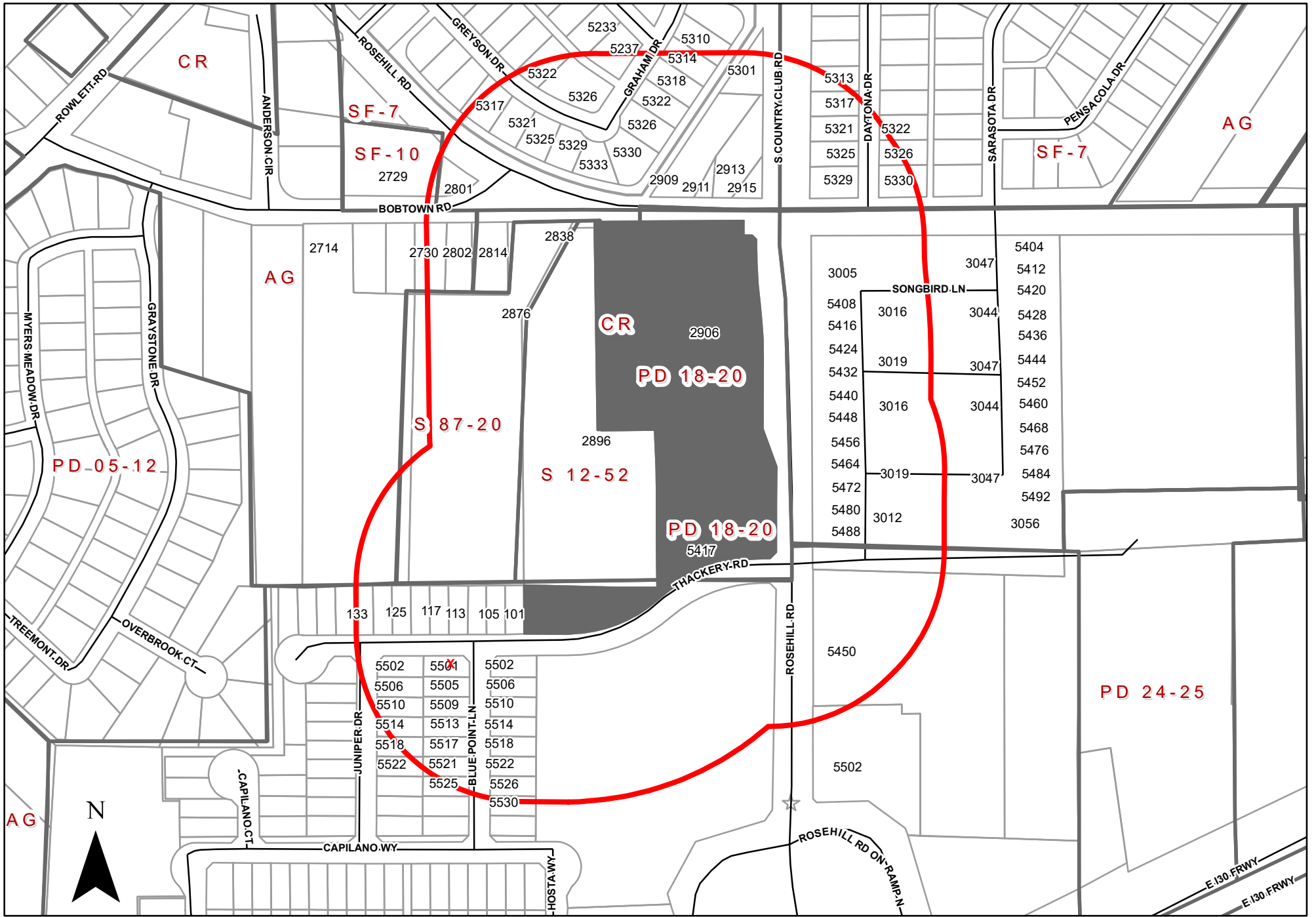
A minimum 5,500-square foot open space is required adjacent to the intersection of Bobtown Road and Rosehill Road.

A minimum 6-foot wide concrete sidewalk is required in the 20' wide east to west easement between Rosehill Road and the proposed residential street.

A minimum roof pitch of 6:12 is required.

Required design elements:

- Garage doors with decorative hardware
- Covered porch
- Distinctive lighting such as sconce lighting
- Divided light windows
- Brick or stone, or a combination thereof on front facade



0 300 Feet  
1 inch = 300 feet

# ZONING MAP Z 25-35

INDICATES AREA OF REQUEST    INDICATES NOTIFICATION AREA

2906 Bobtown Rd, 5401 & 5417 Rosehill Rd

Comment Form  
Case Z 25-35

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

For / A Favor / Đồng ý

Against / En Contra / Không

Please complete the following information and email the form to [Planning@garlandtx.gov](mailto: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](mailto: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](mailto: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.

Francisco Pavan Gomez

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 Blue Point Ln

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

Francisco

Signature / Firma / Chữ ký

11-03-2025

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 25-35

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

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

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

We respectfully oppose the proposed request, as we believe that the new constructions would have a negative impact on our community.

The planned developments are located too close to our homes, posing potential risks to the safety, privacy, and tranquility of our residents. Furthermore, we are concerned that the traffic congestion at the entrance of our community would increase significantly, affecting the overall quality of life for everyone in the area.

# Planning Report

**File No: Z 25-37/District 7**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: November 10, 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 and 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**

On October 27, 2025, the Plan Commission postponed the case until November 10, 2025.

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 for 5 to 10 years 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

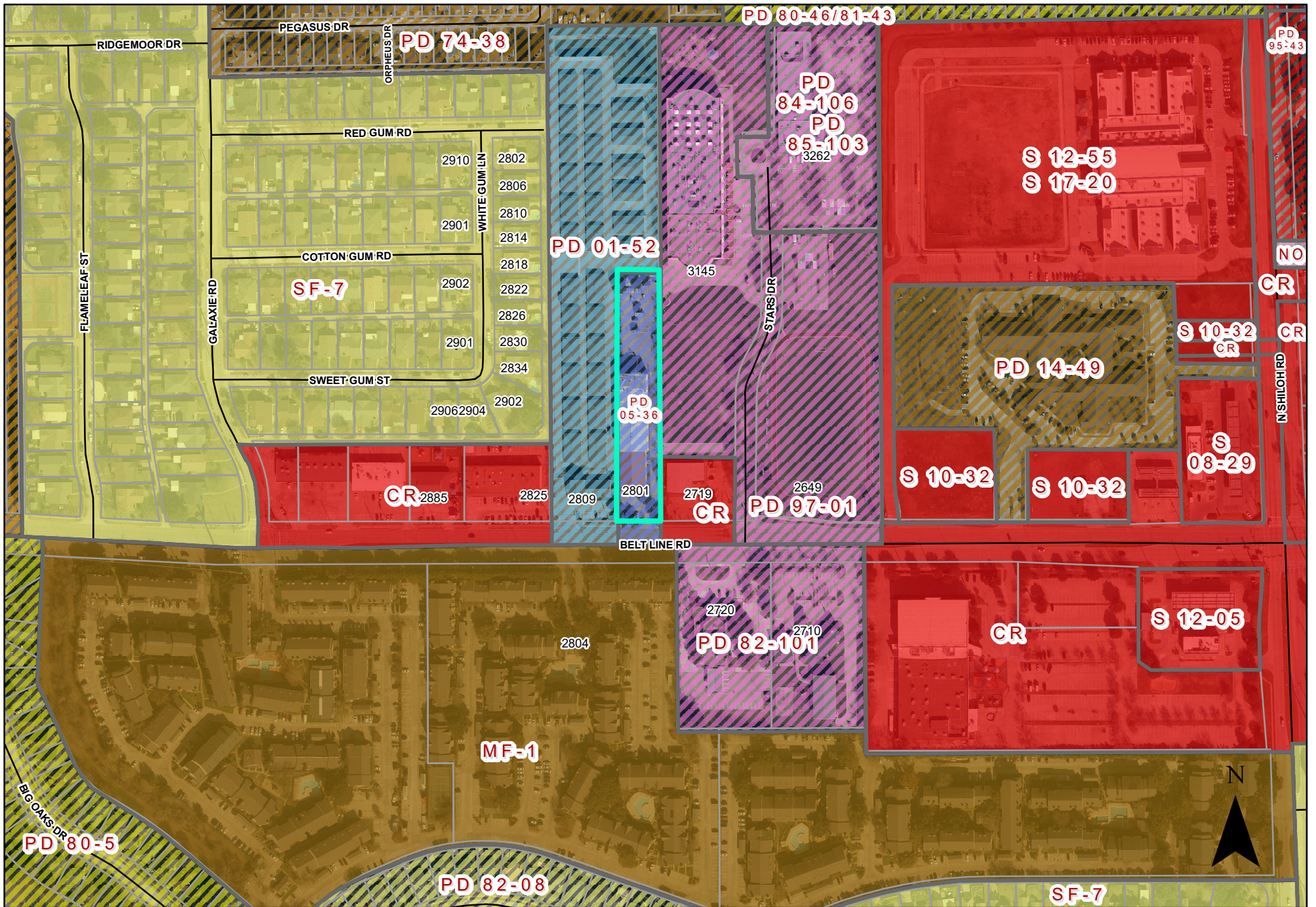
**CITY COUNCIL DATE:** December 2, 2025

**PREPARED BY:**

Emma Chetuya Ph.D., AICP  
Planning Administrator  
Planning & Development  
972-205-2453  
[echetuya@garlandtx.gov](mailto:echetuya@garlandtx.gov)

**REVIEWED BY:**

Nabila Nur, AICP  
Planning Director  
Planning and Development  
972-205-2449  
[nnur@garlandtx.gov](mailto:nnur@garlandtx.gov)



0 300 Feet

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;

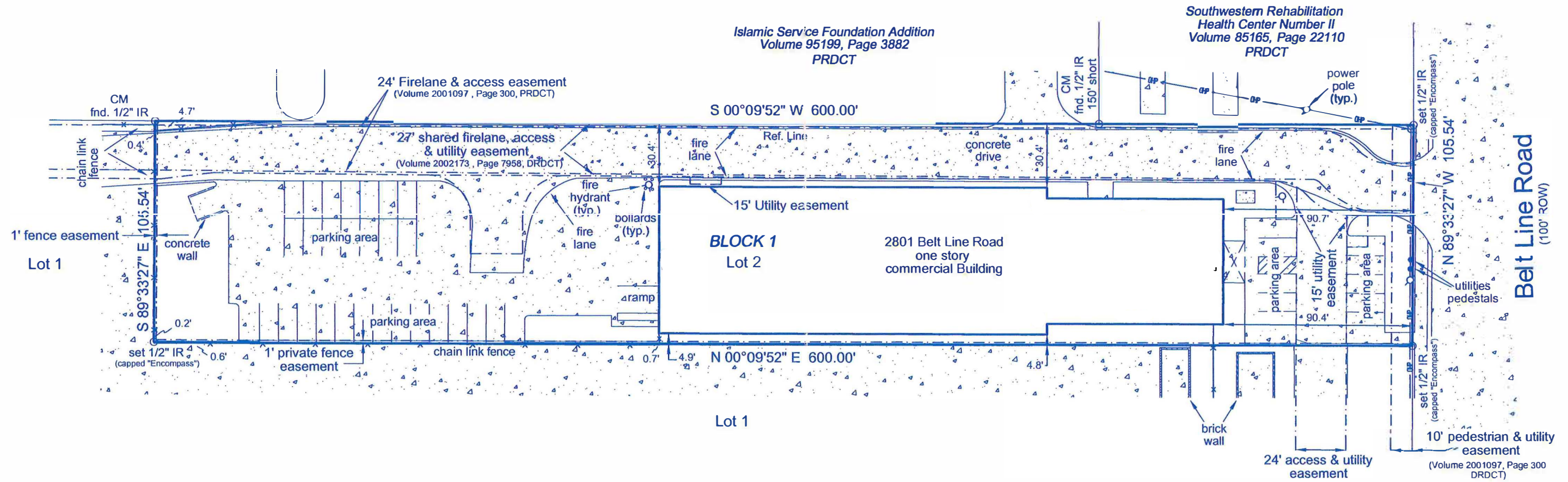
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or 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.

# Exhibit C



SITE DATA TABLE	
	Lot 2
Lot Area	Approx. 63,162 SF
Total Building Area	Approx. 18,040 SF
Office/Showroom Area	Approx. 5,100 SF
Warehouse Area	Approx. 12,940 SF
Lot Coverage %	29%
Existing Zoning	PD-05-36
Proposed Zoning	PD-05-36 (Amendment)
Proposed Land Use	Warehouse Office/Showroom
Current Land Use	Vacant
Parking Provided	39 Spaces
Building Height	25 FT (MAX)

PD AMENDMENT SITE PLAN LOT 2, BLOCK 1 U-STOR/COLORFUL CARPET ADDITION GARLAND / DALLAS		
scale: 1"=50'	drawn: AP	58-200-10-1219
08/11/05	chkd: MC	rev no

**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?

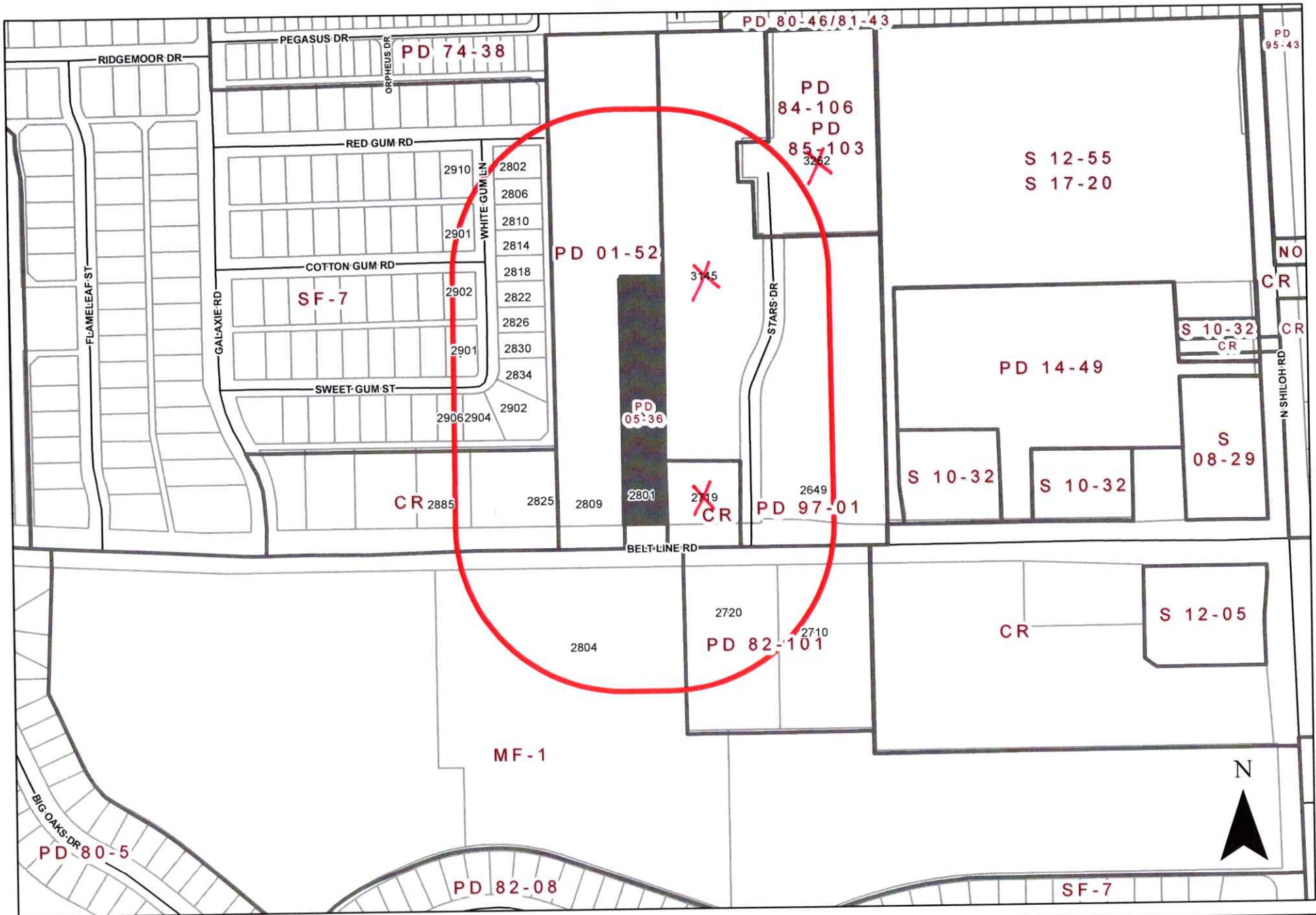
No community amenities (parks, recreational facilities, etc.) are proposed as part of this request.

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.



# ZONING MAP Z 25-37

INDICATES AREA OF REQUEST
  INDICATES NOTIFICATION AREA

2801 Belt Line Rd

# Comment Form

## Case Z 25-37

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

In Favor / Đúng

Against / En Contra / Không

*Against*

Please complete the following information and email the form to [Planning@garlandtx.gov](mailto: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](mailto: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](mailto: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.

Islamic Services Foundation BHA

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.)

3145 Steaks Dr.

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

10-21-20

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 25-37

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](mailto: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](mailto: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](mailto: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.

JAT Learning LLC

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.)

2719 Belt Line Rd.

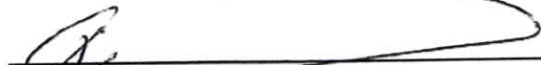
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

  
Signature / Firma / Chữ ký

10-21-25  
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 25-37

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](mailto: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](mailto: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](mailto: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.

North American Islamic Trust

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.)

3262 Medical Plaza # 105

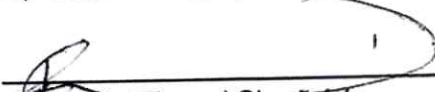
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

10-21-25

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.)