



# **GARLAND**

## **NOTICE OF MEETING CITY OF GARLAND, TEXAS**

### **AGENDA**

#### **PLAN COMMISSION**

**Council Chambers, City Hall  
William E. Dollar Municipal Building  
200 N. Fifth Street  
Garland, Texas  
March 28, 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 6:20 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](http://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.**

**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 March 16, 2022 Meeting.

### 2. PLATS

- a. P 22-04 Eastgate No. 1 Sixth Replat Final Plat
- b. P 22-05 Bridgewater 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 **Kimley-Horn**, requesting approval of a Detail Plan for an Automobile Repair, Minor Use on a property zoned Planned Development (PD) District 06-28 District for Community Retail Uses. This item may include amendments to Planned Development (PD) District 06-28. This property is located at 2999 North President George Bush Turnpike. (District 1) (File Z 21-50 – Detail Plan)
- b. Consideration of the application of **Randall Reed's Planet Ford 635**, requesting approval of a Specific Use Provision Renewal to allow Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 3601 South Shiloh Road. (District 5) (File Z 21-54 – Specific Use Provision)



- c. Consideration of the application of **Randall Reed's Planet Ford 635**, requesting approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 3601 South Shiloh Road. (District 5) (File Z 21-54 – Plan)
- d. Consideration of the application of **Jude Nwachukwu**, requesting approval of a Specific Use Provision Renewal to allow a Reception Facility on a property zoned Planned Development (PD) District 06-46 for Community Retail Uses. This property is located at 1906 East Miller Road. (District 2) (File Z 22-10 – Specific Use Provision)
- e. Consideration of the application of **Jude Nwachukwu**, requesting approval of a Plan for a Reception Facility Use. This property is located at 1906 East Miller Road. (District 2) (File Z 22-10 – Plan)

#### **4. ADJOURN**

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

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



**GARLAND**

**Plan Commission**

**1. a.**

**Meeting Date:** 03/28/2022

**Item Title:** Plan Commission Minutes for March 16, 2022

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**Summary:**

Consider approval of the Plan Commission Minutes for the March 16, 2022 Meeting.

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**Attachments**

Plan Commission Minutes for March 16, 2022

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## Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Wednesday, March 16, 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  
1<sup>st</sup> Vice-Chair  
2<sup>nd</sup> Vice-Chair  
Commissioner  
Commissioner  
Commissioner

Scott Roberts  
Christopher Ott  
Douglas Williams  
Wayne Dalton  
Julius Jenkins  
Mike Rose

### STAFF PRESENT

Assistant City Manager  
Sr. Assistant City Attorney  
Recording Secretary  
Assistant Recording Secretary  
Lead Development Planner

Judson Rex  
Stephen Hines  
Tracy Allmendinger  
Christian Montgomery  
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 Jenkins to **approve** the Consent Agenda as presented, seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**

### MINUTES

- 1a. APPROVED\*\*** Consider approval of the Plan Commission Minutes for the February 21, 2022 meeting.

### ZONING

#### **2a. APPROVED**

Consideration of the application of **Hanif Nensey**, requesting approval of a Change in Zoning from Agricultural (AG) District to Single-Family-7 (SF-7) District. This property is located at 705 East Oates Road. (District 4) (File Z 21-24 - Zoning)

The applicant Hanif Nensey, 1108 Windy Meadow, Plano, TX provided an overview of the request and remained available for questions.

There were no questions of this applicant.

**Motion** was made by Commissioner Jenkins to close the public hearing and **approve** the request as presented. Seconded by Commissioner Williams. **Motion carried: 6 Ayes, 0 Nays.**

**2b. APPROVED** Consideration of the application of **Hanif Nensey**, requesting approval of a Specific Use Provision for a Guest House. This property is located at 705 East Oates Road. (District 4) (File Z 21-24 –Specific Use Provision)

**Motion** was made by Commissioner Jenkins to close the public hearing and **approve** the request as presented. Seconded by Commissioner Williams. **Motion carried: 6 Ayes, 0 Nays.**

**2c. APPROVED** Consideration of the application of **Hanif Nensey**, requesting approval of a Plan for a Guest House. This property is located at 705 East Oates Road. (District 4) (File Z 21-24 –Plan)

**Motion** was made by Commissioner Jenkins to close the public hearing and **approve** the request as presented. Seconded by Commissioner Williams. **Motion carried: 6 Ayes, 0 Nays.**

**2d. APPROVED** Consideration of the application of **OM Estate Development**, requesting approval a Change in Zoning from Community Office (CO) District and Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses. This property is located at 240 and 250 East Interstate 30 Freeway and 328 Oaks Trail. (District 3) (File Z 21-52 –Zoning)

Representing the applicant, Anjum Varshney, 4017 Bordeaux Circle, Flower Mound, TX and representing Level Group Southwest (Design Builder), Stephen Boudreau, 4800 Bonfire Way, Aubrey, TX provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission and the applicant regarding project timeframe, proposed deviations for additional density, undeveloped property ownership, accessibility, and parking accessibility to buildings.

Speaking in support of the request Blanca Gomez, 7129 Lyons Road, Garland, TX, Clay Sanborn, 240 Ridgecrest Drive, Garland, TX, Patty Di Bernardo, 613 Allegheny Trail, Garland, TX, Kevin Allenberg, 5506 Carrie Lane, Garland, TX, Mary de Ellos, 3500 Gray Drive, Garland, TX, Marsha Coleman, 310 Plaza Drive, Garland, TX

Nearby residents and tenants of the applicant, Kathryn Lopez, 2206 Mitchell Lane Rowlett, TX, Maria Flores, 1608 South Bowen Road, Santiago, TX, Michael Briones, 2206 Mitchell Lane, Rowlett, TX, spoke in favor of the request and future retail developments

Kelly Thomas, 3721 English Oak Drive, Garland, TX inquired as to the purpose of demolition or moving of existing homes within the request area.

Tenants of 240 and 250 East Interstate 30 Freeway and 328 Oaks Trail registering their position in support of the request but not speaking:

Sanjay Gupta, Ross Ardmeyer, Veom Gupta, James Roy Jackson, Steve Roy Jackson, Ben Dunn, William Minai, Sherika Townsend, Michael Breowns, Lakisha Lister, Brock Green, Patricia Green, Noah Livingston, Daniel Barker.

The applicant stated there would not be any demolition of existing buildings or structures related to this project.

**Motion** was made by Commissioner Rose to close the public hearing and open for discussion. Seconded by Commissioner Williams. **Motion carried: 6 Ayes, 0 Nays.**

There was discussion between Chairman Roberts and staff regarding a separate Homeowners Association for the Townhomes.

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

## **2e. APPROVED**

Consideration of the application of **OM Estate Development**, requesting approval of Detail Plan for Mixed Uses. This property is located at 240 and 250 East Interstate 30 Freeway and 328 Oaks Trail. (District 3) (File Z 21-52 – Detail Plan)

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

**2f. APPROVED** Consideration of the application of **Sean Kim**, requesting approval of a Specific Use Provision Renewal for a Reception Facility on a property zoned Industrial (IN) District. This property is located at 2800 West Kingsley Road. (District 5) (File Z 21-55 – Specific Use Provision)

Representing the applicant, Illiana Rojas, 2421 Jester, Carrollton, TX, provided an overview of the request and remained available for questions.

There were no questions of this applicant.

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

**2g. APPROVED** Consideration of the application of **Sean Kim**, requesting approval of a Plan for a Reception Facility on a property zoned Industrial (IN) District. This property is located at 2800 West Kingsley Road. (District 5) (File Z 21-55 – Plan)

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

**2h. APPROVED** Consideration of the application of **Provident Realty Advisors**, requesting approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses. This property is located at 3309 Castle Drive. (District 1) (File Z 21-62 – Zoning)

Representing the applicant Maxwell Fisher, 2595 Dallas Parkway, Frisco, TX and the applicant, Glenn Lanier, 10210 North Central Expressway, Suite 300, Dallas, TX, provided an overview of the request and remained available for questions.

There was discussion between the Plan Commissioners and applicant regarding the residential homes being completely electric, project timeframe, and trash collection.

Don Bellamy, 3217 Rough Creek Drive, Garland, TX spoke of concerns regarding possible traffic hazard concerns.

**Motion** was made by Commissioner Dalton to close the public hearing and **approve** the request as presented. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**

**2i. APPROVED** Consideration of the application of **Provident Realty Advisors**, requesting approval of a Detail Plan for Multi-Family development. This property is located at 3309 Castle Drive. (District 1) (File Z 21-62 – Detail Plan)

**Motion** was made by Commissioner Dalton to close the public hearing and **approve** the request as presented. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**

**2j. APPROVED** Consideration of the application of **Don Gordon**, requesting approval of an Amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use. This property is located at 2025 Old Mill Run. (District 8) (File Z 22-02 – Zoning)

The applicant, Don Gordon, was available for questions.

**Motion** was made by Commissioner Ott to close the public hearing and **approve** the application as presented with the added condition automotive repair is only to be completed within the building. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**

**2k. APPROVED** Consideration of the application of **Don Gordon**, requesting approval of a Detail Plan for Automobile Repair, Major Use. This property is located at 2025 Old Mill Run. (District 8) (File Z 22-02 – Detail Plan)

**Motion** was made by Commissioner Ott to close the public hearing and **approve** the application as presented with the added condition automotive repair is only to be completed within the building. 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 8:21p.m.

**City of Garland, TX**

**Approved:**

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Chairman

**Attested:**

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Recording Secretary





**GARLAND**

**Plan Commission**

**2. a.**

**Meeting Date:** 03/28/2022

**Item Title:** P 22-04 Eastgate No. 1 Sixth Replat Final Plat

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**Summary:**

P 22-04 Eastgate No. 1 Sixth Replat Final Plat

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**Attachments**

P 22-04 Eastgate No. 1 Sixth Replat Final Plat Report and Attachments

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# ***Planning Report***

**File No: P 22-04/District 5**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: March 28, 2022**



**GARLAND**

TEXAS MADE HERE

## **FINAL PLAT**

Eastgate No. 1 Sixth Replat

## **LOCATION**

4689 Saturn Road

## **ZONING**

Planned Development (PD) District 18-13

## **NUMBER OF LOTS**

One (1)

## **ACREAGE**

11.835

## **BACKGROUND**

The applicant requests approval of a Final Plat. The purpose of the Final Plat is to add new easements for a future apartment complex.

## **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. 8x11 Plat

## **PREPARED BY:**

Kimberly Hopkins  
Development Planner  
Planning and Development  
972-205-2454  
[khopkins@garlandtx.gov](mailto:khopkins@garlandtx.gov)

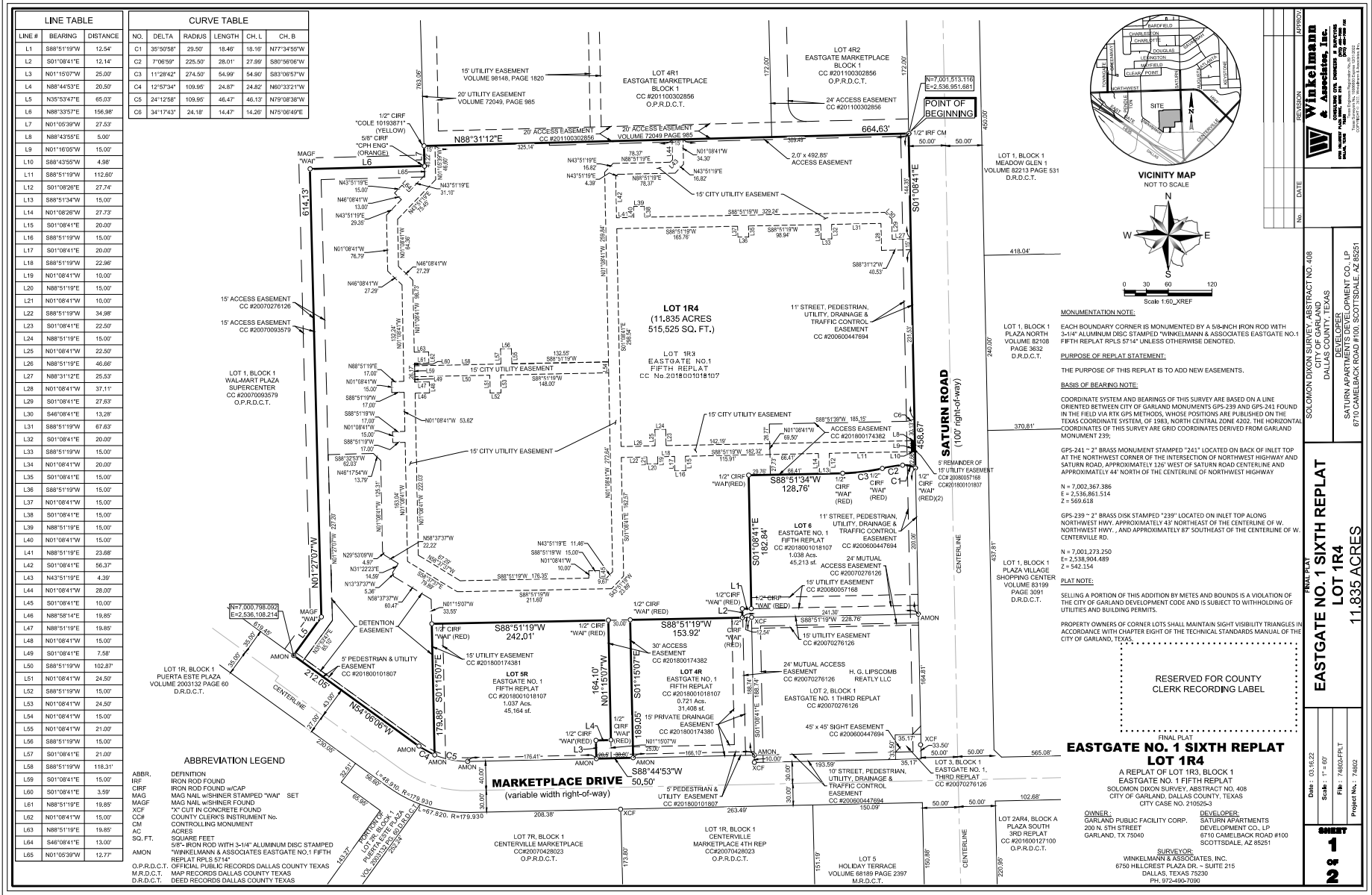
## **REVIEWED BY:**

Will Guerin, AICP  
Director of Planning









**SURVEYOR'S AFFIRMATION:**

CONTAINING within these metes and bounds 11,835 acres or 515,525 square feet, more or less

Time

WITNESS, my hand at Garland, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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.

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.

**SURVEYOR:**  
WINKELMANN & ASSOCIATES, INC.  
6750 HILLCREST PLAZA DR. ~ SUITE 215  
DALLAS, TEXAS 75230  
PH. 972-490-7090

11.835 ACRES

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OF  
2**

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**GARLAND**

**Plan Commission**

**2. b.**

**Meeting Date:** 03/28/2022

**Item Title:** P 22-05 Bridgewater Final Plat

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**Summary:**

P 22-05 Bridgewater Final Plat

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**Attachments**

P 22-05 Bridgewater Final Plat Report and Attachments

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# ***Planning Report***

**File No: P 22-05/District 3**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: March 28, 2022**



**GARLAND**

TEXAS MADE HERE

## **FINAL PLAT**

Bridgewater

## **LOCATION**

5001 Zion Road

## **ZONING**

Planned Development (PD) District 20-04

## **NUMBER OF LOTS**

Residential lots: 89

Homeowners Association lots: 6

## **ACREAGE**

18.04

## **BACKGROUND**

The subject property is currently undeveloped. The applicant is subdividing the property for the development of eighty-nine (89) single-family lots ranging from 4,360 square feet to 10,733 square feet.

The preliminary plat was approved in January 2021.

## **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. 8x11 Plat

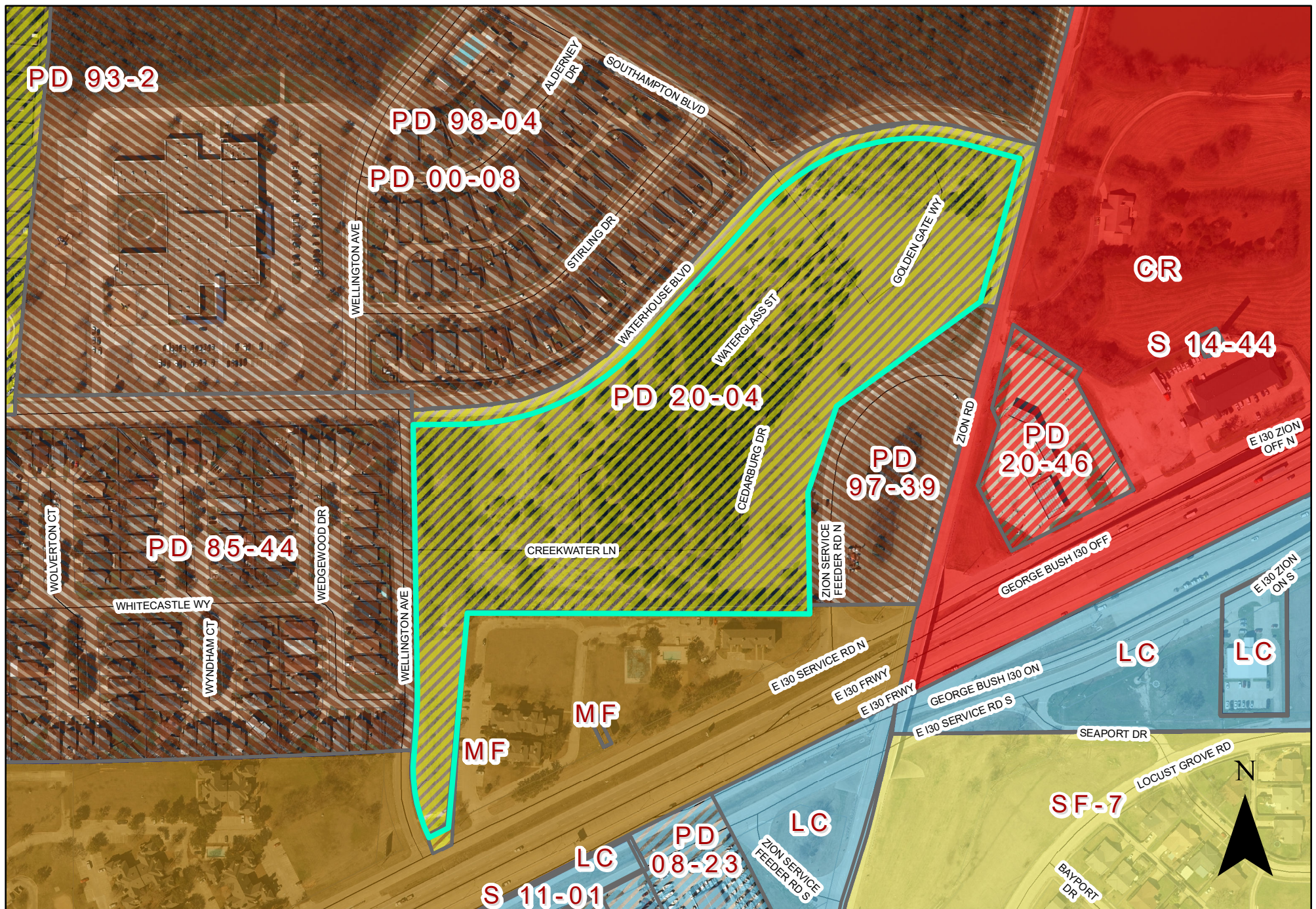
## **PREPARED BY:**

Nabiha Ahmed  
Lead Development Planner  
Planning and Development  
972-205-2453  
[nahmed@garlandtx.gov](mailto:nahmed@garlandtx.gov)

## **REVIEWED BY:**

Will Guerin, AICP  
Director of Planning





0 180 360 Feet  
1 inch = 280 feet

## PLAT MAP P 22-05

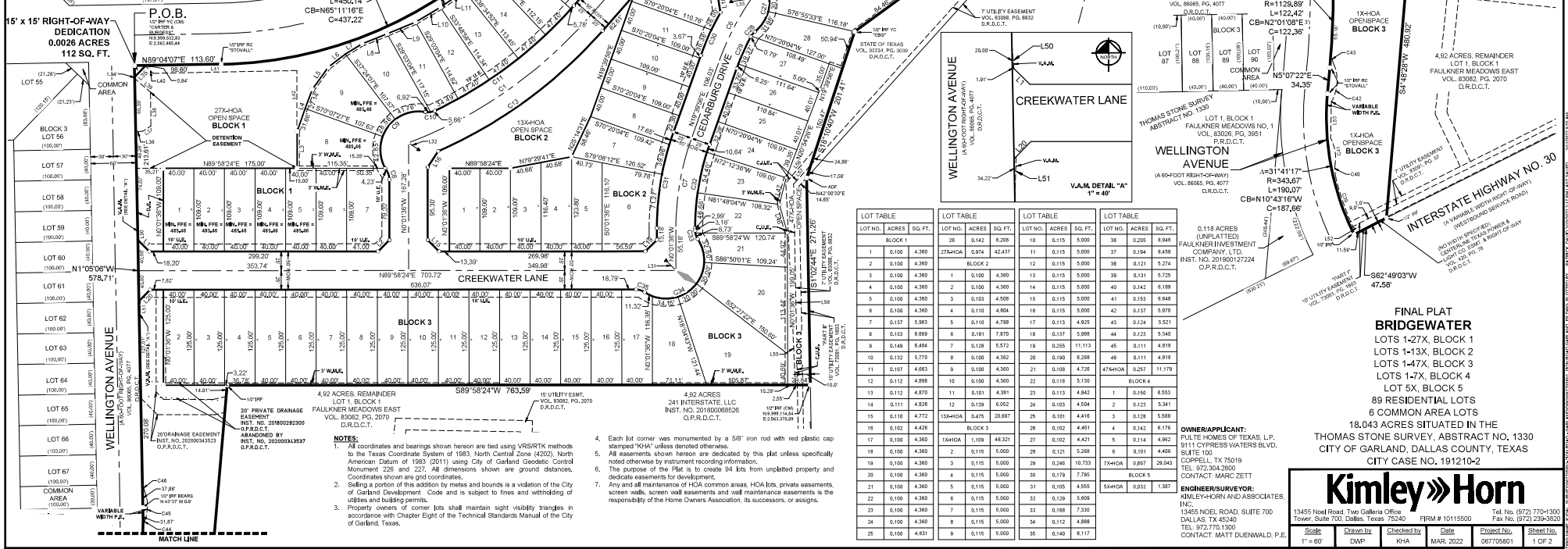
5001 Zion Road



| CURVE TABLE |            |        |        |               | CURVE TABLE |     |              |        |        | CURVE TABLE   |        |     |           |        |
|-------------|------------|--------|--------|---------------|-------------|-----|--------------|--------|--------|---------------|--------|-----|-----------|--------|
| NO.         | DELTA      | RADIUS | LENGTH | CHORD BEARING | CHORD       | NO. | DELTA        | RADIUS | LENGTH | CHORD BEARING | CHORD  | NO. | DELTA     | RADIUS |
| C1          | 27°02'41"  | 595.20 | 286.11 | N89°13'38"E   | 286.27      | C21 | 21°47'12"    | 20.99  | 7.81   | N102°14'39"W  | 7.58   | C41 | 38°07'43" | 55.05  |
| C2          | 15°44'45"  | 400.00 | 109.83 | N49°19'40"E   | 109.89      | C22 | 13°04'05"00" | 50.00  | 117.01 | S81°23'43"E   | 82.08  | C42 | 52°18'50" | 45.00  |
| C3          | 81°17'45"  | 600.00 | 86.87  | S35°35'24"E   | 86.89       | C23 | 20°19'12"    | 2.00   | 7.69   | S41°43'13"W   | 7.69   | C43 | 25°55'59" | 48.00  |
| C4          | 41°14'41"  | 800.00 | 65.85  | S37°47'32"E   | 65.84       | C24 | 36°54'36"    | 375.00 | 241.57 | N37°25'32"E   | 237.42 | C44 | 18°41'50" | 48.00  |
| C5          | 38°18'39"  | 350.00 | 237.58 | N34°34'56"E   | 233.04      | C25 | 37°47'24"    | 325.00 | 214.36 | N37°43'07"E   | 210.49 | C45 | 59°51'48" | 55.00  |
| C6          | 15°15'09"  | 350.00 | 61.77  | S27°17'38"W   | 62.90       | C26 | 28°47'41"E   | 60.00  | 300.32 | S84°37'35"W   | 71.59  | C46 | 19°33'27" | 48.00  |
| C7          | 19°14'32"  | 350.00 | 130.29 | S89°48'19"W   | 119.79      | C27 | 122°17'49"   | 50.00  | 108.72 | N89°19'25"W   | 87.59  |     |           |        |
| C8          | 34°02'22"  | 20.00  | 11.98  | N10°16'59"W   | 11.77       | C28 | 34°00'00"    | 50.00  | 9.42   | S89°44'50"E   | 9.39   |     |           |        |
| C9          | 134°13'40" | 50.00  | 117.40 | S33°11'24"W   | 82.23       | C29 | 8°30'31"     | 325.00 | 45.62  | S23°41'17"W   | 45.06  |     |           |        |
| C10         | 36°50'18"  | 30.00  | 12.58  | N82°28'07"E   | 12.37       | C30 | 8°31'53"     | 375.00 | 62.58  | S34°25'52"W   | 62.31  |     |           |        |
| C11         | 29°39'32"  | 570.00 | 229.89 | N52°14'42"E   | 229.34      | C31 | 19°41'32"    | 375.00 | 128.89 | S89°48'10"W   | 128.25 |     |           |        |
| C12         | 8°01'51"   | 425.00 | 58.87  | S45°20'21"W   | 58.77       | C32 | 18°41'32"    | 325.00 | 111.70 | S89°48'10"W   | 111.10 |     |           |        |
| C13         | 24°51'07"  | 620.00 | 268.83 | N53°44'50"E   | 268.82      | C33 | 34°02'52"    | 20.00  | 11.89  | S17°03'02"E   | 11.71  |     |           |        |
| C14         | 8°30'56"   | 375.00 | 62.28  | S48°04'32"W   | 62.21       | C34 | 15°01'54"    | 50.00  | 17.86  | N44°58'24"E   | 18.18  |     |           |        |
| C15         | 81°041"    | 557.50 | 78.44  | S35°42'25"E   | 78.38       | C35 | 34°02'52"    | 20.00  | 11.89  | N73°00'11"W   | 11.71  |     |           |        |
| C16         | 8°21'45"   | 642.50 | 83.02  | S89°35'36"W   | 82.84       | C36 | 2°54'00"     | 450.00 | 22.79  | S42°45'20"W   | 22.77  |     |           |        |
| C17         | 29°39'32"  | 111.88 | 46.97  | N10°17'29"W   | 46.93       | C37 | 21°47'12"    | 20.99  | 7.81   | S89°19'25"W   | 7.59   |     |           |        |
| C18         | 29°38'24"  | 85.50  | 38.30  | S20°11'01"E   | 38.20       | C38 | 32°52'52"    | 12.00  | 7.30   | S37°14'47"W   | 7.28   |     |           |        |
| C19         | 31°22'27"  | 775.00 | 43.37  | S34°32'54"E   | 43.39       | C39 | 11°41'33"    | 360.00 | 96.52  | S19°18'02"E   | 96.40  |     |           |        |
| C20         | 4°09'18"   | 825.00 | 58.82  | S34°03'38"E   | 58.81       | C40 | 21°33'42"    | 48.00  | 18.44  | S82°49'24"E   | 18.33  |     |           |        |

| LINE TABLE |             |        |
|------------|-------------|--------|
| NO.        | BEARING     | LENGTH |
| L1         | N84°45'47"E | 7.58   |
| L2         | N84°45'47"E | 7.24   |

| LINE TABLE |             |        | LINE TABLE |             |        | LINE TABLE |             |        | LINE TABLE |             |        |
|------------|-------------|--------|------------|-------------|--------|------------|-------------|--------|------------|-------------|--------|
| NO.        | BEARING     | LENGTH | NO.        | BEARING     | LENGTH | NO.        | BEARING     | LENGTH | NO.        | BEARING     | LENGTH |
| L1         | N49°32'11"W | 27.41  | L16        | S23°42'44"W | 26.97  | L31        | N49°19'19"W | 16.38  | L46        | N17°44'02"E | 34.18  |
| L2         | N44°58'24"E | 31.27  | L17        | N86°18'25"E | 23.27  | L32        | S58°38'19"E | 15.75  | L47        | N14°34'06"E | 35.18  |
| L3         | S30°15'45"E | 48.29  | L18        | S69°15'39"W | 25.14  | L33        | S82°34'39"W | 28.64  | L48        | S21°25'13"E | 86.28  |
| L4         | S19°52'59"W | 27.14  | L19        | N44°58'24"E | 21.21  | L34        | N89°15'45"E | 21.38  | L49        | S39°44'18"E | 35.32  |
| L5         | N59°32'45"E | 35.70  | L20        | S44°28'39"W | 21.82  | L35        | S43°59'19"W | 25.10  | L50        | S54°38'57"E | 21.40  |
| L6         | S52°35'59"W | 28.14  | L21        | N03°41'54"W | 21.21  | L36        | S88°48'49"W | 8.85   | L51        | N01°49'02"E | 30.80  |
| L7         | S59°24'45"W | 25.84  | L22        | N09°27'38"E | 22.87  | L37        | S57°45'09"W | 13.69  | L52        | N72°10'57"W | 11.88  |
| L8         | S69°34'49"W | 35.17  | L23        | S70°47'59"E | 18.89  | L38        | S00°55'55"E | 44.41  | L53        | S01°59'28"W | 47.68  |
| L9         | S87°22'24"W | 40.29  | L24        | S87°51'14"E | 13.35  | L39        | S49°58'09"E | 27.21  | L54        | N77°07'59"E | 6.54   |
| L10        | S89°17'17"W | 37.89  | L25        | N69°22'47"E | 26.89  | L40        | S48°50'08"E | 13.81  | L55        | S22°12'35"E | 29.75  |
| L11        | S85°38'39"W | 37.50  | L26        | S87°05'55"E | 27.22  | L41        | N88°54'54"E | 188.37 | L56        | S01°02'45"E | 203.15 |
| L12        | S56°54'03"W | 38.80  | L27        | N25°44'20"W | 22.74  | L42        | S00°51'36"E | 79.87  | L57        | N42°30'18"E | 33.38  |
| L13        | S48°44'08"W | 38.17  | L28        | S71°57'14"E | 100.03 | L43        | N82°29'15"W | 110.78 | L58        | N49°32'59"E | 41.85  |
| L14        | S43°30'02"W | 38.79  | L29        | S74°27'12"E | 58.54  | L44        | N82°29'15"W | 110.81 | L59        | N84°45'47"E | 7.20   |
| L15        | S45°15'13"E | 31.21  | L30        | S39°24'33"E | 38.10  | L45        | N82°29'15"W | 60.74  | L60        | N84°45'47"E | 7.03   |



| LOT TABLE |       |         | LOT TABLE |       |         | LOT TABLE |       |         | LOT TABLE |       |         |
|-----------|-------|---------|-----------|-------|---------|-----------|-------|---------|-----------|-------|---------|
| LOT NO.   | ACRES | SQ. FT. | LOT NO.   | ACRES | SQ. FT. | LOT NO.   | ACRES | SQ. FT. | LOT NO.   | ACRES | SQ. FT. |
| BLOCK 1   |       |         | BLOCK 2   |       |         | BLOCK 3   |       |         | BLOCK 4   |       |         |
| 1         | 0.100 | 4,360   | 1         | 0.100 | 4,360   | 1         | 0.100 | 4,360   | 1         | 0.100 | 4,360   |
| 2         | 0.100 | 4,360   | 2         | 0.100 | 4,360   | 2         | 0.100 | 4,360   | 2         | 0.100 | 4,360   |
| 3         | 0.100 | 4,360   | 3         | 0.100 | 4,360   | 3         | 0.100 | 4,360   | 3         | 0.100 | 4,360   |
| 4         | 0.100 | 4,360   | 4         | 0.100 | 4,360   | 4         | 0.100 | 4,360   | 4         | 0.100 | 4,360   |
| 5         | 0.100 | 4,360   | 5         | 0.100 | 4,360   | 5         | 0.100 | 4,360   | 5         | 0.100 | 4,360   |
| 6         | 0.100 | 4,360   | 6         | 0.100 | 4,360   | 6         | 0.100 | 4,360   | 6         | 0.100 | 4,360   |
| 7         | 0.100 | 4,360   | 7         | 0.100 | 4,360   | 7         | 0.100 | 4,360   | 7         | 0.100 | 4,360   |
| 8         | 0.100 | 4,360   | 8         | 0.100 | 4,360   | 8         | 0.100 | 4,360   | 8         | 0.100 | 4,360   |
| 9         | 0.100 | 4,360   | 9         | 0.100 | 4,360   | 9         | 0.100 | 4,360   | 9         | 0.100 | 4,360   |
| 10        | 0.100 | 4,360   | 10        | 0.100 | 4,360   | 10        | 0.100 | 4,360   | 10        | 0.100 | 4,360   |
| 11        | 0.100 | 4,360   | 11        | 0.100 | 4,360   | 11        | 0.100 | 4,360   | 11        | 0.100 | 4,360   |
| 12        | 0.100 | 4,360   | 12        | 0.100 | 4,360   | 12        | 0.100 | 4,360   | 12        | 0.100 | 4,360   |
| 13        | 0.100 | 4,360   | 13        | 0.100 | 4,360   | 13        | 0.100 | 4,360   | 13        | 0.100 | 4,360   |
| 14        | 0.100 | 4,360   | 14        | 0.100 | 4,360   | 14        | 0.100 | 4,360   | 14        | 0.100 | 4,360   |
| 15        | 0.100 | 4,360   | 15        | 0.100 | 4,360   | 15        | 0.100 | 4,360   | 15        | 0.100 | 4,360   |
| 16        | 0.100 | 4,360   | 16        | 0.100 | 4,360   | 16        | 0.100 | 4,360   | 16        | 0.100 | 4,360   |
| 17        | 0.100 | 4,360   | 17        | 0.100 | 4,360   | 17        | 0.100 | 4,360   | 17        | 0.100 | 4,360   |
| 18        | 0.100 | 4,360   | 18        | 0.100 | 4,360   | 18        | 0.100 | 4,360   | 18        | 0.100 | 4,360   |
| 19        | 0.100 | 4,360   | 19        | 0.100 | 4,360   | 19        | 0.100 | 4,360   | 19        | 0.100 | 4,360   |
| 20        | 0.100 | 4,360   | 20        | 0.100 | 4,360   | 20        | 0.100 | 4,360   | 20        | 0.100 | 4,360   |
| 21        | 0.100 | 4,360   | 21        | 0.100 | 4,360   | 21        | 0.100 | 4,360   | 21        | 0.100 | 4,360   |
| 22        | 0.100 | 4,360   | 22        | 0.100 | 4,360   | 22        | 0.100 | 4,360   | 22        | 0.100 | 4,360   |
| 23        | 0.100 | 4,360   | 23        | 0.100 | 4,360   | 23        | 0.100 | 4,360   | 23        | 0.100 | 4,360   |
| 24        | 0.100 | 4,360   | 24        | 0.100 | 4,360   | 24        | 0.100 | 4,360   | 24        | 0.100 | 4,360   |
| 25        | 0.100 | 4,360   | 25        | 0.100 | 4,360   | 25        | 0.100 | 4,360   | 25        | 0.100 | 4,360   |
| 26        | 0.100 | 4,360   | 26        | 0.100 | 4,360   | 26        | 0.100 | 4,360   | 26        | 0.100 | 4,360   |
| 27        | 0.100 | 4,360   | 27        | 0.100 | 4,360   | 27        | 0.100 | 4,360   | 27        | 0.100 | 4,360   |
| 28        | 0.100 | 4,360   | 28        | 0.100 | 4,360   | 28        | 0.100 | 4,360   | 28        | 0.100 | 4,360   |
| 29        | 0.100 | 4,360   | 29        | 0.100 | 4,360   | 29        | 0.100 | 4,360   | 29        | 0.100 | 4,360   |

**Kimley»Horn**

13455 Noel Road, Suite 700 Dallas, Texas 75240  
 Tel No. (972) 770-1300 Fax No. (972) 258-3820

Scale 1" = 60' Drawn by DWP Checked by KHA Date MAR. 2002 Project No. 067705801 Sheet No. 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS PULTE HOMES OF TEXAS, L.P., is the owner of a tract of land situated in the Thomas Stone Survey, Abstract No. 1330, City of Garland, Dallas County, Texas and being all of a called 18,045 acre tract of land described as "Tract One" in the Special Warranty Deed with Vendor's Lien to Oasis Church at Lakeview Assembly of God, recorded in Instrument No. 201600128433, Official Public Records of Dallas County, Texas and subsequently conveyed to PULTE HOMES OF TEXAS, L.P., in the Special Warranty Deed recorded in Instrument No. 202000285989, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "Carter & Burgess" found at the intersection of the east right-of-way line of Wellington Avenue (a 60-foot right-of-way) with the southeast right-of-way line of Waterhouse Boulevard (an 80-foot right-of-way);

THENCE with said southeast right-of-way line of Waterhouse Boulevard, the following courses and distances:

North 89°0407" East, a distance of 113.60 feet to a 1/2-inch iron rod with faded red plastic cap stamped "STOVALL" found at the beginning of a tangent curve to the left having a central angle of 47°45'41", a radius of 540.00 feet, a chord bearing and distance of North 65°11'16" East, 437.22 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 450.14 feet to a 1/2-inch iron rod with plastic faded red cap stamped "STOVALL" found for corner;

North 41°18'26" East, a distance of 399.16 feet to a 1/2-inch iron rod with faded red plastic cap stamped "STOVALL" found at the beginning of a tangent curve to the right having a central angle of 62°54'14", a radius of 460.00 feet, a chord bearing and distance of North 72°45'32" East, 480.04 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 505.02 feet to a 1/2-inch iron rod with faded red plastic cap stamped "STOVALL" found for corner;

South 75°47'21" East, a distance of 120.67 feet to a 1/2-inch iron rod found at the intersection of said southeast right-of-way line with the west right-of-way line of Zion Road (a 60-foot right-of-way);

THENCE with said west right-of-way line of Zion Road, the following courses and distances:

South 14°58'14" West, a distance of 171.25 feet to a 3/4-inch aluminum disk stamped "CITY OF GARLAND" found at the beginning of a non-tangent curve to the right having a central angle of 0°23'31", a radius of 10,035.00 feet, a chord bearing and distance of South 14°48'29" West, 68.64 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 68.64 feet to a 3/4-inch aluminum disk stamped "CITY OF GARLAND" found for corner;

North 75°36'09" West, a distance of 2.52 feet to a 1/2-inch iron rod with faded red plastic cap stamped "STOVALL" found for corner in the northwest right-of-way line of Interstate Highway 30 (a variable width right-of-way);

THENCE with said northwest right-of-way line of Interstate Highway 30, the following courses and distances:

South 14°21'28" West, a distance of 91.37 feet to a 1/2-inch iron rod with yellow cap (illegible) found for corner;

South 53°51'09" West, a distance of 396.21 feet to a 1/2-inch iron rod with yellow cap stamped "CBG" found for corner;

South 18°10'40" West, a distance of 201.41 feet to a 3/4-inch aluminum disk stamped "CITY OF GARLAND" found for corner;

South 1°02'44" East, a distance of 271.26 feet to a 1/2-inch iron rod found for the northeast corner of Lot 1, Block 1, of Faulkner Meadows East, an addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 83082, Page 2070, Deed Records, Dallas County, Texas;

THENCE South 89°58'24" West, with the north line of said Lot 1, Block 1, a distance of 763.59 feet to a 1/2-inch iron rod found at the northwest corner of said Lot 1, Block 1;

THENCE South 4°48'28" West, with the west line of said Lot 1, Block 1, a distance of 480.92 feet to a 1/2-inch iron rod found in said northwest right-of-way line of Interstate Highway 30 and being at the southwest corner of said Lot 1, Block 1;

THENCE South 62°49'03" West, with said northwest right-of-way line, a distance of 47.58 feet to a 1/2-inch iron rod found at the intersection of said northwest right-of-way line with said east right-of-way line of Wellington Avenue and being at the beginning of a non-tangent curve to the right having a central angle of 31°41'17", a radius of 343.67 feet, a chord bearing and distance of North 10°43'16" West, 187.66 feet;

THENCE with said east right-of-way line of Wellington Avenue, the following courses and distances:

In a northwesterly direction, with said curve to the right, an arc distance of 190.07 feet to a 1/2-inch iron rod with faded red plastic cap stamped "STOVALL" found for corner;

North 5°07'22" East, a distance of 34.25 feet to a 1/2-inch iron rod with faded red plastic cap stamped "STOVALL" found at the beginning of a tangent curve to the left having a central angle of 6°12'28", a radius of 1129.89 feet, a chord bearing and distance of North 2°01'08" East, 122.36 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 122.42 feet to a point for corner from which a 1/2-inch iron rod found bears North 43°37" West, a distance of 0.8 feet;

North 1°05'06" West, a distance of 578.71 feet to the POINT OF BEGINNING and containing a computed area of 785,934 square feet or 18,043 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That PULTE HOMES OF TEXAS, L.P., 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 BRIDGEWATER 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; provided, however, that no public dedication is made or intended as to any private easement, screen wall easement, or wall maintenance easement shown on this plat. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any public easement dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility within a public easement; and (2) the right of ingress and egress to or from and upon the 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 paying on utility easements and fire lanes is the responsibility of the property owner. Any and all maintenance of Home Owners Association common areas or lots, private easements, screening walls, screen wall easements and wall maintenance easements is the responsibility of the Home Owners Association, its successors, or assigns.

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 area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City of Garland ("City"), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. Property owners of corner lots shall maintain the VAM Easement(s) in accordance with chapter eight of the technical standards manual of the City of Garland, Texas. The City shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the City exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, structure and/or fixtures. The City in its sole discretion may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, wall, screen, berm, sign, parking stall, drive aisle, driveway, hedge, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The City shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement, and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

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

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

The City of Garland, Texas shall not be responsible for the maintenance or operation of any detention area designated on this plat or for any damage or injury to property or persons that results from the flow of water along, into or out of those detention areas, or for the control of erosion. The construction, operation, and maintenance of any detention area designated on this plat is controlled by and subject to the applicable provisions of the Code of Ordinances of the City of Garland, as amended, or the Garland Development Code, as amended.

The City reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and are subject to change.

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

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

WITNESS my hand at Garland, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: PULTE HOMES OF TEXAS, L.P.,  
a Texas limited partnership

By: Pulte Nevada I LLC,  
a Delaware limited liability company  
Its: General Partner

By: Curt Millward,

Is: Division Director, Land Development

STATE OF \_\_\_\_\_ §

COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, on this day personally appeared Curt Millward, 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 \_\_\_\_\_, 2022.

Notary Public, State of \_\_\_\_\_

SURVEYOR'S STATEMENT

I, David J. De Weirdt, 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 the 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 15th day of March, 2022.



David J. De Weirdt  
Registered Professional Land Surveyor No. 5066  
Kimley-Horn and Associates, Inc.  
13455 Noel Road  
Two Galleria Office Tower, Suite 700  
Dallas, Texas 75240  
Ph. (972) 770-1300  
david.deweirdt@kimley-horn.com

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared David J. De Weirdt, 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 15th day of March, 2022.

Notary Public, State of Texas

|                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------|
| PLAN COMMISSION                                                                                                                               |
| APPROVED AND ACCEPTED FOR THE CITY OF GARLAND THIS _____ DAY OF _____, 20____ BY THE CITY PLAN COMMISSION OF THE CITY OF GARLAND, TEXAS.      |
| 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. |
| CHAIRMAN OF THE CITY PLAN COMMISSION                                                                                                          |
| PLANNING DIRECTOR                                                                                                                             |

OWNER/APPLICANT:  
PULTE HOMES OF TEXAS, L.P.  
9111 CYPRESS WATERS BLVD.  
SUITE 100  
CORPELL, TX 75019  
TEL: 877.304.2800  
CONTACT: MARC ZETT  
ENGINEER/SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD, SUITE 700  
DALLAS, TX 75240  
TEL: 972.770.1300  
CONTACT: MATT DUEWALD, P.E.

FINAL PLAT  
BRIDGEWATER  
LOTS 1-27X, BLOCK 1  
LOTS 1-13X, BLOCK 2  
LOTS 1-47X, BLOCK 3  
LOTS 1-7X, BLOCK 4  
LOT 5X, BLOCK 5  
89 RESIDENTIAL LOTS  
6 COMMON AREA LOTS  
18,043 ACRES SITUATED IN THE  
THOMAS STONE SURVEY, ABSTRACT NO. 1330  
CITY OF GARLAND, DALLAS COUNTY, TEXAS  
CITY CASE NO. 191210-2

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300

Fax No. (972) 239-3820

| <u>Scale</u> | <u>Drawn by</u> | <u>Checked by</u> | <u>Date</u> | <u>Project No.</u> | <u>Sheet No.</u> |
|--------------|-----------------|-------------------|-------------|--------------------|------------------|
| N/A          | DWP             | DJD               | MAR. 2022   | 067705801          | 2 OF 2           |



## GARLAND

### Plan Commission

3. a.

**Meeting Date:** 03/28/2022

**Item Title:** Z 21-50 Kimley-Horn (District 1)

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#### Summary:

Consideration of the application of **Kimley-Horn**, requesting approval of a Detail Plan for an Automobile Repair, Minor Use on a property zoned Planned Development (PD) District 06-28 District for Community Retail Uses. This item may include amendments to Planned Development (PD) District 06-28. This property is located at 2999 North President George Bush Turnpike. (District 1) (File Z 21-50 – Detail Plan)

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#### Attachments

Z 21-50 Kimley-Horn Report and Attachments

Z 21-50 Kimley-Horn Responses

---

# ***Planning Report***

**File No: Z 21-50/District 1**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: March 28, 2022**



**GARLAND**

TEXAS MADE HERE

## **REQUESTS**

Approval of a Detail Plan on a property zoned Planned Development (PD) District 06-28 for Community Retail Uses.

## **LOCATION**

2999 North President George Bush Turnpike

## **APPLICANT**

Kimley-Horn

## **OWNER**

Higginbotham Concepts LLC

## **BACKGROUND**

In 2006, City Council approved a Planned Development (PD) District 06-28 and Detail Plan for a variety of commercial uses ancillary to the Firewheel Town Center.

The applicant requests approval of an amendment to Planned Development (PD) District 06-28 to allow an Automobile Repair, Minor Use on the subject site. As per the PD 06-28, Automobile Repair, Minor Use is allowed by right; however, a Detail Plan is required in Planned Development (PD) District 06-28.

## **SITE DATA**

The subject property is 1.3504 acres with approximately 152 lineal feet along North President George Bush Turnpike and 264 lineal feet along Firewheel Parkway. The site can be accessed from North President George Bush Turnpike and Firewheel Parkway.

## **USE OF PROPERTY UNDER CURRENT ZONING**

The subject property is zoned Planned Development (PD) District 06-28 which allows Community Retail (CR) District Uses. Community Retail (CR) zoning allows Automobile Repair, Minor Use by right. 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 brings forward a proposed Automobile Repair, Minor Use on the subject site. The proposed use will operate from Monday- Friday from 7am to 6pm and Saturday from 8am to 5pm.
2. As per the GDC, Section 2.52(3)(g); Automobile Repair, Minor uses may not conduct any outdoor vehicle or equipment repairs or maintain or store overnight vehicles, parts, equipment, or accessories outdoors, except as follows:
  - Vehicles currently being repaired may remain on-site for a maximum of fourteen (14) calendar days.
  - All vehicles stored on-site must be kept either in a secured garage bay or in a secured, gated access parking lot enclosed by a blind fence or wall at least six feet high, and enclosing an area of at least 400 square feet per garage bay.
  - A minor automobile repair establishment may keep a maximum of one wrecker on-site for incidental towing.

The applicant prohibits a wrecker and stored vehicles on the site. A PD Condition has been drafted accordingly.

3. The site plan (Exhibit C) meets the GDC parking requirement.
4. The landscaping and screening layout on the proposed landscape plan (Exhibit D) complies with the applicable screening and landscaping regulations found in Chapter 4 of the Garland Development Code (GDC).
5. The design of the building complies with the applicable building design regulations of the GDC. The repair bays are oriented east and west; therefore, they do not directly face President George Bush Turnpike.
6. No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.

## **COMPREHENSIVE PLAN**

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

## **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The property to the south is zoned Planned Development (PD) District 97-23 with Community Retail (CR) District and is developed with a Home Improvement Retail Store (Lowe's). The property to the west is zoned Planned Development (PD) 06-28 with Community Retail (CR) District and is developed with a variety of retail uses. The property to the east is also zoned Planned Development (PD) 06-28 with Community Retail (CR)



District and is currently unimproved. The property to the north across North President George Bush Turnpike is zoned Planned Development (PD) District 02-25 and it is currently unimproved.

**STAFF RECOMMENDATION**

Approval of a Detail Plan on a property zoned Planned Development (PD) District 06-28 District for Community Retail Uses.

**ADDITIONAL INFORMATION**

Location Map  
Exhibits  
SUP Conditions  
Photos

**CITY COUNCIL DATE:** April 19, 2022

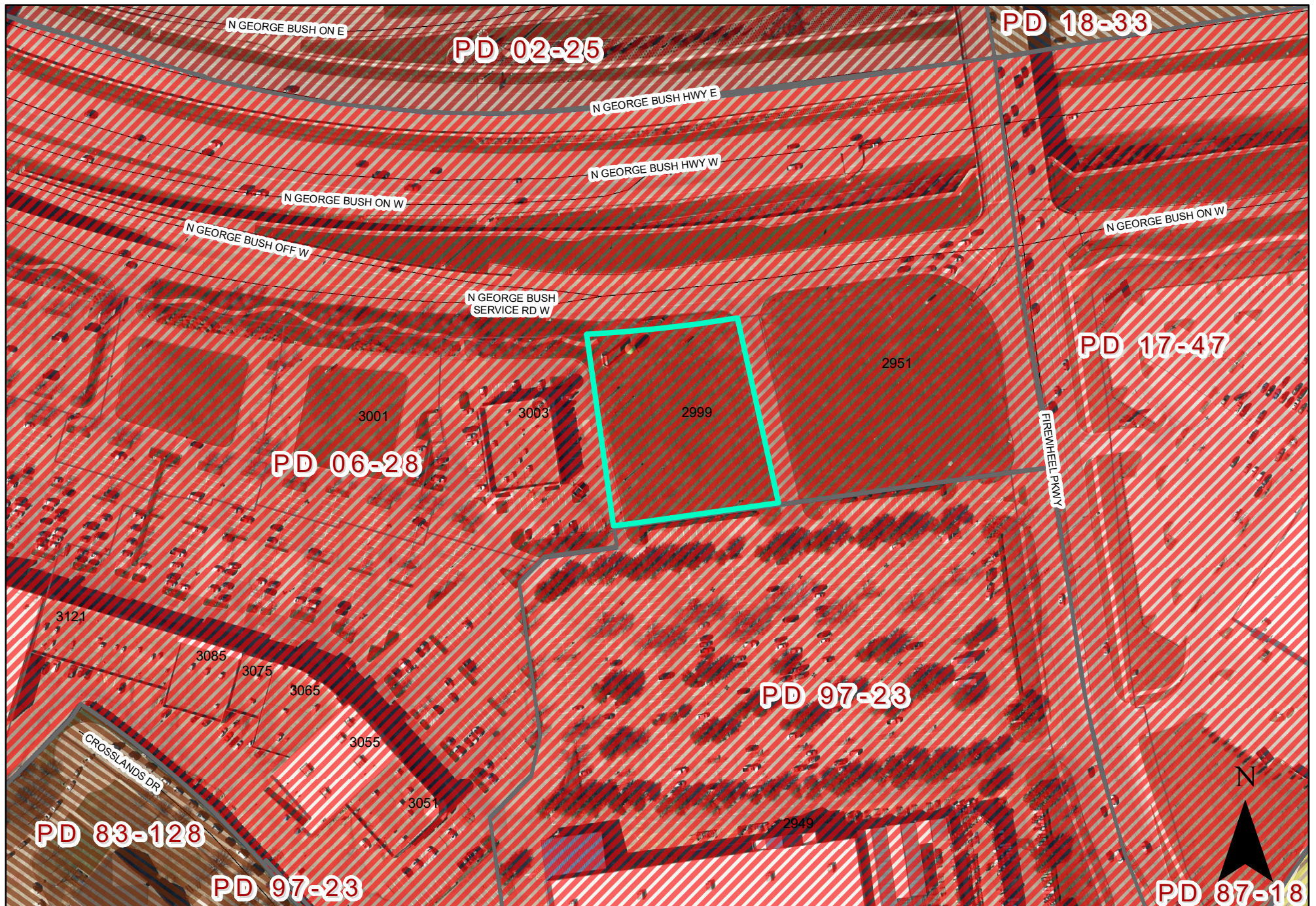
**PREPARED BY:**

Kimberly Hopkins  
Development Planner  
Planning & Community Development  
(972) 205-2454  
[Khopkins@garlandtx.gov](mailto:Khopkins@garlandtx.gov)

**REVIEWED BY:**

Will Guerin, AICP  
Director of Planning





0 110 220 Feet  
1 inch = 175 feet

## ZONING MAP Z 21-50

 INDICATES AREA OF REQUEST

2999 North George Bush Highway

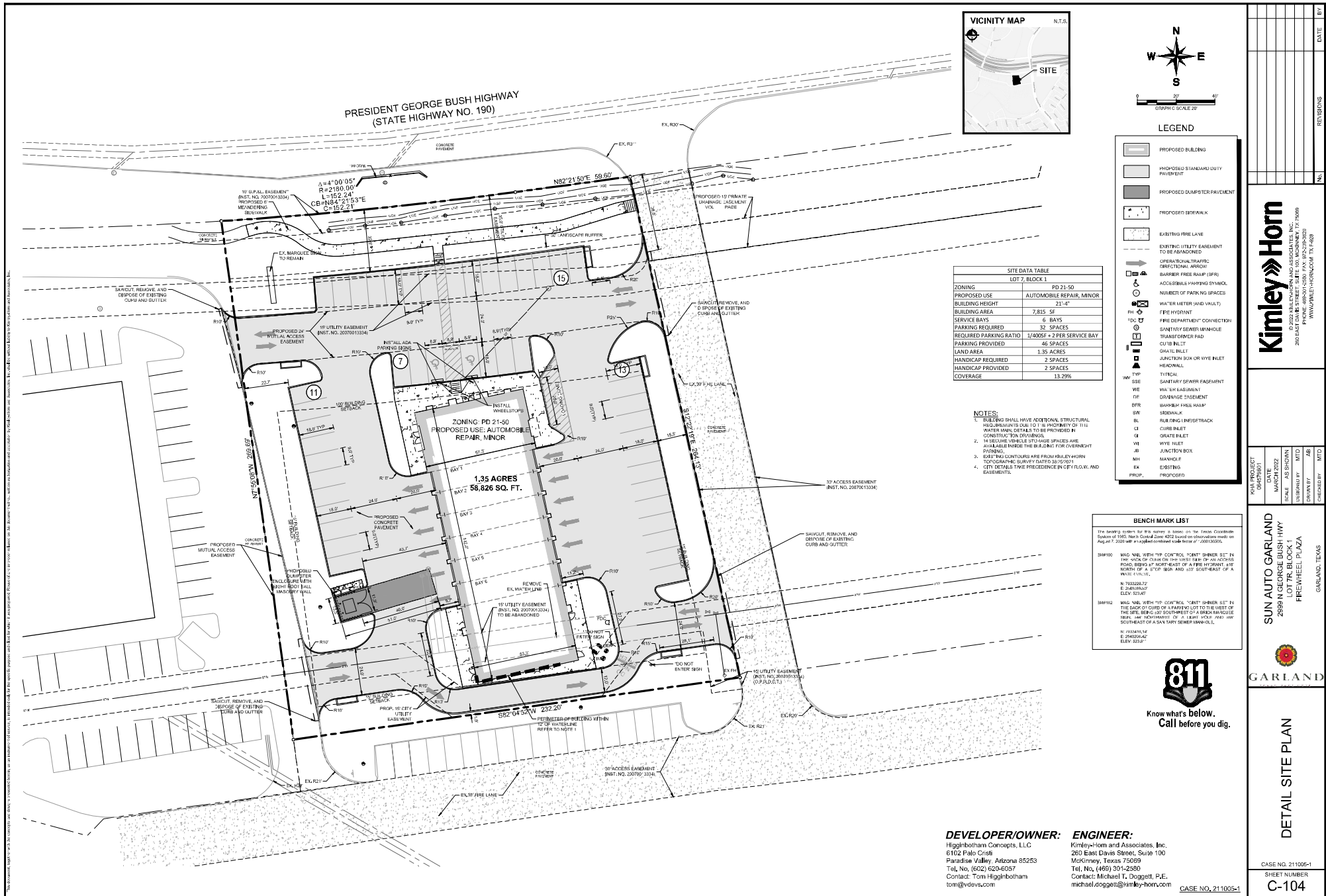


**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE Z 21-50**

**2999 NORTH PRESIDENT GEORGE BUSH TURNPIKE**

- I. Statement of Purpose:** The purpose of this Planned Development District is to allow a development of an Automobile Repair, Minor Use.
- II. Statement of Effect:** This Planned Development (PD) 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 and Planned Development (PD) District 06-28 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. Detail Plan: Development is to be in general conformance with the approved site plan labeled Exhibit C, D, and E. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Site Plan: The site shall be in conformance with the site layout in Exhibit C.
- A. Landscaping and Screening: Landscaping and screening shall be in conformance with Exhibit D.
- B. Building Elevations: Building elevations shall be in general conformance with Exhibit E.
- C. Vehicle Repair: The Automobile Repair, Minor Use shall not store a wrecker or vehicles on site.



|                                                                                                                                                           |                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DEVELOPER/OWNER:</b>                                                                                                                                   | <b>ENGINEER:</b>                                                                                                                                                                                 |
| Higginbotham Concepts, LLC<br>6102 Palo Cristi<br>Paradise Valley, Arizona 85253<br>Tel, No, (602) 620-6057<br>Contact: Tom Higginbotham<br>tom@vdevs.com | Kimley-Horn and Associates, Inc.<br>260 East Davis Street, Suite 100<br>McKinney, Texas 75089<br>Tel, No, (469) 301-2580<br>Contact: Michael T. Doggett, P.E.<br>michael.doggett@kimley-horn.com |

CASE NO. 211005-

## DETAIL SITE PLAN

CASE NO. 211005-  
SHEET NUMBER  
**C-104**

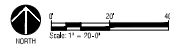
**SUN AUTO GARLAND**  
2999 N GEORGE BUSH HWY  
LOT 7R, BLOCK 1  
FIREWHEEL PLAZA  
GARLAND, TEXAS



GARLAND

**Kimley»»Horn**  
 © 2022 HUBLEY-HORN AND ASSOCIATES, INC.  
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
 PHONE: 469-301-4250 FAX: 972-239-2820  
 WWW.KIMLEY-HORN.COM TX #628

[illegible]

[illegible][illegible][illegible]

# HA

**SUN AUTO GARLAND**  
 2900 N GORDON LUSH HWY  
 SUITE 300  
 FIREWHEEL PLAZA  
 GARLAND, TEXAS

**Kimley»»»Horn**  
 200 EAST COAR STREET SUITE 100 GARLAND, TX 75049  
 PHONE 469-361-0380 FAX 469-259-3820  
 WWW.KIMLEY-HORN.COM 157-4268

**CODE PLANTING PLAN**

CASE NO. 2110054-1

SHEET NUMBER

**L1.00**

**Garland**  
 CITY OF GARLAND  
 TEXAS

**NOA PROJECT**  
 0645736611  
 MARCH 2022  
 SCALE AS SHOWN  
 DRAWN BY JHOK  
 CHECKED BY JLS

**NOA PROJECT**  
 0645736611  
 MARCH 2022  
 SCALE AS SHOWN  
 DRAWN BY JHOK  
 CHECKED BY JLS

**NOA PROJECT**  
 0645736611  
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 CHECKED BY JLS

**NOA PROJECT**  
 0645736611  
 MARCH 2022  
 SCALE AS SHOWN  
 DRAWN BY JHOK  
 CHECKED BY JLS

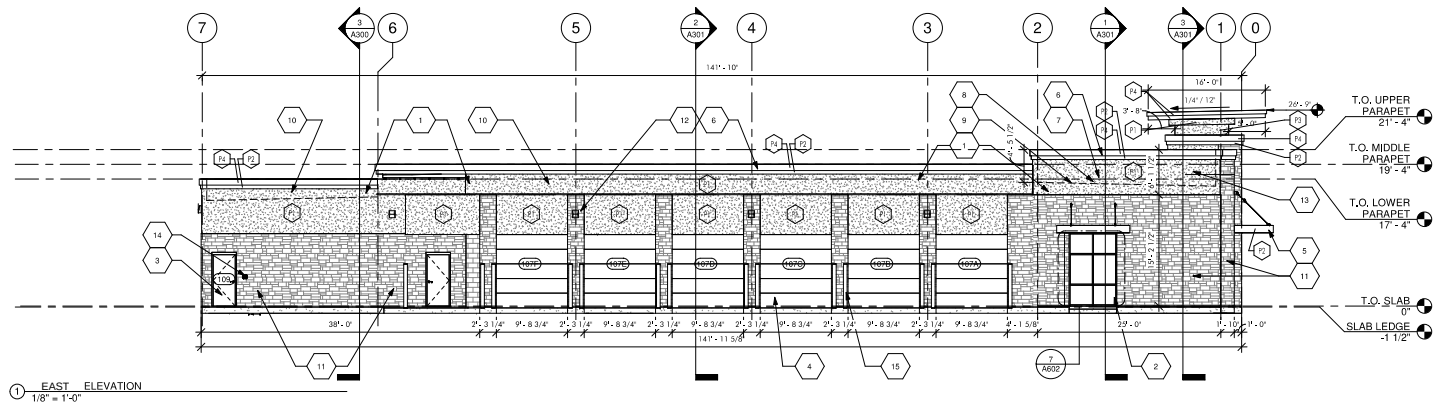
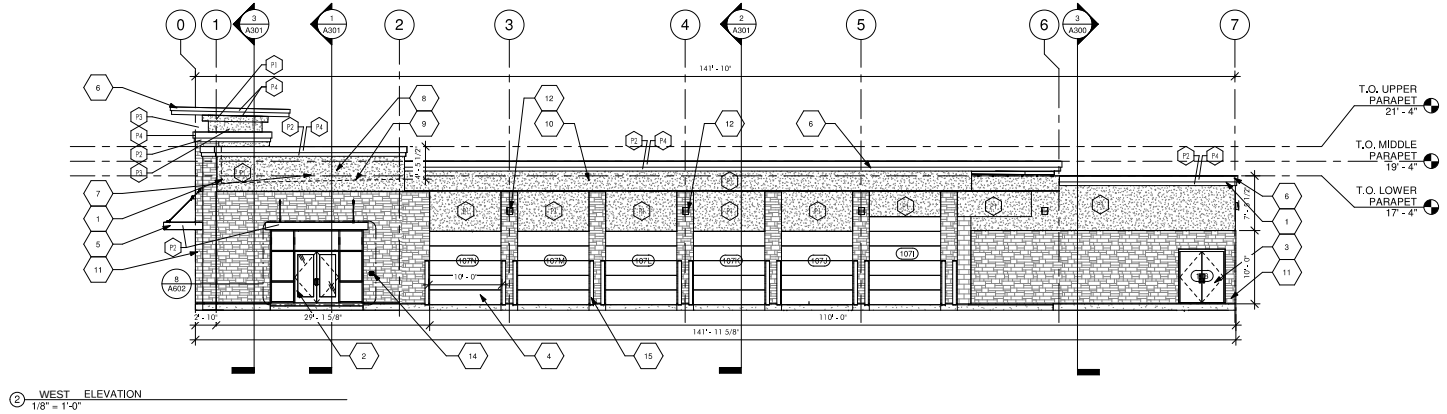
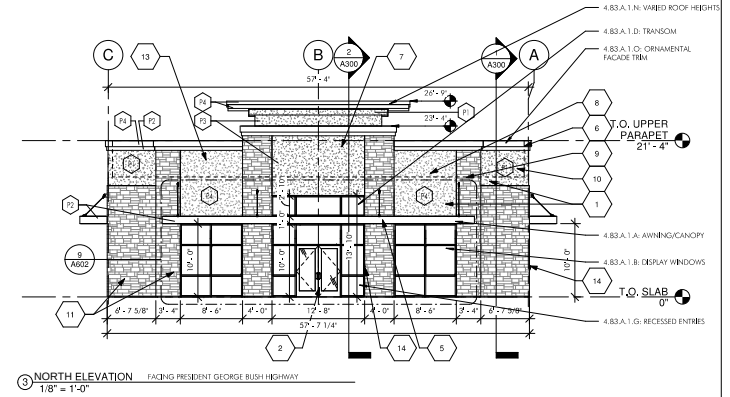
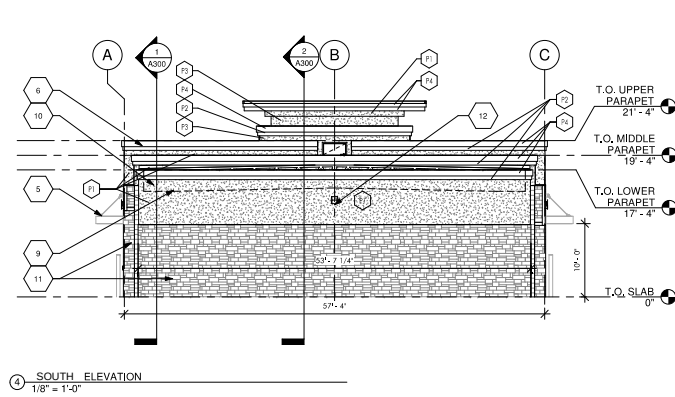
**NOA PROJECT**  
 0645736611  
 MARCH 2022  
 SCALE AS SHOWN  
 DRAWN BY JHOK  
 CHECKED BY JLS



| KEYNOTE LEGEND - ELEVATION |                                                                                                                                |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| #                          | DESCRIPTION                                                                                                                    |
| 1                          | STUCCO - SAND FINISHED - PAINTED                                                                                               |
| 2                          | ALUMINUM STOREFRONT - VERIFY COLOR WITH OWNER                                                                                  |
| 3                          | H.M. DOOR - PAINTED - VERIFY COLOR WITH OWNER                                                                                  |
| 4                          | OVERHEAD DOOR WITH HIGH LIFT REF. C.U.H. DOOR DETAIL - CLOPAY 524                                                              |
| 5                          | PAINT - WHITE                                                                                                                  |
| 6                          | METAL AWNING - FABRICATED - PAINTED                                                                                            |
| 7                          | BPS TBM - 2X6 OVER 2X12 PLANT ON                                                                                               |
| 8                          | BRIDGE BY OTHER                                                                                                                |
| 9                          | MECHANICAL ROOFTOP UNIT - SCREENED BY MIN. 450' PARAPET WALL                                                                   |
| 10                         | LINE OF ROOF BEYOND - 1/4" 12' SLOPE                                                                                           |
| 11                         | PARAPET WALL                                                                                                                   |
| 12                         | NATURAL LIMESTONE VENER IN ASHUR PATTERN (VERIFY TRACK OR THIN SET METHOD FOR APPLICATION ON FINISHED WALL VS. CMU)            |
| 13                         | WALL PACK LIGHTING REF. ELECTRICAL - VERIFY FINAL LOCATION                                                                     |
| 14                         | 14" TALL (MIN.) ADDRESS # - VISIBLE FROM PUBLIC ACCESS - ILLUMINATED FROM DUSK TO DAWN (VERIFY WITH FIRE MARSHAL)              |
| 15                         | RECESSED KNOX BOX LOCATION - VERIFY FINAL LOCATION WITH FIRE MARSHAL - 30" FROM DOOR - 400' RECOMMENDED MOUNTING HEIGHT        |
| 16                         | 6" STEEL CONCRETE FILL BOLLARD - PAINTED (HAR YELLOW - VERIFY WITH TENANT) (OPTIONAL STEEL ANGLE MOUNTED ON GARAGE BAY CORNER) |

### EXTERIOR FINISH LEGEND

P1 - PAINT: SHERWIN WILLIAMS #507889 ROYALHOUSE TAN  
P2 - PAINT: RED TO MATCH AWNING  
P3 - PAINT: SHERWIN WILLIAMS #505117 ANTIQUE WHITE  
P4 - PAINT: SHERWIN WILLIAMS #5057507 BRIGHT



## **Z 21-50**



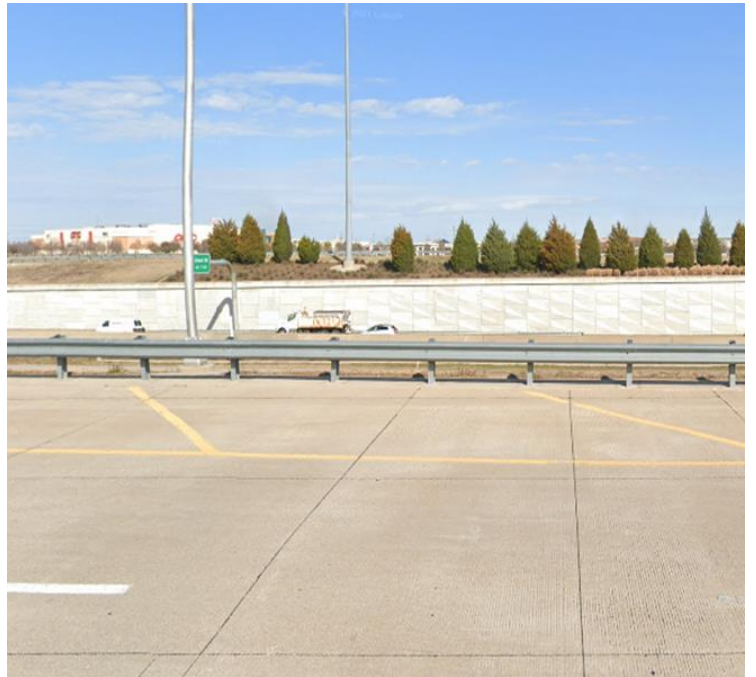
View of the subject property along North President George Bush Turnpike.



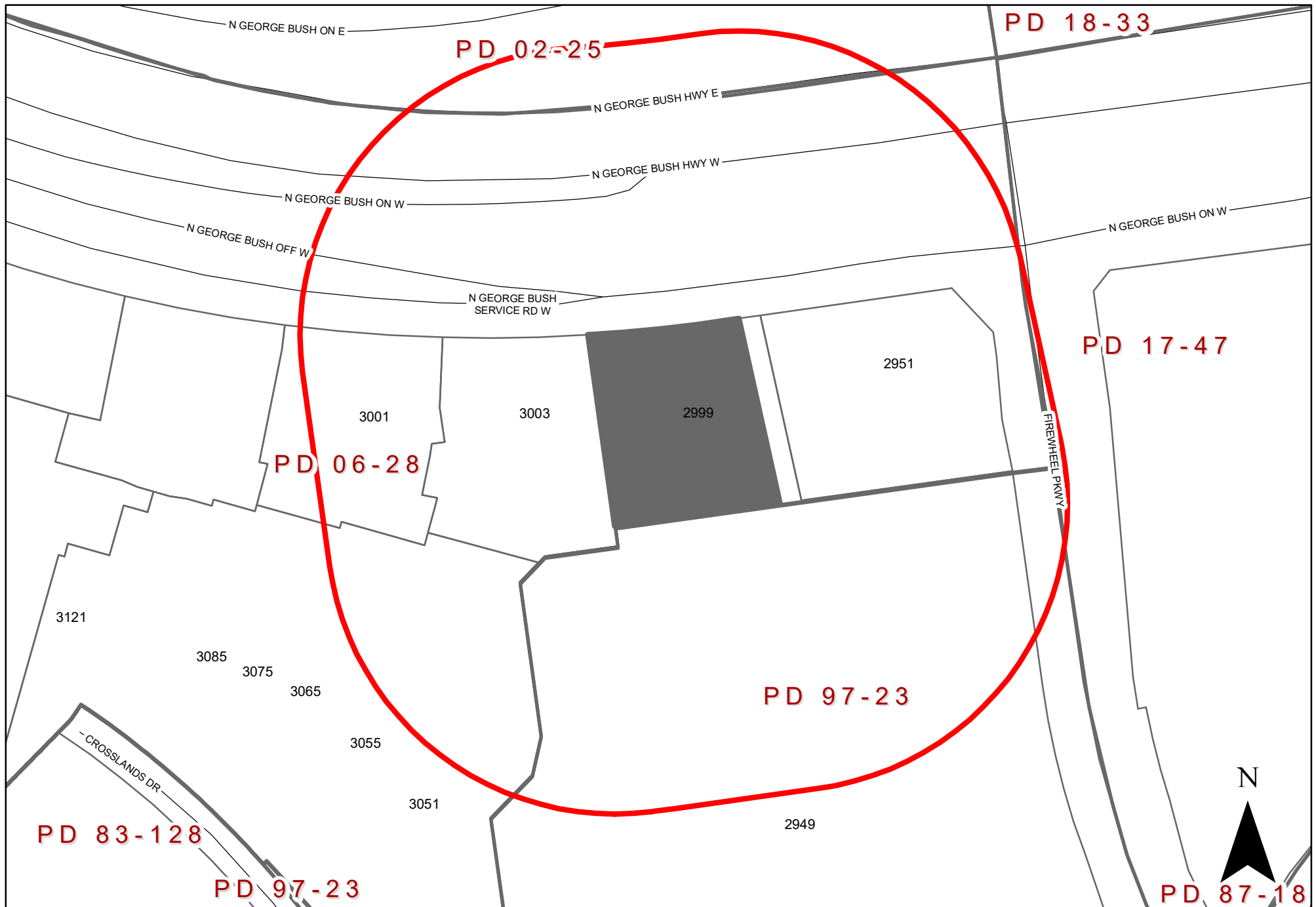
East of the subject property along North President George Bush Turnpike.



West of the subject property along North President George Bush Turnpike.



North of the subject property along North President George Bush Turnpike.



## ZONING MAP Z 21-50

2999 North George Bush Highway

0 110 220 Feet  
1 inch = 175 feet

INDICATES AREA OF REQUEST  
INDICATES NOTIFICATION AREA

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





GARLAND

**Plan Commission**

**3. b.**

**Meeting Date:** 03/28/2022

**Item Title:** Z 21-54 Randall Reed's Planet Ford 635 - Specific Use Provision (District 5)

---

**Summary:**

Consideration of the application of **Randall Reed's Planet Ford 635**, requesting approval of a Specific Use Provision Renewal to allow Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 3601 South Shiloh Road. (District 5) (File Z 21-54 – Specific Use Provision)

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**Attachments**

Z 21-54 Randall Reed Planet Ford 635 (Specific Use Provision) Report and Attachments

Z 21-54 Randall Reed's Planet Ford 635 Responses

---

# ***Planning Report***

**File No: Z 21-54/District 5**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: March 28, 2022**



**GARLAND**

TEXAS MADE HERE

## **REQUEST**

Approval of a Specific Use Provision renewal for an Auto Sales, New or Used on a property zoned Industrial (IN) District.

Approval of a Plan for an Auto Sales Use on a property zoned Industrial (IN) District.

## **LOCATION**

3601 South Shiloh Road

## **APPLICANT**

Randall Reed Planet Ford 635

## **OWNER**

RRREI Limited Partnership

## **BACKGROUND**

In 1995, City Council approved a Specific Use Provision [S 95-15] to allow an Automobile Sales, Repair and Leasing Use for a time period of twenty-five (25) years. The SUP has expired and the applicant is requesting approval to allow the continued operation of an Automobile Sales use on the subject property.

## **SITE DATA**

The subject property is developed with four (4) buildings. The site contains approximately 18.23 acres with approximately 308 lineal feet of frontage along McCree Road, 1,156 lineal feet of frontage along South Shiloh Road and 331 lineal feet of frontage along Oakland Street.

## **USE OF PROPERTY UNDER CURRENT ZONING**

The subject property is zoned Industrial (IN) District which provides for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial (IN) District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

The existing use is allowed in the Industrial (IN) District by Specific Use Provision (SUP) only.

## **CONSIDERATIONS**

Specific Use Provision

1. The applicant proposes to continue the Auto Sales use on the subject property. The GDC defines Automobile Sales, New or Used as "Retail sales of new or used automobiles. The term includes the following incidental uses: major and minor vehicle repairs, parts sales, on-site fuel tank(s) for use by the operation only (no retail fuel sales) if approved by the Fire Department and Building Official, vehicle leasing in lieu of purchase, and vehicle rental to service customers."
2. The site plan (Exhibit C) shows existing pavement and 536 parking spaces on the site, meeting GDC parking requirements.
3. Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping currently exists on the site.
4. Signage is existing and no changes to signs are proposed with this application.
5. The applicant is requesting approval of the Specific Use Provision extension for a period of twenty-five (25) years.

### **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Industry Centers for the subject property. Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types.

This use is compatible with the surrounding area and the Comprehensive Plan.

### **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The properties to the north are zoned Heavy Commercial (HC) District; these properties are developed with automobile sales and repair services. The property to the east, across South Shiloh Road, are zoned Planned Development (PD) Districts 20-05, 18-06, 17-22 and 13-31 for Community Retail Uses; these properties are developed with a temporary off-site construction campus, a car wash, automobile sales and repair services. The property to the south, across McCree Road, is zoned Industrial (IN) District and is developed with a truck repair service. The properties to the west are zoned Industrial (IN) District; these properties are developed with warehouses.

### **STAFF RECOMMENDATION**

Approval of a Specific Use Provision renewal for an Auto Sales, New or Used Use on a property zoned Industrial (IN) District.

Approval of a Plan for an Auto Sales, New or Used Use on a property zoned Industrial (IN) District.

### **ADDITIONAL INFORMATION**

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

**CITY COUNCIL DATE:** April 19, 2022

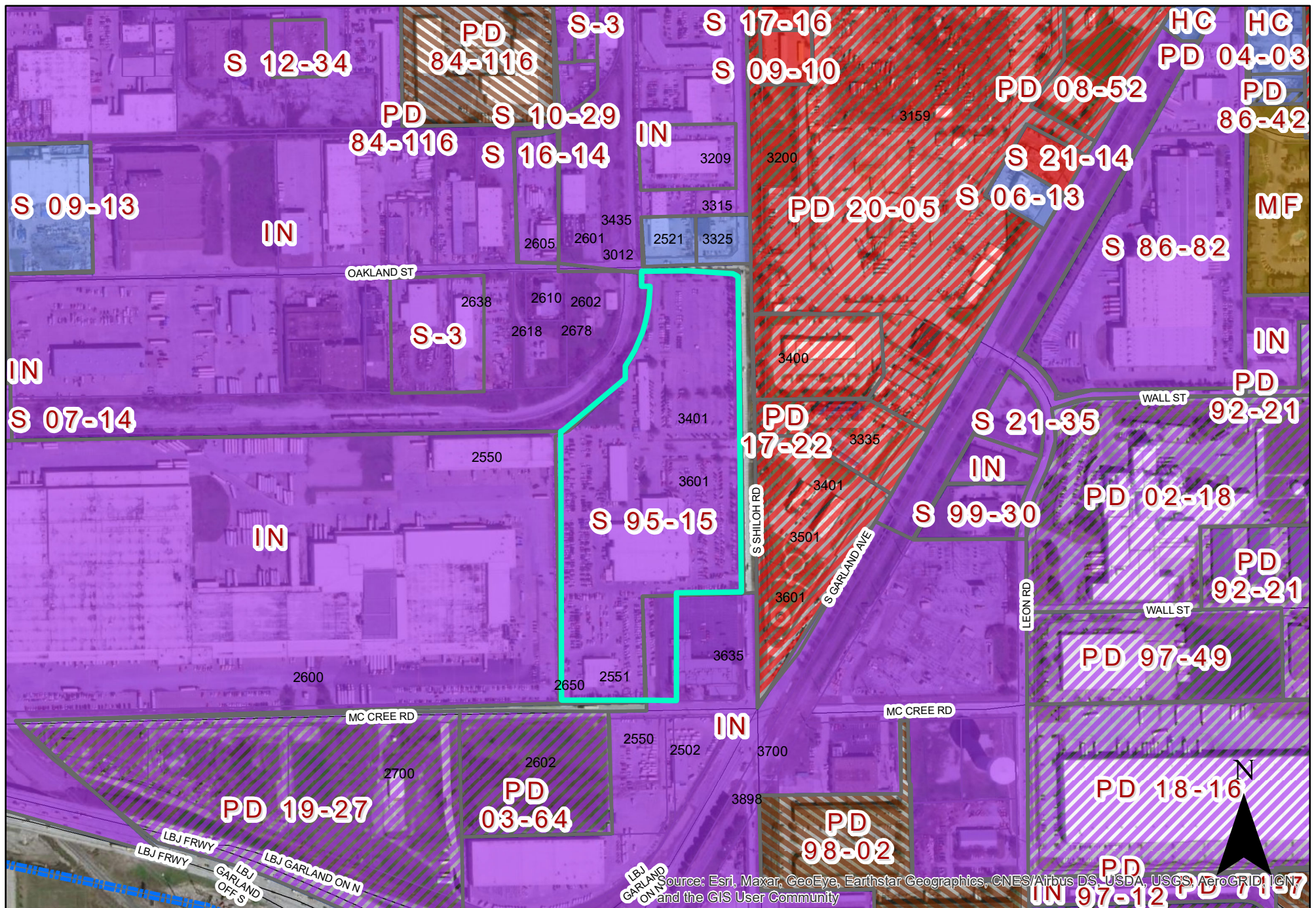
**PREPARED BY:**

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

**REVIEWED BY:**

Will Guerin, AICP  
Director of Planning





0 310 620 Feet  
1 inch = 463 feet

# ZONING MAP Z 21-54

3601 South Shiloh Road



INDICATES AREA  
OF REQUEST

## **SPECIFIC USE PROVISION CONDITIONS**

### **ZONING FILE Z 21-54**

#### **3601 South Shiloh Road**

- I. Statement of Purpose:** The purpose of this Specific Use Provision to allow an Auto Sales Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) 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. SUP Time Period: The Specific Use Provision for Auto Sales, New and Used Use shall be in effect for twenty-five (25) years.
- B. Site Plan: The site shall be in general conformance with the site layout in Exhibit C.
- C. Signage: All signage shall comply with Garland Development Code.



**Z 21-54**



View of the subject property from South Shiloh Road



North of the subject property



Looking east of the subject property



Looking south of the subject property

 INDICATES AREA OF REQUEST
  INDICATES NOTIFICATION AREA

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





GARLAND

**Plan Commission**

**3. c.**

**Meeting Date:** 03/28/2022

**Item Title:** Z 21-54 Randall Reed's Planet Ford 635 - Plan (District 5)

---

**Summary:**

Consideration of the application of **Randall Reed's Planet Ford 635**, requesting approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 3601 South Shiloh Road. (District 5) (File Z 21-54 – Plan)

---

**Attachments**

Randall Reed Planet Ford 635 ( Plan) Report and Attachments

Z 21-54 Randall Reed's Planet Ford 635 Responses

---

# ***Planning Report***

**File No: Z 21-54/District 5**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: March 28, 2022**



**GARLAND**

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## **REQUEST**

Approval of a Specific Use Provision renewal for an Auto Sales, New or Used on a property zoned Industrial (IN) District.

Approval of a Plan for an Auto Sales Use on a property zoned Industrial (IN) District.

## **LOCATION**

3601 South Shiloh Road

## **APPLICANT**

Randall Reed Planet Ford 635

## **OWNER**

RRREI Limited Partnership

## **BACKGROUND**

In 1995, City Council approved a Specific Use Provision [S 95-15] to allow an Automobile Sales, Repair and Leasing Use for a time period of twenty-five (25) years. The SUP has expired and the applicant is requesting approval to allow the continued operation of an Automobile Sales use on the subject property.

## **SITE DATA**

The subject property is developed with four (4) buildings. The site contains approximately 18.23 acres with approximately 308 lineal feet of frontage along McCree Road, 1,156 lineal feet of frontage along South Shiloh Road and 331 lineal feet of frontage along Oakland Street.

## **USE OF PROPERTY UNDER CURRENT ZONING**

The subject property is zoned Industrial (IN) District which provides for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial (IN) District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

The existing use is allowed in the Industrial (IN) District by Specific Use Provision (SUP) only.

## **CONSIDERATIONS**

Specific Use Provision

1. The applicant proposes to continue the Auto Sales use on the subject property. The GDC defines Automobile Sales, New or Used as "Retail sales of new or used automobiles. The term includes the following incidental uses: major and minor vehicle repairs, parts sales, on-site fuel tank(s) for use by the operation only (no retail fuel sales) if approved by the Fire Department and Building Official, vehicle leasing in lieu of purchase, and vehicle rental to service customers."
2. The site plan (Exhibit C) shows existing pavement and 536 parking spaces on the site, meeting GDC parking requirements.
3. Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping currently exists on the site.
4. Signage is existing and no changes to signs are proposed with this application.
5. The applicant is requesting approval of the Specific Use Provision extension for a period of twenty-five (25) years.

### **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Industry Centers for the subject property. Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types.

This use is compatible with the surrounding area and the Comprehensive Plan.

### **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The properties to the north are zoned Heavy Commercial (HC) District; these properties are developed with automobile sales and repair services. The property to the east, across South Shiloh Road, are zoned Planned Development (PD) Districts 20-05, 18-06, 17-22 and 13-31 for Community Retail Uses; these properties are developed with a temporary off-site construction campus, a car wash, automobile sales and repair services. The property to the south, across McCree Road, is zoned Industrial (IN) District and is developed with a truck repair service. The properties to the west are zoned Industrial (IN) District; these properties are developed with warehouses.

### **STAFF RECOMMENDATION**

Approval of a Specific Use Provision renewal for an Auto Sales, New or Used Use on a property zoned Industrial (IN) District.

Approval of a Plan for an Auto Sales, New or Used Use on a property zoned Industrial (IN) District.

### **ADDITIONAL INFORMATION**

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

**CITY COUNCIL DATE:** April 19, 2022

**PREPARED BY:**

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

**REVIEWED BY:**

Will Guerin, AICP  
Director of Planning



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





**Z 21-54**



View of the subject property from South Shiloh Road



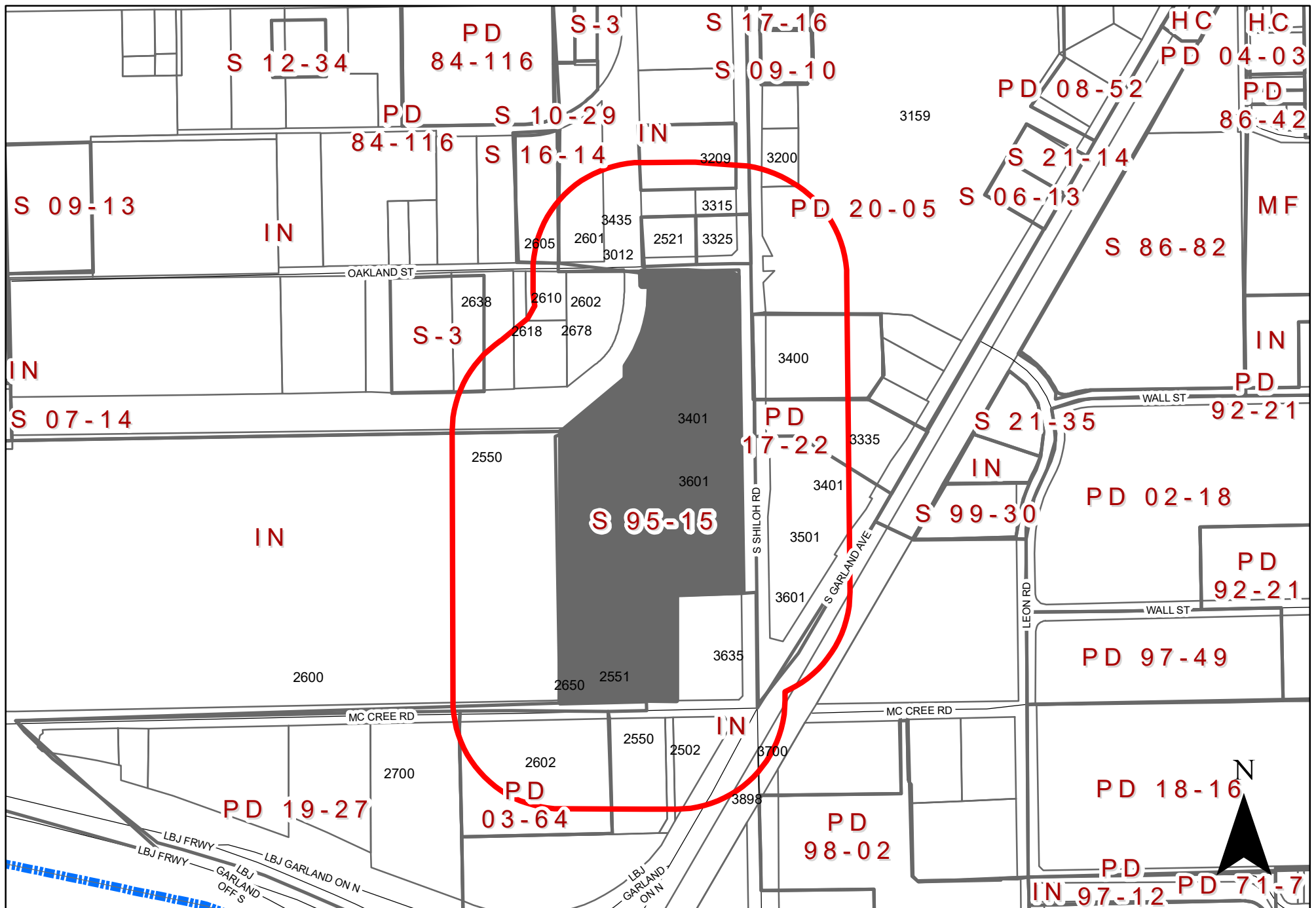
North of the subject property



Looking east of the subject property



Looking south of the subject property



0 310 620 Feet  
1 inch = 463 feet

## ZONING MAP Z 21-54

3601 South Shiloh Road

INDICATES AREA OF REQUEST  
INDICATES NOTIFICATION AREA

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





**Plan Commission**

**3. d.**

**Meeting Date:** 03/28/2022

**Item Title:** Z 22-10 Jude Nwachukwu - Specific Use Provision (District 2)

---

**Summary:**

Consideration of the application of **Jude Nwachukwu**, requesting approval of a Specific Use Provision Renewal to allow a Reception Facility on a property zoned Planned Development (PD) District 06-46 for Community Retail Uses. This property is located at 1906 East Miller Road. (District 2) (File Z 22-10 – Specific Use Provision)

---

**Attachments**

Z 22-10 Jude Nwachukwu (Specific Use Provision) Report and Attachments

Z 22-10 Jude Nwachukwu Responses

---

# ***Planning Report***

**File No: Z 22-10/District 2**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: March 28, 2022**



**GARLAND**

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## **REQUESTS**

Approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Planned Development (PD) District 06-46 for Community Retail Uses

Approval of a Plan for a Reception Facility Use.

## **LOCATION**

1906 East Miller Road

## **APPLICANT**

Jude Nwachukwu

## **OWNER**

Jude Nwachukwu

## **BACKGROUND**

In 2006, City Council approved a Planned Development (PD) District and a Specific Use Provision [PD/S 06-46] for a Reception Facility Use. The SUP has expired and the applicant is requesting approval to allow the continued operation of a 19,600 square-foot Reception Facility on the subject property.

## **SITE DATA**

The site consist of a 19,600 square-foot building on a 2.84-acre site. The site has approximately 264 linear feet of frontage along East Miller Road and 363 lineal feet of frontage along East Centerville Road. The site can be accessed from East Centerville Road and East Miller Road.

## **USE OF PROPERTY UNDER CURRENT ZONING**

The subject property is zoned Planned Development (PD) District 06-46 for Community Retail Uses and a Specific Use Provision to allow a Reception Facility. Planned Development (PD) District 06-46 allows all uses in the Community Retail (CR) District with the exception of Minor Automobile Repair, Car Wash, Tire Dealer, No Outside Storage, and only one Wrecker Service.

## **CONSIDERATIONS**

1. The applicant proposes to continue the Reception Facility use within the 19,600 square foot building. Planned Development (PD) District 06-46 states that no events are allowed beyond 3:00 A.M.
2. As per the GDC, Section 2.52(20)(a-h); Reception Facility must comply with the following provisions of this Subsection (20):
  - Security. The reception facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring

after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.

- Loitering, Outside Activities. Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
- Noise Mitigation. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.
- Litter & Debris. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.

The applicant concurs with the Special Standards mentioned above.

- Location. Reception Facilities may not be located within five hundred feet of the property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities. The measurement of the distance between the establishment and a dwelling unit, elder care facility, or other Reception Facility shall be:
  - (i) for residential property, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the nearest residential zoned property;
  - (ii) for an MF dwelling not located on the same tract of land as the Reception Facility, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the tract on which the MF dwelling is located;
  - (iii) for an elder care facility or other Reception Facility not located on the same tract of land as the establishment, along a direct line from the nearest exterior wall of the Reception Facility to the nearest exterior wall of the elder care facility or other Reception Facility; or
  - (iv) for an elder care facility or other Reception Facility located on the same tract of land or in a commercial or retail center sharing a common parking area, the measurement shall be along a straight line from the midpoint of the nearest exterior door of the Reception Facility to the midpoint of the nearest exterior wall of the dwelling unit, elder care facility, or other Reception Facility in question.
- Reception Facilities located within a building containing other tenants, the measurement shall be from the nearest outer wall of the Reception Facility's leasehold space.
- A Reception Facility may not be located on the same tract as any multifamily dwelling or elder care facility.

The properties to the north and south are residential dwelling properties. The existing reception facility is approximately 244 feet from the north and 173 feet from the south. It should be noted the Specific Use Provision for the reception facility was approved in 2006, prior to the GDC. The above requirement was not applicable at the time.

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 fifteen (15) years, which aligns with the SUP Time Period Guide.

### **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Center for the subject property. 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.

This land use is compatible with the area and the Comprehensive Plan.

### **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The property to the north is zoned Planned Development (PD) District 01-17 for Single-Family-7 (SF-7) Uses; these properties are developed with single-family properties. The properties to the east are zoned Planned Development (PD) District 91-33 for Community Retail Uses; these properties are developed with a shopping center and a school. The properties to the south are zoned Single-Family-10 (SF-10) District; these properties are developed with single-family properties. The property to the west is zoned Single-Family-10 (SF-10) District; this property is currently vacant.

### **STAFF RECOMMENDATION**

Approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Planned Development (PD) District 06-46 for Community Retail Uses.

Approval of a Plan for a Reception Facility Use.

### **ADDITIONAL INFORMATION**

Location Map  
Exhibits  
SUP Conditions  
Photos

**CITY COUNCIL DATE:** April 19, 2022

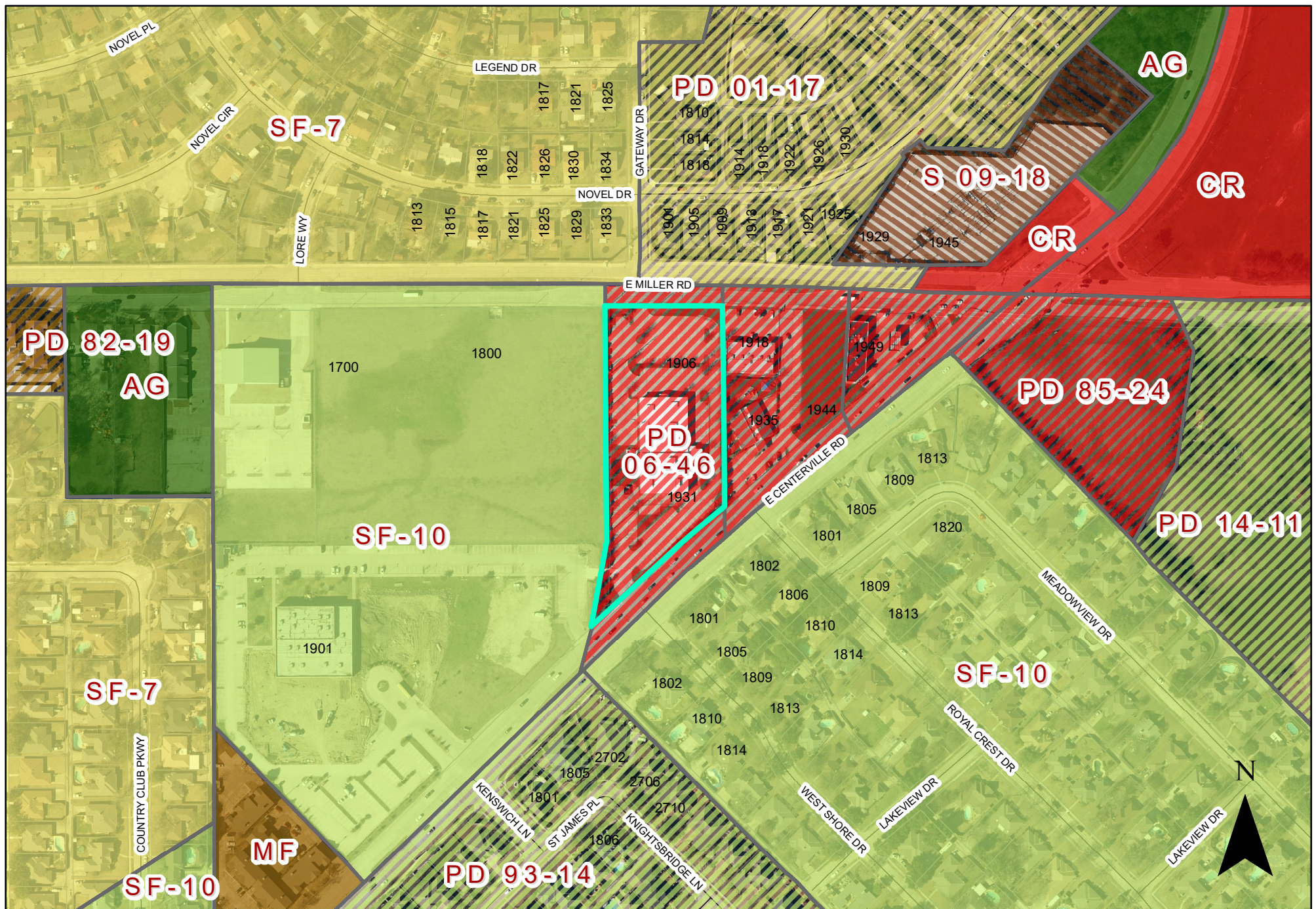
### **PREPARED BY:**

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

### **REVIEWED BY:**

Will Guerin, AICP  
Director of Planning





0 175 350 Feet  
1 inch = 268 feet

## ZONING MAP Z 22-10

1906 East Miller Road

 INDICATES AREA OF REQUEST



**SPECIFIC USE PROVISION CONDITIONS**

**ZONING FILE Z 22-10**

**1906 East Miller Road**

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Reception Facility Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773 and Industrial (IN) District, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 06-46 and 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.
- B. Hours of Operation: No event shall be allowed to occur beyond 3:00 A.M.
- C. Signage: All signage shall comply with the Garland Development Code signage requirements.
- D. Security: Security shall be provided at every event where alcohol is provided. Security will be provided by a person authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
- E. Loitering: No congregation or loitering will be allowed to occur outside the facility.
- F. SUP Time Period: The Specific Use Provision for Reception Facility shall be in effect for fifteen (15) years.

## Z 22-10



View of the subject property



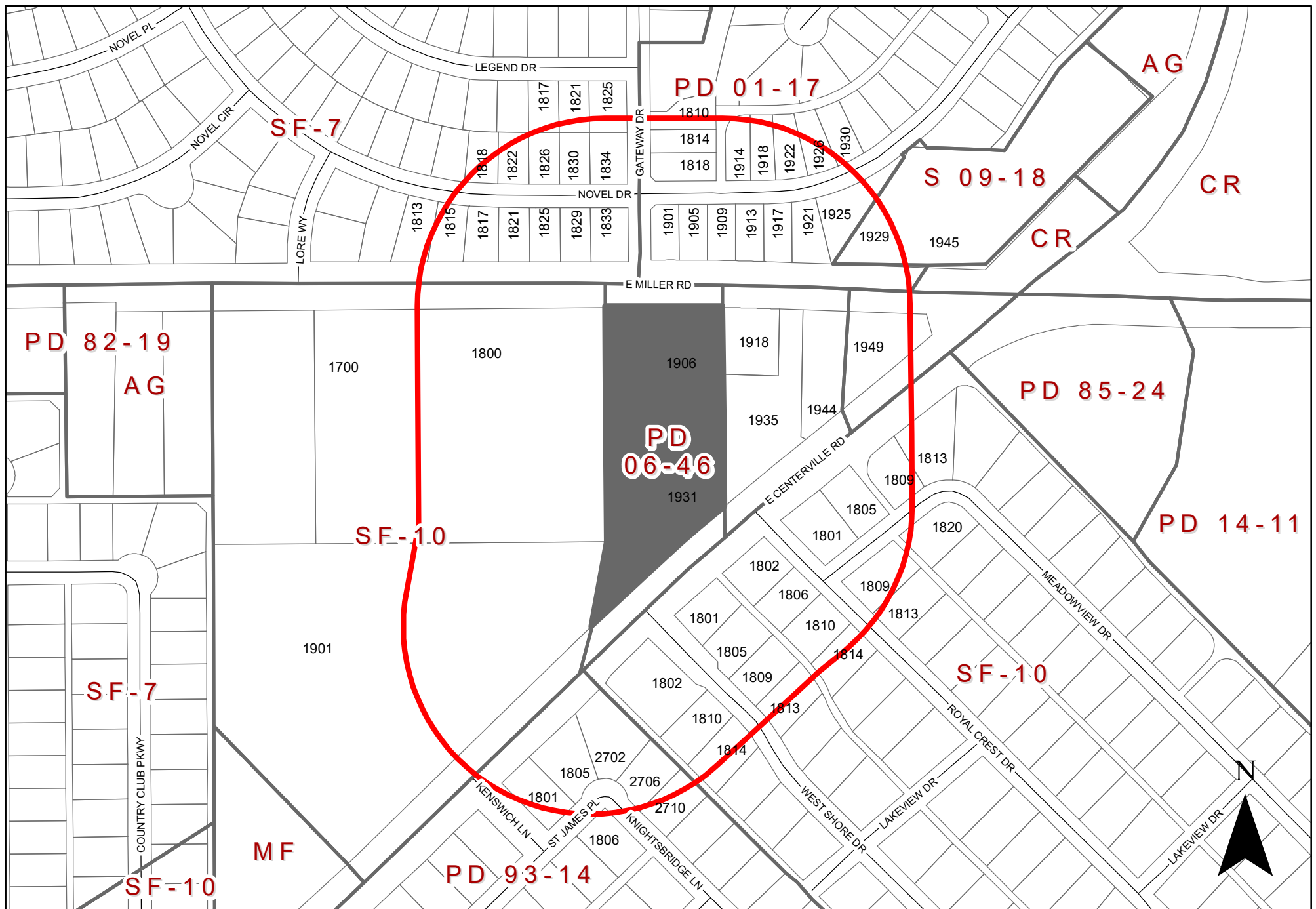
East of the subject property



South of the subject property



West of the subject property



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## ZONING MAP Z 22-10

1906 East Miller Road

INDICATES AREA OF REQUEST  
INDICATES NOTIFICATION AREA



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



GARLAND

**Plan Commission**

**3. e.**

**Meeting Date:** 03/28/2022

**Item Title:** Z 22-10 Jude Nwachukwu - Plan (District 2)

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**Summary:**

Consideration of the application of **Jude Nwachukwu**, requesting approval of a Plan for a Reception Facility Use. This property is located at 1906 East Miller Road. (District 2) (File Z 22-10 – Plan)

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**Attachments**

Z 22-10 Jude Nwachukwu (Plan) Report and Attachments

Z 22-10 Jude Nwachukwu Responses

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# ***Planning Report***

**File No: Z 22-10/District 2**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: March 28, 2022**



**GARLAND**

TEXAS MADE HERE

## **REQUESTS**

Approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Planned Development (PD) District 06-46 for Community Retail Uses

Approval of a Plan for a Reception Facility Use.

## **LOCATION**

1906 East Miller Road

## **APPLICANT**

Jude Nwachukwu

## **OWNER**

Jude Nwachukwu

## **BACKGROUND**

In 2006, City Council approved a Planned Development (PD) District and a Specific Use Provision [PD/S 06-46] for a Reception Facility Use. The SUP has expired and the applicant is requesting approval to allow the continued operation of a 19,600 square-foot Reception Facility on the subject property.

## **SITE DATA**

The site consist of a 19,600 square-foot building on a 2.84-acre site. The site has approximately 264 linear feet of frontage along East Miller Road and 363 lineal feet of frontage along East Centerville Road. The site can be accessed from East Centerville Road and East Miller Road.

## **USE OF PROPERTY UNDER CURRENT ZONING**

The subject property is zoned Planned Development (PD) District 06-46 for Community Retail Uses and a Specific Use Provision to allow a Reception Facility. Planned Development (PD) District 06-46 allows all uses in the Community Retail (CR) District with the exception of Minor Automobile Repair, Car Wash, Tire Dealer, No Outside Storage, and only one Wrecker Service.

## **CONSIDERATIONS**

1. The applicant proposes to continue the Reception Facility use within the 19,600 square foot building. Planned Development (PD) District 06-46 states that no events are allowed beyond 3:00 A.M.
2. As per the GDC, Section 2.52(20)(a-h); Reception Facility must comply with the following provisions of this Subsection (20):
  - Security. The reception facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring

after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.

- Loitering, Outside Activities. Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
- Noise Mitigation. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.
- Litter & Debris. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.

The applicant concurs with the Special Standards mentioned above.

- Location. Reception Facilities may not be located within five hundred feet of the property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities. The measurement of the distance between the establishment and a dwelling unit, elder care facility, or other Reception Facility shall be:
  - (i) for residential property, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the nearest residential zoned property;
  - (ii) for an MF dwelling not located on the same tract of land as the Reception Facility, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the tract on which the MF dwelling is located;
  - (iii) for an elder care facility or other Reception Facility not located on the same tract of land as the establishment, along a direct line from the nearest exterior wall of the Reception Facility to the nearest exterior wall of the elder care facility or other Reception Facility; or
  - (iv) for an elder care facility or other Reception Facility located on the same tract of land or in a commercial or retail center sharing a common parking area, the measurement shall be along a straight line from the midpoint of the nearest exterior door of the Reception Facility to the midpoint of the nearest exterior wall of the dwelling unit, elder care facility, or other Reception Facility in question.
- Reception Facilities located within a building containing other tenants, the measurement shall be from the nearest outer wall of the Reception Facility's leasehold space.
- A Reception Facility may not be located on the same tract as any multifamily dwelling or elder care facility.

The properties to the north and south are residential dwelling properties. The existing reception facility is approximately 244 feet from the north and 173 feet from the south. It should be noted the Specific Use Provision for the reception facility was approved in 2006, prior to the GDC. The above requirement was not applicable at the time.



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 fifteen (15) years, which aligns with the SUP Time Period Guide.

### **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Center for the subject property. 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.

This land use is compatible with the area and the Comprehensive Plan.

### **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The property to the north is zoned Planned Development (PD) District 01-17 for Single-Family-7 (SF-7) Uses; these properties are developed with single-family properties. The properties to the east are zoned Planned Development (PD) District 91-33 for Community Retail Uses; these properties are developed with a shopping center and a school. The properties to the south are zoned Single-Family-10 (SF-10) District; these properties are developed with single-family properties. The property to the west is zoned Single-Family-10 (SF-10) District; this property is currently vacant.

### **STAFF RECOMMENDATION**

Approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Planned Development (PD) District 06-46 for Community Retail Uses.

Approval of a Plan for a Reception Facility Use.

### **ADDITIONAL INFORMATION**

Location Map  
Exhibits  
SUP Conditions  
Photos

**CITY COUNCIL DATE:** April 19, 2022

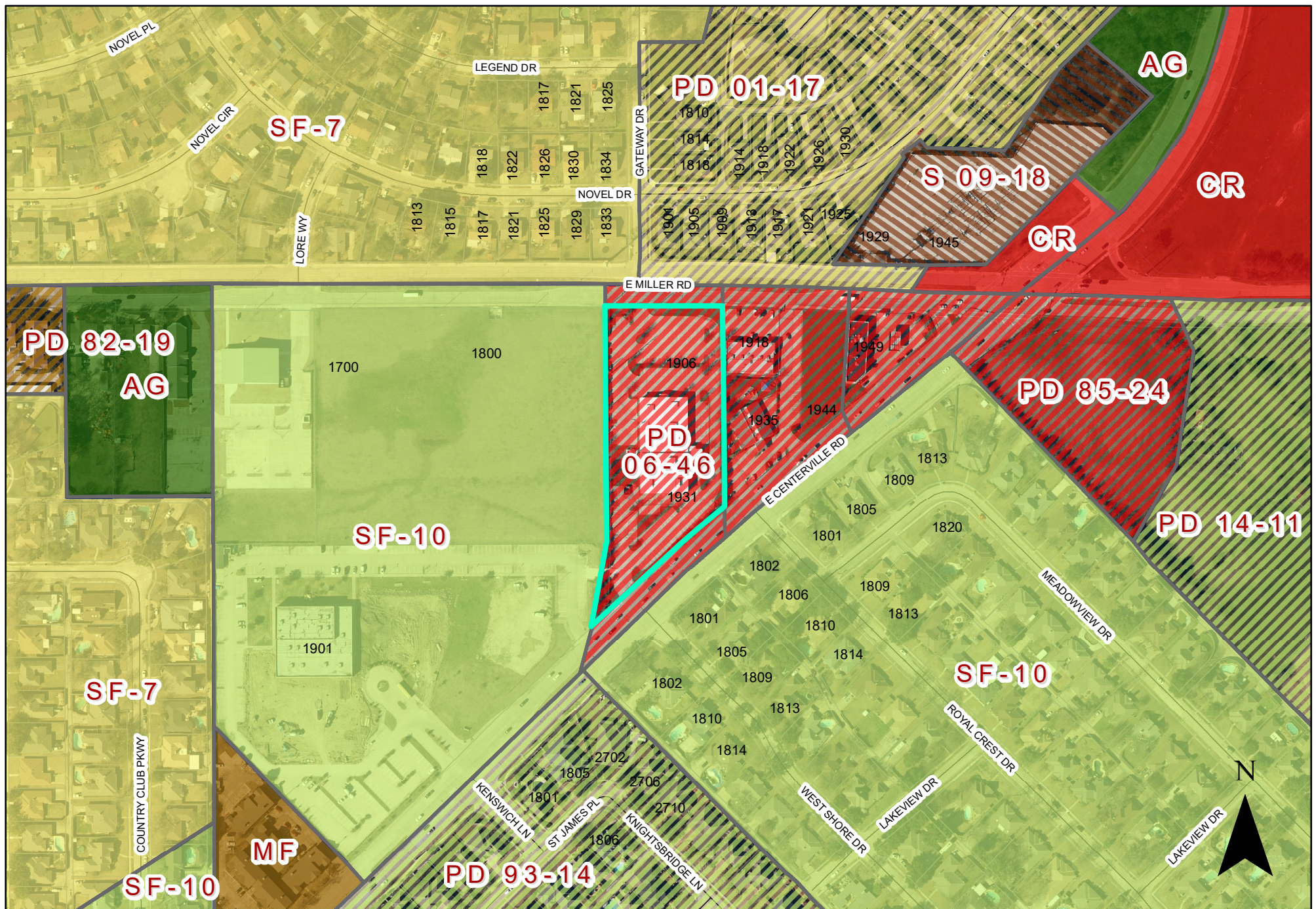
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### **REVIEWED BY:**

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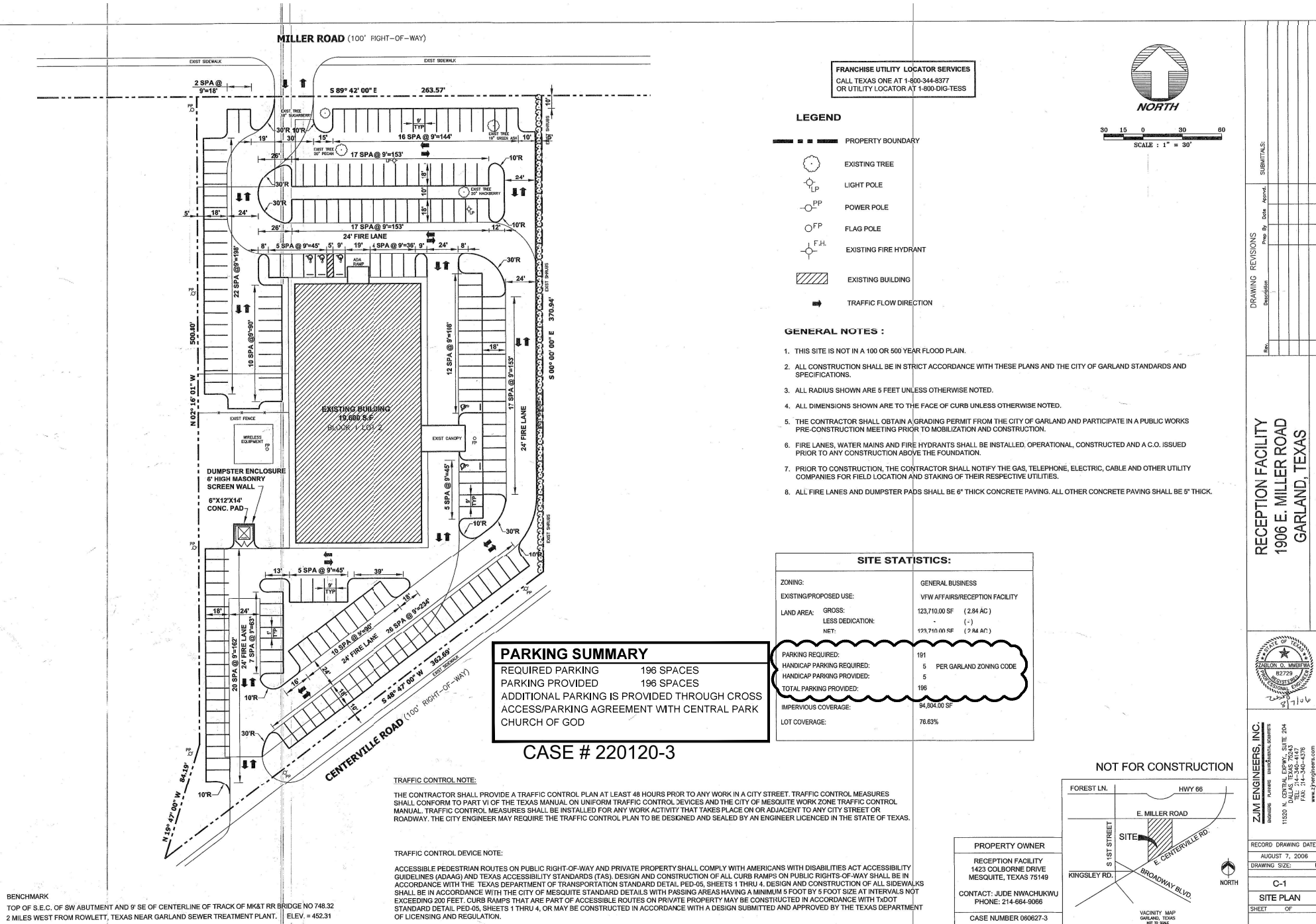
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## ZONING MAP Z 22-10

1906 East Miller Road

 INDICATES AREA OF REQUEST





## Z 22-10



View of the subject property



East of the subject property



South of the subject property



West of the subject property





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