



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
November 13, 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 October 23, 2023 meeting.

2. PLATS

- a.** P 23-37 Alanis 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 **Marcer Construction**, requesting approval of 1) a Change in Zoning from Neighborhood (NO) Office District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for a multi-family (condominium) development. This property is located at 2920 Broadway Boulevard. (District 5) (File Z 22-29).
- b. Consideration of the application of **Marta Nambo de Flores**, requesting approval of 1) a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District and 2) a Plan for a Guest House. This property is located at 609 Lawson Drive. (District 6) (File Z 23-31).
- c. Consideration of the application of **MC Office, LLC.**, requesting approval of 1) a Specific Use Provision for a Contractor's Office/Warehouse (indoors only) Use on a property zoned Downtown (DT) District and 2) a Plan for a Contractor's Office/Warehouse (indoors only) Use. This property is located at 601 North First Street. (District 8) (File Z 23-32).
- d. Consideration of the application of **Jacobs Telecommunications/Christine Johnson**, requesting 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. This property is located at 4535 Bass Pro Drive. (District 3) (File Z 23-33).
- e. Consideration of the application of **Shearer, Monk, & Voigt**, requesting approval of 1) a Specific Use Provision for a Truck/Bus Repair Use on a property zoned Industrial (IN) District with an existing Specific Use Provision (SUP) [21-15] for a Truck/Bus Storage Use and 2) a Plan for a Truck/Bus Repair Use. This property is located at 3877 Miller Park Drive. (District 6) (File Z 23-37).

- f. Consideration of the application of **Peak Health Diagnostics**, requesting approval of 1) a Specific Use Provision for a Laboratory, Analytical or Research (indoor) Use on a property zoned Planned Development (PD) District 82-17 and 2) a Plan for a Laboratory, Analytical or Research (indoor) Use. This property is located at 1605 North Garland Avenue. (District 8) (File Z 23-39).

4. **ADJOURN**

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 11/13/2023

Item Title: Plan Commission Minutes for October 23, 2023

Summary:

Consider approval of the Plan Commission Minutes for the October 23, 2023 meeting.

Attachments

October 23, 2023 Plan Commission Minutes



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, October 23, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

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

Staff Present: Will Guerin, Planning Director
Nabiha Ahmed, Lead Development Planner
Matthew Wolverton, Development Planner
Trey Lansford, Deputy City Attorney
Elisa Morales, 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 Paris. **Motion carried: 9 Ayes, 0 Nays.**

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the October 9, 2023 **APPROVED** meeting.

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.

2. ZONING

- a. Consideration of the application of **ClayMoore Engineering**, requesting approval of 1) an Amendment to Planned Development (PD) District 01-16 for Community Retail Uses, 2) a Specific Use Provision for a Restaurant, Drive-Through Service Use on a property zoned Planned Development (PD) District 01-16 and 3) a Detail Plan for a Restaurant, Drive-Through Use, and a Retail Store Use. This property is located at 5050 North Garland Avenue. (District 1) (File Z 23-23). **APPROVED**

The applicant, Clay Cristy, 1903 Central Dr., Ste. 406, Bedford, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Dalton to **approve** the Specific Use Provision for a period of 25 years and approve the Detail Plan for the restaurant drive-through service. Seconded by Commissioner Jenkins.

Motion carried: 9 Ayes, 0 Nays.

3. MISCELLANEOUS

- a. Consider an amendment to the Land Use Matrix of Chapter 2 of the Garland Development Code to allow for Automobile Repair, Minor use by Specific Use Provision in the Community Retail (CR) District. **APPROVED**

Resident, Tho Ho, 3110 Kingsbury, Richardson, TX, asked if an explanation could be made on camera of the proposed amendment so that others in the audience would know what changes were being made.

Chair Roberts provided the resident with an explanation and informed him that anyone with a current minor repair automobile use will be allowed to remain in use. If the owner should sell the property, the use would remain with the land unless six months or more passed that the land was not being used for minor repair automobile use, then the use would be voided. Should another tenant want the same type of use after six or more months have passed, they would then have to apply for a Specific Use Provision.

Commissioner Aubin further reiterated that if a current business has a minor repair automobile use they are allowed to remain in service. If they decide to sell, the nonconforming use would remain with the property unless the current business completely closed and the use was not in place for six months or more, then any new tenants would need to apply for a Specific Use Provision requesting for the minor repair automobile use to be

allowed at that location once again.

Chair Roberts added that the reason behind this change was because some of the current minor repair automobile uses are currently being operated in the City where they were not anticipated and also because most recently City Council conducted an Economic Study that looked at the various uses throughout the City.

Motion was made by Commissioner Aubin to **approve** the amendment as presented. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

4. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 7:14 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 11/13/2023

Item Title: P 23-37 Alanis Addition - Final Plat

Summary:

P 23-37 Alanis Addition – Final Plat

Attachments

P 23-37 Alanis Addition - Final Plat Report & Attachments

Planning Report

File No: P 23-37 / District 4

Agenda Item:

Meeting: Plan Commission

Date: November 13, 2023



GARLAND

TEXAS MADE HERE

FINAL PLAT

Alanis Addition

LOCATION

4519 Rosehill Road

ZONING

Single-Family-7 (SF-7) District

NUMBER OF LOTS

One

ACREAGE

0.29 acres

BACKGROUND

The applicant requests approval of a Final Plat to construct a 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

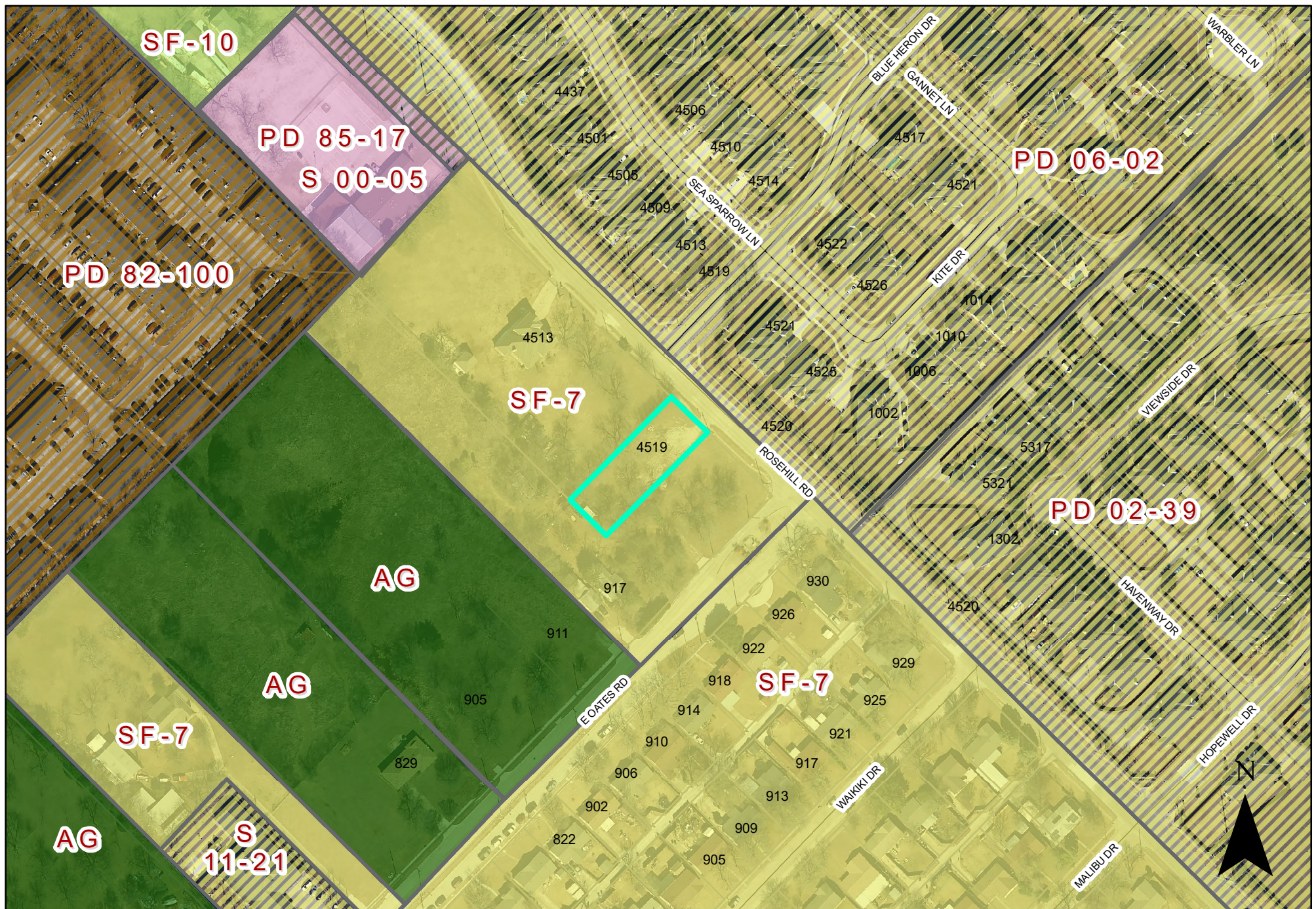
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

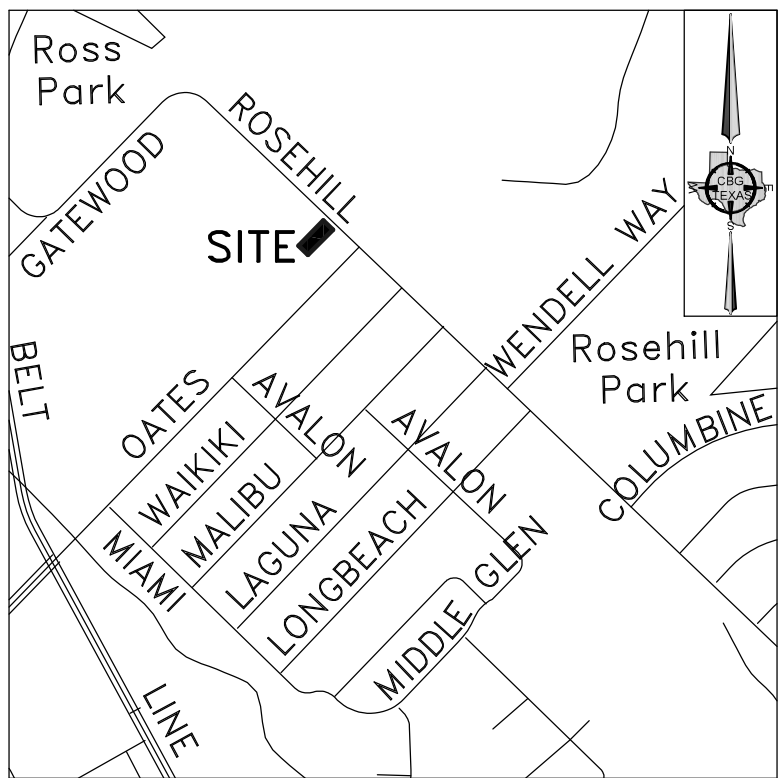


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1 inch = 169 feet

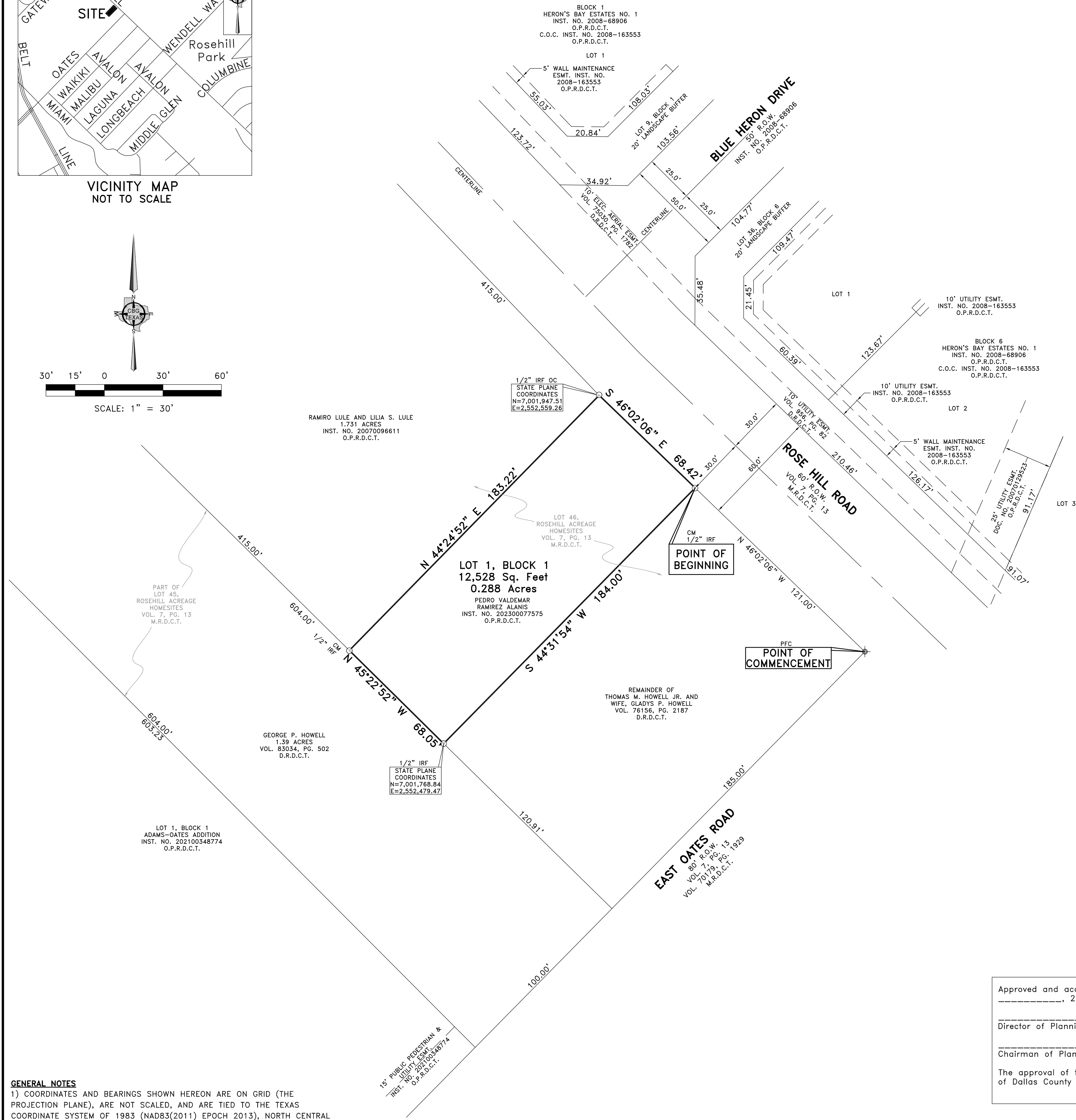
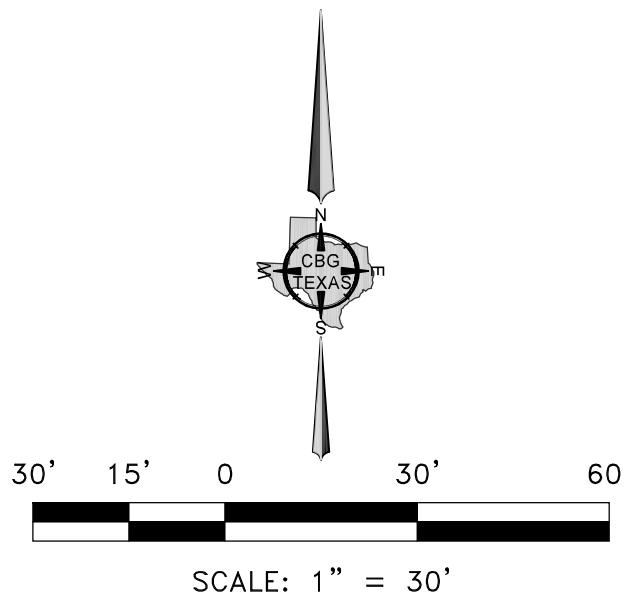
PLAT MAP P 23-37

 INDICATES AREA OF REQUEST

4519 Rosehill Road



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1) COORDINATES AND BEARINGS SHOWN HEREON ARE ON GRID (THE PROJECTION PLANE), ARE NOT SCALED, AND ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83(2011) EPOCH 2013), NORTH CENTRAL ZONE (4202) USING CITY OF GARLAND GEODETIC CONTROL MONUMENTS 79 AND 141;

GPS 79 GPS 141
N=7,001,857.94508 N=7,000,265.25141
E=2,553,261.63147 E=2,551,082.12552
Z=510.85200' Z=507.29557

2) THE PURPOSE OF THIS REPLAT IS TO CREATE ONE LOT OUT OF A PORTION OF LOT 46, ROSEHILL ACREAGE HOMESITES.

3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.

4) SELLING A PORTION OF THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
PFC = POINT FOR CORNER
IRF = IRON ROD FOUND
YC = YELLOW CAP
INST. NO. = INSTRUMENT NUMBER

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Pedro Valdemar Ramirez Alanis is the sole owner of a 12,528 square feet (0.29 Acres) of a tract of land situated in the John Little Survey, Abstract Number 761, Dallas County, Texas, and being a portion of Lot 46, Rose Hill Acreage Homesites, an Addition to the City of Garland, Dallas County, Texas, according to the Map thereof recorded in Volume 7, Page 13, Map Records, Dallas County, Texas, same being a tract of land conveyed to Pedro Valdemar Ramirez Alanis by General Warranty Deed Recorded in Instrument Number 202300077575, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at point for corner, said corner being in the intersection of the Northwest right-of-way line East Oates Road (a 80 foot right-of-way recorded in Volume 7, Page 13, and Volume 70179, Page 1929, Map Records, Dallas County, Texas), and the Southwest right-of-way line of Rose Hill Road (a 60 foot right-of-way recorded in Volume 7, Page 13, Map Records, Dallas County, Texas), same being the East corner of the remainder of a tract of land conveyed to Thomas M. Howell Jr. and wife, Gladys P. Howell, by deed recorded in Volume 76156, Page 2187, Deed Records, Dallas County, Texas;

THENCE North 46 degrees 02 minutes 06 seconds West, along the Southwest right-of-way line of said Rose Hill Road, a distance of 121.00 feet to a 1/2-inch iron rod found for corner, same being the North corner of said remainder tract, and being the POINT OF BEGINNING of herein tract described;

THENCE South 44 degrees 31 minutes 54 seconds West, along the Northwest line of said remainder tract, a distance of 184.00 feet to a 1/2-inch iron rod found for corner, said corner being the West corner of said remainder tract, same being along the Northeast line of a tract of land conveyed to George P. Howell, by deed recorded in Volume 83034, Page 502, Deed Records, Dallas County, Texas;

THENCE North 45 degrees 22 minutes 52 seconds West, along the Northeast line of said Howell tract (83034/502), a distance of 68.05 feet to a 1/2-inch iron rod found for corner, same being the South corner of a tract of land conveyed to Ramiro Lule and Lilia S. Lule, by deed recorded in Instrument Number 20070096611, Official Public Records, Dallas County, Texas;

THENCE North 44 degrees 24 minutes 52 seconds East, along the Southeast line of said Lule tract, a distance of 183.22 feet to a 1/2 inch iron rod found with an orange cap stamped "RPLS 5351" for corner, said corner being the East corner of said Lule tract, same being along the Southwest right-of-way of said Rose Hill Road;

THENCE South 46 degrees 02 minutes 06 seconds East, along the Southwest right-of-way line of said Rose Hill Road, a distance of 68.42 feet to the POINT OF BEGINNING and containing 12,528 square feet and or 0.29 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Pedro Valdemar Ramirez Alanis, is the sole owner of the property described in this plat, does hereby adopt this plat, designating the property as **ALANIS ADDITION**, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever; any 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 dedicated. 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 in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. 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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Garland.

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2023.

BY: _____
Pedro Valdemar Ramirez Alanis (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Pedro Valdemar Ramirez Alanis known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT

I, Bryan Connally, 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 City of Garland Development Code. I further affirm that monumantation shown hereon was either found or placed as described hereon 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 the Signed Final Plat.

Dated this the _____ day of _____, 2023.

RELEASED FOR REVIEW 09/28/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas

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 is contingent upon the plat being filed with the County Clerk of Dallas County with 180 days from the above date.

"SPACE RESERVED FOR COUNTY RECORDING LABEL"

OWNER: PEDRO VALDEMAR
RAMIREZ ALANIS
274 COUNTY ROAD
CADDO MILLS-TEXAS-75135
PHONE NO. 214-564-6113
EMAIL: PEDRORAMIREZMASONRY@GMAIL.COM



SCALE: 1"=30' / DATE: 06/12/2023 / JOB NO. 2306671-01 / DRAWN BY: JLA

FINAL PLAT
ALANIS ADDITION
LOT 1, BLOCK 1
12,528 SQ.FT. / 0.288 ACRES
BEING A REPLAT OF A PORTION OF LOT 46
ROSEHILL ACREAGE HOMESITES ADDITION
JOHN LITTLE SURVEY, ABSTRACT NO. 761
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CASE NO. 230418-03

PLANNING & SURVEYING
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GARLAND

Plan Commission

3. a.

Meeting Date: 11/13/2023

Item Title: Z 22-29 Marcer Construction (District 5)

Summary:

Consideration of the application of **Marcer Construction**, requesting approval of 1) a Change in Zoning from Neighborhood (NO) Office District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for a multi-family (condominium) development. This property is located at 2920 Broadway Boulevard. (District 5) (File Z 22-29).

Attachments

Z 22-29 Marcer Construction (District 5)

Z 22-29 Marcer Construction Responses

Planning Report

File No: Z 22-29/District 5

Agenda Item:

Meeting: Plan Commission

Date: November 13, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Change in Zoning from Neighborhood (NO) Office District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for a multi-family (condominium) development.

LOCATION

2920 Broadway Boulevard

APPLICANT

Marcer Construction

OWNER

Columbia Colson Corporation

BACKGROUND

The subject property is currently unimproved. The applicant proposes fifteen (15) condominium units in a townhouse-style configuration.

SITE DATA

The subject property contains approximately 0.83 acres and has approximately 125 linear feet of frontage along Broadway Boulevard. The property can be accessed from Broadway Boulevard and an emergency access point from northwest of the property.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Neighborhood Office (NO) District. 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. Allowed uses should be compatible with adjacent residential areas by limiting heights to one story, and may not include uses that create excessive amounts of traffic, noise, trash, or late-night business operations.

CONSIDERATIONS

Detail Plan

1. The applicant proposes fifteen (15) multi-family (condominium) units in a townhouse-style configuration. The site plan (Exhibit C) consists of three (3) buildings on one (1) lot of record. Per the applicant's narrative, "this style was selected in order to cater to a wide range of residents, from single individuals seeking a contemporary retreat to families in pursuit of a functional and elegant home. The use of stucco and batten siding ensures durability and longevity, while the inclusion of wood adds warmth and character to the exterior. The design is both modern and timeless, which we hope appeals to both the wants and preferences of our community members."

Screening and Landscaping

2. The GDC requires a minimum of forty (40%) percent of the site to be landscaped. The landscape plan shows 22.3% of the site is landscaped. The subject property is small and incorporating necessary infrastructure reduces space for adequate landscaping. Additionally, screening is not required; however, the applicant is proposing a six (6)-foot wood fence along the perimeter of the property.

The landscape plan (Exhibit D) with all other landscaping requirements per the GDC.

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 not proposing a clubhouse. This is a common deviation for small, infill multi-family developments.
- **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. This proposal is a small-scale development with fifteen (15) dwelling units. Therefore, the applicant is not proposing a swimming pool.
- **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 playground equipment, a gazebo and workout stations. The applicant has incorporated additional outdoor amenities to compensate for the swimming pool and clubhouse.

4. Parking

The site plan (Exhibit C) complies with the parking requirements per the GDC. Each dwelling unit will consist of a two-car garage.

5. Building Separation

The site plan (Exhibit C) reflects an eleven (11)-foot building separation per the Multi-Family-0 (MF-0) District standards.

6. Building Design

The building elevations comply with building design requirements per the GDC.

7. Signage

The applicant has not requested any deviations or special standards on signage. Signage will conform to GDC standards.

8. Deviations

Development Standards	Required	Proposed	Applicant's Justification
Landscaping	40%	22.3%	The subject property is small and

			incorporating necessary infrastructure reduces space for landscaping. This has been a common request for infill redevelopment projects.
Amenities	A minimum 2,500 square-foot clubhouse must be constructed on site. One (1) swimming pool having a minimum of eight hundred (800) square feet of surface water is required	The applicant is not providing a clubhouse or a swimming pool.	The proposal is for 15 dwelling units; therefore, the size of the property limits the ability to build a clubhouse and swimming pool. However, the applicant has used the limited space available for outdoor amenities such as workout stations within the parking islands, gazebo, grilling area and outdoor seating.

COMPREHENSIVE PLAN

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

Although the proposed use is multi-family, it is designed in a townhouse-style configuration. Therefore, the proposal complies with the Comprehensive Plan.

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 is an infill lot that will provide additional housing to the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north zoned is Neighborhood Office (NO) District and it is developed with a grocery store/food bank. The property to the east is zoned Neighborhood Office (NO) District and is developed with a multi-tenant building. The property to the south, across Broadway Boulevard, is zoned Community Retail (CR) District; it is developed with a building that is currently used for Habitat and Humanity. The property to the west is zoned Neighborhood Office (NO) District and it is currently developed with a medical facility.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Neighborhood (NO) Office District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for multi-family (condominium) development.

While the perimeter wood fence is not a requirement per the GDC, staff recommends the Plan Commission to consider a masonry wall or a board-on-board fence.

ADDITIONAL INFORMATION

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

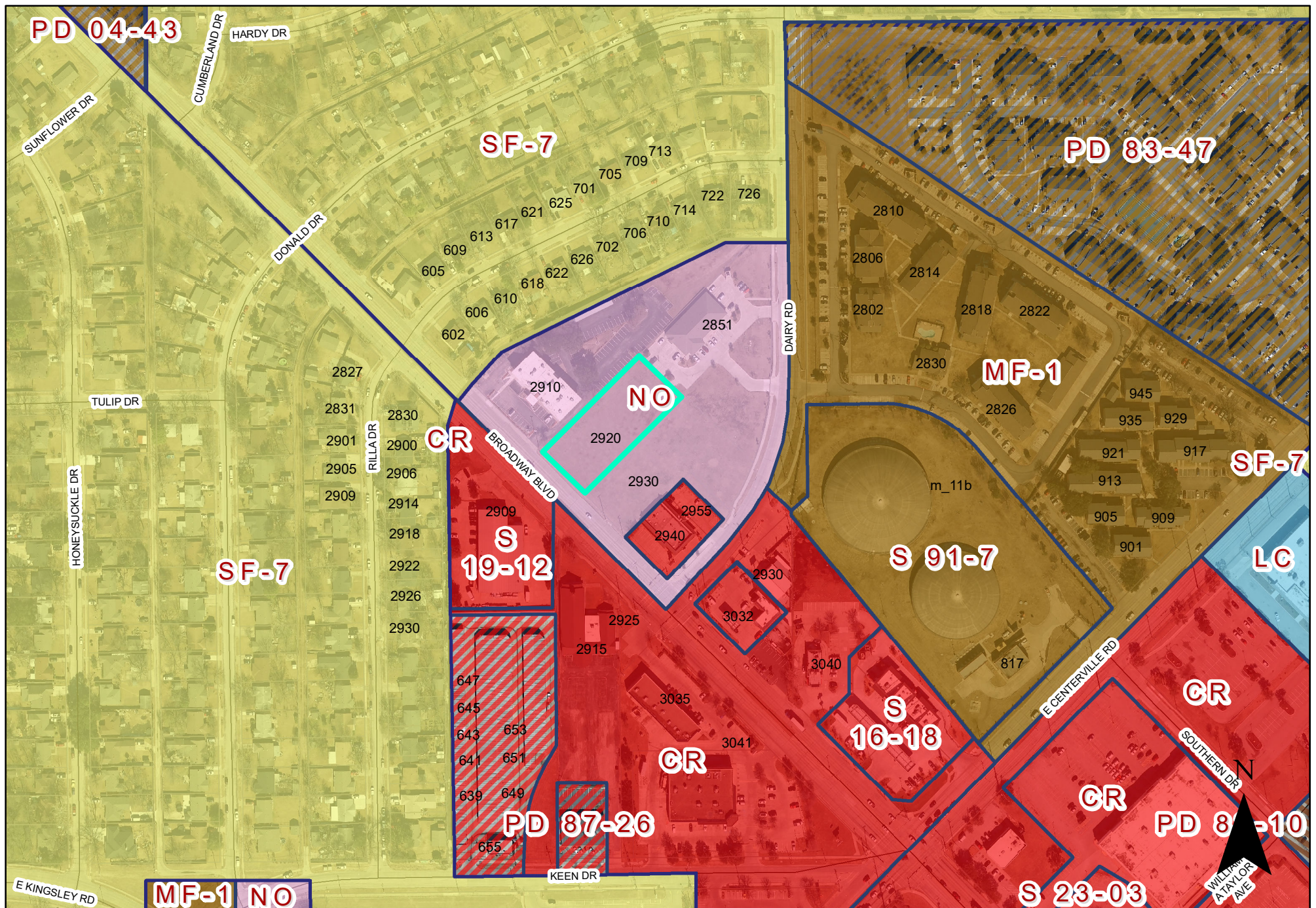
CITY COUNCIL DATE: December 5, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 175 350 Feet
1 inch = 266 feet

ZONING MAP Z 22-29

 INDICATES AREA OF REQUEST

2920 Broadway Boulevard

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-29

2920 Broadway Boulevard

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a multi-family (condominium) 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-1 (MF-1) 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-1 (MF-1) 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 fifteen (15) dwelling units shall be permitted.
- D. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

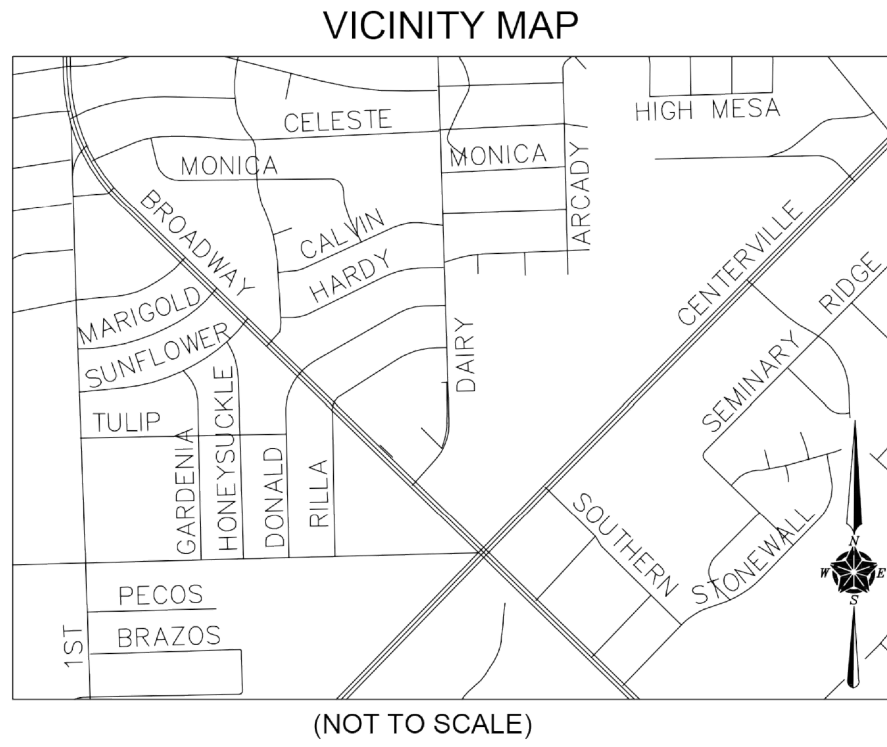
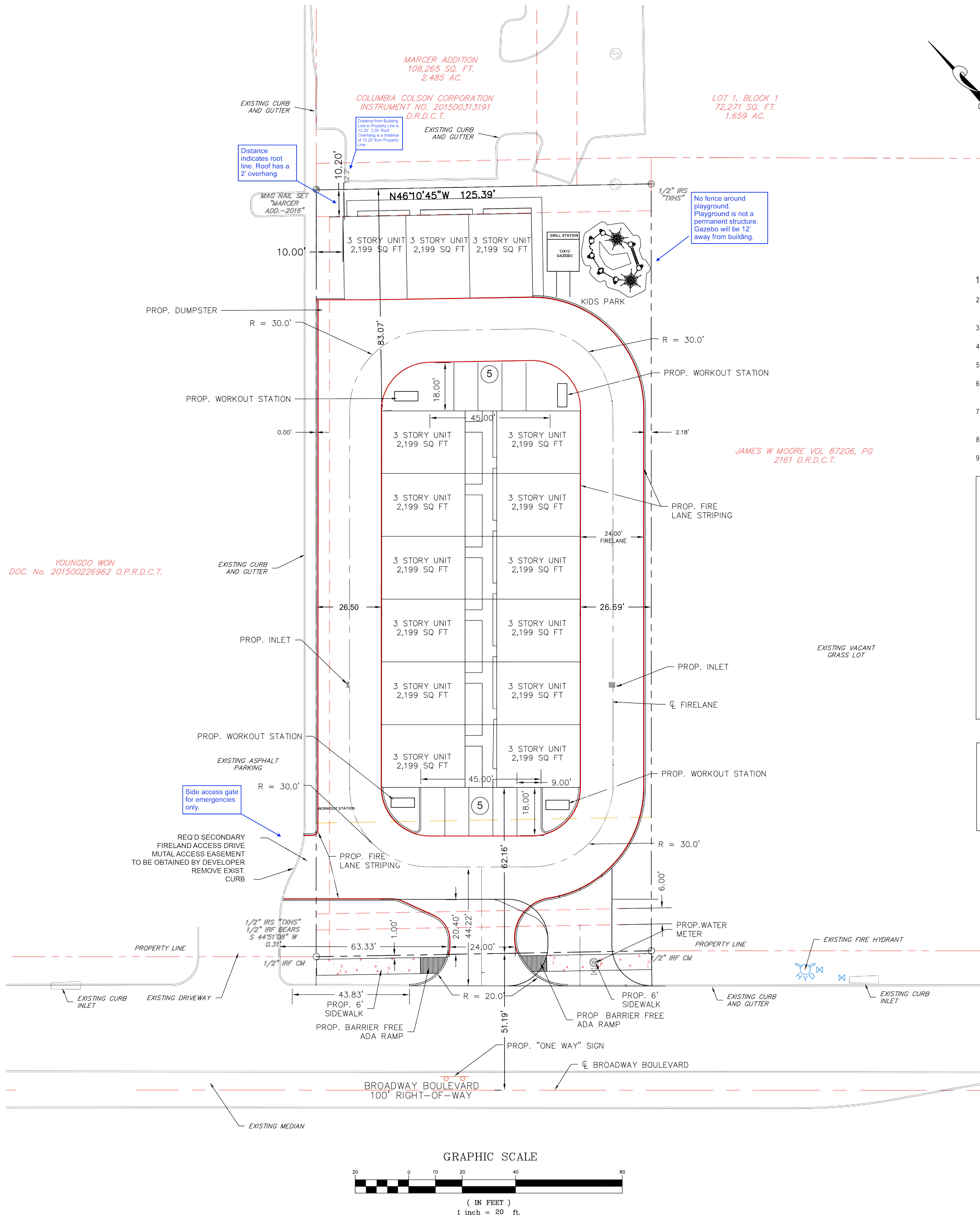
1. Landscaping must be regularly maintained in a

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.

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

[DATE: 8/25/2023 9:26 AM] [AUTHOR: lvelynes] [PLOTTER: DWG To PDF.pc3] [PATH: C:\Users\lvelynes\La Terre Engineering, LLC\Projects - Documents\JP Designs\Garland Site Drawings\C10 Site Plan Broadway.dwg] [LAYOUT: Site Plan]



GENERAL NOTES:

- CONTRACTOR TO VERIFY BUILDING LAYOUT WITH ARCHITECT PRIOR TO FORMING OF BUILDINGS AND WALKS.
- ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEEDED, FERTILIZED, MULCHED, AND/OR SOODED AS REQUIRED TO EFFECTIVELY PREVENT SOIL EROSION. CONTRACTOR SHALL MAINTAIN THESE AREAS UNTIL A HEALTHY STAND OF GRASS IS ACHIEVED.
- THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE CITY ENGINEER AND THE PROJECT ENGINEER BEFORE ANY CHANGE IN DESIGN IS MADE.
- THE CONTRACTOR SHALL NOT ENTER UPON NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS.
- ALL FILL AND COMPACTION SHALL BE EXECUTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND THE GRADING PLAN.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SLOPE PAVING, SIDEWALKS, EXITS, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS DAMAGES DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING BENCHMARK. BENCHMARK INFORMATION CAN BE FOUND ON THE GRADING PLAN.
- SITE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THIS SITE.

SITE STATISTICS:

AREA OF CONCRETE PAVING (VEHICULAR USE)	16,397.75 SQ. FT.
LANDSCAPED AREA	8792.27 SQ. FT.
BUILDING AREA	10,995.38 SQ. FT.

TOTAL SITE AREA 36,185.40 SQ. FT. OR (0.83 ACRES)

GUEST PARKING STATISTICS:

2 spaces for every unit with 2+ bedrooms

TOTAL PARKING SPACES REQUIRED	30 SPACES
TOTAL PARKING SPACES PROPOSED	38 SPACES

LOT IMPERVIOUS COMPOSITION:

PRE-DEVELOPMENT: 0 SF
POST-DEVELOPMENT: 27,393.13 SF

CURRENT SITE ZONING:

NEIGHBORHOOD OFFICE (NO)

BENCHMARK

1/2" IRON ROD SET FOR CORNER WITH A YELLOW CAP STAMPED 'TXHS' IN THE NORTHEAST RIGHT-OF-WAY OF BROADWAY BOULEVARD. SAID POINT BEING THE SOUTH CORNER OF LOT 1, BLOCK 1 OF BROADWAY PLACE NO. 1, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS. ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75087, PAGE 683 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. SAME BRING THE WEST CORNER OF SAID COLUMBIA COLSON CORPORATION TRACT.

FLOOD INFORMATION

THIS SITE IS CURRENTLY LOCATED IN FLOOD ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 48113C0240K.

PROPOSED LEGEND:

SYMBOL	DESCRIPTION
⑬	# OF PARKING STALLS
[Pattern]	LANDSCAPED AREA
[Pattern]	PROPOSED SIDEWALK

REVISIONS	NO.	BY	DATE	REMARKS

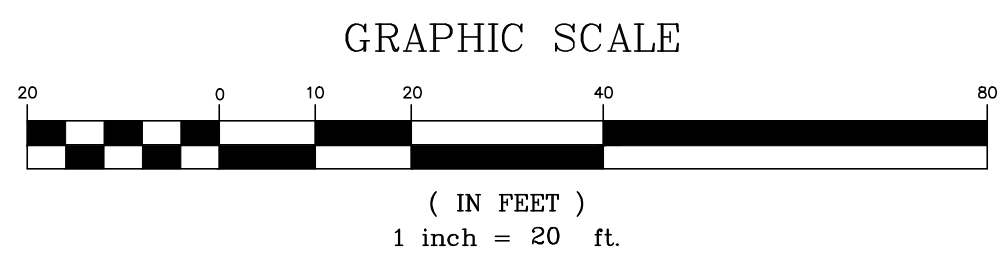
SHEET INFO	ST	ST	ST	ST	ST
DRAWN					
CHECKED					
APPROVED					
LAST EDIT					

PROJECT NUMBER	DRAWING FILE NAME	SCALE

SITE PLAN
2920 BROADWAY BLVD
MARCER ADDITION LOT 2, BLOCK 1

SHEET NUMBER

1



NEVER CUT LEADER

GARDEN HOSE

TURNBUCKLE

3" OF MULCH

3 GUY WIRES PER TREE AT EQUALLY SPACED INTERVALS. LOCATE GUY WIRES ABOVE LIMB TO PREVENT SLIPPING DOWN

REMOVE TOP 1/3 OF BURLAP FROM BALL

REMOVE TOP 1/3 OF BURLAP FROM BALL

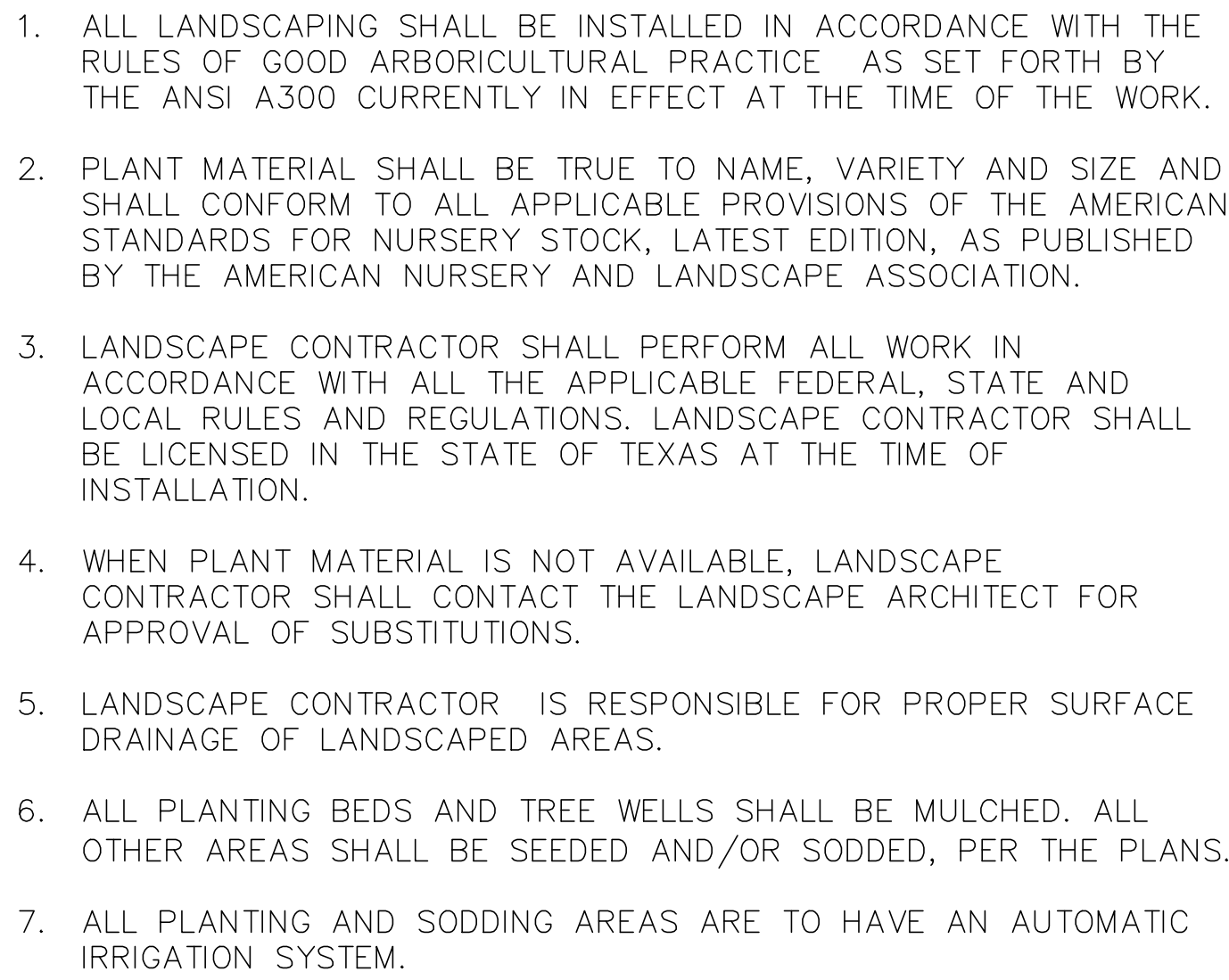
PLANTING MIXTURE

NOTE: THE GUY WIRES ARE TO BE REMOVED AFTER 12 MONTHS UNLESS THE TREE IS UNSTABLE

N.T.S.

DEVIATION

A DEVIATION IS REQUIRED FOR THE TOTAL SITE LANDSCAPE REQUIREMENT OF 40%.



This plan was prepared by Jose L. Barro, Landscape Architect or under his direct supervision according to all of the statutes and regulations of the State of Texas.


Jose L. Barro

10/12/2013
Date



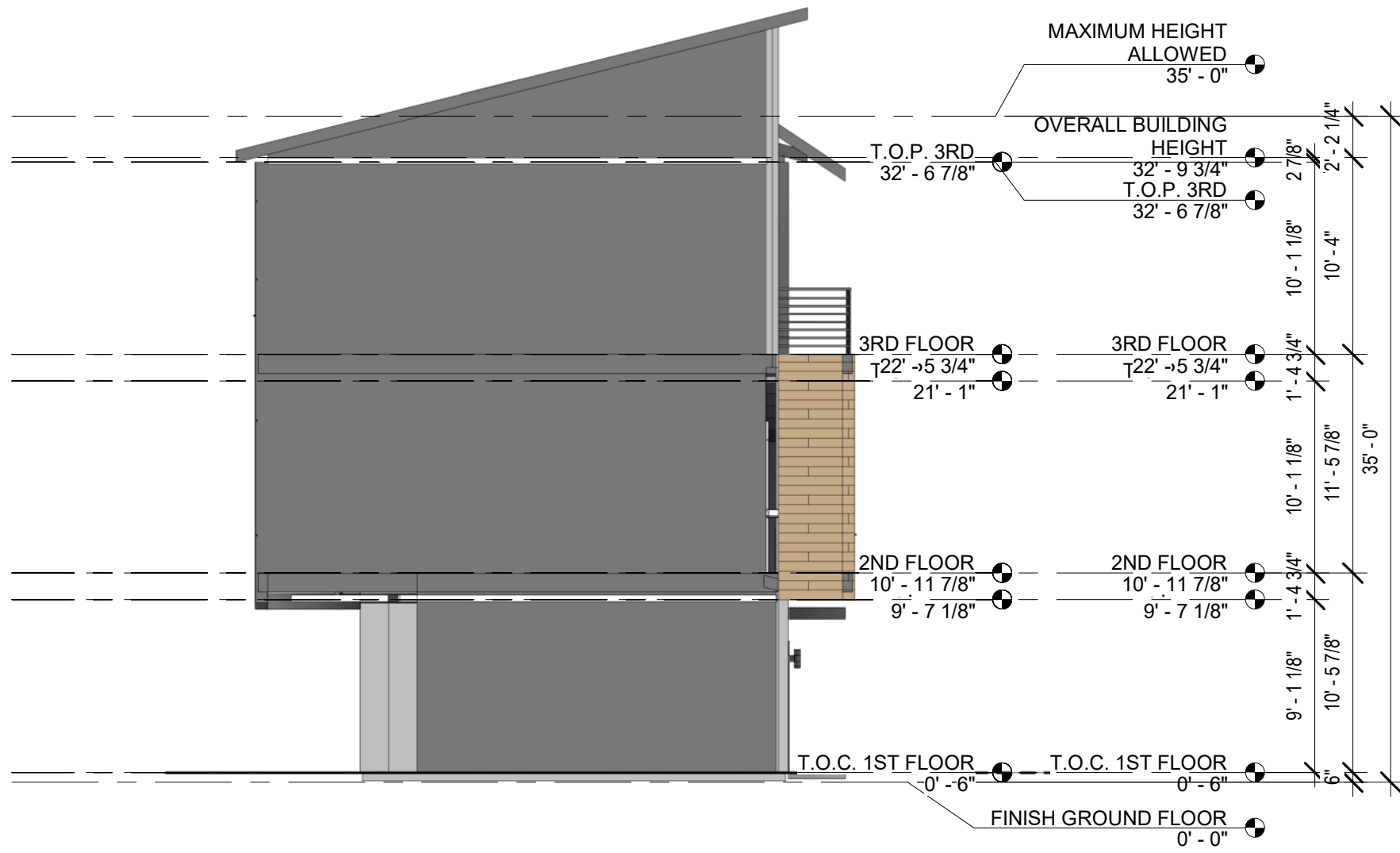
Jose L Barro, Landscape Architect and Planner, LLC
1177 Magnolia Wood Avenue
Baton Rouge, LA 70808
Phone: 225-571-9534
E-mail: JBarro1972@gmail.com

REVISIONS			
NO.	BY	DATE	REMARKS
1	JD	1/24/13	ADDED SIDEWALK BETWEEN PLUGS
2	JD	1/27/13	CORRECTED DRIVEWAY.

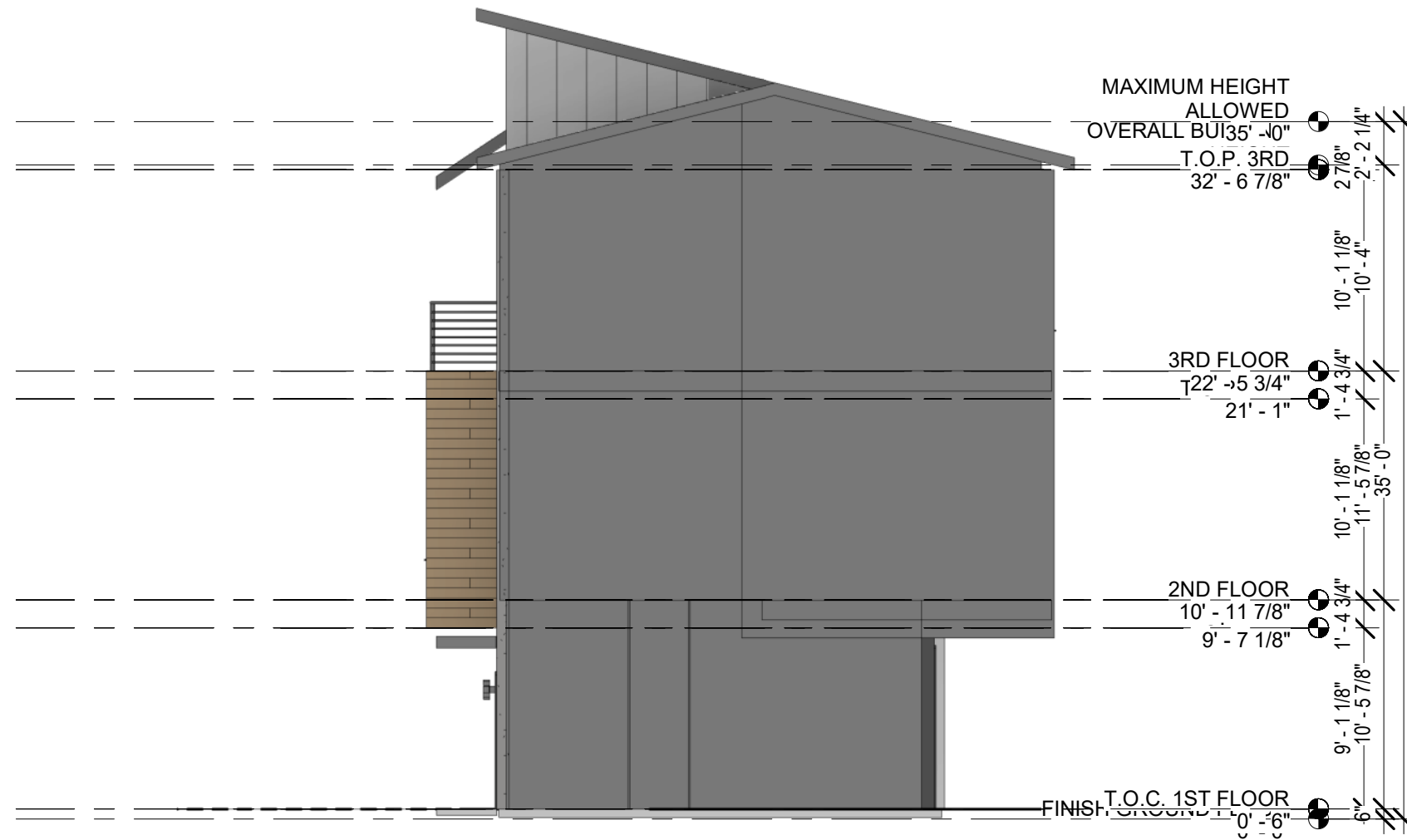
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JLB	JLB
DRAWN	JLB
CHECKED	JLB
APPROVED	JLB
LAST EDIT	3/31/2022
PLOT DATE	7/21/2021
SUBMITTAL	

LANDSCAPE PLAN TOWNHOMES Broadway Blvd Garland, TX	DRAWING FILE NAME C:\A SITE PLAN BROADWAY GABI AND	SCALE #####
PROJECT NUMBER 2022.002		

SHEET NUMBER
L 1.0



04 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



03 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

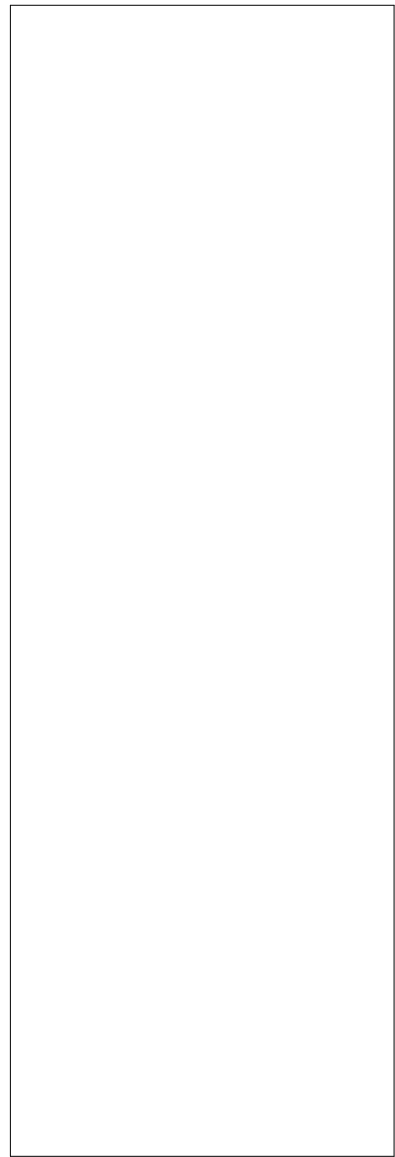


02 REAR ELEVATION
SCALE: 1/8" = 1'-0"



01 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

CITY APPROVAL STAMP



VIZUAL
ARCHITECTURE

ARCHITECT
VIZUAL ARCHITECTURE, LLC.
JOHNNY LIMONES
johnny@vizualarchitecture.com
www.vizualarchitecture.com

GARLAND TOWNHOMES
GARLAND, TX

CURRENT REVISION

EXTERIOR
ELEVATIONS

A5.1

Project # 000000
Scale 1/8" = 1'-0"

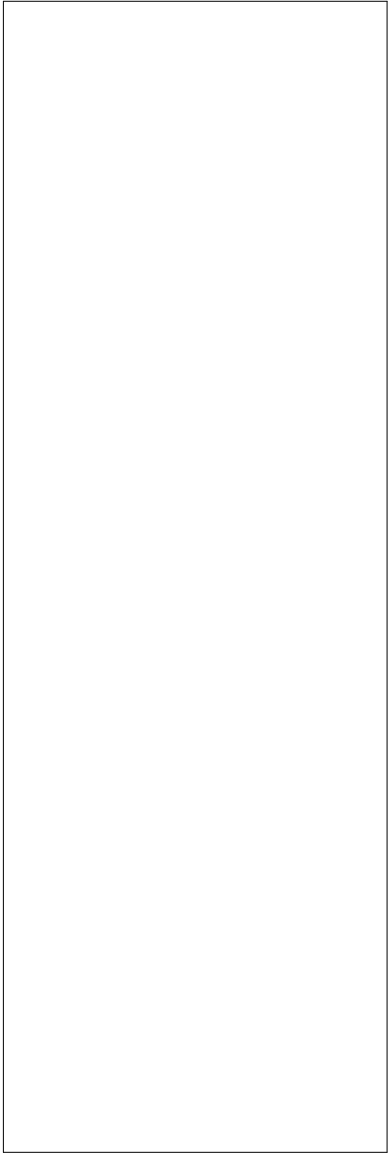


02 CONCEPTUAL PERSPECTIVE 03
SCALE:



01 CONCEPTUAL PERSPECTIVE 02
SCALE:

CITY APPROVAL STAMP



VIZUAL
ARCHITECTURE

ARCHITECT
VIZUAL ARCHITECTURE, LLC.
JOHNNY LIMONES
johnny@vizualarchitecture.com
www.vizualarchitecture.com

GARLAND TOWNHOMES
GARLAND, TX

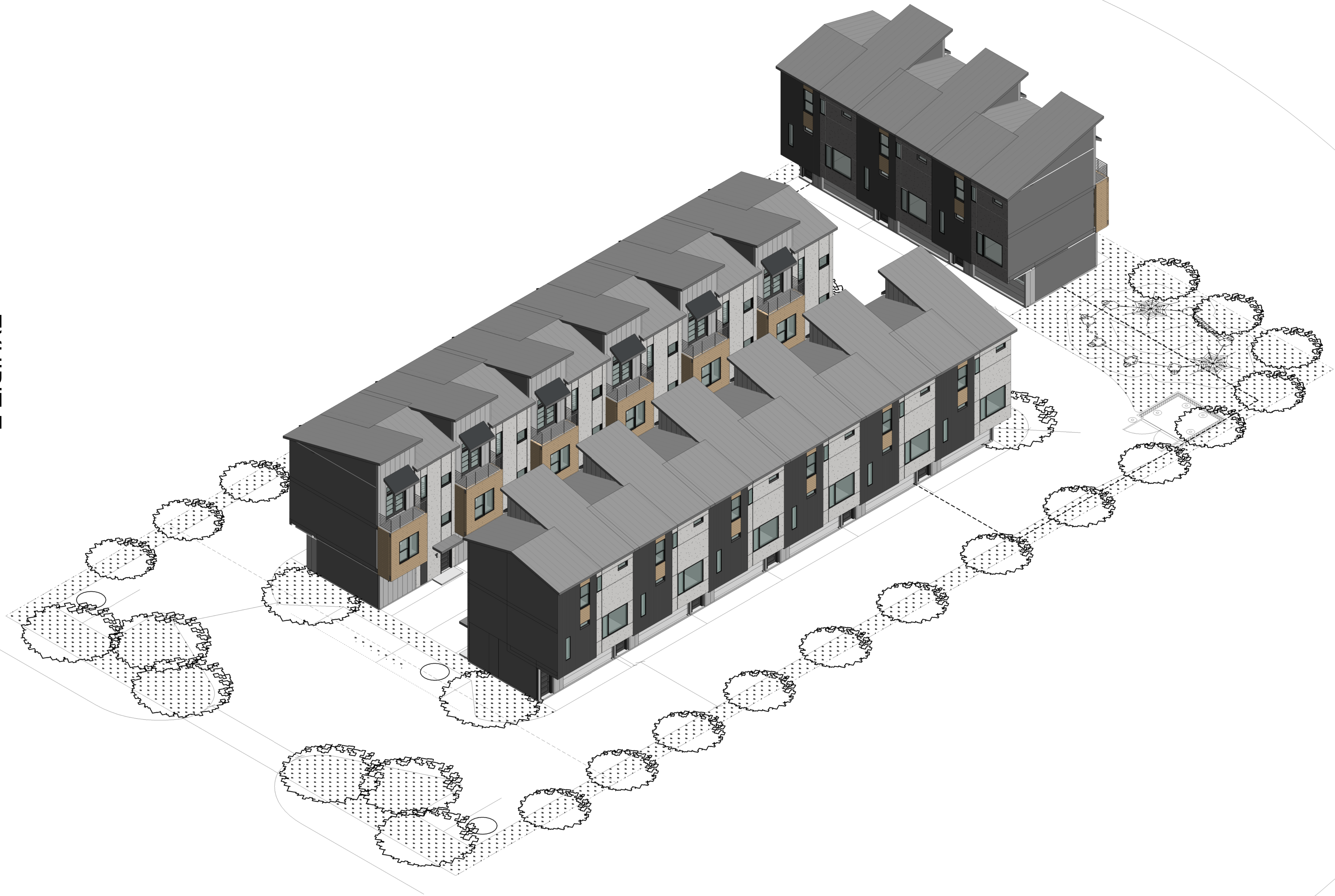
CURRENT REVISION

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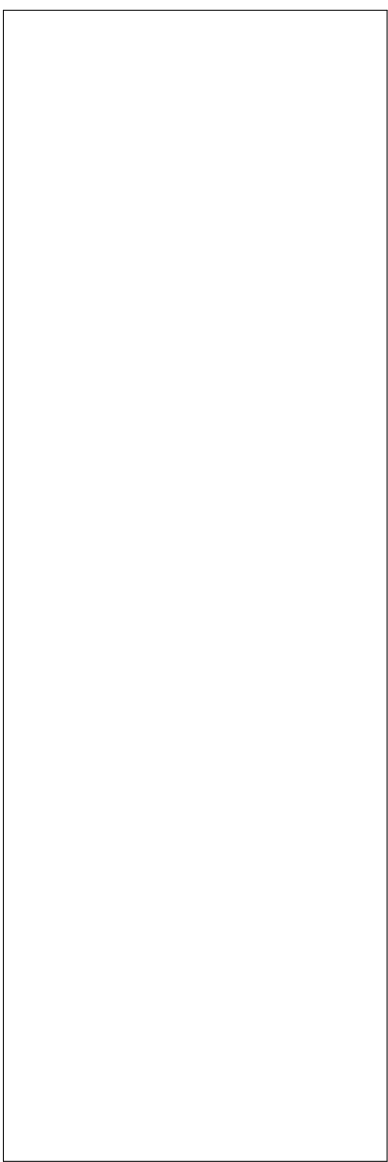
PERSPECTIVE
VIEWS

A10.1

Project #
Scale 000000



CITY APPROVAL STAMP



VIZUAL
ARCHITECTURE

ARCHITECT
VIZUAL ARCHITECTURE, LLC.
JOHNNY LIMONES
johnny@vizualarchitecture.com
www.vizualarchitecture.com

GARLAND TOWNHOMES
GARLAND, TX

CURRENT REVISION

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AXONOMETRIC
PERSPECTIVE

A10.2

Project #
Scale

000000

Z 22-29



View of the subject property



North of the subject property



South of the subject property



West of the subject property

Comment Form

Case Z 22-29

Z 22-29 Marcer Construction. The applicant proposes to construct fifteen (15) condominium dwelling units in a townhouse-style configuration. The site is located at 2920 Broadway Boulevard. (District 5)

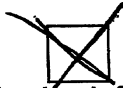
Z 22-29 Marcer Construction. El solicitante propone construir quince (15) unidades de vivienda en condominio en una configuración estilo casa adosada. El sitio está ubicado en 2920 Broadway Boulevard. (Distrito 5)

Z 22-29 Marcer Construction. Người nộp đơn đề xuất xây dựng mười lăm (15) căn hộ chung cư theo kiểu nhà phố. Địa điểm tọa lạc tại 2920 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.

ELIZABETH R JENNINGS

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.)

2918 RILLA DR

~~GARLAND TX 75041~~ ERG 11/3/23

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Elizabeth R. Jennings

11/3/2023

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 Case Z 22-29

Z 22-29 Marcer Construction. The applicant proposes to construct fifteen (15) condominium dwelling units in a townhouse-style configuration. The site is located at 2920 Broadway Boulevard. (District 5)

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

☐

For / A Favor / Đúng



Against / En Contra / Không

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PINEDO HERRERA MARIA CELIA - PROPIETARIA

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.)

606 RILLA DRIVE, GARLAND TX. 75041

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

TEXAS

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính


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.)

María Celia Pinedo Herrera

606 Rilla Drive

Garland Tx. 75041

Ciudad de Garland , Planning Departament.

P.P Box 469002

Garland Texas 75046-9002

Quien subscribe María Celia pinedo Herrera propietaria del inmueble ubicado en 606 RillaDrive en Garland Tx 75041, de la manera más atenta me dirijo al departamento de planeación de la ciudad de Garland Tx., para ratificar mi posición personal asentada en la carta que recibí por parte de este departamento y la cual es encontra del caso Z 2229 marcer construcción. En el sitio ubicado en 2920 Broadway Boulevad (distrito 5), por considerar que son varios aspectos por medio de los cuales me afectaría al llevarse a cabo el planteamiento mencionando como son el valor de mi propiedad, interés sobre arrendamiento, ambiente social entre otros que considero innecesarios mencionar porque creo que serán del conocimiento de quienes promueven y llevan a cabo estos proyectos.

Por lo anterior hasta aquí propongo que en el sitio mencionado para el fin el sitio mencionado y para el fin expuesto por parte del remitente, propongo que en el sitio referido sea construido un parque infantil, por considerar que sería de gran beneficio para todos los habitantes circunvecinos del área citada

Esperando vernos favorecidos, agradezco la atención prestada a la presente.

Atte.



C. Maria Celia pinedo herrera

Who subscribes Maria Celia pinedo Herrera property owner of 606 Rilla Drive in Garland, TX 75041, in the most respectful manner I address the Planning Department of the City of Garland, TX to ratify my personal position established in the letter I received by the Planning Department and which is against the case Z 22-29 regarding the construction. At the location 2920 Broadway Boulevard (District 5), there are several aspects to the development that would negatively impact me such as the value of my property, interest on lease, social environment among others that I consider unnecessary to mention because I believe that they will be known to those who promote and carry out these projects.

Due to my above points, I propose that the location mentioned above be used to build a playground considering that it would be of great benefits to all of the surrounding neighbors.

Hoping to see ourselves favored, I appreciate the attention paid to the present.

Atte. Maria Celia pinedo herrera

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-29	November 13, 2023	December 5, 2023	Nabiha Ahmed

Z 22-29 Marcer Construction. The applicant proposes to construct fifteen (15) condominium dwelling units in a townhouse-style configuration. The site is located at 2920 Broadway Boulevard. (District 5)

**Stacey
Chadwick**
11/5/2023
7:51:31 PM

Against

702 Rilla Dr
Garland
TX
United States
75041
staceycouponemail@yahoo.com
9729657263

Building condos at this location would exacerbate the existing traffic issues, making the situation even more challenging for local residents and commuters who travel Broadway Blvd. and/or Dairy Rd. It's crucial to consider the potential negative impacts on traffic flow and quality of life for the existing community.



Plan Commission

3. b.

Meeting Date: 11/13/2023

Item Title: Z 23-31 Marta Nambo de Flores (District 6)

Summary:

Consideration of the application of **Marta Nambo de Flores**, requesting approval of 1) a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District and 2) a Plan for a Guest House. This property is located at 609 Lawson Drive. (District 6) (File Z 23-31).

Attachments

Z 23-31 Marta Nambo de Flores (District 6)

Z 23-31 Marta Nambo de Flores Responses

Planning Report

File No: Z 23-31/District 6

Agenda Item:

Meeting: Plan Commission

Date: November 13, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District and 2) a Plan for a Guest House.

LOCATION

609 Lawson Drive

APPLICANT

Marta Nambo de Flores

OWNER

Marta Nambo de Flores

BACKGROUND

This site is zoned Single-Family-7 (SF-7) District and is developed with a single-family dwelling. Also on the site are a shed and a guest house. The applicant wishes to obtain proper permitting of the existing guest house which requires an SUP in the SF-7 District. It would be used to house family according to the applicant

SITE DATA

The 0.2244-acre site is accessed from Lawson Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Single-Family (SF-7) District which allows single-family residential use. The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. Further, the SF-7 District allows a Guest House with approval of a Specific Use Provision through a Public Hearing by Plan Commission and City Council.

CONSIDERATIONS

1. **Site Plan:** The applicant requests approval of a 325 square-foot Guest House, to be located behind the primary house. The primary house is 1,667.72 square feet.

The Garland Development Code (GDC) defines Guest House as an incidental, on-site dwelling unit that is either attached or detached from the primary residential structure, is used for temporary occupancy by guests or relatives of the owners of the property, is not for rent, is incidental to the main structure (the building area does not exceed thirty (30) percent of the floor area of the main structure), and is not involved in the conduct of a business.

2. **Parking:** The site plan (Exhibit C in the Plan item) shows a total of three (3) parking spaces and meets the parking requirement. Two spaces are located in the garage and one space is in the driveway.

3. **Building Design:** The design of the building (Exhibit E) complies with the applicable building design regulations of GDC.
4. **Specific Use Provision:** The applicant requests a Specific Use Provision to be valid for an indefinite time period. The SUP time period guide recommends between five (5) years to unlimited.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing.

Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

The request is generally compatible with the Comprehensive Plan. While the Comprehensive Plan does not directly address accessory dwelling units, guest houses offer an opportunity for "aging in place" and multi-generational housing, as well as offering relief for a lack of affordable housing options.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east, south and west are zoned Single-Family-7 (SF-7) District and they are developed with single-family detached homes.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District and 2) a Plan for a Guest House.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: December 05, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

609 Lawson Drive

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-31

609 Lawson Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Guest House.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. 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 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.

EXHIBIT B

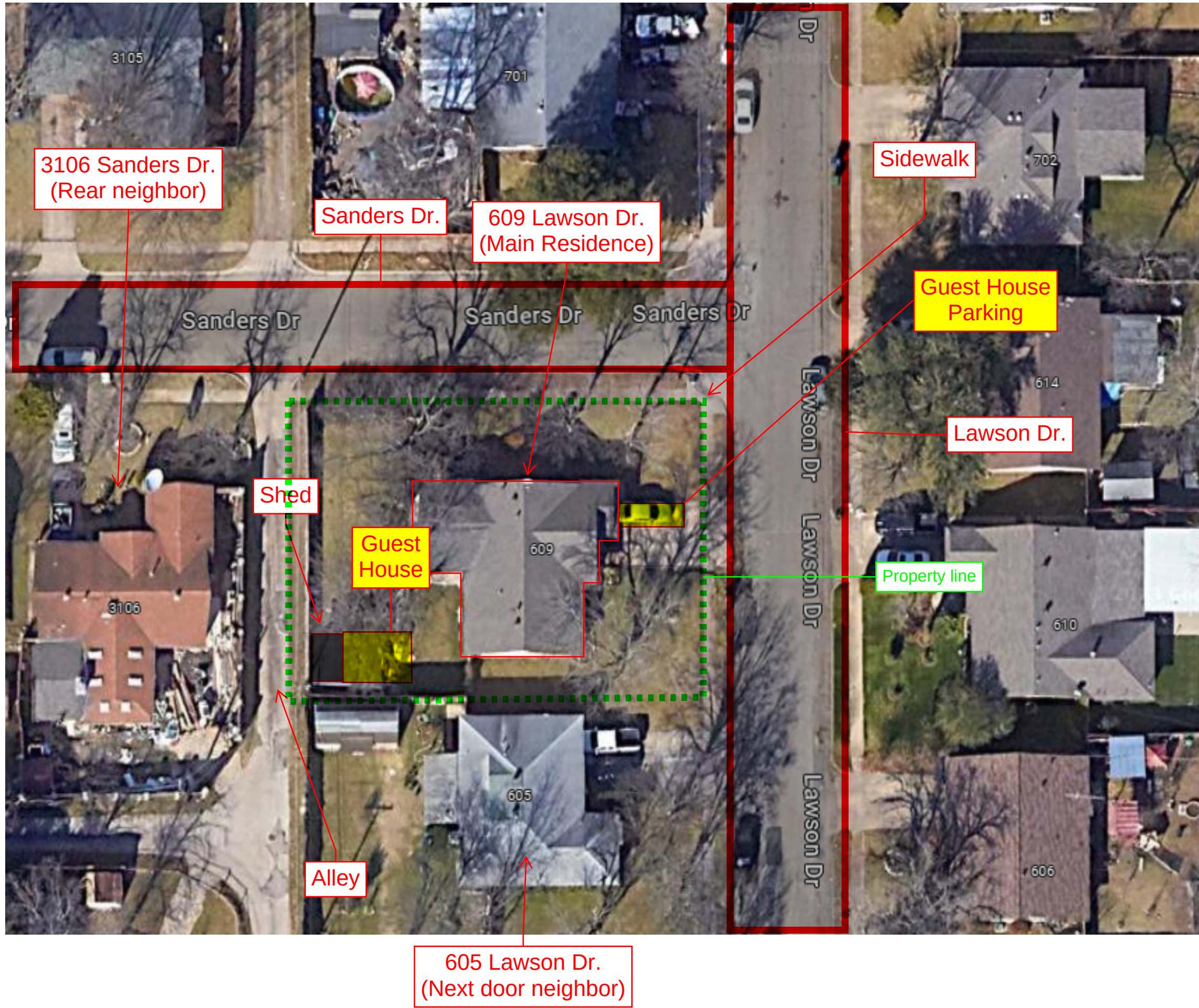
IV. General Regulations: All regulations of the Single-Family-7 (SF-7) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

V. Development Plans:

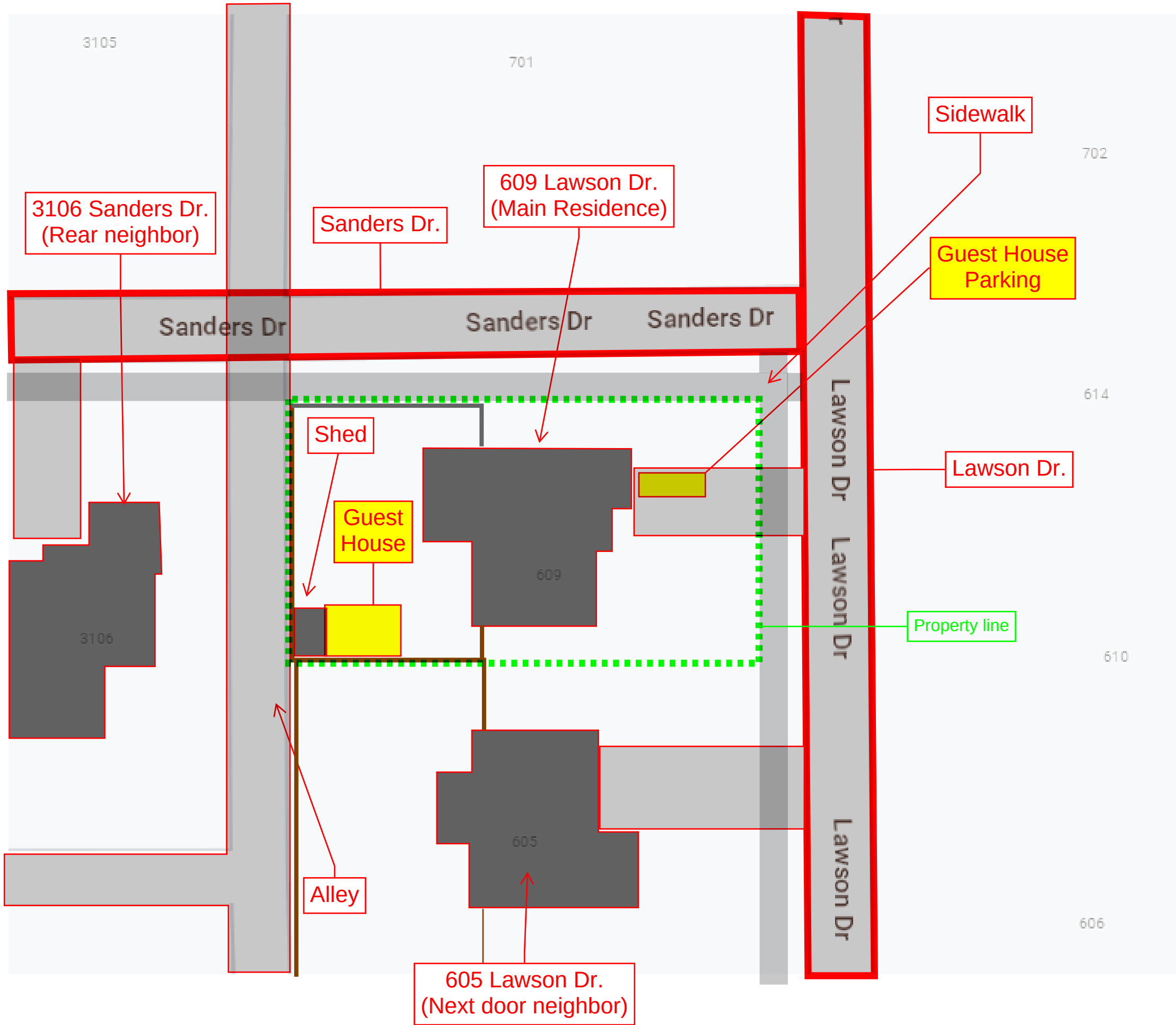
Site Layout: The site shall be in general conformance with the approved Site Plan and Building Elevations labeled Exhibit C and Exhibit D. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

VI. Specific Use Provision:

A. SUP Time Period: The Specific Use Provision for a Guest House shall be in effect for an indefinite time period.



1 Vicinity Map



1 Vicinity Map

CONSULTANTS

609 Lawson Drive
Guest House

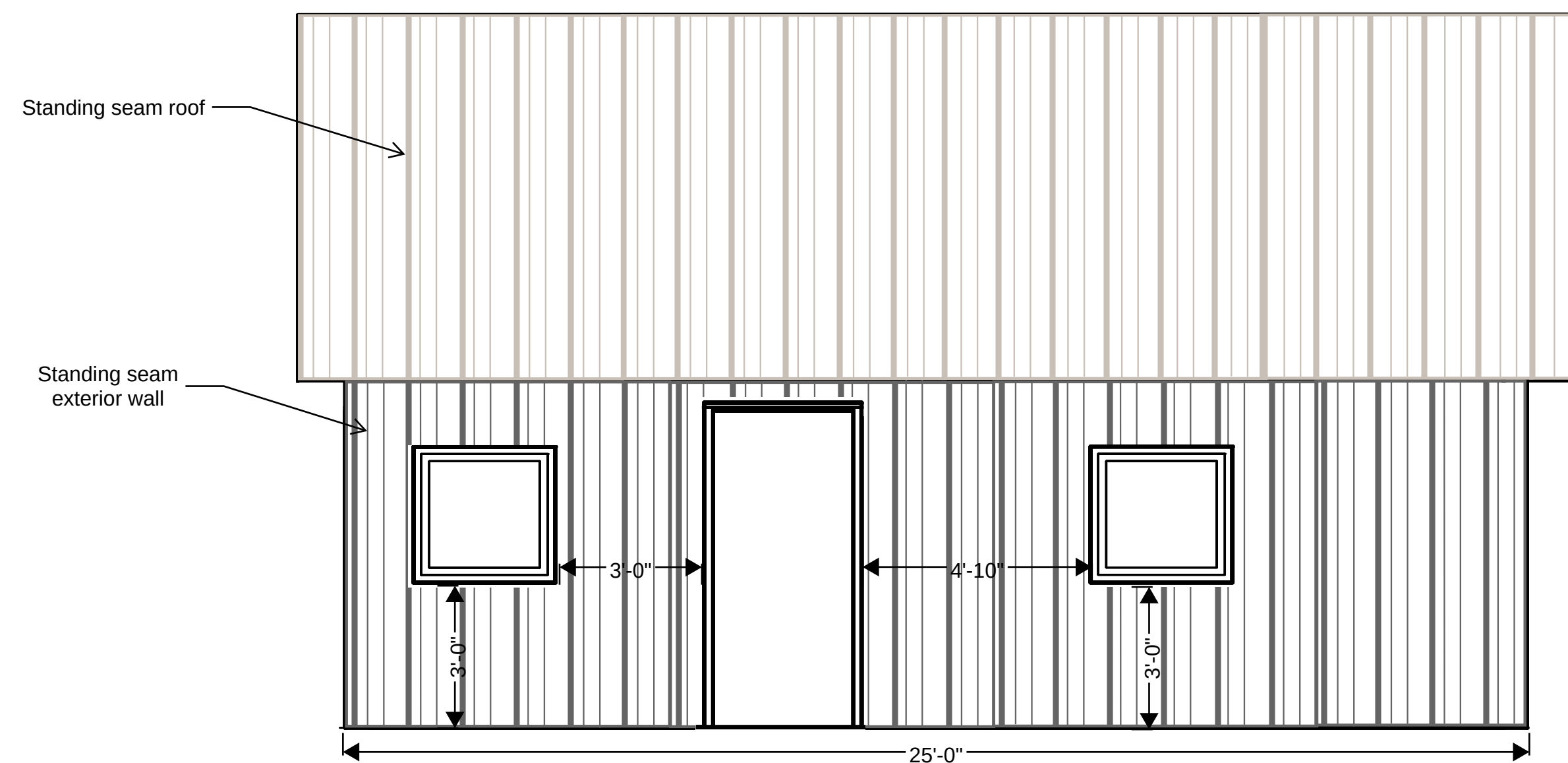
OWNER

Marta Nambo
De Flores

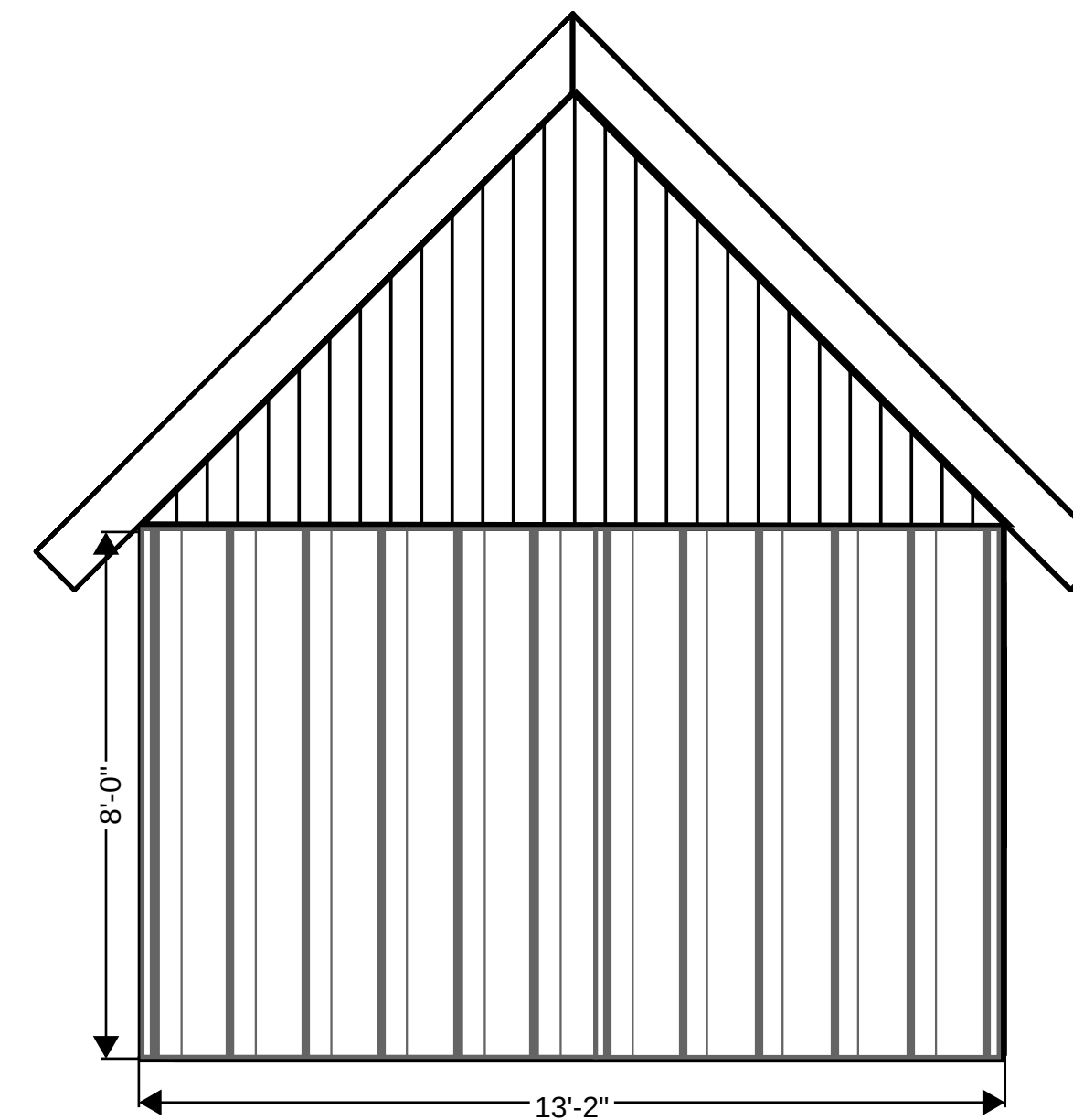
MARK	DATE	DESCRIPTION
PROJECT NO:	1	
CAD DWG FILE:	A-1 FLOOR PLAN.DWG	
DRAWN BY:	Juan Lopez	
CHK'D BY:	-	
COPYRIGHT:		

SHEET TITLE

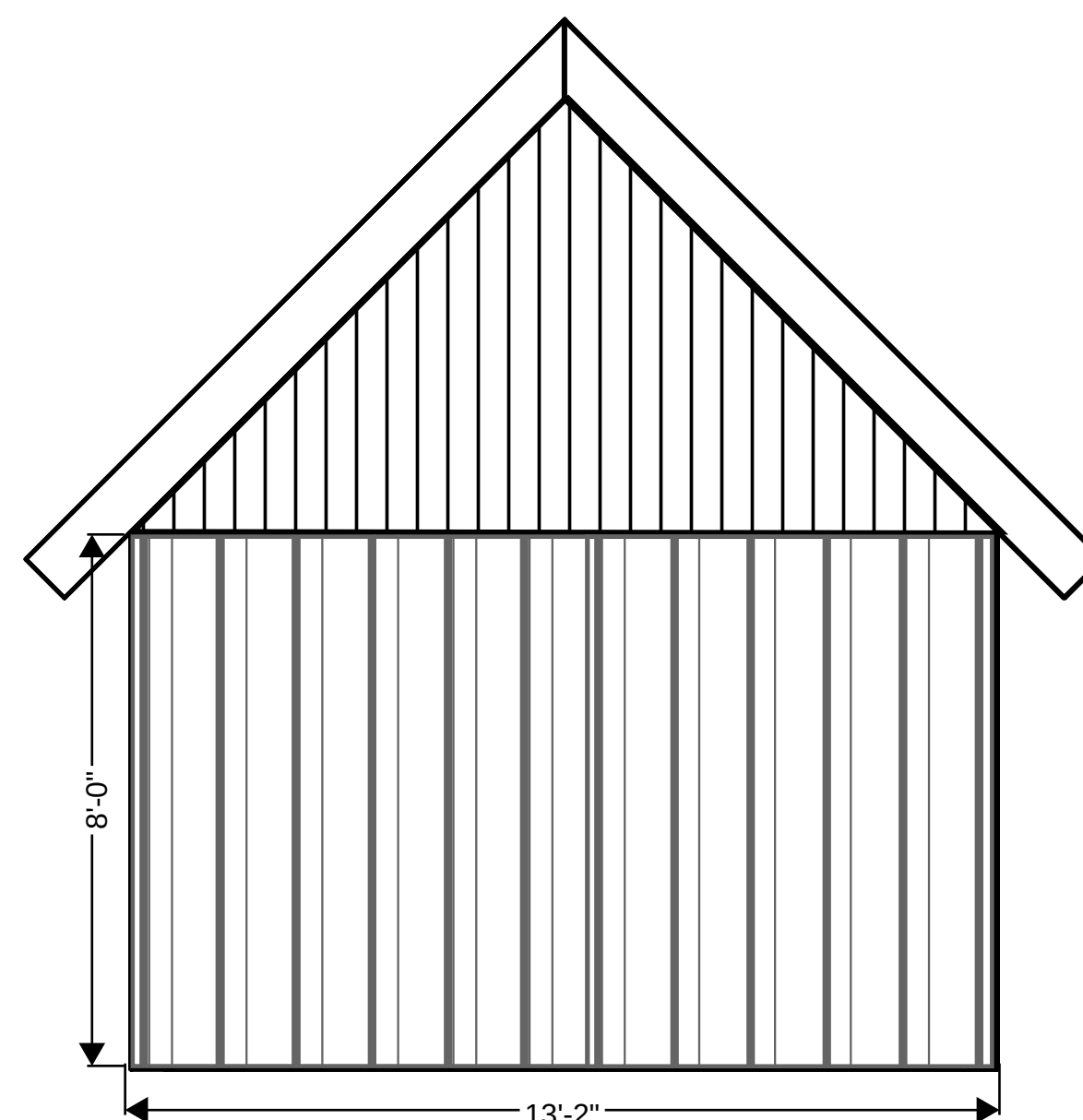
Site Data



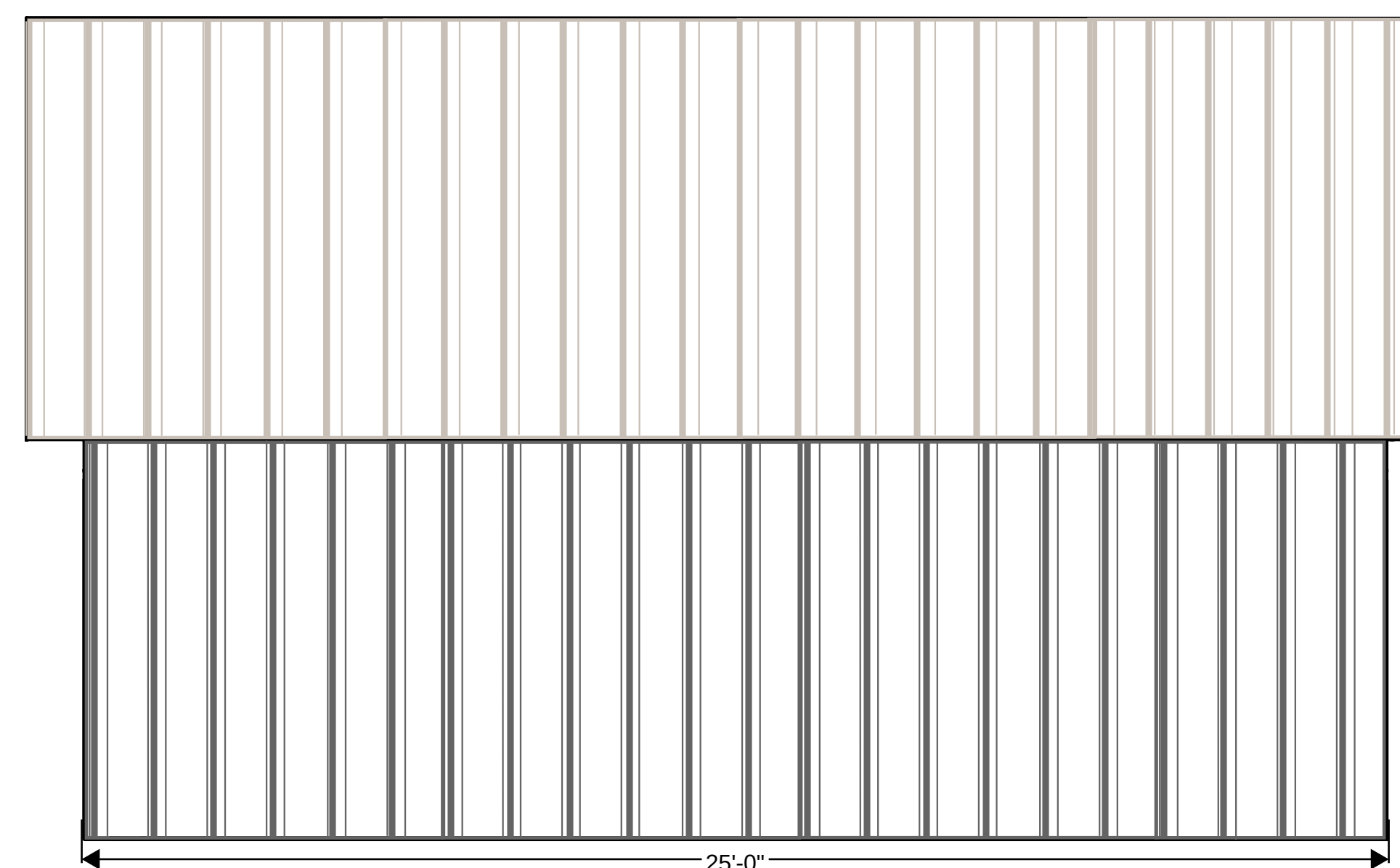
1 East Elevation
Scale: 3/8" = 1'-0"



2 North Elevation
Scale: 3/8" = 1'-0"



3 South Elevation
Scale: 3/8" = 1'-0"



4 West Elevation
Scale: 3/8" = 1'-0"

CONSULTANTS

609 Lawson Drive
Guest House

OWNER

Marta Nambo
De Flores

[illegible]

PROJECT NO:	1
CAD DWG FILE:	A-1 FLOOR PLAN.DWG
DRAWN BY:	Juan Lopez
CHK'D BY:	-
COPYRIGHT:	

SHEET TITLE

Elevations

A-2

Z 23-31



View of the main house from Lawson Drive



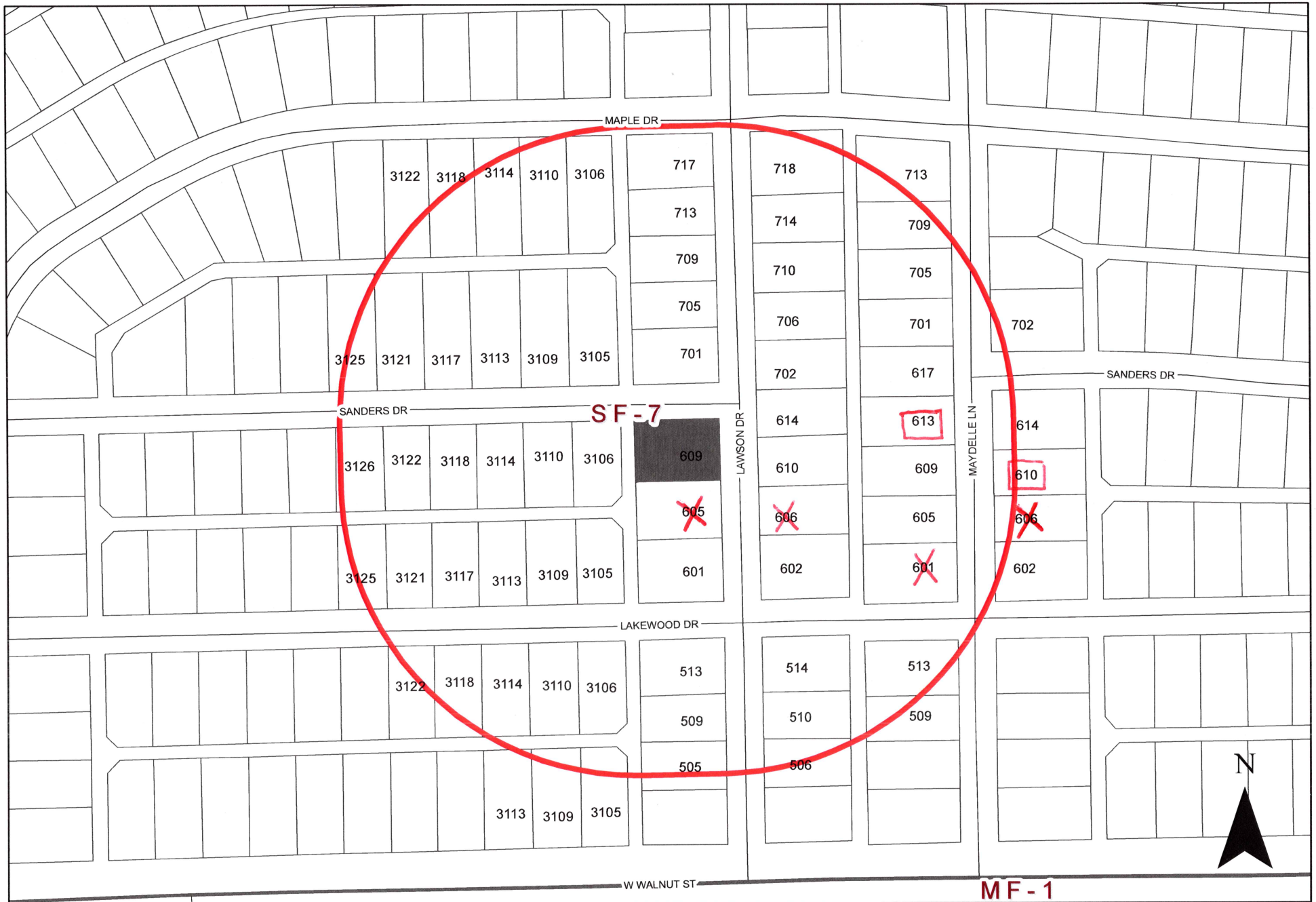
View East from the house across Lawson Drive



View North up Lawson Drive



View South down Lawson Drive



0 110 220 Feet

1 inch = 171 feet

ZONING MAP Z 23-31

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

609 Lawson Drive

Comment Form Case Z 23-31

Z 23-31 Marta Nambo de Flores. The applicant proposes a Guest House in the backyard. The site is located at 609 Lawson Drive. (District 6)

Z 23-31 Marta Nambo de Flores. El solicitante propone una casa de huéspedes en el patio trasero. El sitio está ubicado en 609 Lawson Drive. (Distrito 6)

Z 23-31 Marta Nambo de Flores. Người nộp đơn đề xuất một Nhà khách ở sân sau. Địa điểm tọa lạc tại 609 Lawson Drive. (Quận 6)

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.

Vicente Hernandez

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.)

6005 Lawson Dr.

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

Vicente B Hermands

Signature / Firma / Chữ ký

11/3/23

Date / Fecha / Ngày

Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales.
(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales.)

Comment Form

Case Z 23-31

Z 23-31 Marta Nambo de Flores. The applicant proposes a Guest House in the backyard. The site is located at 609 Lawson Drive. (District 6)

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For / A Favor / Đúng



Against / En Contra / Không

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CHARLES BRADFORD 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.)

610 MAYDELLE LN

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

GARLAND TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã Bưu Chính

Charles Bradford

Signature / Firma / Chữ ký

11/5/23

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 Case Z 23-31

Z 23-31 Marta Nambo de Flores. The applicant proposes a Guest House in the backyard. The site is located at 609 Lawson Drive. (District 6)

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

☐ For / A Favor / Đúng

☒ Against / En Contra / Không

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Christian Cobal

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.)

606 Lawson Dr.

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã Bưu Chính

Christian Cobal

Signature / Firma / Chữ ký

10/5/23

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 23-31**

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

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

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

We dont want a guest house there.
It will be noisy, Street already crowded.

Comment Form

Case Z 23-31

Z 23-31 Marta Nambo de Flores. The applicant proposes a Guest House in the backyard. The site is located at 609 Lawson Drive. (District 6)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Offir Cabal

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

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601 Lawson Drive

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

Garland, TX 75042

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u Chính

Offir Cabal

Signature / Firma / Chữ ký

11/5/23

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 23-31

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

Too many cars already in the Neighborhood.

Comment Form

Case Z 23-31

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Z 23-31 Marta Nambo de Flores. Người nộp đơn đề xuất một Nhà khách ở sân sau. Địa điểm tọa lạc tại 609 Lawson Drive. (Quận 6)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

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FRANCES DOLINAR

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

606 Maydelle Lane

City, State / Estado de la Ciudad / Thành bang

Garland, TX

Zip Code / Código postal / Mã B u Chính

75042

Frances Dolinar

11-4-23

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.)

I am concerned about illegal aliens

NOV 7 '23 PM 1:22

Coming through the border and our state!

NOV 7 '23 PM 1:22

Comment Form

Case Z 23-31

Z 23-31 Marta Nambo de Flores. The applicant proposes a Guest House in the backyard. The site is located at 609 Lawson Drive. (District 6)

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



For / A Favor / Đúng



Against / En Contra / Không

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Linda Deskin, 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.)

613 Maydelle Ln.

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

Garland Tx

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

Linda Deskin

Signature / Firma / Ch ữ ký

11/3/23

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.)

NOV 7 '23 PM 1:22

Comment Form Continued – Case Z 23-31

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

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

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

I Think a property owner should have the Freedom to do what they want on their own property as long as it does not create a hazard.

therefore, I vote "FOR" the request.

L



GARLAND

Plan Commission

3. c.

Meeting Date: 11/13/2023

Item Title: Z 23-32 MC Office, LLC.

Summary:

Consideration of the application of **MC Office, LLC.**, requesting approval of 1) a Specific Use Provision for a Contractor's Office/Warehouse (indoors only) Use on a property zoned Downtown (DT) District and 2) a Plan for a Contractor's Office/Warehouse (indoors only) Use. This property is located at 601 North First Street. (District 8) (File Z 23-32).

Attachments

Z 23-32 MC Office, LLC (District 8)

Z 23-32 MC Office, LLC Responses

Planning Report

File No: Z 23-32/District 8

Agenda Item:

Meeting: Plan Commission

Date: November 13, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Specific Use Provision for a Contractor's Office/Warehouse (indoors only) Use on a property zoned Downtown (DT) District and 2) a Plan for a Contractor's Office/Warehouse (indoors only) Use.

LOCATION

601 North First Street

APPLICANT

MC Office, LLC

OWNER

MC Office, LLC

BACKGROUND

The subject property is an existing building that is proposed to be used for a Contractor's Office/Warehouse (indoors only). The building will remain the same square footage. However, the applicant intends to improve the interior and exterior of the building.

SITE DATA

The 1.41-acre site is accessed from North First Street.

USE OF PROPERTY UNDER CURRENT ZONING

The property is zoned within the Uptown (U) Sub-district of the overall Downtown (DT) District. The Uptown sub-district consists of mixed-use office, retail and urban lifestyle housing. It may have a wide range of residential building types: townhouses, live/work, apartments, condominiums and lofts.

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to use an existing 18,000 square-foot building for a Contractor's Office/Warehouse (indoors only) Use. The building will be used for office space, storage of roofing materials, and forming, shaping, & bending of premanufactured metals to create roofing materials. There will be no outside storage.
2. The Contractor's Office/Warehouse (indoors only) Use requires a Specific Use Provision in the Uptown Sub-District of the Downtown District.

3. The applicant proposes the SUP time period of twenty-five (25) years. The SUP time period guide does not have a recommended time period for Contractor's Office/Warehouse (indoors only) Use.
4. No deviations from the Garland Development Code (GDC) are being requested with this application.

COMPREHENSIVE PLAN

Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

Transit-oriented development is characterized by moderate to high density residential greater than twelve dwelling units per acre. Land use opportunities for four identified transit-oriented development areas should be unique to the needs and character of the larger area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the site are all zoned Downtown (DT) District and Uptown sub-district as well. These properties include various commercial and industrial uses such as storage, auto repair, and contractor warehouses and a church.

The proposed use is generally compatible with the existing and immediate surrounding area. Future Downtown growth and redevelopment should be considered, however.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Contractor's Office/Warehouse (indoors only) Use on a property zoned Downtown (DT) District and 2) a Plan for a Contractor's Office/Warehouse (indoors only) Use.

However, staff suggests a shorter SUP time period to consider future redevelopment opportunities within the greater Downtown (DT) district.

ADDITIONAL INFORMATION

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

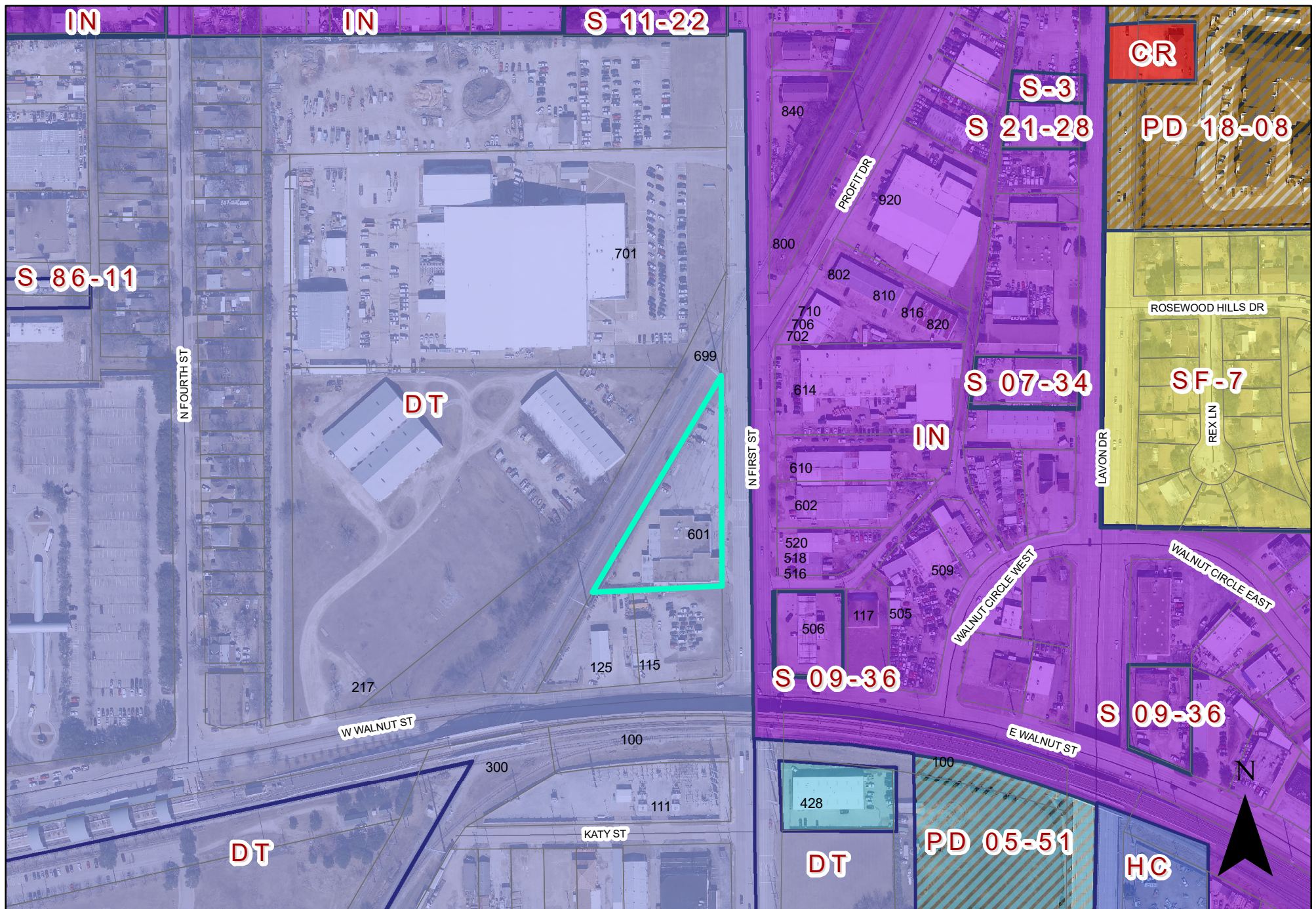
CITY COUNCIL DATE: December 05, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 180 360 Feet
1 inch = 269 feet

ZONING MAP Z 23-32

 INDICATES AREA OF REQUEST

601 North First Street

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-32

601 North First Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Contractor's Office/Warehouse (indoors only) 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 Downtown (DT) District, Uptown Sub-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

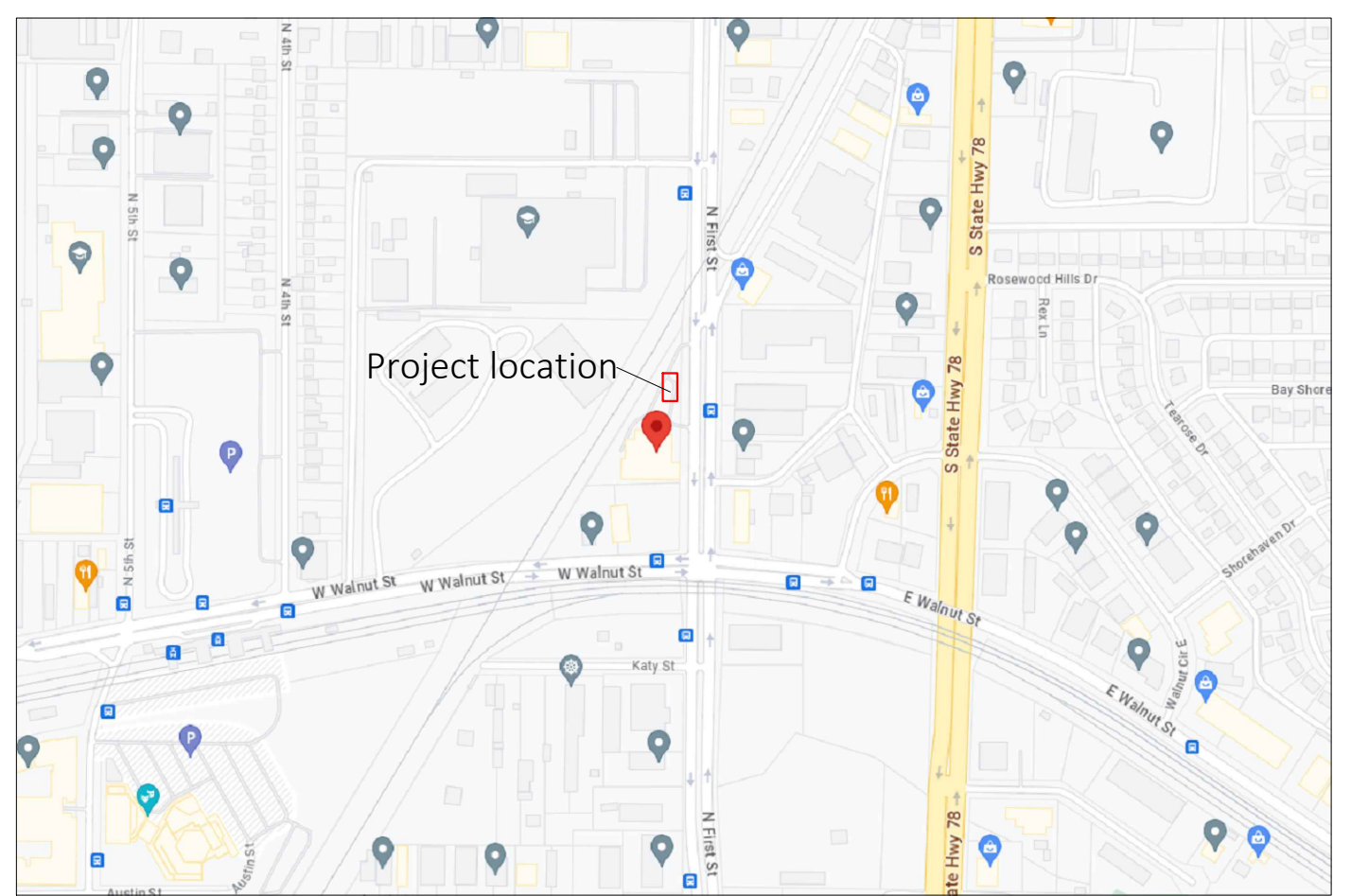
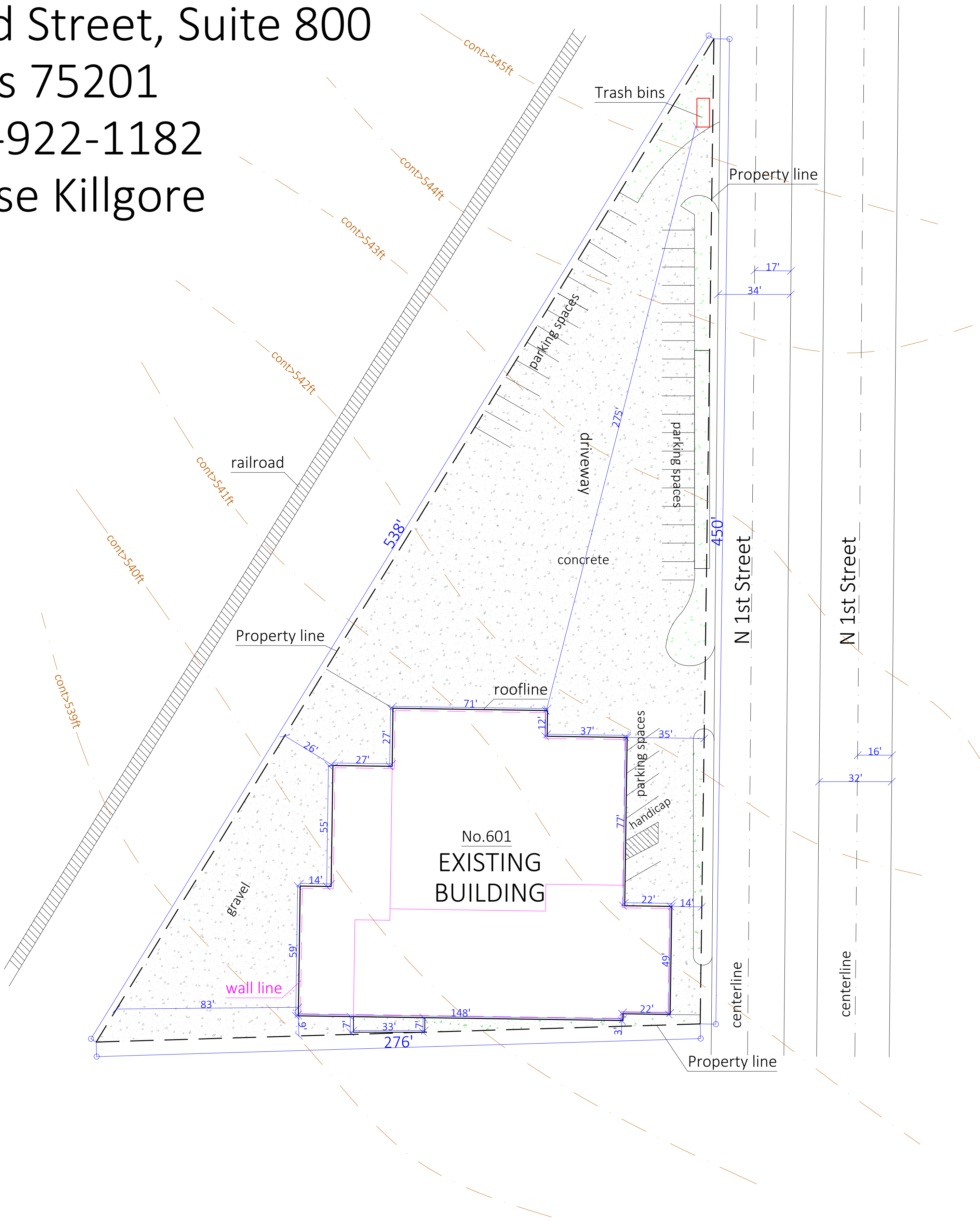
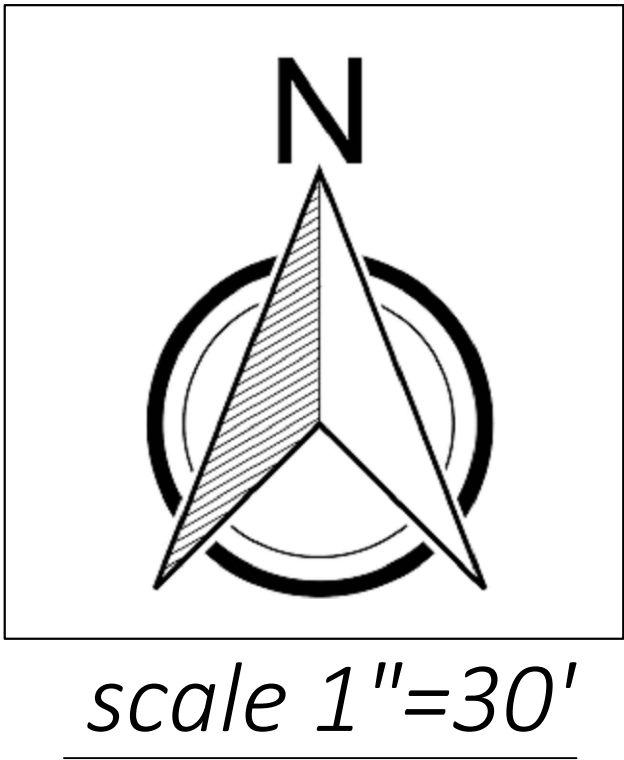
F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

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. Time Period: The Specific Use Provision shall have a time period of twenty-five (25) years.
- B. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Indoor Materials Storage: The storage of materials shall be indoors only.

S I T E P L A N
601 N 1st Street
Garland, TX 75040
Parcel ID: 65003223010110000
Lot area: 1.41 Acres
Paper Size: 24"x36"
Owner: 543-5 Ghost, LLC
2300 N Field Street, Suite 800
Dallas, Texas 75201
Phone: 214-922-1182
Contact: Case Killgore



VICINITY MAP

SITE DATA SUMMARY TABLE	
EXISTING ZONING	DOWNTOWN DISTRICT (DT) DOWNTOWN UPTOWN
EXISTING LAND USE	INDUSTRIAL OR MANUFACTURING (LIGHT)
PROPOSED USE	BUILDING/GARDEN MATERIALS SALES & STORAGE (WHOLESALE)
TOTAL AREA OF SITE	0.99 AC (43,065 SF)
BUILDING AREA	OFFICE 1,461 SF
	WAREHOUSE 16,539 SF
	TOTAL 18,000 SF
FLOOR AREA RATIO	0.41
TOTAL IMPERVIOUS SURFACE COVER	4,696 SF – 10.9%
PARKING REQUIRED	OFFICE: 1 SPACE PER 1/400 SF (4 REQUIRED)
	WAREHOUSE 1 SPACE PER 1,000 SF (17 REQUIRED)
TOTAL PARKING REQUIRED	21 SPACES REQ.
PARKING PROVIDED (EX. CONC. PAVEMENT)	20 SPACES
EXISTING BUILDING HEIGHT	22.7 FT (1 STORY)
FINISHED FLOOR ELEVATION	545.11
LOADING DOCKS	2

Z 23-32



View of the subject site West from North First Street



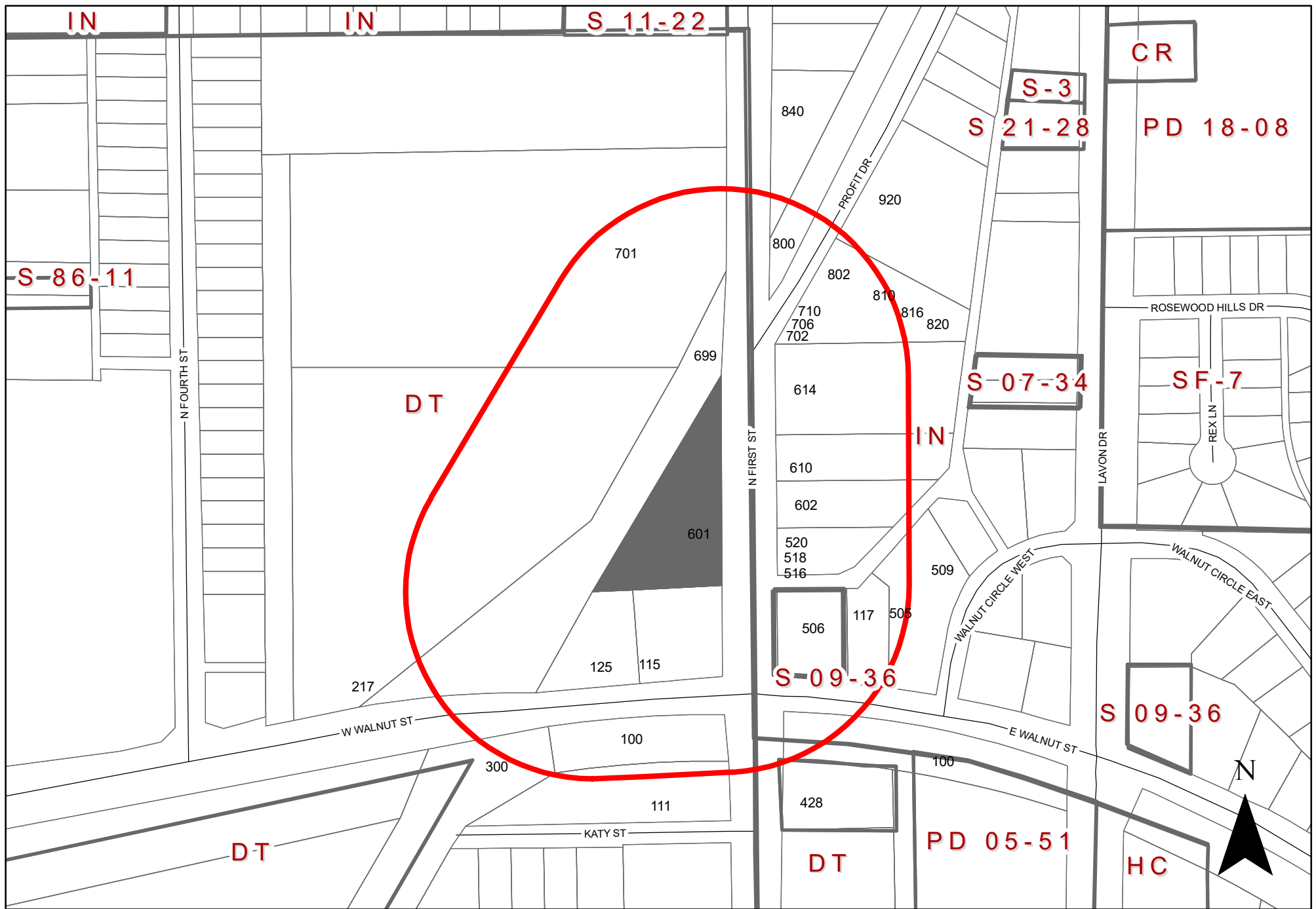
View from the subject site looking East across North First Street



View from the subject site looking North along North First street



View from the subject site South down North First Street



ZONING MAP Z 23-32

601 North First Street

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

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



Plan Commission

3. d.

Meeting Date: 11/13/2023

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

Summary:

Consideration of the application of **Jacobs Telecommunications/Christine Johnson**, requesting 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. 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: November 13, 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 intended to lease 0.0112 acres of the site along Bass Pro Drive and propose a seventy-five (75)-foot AT&T cellular tower and 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.

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. Therefore, the applicant is requesting a deviation.
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. Therefore, this development does not trigger additional screening and landscaping requirements. However, as staff notes in the recommendation section below, it is recommended to plant 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.

In addition, for enhanced screening and aesthetics, staff recommends the applicant plant large screening shrubs along the north and east of the masonry wall enclosure.

ADDITIONAL INFORMATION

Location Map

PD Conditions
Location Map
Photos

CITY COUNCIL DATE: December 5, 2023

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 23-33

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 14-7 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:

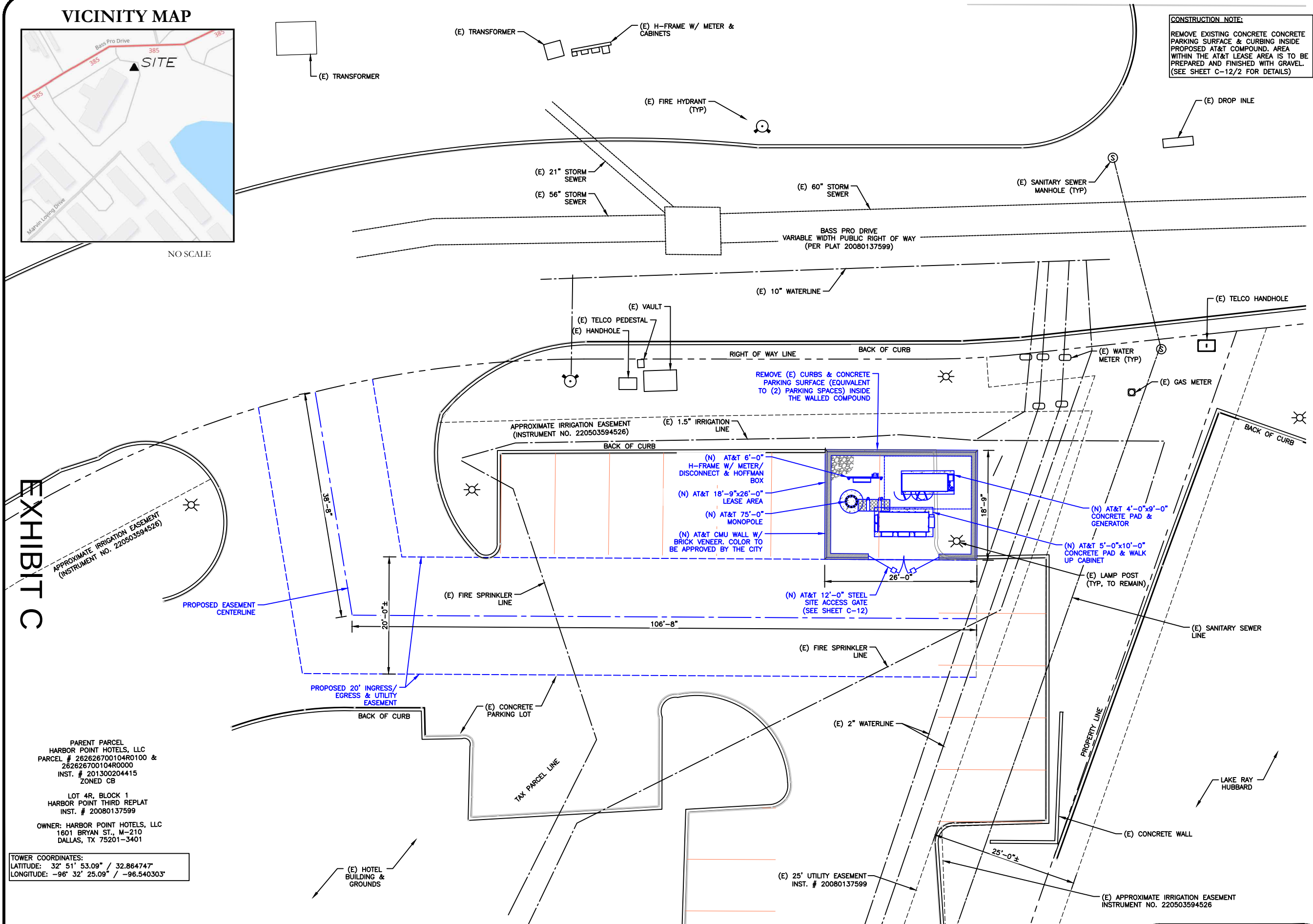
- A. Permitted Uses:**
Land Uses are permitted as in Planned Development (PD) District 14-07.
- B. Site Plan:** The site layout shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Height:** The maximum height shall be eight (80) feet including the lightning rod.
- E. Elevations:** 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.

VICINITY MAP



NO SCALE

EXHIBIT C



CONSTRUCTION NOTE:
REMOVE EXISTING CONCRETE 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)



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



FIRM #: 23339

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

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OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

SHEET NUMBER:

C-1

REVISION:

FCD1

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



6000 LAS COLINAS BLVD.
IRVING, TX 75039



4 COUNTRY PLACE CIRCLE
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GARLAND, TX 75043

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FCD1	05/26/2023	WHS	FINAL	JK



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

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230131-1

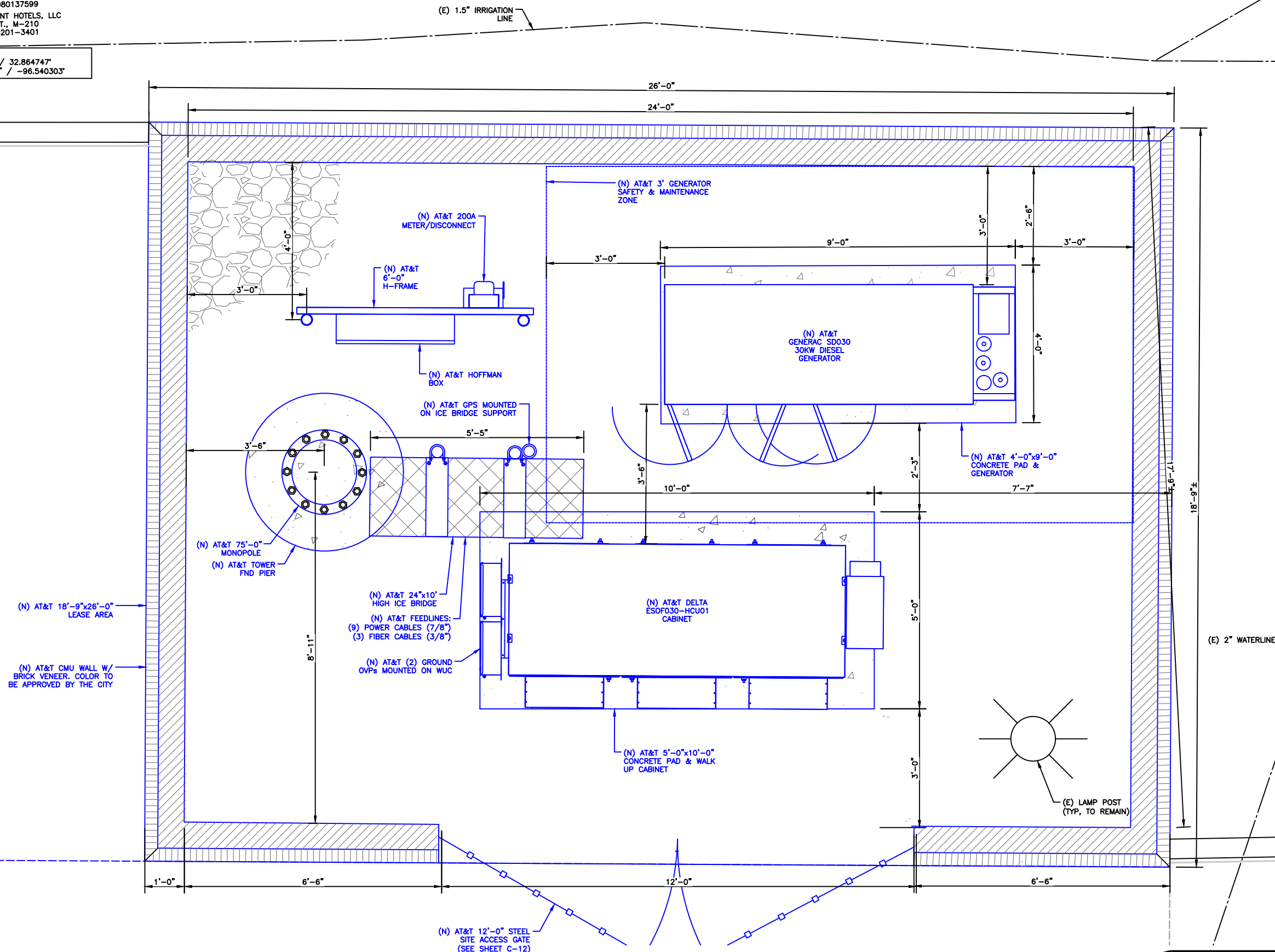
SHEET NUMBER:

C-2

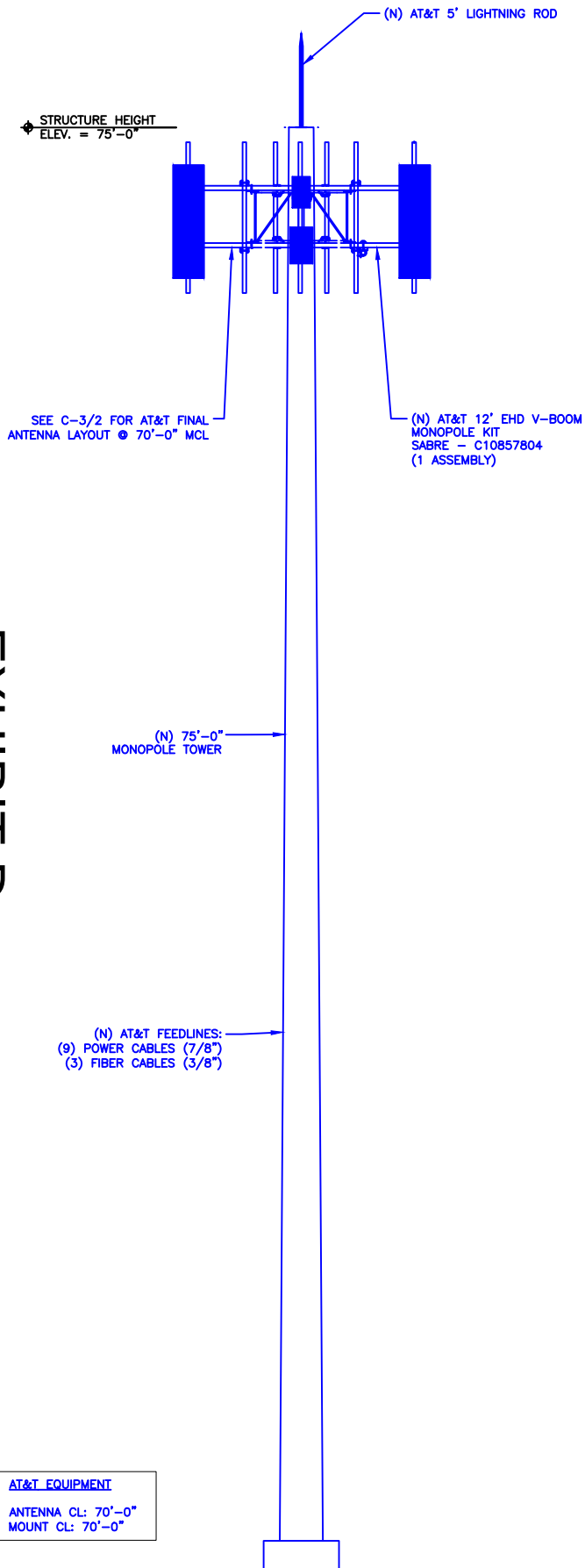
REVISION:

FCD1

EXHIBIT C



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



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:

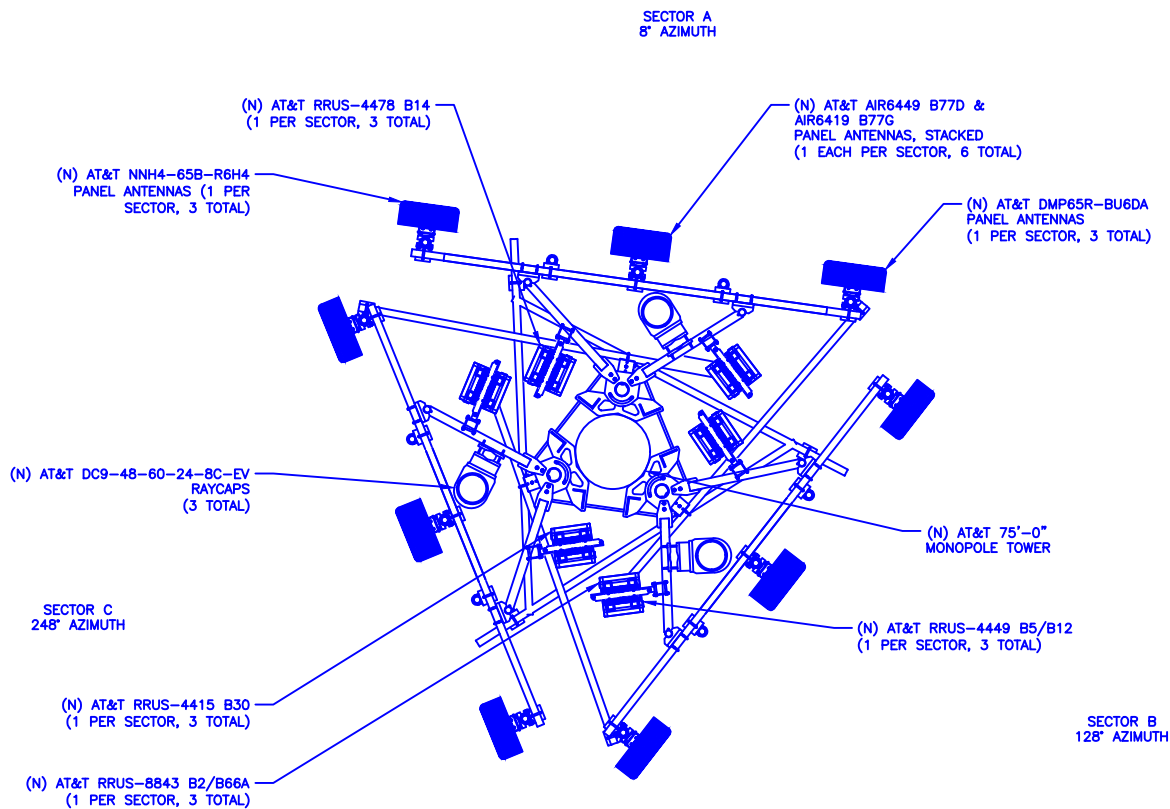
CONTRACTOR TO VERIFY ALL ANTENNA TIP HEIGHTS DO NOT EXCEED BEACON BASE HEIGHT.

INSTALLER NOTE:

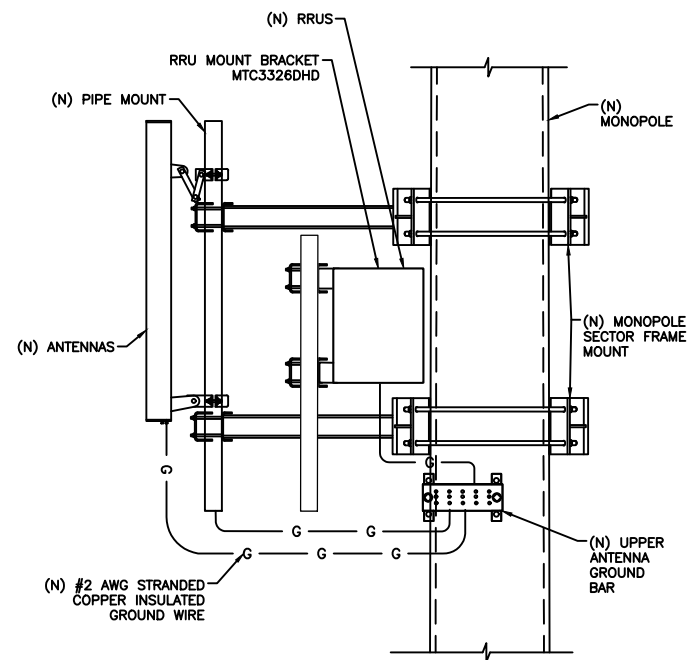
- (N) EQUIPMENT CANNOT BE MOUNTED TO TOWER.
- RELOCATE EXISTING TOWER MOUNTED EQUIPMENT TO CUSTOMER MOUNT.

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
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PCDB	05/08/2023	WHS	PRELIMINARY	JK
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FCD1	05/26/2023	WHS	FINAL	JK



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

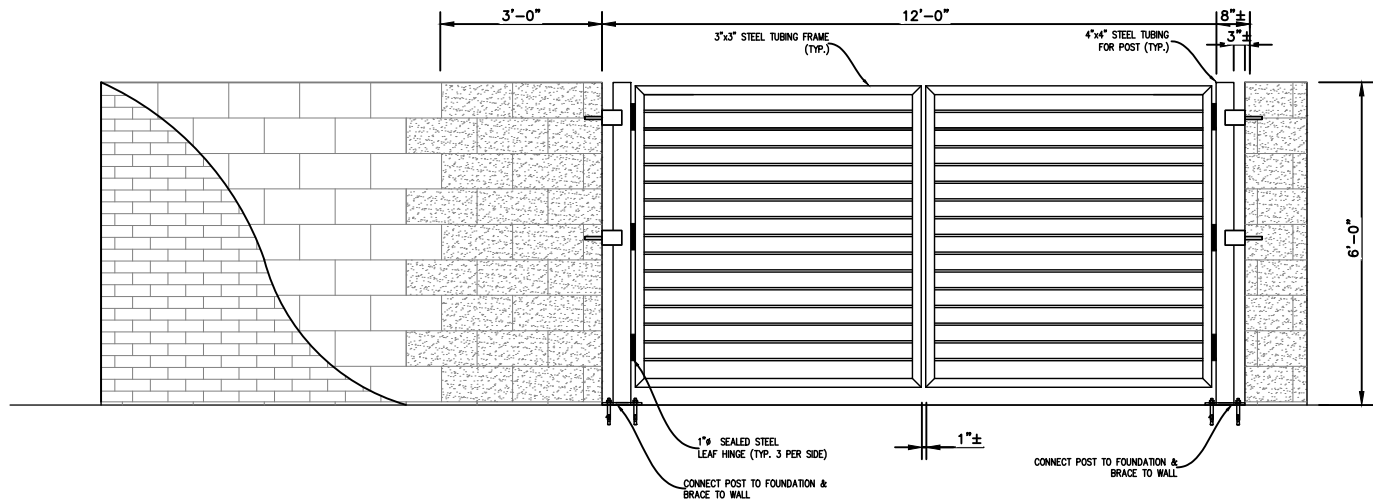
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SHEET NUMBER:

C-3

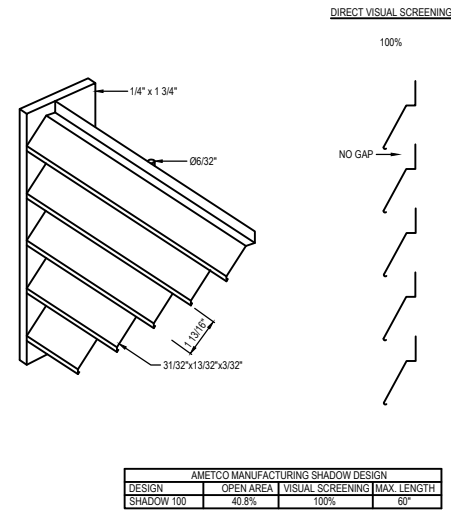
REVISION:

FCD1



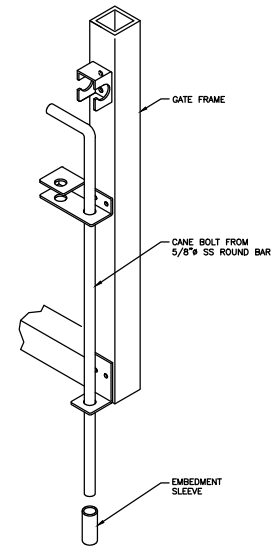
- NOTE:
1. GENERAL CONTRACTOR TO VERIFY WITH T-MOBILE EXACT TYPE AND LOCATION OF HINGES FOR MOUNTING GATE TO CMU.
 2. ALTERNATELY, THE GATE MAY BE ATTACHED TO POSTS (SHOWN).
 3. GENERAL CONTRACTOR TO VERIFY ALL GATE DIMENSIONS PRIOR TO CONSTRUCTING GATE.
 4. ADJUST WALL DIMENSIONS PER PLAN.

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



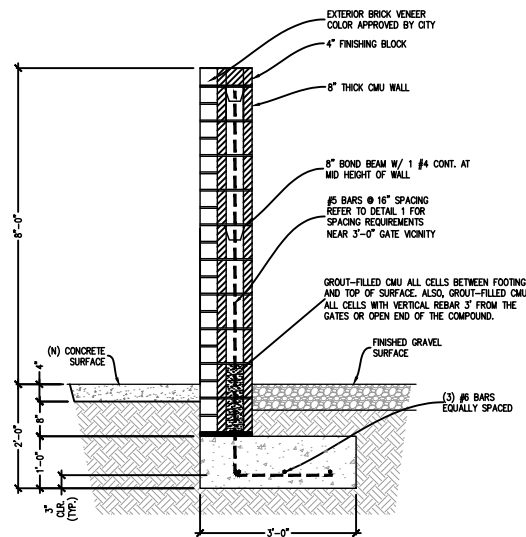
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.

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.

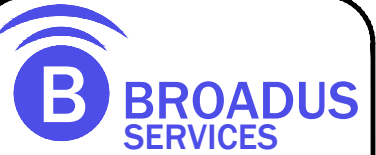
MASONRY

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.
9. 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.

4 WALL CONSTRUCTION DETAILS
SCALE: NOT TO SCALE



6000 LAS COLINAS BLVD.
IRVING, TX 75039



4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016

AT&T SITE NUMBER:
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PAGE ID:
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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

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CASE NUMBER:

230131-1

SHEET NUMBER:

C-12

REVISION:

FCD1

Z 23-33



View of the proposed lease area



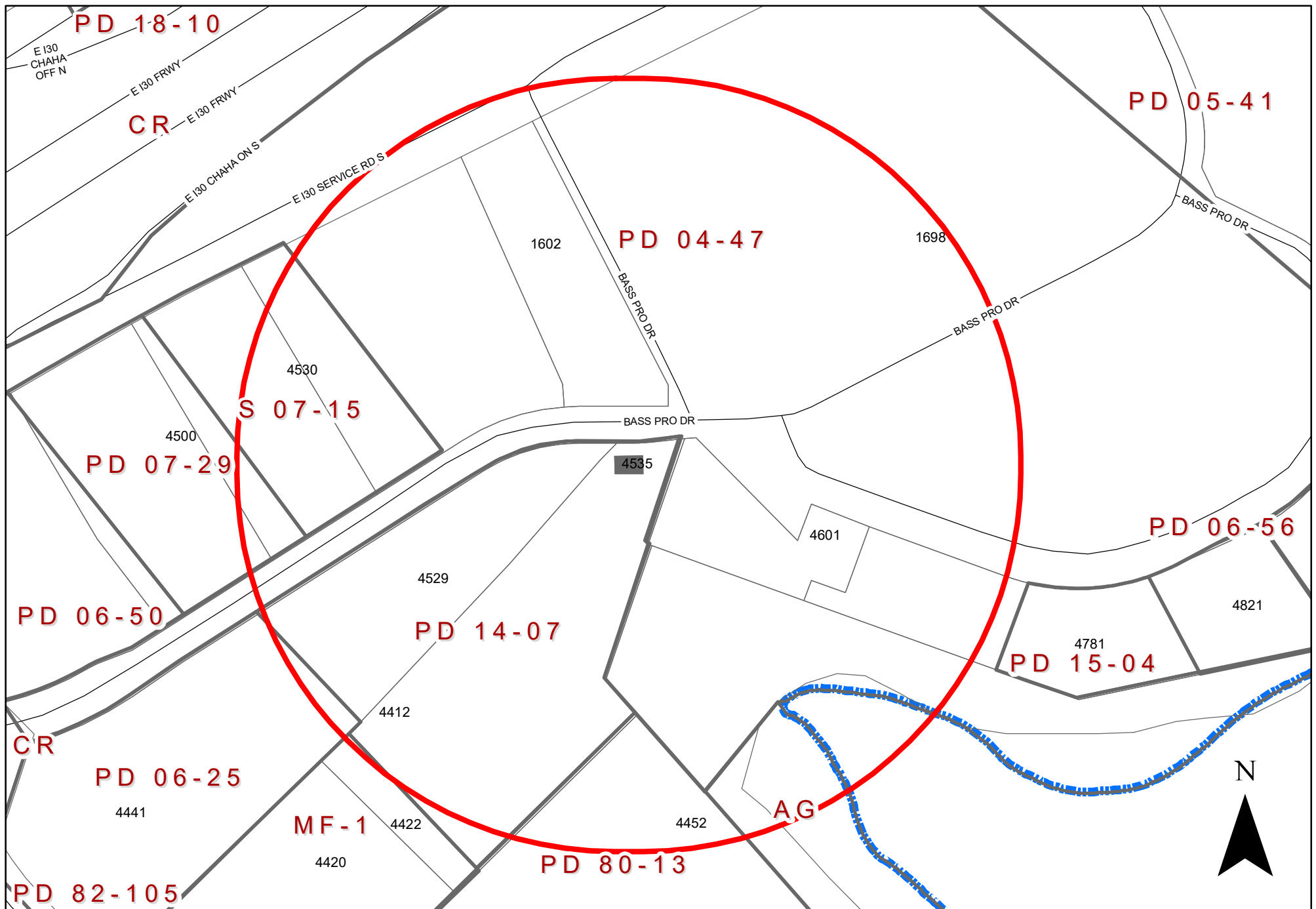
Looking north of the subject property from Bass Pro Drive



View of the overall site from Bass Bro Drive



Looking east of the subject property



0 80 160 Feet
1 inch = 133 feet

ZONING MAP Z 23-33

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

4535 Bass Pro Drive

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



Plan Commission

3. e.

Meeting Date: 11/13/2023

Item Title: Z 23-37 Shearer, Monk, & Voigt (District 6)

Summary:

Consideration of the application of **Shearer, Monk, & Voigt**, requesting approval of 1) a Specific Use Provision for a Truck/Bus Repair Use on a property zoned Industrial (IN) District with an existing Specific Use Provision (SUP) [21-15] for a Truck/Bus Storage Use and 2) a Plan for a Truck/Bus Repair Use. This property is located at 3877 Miller Park Drive. (District 6) (File Z 23-37).

Attachments

Z 23-37 Shearer, Monk, & Voigt (District 6)

Z 23-37 Shearer, Monk, & Voigt Responses

Planning Report

File No: Z 23-37 /District 6

Agenda Item:

Meeting: Plan Commission

Date: November 13, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Specific Use Provision for a Truck/Bus Repair Use on a property zoned Industrial (IN) District with an existing Specific Use Provision (SUP) [21-15] for a Truck/Bus Storage Use and 2) a Plan for a Truck/Bus Repair Use.

LOCATION

3877 Miller Park Drive

APPLICANT

Shearer, Monk, & Voigt

OWNER

Star Miller Park

BACKGROUND

The subject site is currently being developed for the existing Specific Use Provision (SUP) [21-15] for truck storage. The applicant is requesting an additional Specific Use Provision (SUP) for a truck repair building.

SITE DATA

The overall site consists of approximately 3.421 acres with approximately 270 lineal feet of frontage along Miller Park Drive. The site plan (Exhibit C) shows one (1) access point from Miller Park Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Industrial (IN) District with an existing Specific Use Provision [21-15] for a Truck/Bus Storage Use.

CONSIDERATIONS

1. Development and Site Plan

The applicant proposes to construct a 3,320 square-foot truck service building. The truck repair building will contain three (3) service bays. The repair building will service the fleet of trucks that will also be stored on the property.

The GDC defines a Truck/Bus Repair Use as "a facility for the automated, self-serve or full-service washing and detailing of heavy load vehicles for a fee. The term is limited to uses where the overnight storage of vehicles or trailers are limited to those vehicles or trailers that are being cleaned and no longer than two nights at any given visit."

2. Parking

The proposed parking layout complies with the standards per the GDC (Exhibit E). Seven (7) parking spaces are required and provided for the office and the maintenance/repair building. This includes two (2) office spaces and five (5) repair spaces.

3. Landscaping and Screening

The proposed landscaping and screening complies with the standards per the GDC (Exhibit D).

4. Building Design

The building elevations meet the building design standards per the GDC (Exhibit E). The proposed repair bay doors do not face the public street.

5. The applicant is requesting a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends twenty (20) to twenty-five (25) years for a Truck/Bus Repair Use.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Industry Centers.

Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry centers are generally located along major arterial streets, and highways and at significant transit areas (bus/ rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

The proposed use provides a supportive business to service trucks in the Industrial area. It is small-scale and is not located along a major corridor or thoroughfare.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

The Economic Development Strategic Plan recognizes the need for truck staging / parking in the Industrial District: "Evaluate and move on potential options for truck staging / parking." This truck repair operation is an additional land use, but will not inhibit the approved truck staging site.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North, East, and South are zoned Industrial (IN) District and contain warehousing, light industrial, manufacturing, and other such allowed uses. The property to the South contains an SUP [18-15] for a food processing and storage use. Finally, the property to the West is in the City of Dallas and is also in an industrial area.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Truck/Bus Repair Use on a property zoned Industrial (IN) District with an existing Specific Use Provision (SUP) [21-15] for a Truck/Bus Storage Use and 2) a Plan for a Truck/Bus Repair Use.

ADDITIONAL INFORMATION

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

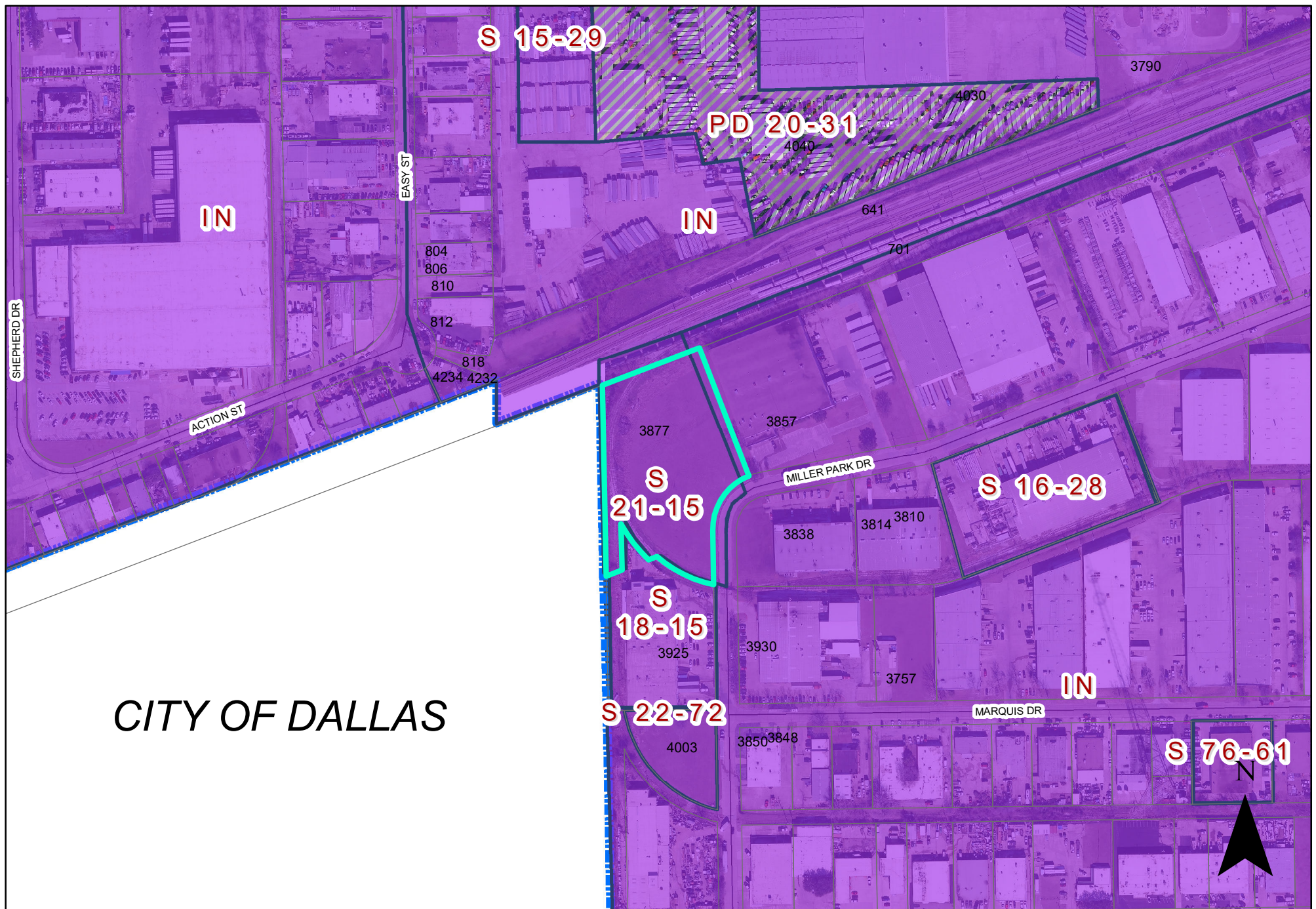
CITY COUNCIL DATE: December 05, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 210 420 Feet
1 inch = 315 feet

ZONING MAP Z 23-37

 INDICATES AREA OF REQUEST

3877 Miller Park Drive

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-37

3877 Miller Park Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a truck repair facility and truck storage 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. Development Plans:

Site Layout: The site shall be in general conformance with the approved Site Plan, Landscape Plan, and Elevations labeled Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

- V. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the 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.

VI. Specific Regulations:

- A. Time Period: The Specific Use Provision shall have a twenty-five (25) year time period.

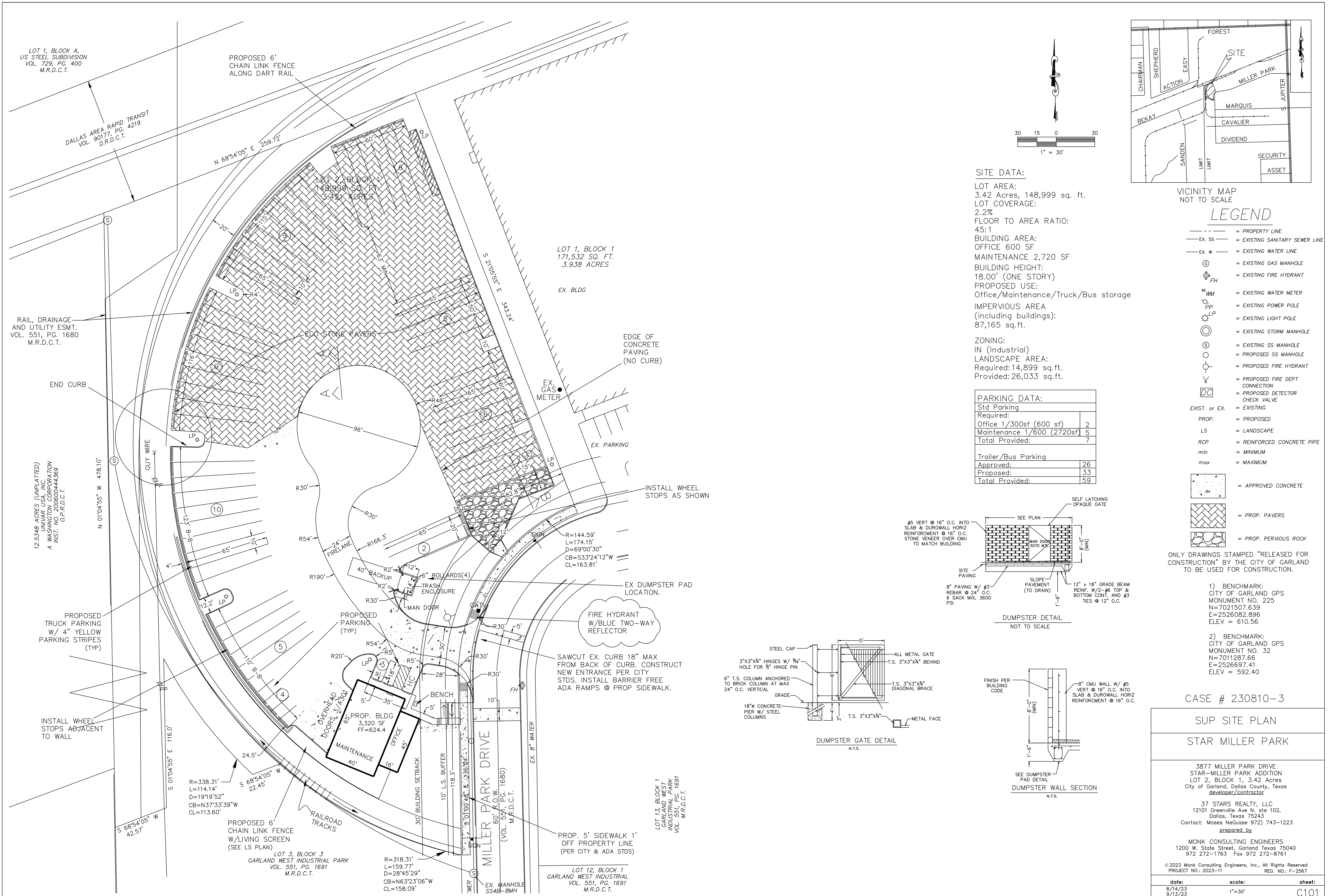
- B. Maintenance requirements:

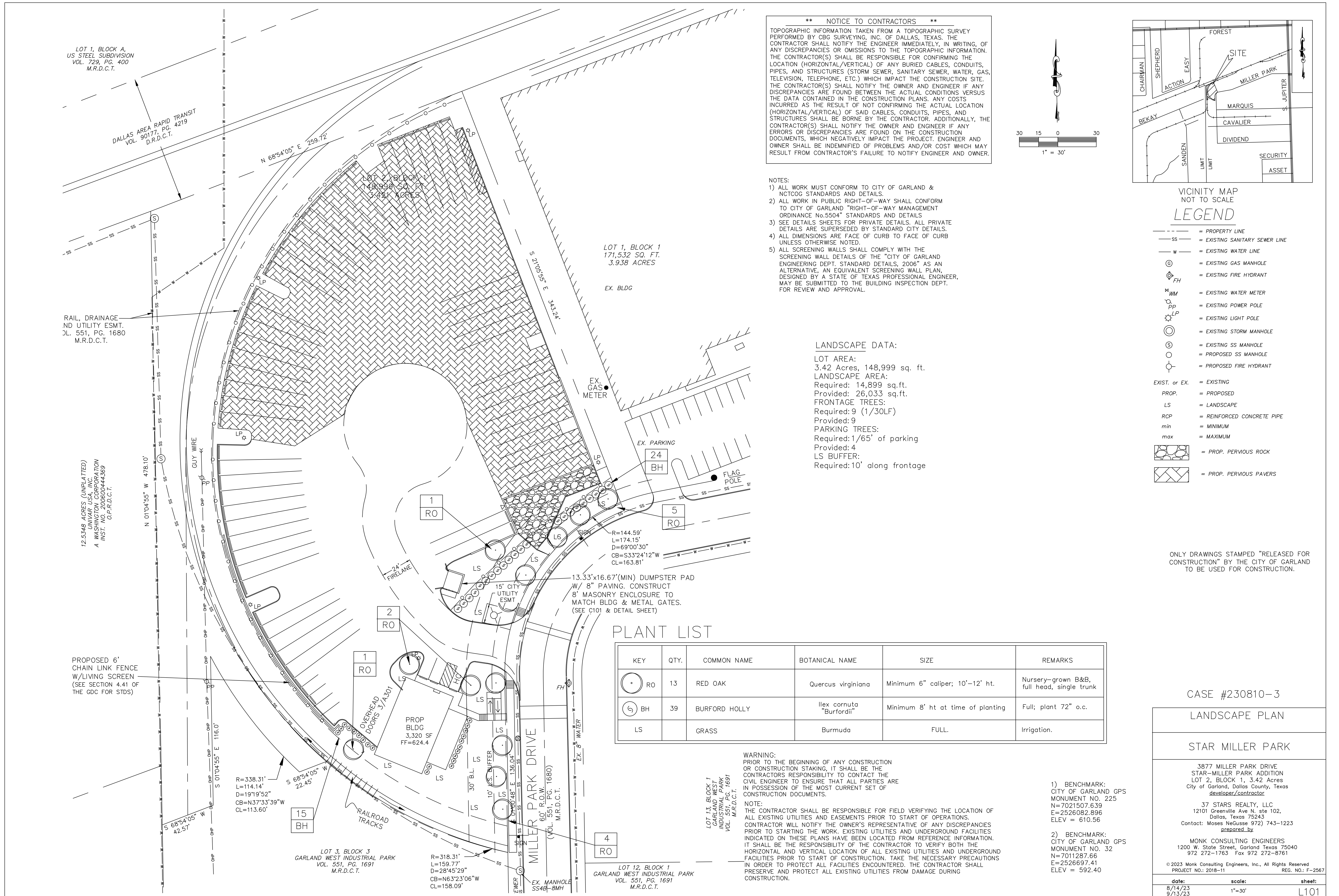
(1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance with this ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all landscaping as promptly as needed to comply with the requirements of this subsection. All exposed ground surfaces 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.

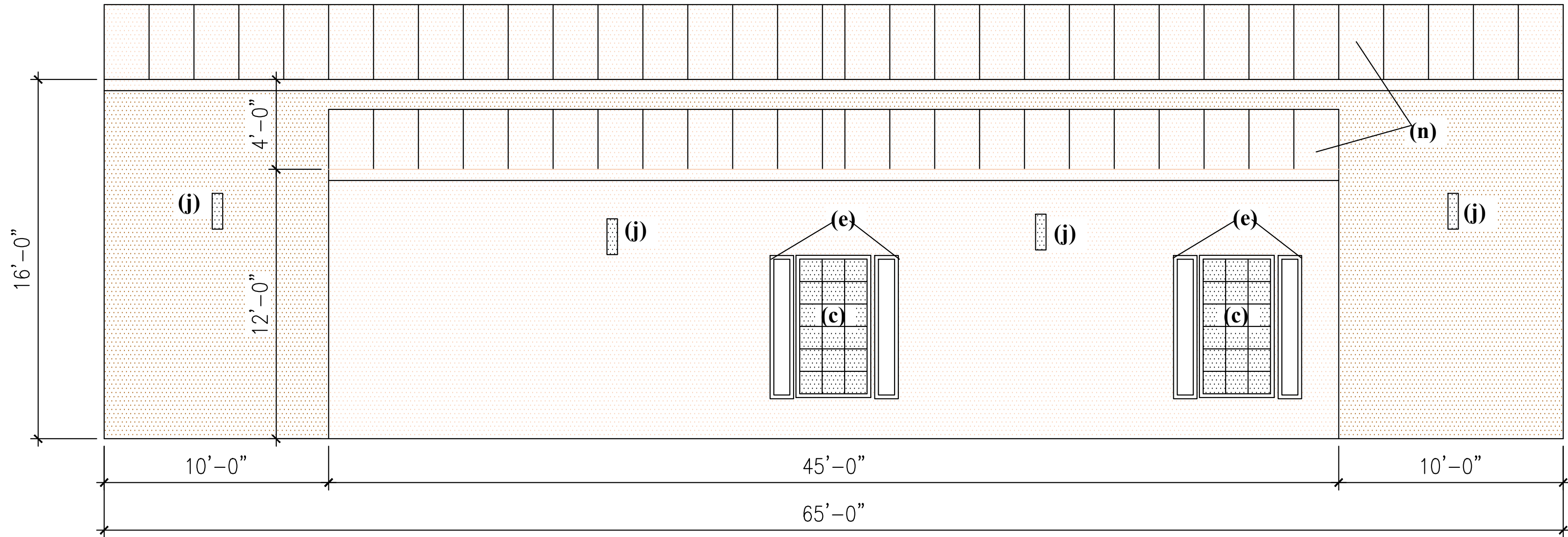
(2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approvals, consents and the certificate of occupancy for the retail fuel

pumps and convenience store. See Section 4 of the granting ordinance.

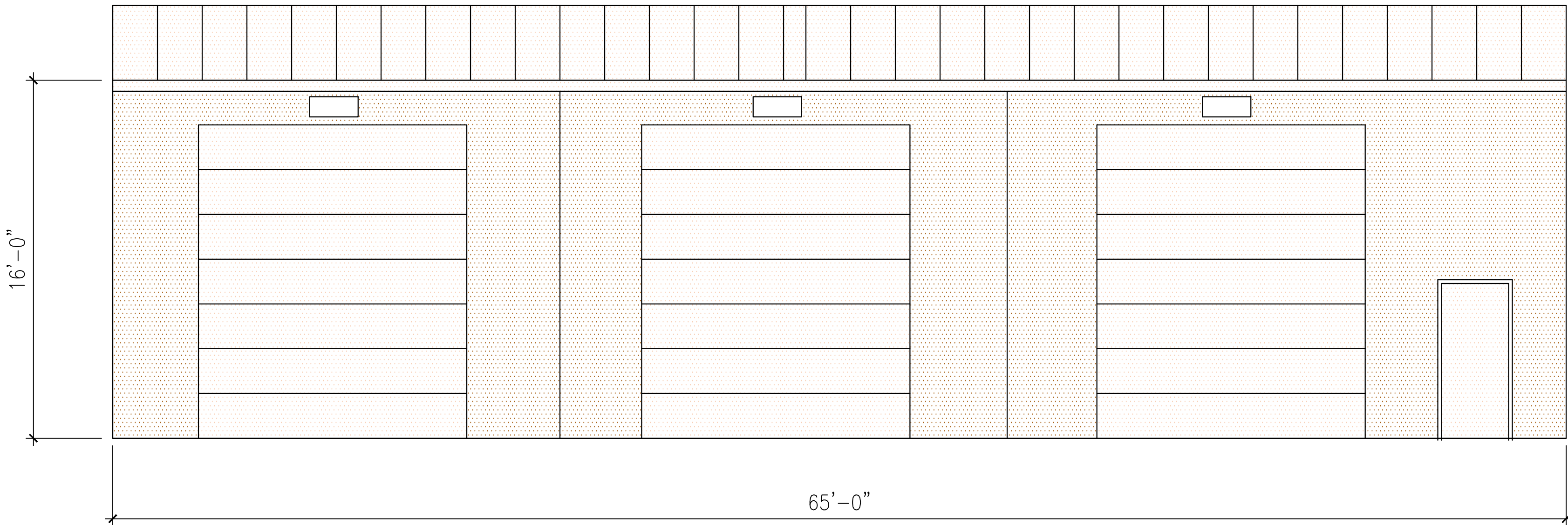
(3) Screening and paving must be installed and continuously maintained in compliance with this ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and the certificate of occupancy for the Car Truck/Bus Repair use.





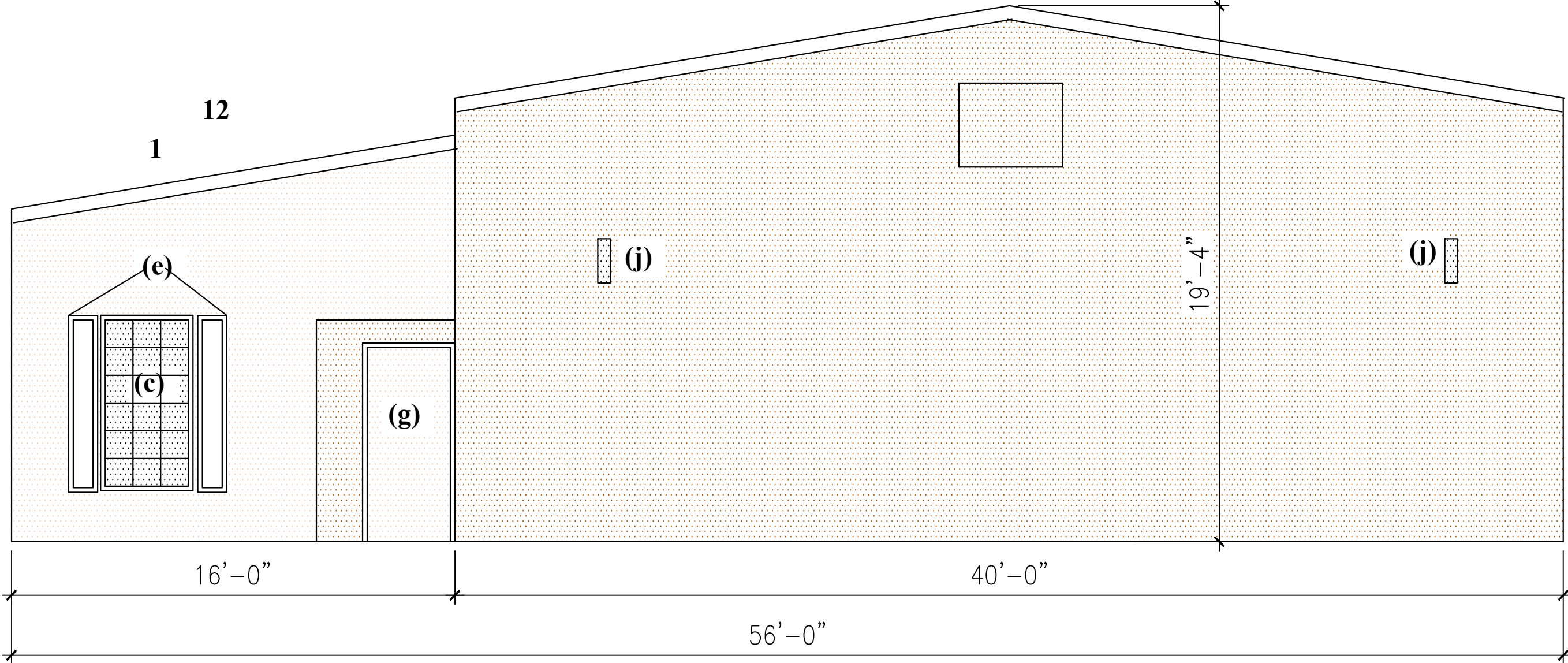


1 East Elevation (Miller Park Drive)
SCALE 1/4" = 1'-0"

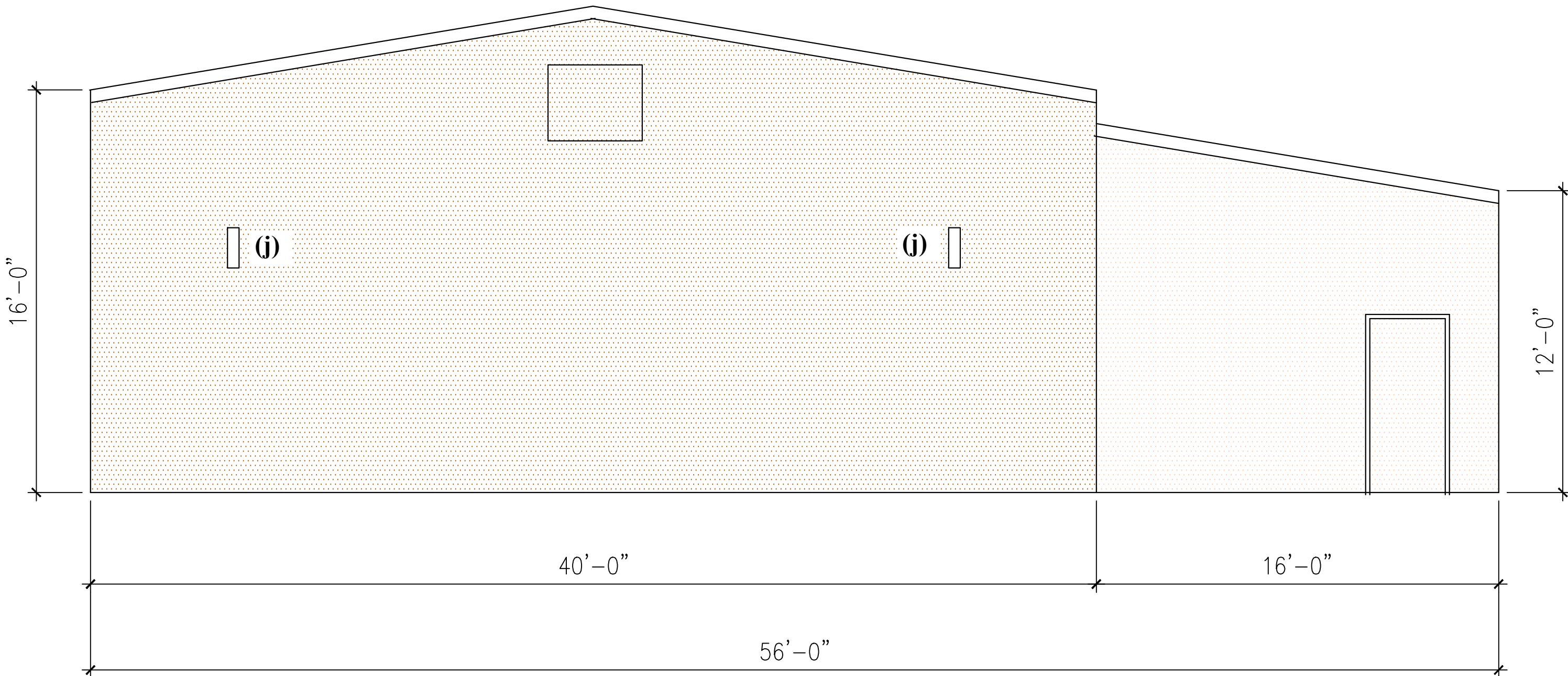


DOORS FACE BACK OF PROPERTY

3 West Elevation
SCALE 1/4" = 1'-0"



2 North Elevation
SCALE 1/4" = 1'-0"



4 South Elevation
SCALE 1/4" = 1'-0"

Park Bench
Refer to site Plan for location (i)



Articulations
Horizontal
Building Street Length 65 x 20% =13' Min.
Provided 45'
Building Depth Articulation at least 2'
Provided 16'
Vertical
Building Height Articulation 4'

Architectural Elementsm (6)
(c) Divided Light Windows
(g) Recessed Entries
(e) Shutters
(i) Bench for outdoor seating
(n) Varied Roof Heights
(j) Distinctive Lighting Fixture

Exterior Color
Office
Bridgersteel-Stone
SRI 62-TSR 54-E.84



Maintenace
Bridgersteel-Parchment
SRI 71-TSR 60-E.88



CASE # 230810-3

ELEVATIONS		
STAR MILLER PARK 3877 MILLER PARK DRIVE		
REBELIN-PARK ADDITION LOT 2, BLOCK 1, 3.42 Acres City of Garland, Dallas County, Texas developer/contractor 37 STARS REALTY, LLC 12101 Greenville Ave N. ste 102, Dallas, Texas 75243 Contact: Moses NeGusse 972) 743-1223		
prepared by MONK CONSULTING ENGINEERS 1200 W. State Street, Garland Texas 75040 972 272-1763 Fax 972 272-8761		
© 2023 Monk Consulting Engineers, Inc., All Rights Reserved PROJECT NO.: 2018-11 REG. NO.: F-2567		
date: 8/14/23 9/13/23	scale: 1/4"=1'-0"	sheet: A301

Z 23-37



View of the subject site looking North from Miller Park Drive



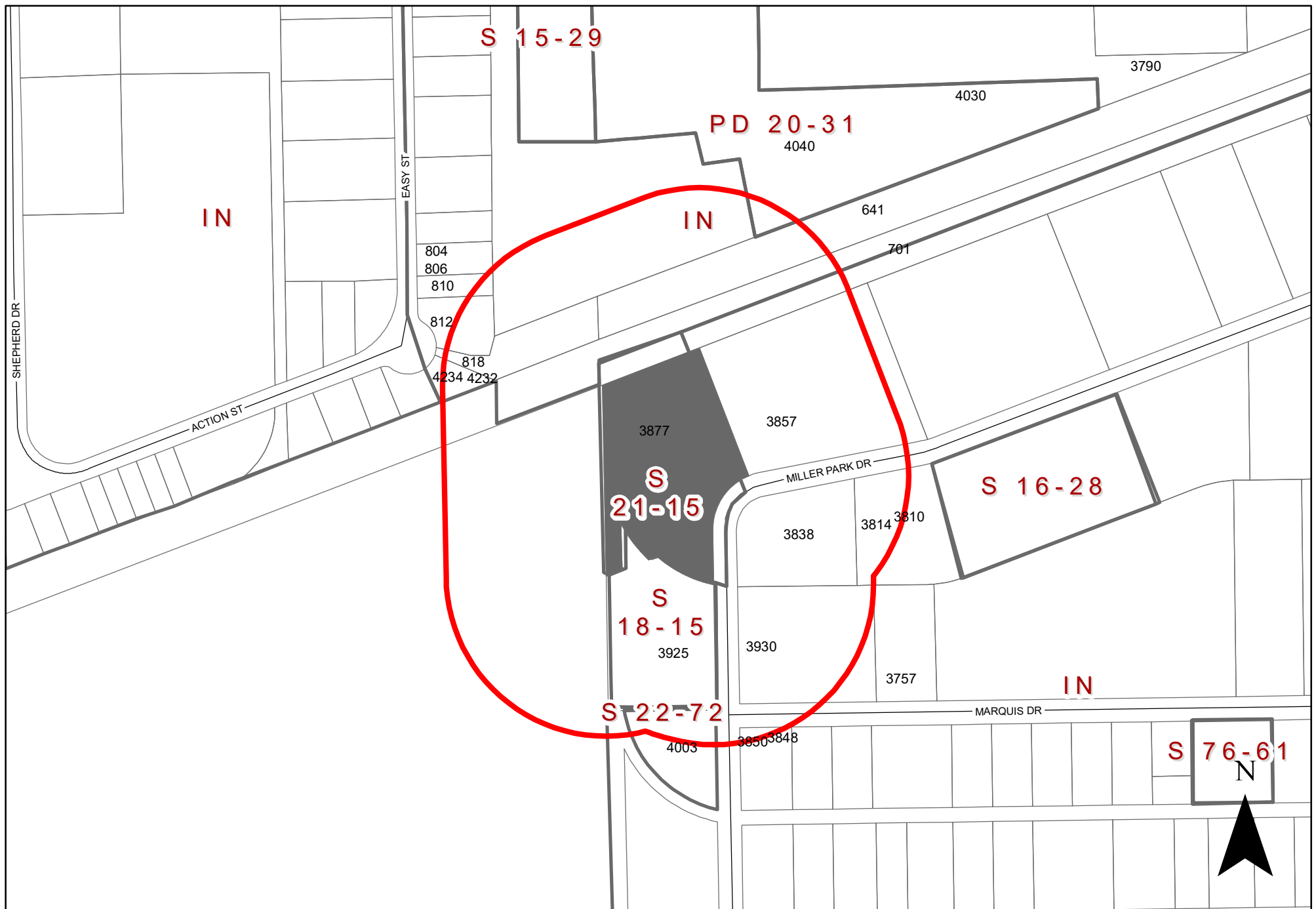
View from the subject site looking South across Miller Park Drive



View from the subject site looking East along Miller Park Drive



View of the subject site looking West down Miller Park Drive



ZONING MAP Z 23-37

3877 Miller Park Drive

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

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



Plan Commission

3. f.

Meeting Date: 11/13/2023

Item Title: Z 23-39 Peak Health Diagnostics (District 8)

Summary:

Consideration of the application of **Peak Health Diagnostics**, requesting approval of 1) a Specific Use Provision for a Laboratory, Analytical or Research (indoor) Use on a property zoned Planned Development (PD) District 82-17 and 2) a Plan for a Laboratory, Analytical or Research (indoor) Use. This property is located at 1605 North Garland Avenue. (District 8) (File Z 23-39).

Attachments

Z 23-39 Peak Health Diagnostics (District 8)

Z 23-39 Peak Health Diagnostics Responses

Planning Report

File No: Z 23-39/District 8

Agenda Item:

Meeting: Plan Commission

Date: November 13, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Specific Use Provision for a Laboratory, Analytical or Research (indoor) Use on a property zoned Planned Development (PD) District 82-17 and 2) a Plan for a Laboratory, Analytical or Research (indoor) Use.

LOCATION

1605 North Garland Avenue

APPLICANT

Peak Health Diagnostics

OWNER

Dynamix Holdings, LLC

BACKGROUND

The subject property is an existing building that contains two (2) other medical/dental office use suites. The applicant intends to occupy an empty suite for the medical lab. The lab would use a PCR machine for simple medical tests including testing for UTI, Flu A, Flu B, RSV, and COVID. A Specific Use Provision (SUP) is required in the Community Office District for a laboratory.

SITE DATA

The 0.834-acre site is accessed from North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

The property is zoned Planned Development (PD) 82-17 District for Community Office Uses. There are two (2) occupied suites for medical/dental office uses. The applicant wishes to move into a vacant suite that is 2,420 square feet.

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to use an existing 2,420 square-foot suite [Suite A] for a Laboratory, Analytical or Research (indoor) Use.
2. The Laboratory, Analytical or Research (indoor) Use requires a Specific Use Provision in the Planned Development (PD) District 82-17 for Community Office Use.
3. The applicant proposes the SUP time period of twenty-five (25) years. The SUP time period guide does not have a recommended time period for a Laboratory, Analytical or Research (indoor) Use.

4. No deviations from the Garland Development Code (GDC) are being requested with this application.

COMPREHENSIVE PLAN

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. The proposed use aligns with other similar medical (non-residential) uses within the existing building, which supports surrounding neighborhoods.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the site are all zoned Single-Family-7 (SF-7) District. While there is no non-residential use in the immediate area outside of the Church bordering the property to the North, the site was purposely zoned for Community Office (originally health services) Use and the building currently contains three similar medical/dental office establishments.

The proposal is compatible with the surrounding area and existing site.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Laboratory, Analytical or Research (indoor) Use on a property zoned Planned Development (PD) District 82-17 and 2) a Plan for a Laboratory, Analytical or Research (indoor) Use.

ADDITIONAL INFORMATION

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

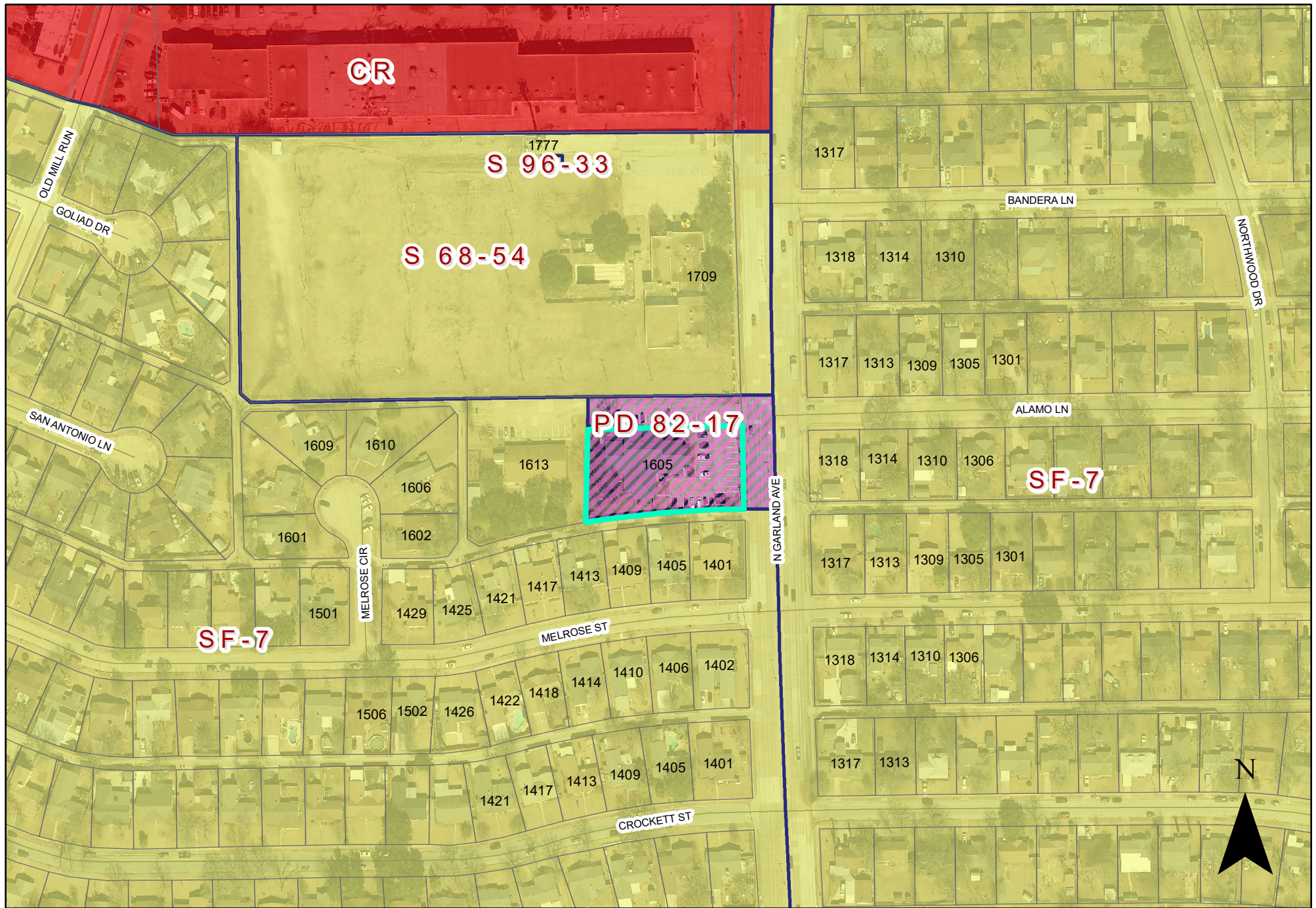
CITY COUNCIL DATE: December 05, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 125 250 Feet
1 inch = 192 feet

ZONING MAP Z 23-39

 INDICATES AREA OF REQUEST

1605 North Garland Avenue, Suite A

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-39

1605 North Garland Avenue

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Laboratory, Analytical or Research (indoor) Use
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) 82-17 District & Community Office (CO) 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

EXHIBIT B

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

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

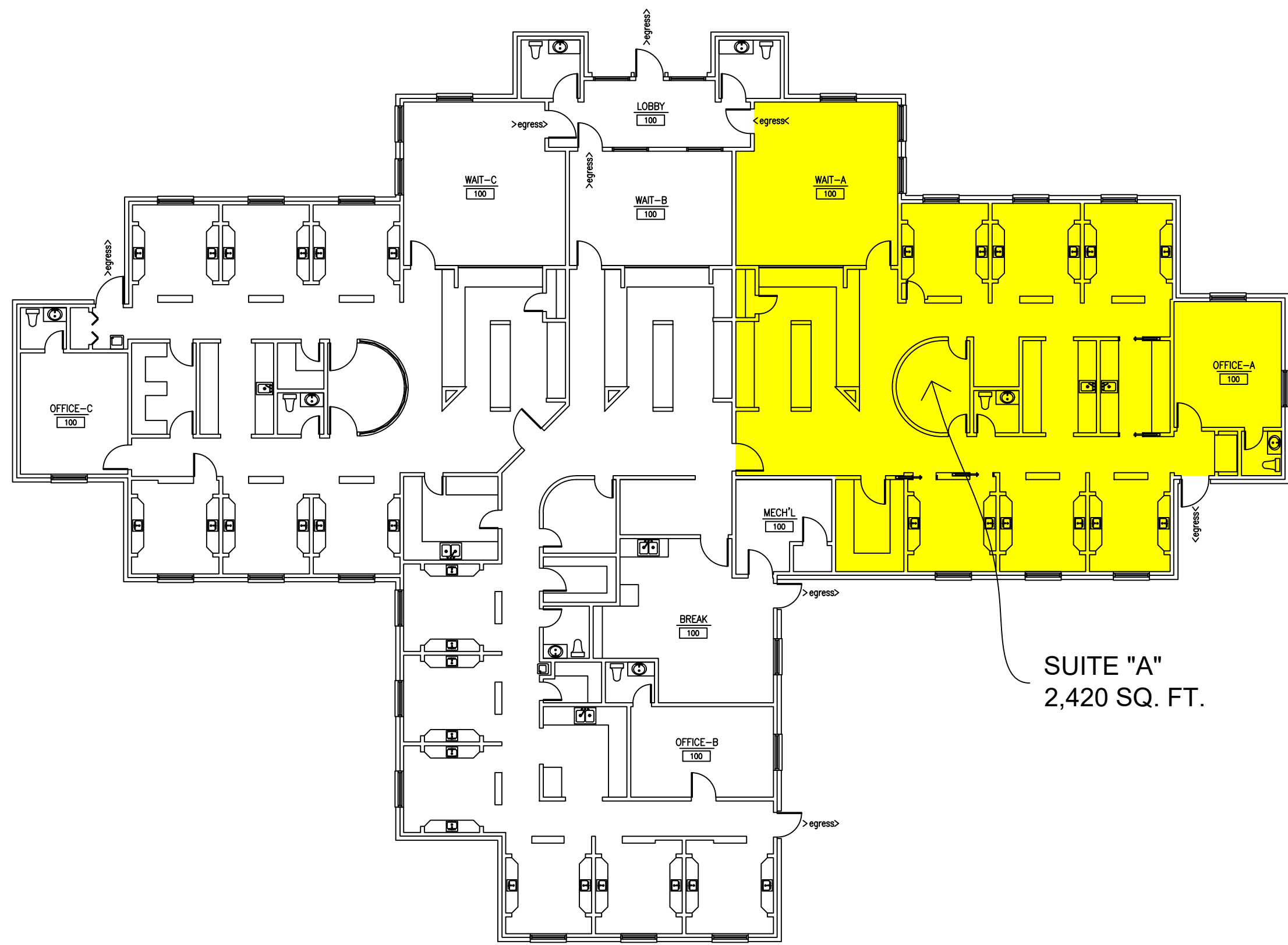
V. Specific Regulations:

A. Time Period: The Specific Use Provision shall have a twenty-five (25) year time period.

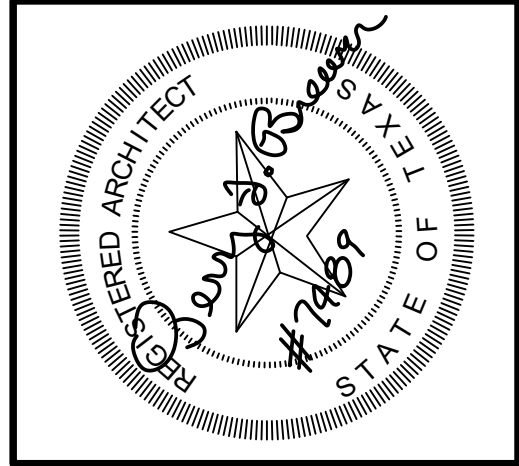
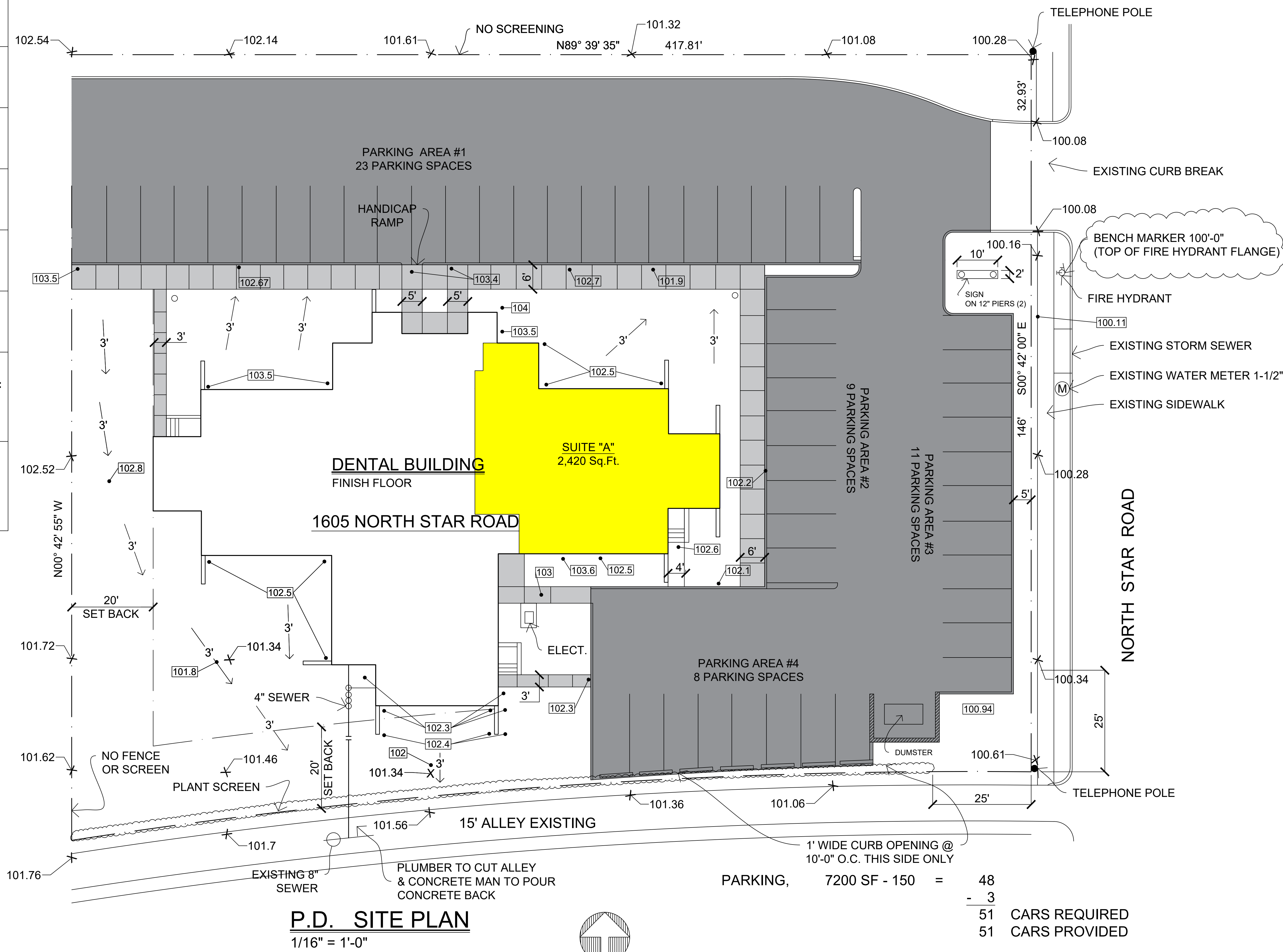
B. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.

SITE DATA TABLE

TOTAL SITE AREA	42,675 SQ. FT.	
TOTAL BUILDING AREA	7,535 SQ. FT.	
TOTAL SUITE "A" AREA	2,420 SQ. FT.	
PARKING AREA #1	3,620 SQ. FT.	23 PARKING SPACES
PARKING AREA #2	1,305 SQ. FT.	9 PARKING SPACES
PARKING AREA #3	1,555 SQ. FT.	11 PARKING SPACES
PARKING AREA #4	1,295 SQ. FT.	8 PARKING SPACES
PARKING RATIO IS 1/1,000 GFA OR 5 VISITORS + 1/EMPLOYEE AT MAXIMUM SHIFT, WHICHEVER IS GREATER.	AVERAGE PARKING SPACE = 17'x8.5' = 145 SQ.FT.	
PARKING REQUIRED COUNT 5 VISITORS & 5 EMPLOYEES AT MAX SHIFT	TOTAL PARKING ALLOTTED FOR SUITE "A" = 10 PARKING SPACES	



BUILDING FLOOR PLAN
1/16" = 1'-0"



TERRY F. BREWER & ASSOCIATES
3606 Marvin D. Love
Dallas Texas 75224
372-1562
FB

NORTH GARLAND DENTAL BUILDING
NORTH STAR ROAD, GARLAND TEXAS

DATE: 4-26-82

REVISION: 3/9/83
JOB NO. 8203

SHEET NO.
OF: **A.1**

Z 23-39



View of the subject site West from North Garland Ave



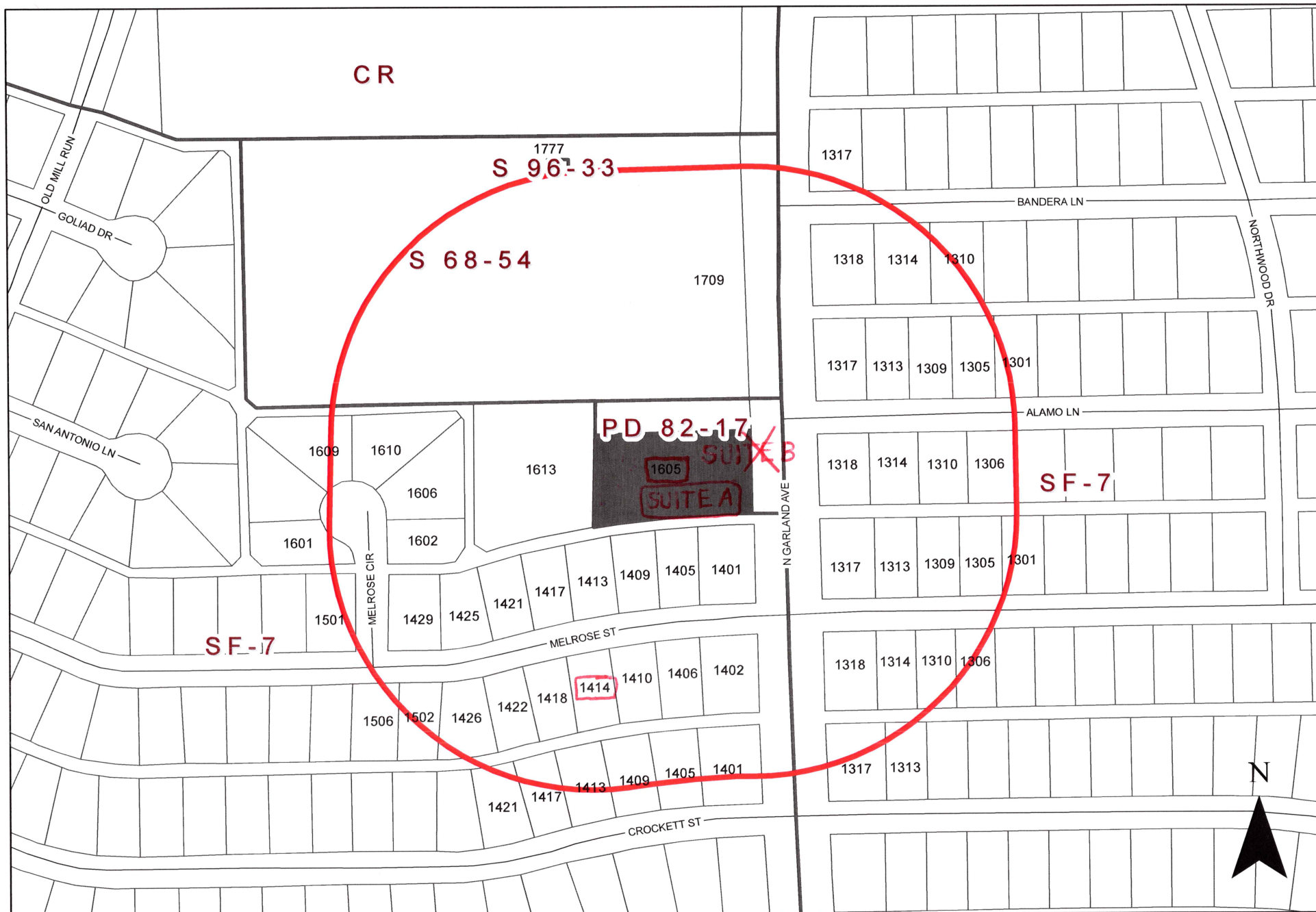
View from the subject site looking East across North Garland Ave



View from the subject site looking North along North Garland Ave



View from the subject site South along North Garland Ave



0 125 250 Feet
1 inch = 192 feet

ZONING MAP Z 23-39

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

1605 North Garland Avenue

Comment Form

Case Z 23-39

Z 23-39 Peak Health Diagnostics. The applicant proposes a laboratory use in an existing medical/dental office building. The site is located at 1650 North Garland Avenue, Suite A. (District 8)

Z 23-39 Peak Health Diagnostics. El solicitante propone un uso de laboratorio en un edificio de consultorios médico/dental existente. El sitio está ubicado en 1650 North Garland Avenue, Suite A. (Distrito 8)

Z 23-39 Peak Health Diagnostics. Người nộp đơn đề xuất sử dụng phòng thí nghiệm trong tòa nhà văn phòng y tế/nha khoa hiện có. Địa điểm tọa lạc tại 1650 North Garland Avenue, Suite A. (Quận 8)

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.

ALEX LAGO / ADMINISTRATOR

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.)

1605 N GARLAND AVE

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

GARLAND, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

11/3/2023

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

Case Z 23-39

Z 23-39 Peak Health Diagnostics. The applicant proposes a laboratory use in an existing medical/dental office building. The site is located at 1650 North Garland Avenue, Suite A. (District 8)

Z 23-39 Peak Health Diagnostics. El solicitante propone un uso de laboratorio en un edificio de consultorios médico/dental existente. El sitio está ubicado en 1650 North Garland Avenue, Suite A. (Distrito 8)

Z 23-39 Peak Health Diagnostics. Người nộp đơn đề xuất sử dụng phòng thí nghiệm trong tòa nhà văn phòng y tế/nha khoa hiện có. Địa điểm tọa lạc tại 1650 North Garland Avenue, Suite A. (Quận 8)

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

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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ROWLD A BARON

(ADMINISTRATOR)

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.)

1605 N. GARLAND AVE. SUITE A

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

GARLAND

TEXAS

City, State / Estado de la Ciudad / Thành bang

750409417

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

11/03/2023

(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 23-39

Outside the Notification Area

Z 23-39 Peak Health Diagnostics. The applicant proposes a laboratory use in an existing medical/dental office building. The site is located at 1650 North Garland Avenue, Suite A. (District 8)

Z 23-39 Peak Health Diagnostics. El solicitante propone un uso de laboratorio en un edificio de consultorios médico/dental existente. El sitio está ubicado en 1650 North Garland Avenue, Suite A. (Distrito 8)

Z 23-39 Peak Health Diagnostics. Người nộp đơn đề xuất sử dụng phòng thí nghiệm trong tòa nhà văn phòng y tế/nha khoa hiện có. Địa điểm tọa lạc tại 1650 North Garland Avenue, Suite A. (Quận 8)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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DANIEL R MATTHEWS

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.)

1413 CROCKETT ST

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

Daniel R Matthews

Signature / Firma / Chữ ký

11-4-2023

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 23-39

Z 23-39 Peak Health Diagnostics. The applicant proposes a laboratory use in an existing medical/dental office building. The site is located at 1650 North Garland Avenue, Suite A. (District 8)

Z 23-39 Peak Health Diagnostics. El solicitante propone un uso de laboratorio en un edificio de consultorios médico/dental existente. El sitio está ubicado en 1650 North Garland Avenue, Suite A. (Distrito 8)

Z 23-39 Peak Health Diagnostics. Người nộp đơn đề xuất sử dụng phòng thí nghiệm trong tòa nhà văn phòng y tế/nha khoa hiện có. Địa điểm tọa lạc tại 1650 North Garland Avenue, Suite A. (Quận 8)

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.

Larry N. Palmer

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.)

1414 Melrose Street

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Qhính

Larry N. Palmer

Signature / Firma / Ch ữ 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

Case Z 23-39

Z 23-39 Peak Health Diagnostics. The applicant proposes a laboratory use in an existing medical/dental office building. The site is located at 1650 North Garland Avenue, Suite A. (District 8)

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

☐

For / A Favor / Đúng

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Against / En Contra / Không

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ROBERT H. SMITH, JR DDS TENANT

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.)

1605 N. GARLAND AVE STE B (TENANT)

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 / Ch ữ 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.)

Concerning Zoning Case Z 23-39

If this zoning change request remains scheduled for Monday, I will speak about these serious concerns. I ask that this letter be included, if possible, in the packet for the commissioners to review before the meeting. I have been practicing in this building since it was built in 1985. I feel it has been an asset to North Garland Avenue for all these years.

To make this as brief as possible, the owners are trying to sell the building. Suite A, right next to my suite B, has been empty. The owners told me that a "lab" is coming in to do business in suite A. There has been no explanation as to what this "lab" does.

My problem started about a couple of months ago when three people entered my waiting room, and flashed badges and announcing they are special agents with the Department of Health and Human Services. The agent in charge gave me his card and asked about the lab in suite A. I told him the lab is not there yet. The special agent said they are investigating Medicare Fraud. I gave them one of the building owners phone number and they left. I notified the building owner and the leasing agent of this situation, and felt they would not consider this tenant as proper.

When I saw that Peak Health Diagnostics was submitting a zoning change request I was surprised, and I looked into their reputation online and with the Better Business Bureau. Please check this out, it is troubling to say the least. Numerous complaints. I can only assume it is this lab. Also, their mail is being delivered to my suite since the mail carrier cannot get into "their" suite. They do not have zoning yet, but already apparently claim Suite A as their location, and do so online...a falsehood.

My staff and myself are extremely concerned as to what IS this lab.

The building owner just says...It is a Lab... Do they deal with diseases? One source said they work with tissues...??? The air conditioner system in Suite A also goes into common area in the front of the building. I have to represent my staffs worry about what possible airborne issues could exist if this lab is allowed into our small building of only three suites.

Please deny this zoning, it is not a proper tenant due to all of this.

TOO MANY ISSUES, UNANSWERED

RHD DRS