



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
January 27, 2025 at 6:30 p.m.

A meeting of the Plan Commission of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

INVOCATION AND PLEDGE OF ALLEGIANCE: It is the custom and tradition of the members of the Plan Commission to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the Plan Commission and will not affect the decisions to be made during the meeting.

The meeting will be broadcast on City of Garland Government Access Television (CGTV). CGTV is available via GarlandTX.gov, channel 16 (Spectrum), Channel 44 (Frontier), and channel 99 (AT&T U-verse). Meetings are broadcast online via live-streaming, on-demand, and air on CGTV with several rebroadcasts during the week of the meeting.

Public Comments

Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Chairman as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes.

IN-PERSON COMMENTS: Registration will be required for any citizen wishing to speak. Speakers shall register using the electronic registration kiosks in the lobby of City Hall.

Garland City Hall and Council Chambers are wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. **BRAILLE IS NOT AVAILABLE.**

If the Plan Commission adjourns into executive session during this meeting, the executive session will be conducted between and among the members of the Plan Commission and relevant City staff. Public access to that meeting is prohibited by State law.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. The Chairman will announce the agenda and provide an opportunity for members of the audience and the Plan Commission to request that an item be removed and considered separately.

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the January 13, 2025 meeting.

2. PLATS

- a. P 25-01 Swig Arapaho Addition - Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Consideration of the application of **Letron Thomas**, requesting approval of Specific Use Provision (SUP) for a Used Goods, Retail Sales (Indoors) Use. The site is located at 3338 Broadway Boulevard Suite 314. (District 3) (File Z 24-38)
- b. Consideration of the application of **Claymoore Engineering**, requesting approval of Specific Use Provision (SUP) for a Car Wash, Automated/Rollover. The site is located at 2660 Belt Line Road. (District 7) (File Z 24-39) **(This application has been postponed at the request of the applicant).**
- c. Consideration of the application of **Yesenia Morales**, requesting approval of a change in zoning from Community Retail (CR) District to Single-Family-5 (SF-5) District. The site is located at 409 School Street (District 8) (File Z 24-40)

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: 01/27/2025

Item Title: Plan Commission Minutes for January 13, 2025

Summary:

Consider approval of the Plan Commission Minutes for the January 13, 2025 meeting.

Attachments

January 13, 2025 Plan Commission Minutes



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 p.m. on Monday, January 13, 2025, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

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

Staff Present: Nabila Nur, Planning Director
Kurt Banowsky, Sr. Assistant City Attorney II
Matthew Wolverton, Planner II
Elisa Morales, Recording Secretary

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. The Chairman will announce the agenda and provide an opportunity for members of the audience and the Plan Commission to request that an item be removed and considered separately.

Motion was made by Commissioner Dalton to **approve** the Consent Agenda as presented. Seconded by Commissioner Abell. **Motion carried. 9 Ayes, 0 Nays.**

1. MINUTES

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

2. PLATS

- a. P 24-30 Montoya Loving Addition - Final Plat & Sidewalk Waiver **APPROVED**
b. P 24-32 West Centerville Active Adult Living Lt 1, Bk 1 - Replat **APPROVED**

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Hold a public hearing to consider amendments to Attachment 1 -- Land Use Matrix as it relates to Laundry, Self-Service (Laundromat) and Restaurant uses.

Ms. Nur provided an overview of the proposed changes to the Land Use Matrix as it relates to Laundry, Self-Service (Laundromat) and Restaurant Uses.

The Commission asked for clarification on whether this change would impact existing laundromat's from having this use.

Staff clarified that the use would remain with the property as long as the use did not change. New owners would be required to pull a new Certificate of Occupancy.

Motion was made by Commissioner Jenkins to separate item 3a into two items to consider the laundromat use separately from the restaurant use. Seconded by Commissioner Rose. **Motion carried: 9 Ayes, 0 Nays.**

Motion was made by Commissioner Jenkins requesting that the Chair form a three-member committee to research item 3(a)(1) further. Motion failed for lack of a second.

Motion was made by Commissioner Rose to **postpone** item 3(a)(1) as it relates to Laundry, Self-Service (Laundromat) to the February 10, 2025 Plan Commission meeting. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

Motion was made by Commissioner Jenkins to **approve** item 3(a)(2) as it relates to Restaurant uses as presented. Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays.**

4. MISCELLANEOUS

- a. Discuss the feasibility of changing all plat approvals to administrative when they meet technical requirements, as allowed by the recent updates to State Law and City Charter.

Ms. Nur provided an overview of the proposal and answered questions of the Plan Commission.

The Commission did express a desire to have all previously approved plats on the Plan Commission agenda.

Staff proposed adding a section on the Plan Commission agenda that would include the approved plats for the past month.

5. ADJOURN

There being no further business to come forward before the Plan Commission, the meeting adjourned at 7:10 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 01/27/2025

Item Title: P 25-01 Swig Arapaho Addition - Final Plat

Summary:

P 25-01 Swig Arapaho Addition - Final Plat

Attachments

P 25-01 Swig Arapaho Addition - Final Plat Report & Attachments

Planning Report

File No: P 25-01 / District 7

Agenda Item:

Meeting: Plan Commission

Date: January 27, 2025



GARLAND

TEXAS MADE HERE

FINAL PLAT

Swig Arapaho Addition

LOCATION

2301 Arapaho Road

ZONING

Planned Development (PD) District 24-11

NUMBER OF LOTS

One (1) Lot.

ACREAGE

1.1048 acres

BACKGROUND

The purpose of this Final Plat is to construct a Restaurant, Drive-Through.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

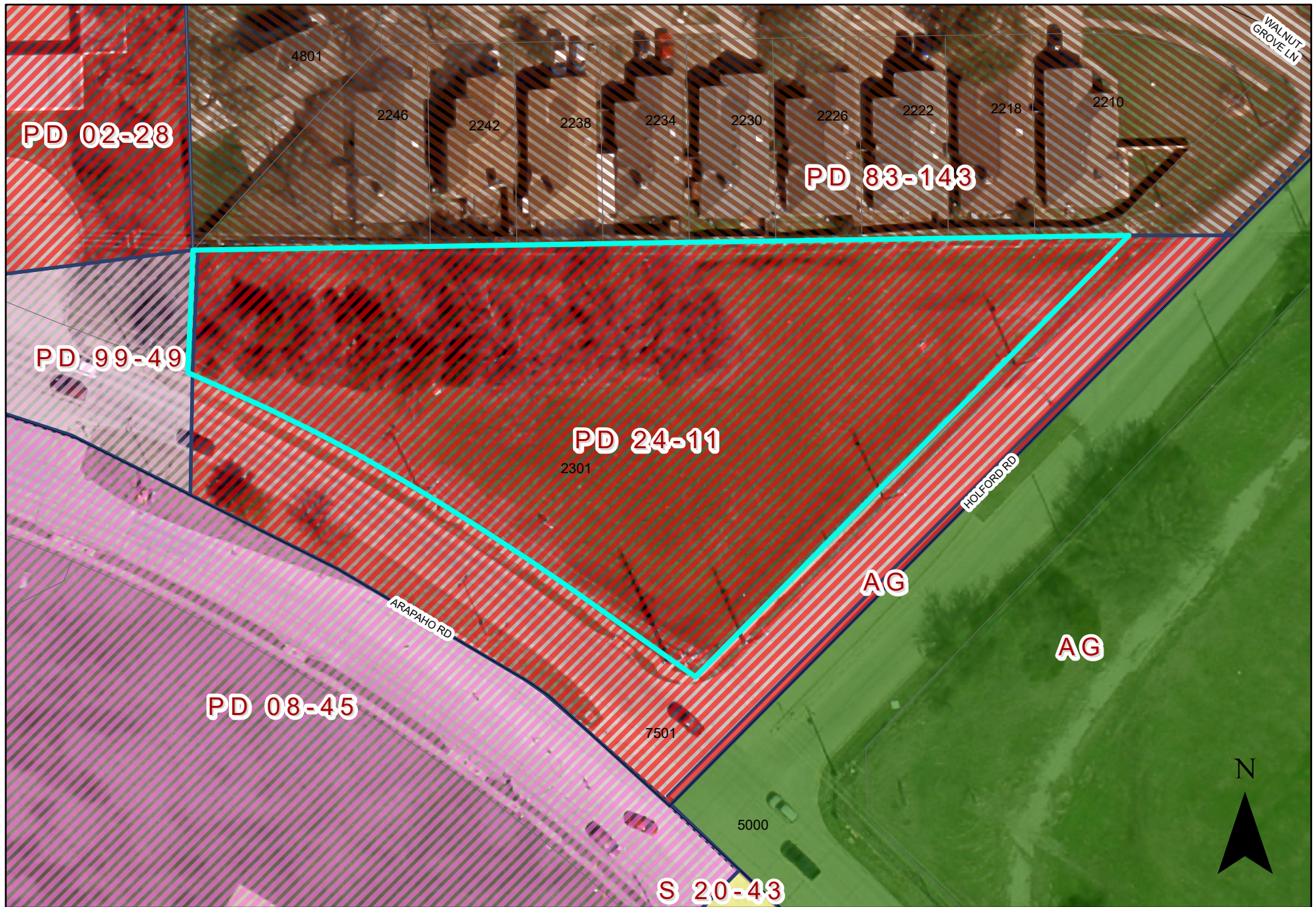
- i. Location Map
- ii. Plat

PREPARED BY:

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

REVIEWED BY:

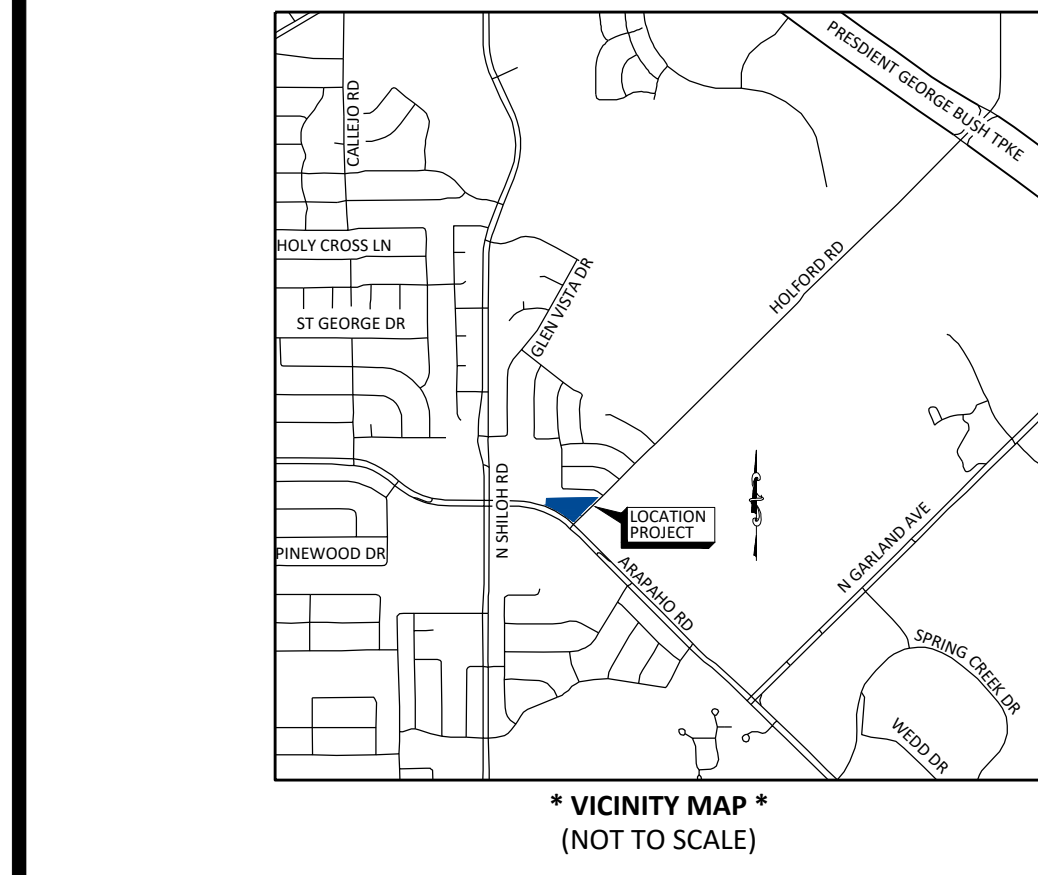
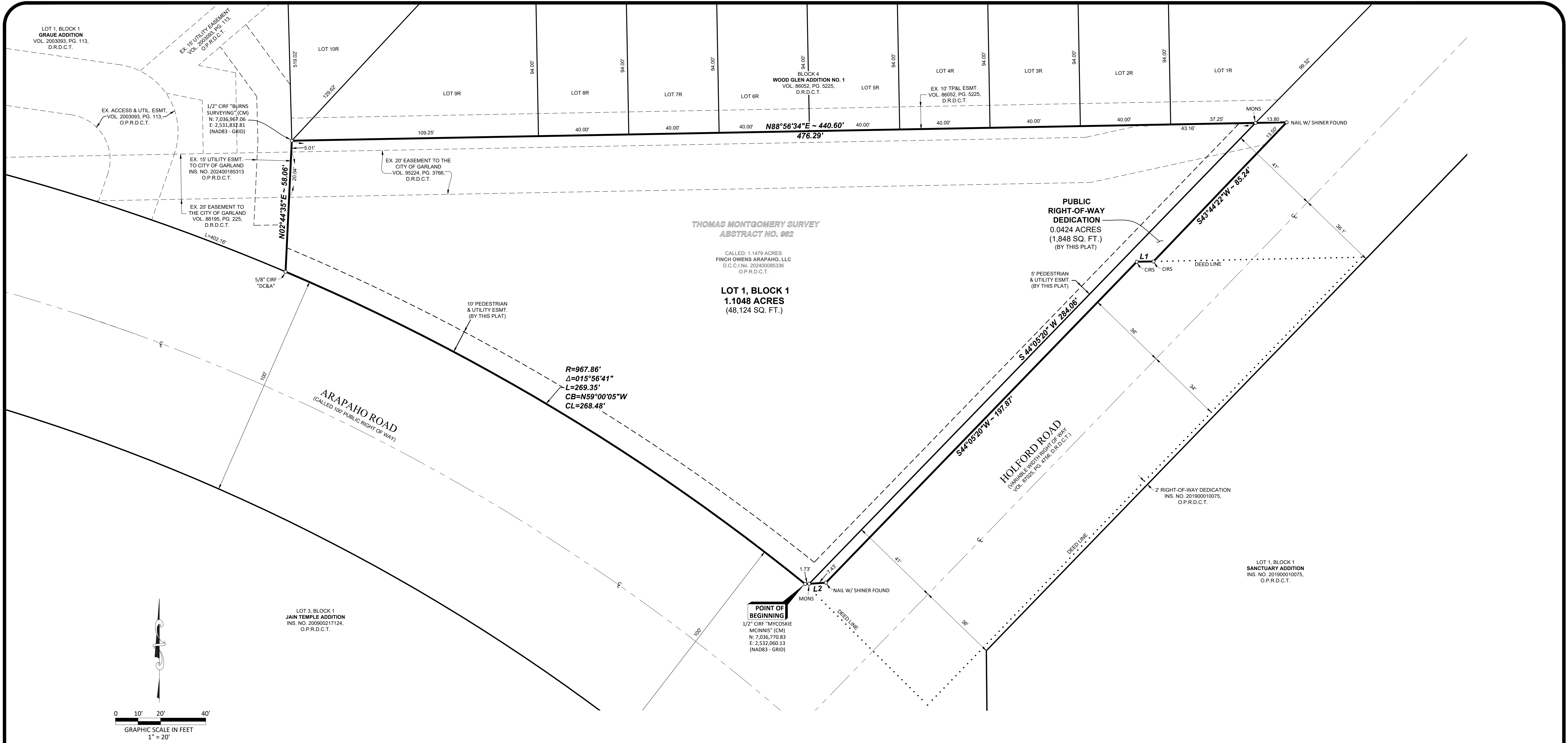
Nabila Nur, AICP
Director
Planning and Development
972-205-2449
nnur@garlandtx.gov



0 50 100 Feet

PLAT MAP P 25-01

 INDICATES AREA OF REQUEST



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°12'56"W	7.42'
L2	S86°21'27"W	9.16'

- * LEGEND ***
- CIRF IRON ROD WITH CAP FOUND
 - CIRS 5/8" ROD WITH ORANGE CAP STAMPED "SPOONER 5922" SET
 - MONS 3-1/4" ALUMINUM DISK STAMPED "SPOONER 5922" SET
 - (CM) CONTROLLING MONUMENT
 - VOL. VOLUME
 - PG. PAGE
 - INS. NO. DALLAS COUNTY CLERK'S INSTRUMENT NUMBER
 - D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
 - ESMT. EASEMENT
 - UTIL. UTILITY
 - ¢ CENTERLINE

*** NOTE ***

See Page 2 of 2 for Owner's Dedication, Owner's Certificate, Surveyor's Statement, General Notes, and City Approval.

OWNER

SWIG HOLDINGS, LLC
FINCH OWENS ARAPAHO, LLC
6901 LA MANGA DRIVE
DALLAS, TX 75248

APPLICANT

SWIG HOLDINGS, LLC
1557 W. INNOVATION WAY, SUITE 125
LEWIS, UT 84043
916-765-7270
ATTN: RUSS ORSI

ENGINEER:

Bowman CONSULTING
2805 DALLAS PKWY., SUITE 310
PLANO, TEXAS 75093
PH: 972-497-2993
ATTN: PRANAVI KOKA

SURVEYOR:

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 885-8448 WWW.SPOONERSURVEYORS.COM
TFLS FIRM NO. 10054900 - SSA 24018

FINAL PLAT

SWIG ARAPAHO ADDITION
LOT 1, BLOCK 1
THOMAS MONTGOMERY SURVEY, ABSTRACT NO. 962
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 240521-1
JANUARY 2025

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
01-08-25

* OWNER'S CERTIFICATION *

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, FINCH OWENS ARAPAHO, LLC, a Texas limited liability company, is the sole owner of a 1.147 acre tract of land located in the Thomas Montgomery Survey, Abstract No. 962, City of Garland, Dallas County, Texas, said 1.147 acre tract of land being all of a called 1.1479 acre tract of land conveyed to FINCH OWENS ARAPAHO, LLC, by Special Warranty Deed thereof filed for record in Dallas County Clerk's Instrument Number 202400085336, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 1.147 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a red cap stamped "MYCOSKIE MCINNIS" (controlling monument) found at a south property corner of said 1.1479 acre tract, same being at the west end of a right-of-way corner clip located at the intersection of the northwest right-of-way line of Holford Road (being a variable width public right-of-way, conveyed in part to the City of Garland by deed thereof filed for record in Volume 87025, Page 4756, D.R.D.C.T.) with the northeast right-of-way line of Arapaho Road (being a called 100 feet wide public right-of-way), said beginning point being at the beginning of a curve to the left having a radius of 967.86 feet;

THENCE along along the southwest property line of said 1.1479 acre tract and along the said northeast right-of-way line of Arapaho Road, along said curve to the left, through a central angle of 15°56'41", an arc length of 269.35 feet, and across a chord which bears North 59°00'05" West, a chord length of 268.48 feet to a 5/8 inch iron rod with a yellow cap stamped "DC&A" found at the southwest property corner of said 1.1479 acre tract, same being the most southerly southeast lot corner of Lot 1, Block 1, Graue Addition, an Addition to the City of Garland, Texas, according to the plat thereof filed for record in Volume 2003093, Page 113, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE North 02°44'35" East, along the west property line of said 1.1479 acre tract and along an east lot line of said Lot 1, a distance of 58.06 feet to a 1/2 inch iron rod with a yellow cap stamped "BURNS SURVEYING" (controlling monument) found at the northwest property corner of said 1.1479 acre tract, same being an east lot corner of said Lot 1, same also being the southwest lot corner of Lot 9R, Block 4, Wood Glen Addition, an Addition to the City of Garland, Texas, according to the plat thereof filed for record in Volume 86052, Page 5225, D.R.D.C.T.;

THENCE North 88°56'34" East, along the north property line of said 1.1479 acre tract, and in part along the south block line of said Block 4, a distance of 440.60 feet to a nail with an unmarked shiner found at the northeast property corner of said 1.1479 acre tract, and being on the aforesaid northwest right-of-way line of Holford Road;

THENCE, along the easterly property lines of said 1.1479 acre tract and along the said northwest right-of-way line of Holford Road the following courses and distances:

South 43°44'22" West a distance of 85.24 feet to a 5/8 inch iron rod with an orange cap stamped "SPOONER 5922" set;

South 89°12'56" West, a distance of 7.42 feet to a 5/8 inch iron rod with an orange cap stamped "SPOONER 5922" set;

South 44°05'20" West, a distance of 197.87 feet to a nail with an unmarked shiner found at the most easterly southeast property corner of said 1.1479 acre tract, same being the east end of the aforesaid right-of-way corner clip;

THENCE South 86°21'27" West, along a southeast property line of said 1.1479 acre tract and along said corner clip, a distance of 9.16 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of **1.147 acres (49,972 square feet)** of land, more or less.

* GENERAL NOTES *

- The bearings and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas and distances shown hereon are calculated based on surface measurements.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48113C0210L; map revised July, 7, 2014, for Dallas County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This plat was prepared without the benefit of a Title Commitment prepared by a Title Company. The easements shown hereon are the only easements known by Spooner & Associates, and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- Notice: Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.
- Property owners of corner lots shall maintain Sight Visibility Triangle in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland, Texas.

OWNER'S DEDICATION

NOW, THEREFORE KNOW ALL BY THESE PRESENTS:

That FINCH OWENS ARAPAHO, LLC, the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **SWIG ARAPAHO ADDITION**, an Addition to the City of Garland, Dallas County, Texas, and does hereby dedicate, in fee simple and to the public use forever, any streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. However, notwithstanding any other language contained herein to the contrary, any and all activities within easement areas of third-party utilities shall not interfere with the City of Garland's use or scope of the easement. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have: (1) the right to construct, reconstruct, alter, rebuild, enlarge, improve, connect to, and perpetually maintain aerial electric utility facilities over, upon, across and within the easement area; (2) the right to enter the easement area to inspect, operate, repair, replace, alter, expand, and remove those facilities; (3) to enter upon, pass through, and have ingress and egress to any adjoining property for the purpose of obtaining access to the easement area; (4) the right, from time to time at its cost, trim trees or shrubbery, or cause to be trimmed, within an easement area to the extent reasonably necessary to prevent actual, threatened, or possible harm to or interference with the electric facilities; and (5) the right to prevent the construction of or remove at its cost any buildings, structures, fences, or other obstructions that may endanger or interfere with the efficiency, safety, or operation of the electric facilities or access thereto. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner

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

Witness my hand this the _____ day of _____, 2025.

FINCH OWENS ARAPAHO, LLC, a Texas limited liability company,

Garrett Johnson
Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Garrett Johnson, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity thereinstated.

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

Notary Public in and for the STATE OF TEXAS

Printed Name

* SURVEYOR'S STATEMENT *

I, Eric S. Spooner, a Registered Professional Land Surveyor, Licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, Texas Local Government Code, Chapter 212, and the City of Garland Development Code. I further affirm that monumentation shown hereon was either found or placed as described hereon and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of the Signed Final Plat.

Dated this the _____ day of _____, 2024

Eric S. Spooner, R.P.L.S.
Texas Registration No. 5922
Spooner & Associates, Inc.
TBPLS Firm No. 10054900

Date

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
01-08-25

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2025.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved and accepted for the City of Garland this _____ day of _____, 2025 by the City Plan commission of the City of Garland, Texas.

Chairman of the City Plan Commission

Director of Planning Department

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.

SPACE RESERVED FOR COUNTY RECORDING LABEL

FINAL PLAT

SWIG ARAPAHO ADDITION
LOT 1, BLOCK 1

THOMAS MONTGOMERY SURVEY, ABSTRACT NO. 962
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 240521-1

JANUARY 2025

SHEET 2 OF 2

ENGINEER:

Bowman
CONSULTING

2805 DALLAS PKWY., SUITE 310
PLANO, TEXAS 75093
PH: 972-497-2993
ATTN: PRANAVI KOKA

APPLICANT

SWIG HOLDINGS, LLC
1557 W. INNOVATION WAY, SUITE 125
LEHI, UT 84043
916-765-7270
ATTN: RUSS ORSI

OWNER

FINCH OWENS ARAPAHO, LLC
6901 LA MANGA DRIVE
DALLAS, TX 75248

SURVEYOR:

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 885-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 - SSA 24018



GARLAND

Plan Commission

3. a.

Meeting Date: 01/27/2025

Item Title: Z 24-38 Letron Thomas (District 3)

Summary:

Consideration of the application of **Letron Thomas**, requesting approval of Specific Use Provision (SUP) for a Used Goods, Retail Sales (Indoors) Use. The site is located at 3338 Broadway Boulevard Suite 314. (District 3) (File Z 24-38)

Attachments

Z 24-38 Letron Thomas Report & Attachments

Z 24-38 Letron Thomas Responses

Planning Report

File No: Z 24-38/District 3

Agenda Item:

Meeting: Plan Commission

Date: January 27, 2025



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Specific Use Provision for a Used Goods, Retail Sales (Indoors) Use on a property zoned Community Retail (CR) District and 2) a Concept Plan for a Used Goods, Retail Sales (Indoors) Use.

LOCATION

3338 Broadway Boulevard, Suite #314

APPLICANT

Letron Thomas

OWNER

Huynh Investment Properties 3

BACKGROUND

The subject property is developed with a shopping center. The applicant proposes to open a Used Goods, Retail Sales (Indoors) Use in one of the suits. Per the GDC, the Used Goods, Retail Sales (Indoors) Use is only allowed by Specific Use Provision (SUP).

SITE DATA

The subject site is an approximately 6,536 square foot suite within a 4.897-acre property and has approximately 437 linear feet of frontage along Broadway Boulevard. The site can be accessed from two points along Broadway Boulevard and a mutual access drive via the neighboring shopping center, with an entrance along Colonel Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a 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

Specific Use Provision:

1. The applicant is requesting the SUP to be twenty (20) years. The SUP time period guide recommends a period of 20-30 years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject site. Neighborhood centers are areas with a mix of retail, services, and community gathering places. While it is scaled to accordingly to adjacent residential areas, it is not exclusively non-residential.

The proposed use is not compatible with the vision of the Comprehensive Plan. Staff considers this use to be more intense than what the Neighborhood Centers land use designation generally envisions, which would be more neighborhood-oriented uses and places where the communities could gather.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North are zoned Neighborhood Office (NO) and contain a mix of general office uses and medical/dental office clinic uses. The properties to the South are zoned Community Retail (CR) District and Planned Development (PD) District 20-30, containing a shopping center and separate fast-food drive-through restaurant uses. The properties to the East are zoned Planned Development (PD) District 14-02 for Nursing/Convalescent Care Uses. Finally, the properties to the West are zoned Community Retail (CR) District including Specific Use Provision S 12-32. These properties include a Medical and Dental Office/Clinic Use, fast food restaurants with and without a drive-through, and a Church.

While Staff recognizes that these shopping center developments may often attract the proposed use, Staff does not consider this to be the highest and best use for the general area. This area and the surrounding residential areas have the potential to attract more vibrant and desirable land uses to serve the neighborhoods. Additionally, there are two other similar uses (used good, retail store) in the general vicinity so the residents needing access to these stores should already be served.

STAFF RECOMMENDATION

As the Used Goods, Retail Sales (Indoors) Use is not consistent with the Future Land Use Map and not considered the highest and best use for with surrounding area, staff recommends denial of 1) a Specific Use Provision for a Used Goods, Retail Sales (Indoors) Use on a property zoned Community Retail (CR) District and 2) a Concept Plan for a Used Goods, Retail Sales (Indoors) Use.

ADDITIONAL INFORMATION

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

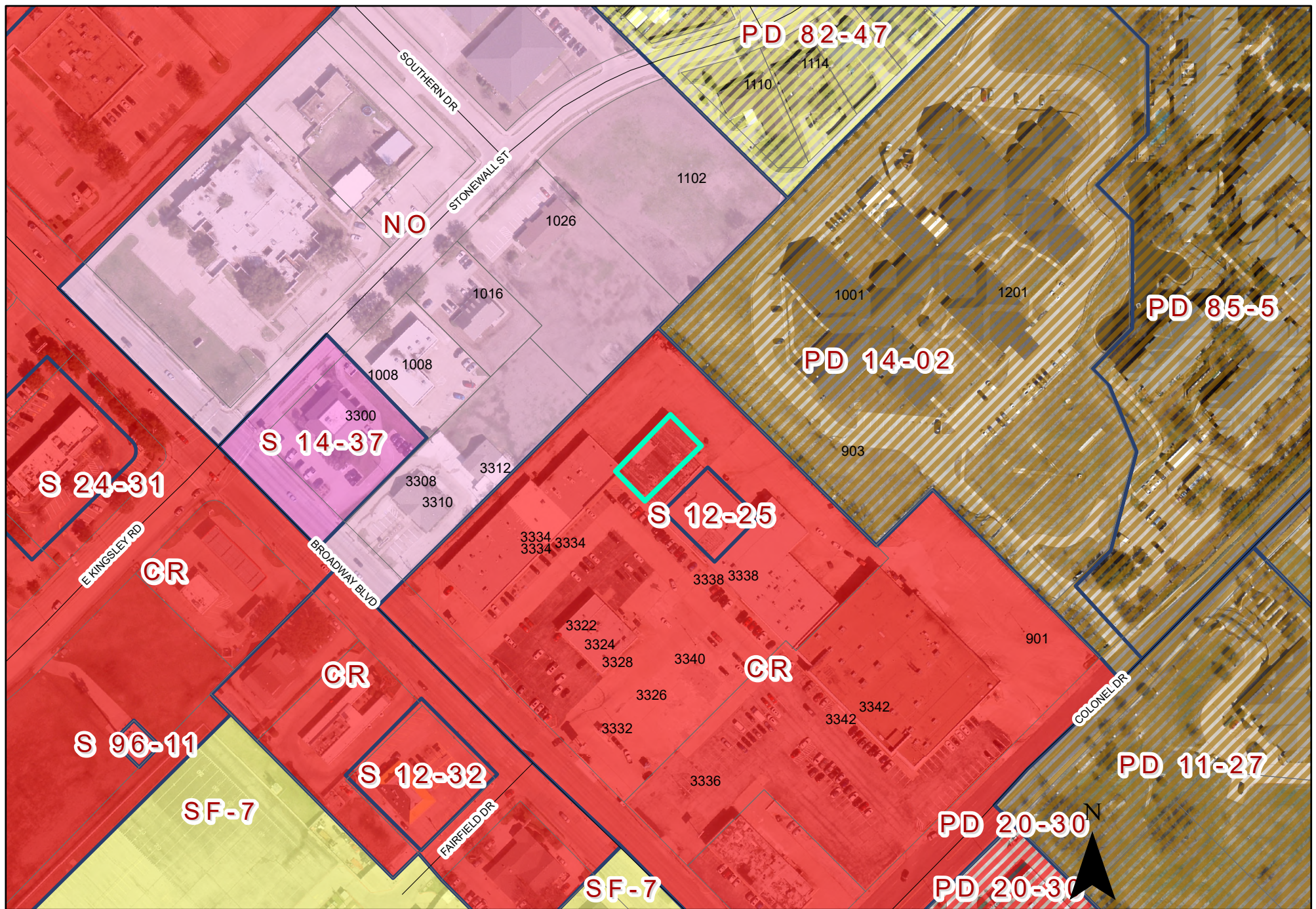
CITY COUNCIL DATE: February 18, 2025

PREPARED BY:

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

REVIEWED BY:

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



0 200 400 ft

ZONING MAP Z 24-38

INDICATES AREA OF REQUEST

3338 Broadway Blvd, Suite#314

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 24-38

3338 Broadway Boulevard, Suite 314

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Used Goods, Retail Sales (Indoors) Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the 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. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

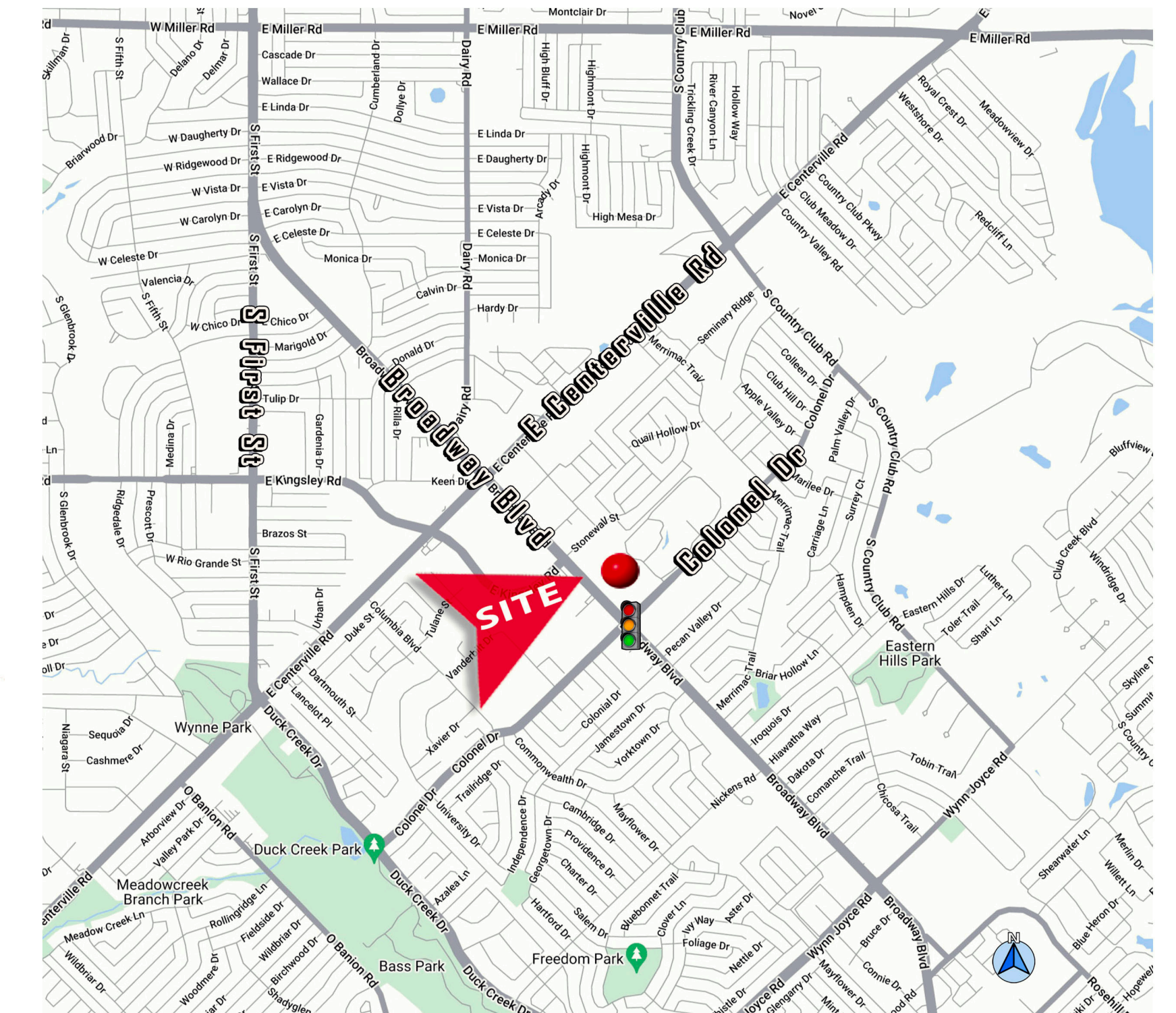
F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

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

V. Specific Regulations:

Time Period: The Specific Use Provision shall have a twenty-year time period.

● Case Number: 240 912-3

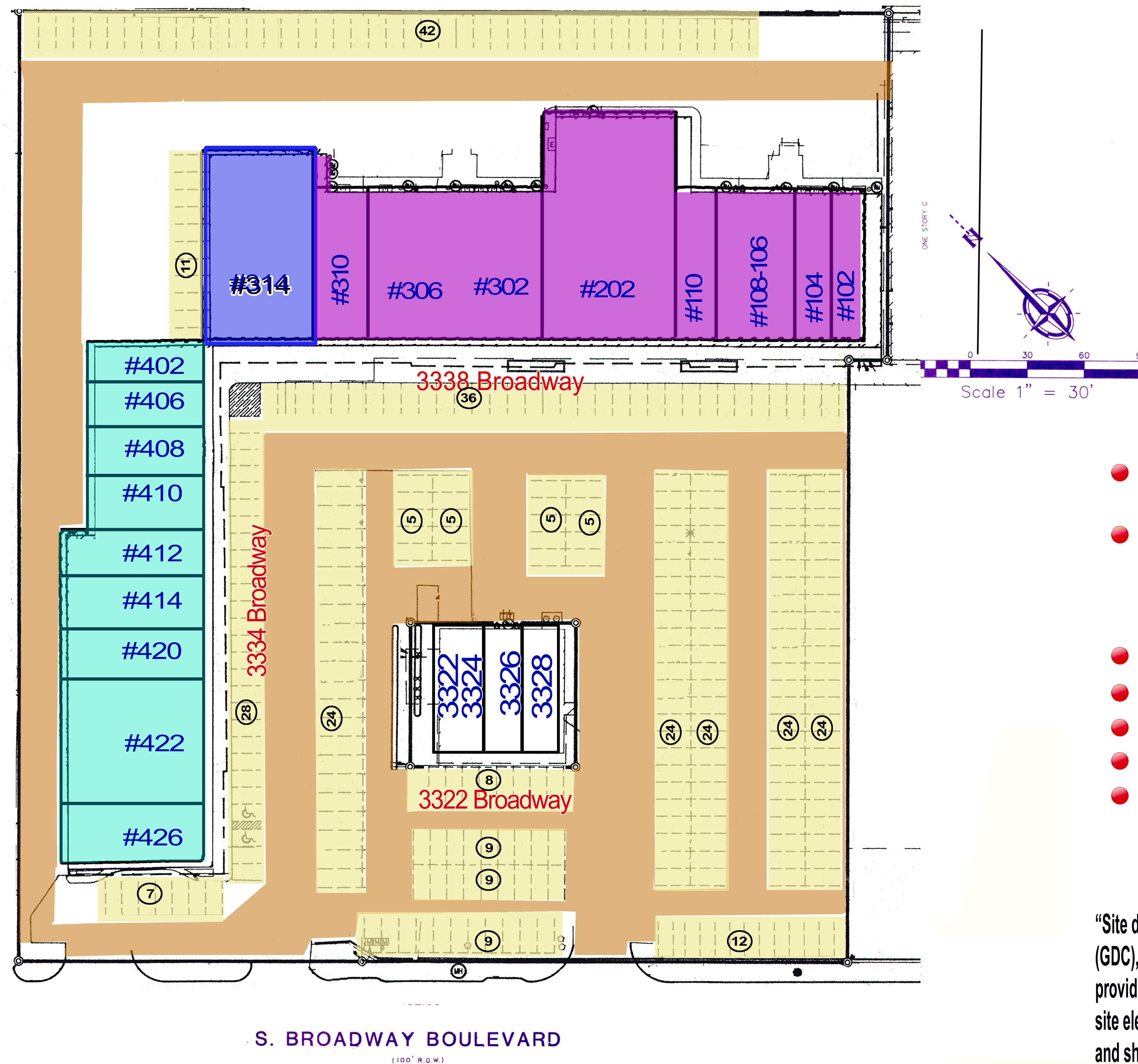


● Case Number: 240 912-3

● Club Hill Square
3322-3328, 3334, 3338 Broadway,
Garland, Texas 75043

- Name of Owner: Huynh Investment Properties 3, LLC
- Name of Applicant Huynh Investment Properties 3, LLC
- Address: 3616 Dahlia Dr., Grand Prairie, TX 75052
- Phone Number: 817-666-5688
- Zoned: S12-25 CR

"Site design and construction plans shall conform to all requirements of the Garland Development Code (GDC), Technical Standard Manual (TSM), and City codes unless an approved PD narrative condition expressly provides otherwise. The concept plan shall be used to represent the general idea of the proposed land use and site elements. The concept plan shall not supersede, Concept Plan Preparation Checklist JUN -24 Page 2 of 2 and shall be subordinate to, the standards, requirements, and conditions of the GDC, TSM, City code, or the approved PD."



Z 24-38



View of the subject site from the parking lot of the shopping center.



View from the subject site looking East from Broadway Boulevard.



View from the subject site looking North up Broadway Boulevard.



View of the subject site looking South down Broadway Boulevard.



3338 Broadway Blvd, Suite#314

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



GARLAND

Plan Commission

3. c.

Meeting Date: 01/27/2025

Item Title: Z 24-40 Yesenia Morales (District 8)

Summary:

Consideration of the application of **Yesenia Morales**, requesting approval of a change in zoning from Community Retail (CR) District to Single-Family-5 (SF-5) District. The site is located at 409 School Street (District 8) (File Z 24-40)

Attachments

Z 24-40 Yesenia Morales Report & Attachments

Z 24-40 Yesenia Morales Responses

Planning Report

File No: Z 24-40/District 8

Agenda Item:

Meeting: Plan Commission

Date: January 27, 2025



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Community Retail (CR) District to Single-Family-5 (SF-5) District.

LOCATION

409 School Street

APPLICANT

Yesenia Morales

OWNER

Yesenia Morales

BACKGROUND

The subject site is currently a single-family detached house. The owner wishes to expand the house and renovate, but the site is zoned Community Retail (CR) District, making this a nonconforming use which cannot be expanded.

From the records of Dallas County Appraisal District, the home was built in 1962. Staff has not been able to verify what the zoning was on the property back in 1962, but it has been nonresidential for at least the last forty years.

In order to move forward with the proposed project, the applicant is requesting rezoning of the property to SF-5.

SITE DATA

The site is approximately 8,589 square feet and is accessed from School Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Community Retail (CR) District and is currently occupied by a single-family detached house.

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 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 request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Concept Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. This Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will affect surrounding and future development.
2. In the event the Zoning Change request is approved, the submittal will be reviewed during the permitting process that staff will examine the proposed development and verify compliance with all the applicable regulations.
3. The property owner's proposed expansion project requires a paved alley in order to make a new driveway connection to the alley. The property owner has made a petition for alley pavement, which is under consideration. However, the petition approval is dependent upon several factors such as Council approval. If the petition is not approved, the proposed plans will need to be changed for the expansion.
4. Staff would like to mention that the proposed plan will need to meet all applicable regulations and building code to move forward with the proposed expansion, if the zoning is approved.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject site. Neighborhood centers are areas with a mix of retail, services, and community gathering places. While it is scaled to accordingly to adjacent residential areas, it is not exclusively non-residential.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the South is zoned Single-Family-7 (SF-7) District and is a similar size lot containing a similar sized single-family detached house. The property to the East is zoned Community Retail (CR) District and contains a similar sized lot and single-family detached house. The property to the North is zoned Community Retail (CR) District and contains a barber and hair stylist school. The property to the West is also zoned Community Retail (CR) District and contains a restaurant without a drive-through.

The expansion and improvement of an already existing single-family home can contribute positively toward the overall surrounding areas in this context.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Community Retail (CR) District to Single-Family-5 (SF-5) District.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Photos

CITY COUNCIL DATE: February 18, 2025

PREPARED BY:

Matthew Wolverton
Planner II
Planning & Development
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mwolverton@garlandtx.gov

REVIEWED BY:

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



409 School Street

Z 24-40



View of the subject site from School Street, including the neighboring home zoned SF-7.



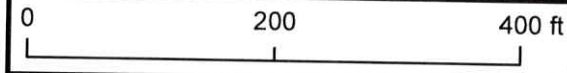
View of the subject site from school street and the neighboring business zoned CR.



View from the subject site looking South down School Street.



View of the unpaved alley looking North toward West Walnut Street.



ZONING MAP Z 24-40

■ INDICATES AREA OF REQUEST ○ INDICATES NOTIFICATION AREA

409 School Street

Comment Form

Case Z 24-40

Z 24-40 Yesenia Morales. The applicant proposes a change in zoning from Community Retail (CR) District to Single-Family-7 (SF-7) District. The site is located at 409 School Street (District 8)

Z 24-40 Yesenia Morales. El solicitante propone un cambio en la zonificación del Distrito Comunitario Minorista (CR) al Distrito Unifamiliar-7 (SF-7). El sitio está ubicado en 409 School Street. (Distrito 8)

Z 24-40 Yesenia Morales. Người nộp đơn đề xuất thay đổi phân vùng từ Quận Bán lẻ Cộng đồng (CR) sang Quận Một Gia đình-7 (SF-7). Địa điểm tọa lạc tại 409 School Street. (Quận 8)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Orlando Pineda - Property Owner

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

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

406 School Street

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

Garland, Tx 75042

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Định

Orlando Pineda Espinoza

1/18/2025

Signature / Firma / Chữ ký

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