



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
October 28, 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 14, 2024 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. 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)

- 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)

3. 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: 10/28/2024

Item Title: Plan Commission Minutes for October 14, 2024

Summary:

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

Attachments

Plan Commission October 14 Minutes



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, October 14, 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
Angela Self, Planning Administrator
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.

Commissioner Abell requested that the Minutes be amended to reflect his absence at the September 9, 2024 Plan Commission Meeting. Commissioner Paris also mentioned that several other commissioners were absent during the September 9, 2024 Plan Commission Meeting. The commissioners absent were Commissioner Dalton, 1st Vice Chair Jenkins and Commissioner Abell.

Motion was made by Commissioner Dalton to **approve** the Consent Agenda as requested with the amendments to the Minutes. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nays** with 1st Vice Chair Jenkins and Commissioner Abell abstaining.

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the September 9, 2024 meeting. **APPROVED**

2. PLATS

- a. P 24-24 Jupiter Miller Business Center - Replat **APPROVED**

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Consideration of the application of **Olsson**, requesting approval of 1) a Specific Use Provision **APPROVED** for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District and 2) a Plan for a Restaurant, Drive-Through Use. This property is located at 3285 Broadway Boulevard. (District 4) (File Z 24-31)

Mr. Wolverton provided a presentation and answered questions of the Plan Commission.

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

4. MISCELLANEOUS

- a. Discussion and possible adoption of amendments to the Plan Commission ByLaws **APPROVED**

At the request of the Development Services Committee, a recommendation was made to the Council that the Plan Commission Pre-Meeting and Regular Plan Commission Meetings be combined with an earlier start time of 6:30 p.m.

Chair Roberts provided the Commission an overview of the discussion by both the Development Services Committee and City Council that brought about the proposed amendment to the ByLaws.

There was discussion between the Commissioners regarding the proposed amendment to the ByLaws.

Deputy City Attorney clarified for the Commission that it was the recommendations of both the Development Services Committee and City Council that the Pre-Meeting process be removed and that the start time of the Plan Commission meeting be moved from 7 p.m. to 6:30 p.m.

Motion was made by Commissioner Dalton to **approve** the amendment to the ByLaws as presented. Seconded by Commissioner Abell. **Motion carried: 7 Ayes, 2 Nays** with Commissioner Jenkins and Commissioner Rose in opposition.

5. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 7:42 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 10/28/2024

Item Title: Z 24-32 Olsson (District 5)

Summary:

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)

Attachments

Z 24-32 Olsson Report and Attachments

Z 24-32 Olsson Responses

Planning Report

File No: Z 24-32/District 5

Agenda Item:

Meeting: Plan Commission

Date: October 28, 2024



GARLAND

TEXAS MADE HERE

REQUEST

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.

LOCATION

1110 West Centerville Road

APPLICANT

Olsson

OWNER

McDonald's Corporation

BACKGROUND

The subject property contains a legal-nonconforming Restaurant, Drive-Through [McDonald's]. The McDonald's is remodeling and slightly expanding the building, which requires the property to conform to the Garland Development Code (GDC). A Specific Use Provision (SUP) is required for all Restaurant, Drive-Through Uses in Garland per the Garland Development Code (GDC).

SITE DATA

The subject property contains approximately 0.6275 acres and has approximately 115 linear feet of frontage along West Centerville Road. The site can be accessed from Centerville Road. The existing building size is approximately 4,085 square feet and the applicant is contemplating a minor expansion of approximately 81 square feet.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) 02-48 for Community Retail (CR) Uses. A Specific Use Provision (SUP) is required for a Restaurant, Drive-Through Use in the CR zoning district.

CONSIDERATIONS

Specific Use Provision:

1. The applicant is requesting approval of a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.

COMPREHENSIVE PLAN

The Future Land Use Plan (FLUP) map identifies this area as Community Centers. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit

routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers. Accommodating an existing restaurant with drive-through would be considered consistent with the vision of the area within the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Planned Development (PD) 74-35 for Community Retail (CR) Uses and contains a Financial Institution with a Drive-Through. The property to the east is zoned Planned Development (PD) District 02-48 for Community Retail (CR) Uses and contains a shopping center with restaurants, retail, and more. The property to the south is also zoned Planned Development (PD) District 02-48 and contains a Retail (ice, water, etc.) Kiosk, Self-Service. Finally, the property to the west is across West Centerville Road is zoned Planned Development (PD) District 12-16 for Community Retail (CR) Uses and contains a Restaurant, Drive-Through (Starbucks) and a Health & Fitness Gym (indoor).

The proposed use is generally compatible with the surrounding area and associated uses.

STAFF RECOMMENDATION

Staff finds value in bringing a legal nonconforming use into compliance with the current development code. As the proposed minor expansion of an existing restaurant with drive through is consistent with the Future Land Use Map and is generally compatible with surrounding area, staff recommends 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.

ADDITIONAL INFORMATION

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

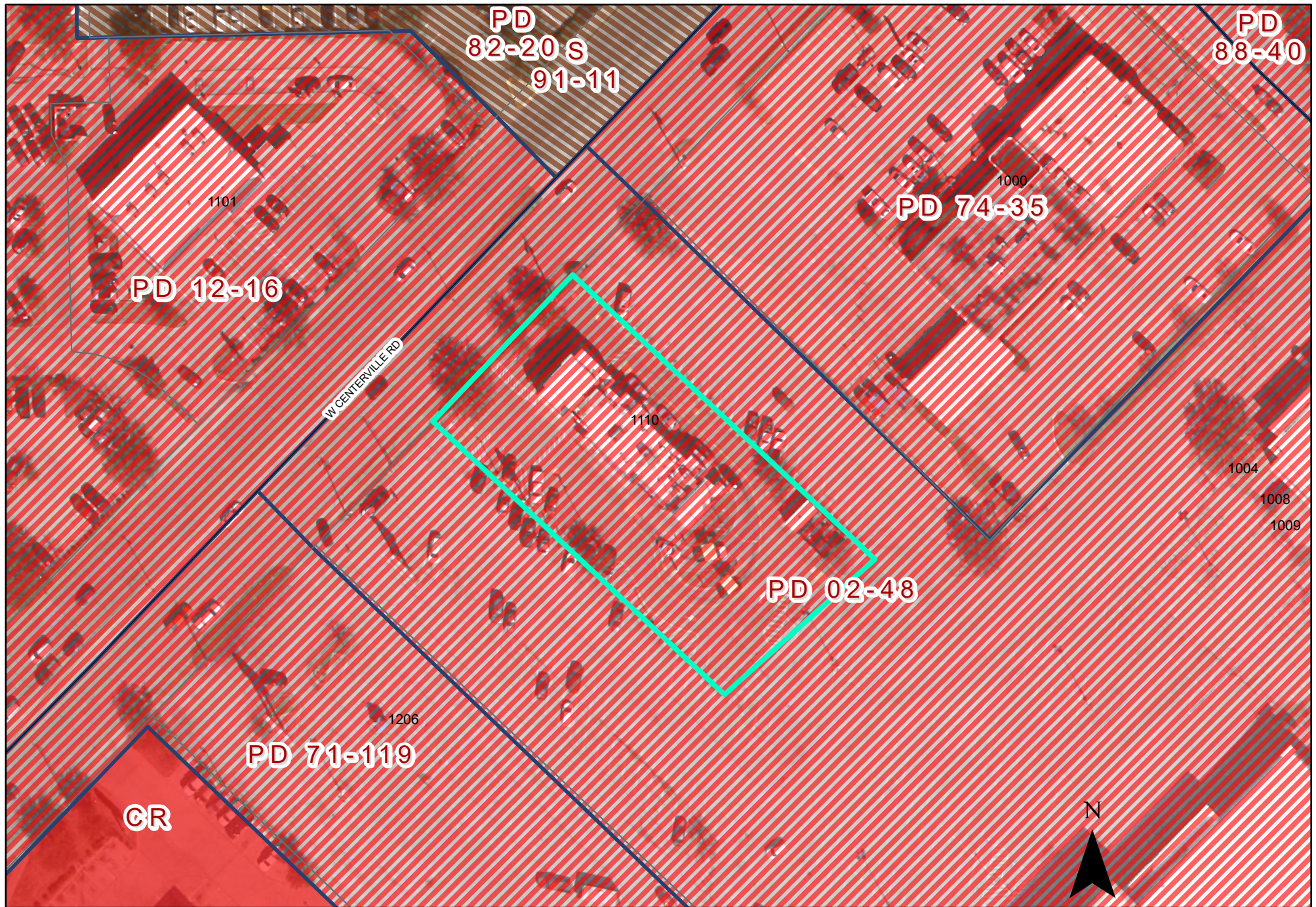
CITY COUNCIL DATE: November 19, 2024

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



0 25 50 100 ft

ZONING MAP Z 24-32

 INDICATES AREA OF REQUEST

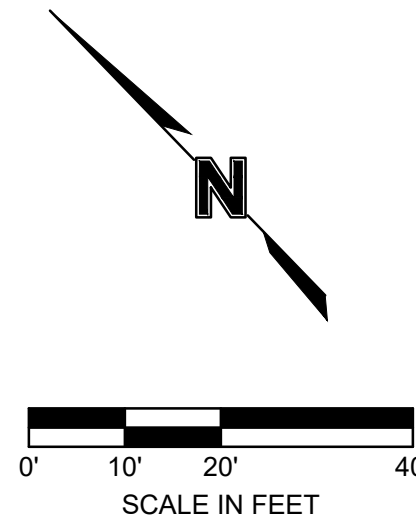
1110 W Centerville Rd

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 24-32

1110 West Centerville Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.
- 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 Planned Development (PD) District 02-48 and the Community Retail (CR) 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. Specific Regulations:**
 - A. Time Period:** The Specific Use Provision shall have a twenty-five-year time period.



SHEET NO.	TITLE	DRAWN BY A.L.K.	PREPARED FOR:  McDonald's USA, LLC © 2024 McDonald's USA, LLC	DATE	REV	DATE	BY				
042-1206.00.0	CONCEPT PLAN	STD ISSUE DATE	REVIEWED BY	DATE ISSUED	 Olsson - Engineering Texas Registered Engineering Firm F-4253 302 S. 4th Street, Suite 110 Minneapolis, Minnesota 55401 TEL 785.539.6900 FAX 785.539.6901 www.olson.com						
CP	042-1206.00.0	09.19.24	042-1206.00.0	09.19.24	042-1206.00.0						
SITE ID		SITE ADDRESS		042-1206 1110 W. CANTERVILLE ROAD, GARLAND, TEXAS							

Z 24-32



View of the subject property from West Centerville Road.



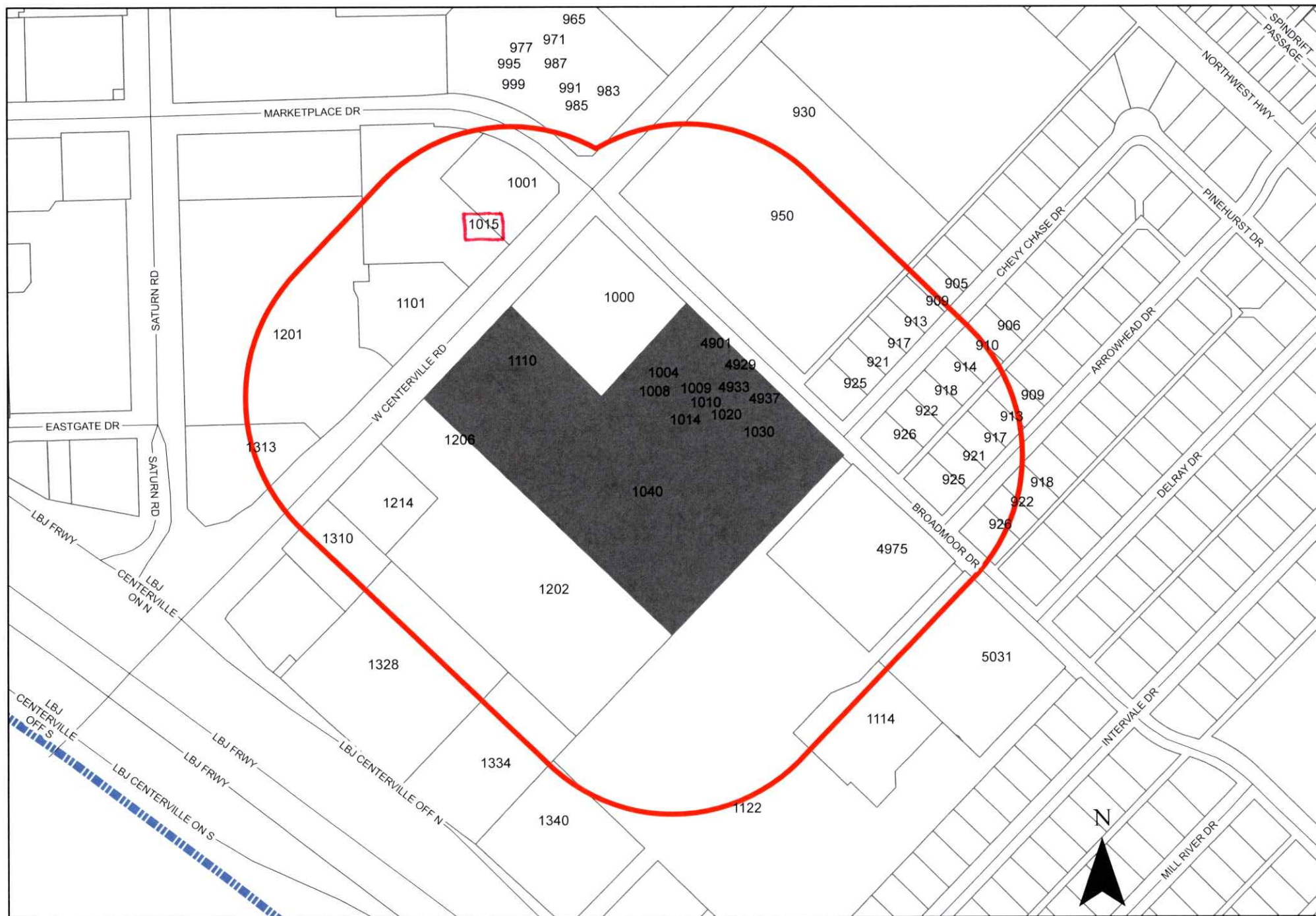
Looking South down West Centerville Road from the subject site.



Looking North up West Centerville Road from the subject site.



View from the subject site looking across West Centerville Road to the West.



0 100 200 400 ft

ZONING MAP Z 24-32

■ INDICATES AREA OF REQUEST ○ INDICATES NOTIFICATION AREA

1110 W Centerville Rd

Comment Form

Case Z 24-32

Z 24-32 Olsson. The applicant proposes a Specific Use Provision for an existing Restaurant, Drive-Through (McDonald's). The site is located at 1110 West Centerville Road (District 5)

Z 24-32 Olsson. El solicitante propone una disposición de uso específico para un restaurante existente, servicio de autoservicio (McDonald's). El sitio está ubicado en 1110 West Centerville Road (Distrito 5)

Z 24-32 Olsson. Người nộp đơn đề xuất Điều khoản sử dụng cụ thể cho một Nhà hàng hiện có, Lái xe qua (McDonald's). Địa điểm tọa lạc tại 1110 West Centerville Road (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.

Brainfield, Inc.

By: Quine & Associates, Inc., Agent

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.)

1015 West Centerville Road

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

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 24-32 **Outside the Notification Area**

Z 24-32 Olsson. The applicant proposes a Specific Use Provision for an existing Restaurant, Drive-Through (McDonald's). The site is located at 1110 West Centerville Road (District 5)

Z 24-32 Olsson. El solicitante propone una disposición de uso específico para un restaurante existente, servicio de autoservicio (McDonald's). El sitio está ubicado en 1110 West Centerville Road (Distrito 5)

Z 24-32 Olsson. Người nộp đơn đề xuất Điều khoản sử dụng cụ thể cho một Nhà hàng hiện có, Lái xe qua (McDonald's). Địa điểm tọa lạc tại 1110 West Centerville Road (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.

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.)

William T. Gibson

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

William T. Gibson

Signature / Firma / Chữ ký

10-11-2024

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.)

Comment Form Continued – Case Z 24-32

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

There is too much traffic in this area.



GARLAND

Plan Commission

2. b.

Meeting Date: 10/28/2024

Item Title: Z 24-33 Mannik Smith Group, Inc. (District 1)

Summary:

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)

Attachments

Z 24-33 Mannik Smith Group, Inc. Report and Attachments

Z 24-33 Mannik Smith Group, Inc. Responses

Planning Report

File No: Z 24-33/District 1

Agenda Item:

Meeting: Plan Commission

Date: October 28, 2024



GARLAND

TEXAS MADE HERE

REQUEST

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.

LOCATION

Near 6010 North Garland Avenue (East side of North Garland Avenue, north of George Bush Service Road East)

APPLICANT

Mannik Smith Group, Inc.

OWNER

C&M Villarreal Family LTD PS

BACKGROUND

The subject property is currently unimproved. The applicant proposes to construct a restaurant with a drive-through service [Small Sliders].

SITE DATA

The subject property contains approximately 1.1512 acres and has approximately 175 linear feet of frontage along North Garland Avenue. The site can be accessed from North Garland Avenue including a mutual access driveway to the North and South.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. It is a vacant lot that will require a Specific Use Provision (SUP) to operate a Restaurant, Drive-Through per the CR zoning district requirement.

CONSIDERATIONS

Specific Use Provision:

1. The applicant is requesting approval of a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.

COMPREHENSIVE PLAN

The Future Land Use Plan (FLUP) map identifies this area as Community Centers. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers. A new restaurant with drive-through would be considered consistent with the vision of the area within the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Community Retail (CR) District and Specific Use Provision (SUP) 23-01 for a Restaurant, Drive-Through which is developed with a Starbucks coffee shop (also approved with an SUP). The property to the east is zoned Community Retail (CR) District and contains vacant land, as well as the Texas Department of Public Safety building which is under construction. The property to the south is zoned Community Retail (CR) District and is developed with a Financial Institution. Finally, the property to the west across North Garland Avenue is zoned Agricultural (AG) District and contains a ranch.

The proposed use is generally compatible with the surrounding area and associated uses.

STAFF RECOMMENDATION

As the proposed restaurant with drive through use is consistent with the Future Land Use Map and the is generally compatible with surrounding area, staff recommends 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.

ADDITIONAL INFORMATION

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

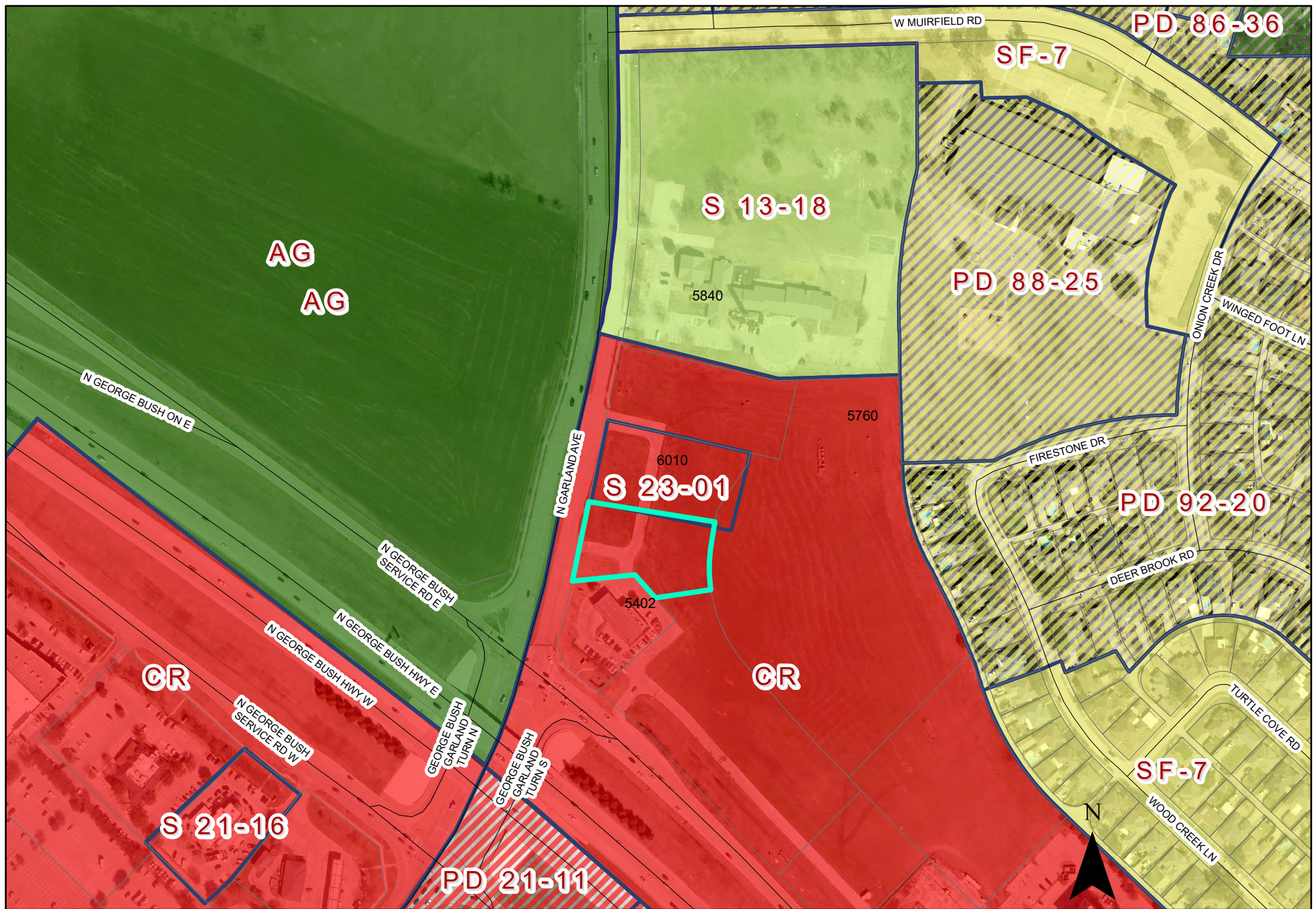
CITY COUNCIL DATE: November 19, 2024

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



0 250 500 ft

ZONING MAP Z 24-33

 INDICATES AREA OF REQUEST

Near 6010 N Garland Ave

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 24-33

Near 6010 North Garland Avenue (East side of North Garland Avenue, north of George Bush Service Road East)

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.
- 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 Community Retail (CR) 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. Specific Regulations:**
 - A. Time Period:** The Specific Use Provision shall have a twenty-five-year time period.

PARCEL INFORMATION
LOT 9 (1.0708 AC)
NORTH GARLAND COMMONS NO. 2
DOC.#2022-202200228962
P.R.D.C.T.

FIT CASE NUMBER:
240725-1
CURRENT ZONING:
CR-COMMUNITY RETAIL

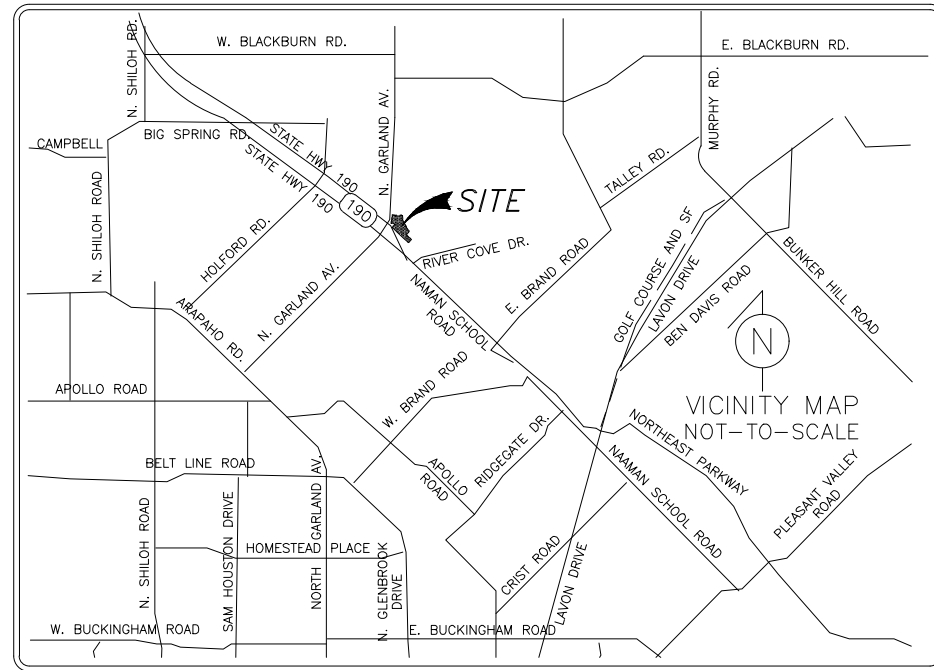
SMALLS SLIDERS

NEAR 6010 N GARLAND AVE

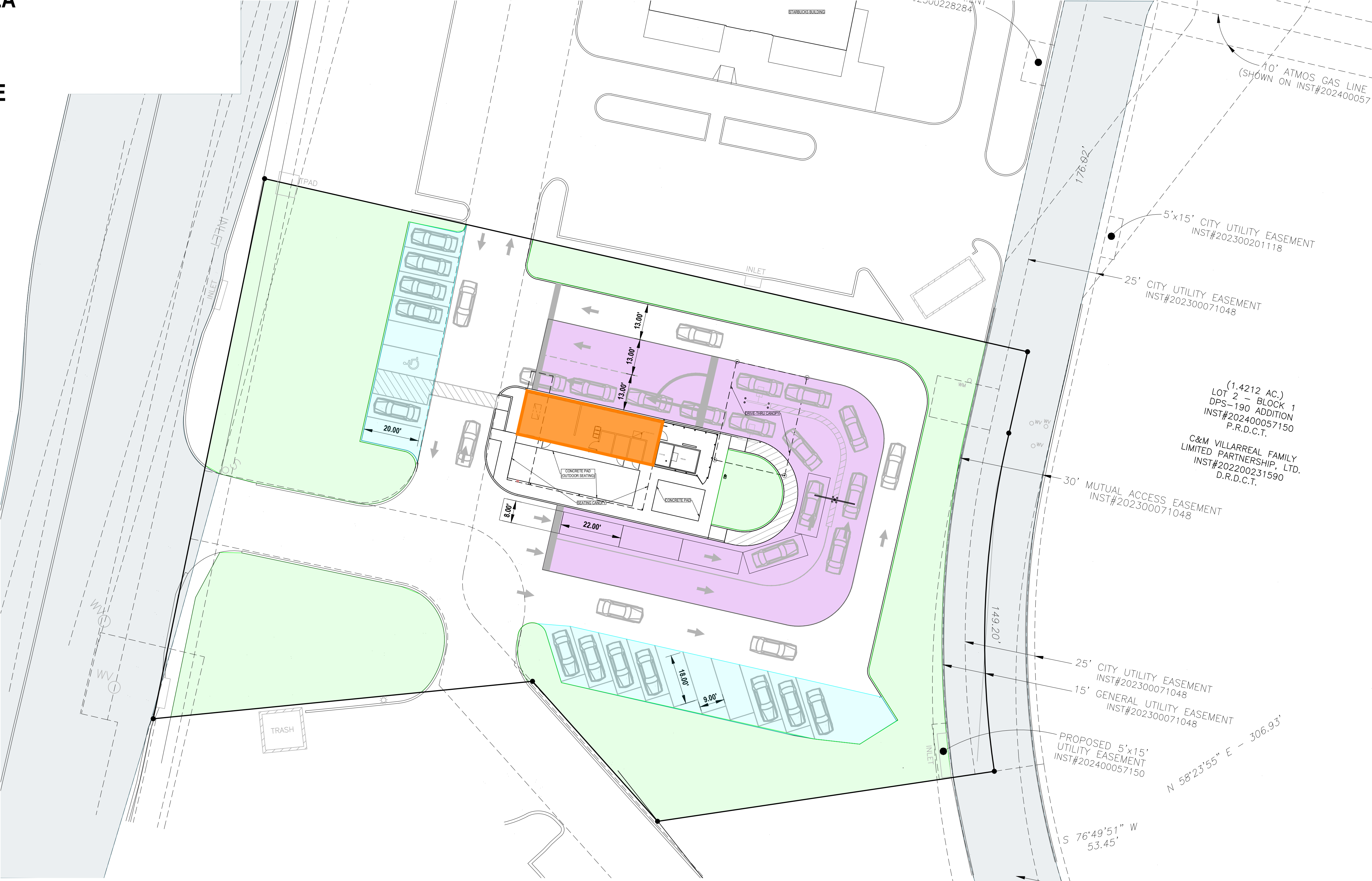
NORTH GARLAND COMMONS NO. 2

OWNER
NAME: GAURAV AGGARWAL
COMP: OM TEXAS SLIDERS
PH: 814-880-5288
ADD: 830 JULIE RIVERS RD, STE 302
SUGARLAND, TX 77478

APPLICANT & PLAN PREPARER
NAME: ROBERT DENNIS
COMP: MANNIK & SMITH GROUP
PH: 216-378-1490
ADD: 20600 CHAGRIN BLVD, SUITE 500
SHAKER HEIGHTS, OH 44122



- SMALLS SLIDERS BUILDING
- LANDSCAPE AREA
- PARKING AREA
- DRIVETHRU LANE
- PUBLIC ROADS



SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVED PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PPLAN SHALL NOT SUPERSEDE, AND SHALL BE SUBORDINATE TO, THE STANDARDS, REQUIREMENTS, AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR APPROVED PD.

DESCRIPTION		NO	DATE	BY
20600 CHAGRIN BOULEVARD SUITE 500 SHAKER HEIGHTS, OH 44122 TEL: 216.378.1490 FAX: 216.378.1497				
PROJECT NO: 4012401004.000 DRAWN BY: NRB CHECKED BY: RD				
TECHNICAL SKILL: CREATIVE SPIRIT.				
Mannik & Smith Group www.MannikSmithGroup.com				
PREPARED FOR: GAURAV AGGARWAL OM TEXAS SLIDERS				
SITE IMPROVEMENT PLAN FOR OM TEXAS SLIDERS GARLAND, TEXAS NEAR 6010 N GARLAND AVE				
CONCEPT PLAN				
1 / 1				

Z 24-33



View of the subject property, the mutual access drive, and North Garland Avenue from the East.



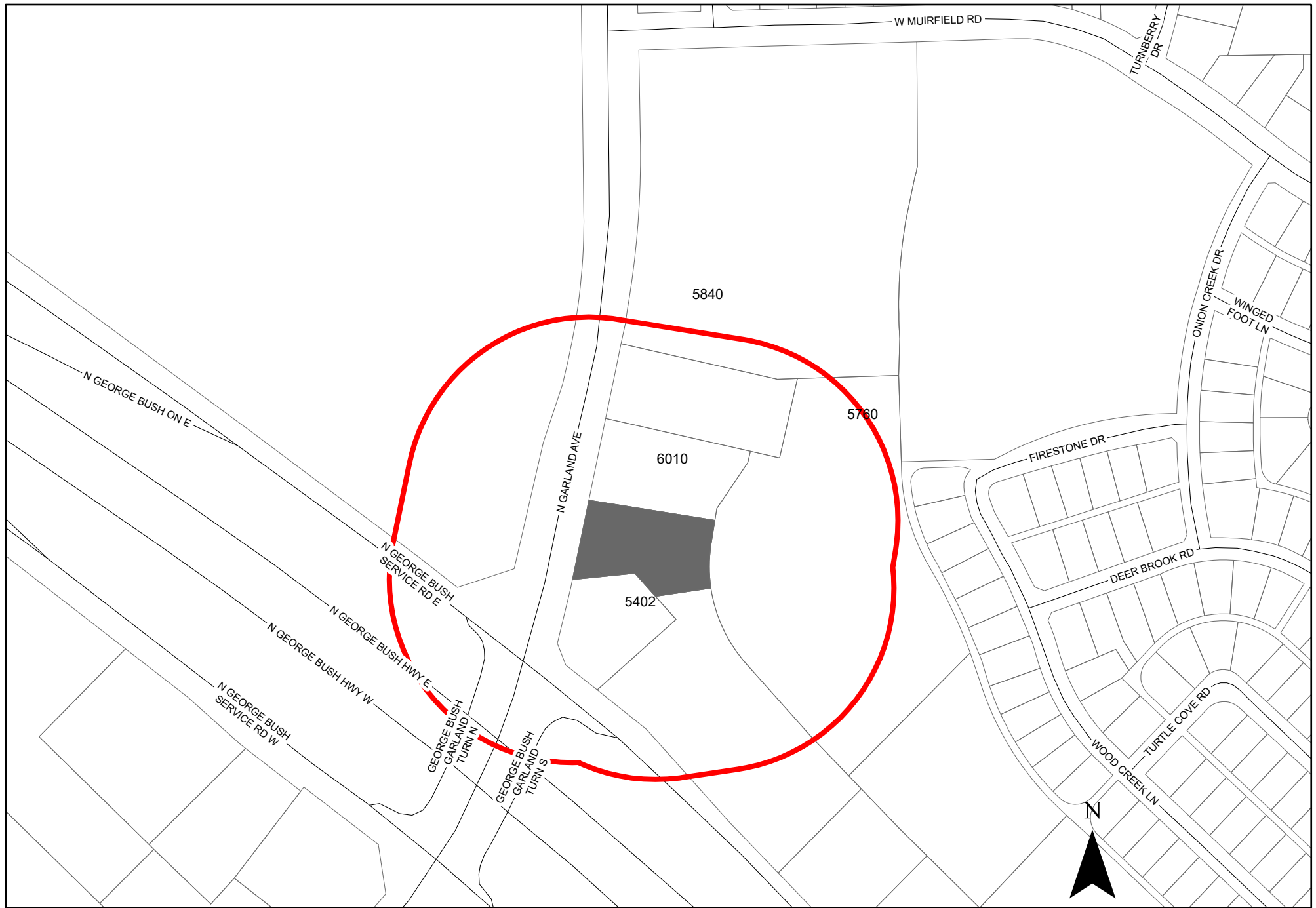
Looking South down North Garland Avenue from the subject site.



Looking North up North Garland Avenue from the subject site.



View of the subject site and neighboring Starbucks from across North Garland Avenue.



0 250 500 ft

ZONING MAP Z 24-33

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

Near 6010 N Garland Ave

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