



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 11, 2024 at 6:30 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.

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 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 28, 2024 meeting.

2. PLATS

- a. P 24-26 Centerville Plaza Shopping Center - Replat
- b. P 24-28 Sikh Temple of North Texas No. 2 - Final

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 the **City of Garland**, requesting approval of a change in zoning from Planned Development (PD) District 85-62, Planned Development (PD) District 86-5, and Single-Family-7 (SF-7) District to Agricultural (AG) District. The site is located at 2701 East Centerville Road. (District 2) (File Z 24-34)

4. MISCELLANEOUS

- a. Garland Forward 2050 Comprehensive Plan - Discussion and Feedback from Plan Commission Members

5. ADJOURN

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 11/11/2024

Item Title: Plan Commission Minutes for October 28, 2024

Summary:

Consider approval of the Plan Commission Minutes for the October 28, 2024 meeting.

Attachments

Plan Commission October 28th Minutes



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 p.m. on Monday, October 28, 2024, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present: Scott Roberts, Chairman
Julius Jenkins, 1st Vice Chair
Wayne Dalton, 2nd Vice Chair
Stephanie Paris, Commissioner
Georgie Cornelius, Commissioner
Jaric Jones, Commissioner
Patrick Abell, Commissioner
Michael Rose, Commissioner
Bob Duckworth, Commissioner

Staff Present: Nabila Nur, Planning and Development Director
Matthew Wolverton, Planner II
Trey Lansford, Deputy City Attorney
Elisa Morales, Recording Secretary

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. 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 Jenkins to **approve** the Consent Agenda as presented. Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays.**

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the October 14, 2024 meeting.

APPROVED

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

2. ZONING

- a. Public Hearing: Consideration of the application of Olsson, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) 02-48 District and 2) a Concept Plan for a Restaurant, Drive-Through Use. This property is located at 1110 West Centerville Road. (District 5) (File Z 24-32) **APPROVED**

Ms. Nur provided a presentation and answered questions of the Plan Commission.

There was a question by the Commission regarding the landscaping provisions and if those will also change now that the applicant will be within conformity.

Staff clarified that during the site or the building permit stage, the applicant will be required to comply per the Garland Development Code.

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

- b. Public Hearing: Consideration of the application of **Mannik Smith Group, Inc.**, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District and 2) a Concept Plan for a Restaurant, Drive-Through Use. This property is located near 6010 North Garland Avenue (East side of North Garland Avenue, north of George Bush Service Road East). (District 1) (File Z 24-33) **APPROVED**

Matt Abrams, 3809 Youree Dr., Ste. 100, Shreveport, LA 71101, spoke on behalf of the applicant, and provided an overview of the request and remained available for questions.

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

3. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 6:47 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 11/11/2024

Item Title: P 24-26 Centerville Plaza Shopping Center - Replat

Summary:

P 24-26 Centerville Plaza Shopping Center - Replat

Attachments

P 24-26 Centerville Plaza Shopping Center Replat Report & Attachments

Planning Report

File No: P 24-26 / District 3

Agenda Item:

Meeting: Plan Commission

Date: November 11, 2024



GARLAND

TEXAS MADE HERE

REPLAT

Centerville Plaza Shopping Center

LOCATION

3150 Broadway Boulevard

ZONING

Specific Use Provision (SUP) S 23-03, Community Retail (CR) District.

NUMBER OF LOTS

Two (2) lots.

ACREAGE

4.544 acres

BACKGROUND

The purpose of this Replat is to divide one lot into two lots.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

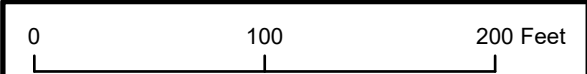
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

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

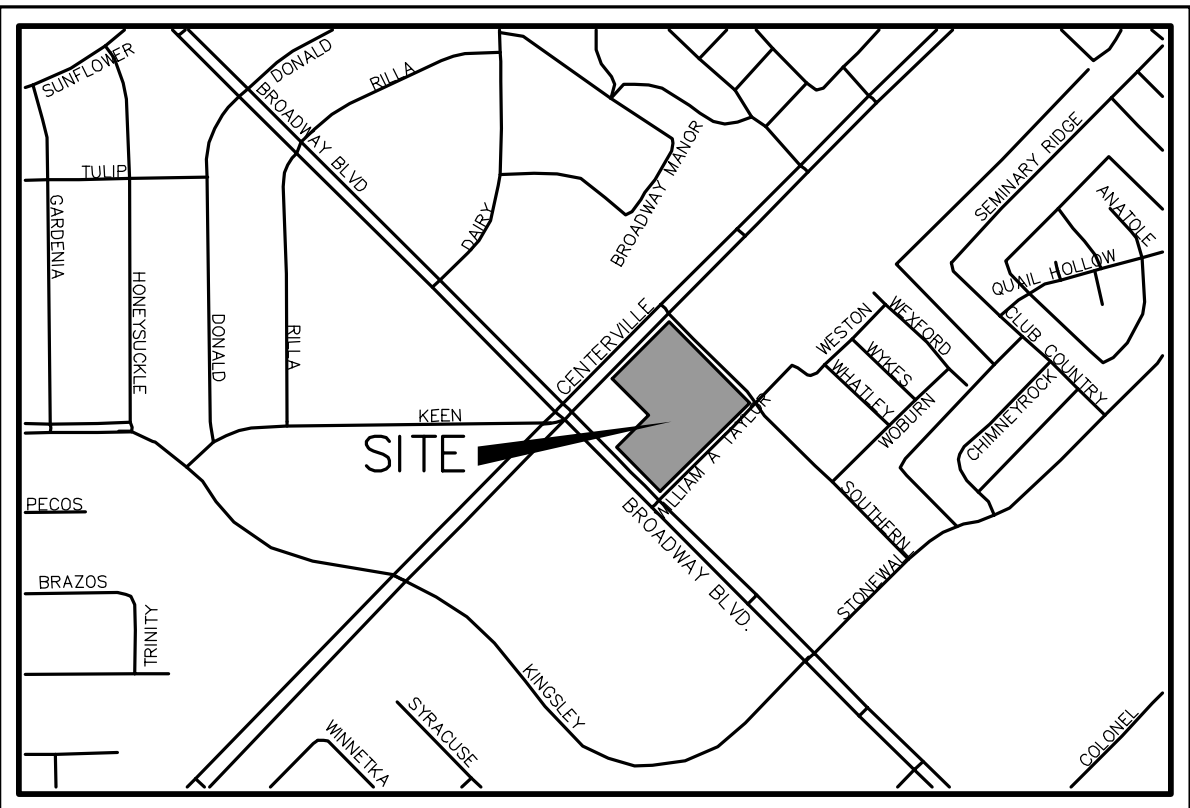
REVIEWED BY:

Nabila Nur, AICP
Director
Planning and Development
972-205-2449
nnur@garlandtx.gov

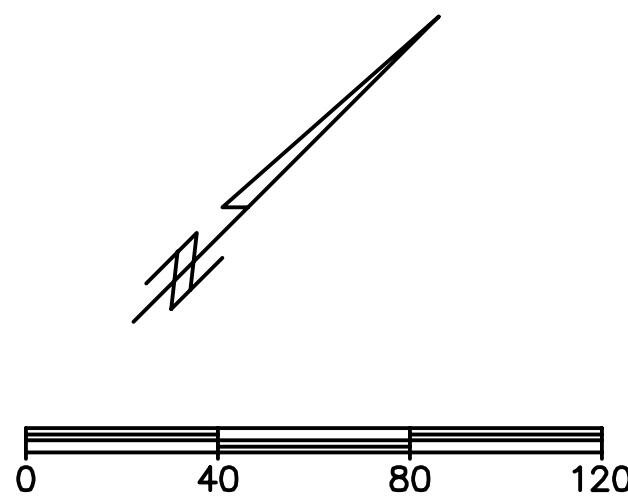


PLAT MAP P 24-26

 INDICATES AREA OF REQUEST



VICINITY MAP
NOT TO SCALE



* L E G E N D *

(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
"WIER"	YELLOW PLASTIC CAP STAMPED WIER & ASSOC. INC.
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS

THE PURPOSE OF THIS REPLAT IS TO CREATE AN ADDITIONAL LOT FOR DEVELOPMENT AND ADD ADDITIONAL EASEMENTS.

**REPLAT
CENTERVILLE PLAZA
SHOPPING CENTER
REPLAT OF LOT 1, BLOCK 1
LOTS 1R & 3, BLOCK 1**

CENTERVILLE PLAZA SHOPPING CENTER
AN ADDITION TO THE CITY OF GARLAND,
DALLAS COUNTY, TEXAS
BEING 4.554 ACRES OF LAND LOCATED IN THE
JOHN LITTLE SURVEY, ABSTRACT No. 761,
DALLAS COUNTY, TEXAS
CITY OF GARLAND
CITY CASE NO. 221129-2

PREPARED BY

WIA PREPARED BY:
WIER & ASSOCIATES, INC
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 2

DATE: 11/5/2024
W.A. No. 22080

* N O T E S *

1. PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER EIGHT OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS.
2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
3. ALL BEARING AND COORDINATES SHOWN HEREON ARE GRID AND ARE CORRELATED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD83) (2011 EPOCH 2013) AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY ALLTERRA CENTRAL, INC AND REFERENCED TO CITY OF GARLAND GEODETIC CONTROL MONUMENTS 235 AND 236.
4. CROSS ACCESS TO LOT 1R IS GRANTED TO THE SUBJECT LOT VIA THE DECLARATION OF COVENANTS AND ENCUMBRANCES, RECORDED IN VOLUME 7308R, PAGE 1013, AS THE FIRST AMENDMENT TO DECLARATION OF COVENANTS AND ENCUMBRANCES RECORDED IN VOLUME 7308R, PAGE 1013, DEED RECORDS OF DALLAS COUNTY, TEXAS.

OWNER / DEVELOPER

GRAM CENTERVILLE PLAZA LLC
c/o MG RETAIL PARTNERS
550 RESERVE STREET, SUITE 190
SOUTHLAKE, TX 76092
CONTACT: GUY GRIVAS
EMAIL: ggrivas@mgretailpartners.com

ENGINEER / SURVEYOR

WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: PRIYA ACHARYA, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS GRAM CENTERVILLE PLAZA, LLC, IS THE OWNER OF A TRACT OF LAND, LOCATED IN THE JOHN LITTLE SURVEY, ABSTRACT No. 761, DALLAS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, CENTERVILLE PLAZA SHOPPING CENTER, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 72201, PAGE 706, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.) AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN INSTRUMENT NUMBER 201800268636, AND CORRECTED BY INSTRUMENT NUMBER 201900086973, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A RED PLASTIC CAP STAMPED "RPLS 3688", SAID IRON ROD BEING THE EAST CORNER OF SAID LOT 1 AND THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTHERN DRIVE (50' RIGHT-OF-WAY) WITH THE NORTHWEST RIGHT-OF-WAY LINE OF WILLIAM A. TAYLOR AVENUE (A CALLED 50' RIGHT-OF-WAY);

THENCE S 45°19'32" W, ALONG THE SOUTHEAST LINE OF SAID LOT 1, AND THE NORTHWEST RIGHT-OF-WAY LINE OF SAID WILLIAM A. TAYLOR AVENUE, 509.38 FEET TO A 1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE SOUTH CORNER OF SAID LOT 1, FROM WHICH A 5/8" IRON ROD FOUND BEARS S 45°10'56" E, 51.11 FEET, SAID IRON ROD BEING THE WEST CORNER OF LOT 1, SOUTHERN BANK, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 71052, PAGE 2206, D.R.D.C.T., AND THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF BROADWAY BOULEVARD WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WILLIAM A. TAYLOR AVENUE;

THENCE N 44°59'28" W, ALONG THE SOUTHWEST LINE OF SAID LOT 1, BLOCK 1, CENTERVILLE PLAZA SHOPPING CENTER AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID BROADWAY BOULEVARD, 252.50 FEET TO A 1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "WIER & ASSOC INC", BEING THE MOST SOUTHERLY WEST CORNER OF SAID LOT 1, BLOCK 1, CENTERVILLE PLAZA SHOPPING CENTER AND THE SOUTH CORNER OF LOT 1, BLOCK 1, MRS. SAM SHIPLEY, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 73001, PAGE 79, D.R.D.C.T.;

THENCE N 44°48'32" E, ALONG THE MOST SOUTHERLY NORTHWEST LINE OF SAID LOT 1, BLOCK 1, CENTERVILLE PLAZA SHOPPING CENTER AND THE SOUTHEAST LINE OF SAID LOT 1, BLOCK 1, MRS. SAM SHIPLEY, 183.70 FEET TO AN "X" CUT FOUND, BEING AN ELL CORNER OF SAID LOT 1, BLOCK 1, CENTERVILLE PLAZA SHOPPING CENTER AND THE EAST CORNER OF SAID LOT 1, BLOCK 1, MRS. SAM SHIPLEY;

THENCE N 44°59'28" W, ALONG THE MOST NORTHERLY SOUTHWEST LINE OF SAID LOT 1, BLOCK 1, CENTERVILLE PLAZA SHOPPING CENTER AND THE NORTHEAST LINE OF SAID LOT 1, BLOCK 1, MRS. SAM SHIPLEY, 208.70 FEET TO A 1/2" IRON ROD FOUND IN CONCRETE, BEING THE MOST NORTHERLY WEST CORNER OF SAID LOT 1, BLOCK 1, CENTERVILLE PLAZA SHOPPING CENTER AND THE NORTH CORNER OF SAID LOT 1, BLOCK 1, MRS. SAM SHIPLEY, AND BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF EAST CENTERVILLE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 44°48'32" E, ALONG THE NORTHWEST LINE OF SAID LOT 1, BLOCK 1, CENTERVILLE PLAZA SHOPPING CENTER AND THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID EAST CENTERVILLE ROAD, 328.25 FEET TO AN "X" CUT FOUND, BEING THE NORTH CORNER OF SAID LOT 1, BLOCK 1, CENTERVILLE PLAZA SHOPPING CENTER AND THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID EAST CENTERVILLE ROAD WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTHERN DRIVE;

THENCE S 44°40'28" E, ALONG THE NORTHEAST LINE OF SAID LOT 1, BLOCK 1, CENTERVILLE PLAZA SHOPPING CENTER AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTHERN DRIVE, 465.81 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.554 ACRES (198,354 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT GRAM CENTERVILLE PLAZA, LLC, THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAT, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE PROPERTY AS CENTERVILLE PLAZA SHOPPING CENTER, REPLAT OF LOT 1, BLOCK 1 AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE AND TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON AND DOES FURTHER DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED. ALL EASEMENTS DEDICATED BY THIS PLAT SHALL BE OPEN TO, WITHOUT LIMITATION, ALL PUBLIC AND PRIVATE UTILITIES USING OR DESIRING TO USE THE SAME FOR THE PURPOSES 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. 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 APPLICABLE ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF GARLAND, TEXAS.

IN WITNESS THEREFORE, I HAVE HEREUNTO SET MY HAND THIS THE _____ DAY OF _____, 2024.

GRAM CENTERVILLE PLAZA, LLC

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES

1. PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER EIGHT OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS.

2. SELLING A PORTION OF THIS 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.

3. ALL BEARING AND COORDINATES SHOWN HEREON ARE GRID AND ARE CORRELATED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD83 (2011) EPOCH 2013) AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC AND REFERENCED TO CITY OF GARLAND GEODETIC CONTROL MONUMENTS 235 AND 236.

4. CROSS ACCESS TO LOT 1R IS GRANTED TO THE SUBJECT LOT VIA THE DECLARATION OF COVENANTS AND ENCUMBRANCES, RECORDED IN VOLUME 72078, PAGES 720 AND 721, AND THE FIRST AMENDMENT TO DECLARATION OF COVENANTS AND ENCUMBRANCES RECORDED IN VOLUME 73088, PAGE 1013, DEED RECORDS OF DALLAS COUNTY, TEXAS.

SURVEYOR'S AFFIRMATION

STATE OF TEXAS
COUNTY OF DALLAS

I, AARON L. STRINGFELLOW, 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 MONUMENTATION 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 THIS SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 2024

AARON L. STRINGFELLOW
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6373
EMAIL: AARONLS@WIERASSOCIATES.COM

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT
CENTERVILLE PLAZA
SHOPPING CENTER
REPLAT OF LOT 1, BLOCK 1
LOTS 1R & 3, BLOCK 1

CENTERVILLE PLAZA SHOPPING CENTER
AN ADDITION TO THE CITY OF GARLAND,
DALLAS COUNTY, TEXAS
BEING 4.554 ACRES OF LAND LOCATED IN THE
JOHN LITTLE SURVEY, ABSTRACT No. 761,
DALLAS COUNTY, TEXAS
CITY OF GARLAND
CITY CASE NO. 221129-2

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER / DEVELOPER
GRAM CENTERVILLE PLAZA LLC
c/o MG RETAIL PARTNERS
550 RESERVE STREET, SUITE 190
SOUTHLAKE, TX 76092
CONTACT: GUY GRIVAS
EMAIL: ggrivas@mgretailpartners.com

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: PRIYA ACHARYA, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713



GARLAND

Plan Commission

2. b.

Meeting Date: 11/11/2024

Item Title: P 24-28 Sikh Temple of North Texas No. 2 - Final

Summary:

P 24-28 Sikh Temple of North Texas No. 2 - Final

Attachments

P 24-28 Sikh Temple of North Texas No. 2 Final Plat Report & Attachments

Planning Report

File No: P 24-28 / District 4

Agenda Item:

Meeting: Plan Commission

Date: November 11, 2024



GARLAND

TEXAS MADE HERE

FINAL PLAT

Sikh Temple of North Texas No. 2

LOCATION

510 Gatewood Road

ZONING

Single-Family-7 (SF-7) District.

NUMBER OF LOTS

One (1) lot.

ACREAGE

0.550 acres

BACKGROUND

The purpose of this Final Plat is to plat a new parking lot.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

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

PREPARED BY:

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

REVIEWED BY:

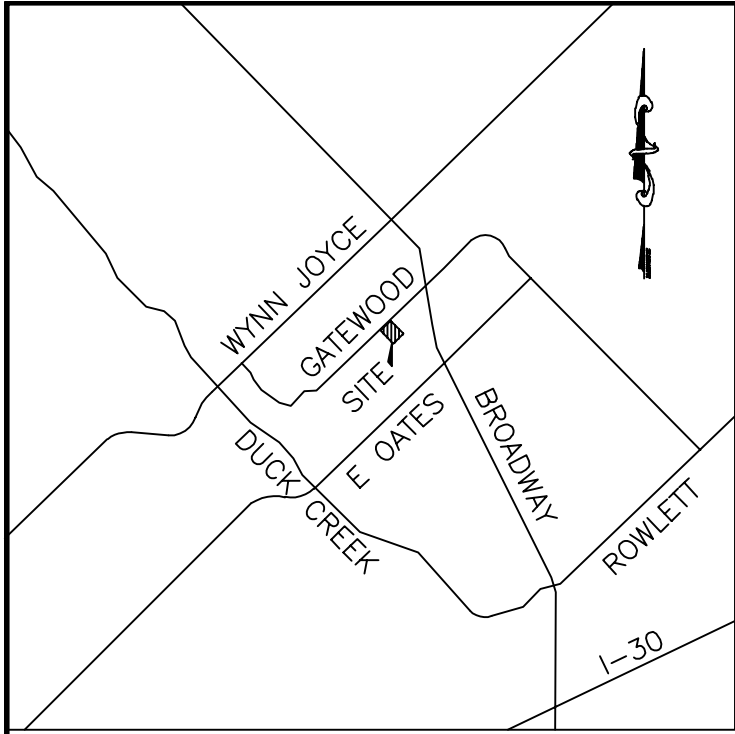
Nabila Nur, AICP
Director
Planning and Development
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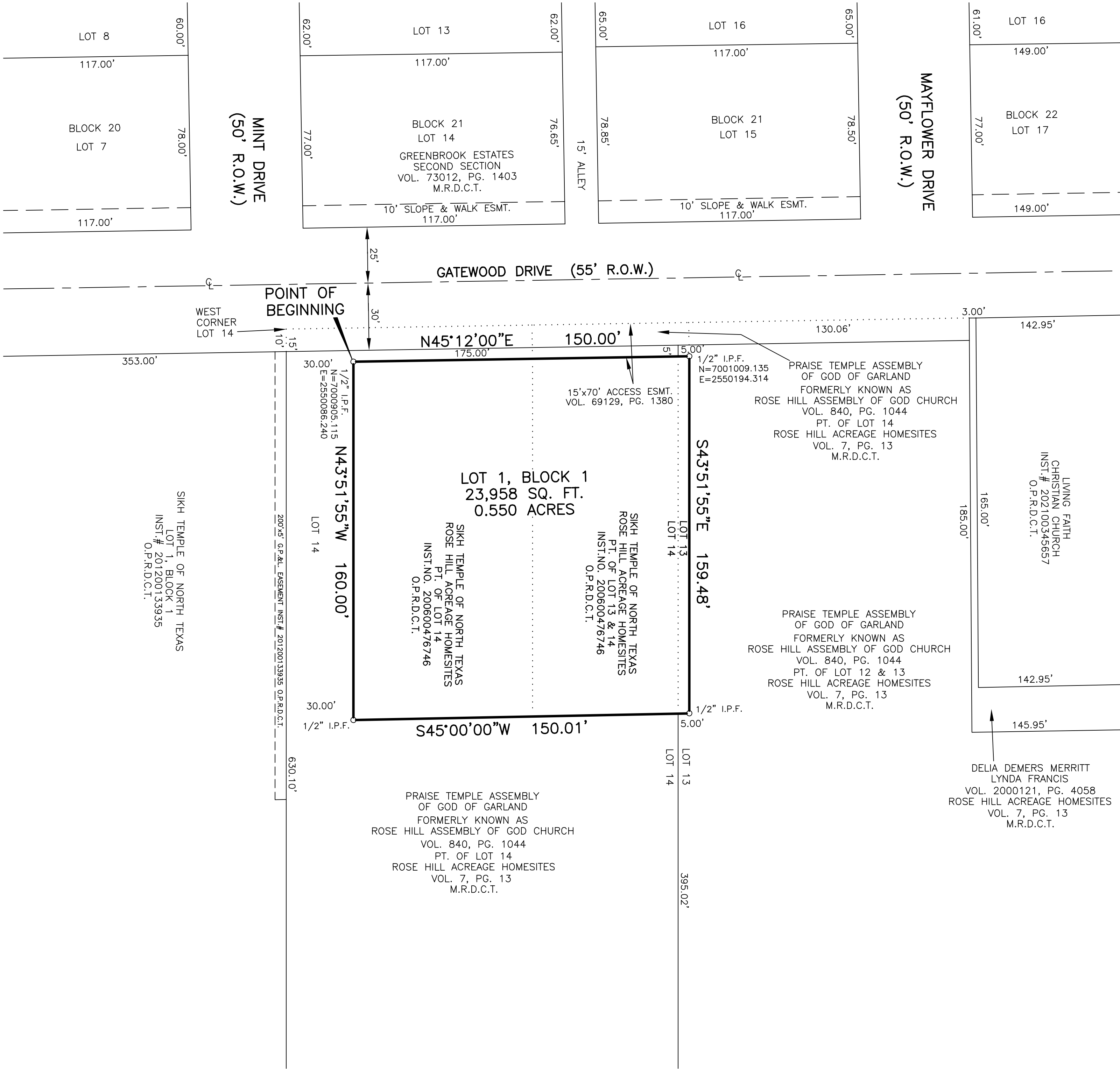
0 50 100 Feet

PLAT MAP P 24-28

 INDICATES AREA OF REQUEST



VICINITY MAP
"NOT TO SCALE"



SIKH TEMPLE OF NORTH TEXAS
LOT 1, BLOCK 1
INST # 201200133935
O.P.R.D.C.T.

POINT OF
BEGINNING

MINT DRIVE
(50' R.O.W.)

MAYFLOWER DRIVE
(50' R.O.W.)

GATEWOOD DRIVE (55' R.O.W.)

LOT 1, BLOCK 1
23,958 SQ. FT.
0.550 ACRES

SIKH TEMPLE OF NORTH TEXAS
ROSE HILL ACREAGE HOMESITES
PT. OF LOT 14
INST. NO. 200600476746
O.P.R.D.C.T.

SIKH TEMPLE OF NORTH TEXAS
ROSE HILL ACREAGE HOMESITES
PT. OF LOT 13 & 14
INST. NO. 200600476746
O.P.R.D.C.T.

1/2" I.P.F.
N=7001009.135
E=2550194.314
PRAISE TEMPLE ASSEMBLY
OF GOD OF GARLAND
FORMERLY KNOWN AS
ROSE HILL ASSEMBLY OF GOD CHURCH
VOL. 840, PG. 1044
PT. OF LOT 14
ROSE HILL ACREAGE HOMESITES
VOL. 7, PG. 13
M.R.D.C.T.

PRAISE TEMPLE ASSEMBLY
OF GOD OF GARLAND
FORMERLY KNOWN AS
ROSE HILL ASSEMBLY OF GOD CHURCH
VOL. 840, PG. 1044
PT. OF LOT 12 & 13
ROSE HILL ACREAGE HOMESITES
VOL. 7, PG. 13
M.R.D.C.T.

LIVING FAITH
CHRISTIAN CHURCH
INST # 202100345657
O.P.R.D.C.T.

DELIA DEMERS MERRITT
LYNDA FRANCOIS
VOL. 2000121, PG. 4058
ROSE HILL ACREAGE HOMESITES
VOL. 7, PG. 13
M.R.D.C.T.

PRAISE TEMPLE ASSEMBLY
OF GOD OF GARLAND
FORMERLY KNOWN AS
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VOL. 840, PG. 1044
PT. OF LOT 14
ROSE HILL ACREAGE HOMESITES
VOL. 7, PG. 13
M.R.D.C.T.

SURVEYOR'S AFFIRMATION

I, James Bart Carroll, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed 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 this Signed Final Plat.

Dated this the ____ day of _____, 2024.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

Notary Public for the State of Texas
My Commission expires _____

LEGEND

- CL — CENTERLINE
I.P.F. — IRON PIN FOUND
O.P.R.D.C.T. — OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. — DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. — MAP RECORDS, DALLAS COUNTY, TEXAS

NOTES:

- Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to fines and withholding of utilities and building permits.
- Bearings based on the northwest line of Rose Hill Acreage Homesites, recorded in Volume 73012, Page 1403, Map Records, Dallas County, Texas. (N45°12'00"E)

Coordinates shown hereon are NAD83 (CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) via conventional tie using City of Garland Geodetic Control (2002 Datum) Monuments 96 and 97;

GPS96— N=7001084.11 GPS97— N=7001765.57
E=2550199.65 E=2550863.82
Z=517.15 Z=519.05

With a combined scale factor of 0.99985749.

Approved and accepted for the City of Garland this ____ day of _____, 20____, by the City Plan Commission of the City of Garland, Texas.

Director of Planning

Chairman of Plan Commission

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

OWNER:
SIKH TEMPLE OF NORTH TEXAS
506 GATEWOOD DRIVE
GARLAND, TEXAS 75043

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11 LAVON, TEXAS 75166 TBPELS REGISTRATION NO.: F-21608
Phone (972) 742-4411 TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3374-23	1"=30'	OCTOBER 9, 2024	CP

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, Sikh Temple of North Texas is the owner of a tract of land situated in the John Little Survey, Abstract No. 761 and being part of Lots 13 and 14 of Rose Hill Acreage Homesites, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 7, Page 13, Map Records, Dallas County, Texas, and also being the same described property as conveyed to Sikh Temple of North Texas by deeds recorded in Instrument No. 200600476746, Official Public Records, Dallas County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron pin found for the west corner of said subject tract, said point being South 43°51'55" West, along the southwest line of said Lot 14, a distance of 15.00 feet and North 45°12'00" East, 15.00 feet from and parallel to the southeast right-of-way line of Gatewood Road (45' R.O.W.), a distance of 30.00 feet;

Thence, North 45°12'00" East, along the northwest line of said subject tract and 15.00 feet from and parallel to the southeast right-of-way line of Gatewood Road (45' R.O.W.), a distance of 150.00 feet to a 1/2" iron pin found for the north corner of said subject tract;

Thence, South 43°51'55" East, along the northeast line of said subject tract, a distance of 159.48 feet to a 1/2" iron pin found for the east corner of said subject tract;

Thence, South 45°00'00" West, along the southeast line of said subject tract, a distance of 150.01 feet to a 1/2" iron pin found for the south corner of said subject tract;

Thence, North 43°51'55" West, along the southwest line of said subject tract, a distance of 160.00 feet to the Point of Beginning and containing 23,958 square feet or 0.550 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Sikh Temple of North Texas, the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as SIKH TEMPLE OF NORTH TEXAS NO. 2, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes 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. 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 applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS my hand at Garland, Texas, this the ____ day of _____, 2024.

SIKH TEMPLE OF NORTH TEXAS

SIKH TEMPLE OF NORTH TEXAS

BY: _____
MANJIT S. SAHOTA, PRESIDENT

BY: _____
MANMOHAN SINGH, SECRETARY

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Manjit S. Sahota, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

Notary Public for the State of Texas
My Commission expires _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Manmohan Singh, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
THIS ____ DAY OF _____, 2024.

Notary Public for the State of Texas
My Commission expires _____

(COUNTY RECORDING STICKER)

FINAL PLAT

SIKH TEMPLE OF NORTH TEXAS NO. 2
LOT 1, BLOCK 1

BEING A REPLAT OF PART OF LOTS 13 & 14

OF ROSE HILL ACREAGE HOMESITES
RECORDED IN VOL. 7, PG. 13

SITUATED IN THE

JOHN LITTLE LEAGUE SURVEY, ABSTRACT NO. 761

CITY OF GARLAND, DALLAS COUNTY, TEXAS

CITY CASE NO.: 220922-1



GARLAND

Plan Commission

3. a.

Meeting Date: 11/11/2024

Item Title: Z 24-34 City of Garland (District 2)

Summary:

Consideration of the application of the **City of Garland**, requesting approval of a change in zoning from Planned Development (PD) District 85-62, Planned Development (PD) District 86-5, and Single-Family-7 (SF-7) District to Agricultural (AG) District. The site is located at 2701 East Centerville Road. (District 2) (File Z 24-34)

Attachments

Z 24-34 City of Garland Report & Attachments

Z 24-34 City of Garland Responses

Planning Report

File No: Z 24-34/District 2

Agenda Item:

Meeting: Plan Commission

Date: November 11, 2024



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a change in zoning from Planned Development (PD) District 85-62, Planned Development (PD) District 86-5, and Single-Family-7 (SF-7) District to Agricultural (AG) District. The site is located at 2701 East Centerville Road.

LOCATION

2701 East Centerville Road

APPLICANT

City of Garland

OWNER

City of Garland

BACKGROUND

The subject property is currently a vacant lot largely covered by trees, flood plain, and containing GP&L power line infrastructure. A rezoning request was received by the City earlier this year proposing industrial-oriented uses such as bulk materials storage and lineman training center on the property. On July 22, 2024, the Plan Commission considered this zoning case and recommended denial, followed by the withdrawal of the application. During the Plan Commission meeting, the City received significant amount of opposition from the property owners within the required notification area.

As this property is owned by the City of Garland, the City proactively considered and evaluated the optimum uses for this site and determined that agricultural land uses should prevail to preserve the integrity of the surrounding neighborhoods.

The site, as well as additional contiguous wooded city-owned land is now being proposed to be rezoned from Planned Development (PD) District 85-62, Planned Development (PD) District 86-5, and Single-Family-7 (SF-7) District to Agricultural (AG) District, through this city-initiated rezoning case.

SITE DATA

The subject property contains approximately 91.378 acres in area. The development is being proposed with the rezoning application. The primary purpose is to preserve the open space and wooded areas through agricultural zoning.

USE OF PROPERTY UNDER CURRENT ZONING

The purpose of Planned Development (PD) District 85-62 for Industrial & Community Retail Uses is to allow a large range of specific industrial and commercial uses. The purpose of Planned Development (PD) District 86-5 was an amendment to the previous PD, allowing for Single-Family-7 (SF-7) and Community Retail (CR) Districts, specifically on a tract at the intersection of East Centerville Road and Miller Road that is no longer part of the overarching Planned Development (PD) District. The property currently remains undeveloped despite the existing zoning.

CONSIDERATIONS

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

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Comprehensive Plan recommends Parks and Open Space in this General Area. Public Parks and Open Space areas include the vast array of park, recreation, and open space lands. This can range from small neighborhood playgrounds to community parks with outdoor picnic areas, hike and bike trails, and play fields and tennis courts to community recreation centers with swimming pools or indoor gymnasiums, as well as natural areas and floodplains.

Rezoning this area to Agriculture (Ag) perfectly fits the vision set forth by the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is entirely within Planned Development (PD) District 85-62, which is vacant outside of heavy tree, floodplain, and GP&L electric transmission line coverage. The property is bordered to the North by a railroad which separates it from other facilities zoned Industrial (IN) District. To the South lies Planned Development (PD) District 00-19, developed with single-family homes. Though it should be noted that woods and floodplain separate the actual development from the property line of the subject site. To the West, the property is zoned Single-Family-7 (SF-7) District with a Specific Use Provision 09-30 for a Child Care Center tied to New Safe Haven Church. However, the Child Care Center was not constructed, and the lot is currently undeveloped. To the East and across East Centerville Road, the site is zoned Agricultural (AG) District and contains a water treatment plant as well as undeveloped land.

Agricultural zoning on this site will be compatible and complementary to surrounding residential neighborhoods, with being an additional buffer between the neighborhoods and the industrial zoning to the north. It would also be able to serve as a desired open and green space area for this area of the city.

STAFF RECOMMENDATION

As the proposed rezoning is consistent with the Future Land Use Map and the is compatible and complementary to the surrounding areas, staff recommends approval of a change in zoning from Planned Development (PD) District 85-62, Planned Development (PD) District 86-5, and Single-Family-7 (SF-7) District to Agricultural (AG) District.

ADDITIONAL INFORMATION

Location Map
Photos

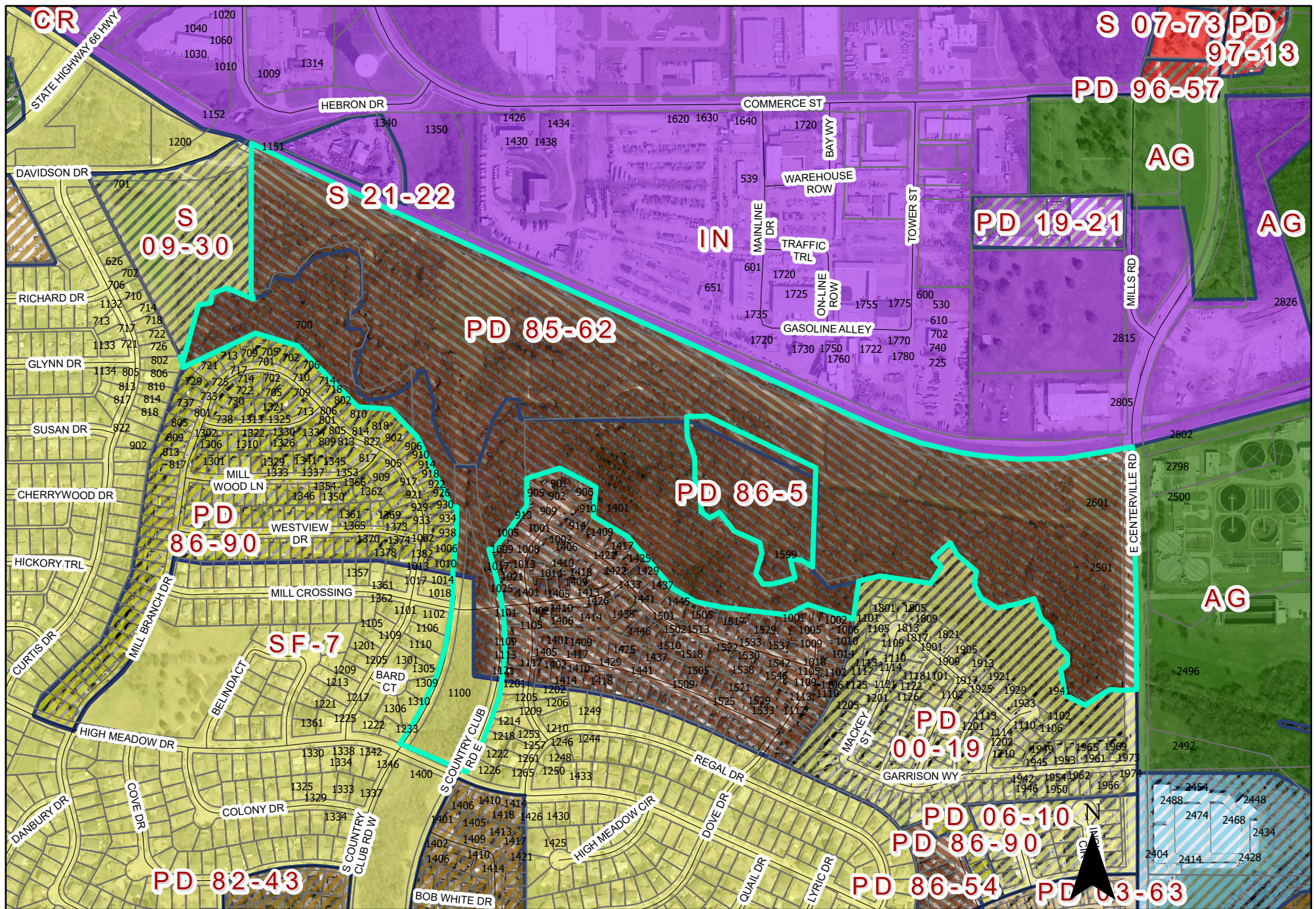
CITY COUNCIL DATE: December 3, 2024

PREPARED BY:

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

REVIEWED BY:

Nabila Nur, AICP
Director
Planning and Development
972-205-2449
nnur@garlandtx.gov



ZONING MAP Z 24-34

Centerville Rd at Miller Rd, Southwest of East Garland Ave

INDICATES AREA OF REQUEST

Z 24-34



View of the proposed site looking West.



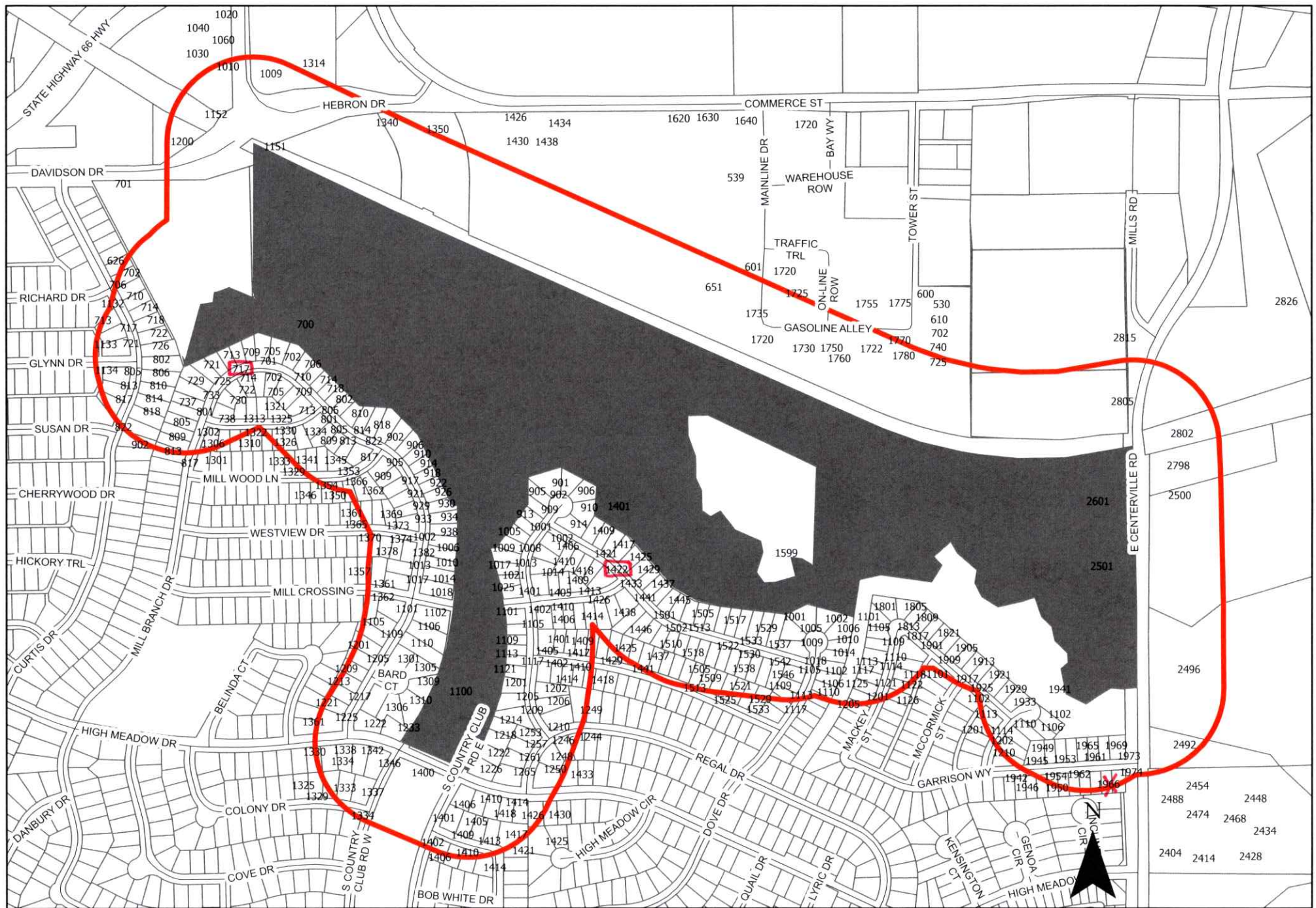
Looking East from the site across East Centerville Road.



View looking North up East Centerville Road.



Looking South down East Centerville Road.



0 500 1,000 ft

ZONING MAP Z 24-34

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

Centerville Rd at Miller Rd, Southwest of East Garland Ave

Comment Form Case Z 24-34

Z 24-34 City of Garland. The applicant proposes a change in zoning from Planned Development (PD) District 85-62, Planned Development (PD) District 86-5, and Single-Family-7 (SF-7) District to Agricultural (AG) District. The site is located at 2701 East Centerville Road. (District 2).

Z 24-34 City of Garland. El solicitante propone un cambio en la zonificación del Distrito de Desarrollo Planificado (PD) 85-62, el Distrito de Desarrollo Planificado (PD) 86-5 y el Distrito Unifamiliar-7 (SF-7) al Distrito Agrícola (AG). El sitio está ubicado en 2701 East Centerville Road. (Distrito 2).

Z 24-34 City of Garland. Người nộp đơn đề xuất thay đổi phân vùng từ Quận Phát triển theo Kế hoạch (PD) 85-62, Quận Phát triển theo Kế hoạch (PD) 86-5 và Quận Một gia đình-7 (SF-7) sang Quận Nông nghiệp (AG). Địa điểm tọa lạc tại 2701 East Centerville Road (Quận 2).

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

HELEN TA

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.)

1966 GARRISON WAY

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

GARLAND TX 75040

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u 0hính

[Signature]

Signature / Firma / Ch ữ ký

11/04/2024

Date / Fecha / Ngày

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

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-34	November 11, 2024	December 3, 2024	Matthew Wolverton

The applicant proposes a change in zoning from Planned Development (PD) District 85-62, Planned Development (PD) District 86-5, and Single-Family-7 (SF-7) District to Agricultural (AG) District. The site is located at 2701 East Centerville Road. (District 2)

JACLYN PEREZ

For

11/5/2024
1:56:00 PM

717 MILL BRANCH DR
Garland
Texas
United States
75040

JACKIE_SLAYDEN@YAHOO.
COM
2144175582

**Breogan Robert
Link**

For

11/3/2024
9:39:22 PM

1422 Springview Dr
Garland
Texas
United States
75040

Breoganlink@gmail.com

Leave the green belt alone please. Let us have some bit of nature near us.



GARLAND

Plan Commission

4. a.

Meeting Date: 11/11/2024

Item Title: Garland Forward 2050 Comprehensive Plan - Discussion and Feedback from Plan Commission Members

Summary:

Garland Forward 2050 Comprehensive Plan - Discussion and Feedback from Plan Commission Members

Background/Additional Information:

On Tuesday, October 15, 2024, a community presentation was made by the consultant Verdunity that outlined the ideas of fiscal health and community wealth within the comprehensive plan process. A video recording of the meeting and the presentation was made available to the public. Staff would like to obtain feedback from the Plan Commission members regarding the concepts and ideas discussed at the meeting to solidify a path to move forward.
