



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
July 11, 2022
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 6:30 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: If you are attending the meeting in-person, 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 is 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 among the members of the Plan Commission and relevant City staff. Public access 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 June 27, 2022 meeting.

2. PLATS

- a. P 22-17 Firehweel Plaza Lot 7 Replat
- b. P 22-18 Expansion 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 **Khoa Tran**, requesting approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District. This property is located at 1238 Belt Line Road, Suite 361. (District 8) (File Z 22-06 – Specific Use Provision)
- b. Consideration of the application of **Khoa Tran**, requesting approval of a Plan for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District. This property is located at 1238 Belt Line Road, Suite 361. (District 8) (File Z 22-06 – Plan)

4. MISCELLANEOUS

- a. Consideration of the application of **Jimmy Wallace Guitars**, requesting approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow the addition of a Projecting Sign and a Wall Sign on a property zoned Downtown (DT) District, Downtown Square (DS) sub-district. This property is located at 514 Main Street. (District 2) (File DD 22-01)

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: 07/11/2022

Item Title: Plan Commission Minutes for June 27, 2022

Summary:

Consider approval of the Plan Commission Minutes for the June 27, 2022 meeting.

Attachments

Plan Commission Minutes for June 27, 2022

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, June 27, 2022, at 7:00 p.m., in the Council Chambers at the William E. Dollar Municipal Building (City Hall), with the following members present:

COMMISSION PRESENT

Chair
1st Vice-Chair
2nd Vice-Chair
Commissioner
Commissioner
Commissioner

Scott Roberts
Christopher Ott
Douglas Williams
Julius Jenkins
Stephanie Paris
Mike Rose

STAFF PRESENT

Deputy City Attorney
Senior Assistant City Attorney
Recording Secretary
Planning Director
Lead Development Planner

Mike Betz
Shawn Roten
Tracy Allmendinger
Will Guerin
Nabiha Ahmed

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chair Roberts read those items into the record. **Motion** was made by Commissioner Williams to **approve** the Consent Agenda as presented, seconded by Commissioner Paris. **Motion carried: 6 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of the Plan Commission Minutes for the June 13, 2022 meeting.

PLATS

2a. APPROVED** P 22-16 Striker Marquis Conveyance Plat

ZONING

3a. POSTPONED Consideration of the application of **Spiars Engineering**, requesting approval of 1) a Detail Plan for Single-Family Detached Homes and 2) an Alley Waiver. This property is located at 3000 South Country Club Road. (District 3) (File Z 20-24 – Detail Plan) **(The applicant requests postponement of this case to a future Plan Commission meeting. The postponement date is unknown at this time. New notification letters will be mailed out when it is ready to move forward.)**

3b. APPROVED Consideration of the application of **Spiars Engineering**, requesting approval of an amendment to Planned Development (PD) District 18-33. This property is located at 2698 North President George Bush Turnpike. (District 1) (File Z 22-24 – Zoning)

The applicant, David Bond, 765 Custer Road, Plano, Texas, provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission and the applicant regarding alternative shading options, clarification of the number of canopy trees to be re-planted, and clarification on the number of canopy trees being provided.

The architect assisting the applicant, Nash Thomas, 3500 Maple Drive, Dallas, Texas, provided comments on providing additional [covered] parking.

Michael and Penny Dyer, 3900 Grapevine Parkway, Apt. 523, Grapevine, Texas, expressed concern regarding access from the west to their property.

Motion was made by Commissioner Paris to close the public hearing. Seconded by Commissioner Williams. **Motion carried: 6 Ayes, 0 Nays.**

There was discussion and clarification among the Plan Commission and staff regarding canopy trees, and shading alternatives.

Motion was made by Commissioner Williams to **approve** the request per staff recommendation with the condition they work

with staff to provide additional canopy shading. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**

3c. APPROVED

Consideration of the application of **Spiars Engineering**, requesting approval of Detail Plan for Multi-Family development. This property is located at 2698 North President George Bush Turnpike. (District 1) (File Z 22-24 – Detail Plan)

Motion was made by Commissioner Williams to **approve** the request per staff recommendation. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:28 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 07/11/2022

Item Title: P 22-17 Firehweel Plaza Lot 7 Replat

Summary:

P 22-17 Firehweel Plaza Lot 7 Replat

Attachments

P 22-17 Firehweel Plaza Lot 7 Replat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 22-17/District 1

Agenda Item:

Meeting: Plan Commission

Date: July 11, 2022

FINAL PLAT

Firehwheel Plaza Lot 7 Replat

LOCATION

2999 North President George Bish Turnpike

ZONING

Planned Development (PD) 21-50

NUMBER OF LOTS

One

ACREAGE

1.3504

BACKGROUND

The applicant requests approval of a Final Plat for an Automobile Repair Use.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

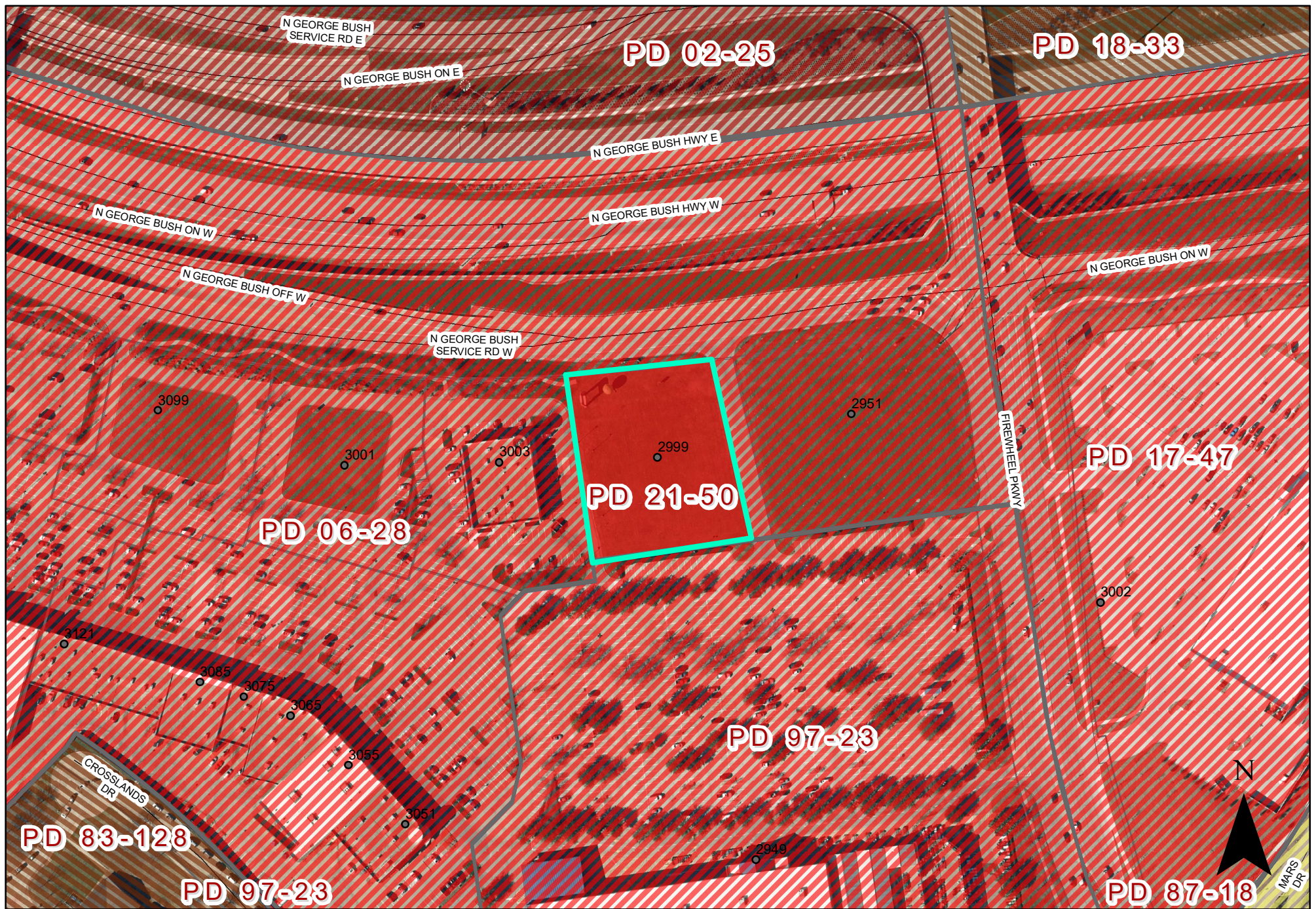
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

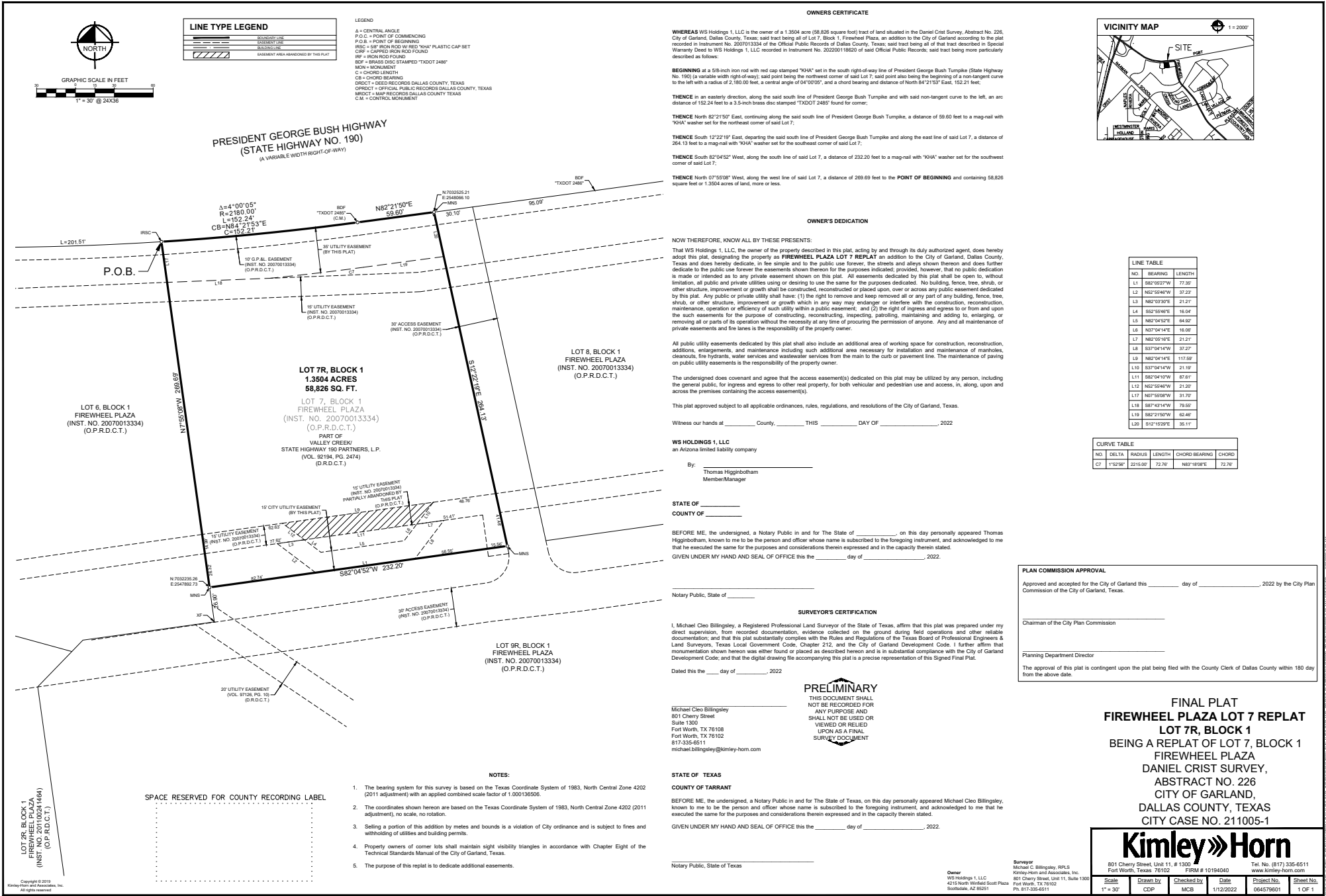


0 120 240 Feet
1 inch = 181 feet

PLAT MAP P 22-17

 INDICATES AREA OF REQUEST

2999 North President George Bush Turnpike





GARLAND

Plan Commission

2. b.

Meeting Date: 07/11/2022

Item Title: P 22-18 Expansion Addition Final Plat

Summary:

P 22-18 Expansion Addition Final Plat

Attachments

P 22-18 Expansion Addition Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 22-18/District 8

Agenda Item:

Meeting: Plan Commission

Date: July 11, 2022

FINAL PLAT

Expansion Addition

LOCATION

1720 North First Street

ZONING

Industrial (IN) District

NUMBER OF LOTS

One

ACREAGE

9.990

BACKGROUND

The purpose of this Final Plat is to create one (1) lot of record.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

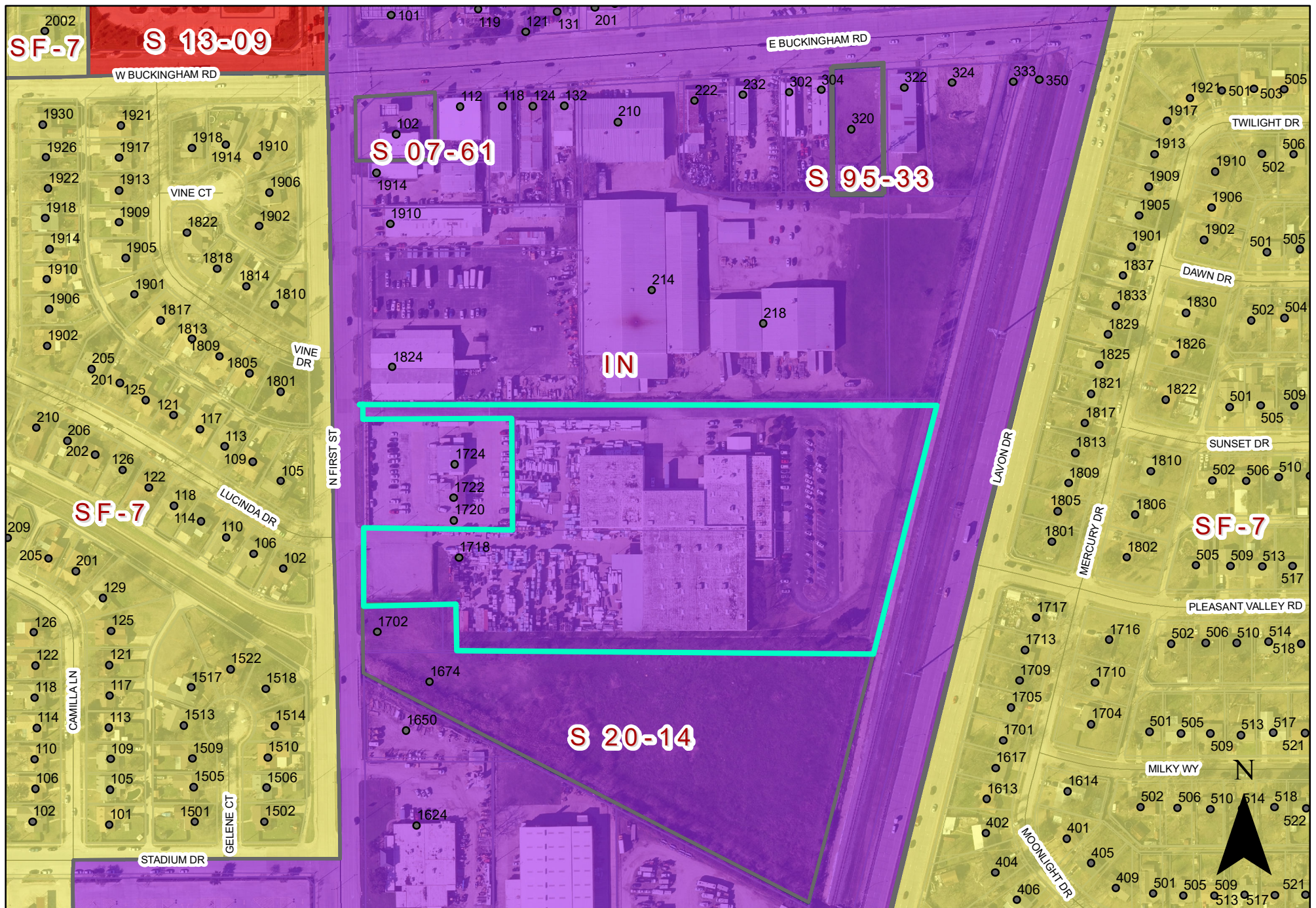
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 160 320 Feet
1 inch = 247 feet

PLAT MAP P 22-18

 INDICATES AREA OF REQUEST

1720 North First Street

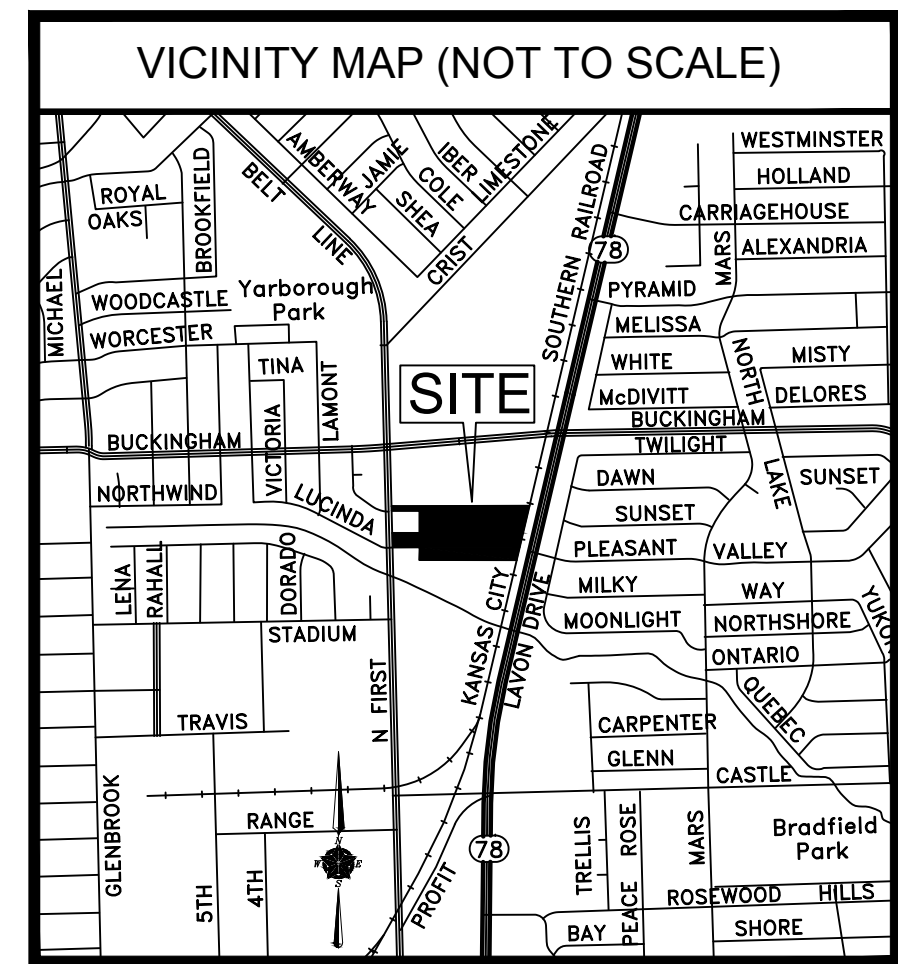
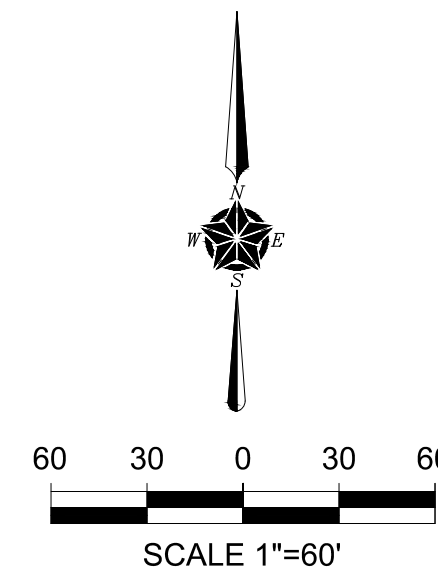
GENERAL NOTES:

1) The purpose of this plat, is to plat one tract of land, into one platted lot.

2) Bearings and coordinates 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.

GPS 18	GPS 19
N= 7,027,668.836	N= 7,026,837.136
E= 2,541,043.164	E= 2,545,672.454
Z= 574.45'	Z= 529.05'

3) 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.



EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L8	10.00'	N89°45'29"E
L9	143.32'	N0°35'16"W
L10	10.00'	S89°33'22"W
L11	10.00'	N89°41'40"E
L12	35.11'	N1°00'34"W
L13	10.00'	S89°47'14"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.13'	N1°00'34"W
L2	91.07'	N0°52'15"W
L3	154.98'	S89°45'29"W
L4	143.29'	N0°35'16"W
L5	296.66'	N89°33'22"E
L6	212.47'	N0°22'08"W
L7	298.40'	S89°41'40"W

[illegible]

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. (07/05/2022)

FINAL PLAT
EXPANSION ADDITION
 LOT 1, BLOCK 1
 SITUATED IN THE A. BAHN SURVEY,
 ABSTRACT NO. 181
 CITY OF GARLAND, DALLAS COUNTY, TEXAS
 CITY CASE NO. 220217-1
 (2022)

DATE: 07/05/2022 / JOB # 2200482-2 / SCALE= 1" = 60' / DRAWN: KO
PAGE 1 OF 2

OWNER
FIRST STREET REAL ESTATE, LP, a
Texas limited partnership
1720 N. FIRST STREET
GARLAND, TEXAS 75040-4702



10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, FIRST STREET REAL ESTATE, LP, a Texas limited partnership, is the owner of a tract of land situated in the A. Bahn Survey, Abstract No. 181, City of Garland, Dallas County, Texas, being that tract of land described in Special Warranty Deed with Vendor's Lien to First Street Real Estate, LP, a Texas limited partnership recorded in Instrument Number 201500025145, Official Public Records, Dallas County, Texas, same being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail with shiner stamped "US SURVEYORS" for the northwest corner of Lot 1, Block 1, Verizon Vehicle Maintenance Facility, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201300045832, Official Public Records, Dallas County, Texas, same lying in the east right-of-way line of North First Street (100' right-of-way);

THENCE North 01 degrees 00 minutes 34 seconds West, along the said east right-of-way line of North First Street, a distance of 35.13 feet to a 5/8 inch iron rod with yellow plastic cap stamped "FIELDBUSCH" found for the southwest corner of that tract of land described in Warranty Deed with Vendor's Lien to Robert P. Crider recorded in Volume 97007, Page 2452, Deed Records, Dallas County, Texas;

THENCE North 89 degrees 47 minutes 14 seconds East, along the south line of said Crider tract, passing the southeast corner of said Crider tract, same being the southwest corner of that tract of land described in Special Warranty Deed to ERD Holdings, LTD. a Texas limited partnership recorded in Instrument Number 201300026681, Official Public Records, Dallas County, Texas, same being the southwest corner of Lot 7, Block 2, D & P Subdivision, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 405, Page 1132, Deed Records, Dallas County, Texas, continuing along the south line of said Lot 7, Block 2, passing the southeast corner of said Lot 7, Block 2, same being the southwest corner of Lot 12, Block 2 of said D & P Subdivision and continuing for a total distance of 1125.50 feet to a 2" brass disk set stamped "EXPANSION ADDITION & TEXAS HERITAGE SURVEYING & RPLS 5299" for the southeast corner of both the said Crider tract and said Lot 12, Block 2, same lying in the west right-of-way line of Kansas City Southern Railroad (100' right-of-way);

THENCE South 13 degrees 54 minutes 44 seconds West, along the said west right-of-way line of Kansas City Southern Railroad, a distance of 497.60 feet to a 2" brass disk set stamped "EXPANSION ADDITION & TEXAS HERITAGE SURVEYING & RPLS 5299" for the northeast corner of that tract of land described in General Warranty Deed to SARO Partners, LLC, a Texas limited liability company recorded in Instrument Number 201800070234, Official Public Records, Dallas County, Texas, as (tract 2), from which an "X" cut found bears North 89 degrees 47 minutes 08 seconds East 0.52 feet;

THENCE South 89 degrees 47 minutes 08 seconds West, along the north line of said SARO Partners (tract 2), a distance of 844.30 feet to a 5/8 inch iron rod found for the southeast corner of that tract of land described in General Warranty Deed to SARO Partners, LLC, a Texas limited liability company recorded in Instrument Number 201800070234, Official Public Records, Dallas County, Texas, as (Tract 3);

THENCE North 00 degrees 52 minutes 15 seconds West, along the east line of said SARO Partners (Tract 3), a distance of 91.07 feet to a 1/2 inch iron rod found with red plastic cap "illegible" for the northeast corner of said SARO Partners (Tract 3);

THENCE South 89 degrees 45 minutes 29 seconds West, along the north line of said SARO Partners (Tract 3), a distance of 154.98 feet to a 3/4 inch iron rod found for the northwest corner of said SARO Partners (Tract 3), same lying in the said east right-of-way line of North First Street;

THENCE North 00 degrees 35 minutes 16 seconds West, along the said east right-of-way line of North First Street, a distance of 143.29 feet to a PK Nail with shiner stamped "US SURVEYORS" for the southwest corner of said Lot 1, Block 1;

THENCE North 89 degrees 33 minutes 22 seconds East, along the south line of said Lot 1, Block 1, a distance of 296.66 feet to a 5/8 inch iron rod with yellow plastic cap stamped "FIELDBUSCH" found for the southeast corner of said Lot 1, Block 1;

THENCE North 00 degrees 22 minutes 08 seconds West, along the east line of said Lot 1, Block 1, a distance of 212.47 feet to a PK Nail with shiner stamped "US SURVEYORS" for the northeast corner of said Lot 1, Block 1;

THENCE South 89 degrees 41 minutes 40 seconds West, along the north line of said Lot 1, Block 1, a distance of 298.40 feet to the PLACE OF BEGINNING and containing 435,185 square feet of 9.990 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the FIRST STREET REAL ESTATE, LP, a Texas limited partnership is 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 **EXPANSION ADDITION** an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes 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.

The undersigned does covenant and agree that the access easement(s) dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s).

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 20_____.

FIRST STREET REAL ESTATE, LP, a Texas limited partnership

BY: _____
MATT SHERSTAD - OWNER

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared **MATT SHERSTAD**, 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 consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this ____ day of _____, 20_____.

Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, Gary E. Johnson, 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, and 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 in 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 _____, 2022.

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. (07/05/2022)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

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 personally appeared Gary E. Johnson, 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 _____, 2022.

Notary Public in and for the State of Texas

My commission expires: _____

SPACE RESERVED FOR COUNTY RECORDING LABEL

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.

GENERAL NOTES:

1) The purpose of this plat is to replat part of one platted lot, into two lots.

2) Bearings and coordinates 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.
GPS 256 GPS 257
N= 7,022,490.374 N= 7,023,983.441
E= 2,525,958.201 E= 2,526,013.594
Z= 611.20' Z= 615.87'

3) 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.

OWNER
FIRST STREET REAL ESTATE, LP, a
Texas limited partnership
1720 N. FIRST STREET
GARLAND, TEXAS 75040-4702



10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

**FINAL PLAT
EXPANSION ADDITION**
LOT 1, BLOCK 1
SITUATED IN THE A. BAHN SURVEY,
ABSTRACT NO. 181
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 220217-1
(2022)

DATE: 07/05/2022 / JOB # 2200482-2 / SCALE= 1" = 60' / DRAWN: KO
PAGE 2 OF 2



GARLAND

Plan Commission

3. a.

Meeting Date: 07/11/2022

Item Title: Z 22-06 Khoa Tran Report and Attachments - Specific Use Provision (District 8)

Summary:

Consideration of the application of **Khoa Tran**, requesting approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District. This property is located at 1238 Belt Line Road, Suite 361. (District 8) (File Z 22-06 – Specific Use Provision)

Attachments

Z 22-06 Khoa Tran Report and Attachments - Specific Use Provision

Z 22-06 Khoa Tran Responses

Planning Report

File No: Z 22-06/District 8

Agenda Item:

Meeting: Plan Commission

Date: July 11, 2022



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment.

Approval of a Plan for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District.

LOCATION

1238 Belt Line Road, Suite 361

APPLICANT

Khoa Tran

OWNER

Virani Investments, LLC.

BACKGROUND

The subject property is currently developed with a 67,509 square-foot shopping center. The applicant proposes to use a tenant space to operate a Tattooing/Body Piercing Establishment.

SITE DATA

The overall site is approximately 3.98 acres and the property can be accessed from Belt Line Road and North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. The applicant proposes to use a 1,120 square-foot tenant space to operate a Tattooing/Body Piercing Establishment. The GDC requires approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment in the Community Retail (CR) District.

The applicant has also indicated that appointments are required to obtain any service in order to control the occupancy.

2. As per the GDC, Section 2.52 (A)(6), tattooing/body piercing establishments may not be located within five hundred (500) feet of any residence or residential subdivision, church or place of worship, public or private school, public park, public hospital, child care center, senior living facility, or other tattooing/body piercing establishment. The measurement of the distance between the establishment and a residence, church or place of worship, public or private school, park or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections.

The properties to the south are residential and the measurement along the property lines is approximately 1,407 feet; therefore, it meets GDC requirements. However, it should be noted the direct measurement from the proposed location for the tattoo shop to the residential properties to the south is approximately 70 feet. The existing church, across Belt Line Road, is nearly 503 feet away from the proposed tattoo shop.

3. The site plan (Exhibit C) meets the GDC parking requirement.
4. Neither a building expansion nor a parking lot expansion is being proposed with this request. However, landscaping currently exists on the site.
5. No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.
6. The applicant requests the Specific Use Provision to be in effect for ten (10) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Neighborhood Centers. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

The proposed use aligns with the Neighborhood Centers designation.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the south are zoned Single-Family-10 (SF-10) District and are developed with single-family homes. The properties to the north, across Belt Line Road, are zoned Community Retail (CR) District and are developed with retail uses. The properties to the east and west are zoned Community Retail (CR) District; these properties are developed with multi-tenant retail buildings. The subject property is within a shopping center with shared access and parking spaces.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment.

Approval of a Plan for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District.

ADDITIONAL INFORMATION

Location Map
Exhibits
PD and SUP Conditions
Photos

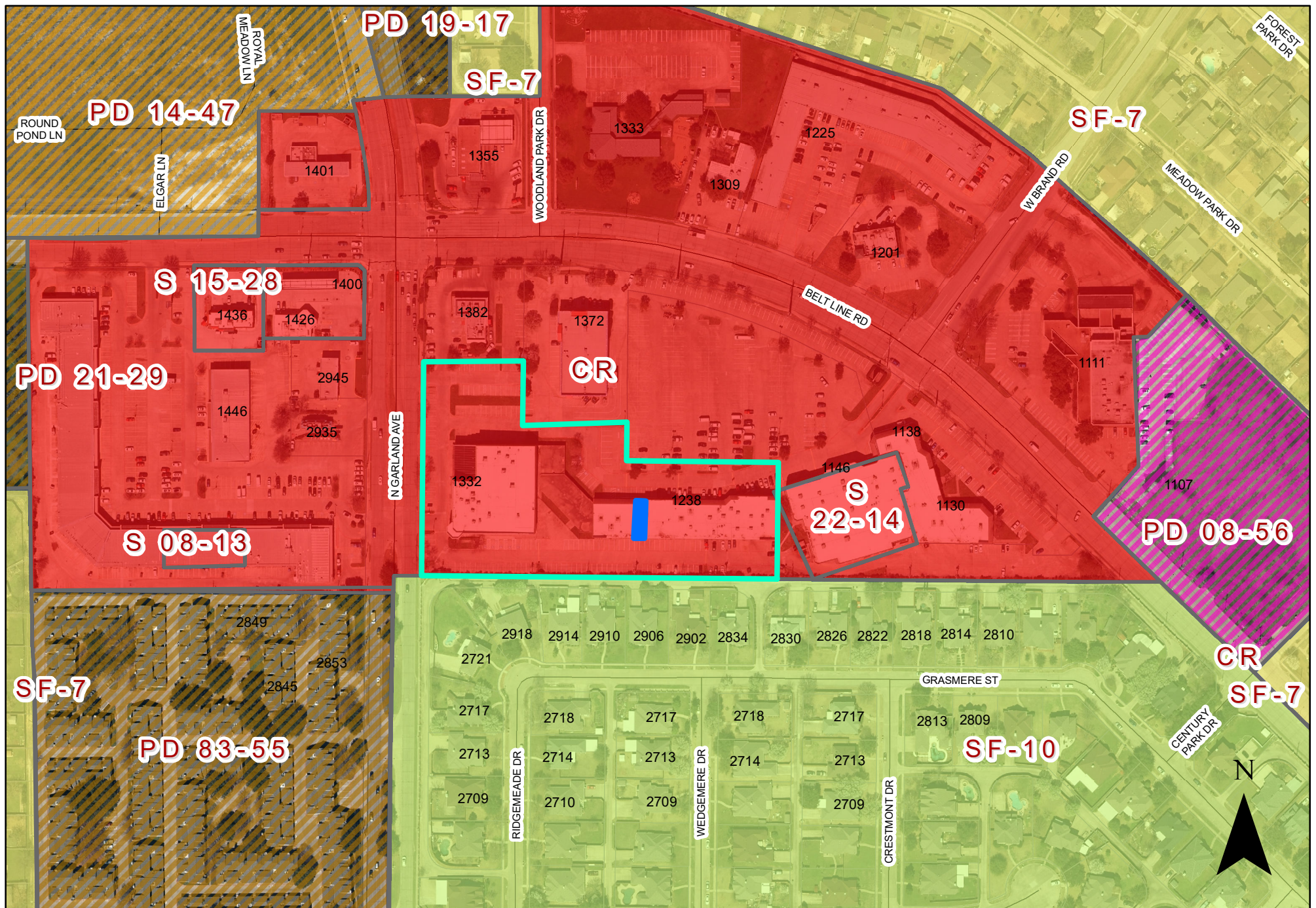
CITY COUNCIL DATE: August 2, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 140 280 Feet
1 inch = 224 feet

ZONING MAP Z 22-06

1238 Belt Line Rd Suite 361

 INDICATES AREA OF REQUEST
 INDICATES SUBJECT AREA

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-06

1238 Belt Line Road, Suite 361

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Tattooing/Body Piercing Establishment.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773 and Community Retail (CR) District, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Development is to be in general conformance with the approved site plan labeled Exhibit C. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
- A. Site Plan: The site shall be in conformance with the site layout in Exhibit C. The Tattooing/Body Piercing Establishment shall be limited to the approximate 1,120 square-foot area ["Suite 361"] as shown in Exhibit C.
- B. Parking: There shall be a minimum of five (5) parking spaces available for the Tattooing/Body Piercing Establishment.
- C. Signage: All signage shall comply with the Garland Development Code signage requirements.
- D. SUP Time Period: The Specific Use Provision for Reception Facility shall be in effect for ten (10) years.

Z 22-06



View of the proposed tenant space



View of the overall subject property along Belt Line Road.



South of the subject property



West of the subject property



0 140 280 Feet
1 inch = 224 feet

ZONING MAP Z 22-06

1238 Belt Line Rd Suite 361

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA
SUBJECT SITE

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



GARLAND

Plan Commission

3. b.

Meeting Date: 07/11/2022

Item Title: Z 22-06 Khoa Tran Report and Attachments - Plan (District 8)

Summary:

Consideration of the application of **Khoa Tran**, requesting approval of a Plan for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District. This property is located at 1238 Belt Line Road, Suite 361. (District 8) (File Z 22-06 – Plan)

Attachments

Z 22-06 Khoa Tran Report and Attachments (Plan)

Z 22-06 Khoa Tran Responses

Planning Report

File No: Z 22-06/District 8

Agenda Item:

Meeting: Plan Commission

Date: July 11, 2022



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment.

Approval of a Plan for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District.

LOCATION

1238 Belt Line Road, Suite 361

APPLICANT

Khoa Tran

OWNER

Virani Investments, LLC.

BACKGROUND

The subject property is currently developed with a 67,509 square-foot shopping center. The applicant proposes to use a tenant space to operate a Tattooing/Body Piercing Establishment.

SITE DATA

The overall site is approximately 3.98 acres and the property can be accessed from Belt Line Road and North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. The applicant proposes to use a 1,120 square-foot tenant space to operate a Tattooing/Body Piercing Establishment. The GDC requires approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment in the Community Retail (CR) District.

The applicant has also indicated that appointments are required to obtain any service in order to control the occupancy.

2. As per the GDC, Section 2.52 (A)(6), tattooing/body piercing establishments may not be located within five hundred (500) feet of any residence or residential subdivision, church or place of worship, public or private school, public park, public hospital, child care center, senior living facility, or other tattooing/body piercing establishment. The measurement of the distance between the establishment and a residence, church or place of worship, public or private school, park or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections.

The properties to the south are residential and the measurement along the property lines is approximately 1,407 feet; therefore, it meets GDC requirements. However, it should be noted the direct measurement from the proposed location for the tattoo shop to the residential properties to the south is approximately 70 feet. The existing church, across Belt Line Road, is nearly 503 feet away from the proposed tattoo shop.

3. The site plan (Exhibit C) meets the GDC parking requirement.
4. Neither a building expansion nor a parking lot expansion is being proposed with this request. However, landscaping currently exists on the site.
5. No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.
6. The applicant requests the Specific Use Provision to be in effect for ten (10) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Neighborhood Centers. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

The proposed use aligns with the Neighborhood Centers designation.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the south are zoned Single-Family-10 (SF-10) District and are developed with single-family homes. The properties to the north, across Belt Line Road, are zoned Community Retail (CR) District and are developed with retail uses. The properties to the east and west are zoned Community Retail (CR) District; these properties are developed with multi-tenant retail buildings. The subject property is within a shopping center with shared access and parking spaces.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment.

Approval of a Plan for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District.

ADDITIONAL INFORMATION

Location Map
Exhibits
PD and SUP Conditions
Photos

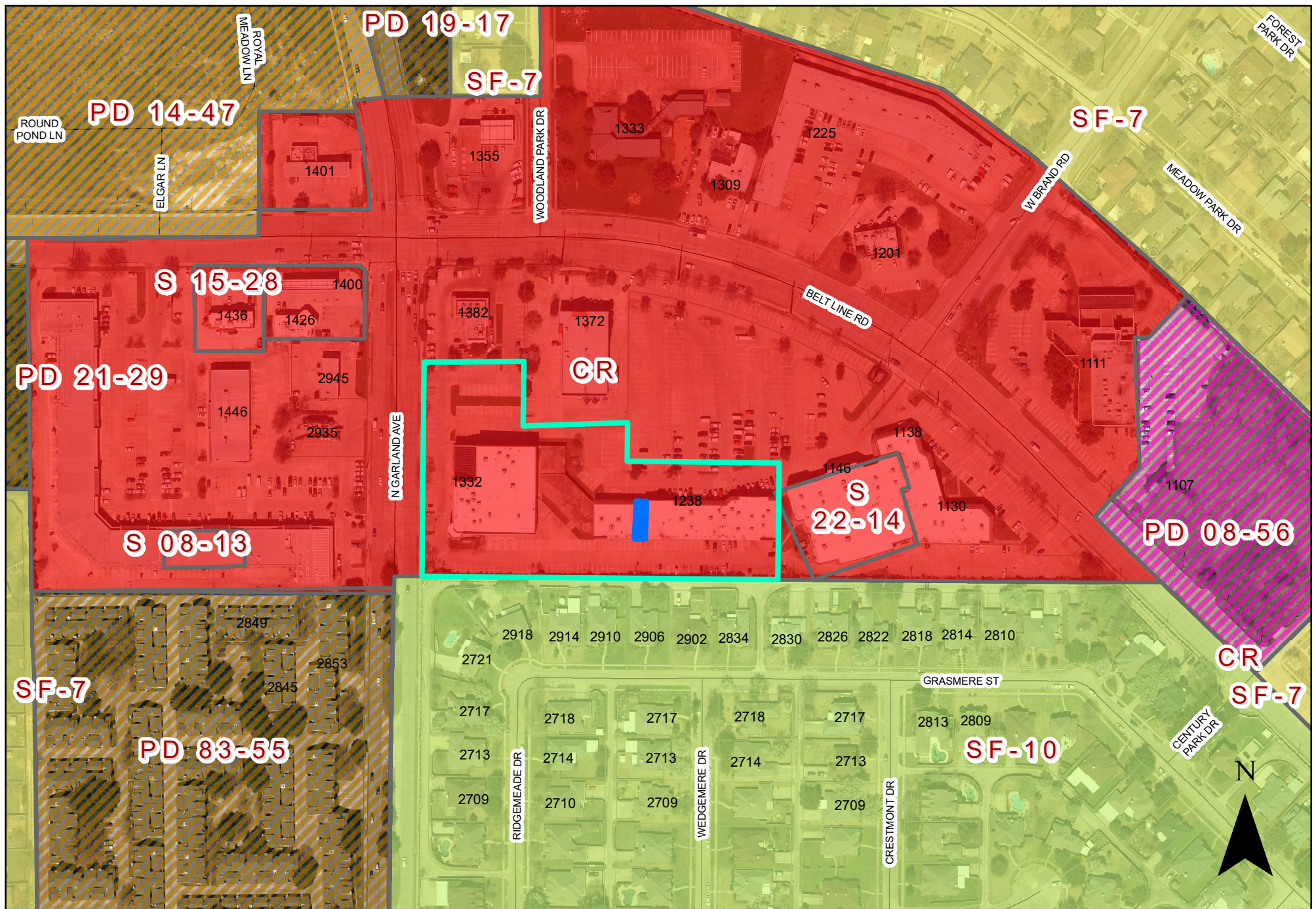
CITY COUNCIL DATE: August 2, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 140 280 Feet
1 inch = 224 feet

ZONING MAP Z 22-06

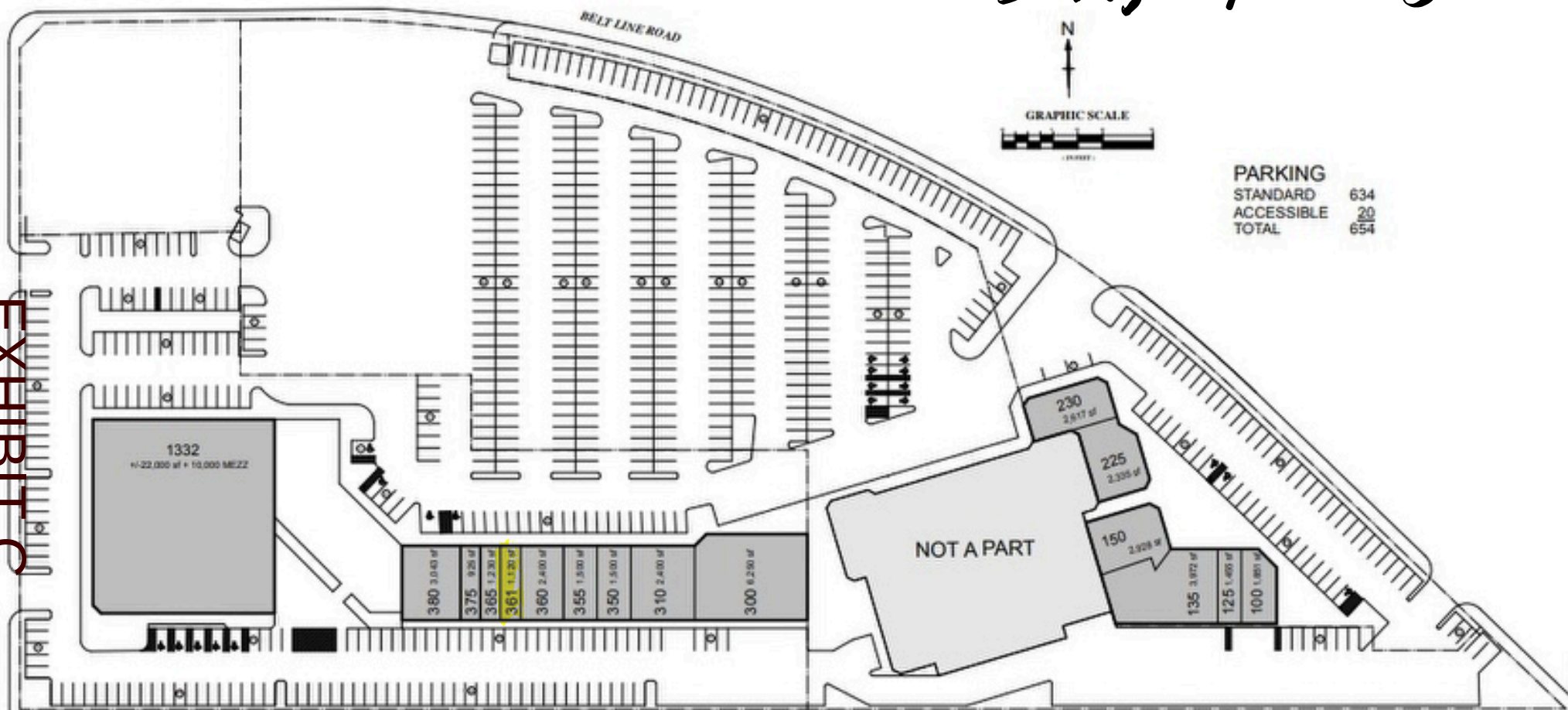
1238 Belt Line Rd Suite 361

INDICATES AREA
OF REQUEST

INDICATES
SUBJECT AREA

CASE # : 220113-2 Site Plan

1. #361 = 1.120 SF
2. Current zoning = CR
3. height of building = 10ft.



SITE PLAN

EXHIBIT C

Z 22-06



View of the proposed tenant space



View of the overall subject property along Belt Line Road.



South of the subject property



West of the subject property



0 140 280 Feet
1 inch = 224 feet

ZONING MAP Z 22-06

1238 Belt Line Rd Suite 361

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA
SUBJECT SITE

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



GARLAND

Plan Commission

4. a.

Meeting Date: 07/11/2022

Item Title: DD 22-01 Jimmy Wallace Guitars (District 2)

Summary:

Consideration of the application of **Jimmy Wallace Guitars**, requesting approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow the addition of a Projecting Sign and a Wall Sign on a property zoned Downtown (DT) District, Downtown Square (DS) sub-district. This property is located at 514 Main Street. (District 2) (File DD 22-01)

Attachments

DD 22-01 Jimmy Wallace Guitars Report and Attachments

DD 22-01 Jimmy Wallace Guitars Responses

Planning Report

File No: DD 22-01/District 2

Agenda Item:

Meeting: Plan Commission

Date: July 11, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow the addition of a Projecting Sign and a Wall Sign on a property zoned Downtown (DT) District, Downtown Square (DS) sub-district.

LOCATION

514 Main Street

APPLICANT

Jimmy Wallace Guitars

OWNER

Southpaw Holdings, LLC

BACKGROUND

The building on the subject property is currently occupied by a retail guitar store. The applicant requests additional signage on the building, including a projecting sign and a wall sign. Due to the application's deviation from particular GDC Downtown Signage standards found in Chapter 7, Table 7-7 including square footage and projecting height, a Major Waiver is required through the public hearing process in order for sign permits to be issued.

SITE DATA

The subject site contains approximately 0.09 acres. The site has approximately 33 lineal feet of frontage along Main Street. Its rear frontage is along an existing alley.

USE OF PROPERTY UNDER CURRENT ZONING

The property is zoned within the Downtown Square (DS) Sub-district of the overall Downtown (DT) District. The Downtown Square (DS) Sub-district allows a variety of mixed uses. The current use of the property [retail guitar shop] is allowed by right. The public hearing Major Waiver process is triggered due to the increased signage requests.

CONSIDERATIONS

1. *Projecting Sign*: Proposed is a 37.5 square-foot projecting sign, which complies with the GDC-required 60 square-foot maximum. However, the projecting sign is 6.5 feet wide whereas the required maximum amount is 5 feet. In addition, the projecting sign projects approximately 3 feet above roofline. The GDC states it may not exceed 2/3 of the building face height.

Wall Sign: Proposed is 66.1 square feet. The requirement is 30 square-feet maximum when more than 12 feet above grade.

The following table summarizes the request:

Development Standard	Required	Proposed
Projecting Sign	5 foot width May not exceed 2/3 of building face height	6.5 foot width Protrudes 3 feet above roofline.
Wall Sign	30 square feet maximum when more than 12 feet above grade.	Approximately 66 square feet

3. The proposed signs will be lighted including with neon and LED lighting. Canopy signage currently exists and will remain.

4. The applicant states, "We believe that our signage will make a positive impact historically and serve as a visual anchor for the south side of the downtown square. The signs' retro design styling will be a complement to the historic Plaza Theater neon signs already in place on the north side of the square. In addition, our signage will serve as a unique, iconic landmark and a highly visible artistic contribution to the City of Garland's vision to energize their downtown core. Knowing our current international customer base, we believe our signage will assist in attracting tourism from all over the world. Specifically, our clientele using this signage as a subject of interest on all social media platforms will increase awareness of all that Garland's downtown culture has to offer. We are excited for the future of our city and believe these signs, as an expression of our ongoing participation, will be a worthy contribution to the restoration and resurgence of the Garland square."

5. The intent of the Downtown (DT) District is to create a pedestrian-oriented area in context with the current Downtown. The Downtown (DT) District combines minimum and maximum specifications and standards for site layout, building design, and streetscape. One of the flexibility mechanisms in the Downtown (DT) District is the option of Major Waivers, which allow relief from the standards of the District.

Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the DT District, or changes which may initially appear to be in conflict with the goals and intent of this district, including possible standards changes to land uses in the Downtown sub-districts. Major Waivers may be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission. In order to approve a Major Waiver, the City Council findings are listed as follows:

- Meets the general intent of this district; and
- Will result in an improved project which will be an attractive contribution to the Downtown District.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject property. 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.

In addition, the Garland Cultural Arts Master Plan Strategy 5.1 [Foster Relationships with the Business Sector] encourages creative signage. Further, it states, "Following the exception made for Downtown Garland, develop a signage variance that allows for creative signage that provides an opportunity for private businesses to contribute to the visual vibrancy of the City."

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are located in the Downtown (DT) District, particularly in the Downtown Square (DS) Sub-District to the east, west, and north; and the Downtown Historic (DH) Sub-District to the south. These properties are developed with an array of land uses including retail, restaurants, services, and church uses. To the north across Main Street is the Downtown Square plaza, currently undergoing reconstruction. Other existing business signage in this area includes wall signs, projecting signs, hanging blade signs, and canopy signs of various styles.

STAFF RECOMMENDATION

Approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow the addition of a Projecting Sign and a Wall Sign on a property zoned Downtown (DT) District, Downtown Square (DS) sub-district.

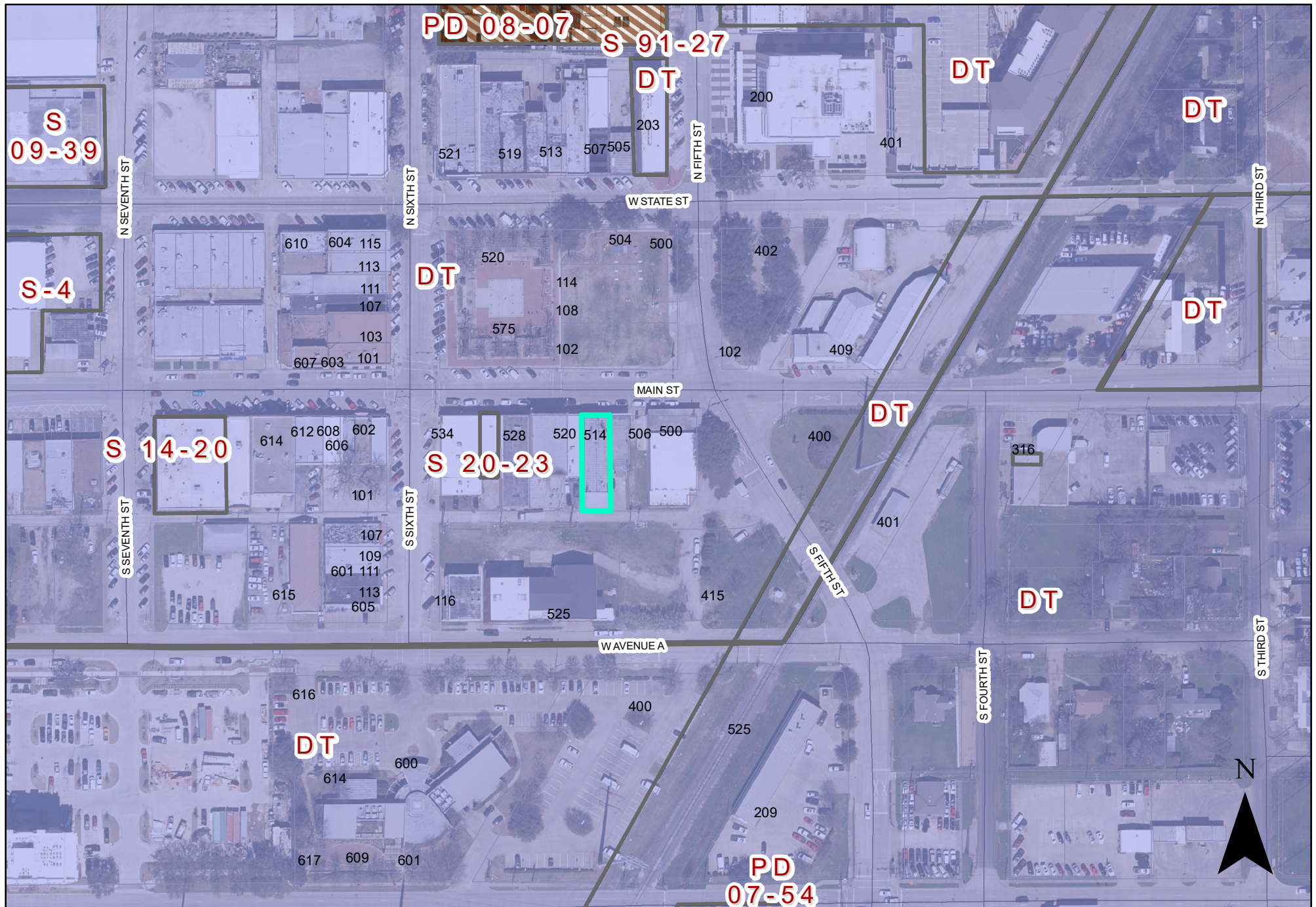
ADDITIONAL INFORMATION

Location Map
Renderings
Photos

CITY COUNCIL DATE: August 2, 2022

PREPARED BY:

Will Guerin, AICP
Director of Planning
972-205-2449
wguerin@garlandtx.gov



0 110 220 Feet
1 inch = 164 feet

Downtown Development Map DD 22-01

INDICATES AREA
OF REQUEST

514 Main Street



ROCKSY

KARIN WISEMAN
collection

Jimmy Wallace
GUITARS
A LIFE LONG PURSUIT OF TONE



"A LIFE PURSUIT OF TONE"

Jimmy Wallace
GUITAR GALLERY

JIMMY WALLACE

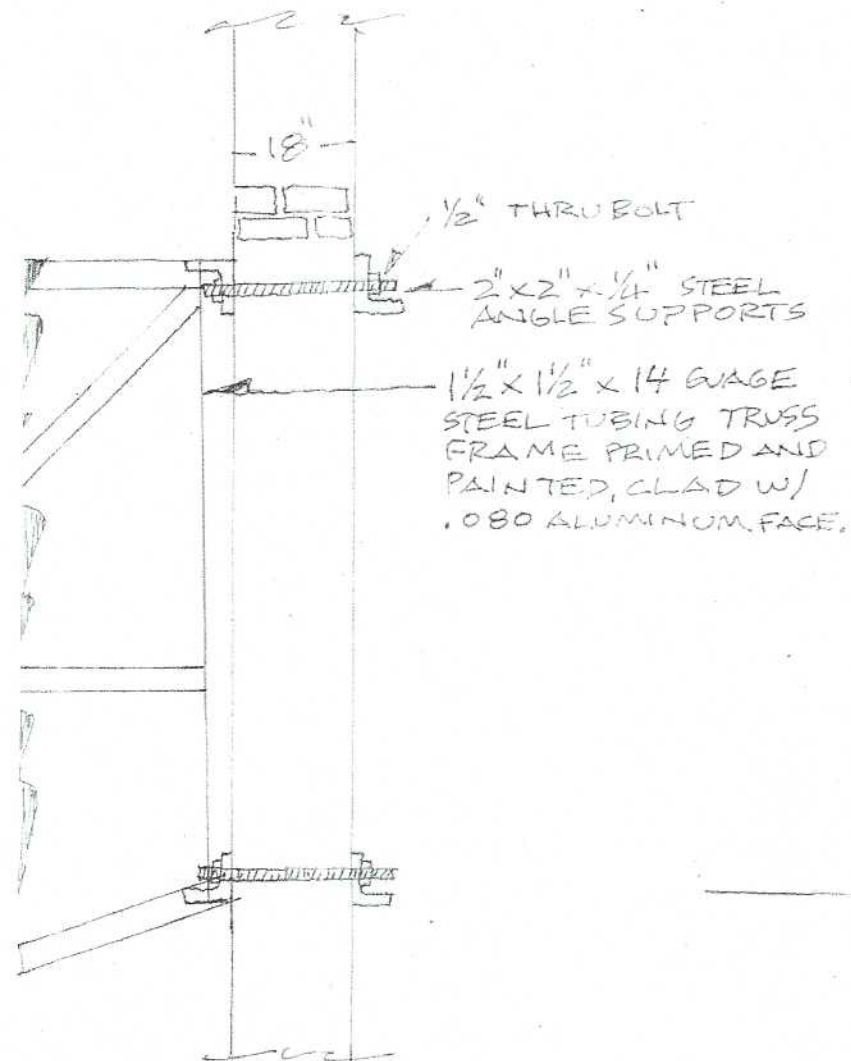
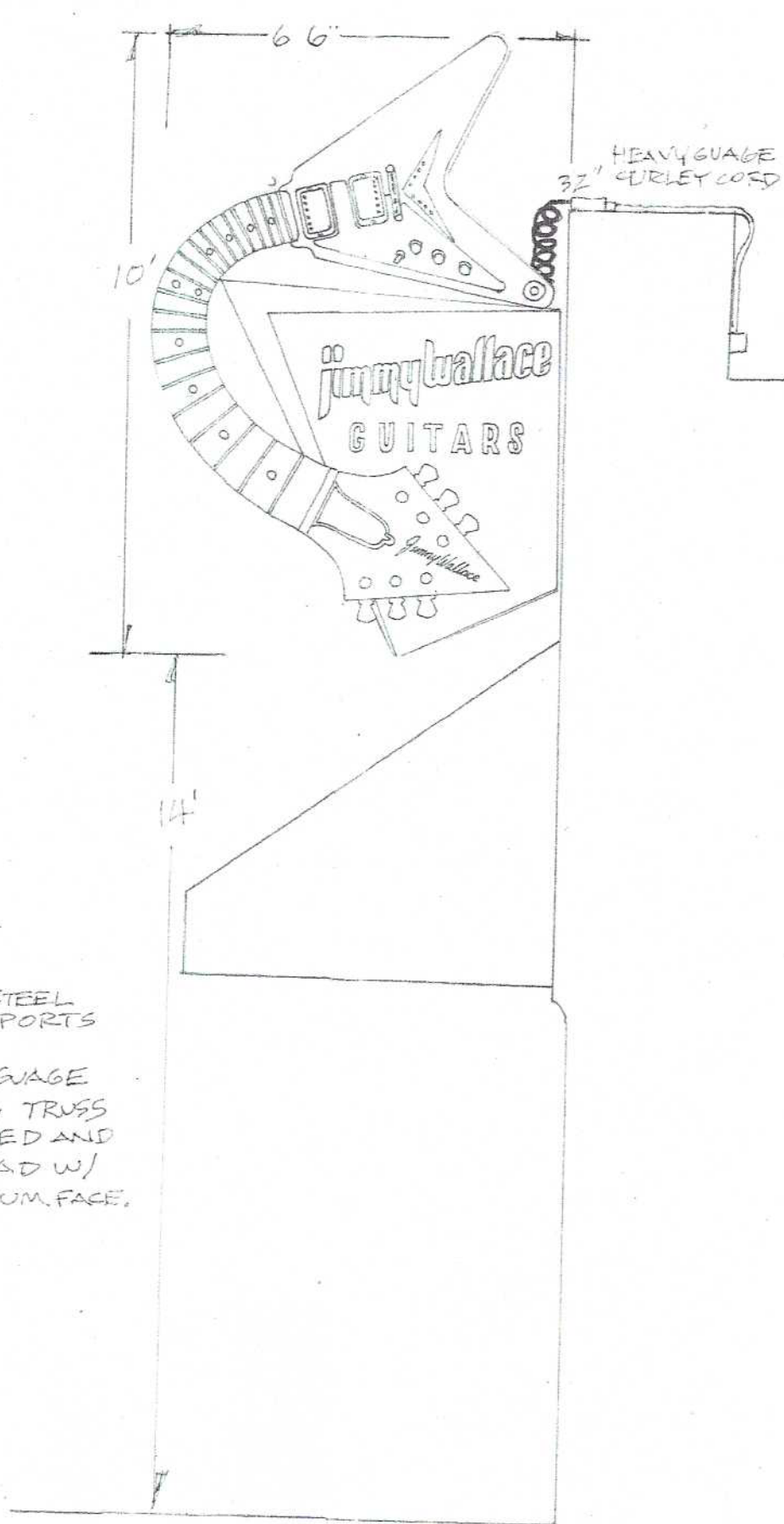
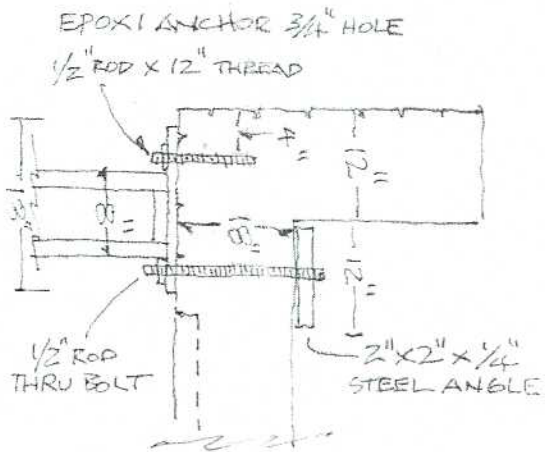
514

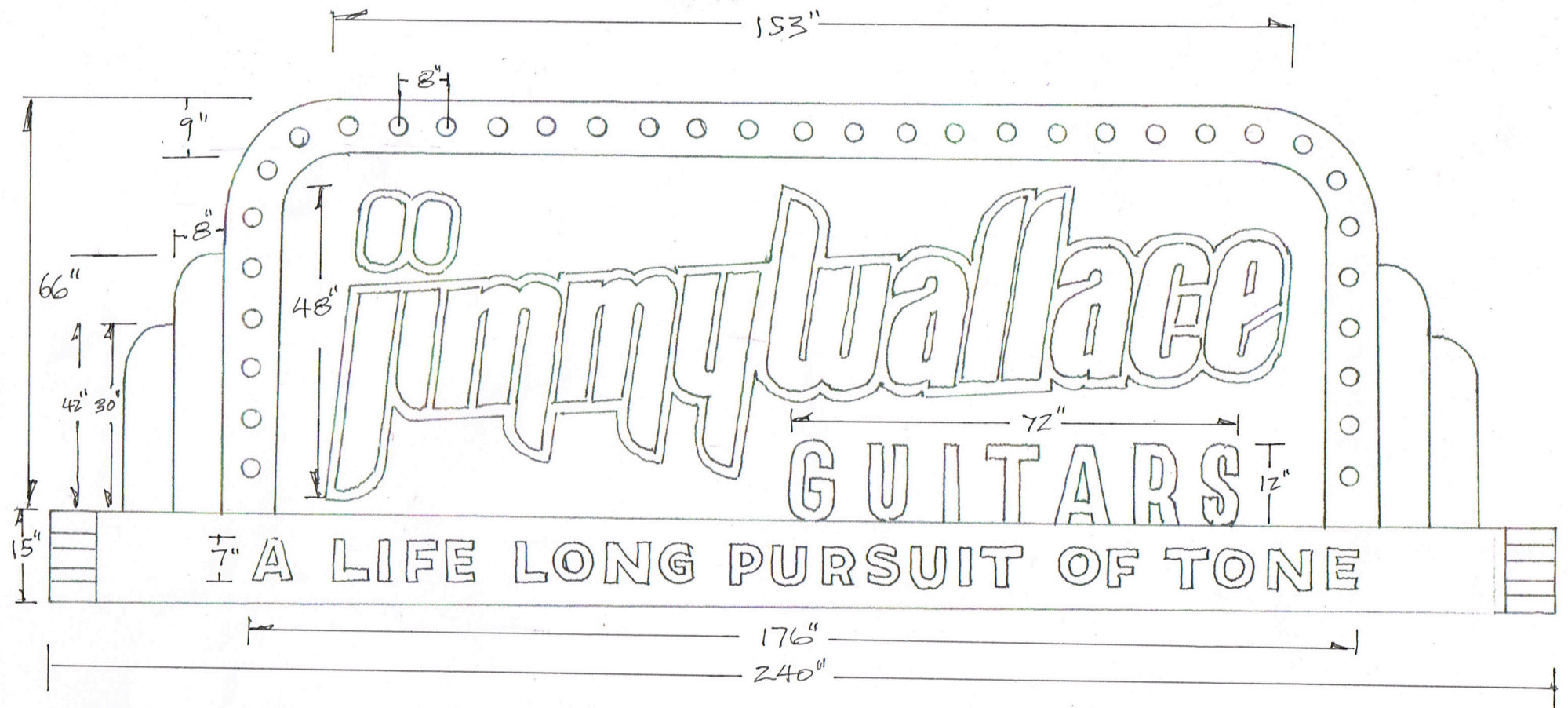
GUITAR GALLERY

Castille's
Original

OPEN

OPEN





- ALL ALUMINUM FABRICATION W/ WELDED FRAMEWORK PAINTED WITH MATHEWS ACRYLIC POLYURETHANE COLORS
- 11 WATT CERAMIC COATED LED LIGHT BULB
- STUD MOUNTED REVERSE CHANNEL LETTER W/ EXPOSED YELLOW GOLD NEON ON FACE, BLUE LED HALO GLOW BEHIND.
- STANDING REVERSE CHANNEL LETTER W/ WHITE HALO GLOW FACE IS BRUSHED ALUMINUM
- RACEWAY TO HOUSE ALL ELECTRICAL COMPONENTS
- PAINTED GRAPHICS ON FACE W/ CONNECTED WHITE NEON

1/2" = 1'

DD 22-01



Looking at the subject property from Main Street



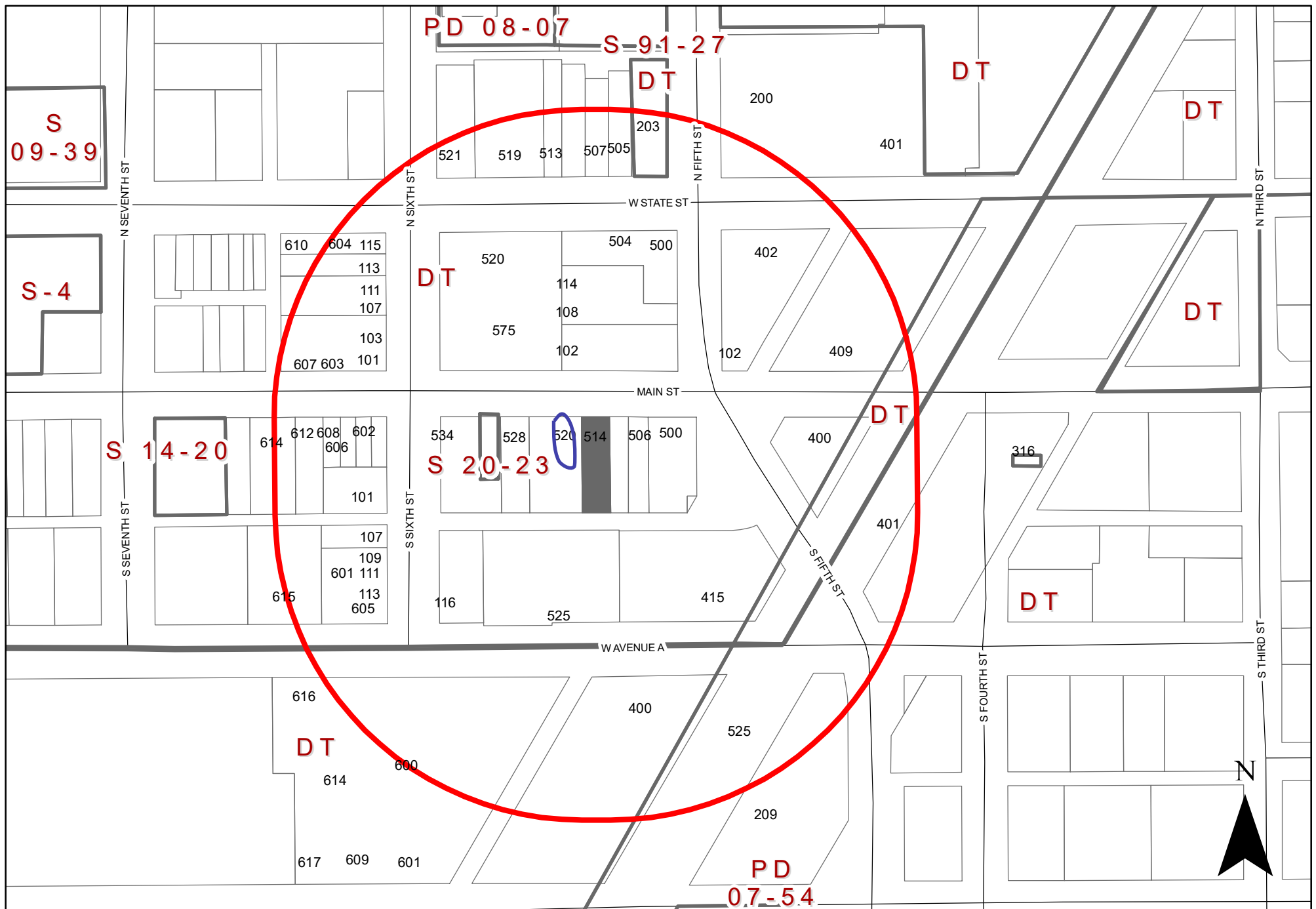
Looking north of the subject property



Looking west of the subject property



Looking east of subject property



Downtown Development Map DD 22-01

514 Main Street

Comment Form

Case DD 22-01

DD 22-01 Jimmy Wallace Guitars. The applicant requests a "Major Waiver" to the Downtown Sign Standards for a guitar-shaped projecting sign and a wall sign advertising Jimmy Wallace Guitars. The site is located at 514 Main Street. (District 2)

DD 22-01 Jimmy Wallace Guitars. El solicitante solicita una "Major Waiver" a los Estándares de letreros del centro para un letrero saliente en forma de guitarra y un letrero de pared que anuncia Jimmy Wallace Guitars. El sitio está ubicado en 514 Main Street. (Distrito 2)

DD 22-01 Jimmy Wallace Guitars. Người nộp đơn yêu cầu "Major Waiver" đối với Tiêu chuẩn Biển báo Trung tâm thành phố cho một bảng hiệu hình cây đàn ghita và một bảng hiệu treo tường quảng cáo Jimmy Wallace Guitars. Địa điểm này nằm ở 514 Main Street. (Quận 2)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Larry Hishmeh, 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.)

520 Main st.

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

[Signature]

Signature / Firma / Ch ữ ký

7-1-22

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

Outside the notification area

Case DD 22-01

DD 22-01 Jimmy Wallace Guitars. The applicant requests a "Major Waiver" to the Downtown Sign Standards for a guitar-shaped projecting sign and a wall sign advertising Jimmy Wallace Guitars. The site is located at 514 Main Street. (District 2)

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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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Jolene Smith (Mrs. J's Heavenly Delights)

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.)

612 W. State St.

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

Jolene M. Smith

Signature / Firma / Chữ ký

7/2/22

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.)