



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
December 11, 2023 at 7:00 p.m.

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.

A pre-meeting will begin at 5:30 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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. Speakers shall register using the electronic registration kiosks in the lobby of City Hall.

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.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. The Plan Commission has had the opportunity to review each of these items during a pre-meeting. The Chairman will announce the agenda and provide an opportunity for members of the audience and the Plan Commission to request that an item be removed and considered separately.

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the November 20, 2023 meeting.

2. PLATS

- a. P 23-38 Talley Road Estates No. 16 -- Final Plat
- b. P 23-39 Heritage Park Addition - Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the Plan Commission Secretary before speaking (cards are located at the entrance to the Council Chambers). The Chairman will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

3. ZONING

- a. Consideration of the application of **Jacobs Telecommunications/Christine Johnson**, requesting approval of 1) an Amendment to Planned Development (PD) District 14-07 for Community Retail Uses to allow an Antenna, Commercial Use and 2) a Detail Plan for an Antenna, Commercial Use. This property is located at 4535 Bass Pro Drive. (District 3) (File Z 23-33)
- b. Consideration of the application of **Realty investments C/o Maxwell Fisher**, requesting approval of 1) a Change in Zoning from Light Commercial (LC) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) and Live/Work Uses and 2) a Detail Plan for a multi-family and live/work development. This property is located at 630 East Interstate 30 Freeway and 5305 Zion Road. (District 3) (File Z 23-36)
- c. Consideration of the application of **Matt Drahos**, requesting approval of 1) a Specific Use Provision for an Automobile Sales, New or Used Use on a property zoned Industrial (IN) District and 2) a Plan for Automobile Sales, New or Used. This property is located at 421 East Walnut Street. (District 2) (File Z 23-42)
- d. Consideration of the application of **708 Studios, LLC/Clara M. Carlisle**, requesting approval a Change in Zoning from Neighborhood Office (NO) District to Community Retail (CR) District. This property is located at 2930 Broadway Boulevard. (District 5) (File Z 23-45)

4. MISCELLANEOUS

- a. Consideration to amend Section 6.03, "Definitions," Section 2.52, "Special Standards for Certain Uses," the Land Use Matrix of Chapter 2, and the Downtown (DT) District Land Use Matrix of Chapter 7 of the Garland Development Code to allow for Reception Facility, Small Scale use in certain zoning districts.

5. 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

Plan Commission

1. a.

Meeting Date: 12/11/2023

Item Title: Plan Commission Minutes for November 20, 2023

Summary:

Consider approval of the Plan Commission Minutes for the November 20, 2023 meeting.

Attachments

November 20, 2023 Plan Commission Minutes



MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, November 20, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present: Scott Roberts, Chairman
Julius Jenkins, 1st Vice Chair
Wayne Dalton, 2nd Vice Chair
Stephanie Paris, Commissioner
Georgie Cornelius, Commissioner
Rich Aubin, Commissioner
Patrick Abell, Commissioner
Michael Rose, Commissioner
Robert John Smith, Commissioner

Staff Present: Will Guerin, Planning Director
Nabiha Ahmed, Lead Development Planner
Matthew Wolverton, Development Planner
Shawn Roten, Senior Assistant City Attorney
Tracy Allmendinger, Deputy City Secretary

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. The Plan Commission has had the opportunity to review each of these items during a pre-meeting. The Chairman will announce the agenda and provide an opportunity for members of the audience and the Plan Commission to request that an item be removed and considered separately.

Motion was made by Commissioner Aubin to **approve** the Consent Agenda. Seconded by Commissioner Rose. **Motion carried: 9 Ayes, 0 Nays.**

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the November 13, 2023 meeting. **APPROVED**

2. MISCELLANEOUS

- a. Impact Fee Report **APPROVED**
b. Consider cancellation of the May 27, 2024 and December 23, 2024 Plan Commission meetings. **APPROVED**

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the Plan Commission Secretary before speaking (cards are located at the entrance to the Council Chambers). The Chairman will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

3. ZONING

- a. Consideration of the application of **Cody Perlmeter**, requesting approval of an Amendment of Conditions to Planned Development (PD) District 94-35 for Community Retail Uses to allow a Pet Care/Play Facility (indoor); Learning Center, Specialized; Health & Fitness Gym (Indoor); and Veterinary Clinic, Small Animal (indoors only) use. This property is located at 1901 Northwest Highway. (District 5) (File Z 23-40) **APPROVED**

Motion was made by Commissioner Aubin to close the public hearing and approve the application as presented with staff recommendation with the additional use for Studio, Fitness or Performing Arts

under 5,000 square feet. Seconded by Commissioner Jenkins. Motion carried: 9 Ayes, 0 Nays.

- b. Consideration of the application of **City of Garland**, requesting approval of an amendment to Planned Development (PD) District 20-17 regarding removing the Detail Plan requirement for Data Center Uses, when a Data Center is allowed by right and meets applicable requirements. This area is generally located northeast of President George Bush Turnpike, west of Holford Road, and south of the city limits line. (District 1) (File Z 23-46) **APPROVED**

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application as presented. Seconded by Commissioner Rose. **Motion carried: 9 Ayes, 0 Nays.**

4. **ADJOURN**

There being no further business to come before the Plan Commission, the meeting adjourned at 7:06 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Tracy Allmendinger, Deputy City Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 12/11/2023

Item Title: P 23-38 Talley Road Estates No. 16 - Final Plat

Summary:

P 23-38 Talley Road Estates No. 16 -- Final Plat

Attachments

P 23-38 Talley Road Estates No. 16 Final Plat Report & Attachments

Planning Report

File No: P 23-38 / District 1

Agenda Item:

Meeting: Plan Commission

Date: December 11, 2023



GARLAND

TEXAS MADE HERE

FINAL PLAT

Talley Road Estates No. 16

LOCATION

1018 Talley Road

ZONING

Agricultural (AG) District

NUMBER OF LOTS

One

ACREAGE

6.0 acres

BACKGROUND

The applicant requests approval of a Final Plat to construct a new single-family detached home.

STAFF RECOMMENDATION

Approval of the Final Plat. All technical requirements have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION

- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



GARLAND

Plan Commission

2. b.

Meeting Date: 12/11/2023

Item Title: P 23-39 Heritage Park Addition - Final Plat

Summary:

P 23-39 Heritage Park Addition - Final Plat

Attachments

P 23-39 Heritage Park Addition - Final Plat Report & Attachments

Planning Report

File No: P 23-39 / District 5

Agenda Item:

Meeting: Plan Commission

Date: December 11, 2023



GARLAND

TEXAS MADE HERE

FINAL PLAT

Heritage Park Addition

LOCATION

Southwest Corner of West Miller Road & Sherwood Drive

ZONING

Planned Development (PD) District 20-42

NUMBER OF LOTS

Three (3) HOA & Seventy-Six (76) Total lots

ACREAGE

15.18 acres

BACKGROUND

The applicant requests approval of a Final Plat to construct single-family detached homes.

STAFF RECOMMENDATION

Approval of the Final Plat. All technical requirements have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION

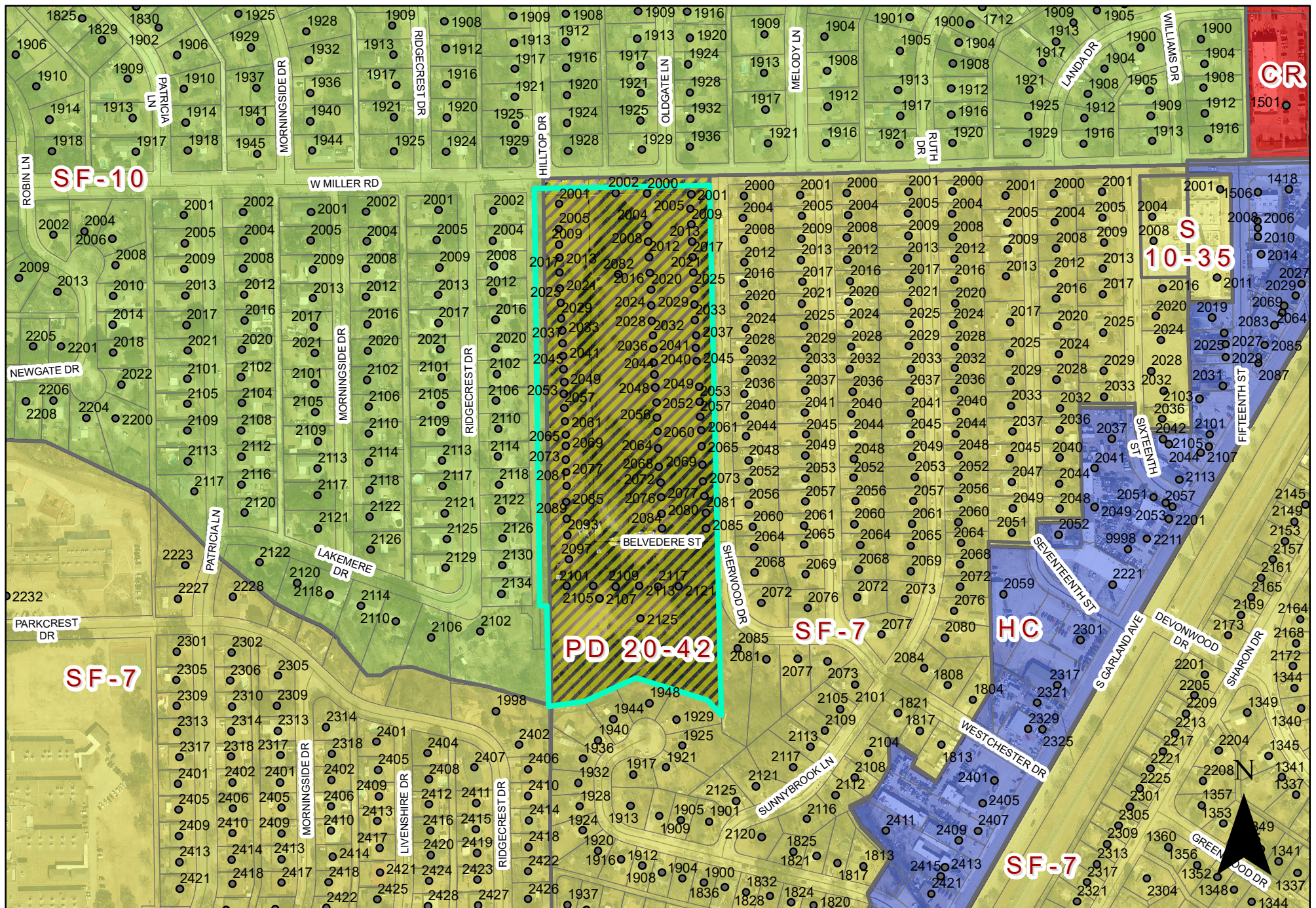
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

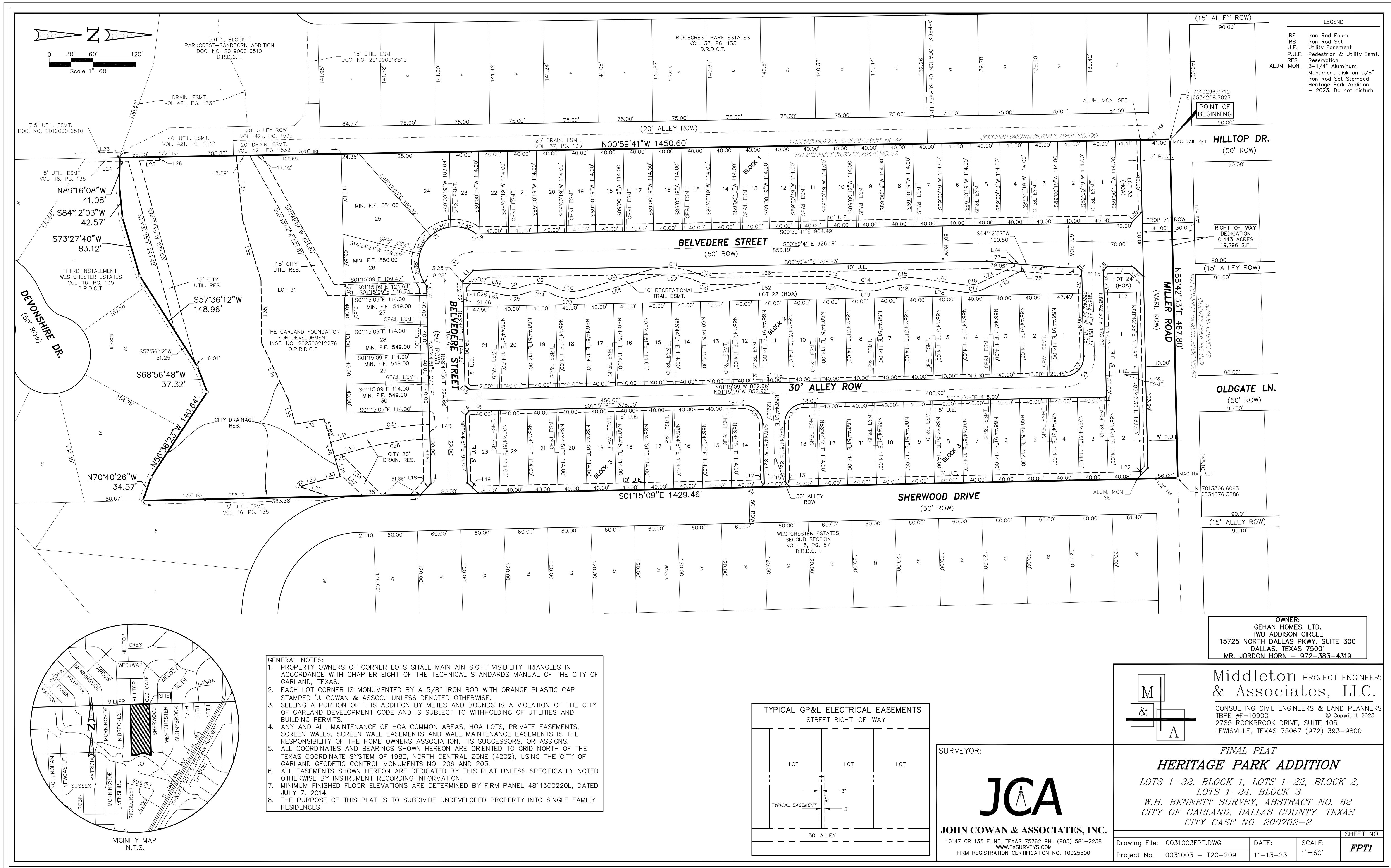


0 230 460 Feet
1 inch = 347 feet

PLAT MAP P 23-39

 INDICATES AREA OF REQUEST

SW Corner of West Miller Road & Sherwood Drive



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, GEHAN HOMES, LTD, a Texas Limited Partnership, is the owner of that certain lot, tract, or parcel of land, being part of the William H. Bennett Survey, Abstract No. 62, Dallas County, Texas, and being a part of that certain called 15.180 acre tract described in a special warranty deed to Gehan Homes, LTD, recorded in Instrument No. 202100260465 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.) and The Garland Foundation For Development, a Texas local government corporation, is the owner of that certain lot, tract, or parcel of land, being a part of that certain called 3.167 acre tract described in a special warranty deed to The Garland Foundation For Development Inc., a Texas local government corporation, recorded in Instrument No. 202300212276 (O.P.R.D.C.T.) and being more completely described as follows, to-wit:

BEGINNING at a mag nail (set) for the Northwest corner of the above mentioned 15.180 acre tract, the Northwest corner of the above mentioned Bennett Survey, the Northeast corner of the Jeremiah Brown Survey, Abstract No. 195, in the line of the Albert Chandler Survey, Abstract No. 269, near the centerline of West Miller Road;

THENCE North 88 deg. 42 min. 33 sec. East generally with the centerline of West Miller Road, the South line of the Chandler Survey, the North line of the Bennet Survey, the North line of the 15.180 acre tract, a distance of 467.80 ft. to a mag nail (set) for the Northeast corner of same;

THENCE South 01 deg. 15 min. 09 sec. East with the East line of the 15.180 acre tract, at 30.00 ft. pass a 1/2" iron rod (found) for the Northwest terminus of Sherwood Drive, at 1343.85 ft. pass a 1/2" iron rod (found) for reference in the West line of Lot 42, Block B of Westchester Estates, Third installment as shown by plat of same recorded in Volume 16, Page 135 of the Map Records of Dallas County, Texas (MRDCT), and continue a total distance of 1429.46 ft. to the Southeast corner of the 15.180 acre tract, in the Northeast line of Lot 24, in the centerline of the west prong of Duck Creek;

THENCE westerly with the centerline of Duck Creek, the North line of Lots 24, 22 and 21, the South line of the 15.180 acre tract, as follows:
North 70 deg. 40 min. 26 sec. West a distance of 34.57 ft. to a corner,
North 56 deg. 36 min. 23 sec. West a distance of 140.64 ft. to a corner,
South 68 deg. 56 min. 48 sec. West a distance of 37.32 ft. to a corner,
South 57 deg. 36 min. 12 sec. West a distance of 148.96 ft. to a corner,
South 73 deg. 27 min. 40 sec. West a distance of 83.12 ft. to a corner,
South 84 deg. 12 min. 03 sec. West a distance of 42.57 ft. to a corner,
and North 89 deg. 16 min. 08 sec. West a distance of 41.08 ft. to the Southwest corner of the 15.180 acre tract, in the East line of a 20 ft. alley and drainage easement as shown by the plat of Ridgecrest Park Estates, recorded in Volume 37, Page 133, MRDCT;

THENCE North 00 deg. 59 min. 41 sec. West with the East line of the alley and drainage easement, the West line of the 15.180 acre tract, at 49.89 ft. pass a 1/2" iron rod (found) west of line 1.12 ft., at 276.70 ft. pass a 5/8" iron rod (found) for reference, at 1420.63 ft. pass a 1/2" iron rod (found) for the Northeast terminus of the 20 ft. alley and drainage easement, and continue a total distance of 1450.60 ft. to the place of beginning, containing 15.180 acres (661,261 s.f.) of land.

Bearing oriented to Grid North of the Texas State Plane Coordinate System of 1983, North Central Zone (4202).

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Gehan Homes, LTD., a Texas Limited Partnership and The Garland Foundation For Development Inc., a Texas nonprofit corporation, the owners of the property described in this plat, acting by and through their duly authorized agents, do hereby adopt this plat, designating the property as **HERITAGE PARK ADDITION**, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick-up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

The Recreational Trail Easement is hereby dedicated for pedestrian, passive recreational trail purposes, such as walking, hiking, jogging, bicycling, and other similar recreational purposes. The City of Garland shall have the right to occupy, maintain, re-grade, modify, and expand trail improvements and use the surface of the Recreational Trail Easement Area. However, the property owner shall retain title to all improvements and is responsible for designing, constructing, and maintaining all improvements to the minimum standards set by applicable city, state, and federal laws and regulations. Notwithstanding any other language contained herein to the contrary, the City is not required to maintain the Recreational Trail Easement or any improvements therein. In the event the City elects to conduct maintenance, modification, or expansion activities to any improvements within the Recreational Trail Easement, the City shall obtain prior written authorization from the property owner, which shall not be unreasonably withheld, before making substantive modifications to, or conducting maintenance activities on, trail improvements.

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.
WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2023.

Gehan Homes, LTD., a Texas Limited Partnership
located at 15275 N. Dallas Pkwy. Suite 300
Addison, Texas 75001

BY: Chris Lynch, President of Land Operations

Garland Foundation for Development, Inc., a Texas local government corporation
located at 200 N. Fifth Street
Garland, Texas 75040

Michael A. Hesser, Executive Director
Garland Foundation for Development, Inc.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Chris Lynch known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael A. Hesser known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

Notary Public, State of Texas

SURVEYOR'S AFFIRMATION:

I, PHILIP W. CORNETT, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2023

PHILIP W. CORNETT

Texas Registered Professional Land Surveyor No. 5515

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Philip W. Cornett, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

Notary Public, State of Texas

Lot Table		
Lot/Blk	Area S.F.	Area Ac.
1 1	4560	0.105
2 1	4560	0.105
3 1	4560	0.105
4 1	4560	0.105
5 1	4560	0.105
6 1	4560	0.105
7 1	4560	0.105
8 1	4560	0.105
9 1	4560	0.105
10 1	4560	0.105
11 1	4560	0.105
12 1	4560	0.105
13 1	4560	0.105
14 1	4560	0.105
15 1	4560	0.105
16 1	4560	0.105
17 1	4560	0.105
18 1	4560	0.105
19 1	4560	0.105
20 1	4560	0.105
21 1	4560	0.105
22 1	4560	0.105
23 1	4288	0.098
24 1	8584	0.197
25 1	9642	0.221
26 1	5470	0.126
27 1	4560	0.105
28 1	4560	0.105
29 1	4560	0.105
30 1	4560	0.105
31 1 CITY	138087	3.170
32 1 HOA	3956	0.091

Lot Table		
Lot/Blk	Area S.F.	Area Ac.
1 2	5252	0.121
2 2	4560	0.105
3 2	4560	0.105
4 2	4560	0.105
5 2	4560	0.105
6 2	4560	0.105
7 2	4560	0.105
8 2	4560	0.105
9 2	4560	0.105
10 2	4560	0.105
11 2	4560	0.105
12 2	4560	0.105
13 2	4560	0.105
14 2	4560	0.105
15 2	4560	0.105
16 2	4560	0.105
17 2	4560	0.105
18 2	4560	0.105
19 2	4560	0.105
20 2	4560	0.105
21 2	5402	0.124
22 2 HOA	40350	0.926

Lot Table		
Lot/Blk	Area S.F.	Area Ac.
1 3	5129	0.118
2 3	6485	0.149
3 3	4560	0.105
4 3	4560	0.105
5 3	4560	0.105
6 3	4560	0.105
7 3	4560	0.105
8 3	4560	0.105
9 3	4560	0.105
10 3	4560	0.105
11 3	4560	0.105
12 3	4560	0.105
13 3	4961	0.114
14 3	4961	0.114
15 3	4560	0.105
16 3	4560	0.105
17 3	4560	0.105
18 3	4560	0.105
19 3	4560	0.105
20 3	4560	0.105
21 3	4560	0.105
22 3	4560	0.105
23 3	5117	0.117
24 3 HOA	4554	0.105

Line Table		
Line #	Bearing	Dist.
L1	S46°07'25"E	21.17
L37	S84°26'17"W	88.35
L4	S0°59'41"E	26.00
L5	S43°51'26"W	7.09
L6	S46°08'34"E	7.05
L7	S0°59'41"E	35.00
L12	N46°15'09"W	7.07
L13	N43°44'51"E	7.07
L14	S46°15'09"E	7.07
L15	N43°44'51"E	7.07
L16	N1°17'27"W	45.00
L17	S1°15'09"W	45.00
L18	S46°15'09"E	21.21
L19	N43°44'51"E	21.21
L20	N46°08'34"W	21.16
L21	N43°51'26"E	21.27
L22	S46°16'18"E	21.21
L23	S89°16'08"E	5.00
L24	N0°59'41"W	11.79
L25	N0°59'41"W	27.87
L26	S89°00'19"W	5.00
L27	S18°21'16"W	41.17
L28	N48°45'49"W	2.71
L29	N15°41'48"W	27.62
L30	N11°14'11"W	25.73
L31	S74°23'47"W	82.91
L32	S10°31'56"E	40.56
L33	S74°20'12"W	35.68
L34	S64°48'53"W	86.22
L35	S89°24'35"W	86.50
L36	S73°06'07"W	87.96

Line Table		
Line #	Bearing	Dist.
L37	S84°26'17"W	88.35
L38	N11°15'09"W	27.97
L39	S44°23'47"W	80.66
L40	S15°36'13"E	9.41
L41	N15°36'13"W	35.81
L43	N88°47'00"E	20.00
L45	S15°36'13"E	35.81
L46	S74°23'47"W	20.00
L47	N44°23'47"E	45.28
L48	N74°23'47"E	23.71
L57	S1°15'09"W	21.14
L59	N11°45'00"E	23.81
L63	N16°32'29"W	92.69
L66	N0°34'49"W	147.16
L70	N8°14'37"E	61.34
L72	N25°54'56"W	49.86
L73	N85°17'03"W	3.31
L74	N4°42'57"E	10.00
L75	S85°17'03"E	9.01
L78	S8°14'37"W	61.34
L85	S16°32'29"E	92.69
L89	S11°45'00"W	23.81
L91	S1°15'09"E	21.14
L92	S88°44'51"W	10.00
L93	S25°54'56"E	55.56

Curve Table					
No.	Delta	Radius	Length	Ch. Dist.	Bearing
C1	166°11'44"	50.00'	145.03'	99.28'	S46°07'25"E
C2	90°15'28"	38.50'	60.65'	54.57'	S46°07'25"E
C3	90°02'18"	27.00'	42.43'	38.20'	N46°16'18"W
C4	90°02'18"	42.00'	66.00'	59.42'	N46°16'18"W
C5	90°00'00"	27.00'	42.41'	38.18'	S43°44'51"W
C6	90°00'00"	27.00'	42.41'	38.18'	S46°15'09"E
C7	13°00'09"	57.50'	13.05'	13.02'	N51°4'56"E
C8	32°45'01"	47.50'	27.15'	26.78'	N4°37'30"W
C9	47°52'01"	55.00'	45.95'	44.62'	N2°56'00"E
C10	43°24'30"	47.50'	35.99'	35.13'	N5°09'45"E
C11	40°30'34"	107.50'	76.00'	74.43'	N3°42'47"E
C12	24°32'53"	45.00'	19.28'	19.13'	N11°41'38"E
C13	19°02'27"	107.50'	35.72'	35.56'	N8°56'24"E
C14	35°09'17"	95.00'	58.29'	57.38'	N0°52'59"E
C15	24°56'16"	105.00'	45.70'	45.34'	N41°3'31"W
C16	34°09'34"	45.00'	26.83'	26.43'	N8°50'09"W
C17	34°09'34"	55.00'	32.79'	32.31'	S8°50'09"E
C18	24°56'16"	95.00'	41.35'	41.02'	S41°3'31"E
C19	35°09'17"	105.00'	64.42'	63.42'	S0°52'59"W
C20	19°02'27"	97.50'	32.40'	32.25'	S8°56'24"W
C21	24°32'53"	55.00'	23.56'	23.38'	S11°41'38"W
C22	40°30'34"	97.50'	68.93'	67.51'	S3°42'47"W
C23	43°24'30"	57.50'	43.56'	42.53'	S5°09'45"W
C24	47°52'01"	45.00'	37.59'	36.51'	S2°56'00"W
C25	32°45'01"	57.50'	32.87'	32.42'	S4°37'30"E
C26	13°00'09"	47.50'	10.78'	10.76'	S51°4'56"W
C27	14°29'30"	410.00'	103.70'	103.42'	N8°21'28"W
C28	14°29'50"	390.00'	98.68'	98.42'	S8°21'18"E

SPACE RESERVED FOR COUNTY RECORDING LABEL

Approved and accepted for the City of Garland this _____ day of _____, 2023 by the City Plan Commission of the City of Garland, Texas.
Director of Planning
Chairman of Plan Commission
The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date

M & A Middleton PROJECT ENGINEER: & Associates, LLC. CONSULTING CIVIL ENGINEERS & LAND PLANNERS TBPE #F-10900 © Copyright 2023 2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800	
FINAL PLAT HERITAGE PARK ADDITION LOTS 1-32, BLOCK 1, LOTS 1-22, BLOCK 2, LOTS 1-24, BLOCK 3 W.H. BENNETT SURVEY, ABSTRACT NO. 62 CITY OF GARLAND, DALLAS COUNTY, TEXAS CITY CASE NO. 200702-2	
Drawing File: 0031003FPT.DWG	SHEET NO:
Project No. 0031003 - T20-209	FPT2



GARLAND

Plan Commission

3. a.

Meeting Date: 12/11/2023

Item Title: Z 23-33 Jacobs Telecommunications/Christine Johnson (District 3)

Summary:

Consideration of the application of **Jacobs Telecommunications/Christine Johnson**, requesting approval of 1) an Amendment to Planned Development (PD) District 14-07 for Community Retail Uses to allow an Antenna, Commercial Use and 2) a Detail Plan for an Antenna, Commercial Use. This property is located at 4535 Bass Pro Drive. (District 3) (File Z 23-33)

Attachments

Z 23-33 Jacobs Telecommunications/Christine Johnson (District 3)

Z 23-33 Jacobs Telecommunications/Christine Johnson Responses

Planning Report

File No: Z 23-33/District 3

Agenda Item:

Meeting: Plan Commission

Date: December 11, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval 1) of an Amendment to Planned Development (PD) District 14-07 for Community Retail Uses and 2) a Detail Plan for an Antenna, Commercial Use.

LOCATION

4535 Bass Pro Drive

APPLICANT

Jacobs Telecommunications/Christine Johnson

OWNER

Harbor Point Hotels LLC, a Texas LLC

BACKGROUND

The subject property is currently developed with a limited service hotel [Holiday Inn Express and Suites]. The applicant intends to lease 0.0112 acres of the site along Bass Pro Drive and propose a seventy-five (75)-foot AT&T cellular tower with a five (5)-foot lightning rod above the tower.

The GDC allows a cellular tower by right if it is less than eighty-five (85) feet in height. However, Planned Development (PD) District 14-07 was intended for a limited hotel use. The applicant has brought forward a Detail Plan to add the Antenna, Commercial Use, with certain flexibilities requested.

SITE DATA

The subject property contains approximately 0.0112 acres (488 square feet) in area. The site can be accessed from Bass Pro Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The purpose of Planned Development (PD) District 14-07 for Community Retail Uses is to allow a limited service hotel.

The GDC allows a cellular tower by right in a non-residential district if it is less than eighty-five (85) feet in height. The subject property is intended for a limited hotel use; therefore, an amendment to the Detail Plan is required.

CONSIDERATIONS

1. The applicant proposes a seventy-five (75)-foot tall monopole tower with nine (9) antennas along with ground equipment within the 0.0112-acre lease area. Per the applicant's narrative, "this proposal is being requested as the need for cell coverage in the area has grown due to dropped calls and capacity issues. The need for this coverage is for superior cell service and for the safety of all citizens in the area."

2. Planned Development (PD) Development 14-07 requires 126 parking spaces using the parking ratio 1.25 parking spaces per room and 1 parking space per every 200 square feet of the meeting room. The proposed monopole tower will eliminate two (2) parking spaces and resulting in 124 spaces. The applicant contends the parking reduction will not have a negative impact on the current property. It should also be noted that the GDC parking ratio for limited service hotel is 1 space per every room and 1 per every 200 square feet of restaurant, retail, conference and office area, which would calculate to 102 parking spaces, thus making the request allowed per the GDC.
3. The GDC does not allow a freestanding commercial antenna support structure within 5,000 feet from another wireless telecommunications antenna. The nearest tower is 1,476 feet away from the proposed tower, on the opposite side of I-30. Therefore, the applicant is requesting through the Planned Development amendment to allow the tower to be located closer than 5,000 feet from an existing tower due to cellular coverage issues.
4. The GDC requires either a dense, opaque, evergreen landscaped screen, coated chain-link fence with landscaping, or a six (6)-foot solid masonry wall. The perimeter of the lease area will be screened with a six (6)-foot masonry wall with gates facing internal to the site. The proposal does not trigger additional screening and landscaping requirements. However, at the recommendation of staff, the applicant is proposing evergreen landscape shrubs along the enclosure for enhanced aesthetics.

COMPREHENSIVE PLAN

The Future Land Use Map for the Envision Garland 2030 Comprehensive Plan identifies this area as Regional Center.

Regional centers are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses.

The proposed monopole tower is necessary to improve cellular coverage to the existing area and future development.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

The proposal supports the existing hotel, businesses, residents, as well as future development, by providing additional cellular coverage to the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is a lease area within Planned Development (PD) 14-07, which is developed with a limited service hotel. The surrounding properties are mainly retail, restaurant, and multi-family uses.

STAFF RECOMMENDATION

Approval 1) of an Amendment to Planned Development (PD) District 14-07 for Community Retail Uses and 2) a Detail Plan for an Antenna, Commercial Use.

The proposal will improve cellular coverage for the area. For enhanced screening and aesthetics, staff has recommended the applicant plant large screening shrubs along the north and east of the masonry wall enclosure. The applicant concurs and has provided landscaping accordingly.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Location Map
Photos

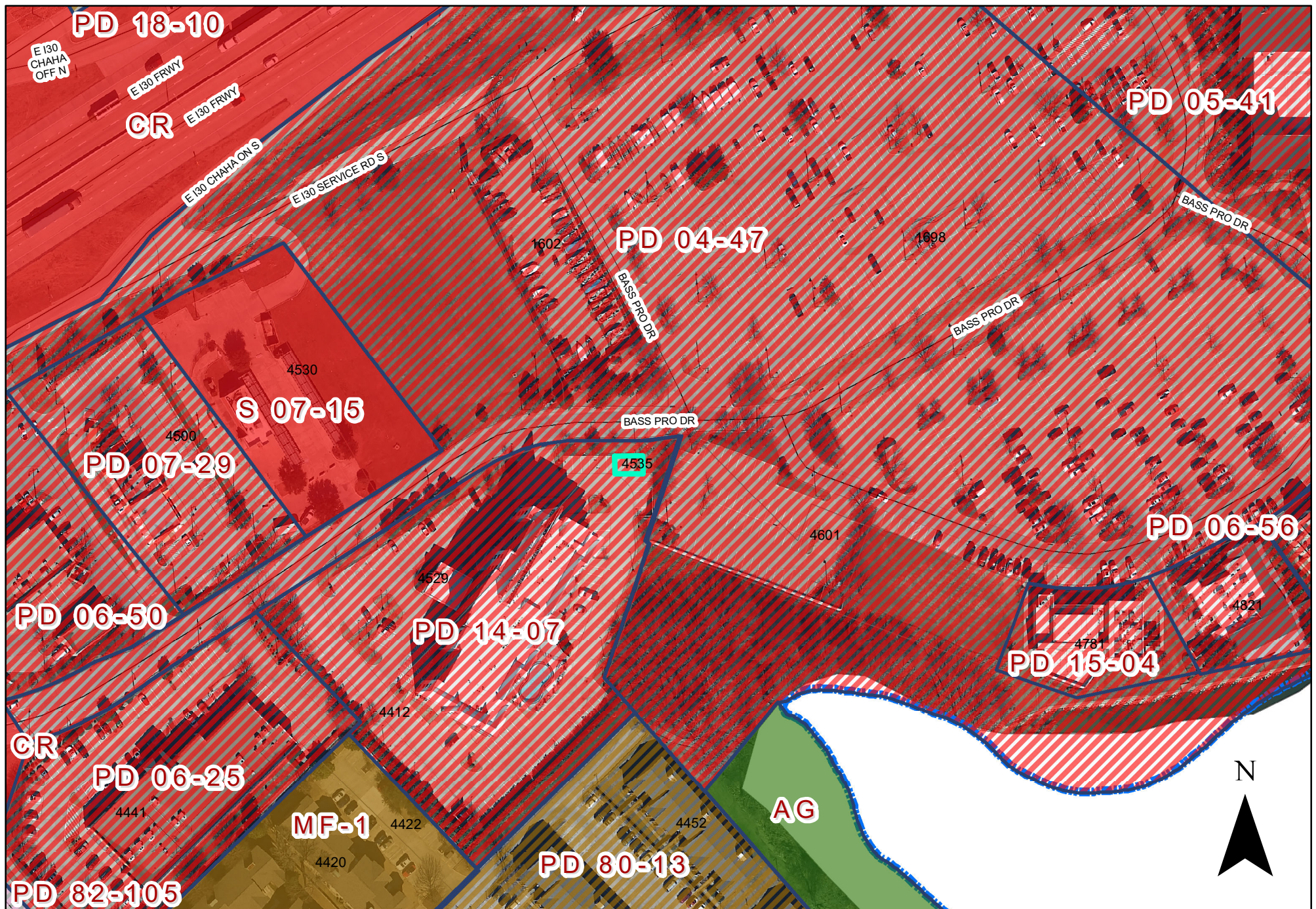
CITY COUNCIL DATE: January 9, 2024

PREPARED BY:

Nabiha Ahmed
Lead Development Planner
Planning & Development
(972) 205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



ZONING MAP Z 23-33

 INDICATES AREA OF REQUEST

4535 Bass Pro Drive

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-33

4535 BASS PRO DRIVE

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for an Antenna, Commercial Use.
- 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 14-07 and Community Retail (CR) District 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:**

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

V. Specific Conditions:

- A. Permitted Uses:**
Land Uses are permitted as in Planned Development (PD) District 14-07.
- B. Site Plan:** The site layout shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Height:** The maximum height shall be eight (80) feet including the lightning rod.
- E. Elevations:** Building Elevations shall be in general conformance with the elevations labeled Exhibit D.
- F. Screening:** The screening shall be a six (6)-foot masonry wall as reflected in Exhibit E. Additionally,

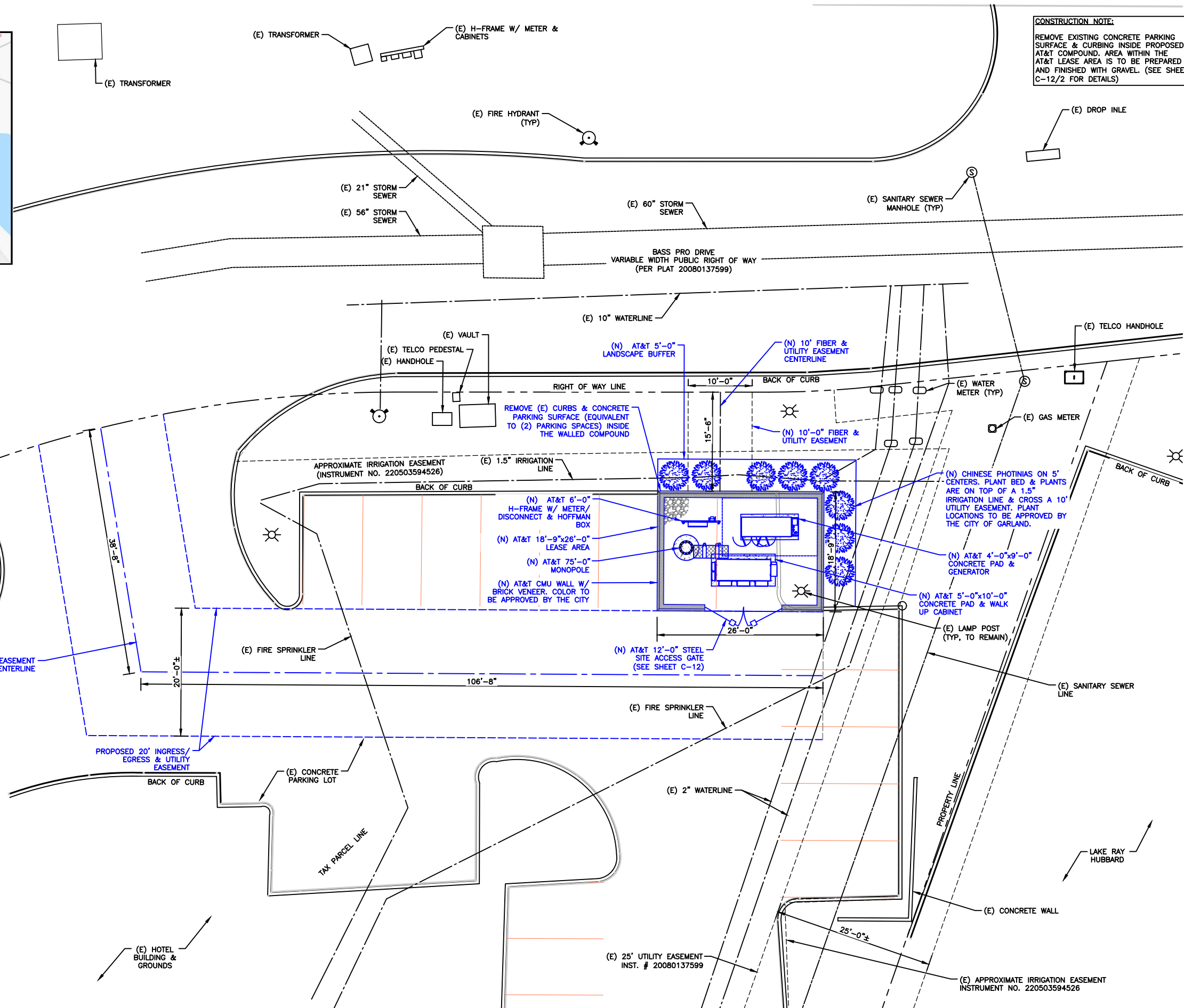
landscaping shall be provided around the masonry screening wall as reflected in Exhibit C.

VICINITY MAP



NO SCALE

EXHIBIT C



CONSTRUCTION NOTE:
REMOVE EXISTING CONCRETE PARKING SURFACE & CURBING INSIDE PROPOSED AT&T COMPOUND. AREA WITHIN THE AT&T LEASE AREA IS TO BE PREPARED AND FINISHED WITH GRAVEL. (SEE SHEET C-12/2 FOR DETAILS)



AT&T SITE NUMBER:
DDL00379

AT&T SITE NAME:
DDL00379

FA CODE:
15682081

PAGE ID:
MRNTX075172

4535 BASS PRO DR.
GARLAND, TX 75043

NEW MONOPOLE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
PCDA	01/13/2023	WHS	PRELIMINARY	JK
PCDB	05/08/2023	WHS	PRELIMINARY	JK
FCD0	05/11/2023	WHS	FINAL	JK
FCD1	05/26/2023	WHS	FINAL	JK
FCD2	10/19/2023	WHS	FINAL	JK
FCD3	11/16/2023	WHS	FINAL	JK



BROADUS SERVICES
FIRM REGISTRATION #F-23339
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS, TX 76016

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER:

C-1

REVISION:

FCD3

CASE NUMBER:

230131-1

1 OVERALL SITE PLAN

SCALE: 1/8"=1'-0" (FULL SIZE)
1/16"=1'-0" (11x17)



PARENT PARCEL
HARBOR POINT HOTELS, LLC
PARCEL # 262626700104R0100 &
262626700104R0000
INST. # 201300204415
ZONED CB

LOT 4R, BLOCK 1
HARBOR POINT THIRD REPLAT
INST. # 20080137599

OWNER: HARBOR POINT HOTELS, LLC
1601 BRYAN ST., M-210
DALLAS, TX 75201-3401

TOWER COORDINATES:
LATITUDE: 32° 51' 53.09" / 32.864747°
LONGITUDE: -96° 32' 25.09" / -96.540303°

PARENT PARCEL
HARBOR POINT HOTELS, LLC
PARCEL # 262626700104R0100 &
262626700104R0000
INST. # 201300204415
ZONED CB

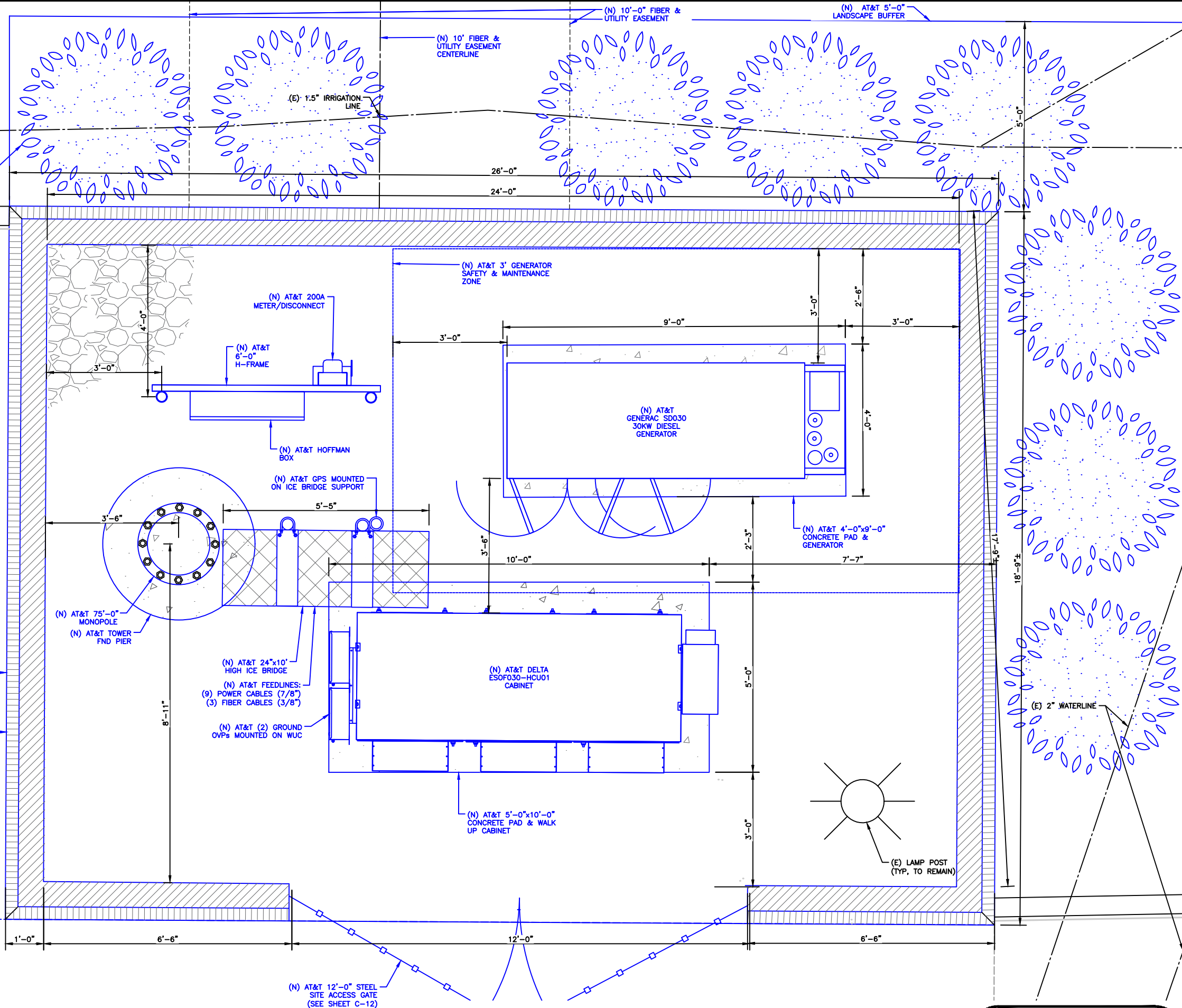
LOT 4R, BLOCK 1
HARBOR POINT THIRD REPLAT
INST. # 20080137599

OWNER: HARBOR POINT HOTELS, LLC
1601 BRYAN ST., M-210
DALLAS, TX 75201-3401

TOWER COORDINATES:
LATITUDE: 32° 51' 53.09" / 32.864747
LONGITUDE: -96° 32' 25.09" / -96.540303

(N) CHINESE PHOTINIAS ON 5'
CENTERS. PLANT BED & PLANTS
ARE ON TOP OF A 1.5"
IRRIGATION LINE & CROSS A 10'
UTILITY EASEMENT. PLANT
LOCATIONS TO BE APPROVED BY
THE CITY OF GARLAND.

EXHIBIT C



1 ENLARGED SITE PLAN
SCALE: 3/4"=1'-0" (FULL SIZE)
3/8"=1'-0" (11x17)



 **at&t**
6000 LAS COLINAS BLVD.
IRVING, TX 75039

 **BROADUS
SERVICES**
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016

AT&T SITE NUMBER:
DDL00379

AT&T SITE NAME:
DDL00379

FA CODE:
15682081

PACE ID:
MRNTX075172

4535 BASS PRO DR.
GARLAND, TX 75043

NEW MONOPOLE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
PCDA	01/13/2023	WHS	PRELIMINARY	JK
PCDB	05/08/2023	WHS	PRELIMINARY	JK
FCD0	05/11/2023	WHS	FINAL	JK
FCD1	05/26/2023	WHS	FINAL	JK
FCD2	10/19/2023	WHS	FINAL	JK
FCD3	11/16/2023	WHS	FINAL	JK



BROADUS SERVICES
FIRM REGISTRATION #F-23339
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS, TX 76016

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

CASE NUMBER:

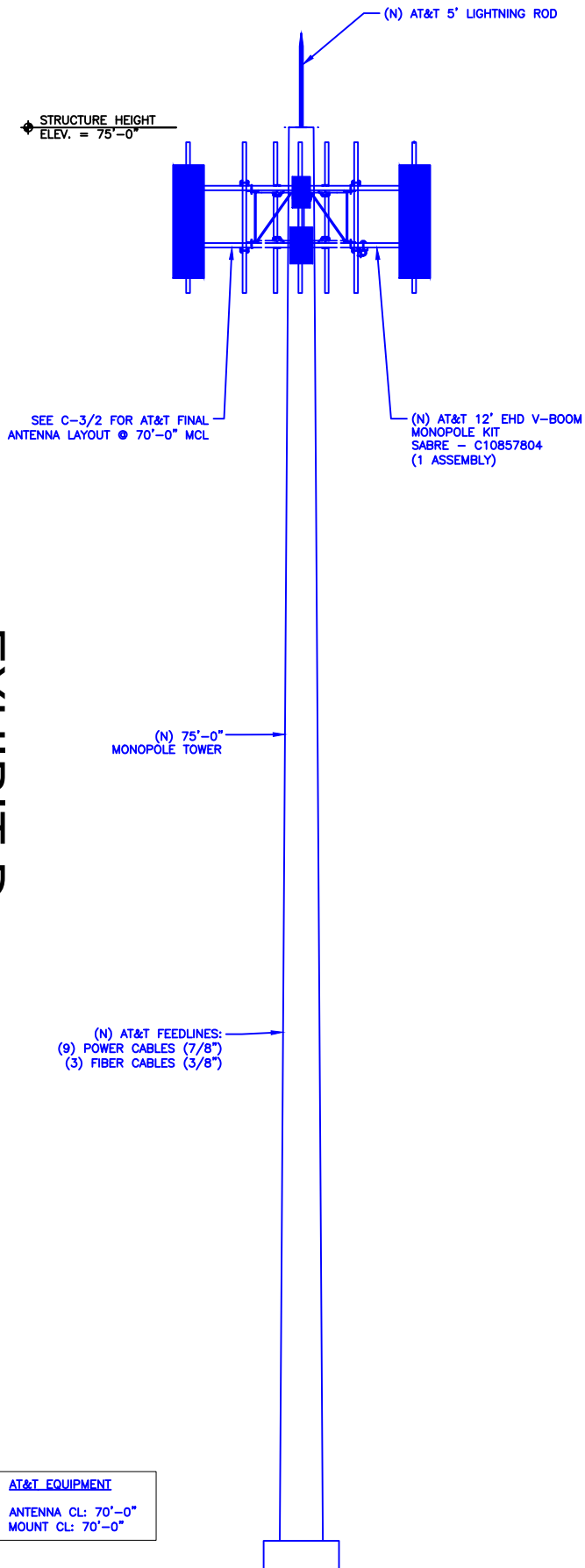
230131-1

SHEET NUMBER:

C-2

REVISION:

FCD3



1 FINAL TOWER ELEVATION
SCALE: NOT TO SCALE

TOWER & ANTENNA STANDARD NOTES:

- A. TOWER STRUCTURAL ANALYSIS BY OTHERS, DATED ----. PROJECT # ----. NO (N) ANTENNAS OR EQUIPMENT INSTALLED WITHOUT APPROVAL OF STRUCTURAL ENGINEER.
- B. INSTALLED EQUIPMENT MUST HAVE A MATCHING STRUCTURAL ANALYSIS.
- C. VERIFY AZIMUTHS WITH RFDS.
- D. 2' ANTENNA SEPARATION REQUIRED. CONTRACTOR TO MOVE (E) ANTENNAS TO ENDS OF MOUNT AS REQUIRED.
- E. MOUNT COMPLIANCE IS BY OTHERS. NO (N) ANTENNAS OR EQUIPMENT INSTALLED ON MOUNTS WITHOUT THE APPROVAL OF A STRUCTURAL ENGINEER.
- F. PRIOR TO ATTACHING ANTENNAS AND MOUNTING SECTIONS, (E) TOWER AND TOWER FOUNDATION MUST BE ANALYZED BY A LICENSED STRUCTURAL ENGINEER TO VERIFY TOWER IS CAPABLE OF SUPPORTING THE PROPOSED LOADS. REFER TO STRUCTURAL ANALYSIS BY OTHERS.
- G. PROPOSED ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION TO AVOID ANY INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS. IF INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION, PLEASE CONTACT (A&E VENDOR) FOR DESIGN REVISION PRIOR TO ANY (N) ANTENNA INSTALLATION.
- H. DO NOT OBSTRUCT BEACON IF TOWER LIT.
- I. LOW PROFILE ANTENNA PLATFORM NEEDS TO ADD A (N) TOP RAIL.
- J. TOPSIDE FIBERS TO BE SLEEVED IN FLEXIBLE INNERDUCT TYPE OR SPLIT CONDUIT TO PREVENT BIRDS FROM DAMAGING FIBER OPTIC CABLE.
- K. TOP AND BOTTOM OF ALL COAX RUNS ARE TO BE LABELED WITH A BRASS TAG ID WITH NAME OF THE LESSEE ON IT.

INSTALLER NOTE:

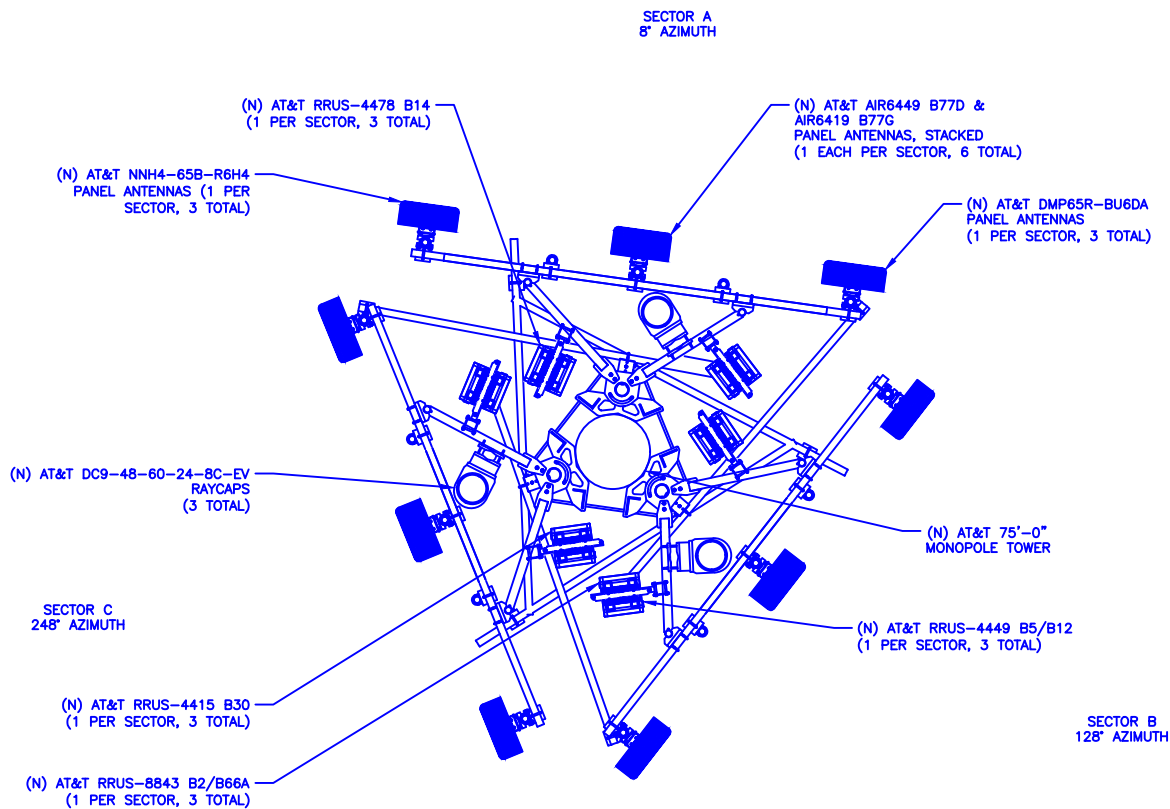
CONTRACTOR TO VERIFY ALL ANTENNA TIP HEIGHTS DO NOT EXCEED BEACON BASE HEIGHT.

INSTALLER NOTE:

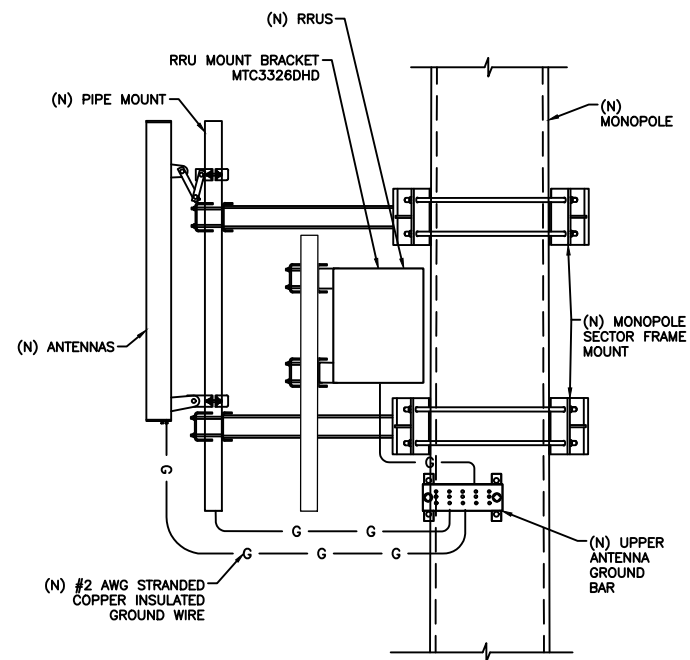
- (N) EQUIPMENT CANNOT BE MOUNTED TO TOWER.
- RELOCATE EXISTING TOWER MOUNTED EQUIPMENT TO CUSTOMER MOUNT.

INSTALLER NOTE:

DIRECT TOWER MOUNTED EQUIPMENT MUST NOT TRAP OR INTERFERE W/ CLIMBING PEGS/STEPS AND SAFETY CLIMB.



2 FINAL ANTENNA LAYOUT
SCALE: NOT TO SCALE



3 ANTENNA/RRU MOUNT DIAGRAM
SCALE: NOT TO SCALE

CASE NUMBER:

230131-1



6000 LAS COLINAS BLVD.
IRVING, TX 75039



4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016

AT&T SITE NUMBER:
DDL00379

AT&T SITE NAME:
DDL00379

FA CODE:
15682081

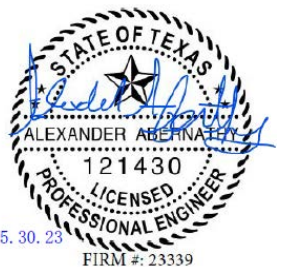
PAGE ID:
MRNTX075172

4535 BASS PRO DR.
GARLAND, TX 75043

NEW MONOPOLE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
PCDA	01/13/2023	WHS	PRELIMINARY	JK
PCDB	05/08/2023	WHS	PRELIMINARY	JK
FCD0	05/11/2023	WHS	FINAL	JK
FCD1	05/26/2023	WHS	FINAL	JK



BROADUS SERVICES
FIRM REGISTRATION #F-23339
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS, TX 76016

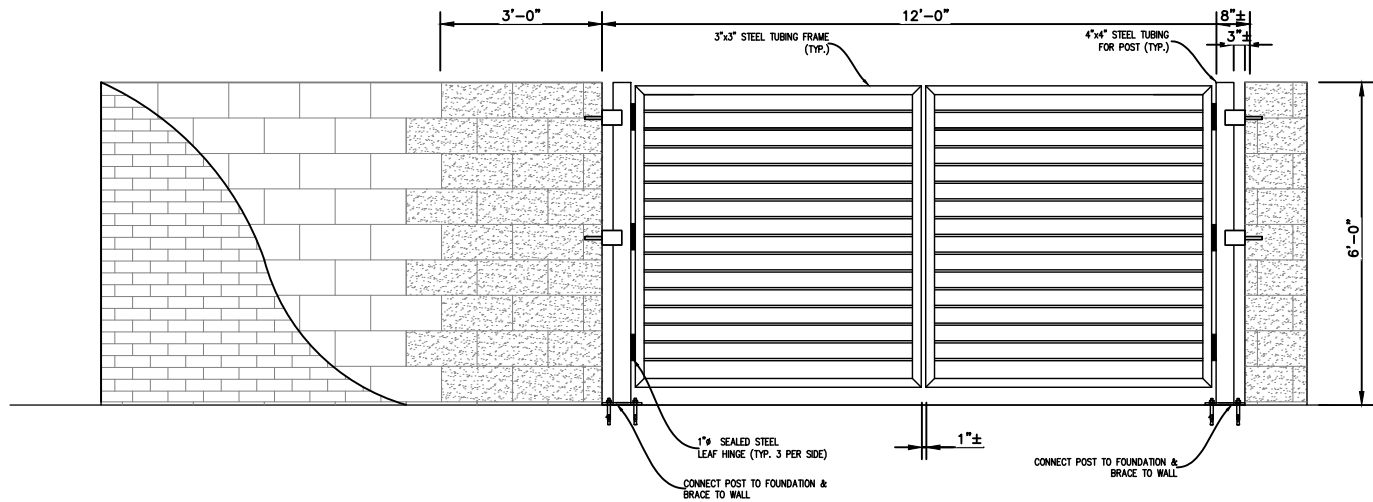
IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

SHEET NUMBER:

C-3

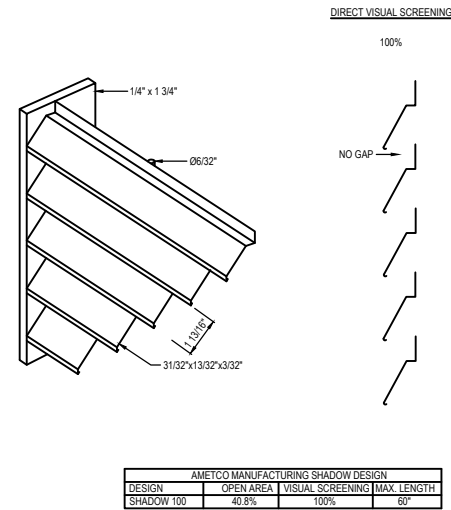
REVISION:

FCD1



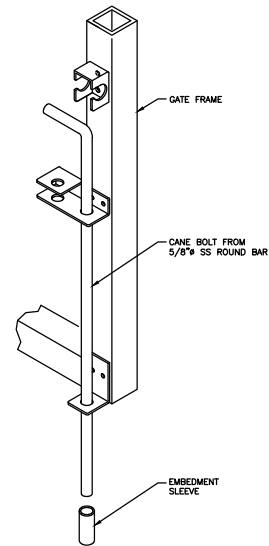
- NOTE:
1. GENERAL CONTRACTOR TO VERIFY WITH T-MOBILE EXACT TYPE AND LOCATION OF HINGES FOR MOUNTING GATE TO CMU.
 2. ALTERNATELY, THE GATE MAY BE ATTACHED TO POSTS (SHOWN).
 3. GENERAL CONTRACTOR TO VERIFY ALL GATE DIMENSIONS PRIOR TO CONSTRUCTING GATE.
 4. ADJUST WALL DIMENSIONS PER PLAN.

1 WALL & GATE ELEVATION DETAILS (TYP)
SCALE: NOT TO SCALE



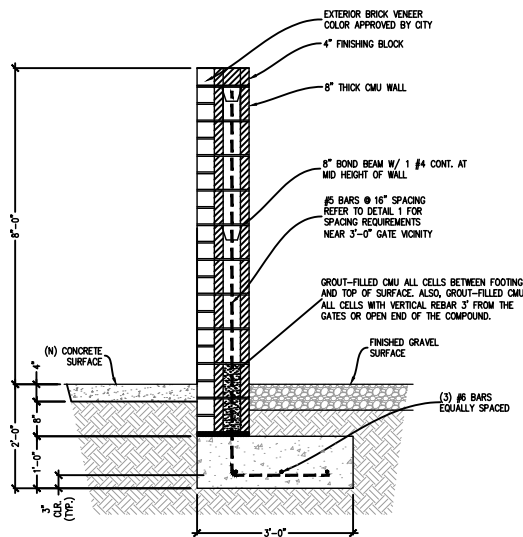
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.

2 LOUVER DETAILS
SCALE: NOT TO SCALE



- NOTE:
1. THE PAD LOCKABLE CANE BOLT MAY BE REPLACED BY A PAD LOCKABLE SWING GATE SLIDE BOLT.

3 CANE BOLT DETAIL
SCALE: NOT TO SCALE



- FOUNDATIONS**
1. FOUNDATION INSTALLATION SHALL BE OBSERVED, TESTED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER.
 2. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS WITH THE NEW CONSTRUCTION.
- REINFORCED CONCRETE**
1. CONCRETE WORK SHALL BE EXECUTED IN STRICT ACCORDANCE WITH THE LATEST AMERICAN CONCRETE INSTITUTE BUILDING CODE (ACI 318-19).
 2. CONCRETE SPECIFICATIONS SHALL BE AS FOLLOWS:
28 DAY STRENGTH: 4,000 PSI
SLUMP: 3" - 5"
AGGREGATE: H.R.
 3. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150. AGGREGATE SHALL CONFORM TO ASTM C-33 (H.R.).
 4. FIELD VERIFY WITH OWNER THE LOCATION OF ALL DEPRESSIONS, OPENINGS, CAST-IN-PLACE ACCESSORIES ETC. PRIOR TO CONSTRUCTION.
 5. JOB SITE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE FABRICATION OF MATERIALS.
 6. ALL REINFORCEMENT SHALL CONFORM TO ASTM A-615 GRADE 60.
 7. REINFORCING STEEL SHALL BE DESIGNED, DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST ACI DETAILING MANUAL (SP-66) AND CRSI MANUAL OF STANDARD PRACTICE.
 8. SPLICES IN REINFORCEMENT SHALL OCCUR AT POINTS OF MINIMUM STRESS AND LAP 30 BAR DIAMETERS MINIMUM UNLESS NOTED OTHERWISE.

4 WALL CONSTRUCTION DETAILS
SCALE: NOT TO SCALE

- MASONRY**
1. ALL CONCRETE BLOCK SHALL BE ASTM C-90, GRADE N-1, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,900 PSI, AVERAGE NET AREA.
 2. ALL MORTAR FOR UNIT MASONRY SHALL BE ASTM C-270, TYPE S, WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2,000 PSI. ALL GROUT SHOULD CORRESPOND TO THE REQUIREMENTS OF ASTM C-476, WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2,500 PSI. PORTLAND CEMENT (ASTM C-150) SHALL BE USED IN ALL MORTARS AND GROUT INSTEAD OF MASONRY CEMENT.
 3. ALL CONCRETE MASONRY TESTED IN ACCORDANCE WITH ASTM E-447 SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE PRISM STRENGTH OF 1,500 PSI (F'M).
 4. ALL HEAD AND BED JOINTS SHALL BE COMPLETELY FILLED WITH MORTAR. ALL REINFORCEMENT SHALL BE COMPLETELY SURROUNDED BY MORTAR OR GROUT, AND SHALL HAVE A MINIMUM MORTAR COVERING OF 5/8" FROM THE EXTERIOR FACE.
 5. ALL VERTICAL CELLS, BOND BEAMS, AND LINTELS CONTAINING REINFORCING BARS SHALL BE COMPLETELY FILLED WITH GROUT. MASONRY WALLS SHALL HAVE CURED TO A SUFFICIENT STRENGTH, OR SHALL BE ADEQUATELY BRACED AND SHORED, TO RESIST THE LATERAL PRESSURE OF THE GROUT DURING PLACEMENT.
 6. A CONTINUOUS BOND BEAM SHALL BE PLACED AS THE TOP COURSE OF ALL CONCRETE WALLS UNLESS OTHERWISE DETAILED. THE BOND BEAMS SHALL BE REINFORCED WITH 2- #5. VERTICAL WALL REINFORCEMENT SHALL PENETRATE 6" MINIMUM INTO THE BOND BEAMS.
 7. ALL HORIZONTAL JOINT REINFORCEMENT SHALL BE FABRICATED OF GALVANIZED DOUBLE OR TRIPLE 9 GAGE WIRE AS REQUIRED CONFORMING TO ASTM A-82. LAP ALL HORIZONTAL JOINT REINFORCEMENT 6" MINIMUM.
 8. PROVIDE VERTICAL REINFORCING AT CORNERS AT EACH END OF WALL. PROVIDE TEMPORARY BRACING AND SHORING FOR ALL MASONRY WALLS TO RESIST ALL LATERAL LOADS DURING CONSTRUCTION UNTIL THE MASONRY HAS BEEN PROPERLY ANCHORED TO THE BUILDING STRUCTURE AND HAS REACHED A MINIMUM COMPRESSIVE STRENGTH OF 1,500 PSI.

CASE NUMBER:
230131-1

6000 LAS COLINAS BLVD.
IRVING, TX 75039

4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016

AT&T SITE NUMBER:
DDL00379

AT&T SITE NAME:
DDL00379

FA CODE:
15682081

PAGE ID:
MRNTX075172

4535 BASS PRO DR.
GARLAND, TX 75043

NEW MONOPOLE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
PCDA	01/13/2023	WHS	PRELIMINARY	JK
PCDB	05/08/2023	WHS	PRELIMINARY	JK
FCD0	05/11/2023	WHS	FINAL	JK
FCD1	05/26/2023	WHS	FINAL	JK

5.30.23

BROADUS SERVICES
FIRM REGISTRATION #F-23339
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS, TX 76016

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

SHEET NUMBER:
C-12

REVISION:
FCD1

Z 23-33



View of the proposed lease area



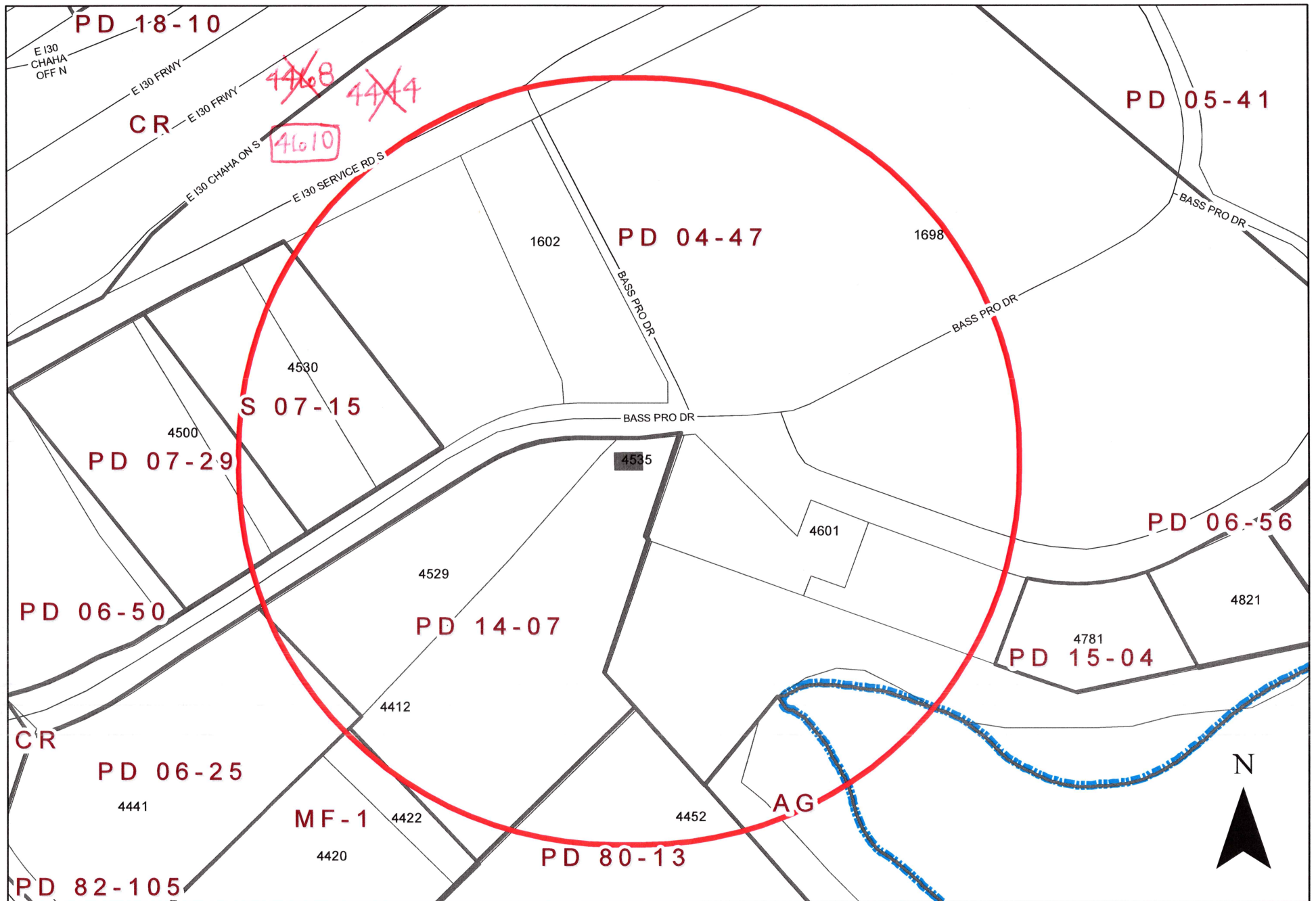
Looking north of the subject property from Bass Pro Drive



View of the overall site from Bass Bro Drive



Looking east of the subject property



ZONING MAP Z 23-33

 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA

4535 Bass Pro Drive

Comment Form

Case Z 23-33

Z 23-33 Jacobs Communications / Christine Johnson. The applicant proposes a freestanding AT&T cellular tower. The site is located at 4535 Bass Pro Drive. (District 3)

Z 23-33 Jacobs Communications / Christine Johnson. El solicitante propone una torre celular independiente de AT&T. El sitio está ubicado en 4535 Bass Pro Drive. (Distrito 3)

Z 23-33 Jacobs Communications / Christine Johnson. Người nộp đơn đề xuất một tháp di động AT&T độc lập. Địa điểm này nằm ở 4535 Bass Pro Drive. (Quận 3)

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; 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.

MATLOMIE ZALEWSKI, PROPERTY OWNER

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

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

4610 CHAHARD, 201

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 0hính

Matthew F. Zalewski

Signature / Firma / Chữ ký

12/3/2023

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

**Comment Form
Case Z 23-33**

Z 23-33 Jacobs Communications / Christine Johnson. The applicant proposes a freestanding AT&T cellular tower. The site is located at 4535 Bass Pro Drive. (District 3)

Z 23-33 Jacobs Communications / Christine Johnson. El solicitante propone una torre celular independiente de AT&T. El sitio está ubicado en 4535 Bass Pro Drive. (Distrito 3)

Z 23-33 Jacobs Communications / Christine Johnson. Người nộp đơn đề xuất một tháp di động AT&T độc lập. Địa điểm này nằm ở 4535 Bass Pro Drive. (Quận 3)

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

☐ For / A Favor / Đúng

☒ Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Annie Cortes, resident

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.)

4444 Chalm Rd #104

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

Annie Cortes

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

**Comment Form Continued –
Case Z 23-33**

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 don't need more signal problems
messing with our phones and connectivity.
And elsewhere we are already dealing
with more traffic, spectrum outages,
and signal for T-Mobile + connection
issues, don't care for more.

Morales, Elisa

From: Ahmed, Nabiha
Sent: Wednesday, December 6, 2023 4:19 PM
To: Morales, Elisa
Subject: FW: Register property for case Z 23-33

FYI

-----Original Message-----

From: david mcgaffin <dgmcgaffin@sbcglobal.net>
Sent: Wednesday, December 6, 2023 4:18 PM
To: Ahmed, Nabiha <NAhmed@garlandtx.gov>
Subject: Register property for case Z 23-33

This is David McGaffin-owner of condo at 4468 chaha rd #206 Garland Tx 75043 I would like to register my position on Case Z 23-33 as Against.

Please consider this my vote before the hearing on December 11, 2023.

Please respond the receipt of this email.

Thank you, David McGaffin

Sent from my iPad

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.



GARLAND

Plan Commission

3. b.

Meeting Date: 12/11/2023

Item Title: Z 23-36 Realty investments C/o Maxwell Fisher (District 3)

Summary:

Consideration of the application of **Realty investments C/o Maxwell Fisher**, requesting approval of 1) a Change in Zoning from Light Commercial (LC) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) and Live/Work Uses and 2) a Detail Plan for a multi-family and live/work development. This property is located at 630 East Interstate 30 Freeway and 5305 Zion Road. (District 3) (File Z 23-36)

Attachments

Z 23-36 Realty investments C/o Maxwell Fisher (District 3)

Z 23-36 Realty investments C/o Maxwell Fisher Responses

Planning Report

File No: Z 23-36/District 3

Agenda Item:

Meeting: Plan Commission

Date: December 11, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Change in Zoning from Light Commercial (LC) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) and Live/Work Uses and 2) a Detail Plan for a multi-family and live/work development.

LOCATION

630 East Interstate 30 Freeway and 5305 Zion Road

APPLICANT

Realty investments C/o Maxwell Fisher

OWNER

646 Holdings, LLC/Garland Storage Limited Partnership

BACKGROUND

The subject property is currently unimproved. The applicant proposes 250 multi-family dwelling units, including five (5) live/work units.

SITE DATA

The subject property contains approximately 9.87 acres and has approximately 296 linear feet of frontage along East Interstate 30 Freeway and 385 linear feet frontage along Zion Road. The property can be accessed from Zion Road. However, there are two (2) emergency access points through the northwestern adjacent property.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Light Commercial (LC) District. The Light Commercial (LC) District is intended to provide locations for commercial and service-related establishments, such as building material and wholesale product sales, contractors' shops, automotive repair services, upholstery shops, and other similar commercial uses.

CONSIDERATIONS

Detail Plan

1. The applicant proposes 250 multi-family dwelling units and five (5) of those are ground floor live/work units in Building 2. The site plan reflects a total of three (3) buildings; Building 1 will have frontage along Zion Road and will feature a centralized leisure courtyard with pool while Building 3 will also have a courtyard. The applicant proposes the base zoning to be Multi-Family-2 (MF-2) District.

The live/work units will offer the opportunity for residents operate small businesses as an accessory use such as general office, small-scale retail or personal services. These businesses will operate by appointment only. Additionally, the residential and commercial space must be occupied by the same tenant. These units may not be rented or sold separately.

Screening and Landscaping

2. The GDC requires a minimum of forty (40%) percent of the site to be landscaped. The landscape plan shows 37% of the site is landscaped. The proposal maximizes the landscape areas provided based on the residential infill property's shape and constraints. The degree of deviation is very minimal, achieving the spirit and intent of the requirement. The proposal also aligns with some recently approved residential communities with landscape allocation around 37% of the site area.

Although not required, the applicant proposes a minimum of six (6)-foot ornamental metal fence around the perimeter of the property.

3. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The applicant is proposing a 6,000 square-foot clubhouse that will include a business center, fitness center and leisure room.
- **Swimming Pool:** One (1) swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant is proposing one swimming pool in the central courtyard.
- **Leisure Areas:** One leisure areas having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing outdoor seating, shading, and grill area.

4. Parking

The site plan (Exhibit C) complies with the multi-family parking requirements per the GDC. The site plan (Exhibit C) reflects tuck-under garages and surface parking.

The five (5) live/work units will need a few parking spaces during the daytime hours when parking demand is lower as many residents will be at work. When peak parking demand is at night for residences, businesses would be closed. From a parking standpoint, these are complementary uses that combined will not increase peak parking demand.

5. Building Design

The building elevations comply with building design requirements per the GDC. It should be noted that the north-facing elevation of Building 2 will provide a more first-floor "retail" look facing I-30, with the live-work units.

6. Signage

The applicant has not requested any deviations or special standards on signage. Signage will conform to GDC standards. Additionally, no signage will be provided to advertise the live/work units.

7. Planned Development Standards

The applicant requests a Planned Development (PD) District to accommodate a multi-family development including a small mixed-use component consisting of five (5) live work units. The only other flexibility/deviation the applicant requests is the abovementioned landscape/open space to be 37%.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Center.

Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

In addition, the I-30 Corridor Catalyst Area Plan recommends that new housing options will benefit the area and there is an opportunity for infill residential development including higher densities.

Per the applicant's narrative, "the location, odd-shape of site, and its limited access/frontage on IH-30 Service Road make commercial uses infeasible for the property. A residential, infill development will further support business and commercial enterprises on better suited sites in the sub-market. Moreover, the properties to the south and southwest are developed, or will be developing with multi-family residential communities, aligning with the development fabric."

ECONOMIC DEVELOPMENT STRATEGIC PLAN

New multi-family development is considered the second highest revenue per acre generator per the Economic Development Strategic Plan. The subject property will provide additional housing to the area, including live-work opportunities.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across East Interstate 30 Freeway, are zoned Multi-Family-1 (MF-1) District. The properties to the east are zoned Planned Development (PD) District 08-23, Planned Development (PD) District 06-75 and Planned Development (PD) District 11-01 for light commercial uses; these properties are developed with a bait shop, a boat storage, automobile repair and a single-family home. The properties to the east, across Zion Road, are zoned Single-Family-7 (SF-7); these properties are developed with single-family homes. The properties to the south are zoned Multi-Family-1 (MF-1) District and it is developed with two (2) apartment complexes. The properties to the west are zoned Community Retail (CR) District and Planned Development (PD) District 22-16 and it was approved for a multi-family development.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Light Commercial (LC) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) and Live/Work Uses and 2) a Detail Plan for a multi-family and live/work development.

The proposal offers a unique development that includes a live-work component, and gives special attention to the view from I-30, providing the northern Building 2 frontage a more enhanced "retail" type design.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Exhibits
- iv. Photos

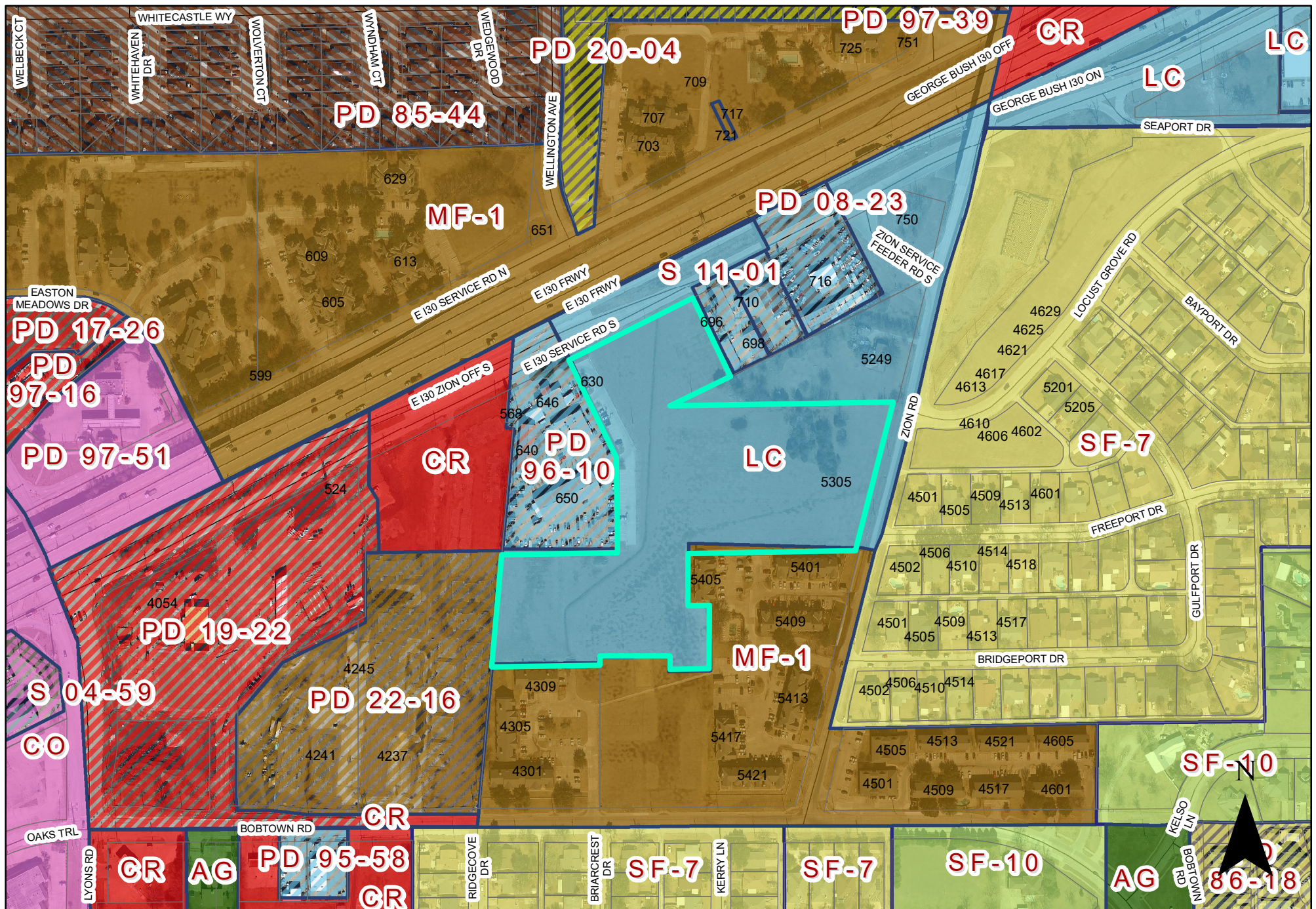
CITY COUNCIL DATE: January 9, 2024

PREPARED BY:

Nabiha Ahmed
Lead Development Planner
Planning & Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-36

630 East Interstate 30 Freeway and 5305 Zion Road

I. Statement of Purpose: The purpose of this Planned Development is to approve a multi-family 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 the Multi-Family-2 (MF-2) District 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:

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

V. Specific Conditions:

A. Permitted Uses: Land Uses are only permitted as in Multi-Family-2 (MF-2) District.

B. Site Plan: The site layout, building placement, parking, and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Dwelling Units: A total of 250 dwelling units shall be permitted.

D. Live/Work Units: A maximum of five (5) live/work units shall be permitted in Building 2 as reflected in Exhibit C.

- General Office Use, Retail Use and Personal Services Use shall be allowed within the live/work units.

- The live/work units shall not be sold or rented separately.
- The commercial component shall be permitted to be to the side or back, or as an integral part of the residential space provided there is internal access between the residential and commercial space.
- The commercial component shall be restricted to the unit and shall not be conducted in the yard, garage or any accessory structure.
- The commercial component shall not detract from, or otherwise be a nuisance to, the residential character or appearance of the dwelling units.
- The businesses within the live/work units shall operate by appointment only.
- The commercial use shall not generate vehicular traffic, in excess of normal residential traffic, which will interfere with residential traffic circulation or shall not cause more than three vehicles including vehicles used by customers, vendors, or delivery services to visit the premises per day.
- No more than one employee (excluding residents of the dwelling unit) shall work or report to work on the premises, and the employment of any persons who do not reside in the live/work unit shall comply with all applicable building code requirements.
- The commercial use shall not generate external noise, odor, glare, vibration or electrical interference detectable to the normal sensory perception by adjacent neighbors.
- No explosive, toxic, combustible or flammable materials in excess of what would be allowed incidental to normal residential use shall be stored or used on the premises.

E. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

1. Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.
2. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.
3. Screening and paving must be regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or

certificates requested by the property owner for the premises to which such violation applies.

F. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

156/18/17

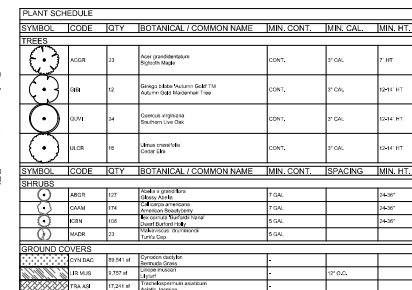
LAURENCE PROBLE 8523047

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SPRING TILES

HEET NUMBER

L0-01



	SQ. FT.	% REQUIRED	% PROVIDED
TOTAL SITE AREA - OVERALL SITE	429,716 SQ. FT.	40% (429,716 x A = 171,886 SQ. FT.)	
LANDSCAPE AND OPEN SPACE	-	40% (171,886 SQ. FT.)	158,236 SQ. FT. (37%)

	LINEAR FEET	REQUIRED	PROVIDED
EAST INTERSTATE 30 - TWENTY FOOT BUFFER	300 LF	33030 = 10 CANOPY TREES AND 70 SHRUBS	16 CANOPY TREES AND 70 SHRUBS
ZION ROAD - FIFTEEN FOOT BUFFER	500 LF	33030 = 11 CANOPY TREES	11 CANOPY TREES

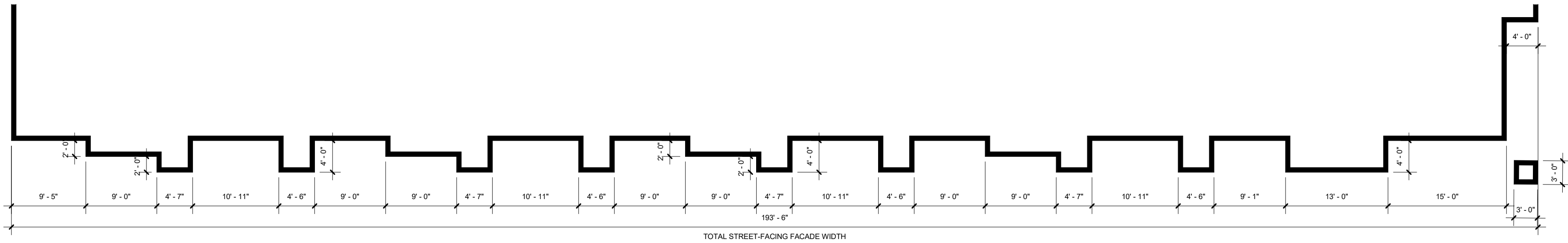
	REQUIRED	PROVIDED
TOTAL LOT/PIECE AREA	1000 SQ. FT.	50,000 SQ. FT.

REQUIREMENT	REQUIRED	PROHIBITED
LANDSCAPE BLANDS	LANDSCAPE BLANDS (X) MUST BE LOCATED AT THE END OF EACH PARKING ROW. THE LANDSCAPE BLAND MUST INCLUDE A CANOPY TREE.	YES
PARKING LOT TREES	THERE MUST BE MINIMUM OF ONE CANOPY TREE PER 100 PARKING SPOTS ON EVERY PARKING SPACES. ONE CANOPY TREE HAS TO BE PROVIDED EVERY TEN PARKING SPACE (100 PARKING SPACES = 10 TREES)	YES (TOTAL TREES PROHIBITED = 70)
PARKING AREA SCREENING	PARKING LOTS ADJACENT TO PUBLIC STREETS SHOULD BE SCREENED WITH 6' BIRCHES, E. WHITE PINE	NO (PROHIBITED)
REQUIREMENT	REQUIRED	PROHIBITED
LANDSCAPE	1. 1.5' (1.5' x 1.5' x 1.5') x 1.5' (1.5' x 1.5' x 1.5') x 1.5' (1.5' x 1.5' x 1.5')	NO (PROHIBITED)
	2. 1.5' (1.5' x 1.5' x 1.5') x 1.5' (1.5' x 1.5' x 1.5')	NO (PROHIBITED)

- Public Right of Way, easements and easement areas must be stabilized with perennial vegetation cover, fully established with 100% coverage or other approved stabilization method.
- No landscaping such as trees, hedges, above and underground structures shall be located within existing or proposed utility easements and right of way without approved City's Real Property Improvement Authorization form or City's License Agreement.



OVERALL LENGTH - 193'-6"
MIN. ARTICULATION (30%) - 58'-1"
ARTICULATION PROVIDED - 85'-4"



3 BUILDING 1 - EAST ELEVATION
3/32" = 1'-0"



2 BUILDING 1 - SOUTH ELEVATION
3/32" = 1'-0"



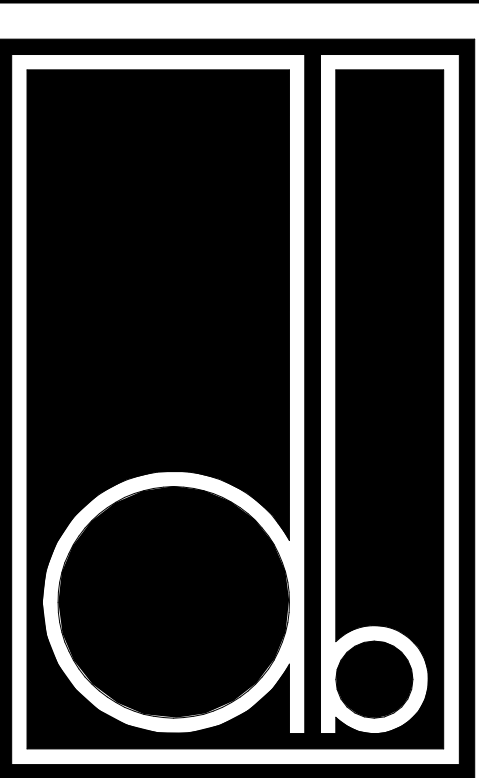
1 BUILDING 1 - SOUTH ELEVATION
3/32" = 1'-0"

ARCHITECTURAL FEATURES

1	CANOPIES/ AWNINGS
2	DISPLAY WINDOWS
3	RECESSED ENTRY
4	VARIED ROOF HEIGHT
5	ORNAMENTAL FACADE TRIMS
6	BENCHES AND PLANTERS. REFER TO LANDSCAPE

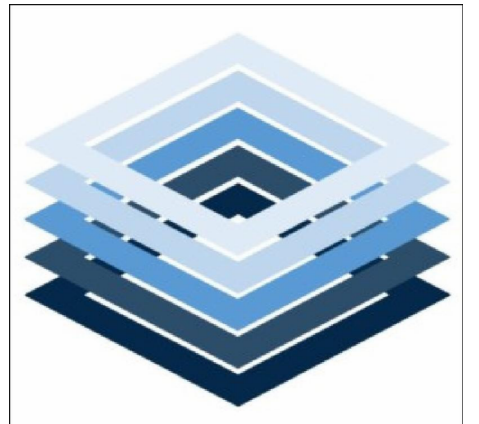
MATERIAL LEGEND

A	BRICK - COLOR 1
B	BRICK - COLOR 2
C	BRICK - COLOR 3
D	STUCCO - COLOR 1
E	STUCCO - COLOR 2
F	STUCCO - COLOR 3



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 607H
ROCKWALL, TX 75082
214.668.2306

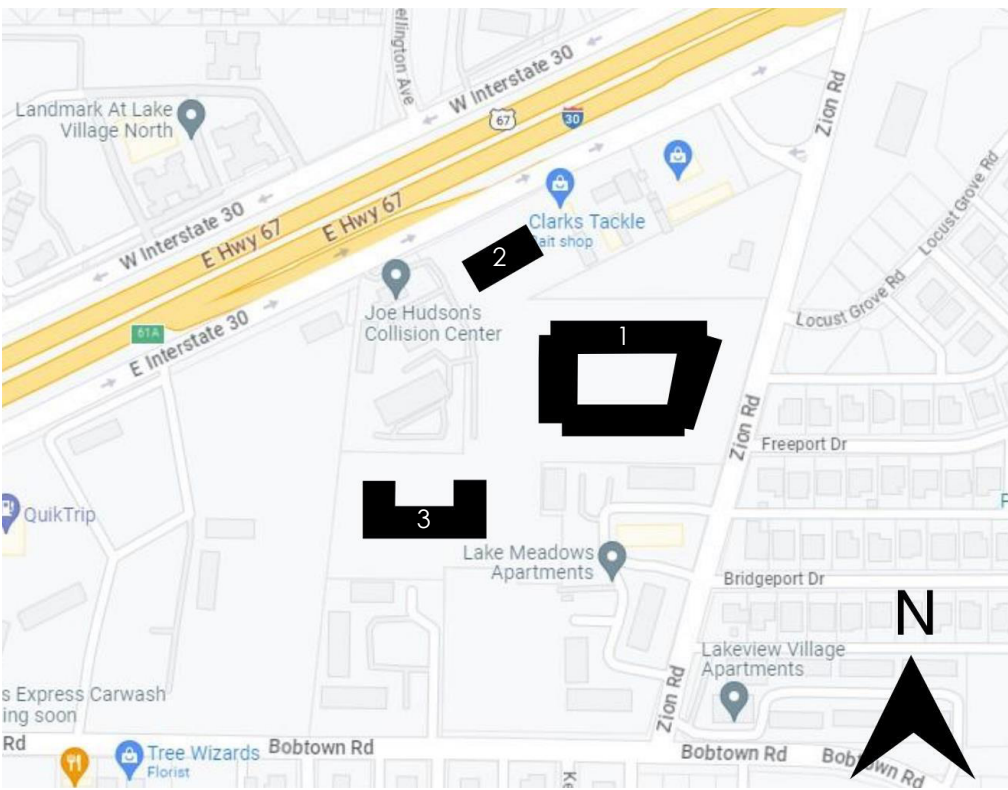
OWNER:



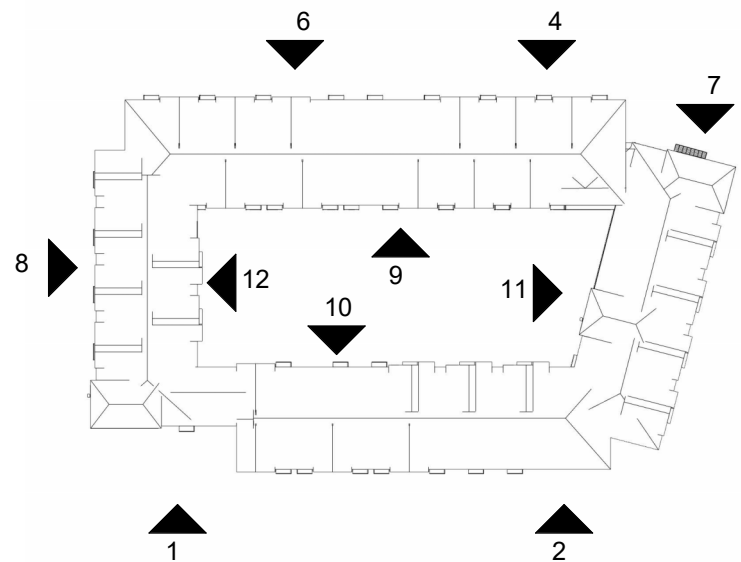
REALTY INVESTMENTS
1920 MCKINNEY AVE.
7TH FLOOR
DALLAS, TX 75201

RIV ZION
GARLAND, TX

CASE: 230323-1



LOCATION MAP
12" = 1'-0"



KEY MAP C
NTS



SEAL:

PROJECT NUMBER:
23008

DATE ISSUED:
08/28/2023

REVISIONS:
Z1 CITY COMMENTS 9/27/23

SHEET TITLE:

BUILDING 1
ELEVATIONS

SHEET NAME:

A-001



7 BUILDING 1 - NORTH ELEVATION

3/32" = 1'-0"



6 BUILDING 1- NORTH ELEVATION

3/32" = 1'-0"



5 BUILDING 1 - WEST ELEVATION

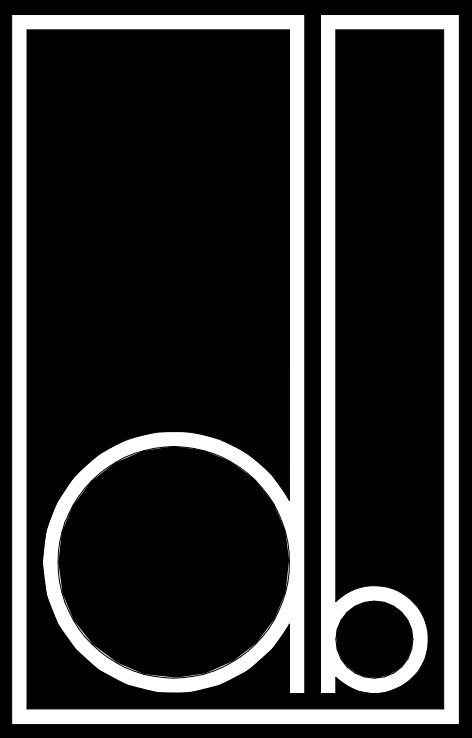
3/32" = 1'-0"

ARCHITECTURAL FEATURES

1	CANOPIES/ AWNINGS
2	DISPLAY WINDOWS
3	RECESSED ENTRY
4	VARIED ROOF HEIGHT
5	ORNAMENTAL FACADE TRIMS
6	BENCHES AND PLANTERS. REFER TO LANDSCAPE

MATERIAL LEGEND

A		BRICK - COLOR 1
B		BRICK - COLOR 2
C		BRICK - COLOR 3
D		STUCCO - COLOR 1
E		STUCCO - COLOR 2
F		STUCCO - COLOR 3



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:



REALTY INVESTMENTS
1920 MCKINNEY AVE.
7TH FLOOR
DALLAS, TX 75201

RIV ZION
GARLAND, TX

CASE: 230323-1

SEAL:

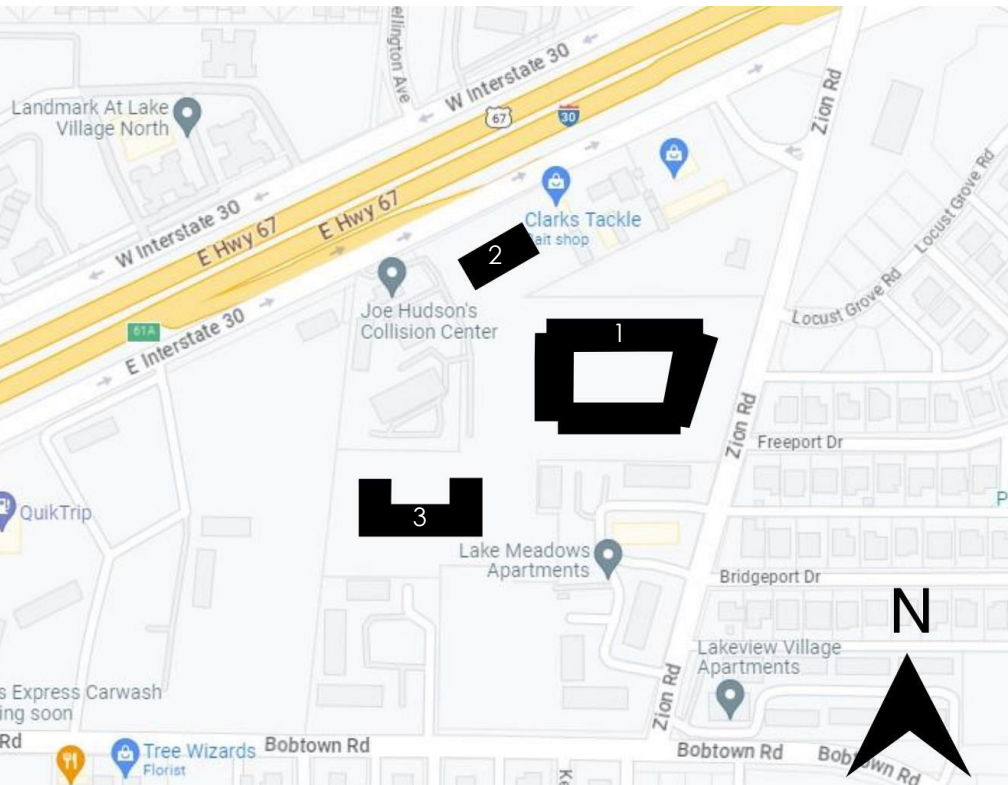
PROJECT NUMBER:
23008

DATE ISSUED:
08/28/2023

REVISIONS:
Z1 CITY COMMENTS 9/27/23

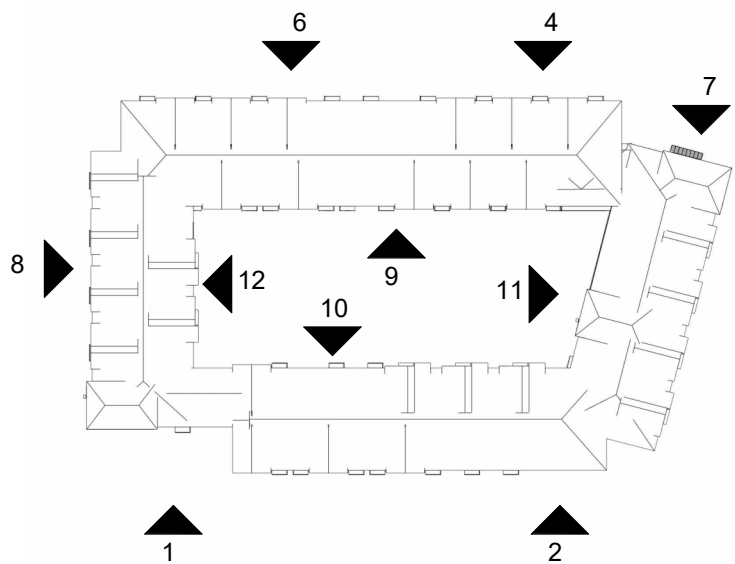
SHEET TITLE:
BUILDING 1
ELEVATIONS

SHEET NAME:
A-002



LOCATION MAP

12" = 1'-0"



KEY MAP C

NTS

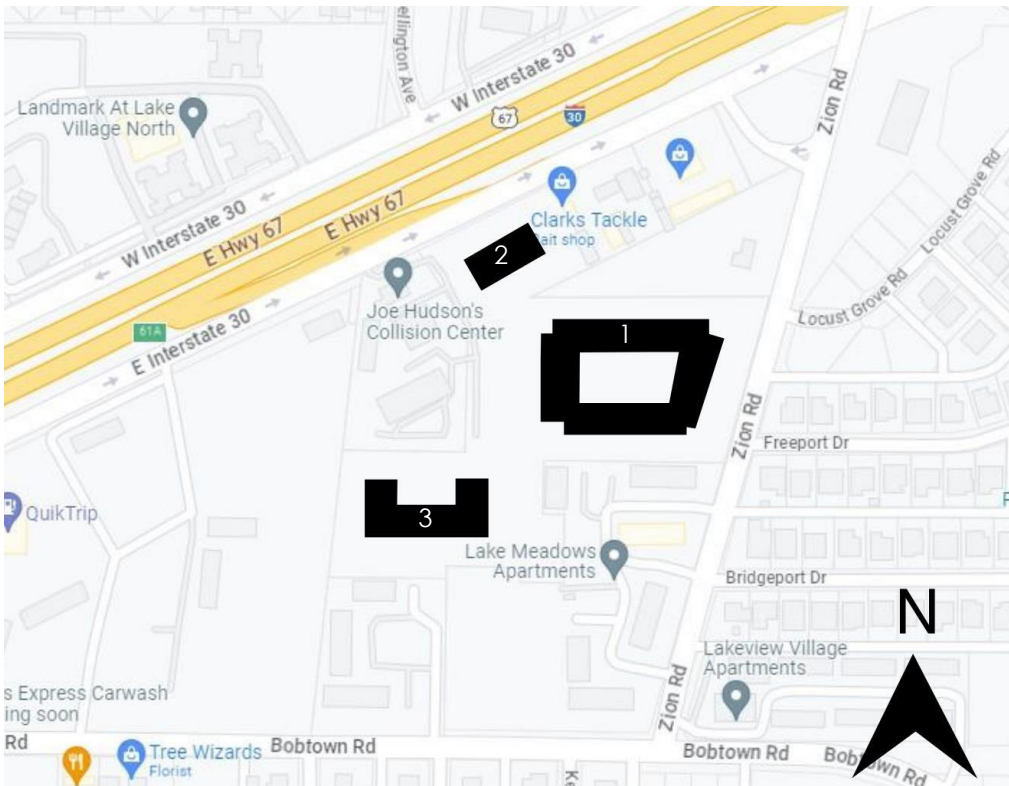




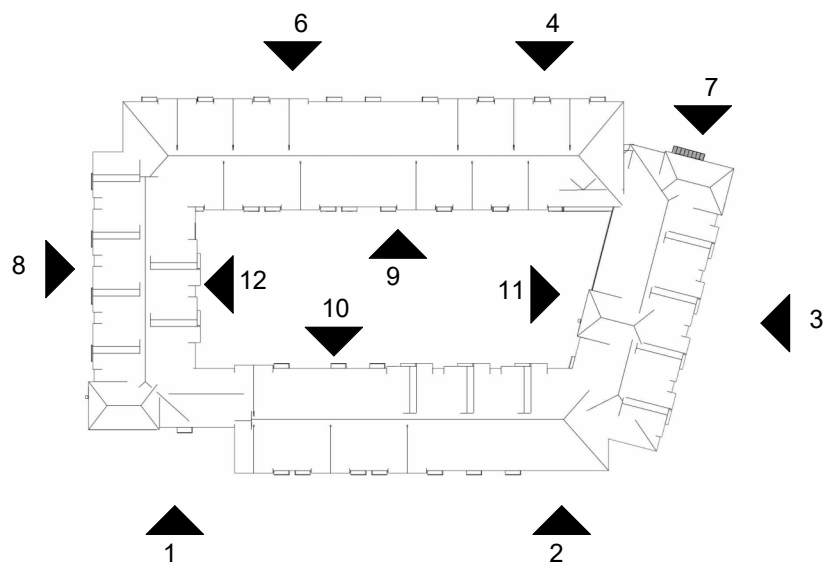
8 BUILDING 1 - WEST ELEVATION
3/32" = 1'-0"

ARCHITECTURAL FEATURES	
1	CANOPIES/ AWNINGS
2	DISPLAY WINDOWS
3	RECESSED ENTRY
4	VARIED ROOF HEIGHT
5	ORNAMENTAL FACADE TRIMS
6	BENCHES AND PLANTERS. REFER TO LANDSCAPE

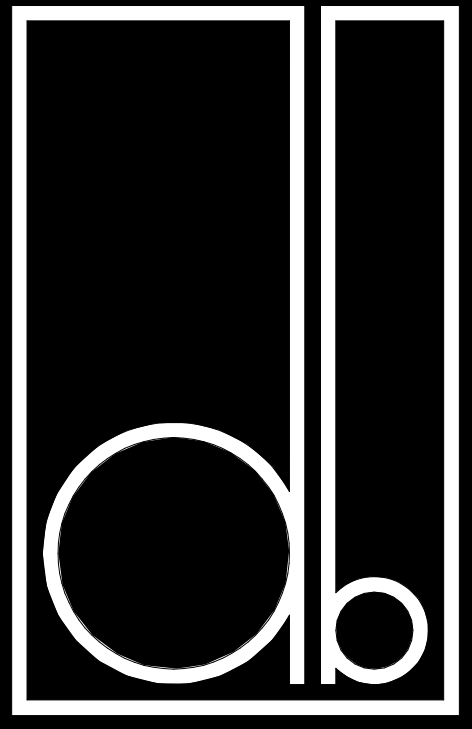
MATERIAL LEGEND	
A	 BRICK - COLOR 1
B	 BRICK - COLOR 2
C	 BRICK - COLOR 3
D	 STUCCO - COLOR 1
E	 STUCCO - COLOR 2
F	 STUCCO - COLOR 3



LOCATION MAP
12" = 1'-0"



KEY MAP C
NTS



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:



REALTY INVESTMENTS
1920 MCKINNEY AVE.
7TH FLOOR
DALLAS, TX 75201

RIV ZION
GARLAND, TX

CASE: 230323-1

SEAL:

PROJECT NUMBER:
23008

DATE ISSUED:
08/28/2023

REVISIONS:		
Z1	CITY COMMENTS	9/27/23

SHEET TITLE:
BUILDING 1
ELEVATIONS

SHEET NAME:
A-003



11 BUILDING 1 - COURTYARD ELEVATION
3/32" = 1'-0"



12 BUILDING 1 - COURTYARD ELEVATION
3/32" = 1'-0"



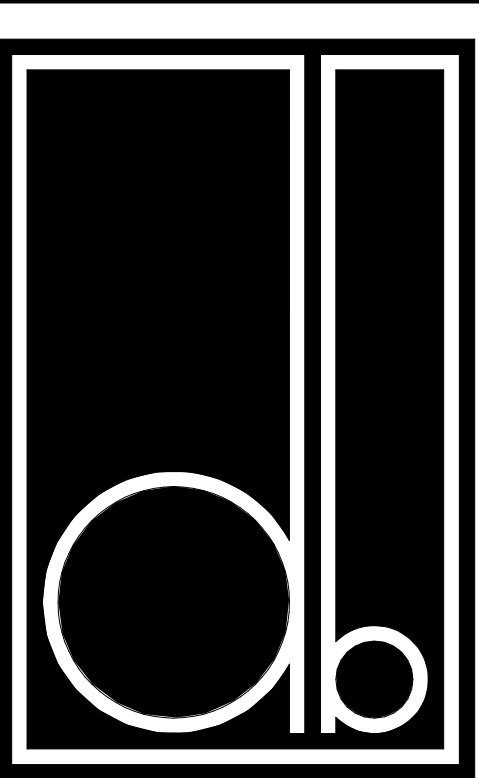
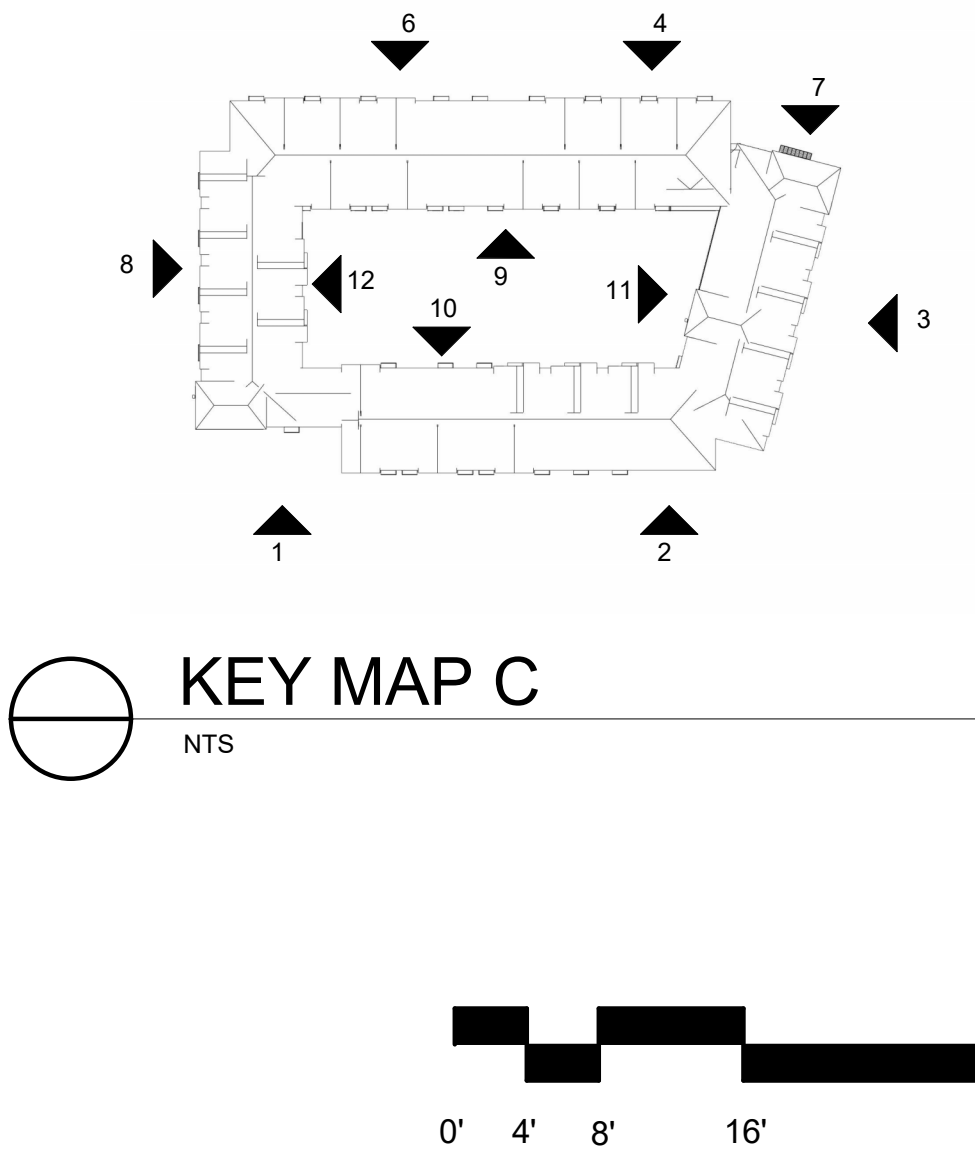
10 BUILDING 1 - COURTYARD ELEVATION
3/32" = 1'-0"



9 BUILDING 1 - COURTYARD ELEVATION
3/32" = 1'-0"

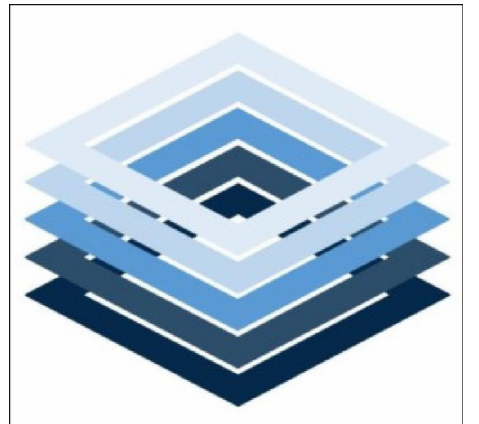
ARCHITECTURAL FEATURES	
1	CANOPIES/ AWNINGS
2	DISPLAY WINDOWS
3	RECESSED ENTRY
4	VARIED ROOF HEIGHT
5	ORNAMENTAL FACADE TRIMS
6	BENCHES AND PLANTERS. REFER TO LANDSCAPE

MATERIAL LEGEND		
A		BRICK - COLOR 1
B		BRICK - COLOR 2
C		BRICK - COLOR 3
D		STUCCO - COLOR 1
E		STUCCO - COLOR 2
F		STUCCO - COLOR 3



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:



REALTY INVESTMENTS
1920 MCKINNEY AVE.
7TH FLOOR
DALLAS, TX 75201

RIV ZION
GARLAND, TX

CASE: 230323-1

SEAL:

PROJECT NUMBER:
23008

DATE ISSUED:
08/28/2023

REVISIONS:

SHEET TITLE:
BUILDING 1
ELEVATIONS

SHEET NAME:
A-004



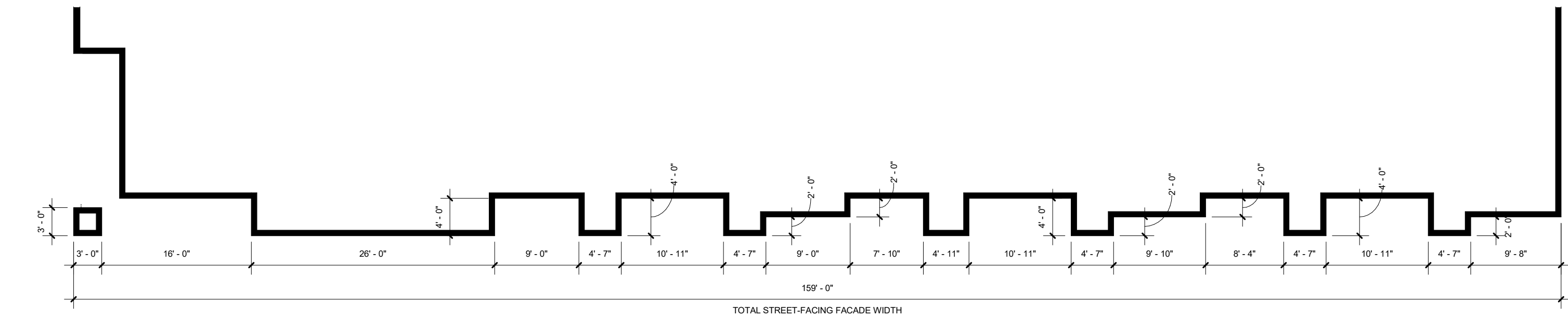
OVERALL LENGTH - 159'-0"
MIN. VERTICAL ARTICULATION (20%) - 38'-8"
ARTICULATION PROVIDED - 136'-9"



16 BUILDING 2 - WEST ELEVATION
3/32" = 1'-0"



15 BUILDING 2 - EAST ELEVATION
3/32" = 1'-0"

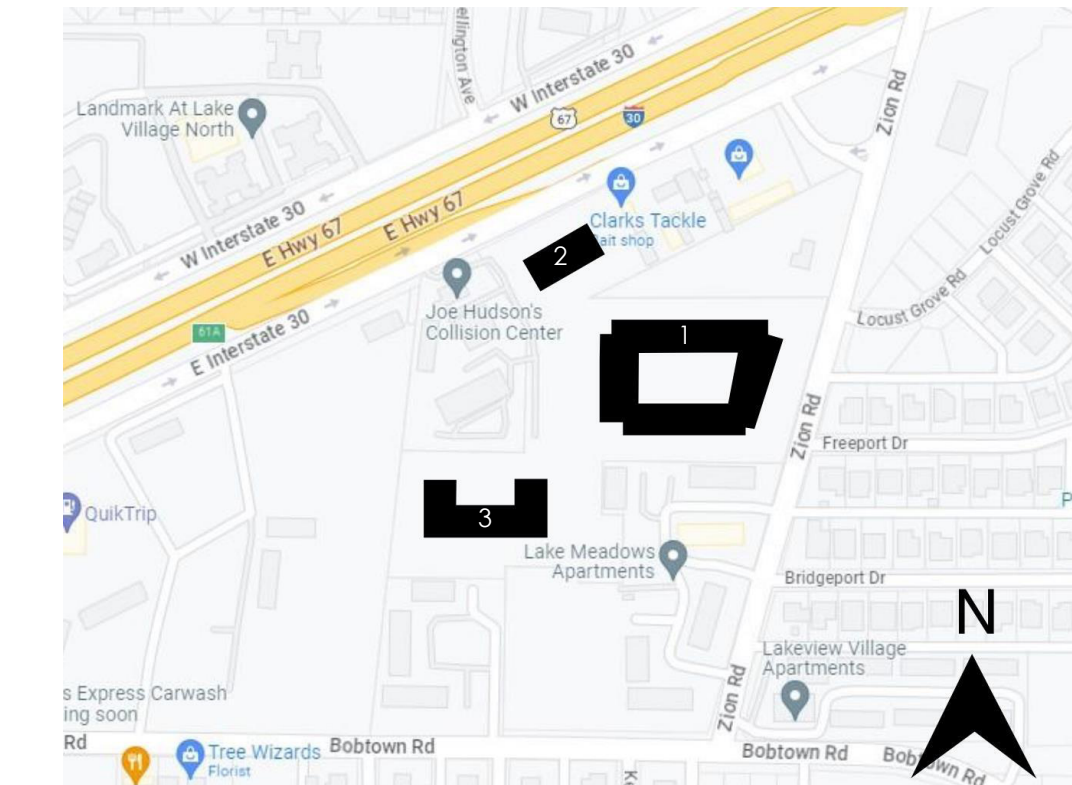


OVERALL LENGTH - 159'-0"
MIN. ARTICULATION (30%) - 47'-8"
ARTICULATION PROVIDED - 54'-7"

14 BUILDING 2 - NORTH ELEVATION
3/32" = 1'-0"

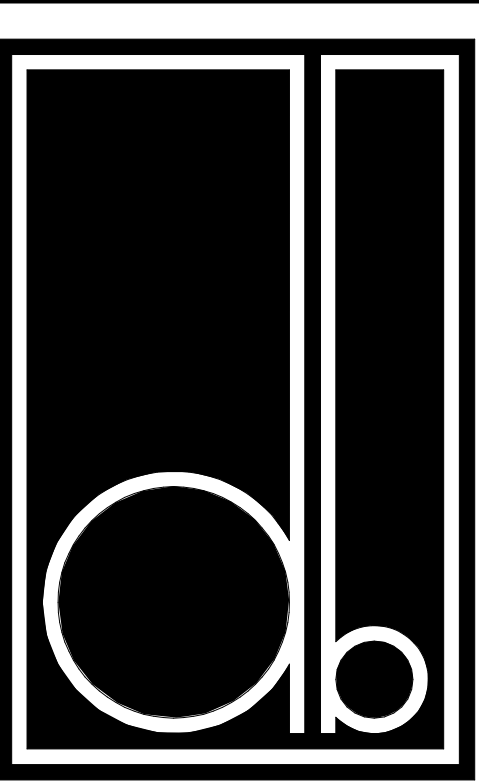


13 BUILDING 2 - SOUTH ELEVATION
3/32" = 1'-0"



ARCHITECTURAL FEATURES	
1	CANOPIES/ AWNINGS
2	DISPLAY WINDOWS
3	RECESSED ENTRY
4	VARIED ROOF HEIGHT
5	ORNAMENTAL FACADE TRIMS
6	BENCHES AND PLANTERS. REFER TO LANDSCAPE

MATERIAL LEGEND	
A	BRICK - COLOR 1
B	BRICK - COLOR 2
C	BRICK - COLOR 3
D	STUCCO - COLOR 1
E	STUCCO - COLOR 2
F	STUCCO - COLOR 3



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:



REALTY INVESTMENTS
1920 MCKINNEY AVE.
7TH FLOOR
DALLAS, TX 75201

RIV ZION
GARLAND, TX

CASE: 230323-1

SEAL:

PROJECT NUMBER:
23008

DATE ISSUED:
08/28/2023

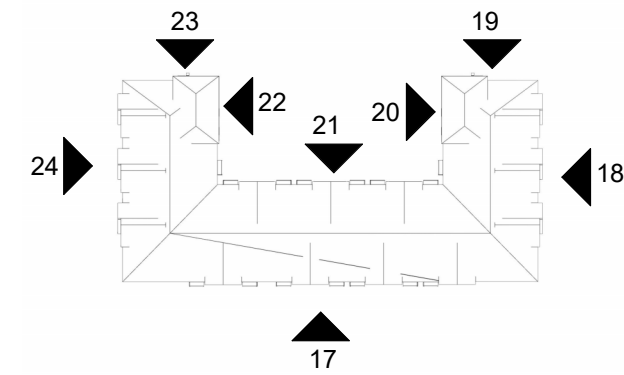
REVISIONS:

SHEET TITLE:
**BUILDING 2
ELEVATIONS**

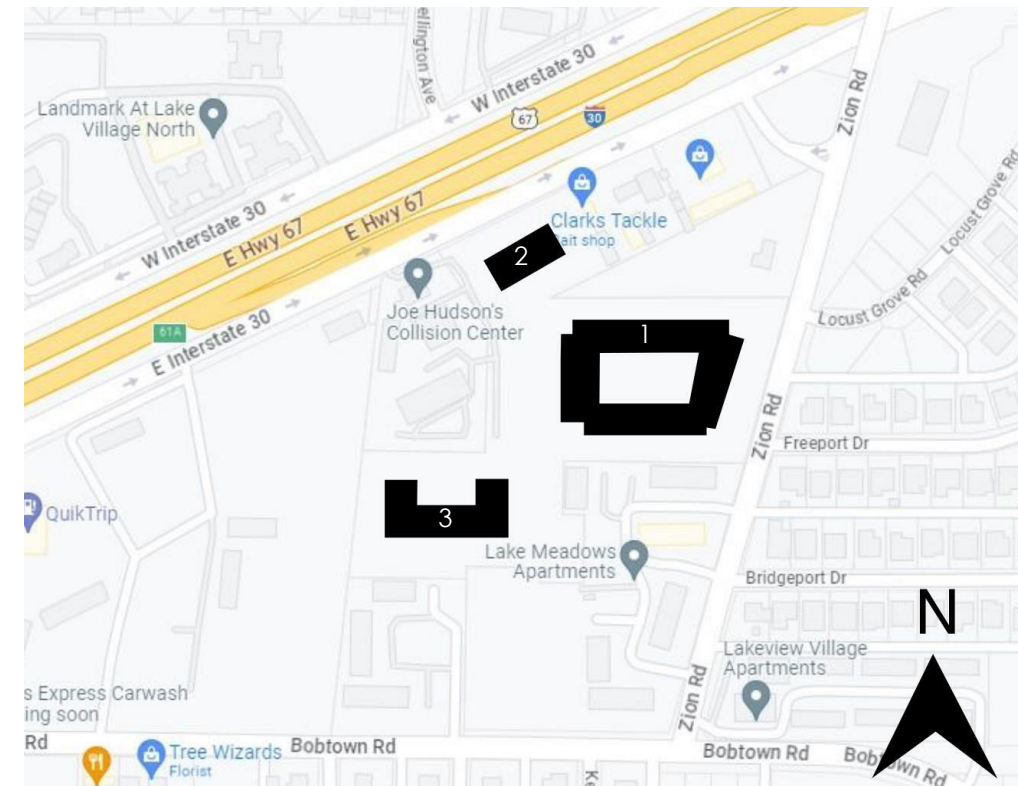
SHEET NAME:
A-005



20 BUILDING 3 - WEST ELEVATION
3/32" = 1'-0"



KEY MAP B
NTS



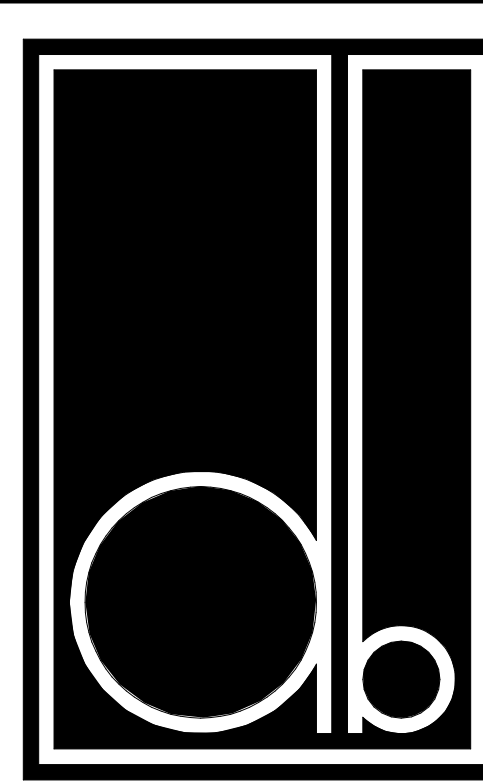
LOCATION MAP
12" = 1'-0"

ARCHITECTURAL FEATURES

1	CANOPIES/ AWNINGS
2	DISPLAY WINDOWS
3	RECESSED ENTRY
4	VARIED ROOF HEIGHT
5	ORNAMENTAL FACADE TRIMS
6	BENCHES AND PLANTERS. REFER TO LANDSCAPE

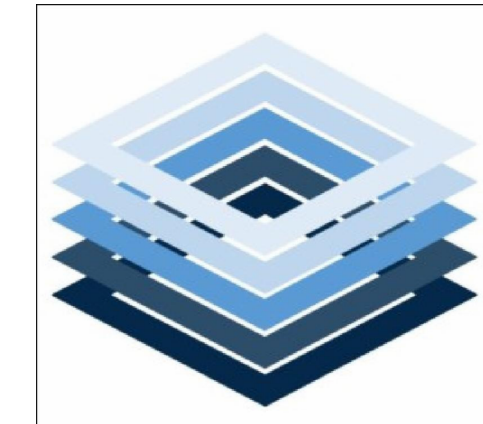
MATERIAL LEGEND

A		BRICK - COLOR 1
B		BRICK - COLOR 2
C		BRICK - COLOR 3
D		STUCCO - COLOR 1
E		STUCCO - COLOR 2
F		STUCCO - COLOR 3



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:



REALTY INVESTMENTS
1920 MCKINNEY AVE.
7TH FLOOR
DALLAS, TX 75201

RIV ZION
GARLAND, TX

CASE: 230323-1

SEAL:

PROJECT NUMBER:
23008

DATE ISSUED:
08/28/2023

REVISIONS:
Z1 CITY COMMENTS 9/27/23

SHEET TITLE:

BUILDING 3
ELEVATIONS

SHEET NAME:

A-006



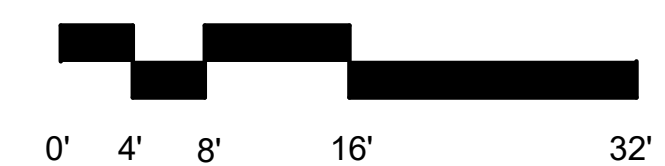
18 BUILDING 3 - EAST ELEVATION
3/32" = 1'-0"



19 BUILDING 3 - NORTH ELEVATION
3/32" = 1'-0"



17 BUILDING 3 - SOUTH ELEVATION
3/32" = 1'-0"





24 BUILDING 3 - WEST ELEVATION
3/32" = 1'-0"



22 BUILDING 3 - EAST ELEVATION
3/32" = 1'-0"



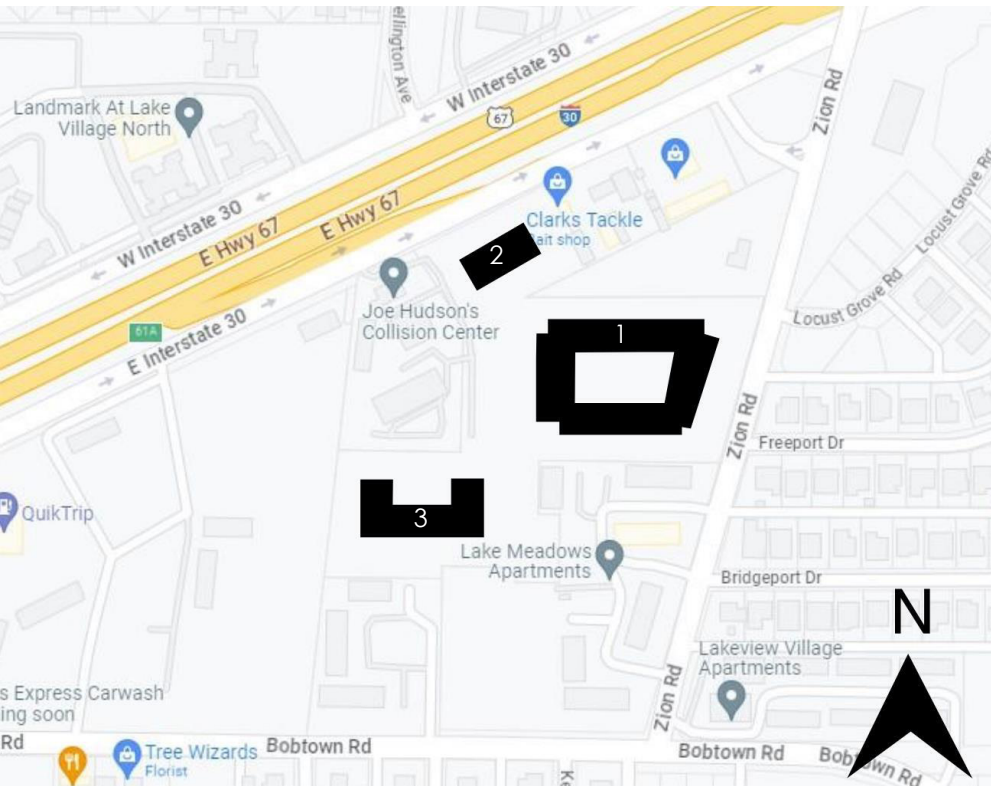
23 BUILDING 3 - NORTH ELEVATION
3/32" = 1'-0"



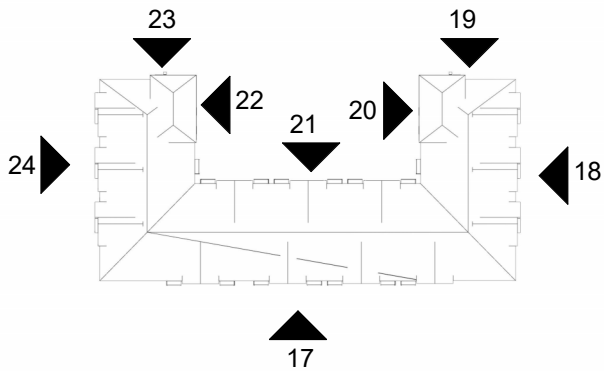
21 BUILDING 3 - NORTH ELEVATION
3/32" = 1'-0"

ARCHITECTURAL FEATURES	
1	CANOPIES/ AWNINGS
2	DISPLAY WINDOWS
3	RECESSED ENTRY
4	VARIED ROOF HEIGHT
5	ORNAMENTAL FACADE TRIMS
6	BENCHES AND PLANTERS. REFER TO LANDSCAPE

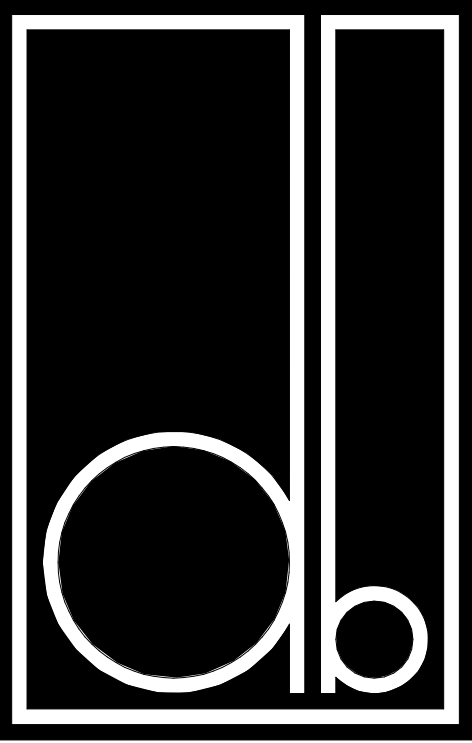
MATERIAL LEGEND	
A	BRICK - COLOR 1
B	BRICK - COLOR 2
C	BRICK - COLOR 3
D	STUCCO - COLOR 1
E	STUCCO - COLOR 2
F	STUCCO - COLOR 3



LOCATION MAP
12" = 1'-0"



KEY MAP B
3/32" = 1'-0"



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:



REALTY INVESTMENTS
1920 MCKINNEY AVE.
7TH FLOOR
DALLAS, TX 75201

RIV ZION
GARLAND, TX

CASE: 230323-1

SEAL:

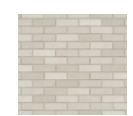
PROJECT NUMBER:
23008

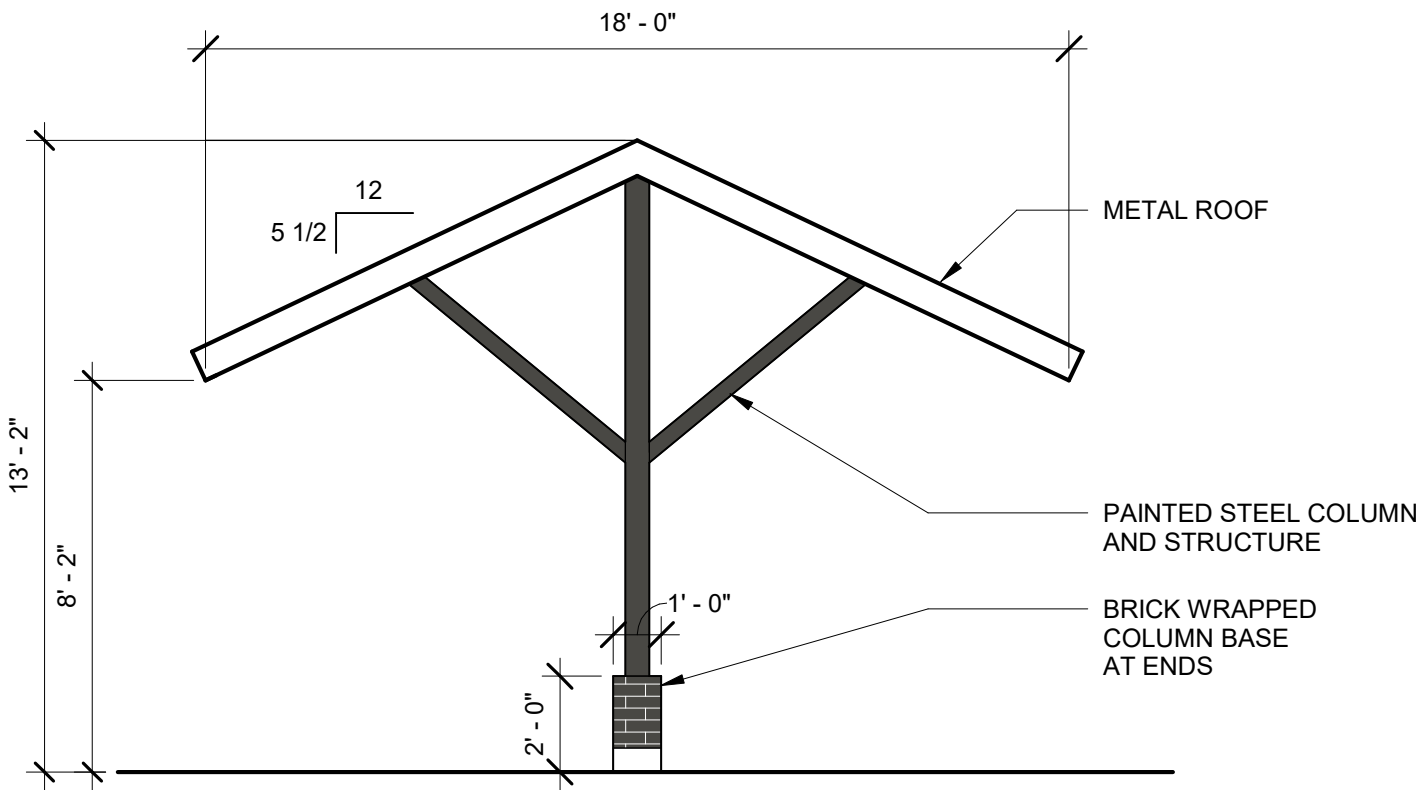
DATE ISSUED:
08/28/2023

REVISIONS:
Z1 CITY COMMENTS 9/27/23

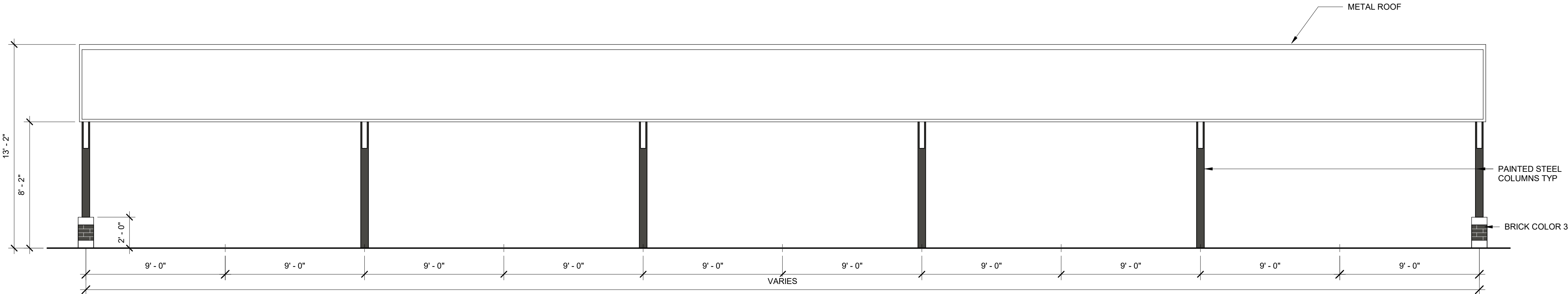
SHEET TITLE:
BUILDING 3
ELEVATIONS

SHEET NAME:
A-007

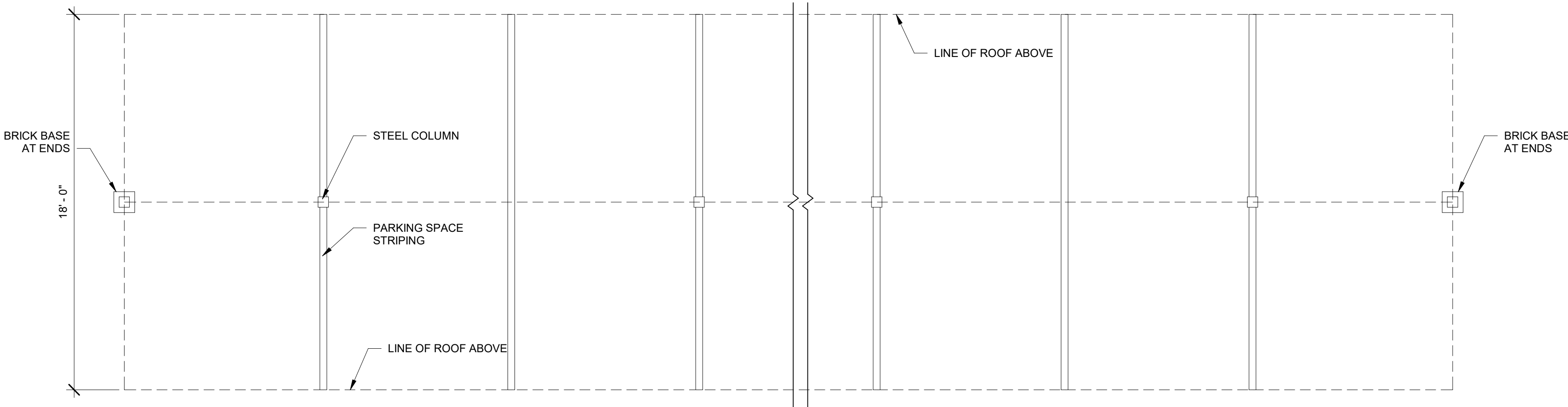
MATERIAL LEGEND		
A		BRICK - COLOR 1
B		BRICK - COLOR 2
C		BRICK - COLOR 3
D		STUCCO - COLOR 1
E		STUCCO - COLOR 2
F		STUCCO - COLOR 3



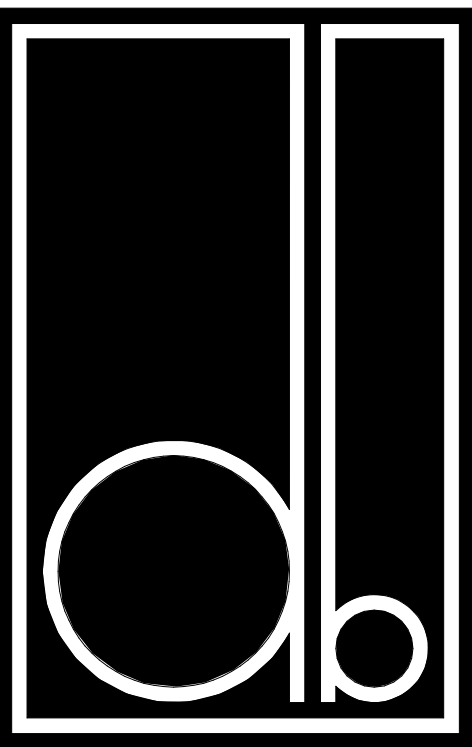
SECTION SINGLE BAY



FRONT ELEVATION

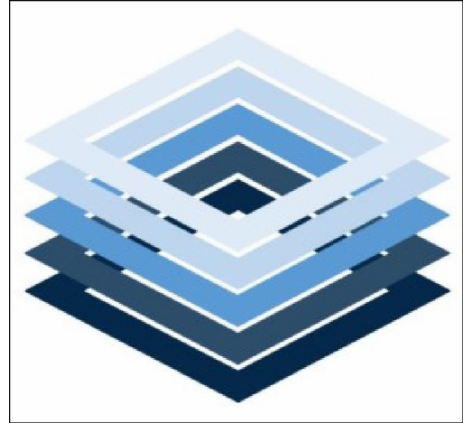


PLAN



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:



REALTY INVESTMENTS
1920 MCKINNEY AVE.
7TH FLOOR
DALLAS, TX 75201

RIV ZION
GARLAND, TX

CASE: 230323-1

SEAL:

PROJECT NUMBER:
23008

DATE ISSUED:
08/28/2023

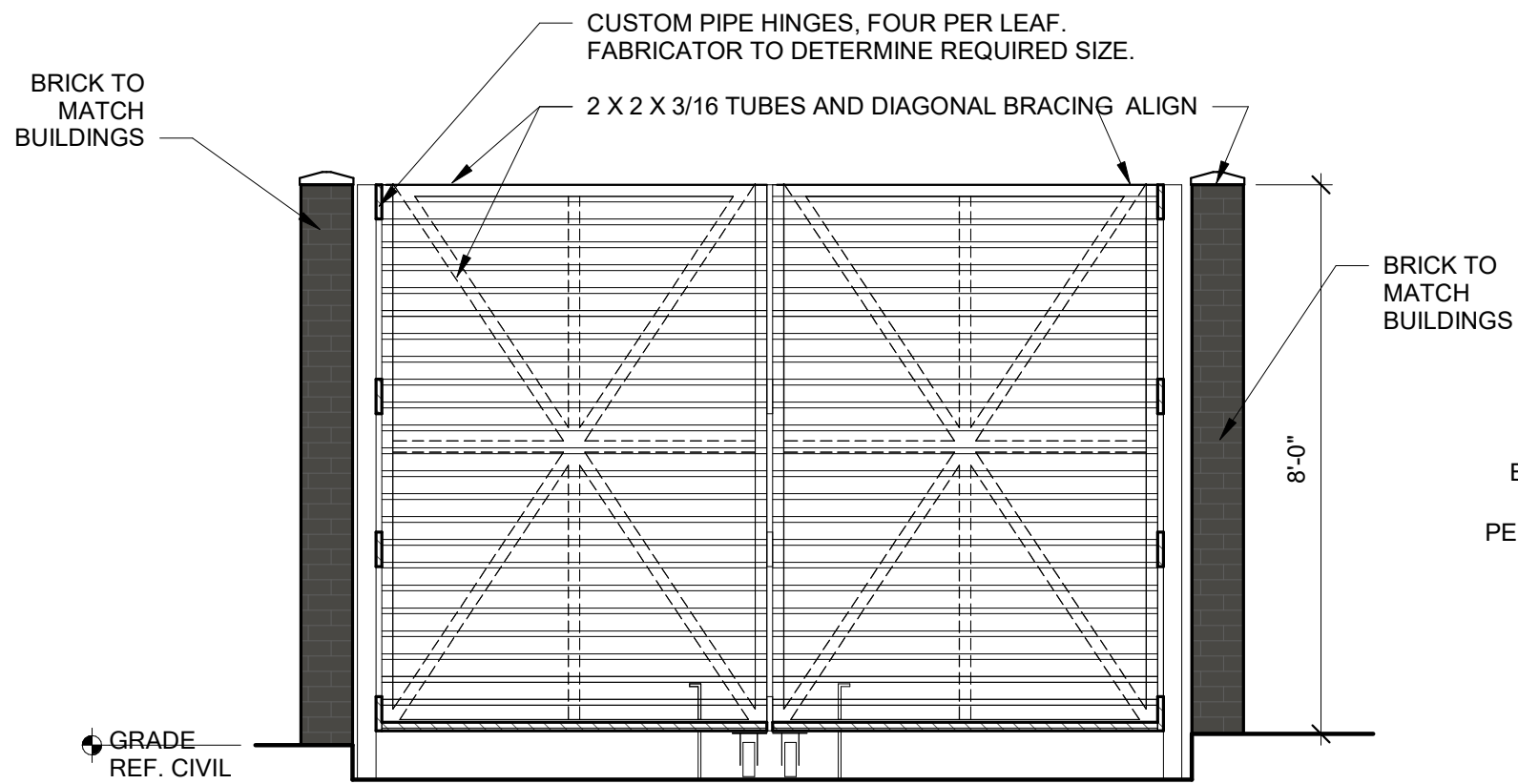
REVISIONS:

SHEET TITLE:

CARPORTS

SHEET NAME:

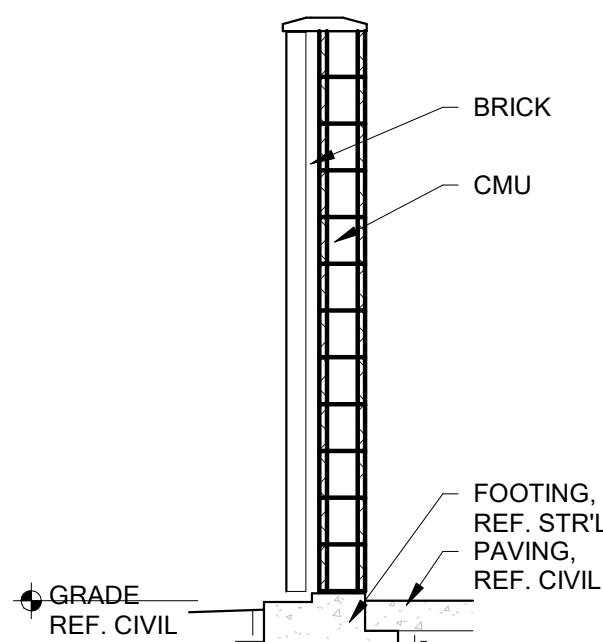
A-008



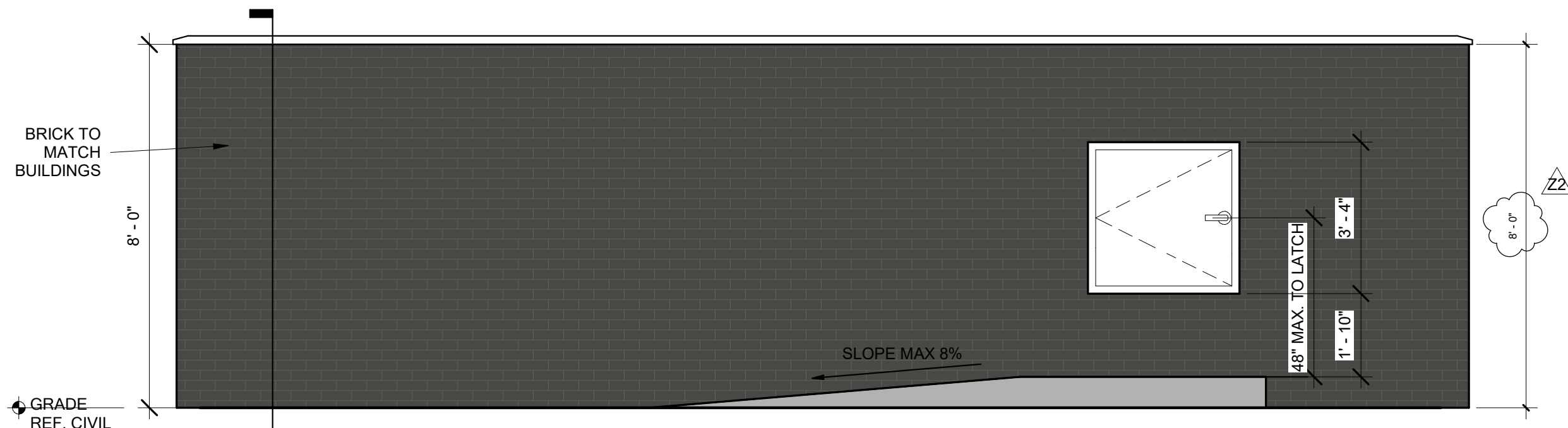
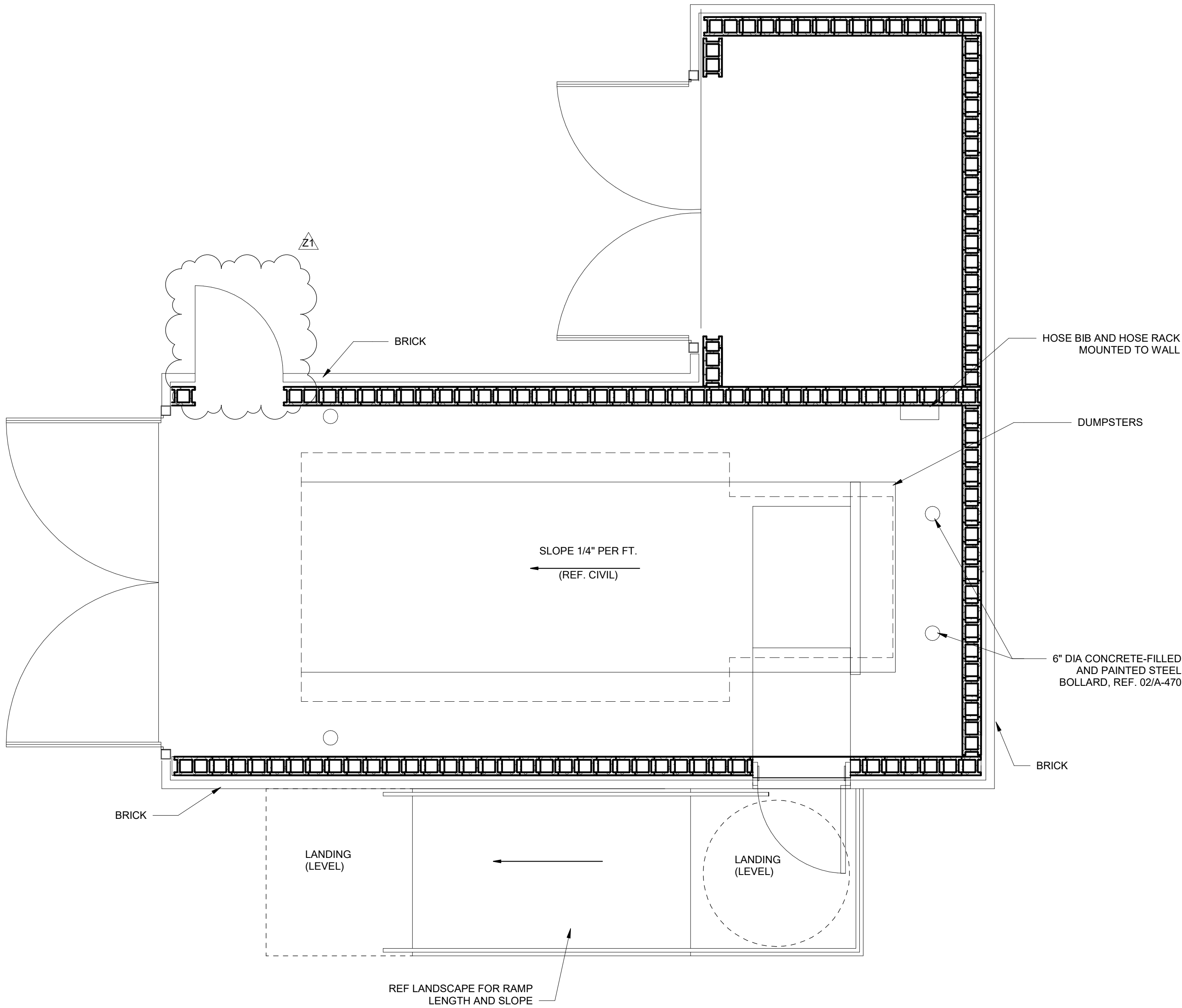
FRONT ELEVATION



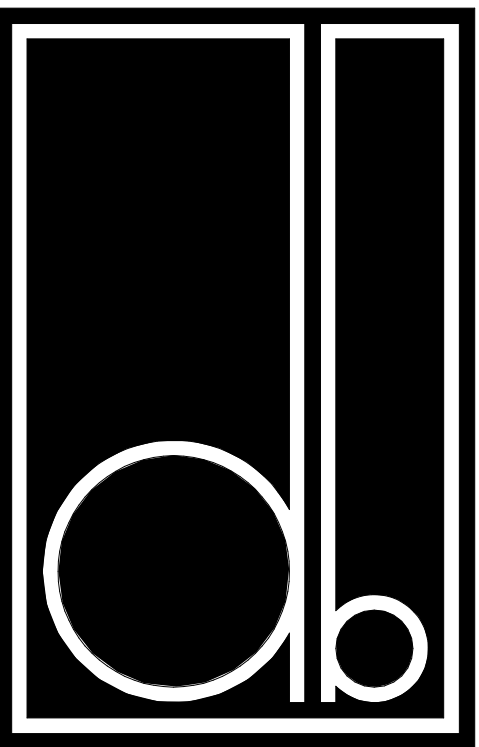
SIDE ELEVATION



SECTION

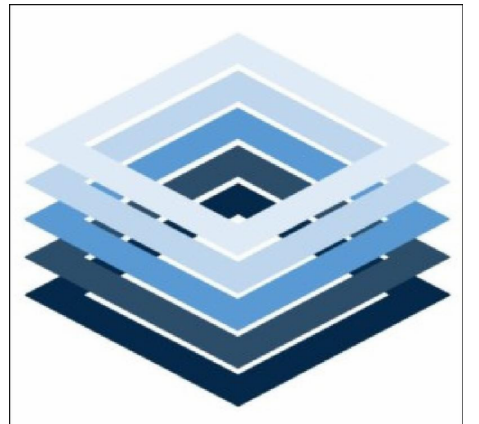


SIDE ELEVATION



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:



REALTY INVESTMENTS
1920 MCKINNEY AVE.
7TH FLOOR
DALLAS, TX 75201

RIV ZION
GARLAND, TX

CASE: 230323-1

SEAL:

PROJECT NUMBER:
23008

DATE ISSUED:
08/28/2023

REVISIONS:
Z1 CITY COMMENTS 9/27/23
Z2 CITY COMMENTS 10/01/23

SHEET TITLE:
TRASH ENCLOSURES

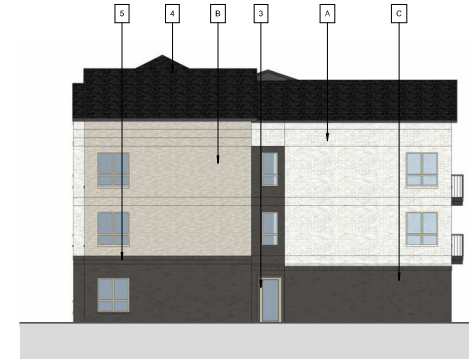
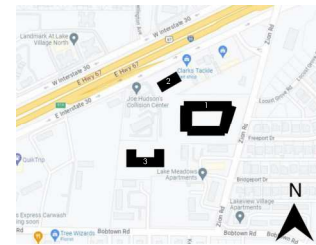
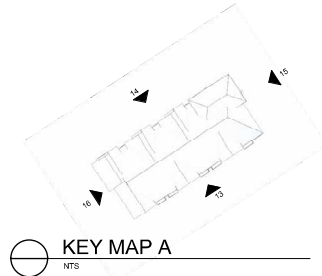
SHEET NAME:
A-009



14 BUILDING 2 - NORTH ELEVATION
3/32" = 1'-0"



13 BUILDING 2 - SOUTH ELEVATION
3/32" = 1'-0"



16 BUILDING 2 - WEST ELEVATION
3/32" = 1'-0"



15 BUILDING 2 - EAST ELEVATION
3/32" = 1'-0"

ARCHITECTURAL FEATURES	
1	CANOPIES/ AWNINGS
2	DISPLAY WINDOWS
3	RECESSED ENTRY
4	VARIED ROOF HEIGHT
5	ORNAMENTAL FACADE TRIMS
6	BENCHES AND PLANTERS, REFER TO LANDSCAPE

MATERIAL LEGEND	
A	BRICK - COLOR 1
B	BRICK - COLOR 2
C	BRICK - COLOR 3
D	STUCCO - COLOR 1
E	STUCCO - COLOR 2
F	STUCCO - COLOR 3



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:



REALTY INVESTMENTS
1920 MCKINNEY AVE.
7TH FLOOR
DALLAS, TX 75201

RIV ZION
GARLAND, TX

CASE: 230323-1

SEAL:

PROJECT NUMBER:
23008

DATE ISSUED:
08/28/2023

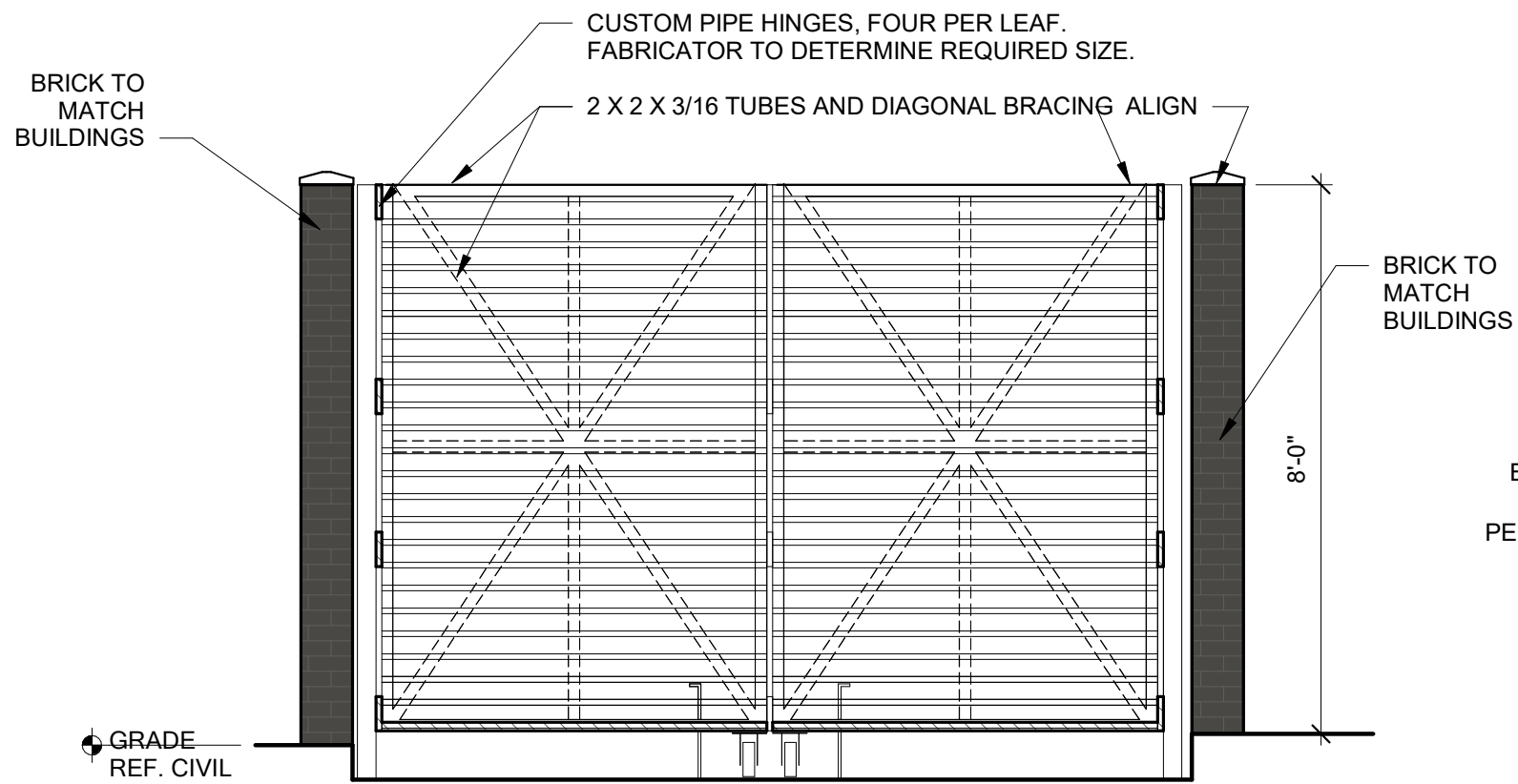
REVISIONS:

SHEET TITLE:

BUILDING 2
ELEVATIONS

SHEET NAME:

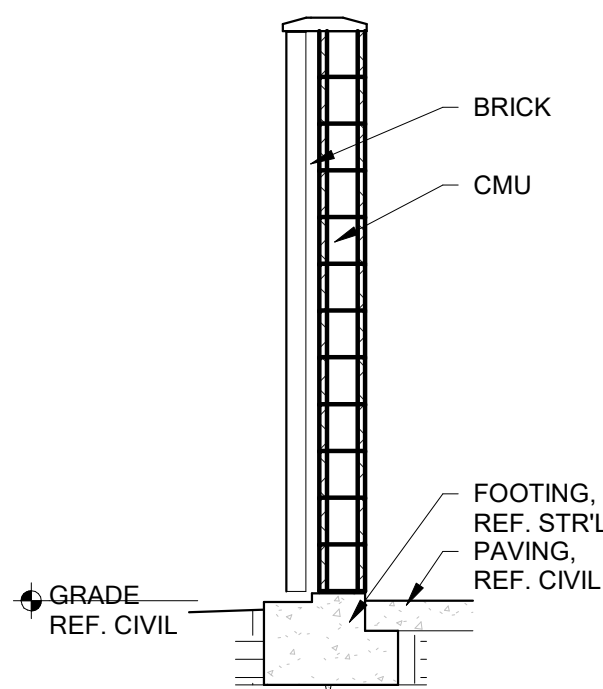
A-005



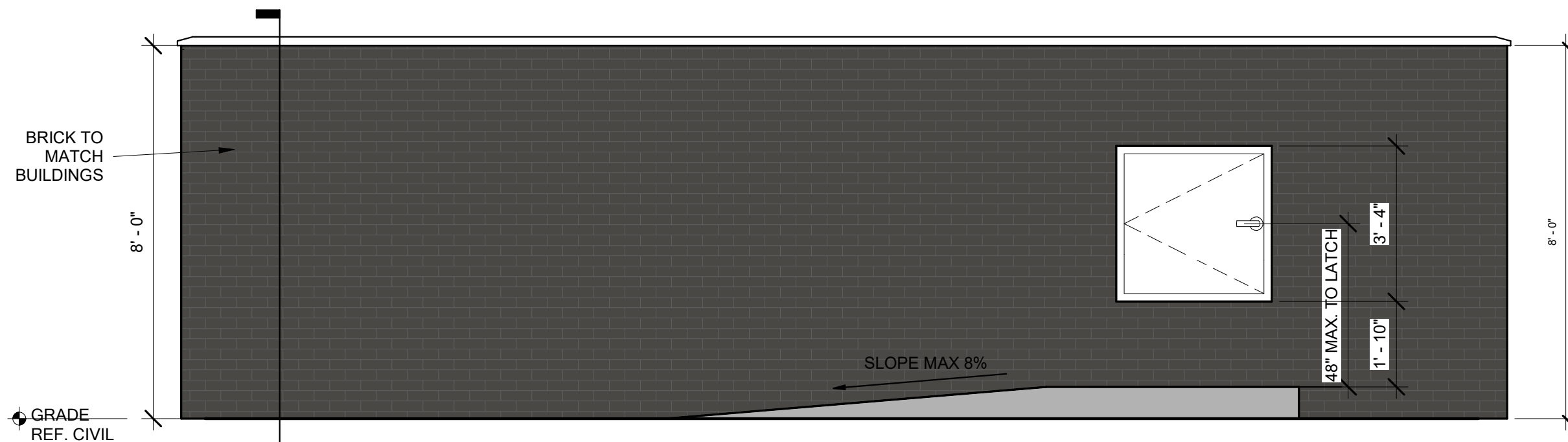
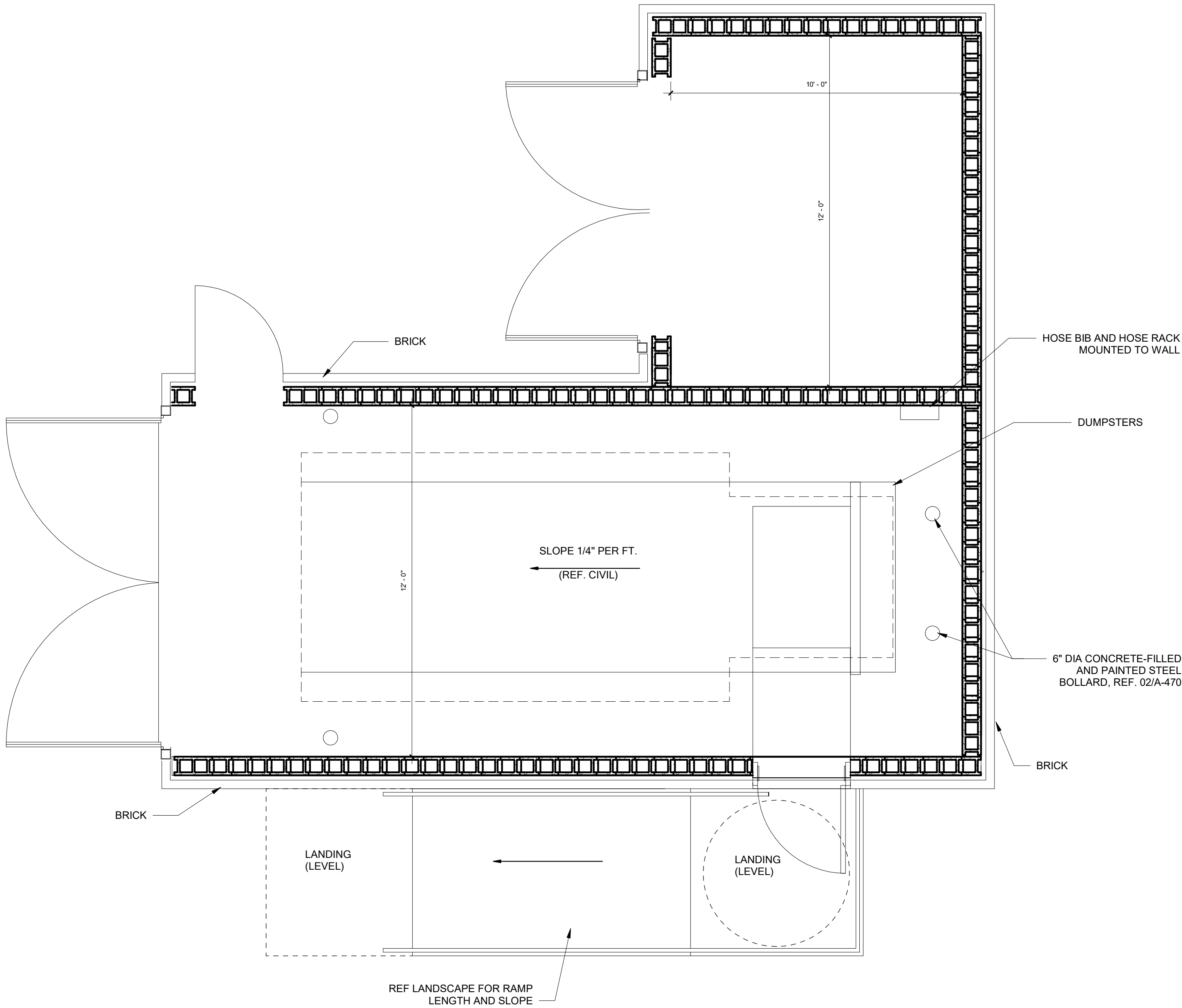
FRONT ELEVATION



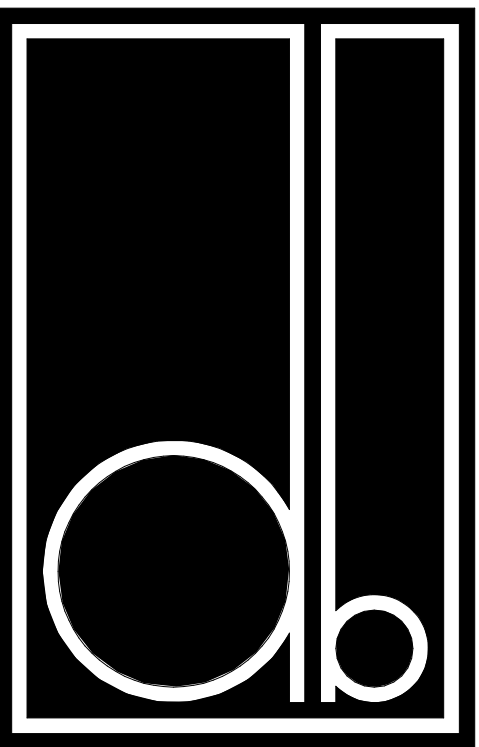
SIDE ELEVATION



SECTION

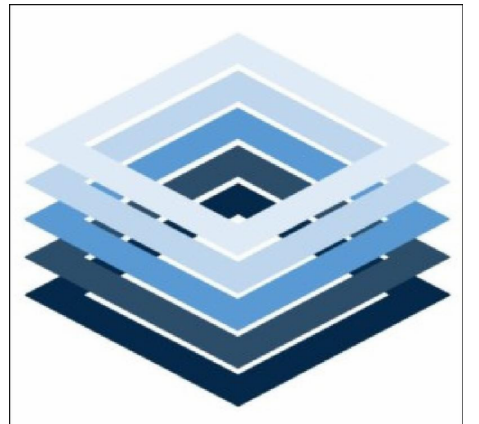


SIDE ELEVATION



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:



REALTY INVESTMENTS
1920 MCKINNEY AVE.
7TH FLOOR
DALLAS, TX 75201

RIV ZION
GARLAND, TX

CASE: 230323-1

SEAL:

PROJECT NUMBER:
23008

DATE ISSUED:
08/28/2023

REVISIONS:

SHEET TITLE:
TRASH ENCLOSURES

SHEET NAME:
A-009

Z 23-36



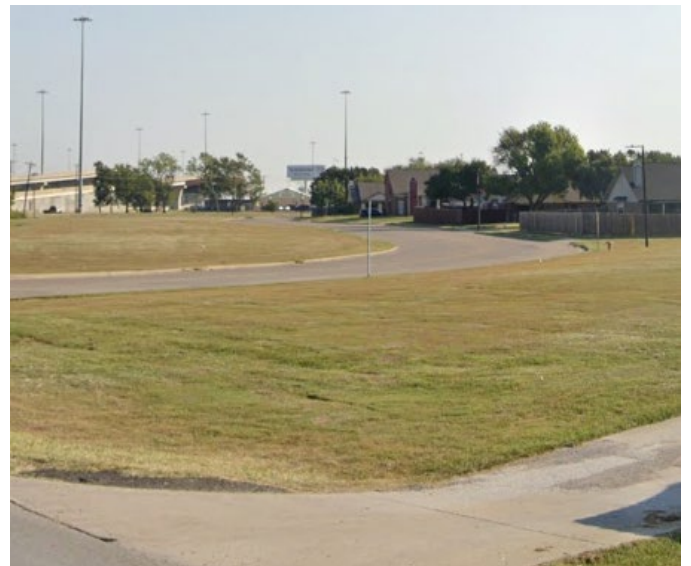
View of the subject property



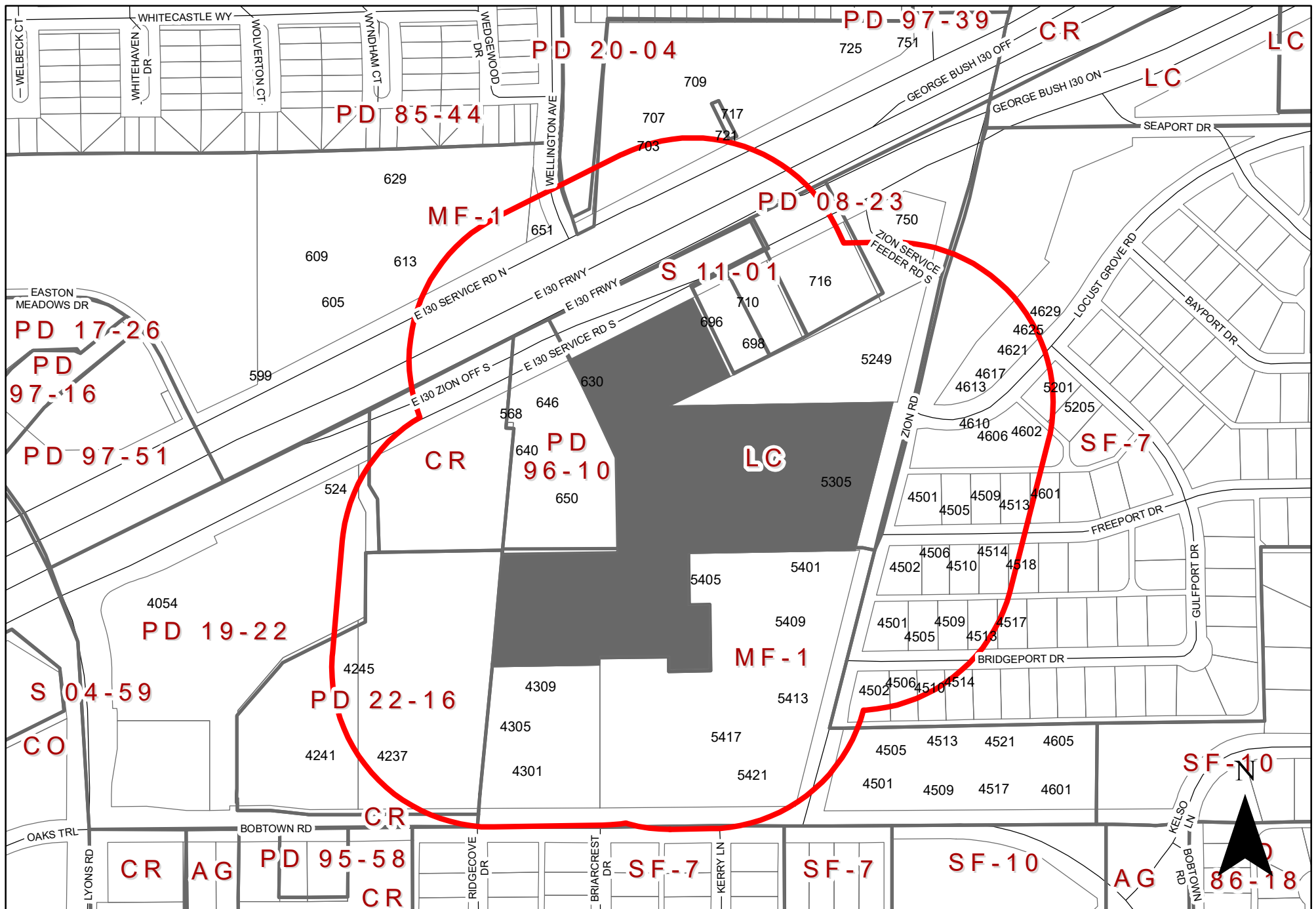
View of the property looking north of Zion Road



North of the subject property from East Interstate 30 Freeway



East of the subject property



0 210 420 Feet
1 inch = 315 feet

ZONING MAP Z 23-36

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

630 East Interstate 30 Freeway and 5305 Zion Road

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



GARLAND

Plan Commission

3. c.

Meeting Date: 12/11/2023

Item Title: Z 23-42 Matt Drahos (District 2)

Summary:

Consideration of the application of **Matt Drahos**, requesting approval of 1) a Specific Use Provision for an Automobile Sales, New or Used Use on a property zoned Industrial (IN) District and 2) a Plan for Automobile Sales, New or Used. This property is located at 421 East Walnut Street. (District 2) (File Z 23-42)

Attachments

Z 23-42 Matt Drahos (District 2)

Z 23-42 Matt Drahos Responses

Planning Report

File No: Z 23-42/District 2

Agenda Item:

Meeting: Plan Commission

Date: December 11, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Specific Use Provision for an Automobile Sales, New or Used Use on a property zoned Industrial (IN) District and 2) a Plan for an Automobile Sales, New or Used Use.

LOCATION

421 East Walnut Street

APPLICANT

Matt Drahos

OWNER

Coma Properties LLC

BACKGROUND

The site contains an existing 21,902 square-foot building from which the applicant operates the auto repair center. The building contains 17 bay doors and a large space to store automobiles.

The applicant requests to allow Automobile Sales, New or Used as an addition to the existing permitted repair use. The current business is auto repair for custom cars, sports cars, and other car enthusiasts according to the applicant. The applicant contends that the business does not repair "every day" cars that break down or need an oil change. Occasionally, clients abandon or sell their cars to the shop when the cost to repair becomes too great. The applicant would like to sell these cars to other "car enthusiasts" as an ancillary business. There would also be no proposed signage indicating that automobiles are sold on site. No further modifications will be made to the structure.

SITE DATA

The subject property contains 1.58 acres and is accessed from two points along East Walnut Street, as well as one point along Walnut Circle East.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Industrial (IN) District. A Specific Use Provision (SUP) is required for Automobile Sales, New or Used in this zoning district. The current site is developed as an auto repair business, which is allowed by right in the Industrial (IN) District, with a 17 bay doors and space to store cars inside and outside, behind the building.

CONSIDERATIONS

Specific Use Provision:

1. The applicant requests to allow the Automobile Sales, New or Used Use, which requires a Specific Use Provision in the Industrial (IN) District.
2. There are no site changes proposed with this request. Therefore, this request does not trigger any screening and landscaping standards or building design standards.

3. The applicant proposes that five (5) automobiles will be available for sale at one time on the property. The vehicles for sale may be stored inside the building and not necessarily outdoors according to the applicant.
4. The applicant requests the SUP to be valid of a time period of three (3) years. The draft SUP Conditions limit the site to a maximum of five (5) automobiles for sale on site, with a 3-year SUP time period.

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 architectural character and scale of these areas are compatible with adjacent residential development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is located within a larger industrial area containing auto repair and other light industrial uses. However, behind the subject property to the northeast are single-family homes zoned Single-Family-7 (SF-7) District.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

Per the Economic Development Strategic Plan, consideration should be given to whether adding automotive-related uses such as Automobile Sales that require zoning changes are the best use of land. The Plan recommends being selective on land use requests requiring re-zonings such as SUP's. The proposal would not be anticipated to add sales tax.

STAFF RECOMMENDATION

Denial of 1) a Specific Use Provision for an Automobile Sales, New or Used Use on a property zoned Industrial (IN) District and 2) a Plan for an Automobile Sales, New or Used Use.

Staff finds the request does not align with the Comprehensive Plan and Economic Development Strategic Plan.

ADDITIONAL INFORMATION

- i. Location Map
- ii. SUP Conditions
- iii. Exhibit
- iv. Photos

CITY COUNCIL DATE: January 8, 2024

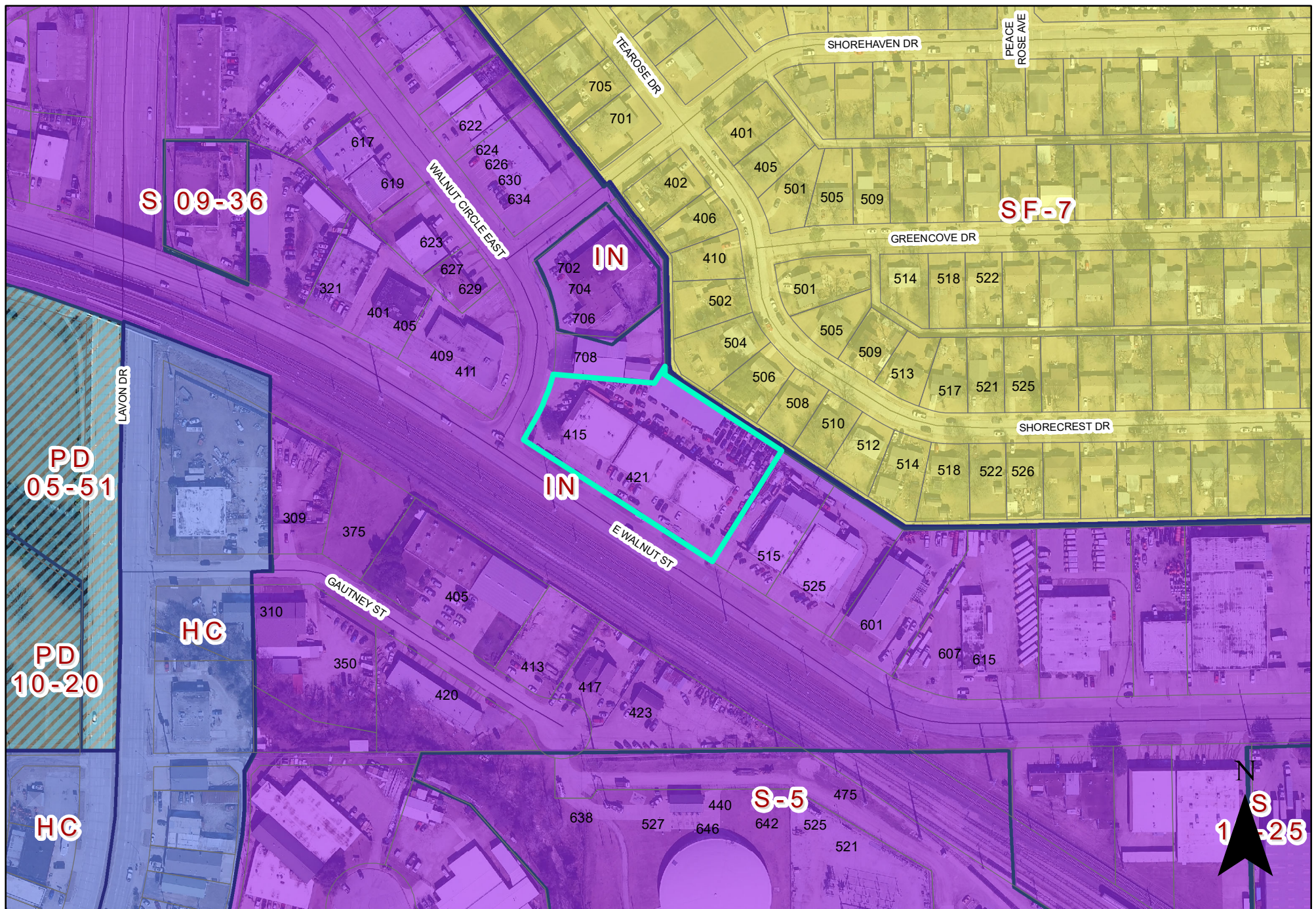
PREPARED BY:

Matthew Wolverton
Development Planner

REVIEWED BY:

Will Guerin, AICP
Director of Planning

Planning & Development
972-205-2454
mwolverton@garlandtx.gov



0 130 260 Feet
1 inch = 205 feet

ZONING MAP Z 23-42

 INDICATES AREA OF REQUEST

421 East Walnut Street

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-42

421 East Walnut Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow an Automobile Sales, New or Used Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District, and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

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

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

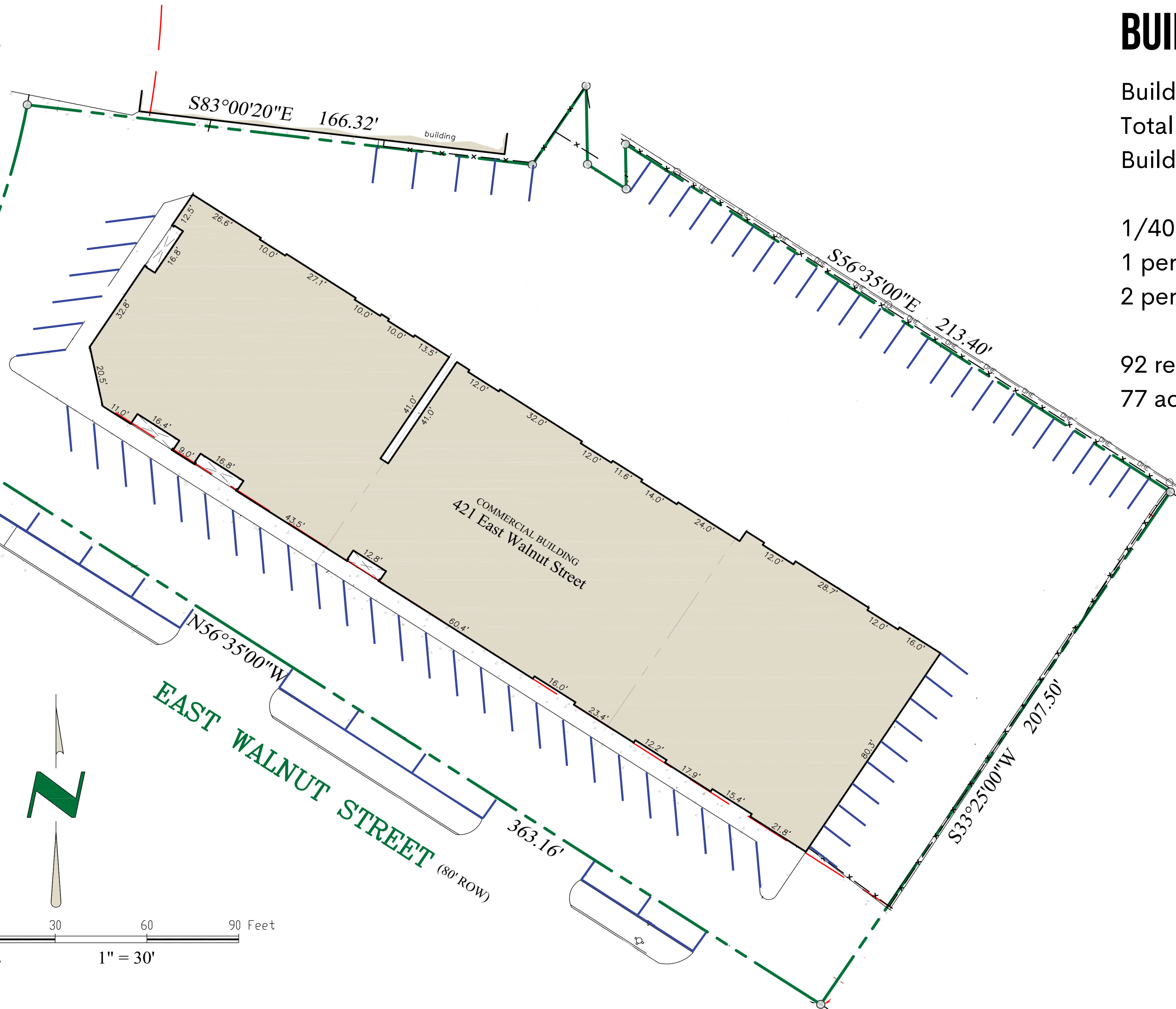
The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

V. Specific Regulations:

- A. Site Plan: The site shall be in general conformance with the approved Site Plan labeled Exhibit C.
- B. Time Period: The Specific Use Provision shall have a time period of three (3) years.
- C. Automobiles For Sale: A maximum number of five (5) automobiles will be available for sale at a time.

R=260.00'
L=104.68'
D=23°04'03"
CHD=N21°52'59"E
103.97'

WALNUT CIRCLE
EAST
(60' ROW)



BUILDING DETAILS & PARKING

Building total square footage: 21,902

Total acreage: 1.585

Building height: 15'

1/400 GFA = 55

1 per employee = 3

2 per bay (17 bays total) = 34

92 required parking spaces

77 actual parking spaces currently available

Z 23-42



View of the subject site looking North from East Walnut.



View from the subject site looking South across East Walnut.



View from the subject site looking East down East Walnut.



View from the subject site looking West down West Walnut.

421 East Walnut Street

Comment Form

Case Z 23-42

Z 23-42 Matt Drahos. The applicant proposes to add automobile sales to the existing automobile repair facility. The site is located at 421 East Walnut Street. (District 2)

Z 23-42 Matt Drahos. El solicitante propone añadir las ventas de automóviles a las instalaciones de reparación de automóviles existentes. El sitio está ubicado en 421 East Walnut Street. (Distrito 2)

Z 23-42 Matt Drahos. Người nộp đơn đề xuất bổ sung doanh số bán ô tô cho cơ sở sửa chữa ô tô hiện có. Địa điểm tọa lạc tại số 421 East Walnut Street. (Quận 2)

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.

SAMUEL MWANIA OWNER / HAKUNA MATATA AUTO REPAIR 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.)

702 E WALNUT CIR SUITE B

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

GARLAND TEXAS

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

12/01/2023

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

DEC 1 '23 PM 4:29

Comment Form

Case Z 23-42

Z 23-42 Matt Drahos. The applicant proposes to add automobile sales to the existing automobile repair facility. The site is located at 421 East Walnut Street. (District 2)

Z 23-42 Matt Drahos. El solicitante propone añadir las ventas de automóviles a las instalaciones de reparación de automóviles existentes. El sitio está ubicado en 421 East Walnut Street. (Distrito 2)

Z 23-42 Matt Drahos. Người nộp đơn đề xuất bổ sung doanh số bán ô tô cho cơ sở sửa chữa ô tô hiện có. Địa điểm tọa lạc tại số 421 East Walnut Street. (Quận 2)

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.

DOUGLAS STOUTENBURG / Manager

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

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

708 E. Walnut Circle

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

12-1-2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 23-42

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 had repeatedly in the past used my property to park, load and unload vehicles onto carriers, etc.

I requested that they stop using our property and was told "sure" only to have them continue. When asking again, was met with disdain.

Damage to our parking area in the amount of about \$8,000 was caused which we paid and didn't ask for reimbursement.

Adding to their operation will cause more trouble and expense to their neighbors and I strongly disapprove of any expansion of their operation. It will degrade the area.

Comment Form Case Z 23-42

Z 23-42 Matt Drahos. The applicant proposes to add automobile sales to the existing automobile repair facility. The site is located at 421 East Walnut Street. (District 2)

Z 23-42 Matt Drahos. El solicitante propone añadir las ventas de automóviles a las instalaciones de reparación de automóviles existentes. El sitio está ubicado en 421 East Walnut Street. (Distrito 2)

Z 23-42 Matt Drahos. Người nộp đơn đề xuất bổ sung doanh số bán ô tô cho cơ sở sửa chữa ô tô hiện có. Địa điểm tọa lạc tại số 421 East Walnut Street. (Quận 2)

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.

Ray Alaniz owner

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

Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

421 E. WALNUT CIR

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

Garland TX 75040

City / Estado de la Ciudad / Thành bang

75040

Zip / Código postal / Mã Bưu Chính

Ray Alaniz

Signature / Firma / Chữ ký

12.5.23

Date / Fecha / Ngày

Email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ điện thoại là tùy chọn.)

**Comment Form Continued –
Case Z 23-42**

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

adding a car lot then will increase
the theft rate. the value will go down.
there are enough car lots in Garland.

Comment Form

Case Z 23-42

Z 23-42 Matt Drahos. The applicant proposes to add automobile sales to the existing automobile repair facility. The site is located at 421 East Walnut Street. (District 2)

Z 23-42 Matt Drahos. El solicitante propone añadir las ventas de automóviles a las instalaciones de reparación de automóviles existentes. El sitio está ubicado en 421 East Walnut Street. (Distrito 2)

Z 23-42 Matt Drahos. Người nộp đơn đề xuất bổ sung doanh số bán ô tô cho cơ sở sửa chữa ô tô hiện có. Địa điểm tọa lạc tại số 421 East Walnut Street. (Quận 2)

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.

Belen Alvarado

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.)

406 Shorecrest Dr.

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

Garland

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Belen Alvarado

Signature / Firma / Chữ ký

12/5/23

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 23-42

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

The cars will be blocking the road, and block drivers' view when turning into and out of the neighborhood. That could lead to possible car wrecks and injuries.

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-42	December 11, 2023	January 9, 2024	Matthew Wolverton

Z 23-42 Matt Drahos. The applicant proposes to add automobile sales to the existing automobile repair facility. The site is located at 421 East Walnut Street. (District 2)

Marta Lopez

Against

12/2/2023
1:32:12 AM

501 Shorecrest Dr

Martadelgado36@yahoo.com

Garland

2143827653

Texas

United States

75040



GARLAND

Plan Commission

3. d.

Meeting Date: 12/11/2023

Item Title: Z 23-45 708 Studios, LLC /Clara M. Carlisle (District 5)

Summary:

Consideration of the application of **708 Studios, LLC/Clara M. Carlisle**, requesting approval a Change in Zoning from Neighborhood Office (NO) District to Community Retail (CR) District. This property is located at 2930 Broadway Boulevard. (District 5) (File Z 23-45)

Attachments

Z 23-45 708 Studios, LLC/Clara M. Carlisle (District 5)

Z 23-45 708 Studios, LLC/Clara M. Carlisle Responses

Planning Report

File No: Z 23-45/District 5

Agenda Item:

Meeting: Plan Commission

Date: December 11, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Neighborhood Office (NO) District to Community Retail (CR) District.

LOCATION

2930 Broadway Boulevard

APPLICANT

708 Studios, LLC/Clara M. Carlisle

OWNER

Upsilon Investments, LLC

BACKGROUND

The subject property is currently unimproved. The applicant intends to rezone the property to Community Retail (CR) District to allow future retail, restaurant and office uses by right.

SITE DATA

The site is approximately 1.16 acres and can be accessed from Dairy Road and Broadway Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

The Neighborhood Office (NO) district is intended to create an appropriate setting for low intensity office and professional uses. The district may be used as a transition district between residential uses and more intense uses. With appropriate buffers and landscaping, this district may be located contiguous to residential districts

CONSIDERATIONS

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Concept Plan or Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. This Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will affect surrounding and future development.

2. 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 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. Examples of uses allowed by right in Community Retail include retail store, general office, restaurant and retail bakery.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates this property as Compact Neighborhoods.

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. The Community Retail (CR) District offers supportive retail uses to the residential area.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

A re-zoning to Community Retail (CR) District opens the site to additional commercial uses such as retail and restaurants which may generate additional sales tax for the City.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Though the property lies within the "Compact Neighborhoods" future land use, there are currently commercial properties nearby. The properties directly to the east of the subject property are zoned Community Retail (CR) District and Neighborhood Office (NO) District. The properties to the east, across Dairy Road, are zoned Community Retail (CR) District and Multi-Family-1 (MF-1) District. The properties to the south, across Broadway Boulevard, are zoned Community Retail (CR) District. The property to the west was recently approved for a multi-family (condominium) development [Z 22-29].

STAFF RECOMMENDATION

Approval of a Change in Zoning from Neighborhood Office (NO) District to Community Retail (CR) District.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Photos

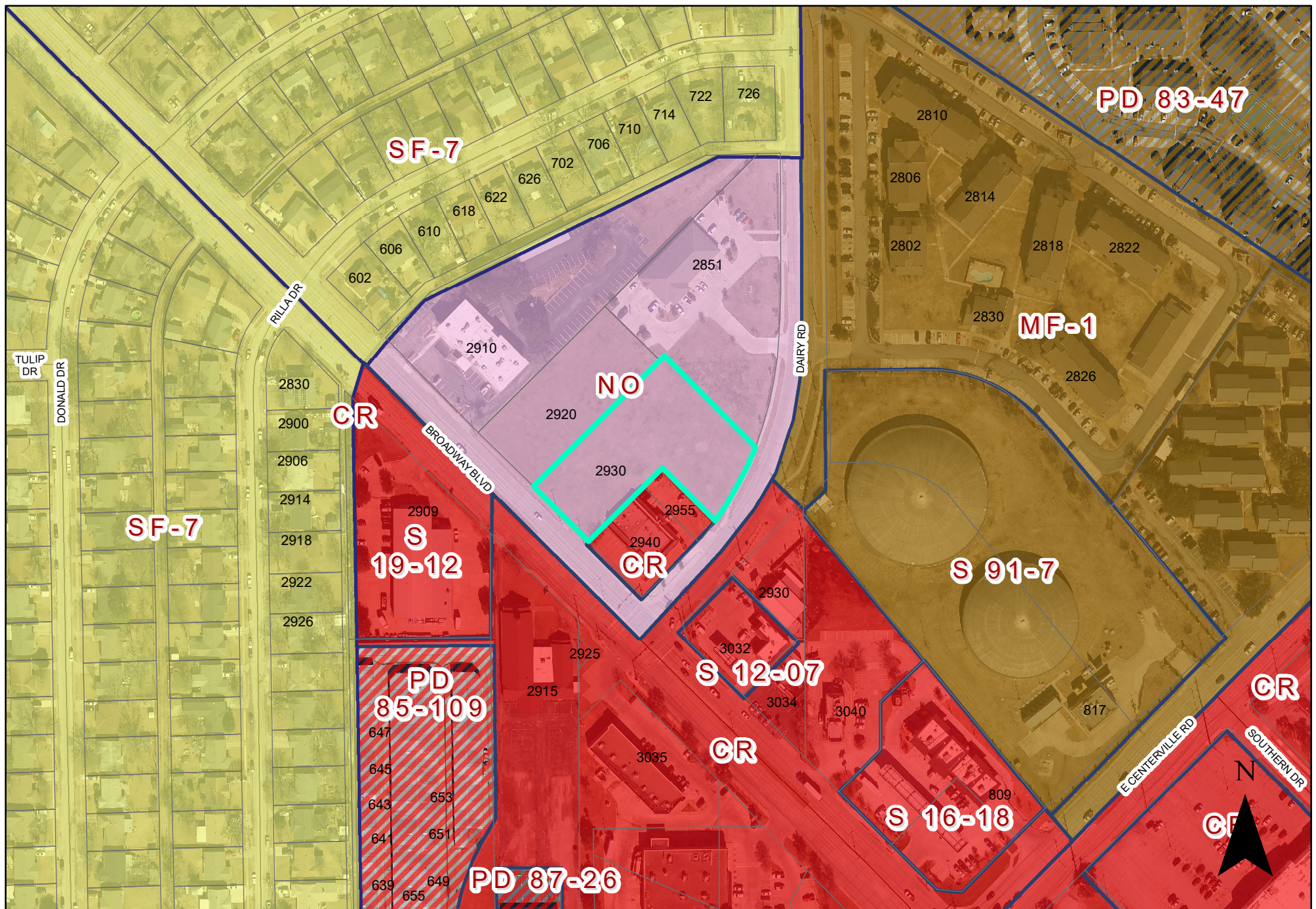
CITY COUNCIL DATE: January 9, 2024

PREPARED BY:

Nabiha Ahmed
Lead Development Planner
Planning & Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 130 260 Feet
1 inch = 202 feet

ZONING MAP Z 23-45

 INDICATES AREA OF REQUEST

2930 Broadway Boulevard

Z 23-45



View of the subject site



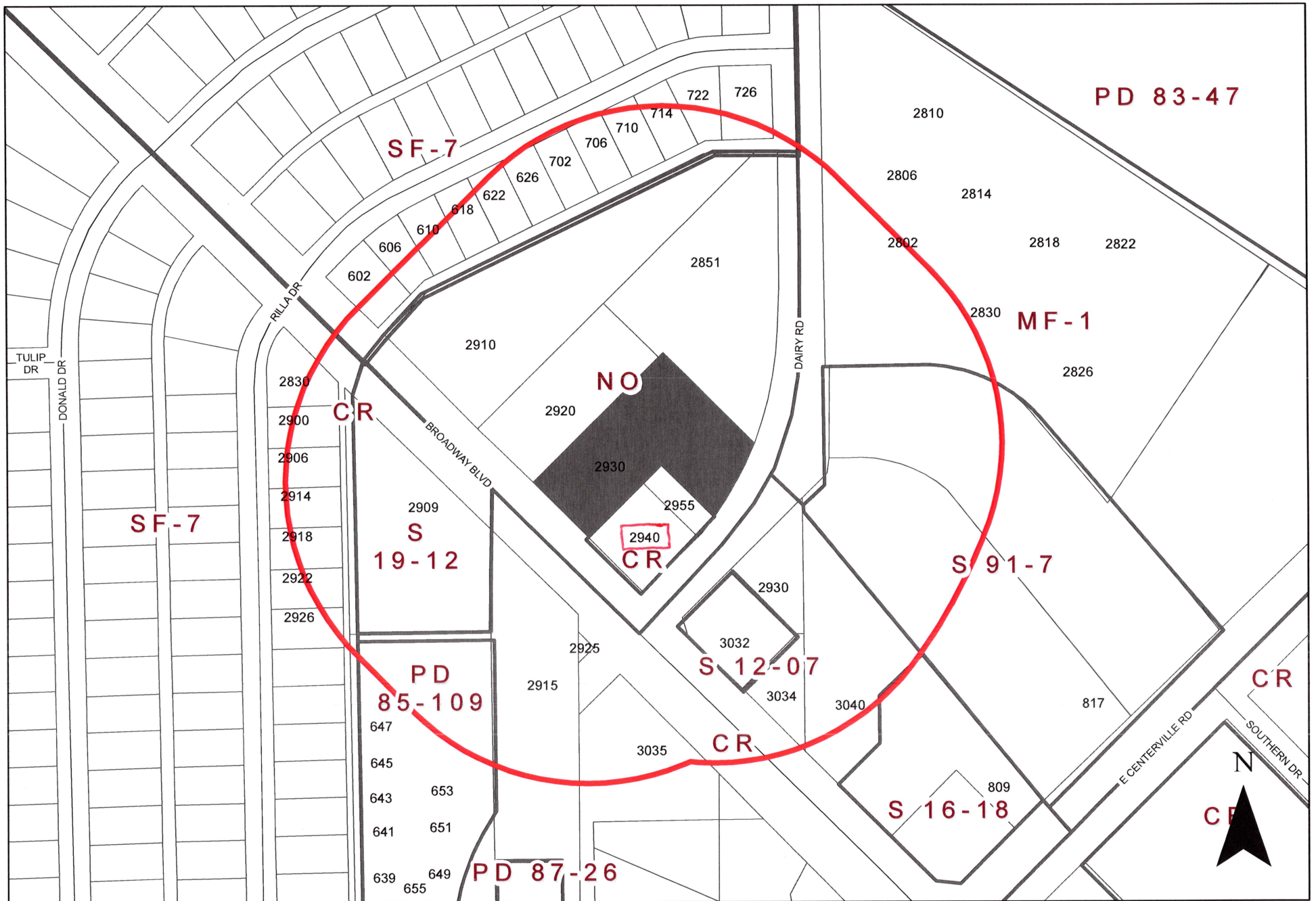
East of the subject site



West of the subject site



North of the subject site



0 130 260 Feet
1 inch = 202 feet

ZONING MAP Z 23-45

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

2930 Broadway Boulevard

Comment Form

Case Z 23-45

Z 23-45 708 Studios, LLC/Clara M. Carlisle. The applicant proposes to rezone the property from Neighborhood Office (NO) District to Community Retail (CR) District to allow retail, office and restaurant uses. The site is located at 2930 Broadway Boulevard. (District 5)

Z 23-45 708 Studios, LLC/Clara M. Carlisle. El solicitante propone rezonificar la propiedad del Distrito de Oficinas Vecinales (NO) al Distrito Comercial Comunitario (CR) para permitir usos minoristas, de oficinas y de restaurantes. El sitio está ubicado en 2930 Broadway Boulevard. (Distrito 5)

Z 23-45 708 Studios, LLC/Clara M. Carlisle. Người nộp đơn đề xuất phân vùng lại tài sản từ Quận Văn phòng Khu dân cư (NO) sang Quận Bán lẻ Cộng đồng (CR) để cho phép sử dụng làm cửa hàng bán lẻ, văn phòng và nhà hàng. Địa điểm tọa lạc tại 2930 Broadway Boulevard. (Quận 5)

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



For / A Favor / Đúng



Against / En Contra / Không

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.

Shem Teyar, Business Owner

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

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

2940 Broadway Blvd Ste 15

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

Garland TX 75041

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Ch ữ ký

12/05/2023

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)



GARLAND

Plan Commission

4. a.

Meeting Date: 12/11/2023

Item Title: Garland Development Code Amendment to Reception Facilities

Summary:

Consideration to amend Section 6.03, "Definitions," Section 2.52, "Special Standards for Certain Uses," the Land Use Matrix of Chapter 2, and the Downtown (DT) District Land Use Matrix of Chapter 7 of the Garland Development Code to allow for Reception Facility, Small Scale use in certain zoning districts.

Attachments

GDC Amendment to Reception Facilities

Planning Report

Agenda Item: GDC amendments

Meeting: Plan Commission

Date: December 11, 2023



GARLAND

TEXAS MADE HERE

ISSUE

Consider amending Section 6.03, "Definitions," Section 2.52, "Special Standards for Certain Uses," the Land Use Matrix of Chapter 2, and the Downtown (DT) District Land use Matrix of Chapter 7 of the Garland Development Code of the City of Garland, Texas, to allow for Reception Facility, Small Scale use in certain zoning districts.

BACKGROUND

The Development Services Committee of the City Council has made recommendations to amend the Garland Development Code (GDC) to create a "small scale" Reception Facility use that would not require a Specific Use Provision (SUP). This use would accommodate facilities with smaller gatherings (occupancy of 49 persons or less).

CONSIDERATIONS

1. Currently Reception Facilities require a Specific Use Provision (SUP) in any zoning district where they may be considered. Reception Facilities, Small Scale would be allowed by right in the zoning districts where Reception Facilities, Large Scale (currently "Reception Facility") are only allowed by SUP. The proposed Reception Facilities, Small Scale are defined as having an occupancy of 49 or less. Reception Facilities, Large Scale will have an occupancy of more than 49 and will continue to require an SUP.
2. Because the small-scale reception facilities would have a more limited occupancy, the Development Services Committee also recommends that the GDC Special Standards related to Reception Facilities shall not apply to these uses. For example, the GDC requires on-site security personnel and minimum distances from residential uses and other reception facilities. These GDC Special Standards are intended for larger parties and gatherings with a high occupancy. The parking ratio requirement would remain the same between both types of Reception Facilities as proposed.
3. The draft ordinance and exhibit are attached for the Plan Commission's review and recommendation.

STAFF RECOMMENDATION

Approval to amend Section 6.03, "Definitions," Section 2.52, "Special Standards for Certain Uses," the Land Use Matrix of Chapter 2, and the Downtown (DT) District Land use Matrix of Chapter 7 of the Garland Development Code of the City of Garland, Texas, to allow for Reception Facility, Small Scale use in certain zoning districts.

PREPARED BY:

Will Guerin, AICP

Director of Planning

972-205-2449

wguerin@garlandtx.gov

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 6.03, "DEFINITIONS," SECTION 2.52, "SPECIAL STANDARDS FOR CERTAIN USES," THE LAND USE MATRIX OF CHAPTER 2, AND THE DOWNTOWN (DT) DISTRICT LAND USE MATRIX OF CHAPTER 7 OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, TO ALLOW FOR RECEPTION FACILITY, SMALL SCALE USE IN CERTAIN ZONING DISTRICTS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That Section 6.03, "Definitions," of Chapter 6, of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to read as follows.

"Following are the definitions of land uses, general terms, and special terms used in this GDC.

...

RECEPTION FACILITY, LARGE SCALE: An establishment that is open to the general public or made available for private use, primarily for the provision of facilities for parties, dances, receptions, banquets, or similar social events and has an occupancy of greater than 49. The term does not include restaurants, hotels, country clubs, theaters, or commercial amusements that provide for such activities as a secondary use.

RECEPTION FACILITY, SMALL SCALE: An establishment that is open to the general public or made available for private use, primarily for the provision of facilities for parties, dances, receptions, banquets, or similar social events and has an occupancy of 49 or less. The term does not include restaurants, hotels, country clubs, theaters, or commercial amusements that provide for such activities as a secondary use.

..."

Section 2

That Section 2.52, "Special Standards for Certain Uses," of Chapter 6, of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to read as follows.

"(A) Specific Requirements. The City has established the following standards for certain land uses that apply to the uses regardless of the zoning district in which they are located, unless otherwise stated within other sections of this GDC. The definitions for each land use listed below are contained within Chapter 6 of this GDC.

...

(20) Reception Facility, Large Scale. A reception facility, large scale must comply with the following provisions of this Subsection (20):

...

(i) The specific requirements listed in this subsection do not apply to a Reception Facility, Small Scale.

..."

Section 3

That the "Land Use Matrix," of Chapter 2, of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* under "Recreational, Social and Entertainment Uses," as more particularly depicted and described in Exhibit "A," which is attached hereto and incorporated herein by reference.

Section 4

That the "Downtown (DT) District Land Use Matrix," of Chapter 7, of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* under "Recreational, Social, & Entertainment Uses," as more particularly depicted and

described in Exhibit "B," which is attached hereto and incorporated herein by reference.

Section 5

That Chapter 22 of the Code of Ordinances for the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 8

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this ____ day of _____, 2023.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT "A"
Ch.2 Land Use Matrix

"...

RECREATIONAL, SOCIAL AND ENTERTAINMENT USES
--

...

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Reception Facility, Large Scale												S	S	S	S			-	1/100 gfa or 1 space for each 3 occupants (whichever is greater)	Sec. 2.52 (A) (20)
Reception Facility, Small Scale												P	P	P	P				1/100 gfa or 1 space for each 3 occupants (whichever is greater)	Sec. 2.52 (A) (20)

..."

EXHIBIT "B"

7 Attachment 2

Table 7-1: Downtown District Land Use Matrix

" ...

	Downtown Historic	Downtown Square	Uptown	InTown Residential	Suburban Corridor	Parking Requirement (Does not apply to Downtown Historic (DH) and Downtown Square (DS) sub- districts)	Cross-Reference Special Standards
--	----------------------	--------------------	--------	-----------------------	----------------------	--	--------------------------------------

...

Recreational, Social, & Entertainment Uses							
---	--	--	--	--	--	--	--

...

Reception Facility, Large Scale	S	***	S		S	1/100 gfa or 1 space for each 3 occupants (whichever is greater)	§ 2.52 (A) 20
Reception Facility, Small Scale	P	***	P		P	1/100 gfa or 1 space for each 3 occupants (whichever is greater)	§ 2.52 (A) 20

..."