



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
October 10, 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 6:00 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

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

Public Comments

You are invited to offer a comment or make a statement on any item on the agenda, as that item is called. 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.

BRILLE 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 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 September 26, 2022 meeting.

2. PLATS

- a. P 22-34 Riverset Phase 3 Preliminary Plat
- b. P 22-35 GFHC 1 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 **Altar Group**, requesting approval of a Specific Use Provision for an Automated/Rollover Car Wash Use on a property zoned Community Retail (CR) District. This property is located at 1501 Northwest Highway. (District 5) (File Z 22-46 – Specific Use Provision) **(The applicant requests postponement of this case to the November 7, 2022 Plan Commission meeting.)**
- b. Consideration of the application of **Altar Group**, requesting approval of a Plan for an Automated/Rollover Car Wash on a property zoned Community Retail (CR) District. This property is located at 1501 Northwest Highway. (District 5) (File Z 22-46 – Plan) **(The applicant requests postponement of this case to the November 7, 2022 Plan Commission meeting.)**
- c. Consideration of the application of **Luis Fernando Gutierrez**, requesting approval of a Change of Zoning from Single-Family-7 (SF-7) District to Community Retail (CR) District. This property is located at 820 West Miller Road. (District 5) (File Z 22-54)
- d. Consideration of the application of **William Bebb Francis III**, requesting approval of a Specific Use Provision renewal for an Antenna, Commercial Use on a property zoned Agricultural (AG) District. This property is located at 5200 Bobtown Road. (District 3) (File Z 22-55 – Specific Use Provision)
- e. Consideration of the application of **William Bebb Francis III**, requesting approval of a Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District. This property is located at 5200 Bobtown Road. (District 3) (File Z 22-55 – Plan)
- f. Consideration of the application of **Don Gordon**, requesting approval of an Amendment to Planned Development (PD) District 22-02 to allow a Warehouse, Office/Showroom (Indoors) Use. This property is located at 2025 Old Mill Run. (District 8) (File Z 22-60 – Zoning)

- g.** Consideration of the application of **Don Gordon**, requesting approval of a Detail Plan for a Warehouse, Office/Showroom (Indoors) Use. This property is located at 2025 Old Mill Run. (District 8) (File Z 22-60 – Detail Plan)

4. EXECUTIVE SESSION

- a. The Plan Commission will move into Executive Session.**

The Plan Commission will adjourn into executive session pursuant to Section 551.071 of the Texas Government Code to deliberate or discuss attorney/client matters concerning privileged and unprivileged client information related to pending litigation and legal requirements related to Plan Commission procedures.

5. ADJOURN

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 10/10/2022

Item Title: Plan Commission Minutes for September 26, 2022

Summary:

Consider approval of the Plan Commission Minutes for the September 26, 2022 meeting.

Attachments

Plan Commission Minutes for September 26, 2022

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, September 26, 2022 at 7:00 p.m., in the Council Chambers at the William E. Dollar Municipal Building (City Hall), with the following members present:

COMMISSION PRESENT

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

Scott Roberts
Christopher Ott
Douglas Williams
Phillip Johnson
Michael Rose

STAFF PRESENT

Deputy City Attorney
Sr. Assistant City Attorney
Recording Secretary
Planning Director
Lead Development Planner

Mike Betz
Shawn Roten
Tracy Allmendinger
Will Guerin
Nabiha Ahmed

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chair Roberts read those items into the record. **Motion** was made by Commissioner Williams to **approve** the Consent Agenda as presented, seconded by Commissioner Ott. **Motion carried: 5 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of the Plan Commission Minutes for the September 12, 2022 meeting.

PLATS

2a. APPROVED** P 22-30 Greentree Village Conveyance Plat

2b. APPROVED** P 22-31 Greentree Village Replat

2c. APPROVED** P 22-32 Francis Addition Final Plat

2d. APPROVED** P 22-33 D&P Addition Third Replat

ZONING

3a. WITHDRAWN Consideration of the application of **Tavacon, LLC**, requesting approval of a Specific Use Provision for an Automated/Rollover Car Wash Use on a property zoned Community Retail (CR) District. This property is located at 4805 Broadway Boulevard. (District 4) (File Z 22-36 – Specific Use Provision) **(This case has been withdrawn by the applicant.)**

3b. WITHDRAWN Consideration of the application of **Tavacon, LLC**, requesting approval of a Plan for an Automated/Rollover Car Wash on a property zoned Community Retail (CR) District. This property is located at 4805 Broadway Boulevard. (District 4) (File Z 22-36 – Plan) **(This case has been withdrawn by the applicant.)**

3c. APPROVED Consideration of the application of **Garland Leased Housing Associates I**, requesting approval of an amendment to Planned Development (PD) District 05-04 to reduce the minimum resident age at an existing Elder Care – Independent Living Facility. This property is located at 202 Belt Line Road. (District 8) (File Z 22-56)

Motion was made by Commissioner Ott to close the public hearing and **approve** the request as presented. Seconded by Commissioner Williams. **Motion carried: 5 Ayes, 0 Nay.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:04 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 10/10/2022

Item Title: P 22-34 Riverset Phase 3 Preliminary Plat

Summary:

P 22-34 Riverset Phase 3 Preliminary Plat

Attachments

P 22-34 Riverset Phase 3 Preliminary Plat Report and Attachments

Planning Report

File No: P 22-34 /District 6

Agenda Item:

Meeting: Plan Commission

Date: October 10, 2022



GARLAND

TEXAS MADE HERE

PRELIMINARY PLAT

Riverset Phase 3

LOCATION

1902 Patterson Road

ZONING

Planned Development (PD) District 21-38

NUMBER OF LOTS

Thirteen (13) residential lots and two (2) Home Owner's Association open space common area lots.

ACREAGE

2.904 Acres

BACKGROUND

The applicant requests approval of the Preliminary Plat. The purpose of the Preliminary Plat is to create 15 lots from one previously platted lot and dedicate easements for development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

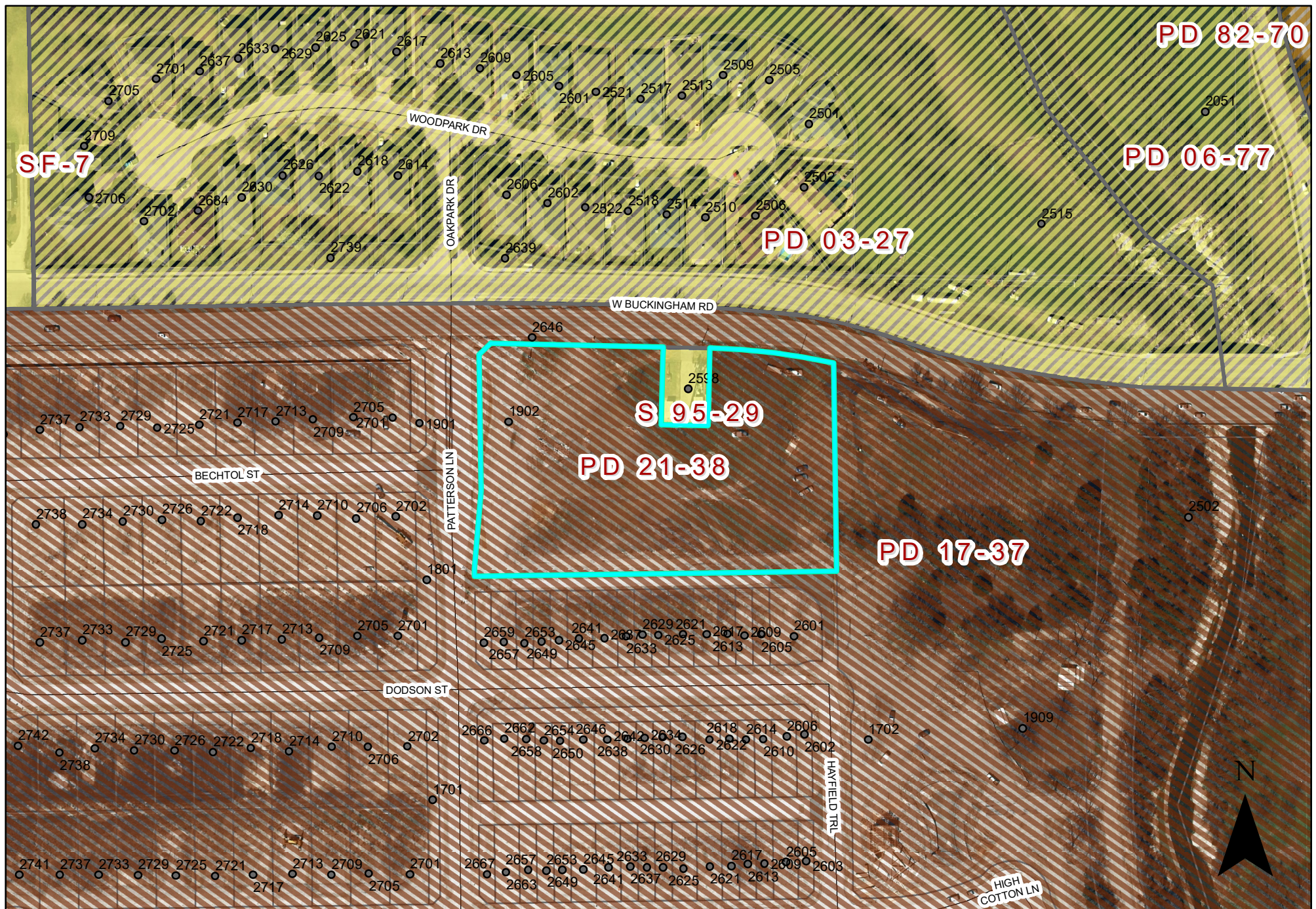
- i. Location Map
- ii. 8.5 x 11 Plat

PREPARED BY:

Matthew Wolverton
Development Planner
Planning and Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

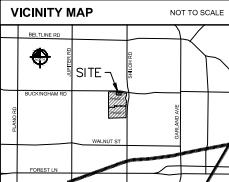
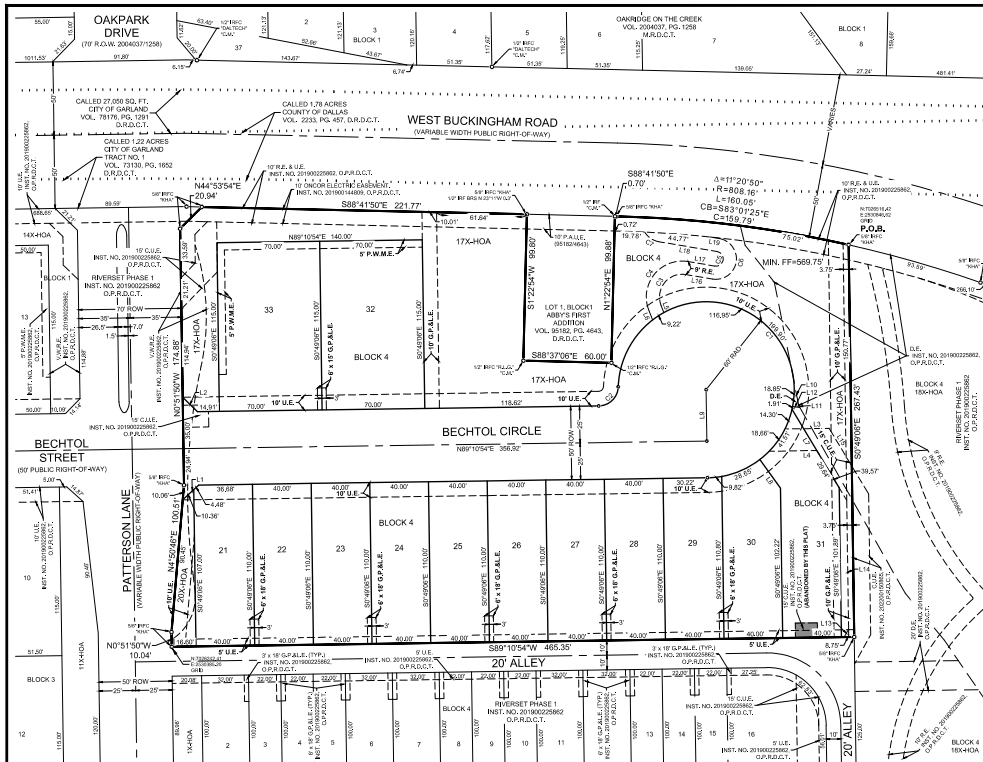


0 100 200 Feet
1 inch = 162 feet

PLAT MAP P 22-34

 INDICATES AREA OF REQUEST

1902 Patterson Lane



LEGEND	
O.P.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
(R.O.)	RECORD MEASUREMENT
ADS	ALUMINUM DISK SET - SEE NOTE #7
BP	POINT OF BEGINNING
RF	IRON ROD FOUND
RF	IRON ROD WITH CAP FOUND
RF	RED WAX CAP UNLESS OTHERWISE NOTED
RF	IRON ROD WITH RED WAX CAP SET
HQA	HOMEOWNERS ASSOCIATION
V.R.U.E.	VARIABLE WIDTH RECREATIONAL EASEMENT
C.U.E.	CITY UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
O.P.A.L.E.	OPEN SPACE AND LIGHT EASEMENT
P.U.E.	PRIVATE UTILITY EASEMENT
W.U.E.	WALL MAINTENANCE EASEMENT
P.W.U.E.	PRIVATE WALL MAINTENANCE EASEMENT
P.A.L.E.	PURPOSE ACCESS EASEMENT
R.E.	RECREATIONAL EASEMENT
U.E.	UTILITY EASEMENT
V.A.M.	VARIABLE ACCESS & MAINTENANCE EASEMENT
W.O.T.	WATER OF WAY
S.D.C.	STREET NAME CHANGE

- NOTES:**
- The surveyor relied solely upon the Title Commitment, GF, No. LC-1078-1978013737-DB, with an effective date of April 20, 2015 and an issue date of May 6, 2015, provided by Fidelity National Title Insurance Company. The surveyor did not perform a title abstract.
 - All coordinates and bearings shown herein are tied to the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 using City of Garland Geodetic Control Monuments 250 and 251. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99985138670. Coordinates shown are grid coordinates.
 - Selling a portion of this addition by meters and bounds is a violation of the City of Garland Development Code and is subject to fines and withholding of utilities and building permits.
 - 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.
 - All subdivision corners shall be monumented in accordance with Section 3.92 of the City of Garland Development Code, unless otherwise noted, and set after construction is completed and prior to recordation.
 - All easements shown herein are dedicated by this plat unless specifically noted otherwise by instrument recording information.
 - Parking located within the right-of-way shall be maintained by the HOA according to the City of Garland Approved License Agreement.
 - Minimum Finished Floor Elevations are 2' above the 100 year water surface elevation from the approved Wyrick tract Downstream Assessment and Flood Study dated September 2017.
 - The purpose of the Plat is to create 15 lots from 1 previously platted lot and dedicate easements for development.
 - Any and all maintenance of HOA common areas, HOA kits, private easements, screen walls, screen wall easements and wall maintenance easements is the responsibility of the Home Owners Association, its successors, or assigns.
 - All HOA kits and common areas shall be covered by a Variable Width Recreational Easement.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N47°09'59"E	14.83
L2	S45°39'29"E	14.19
L3	N69°10'54"E	30.14
L4	N69°10'54"E	32.67
L5	S20°54'45"E	5.46
L6	N20°54'45"W	7.41
L7	N11°03'24"W	62.48
L8	N69°52'39"E	24.12
L9	N69°49'09"W	35.02
L10	S11°17'14"E	35.69
L11	S10°32'32"E	1.66
L12	S62°33'09"E	5.07
L13	S21°06'42"W	6.19
L14	S62°49'00"E	87.44
L15	N11°03'24"E	29.81
L16	S60°22'39"E	16.37
L17	S60°22'39"E	16.29
L18	N69°22'39"W	40.35
L19	N69°22'39"W	6.38

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	267°19'14"	65.00	276.87	N44°27'13"W	66.65
C2	87°14'14"	13.56	26.96	N40°24'47"E	16.62
C3	103°32'19"	15.50	32.61	S39°27'22"W	26.32
C4	123°32'19"	24.50	51.54	S39°27'22"W	42.50
C5	180°00'00"	5.00	15.71	N69°37'00"E	10.00
C6	179°09'34"	14.00	43.94	N69°32'47"E	28.00
C7	49°17'19"	14.00	12.04	N69°43'51"W	11.68

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 17A HOA, BLOCK 4	0.743	32,398
LOT 17B HOA, BLOCK 4	0.030	1,298
LOT 21, BLOCK 4	0.101	4,393
LOT 22, BLOCK 4	0.101	4,400
LOT 23, BLOCK 4	0.101	4,400
LOT 24, BLOCK 4	0.101	4,400
LOT 25, BLOCK 4	0.101	4,400
LOT 26, BLOCK 4	0.101	4,400
LOT 27, BLOCK 4	0.101	4,400
LOT 28, BLOCK 4	0.101	4,400
LOT 29, BLOCK 4	0.101	4,400
LOT 30, BLOCK 4	0.106	4,563
LOT 31, BLOCK 4	0.127	5,516
LOT 32, BLOCK 4	0.185	8,090
LOT 33, BLOCK 4	0.185	8,090
ROW DEDICATION	0.621	27,066

STATE OF TEXAS §
COUNTY OF DALLAS §

OWNERS CERTIFICATE

WHEREAS **WILLOW-RIVERSET, LLC**, are the owners of that certain tract of land situated in the Levi Turner Survey, Abstract No. 1487, City of Garland, Dallas County, Texas and being all of Lot 17, Block 4, RiverSet Addition, Phase 1, an Addition to the City of Garland, Texas, according to the plat thereof recorded in Instrument No. 20180225862, Official Public Records, Dallas County, Texas, and being a portion of a 101.127-acre tract of land described in a Special Warranty Deed with Vendor's Lien to Willow-RiverSet, LLC, recorded in Instrument No. 20180015126, said Official Public Records, and being more particularly described by meters and bounds as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the eastmost northeast corner of said Lot 17, common to the northeast corner of Lot 18, Block 4, said RiverSet Addition, Phase 1, same also being on the southerly right-of-way line of West Buckingham Road (variable with public right-of-way);

THENCE South 07°49'00" East, departing the southerly right-of-way line of said West Buckingham Road and along the common line of said Lots 17 and 18, a distance of 387.43 feet to a 1/2-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of said Lot 17, same being on the northerly right-of-way line of a 20-foot wide alley;

THENCE South 89°10'54" West, departing the westerly line of said Lot 18 and along the common line of said Lot 17 and said 20-foot wide alley, a distance of 405.35 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southwest corner of said Lot 17, common to the intersection of the northerly right-of-way line of said 20-foot wide alley and the easterly right-of-way line of Patterson Lane (variable with public right-of-way);

THENCE along the common line of said Lot 17 and said Patterson Lane the following courses and distances:

North 07°51'50" West, a distance of 10.04 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 04°50'48" East, a distance of 100.51 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 07°51'50" West, a distance of 174.88 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the south corner of a corner dip at the intersection of the easterly right-of-way line of said Patterson Lane and the southerly right-of-way line of the aforementioned West Buckingham Road;

North 41°53'54" East, along said corner dip, a distance of 20.94 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the north corner of said corner dip, common to the northmost northwest corner of said Lot 17;

THENCE South 88°41'50" East, along the common line of said Lot 17 and said West Buckingham Road, a distance of 221.77 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner, common to the northwest corner of Lot 1, Block 1, Abby's First Addition, an Addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 95182, Page 4643, Deed Records, Dallas County, Texas, from which a 1/2-inch iron rod found for witness bears North 22°11'21" West, 0.3 feet;

THENCE departing the southerly right-of-way line of said West Buckingham Road and along the common line of said Lots 17 and 1 the following courses and distances:

South 01°22'34" West, a distance of 99.80 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RLG" found for the southwest corner of said Lot 1;

South 88°37'08" East, a distance of 60.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RLG" found for the southeast corner of said Lot 1;

North 01°22'34" West, a distance of 99.88 feet to a 1/2-inch iron rod found for the northeast corner of said Lot 1, same being on the southerly right-of-way line of said West Buckingham Road;

THENCE along the common line of said Lot 17 and said West Buckingham Road the following courses and distances:

South 88°41'50" East, a distance of 0.70 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 808.16 feet, a central angle of 11°20'50", and a chord bearing and distance of South 63°01'20" East, 159.78 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 160.95 feet to the **POINT OF BEGINNING** and containing 2.064 acres (126.514 sq. ft.) of land, more or less.

SURVEYORS STATEMENT

I, Michael B. Marx, 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 & Land Surveyors, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that the monumentation shown herein was either found or placed 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 File.

Dated this ____ day of _____, 20____.

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR REPLIED
UPON AS A FINAL
SURVEY DOCUMENT

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6162 Warren Parkway, Suite 210
Frisco, Texas 75034
Ph: 972-335-3680
michael.marx@kimley-horn.com

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

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

Notary Public, State of _____

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That **WILLOW-RIVERSET, LLC**, the owners of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **RIVERSET PHASE 3**, an addition to the City of Garland, Dallas County, Texas and do hereby dedicate, in fee simple and to the public use forever, the streets, alleys, shown thereon and do further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to use, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. No building, fence, line, ditch, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, line, ditch, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to and from and upon such easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fee 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.

Each property owner shall keep the drainage channels and/or drainage and footway easements traversing or adjacent to his property clear and free of debris, dirt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all maintenance 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 unsanitary 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 footway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

The City reserves the right to require minimum finished 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.

All access and recreational easements dedicated by this plat shall be subject to the following: (1) the property owner, their successors, heirs and assigns, shall be responsible for the maintenance, condition, and upkeep of the easement areas in accordance with applicable state law, local ordinances, and any other documents, standards, and restrictions recorded in the Dallas County Real Property Records; (2) in the event the property owner fails to properly maintain the easement areas, the City may elect, but not be required, to enter upon, over, and under the easement areas for the purpose of conducting maintenance activities; and (3) access to the easement areas by the public for nonrecreational purposes is restricted to the same times and dates on which the members of the Home Owners Association have access under the Home Owners Association rules, by-laws, or other governing documents.

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 _____, 20____.

By: **WILLOW-RIVERSET, LLC**

JENNIFER RABON, VICE PRESIDENT - DEVELOPMENT

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared Jennifer Rabon, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

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

Notary Public, State of _____

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	

**PRELIMINARY PLAT
RIVERSET PHASE 3**

13 RESIDENTIAL LOTS
2 COMMON AREA LOTS

2,904 ACRES SITUATED IN THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 220003-0

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034	ITEM # 10193822	Tel. No. (972) 335-3680 Fax No. (972) 335-3778
Scale 1" = 40'	Drawn by JMH	Checked by KHA
Date Sep. 2022	Project No. 063770003	Sheet No. 1 OF 1

OWNER:
WILLOW-RIVERSET, LLC
c/o WILLOW CORPORATION, INC.
4131 N. CENTRAL EXPY., SUITE 990
DALLAS, TX 75204
CONTACT: JENNIFER RABON

DEVELOPER:
KIMLEY-HORN AND ASSOCIATES, INC.
4131 N. CENTRAL EXPY., SUITE 990
DALLAS, TX 75204
CONTACT: JENNIFER RABON

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700
DALLAS, TX 75240
TEL: 972-770-1300
CONTACT: Bryce T. Eckelberger, P.E.



GARLAND

Plan Commission

2. b.

Meeting Date: 10/10/2022

Item Title: P 22-35 GFHC 1 Final Plat

Summary:

P 22-35 GFHC 1 Final Plat

Attachments

P 22-35 GFHC 1 Final Plat Report and Attachments

Planning Report

File No: P 22-35 /District 8

Agenda Item:

Meeting: Plan Commission

Date: October 10, 2022



GARLAND

TEXAS MADE HERE

FINAL PLAT

GHFC 1

LOCATION

802 Alamo Lane

ZONING

Single-Family-7 (SF-7) District

NUMBER OF LOTS

Three (3) residential lots

ACREAGE

.693 Acres

BACKGROUND

The applicant requests approval of the Final Plat. The purpose of the Final Plat is to subdivide one (1) lot into three (3) lots.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

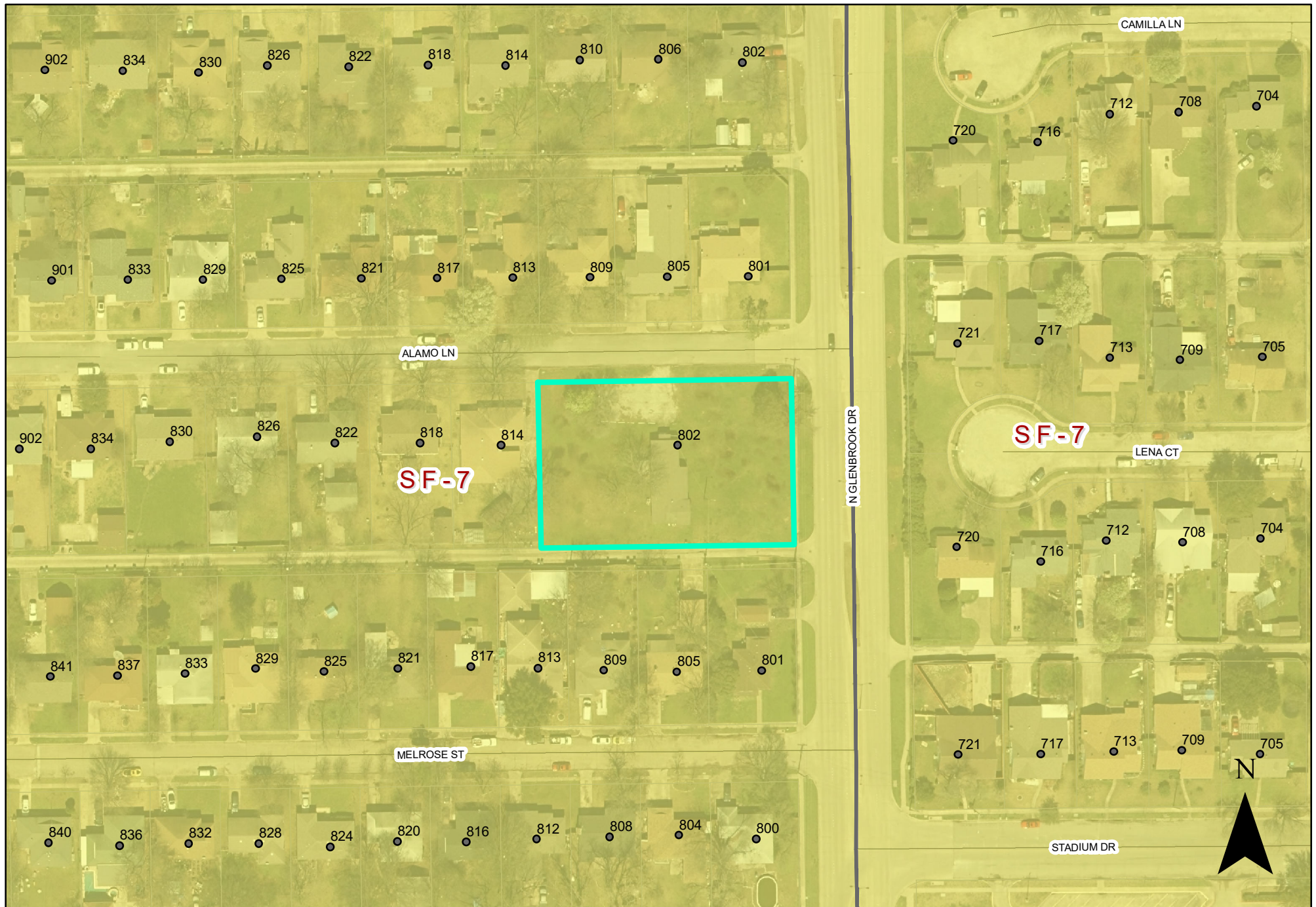
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

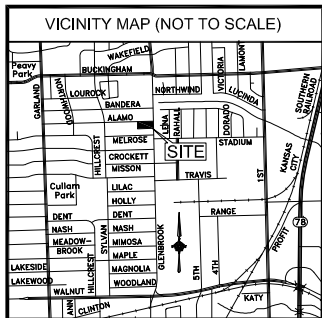


0 70 140 Feet
1 inch = 108 feet

PLAT MAP P 22-35

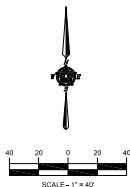
 INDICATES AREA OF REQUEST

802 Alamo Lane



GENERAL NOTES:

- The purpose of this plat is to replot part of one platted lot, into three lots.
- Bearings and coordinates shown hereon are in grid (the projection plane), are not scaled, and are tied to the Texas Coordinate System of 1983 (NAD83/2011) EPOCH 2013, North Central Zone (4202) using City of Garland Geodetic Control Monuments.
GPS 17 GPS 38
N= 7,027,255.53 N= 7,027,668.86
E= 2,535,546.50 E= 2,541,043.07
Z= 588.61' Z= 574.46'
- 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 triangles in accordance with chapter eight of the Technical Standards Manual of the City of Garland, Texas.
- Existing 25' building line shown on Northwood Estates No. 2 Vol. 26, Pg. 235, M.R.D.C.T., is hereby abandoned by this plat.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, GARLAND HOUSING FINANCE CORPORATION, is the owner of a tract of land situated in the Jesse Atterbury Survey, Abstract No. 32, City of Garland, Dallas County, Texas, being part of Lot 13, Block E, Northwood Estates No. 2, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 26, Page 235, Map Records, Dallas County, Texas and being that tract of land described in General Warranty Deed to GARLAND HOUSING FINANCE CORPORATION, recorded in Instrument Number 20210201711, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found inside a 1 inch iron pipe found for the northeast corner of said Lot 13, same being the intersection of the south right-of-way line of Glenbrook Drive (50' right-of-way) and the west right-of-way line of a 20' alleyway;

THENCE South 00 degrees 48 minutes 39 seconds East, along the said west right-of-way line of Glenbrook Drive, a distance of 139.40 feet to a 3 1/4 inch aluminum disk stamped "GHFC 1 & RPLS 5299" set on an 1/2 inch iron rod for the intersection of said west right-of-way line of Glenbrook Drive and the north right-of-way line of a 20' alleyway;

THENCE South 89 degrees 11 minutes 21 seconds West, along the said north right-of-way line of a 20' alleyway, a distance of 216.63 feet to a 3 1/4 inch aluminum disk stamped "GHFC 1 & RPLS 5298" set on an 1/2 inch iron rod for the southeast corner of that tract of land as described in Special Warranty Deed to Andrew Kirk Chelsley and Megan Leigh Chelsley recorded in Instrument Number 20210007204, Official Public Records, Dallas County, Texas;

THENCE North 00 degrees 48 minutes 39 seconds West, along the east line of said Chelsley tract and traversing said Lot 13, Block E, a distance of 139.40 feet to an "X" cut in concrete found for the northeast corner of said Chelsley tract and lying in the said south right-of-way line of Alamo Lane;

THENCE North 89 degrees 11 minutes 21 seconds East, along the said south right-of-way line of Alamo Lane, a distance of 216.63 feet to the PLACE OF BEGINNING and containing 30,199 square feet of 0.693 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the GARLAND HOUSING FINANCE CORPORATION is the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **GHFC 1** an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat, any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and the lines is the responsibility of the property owner. All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, deansets, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

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

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

WITNESS, my hand at Scottsdale, Arizona, this _____ day of _____, 20____.

GARLAND HOUSING FINANCE CORPORATION

BY: **DAVID GIBBONS - EXECUTIVE DIRECTOR**

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared

DAVID GIBBONS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed,

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

Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR'S STATEMENT

STATE OF TEXAS

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

Dated this the _____ day of _____, 2022.

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

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My commission expires: _____

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

Director of Planning

Chairman of Plan Commission

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



OWNER
GARLAND HOUSING FINANCE CORPORATION
1675 W. CAMPBELL ROAD
GARLAND, TEXAS 75040

10610 Metric Drive, Suite 124, Dallas, TX 75243
Phone 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #01069300

**FINAL PLAT
GHFC 1**
LOTS 13A, 13B & 13C, BLOCK E
A REPLAT OF PART OF LOT 13, BLOCK E
NORTHWOOD ESTATES NO. 2
SITUATED IN THE JESSE ATTERBURY SURVEY,
ABSTRACT NO. 32
CITY OF GARLAND, DALLAS COUNTY, TEXAS'
CITY CASE NO. 211012-2
(2022)

DATE: 07/13/2022 / JOB #: 2201485-2 / SCALE= 1" = 40' / DRAWING NO.

LEGEND

MAP RECORDS, DALLAS COUNTY, TEXAS
DEED RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INSTRUMENT NUMBER
VOL. PG.
SQUARE FEET
BPF O
IRON PIPE FOUND
BPF O
IRON ROD FOUND
ADS O
TX HERITAGE SURVEYING SET ON IRON ROD
"X" CUT IN CONCRETE FOUND FOR CORNER CONTROL MONUMENT

BUILDING LINE
EASEMENT LINE
BOUNDARY LINE
CENTERLINE



GARLAND

Plan Commission

3. a.

Meeting Date: 10/10/2022

Item Title: Z 22-46 Altar Group - Specific Use Provision (District 5)

Summary:

Consideration of the application of **Altar Group**, requesting approval of a Specific Use Provision for an Automated/Rollover Car Wash Use on a property zoned Community Retail (CR) District. This property is located at 1501 Northwest Highway. (District 5) (File Z 22-46 – Specific Use Provision) **(The applicant requests postponement of this case to the November 7, 2022 Plan Commission meeting.)**



GARLAND

Plan Commission

3. b.

Meeting Date: 10/10/2022

Item Title: Z 22-46 Altar Group - Plan (District 5)

Summary:

Consideration of the application of **Altar Group**, requesting approval of a Plan for an Automated/Rollover Car Wash on a property zoned Community Retail (CR) District. This property is located at 1501 Northwest Highway. (District 5) (File Z 22-46 – Plan) **(The applicant requests postponement of this case to the November 7, 2022 Plan Commission meeting.)**



GARLAND

Plan Commission

3. c.

Meeting Date: 10/10/2022

Item Title: Z 22-54 Luis Fernando Gutierrez (District 5)

Summary:

Consideration of the application of **Luis Fernando Gutierrez**, requesting approval of a Change of Zoning from Single-Family-7 (SF-7) District to Community Retail (CR) District. This property is located at 820 West Miller Road. (District 5) (File Z 22-54)

Attachments

Z 22-54 Luis Fernando Gutierrez Report and Attachments

Z 22-54 Luis Fernando Gutierrez Responses



Planning Report

File No: Z 22-54/District 5

Agenda Item:

Meeting: Plan Commission

Date: October 10, 2022

REQUESTS

Approval of a Change of Zoning from Single-Family-7 (SF-7) District to Community Retail (CR) District.

LOCATION

820 West Miller Road

APPLICANT

Luis Fernando Gutierrez

OWNER

Iglesia de Dios Rayo de Luz

BACKGROUND

The subject property is currently developed as a church complex, with a main building, an accessory activities building and a storage shed. The applicant makes the above request with the purpose of making the property more marketable; however, according to the applicant, at this point in time the property is not on the market. Furthermore, the applicant has also indicated there are no prospective parties interested on the property nor any proposed plans for redevelopment, improvements or expansions at this time. Meanwhile the subject property will continue to function as a church.

SITE DATA

The subject property consists of approximately 1.1 acres. The site has approximately 165 linear feet of frontage along West Miller Road.

USE OF PROPERTY UNDER CURRENT ZONING

The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods.

CONSIDERATIONS

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Detail 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 impact surrounding and future development.
2. 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.

3. As a Community Retail (CR) District, any future redevelopment, expansions and/or change in land use on the subject property may trigger the site to partially or fully comply with applicable zoning standards (e.g. setbacks, building height) and development standards (e.g. parking, screening/landscaping, building design standards) of the Garland Development Code (GDC).
4. All allowed uses (whether by right or by SUP) in the Community Retail (CR) District are indicated within the Land Use Matrix, Article 5 of this Chapter 2 of the Garland Development Code (GDC). It should be noted that the current land use, Church or Place of Worship, is permitted by right in all zoning districts.

COMPREHENSIVE PLAN

The Envision Garland Plan recommends Traditional Neighborhoods for the subject property. Traditional neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

This proposal offers an opportunity on a tract oriented towards West Miller Road for a supportive commercial or retail use to the surrounding area, including the park and nearby residences. Furthermore, any traffic generated by Community Retail (CR) Uses would be focused onto West Miller Road, a four-lane divided (collector) road, and it would not increase traffic through residential areas.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east are zoned Single-Family (SF-7) and Multifamily (MF) Districts; these properties are developed with single-family homes, an apartment complex and a church complex. The property to the south and west is zoned Single-Family (SF-7) District and is the site of Rick Oden Park. The properties to the north, across West Miller Road, are zoned Planned Development (PD) District 82-94 for Community Retail Uses and Single-Family (SF-7) District. These properties are developed with single-family homes, a shopping center, a gas station and an auto repair shop.

It should be noted that in various locations in Garland, Community Retail (CR) Districts are commonly found adjacent to Single-Family (SF-7) Districts; for example, near Miller Road and First Street, near Miller Road and Dairy Road, and along Kingsley Road between South Garland Avenue and Saturn Road.

STAFF RECOMMENDATION

Approval of a Change of Zoning from Single-Family-7 (SF-7) District to Community Retail (CR) District.

ADDITIONAL INFORMATION

Location Map
Photos

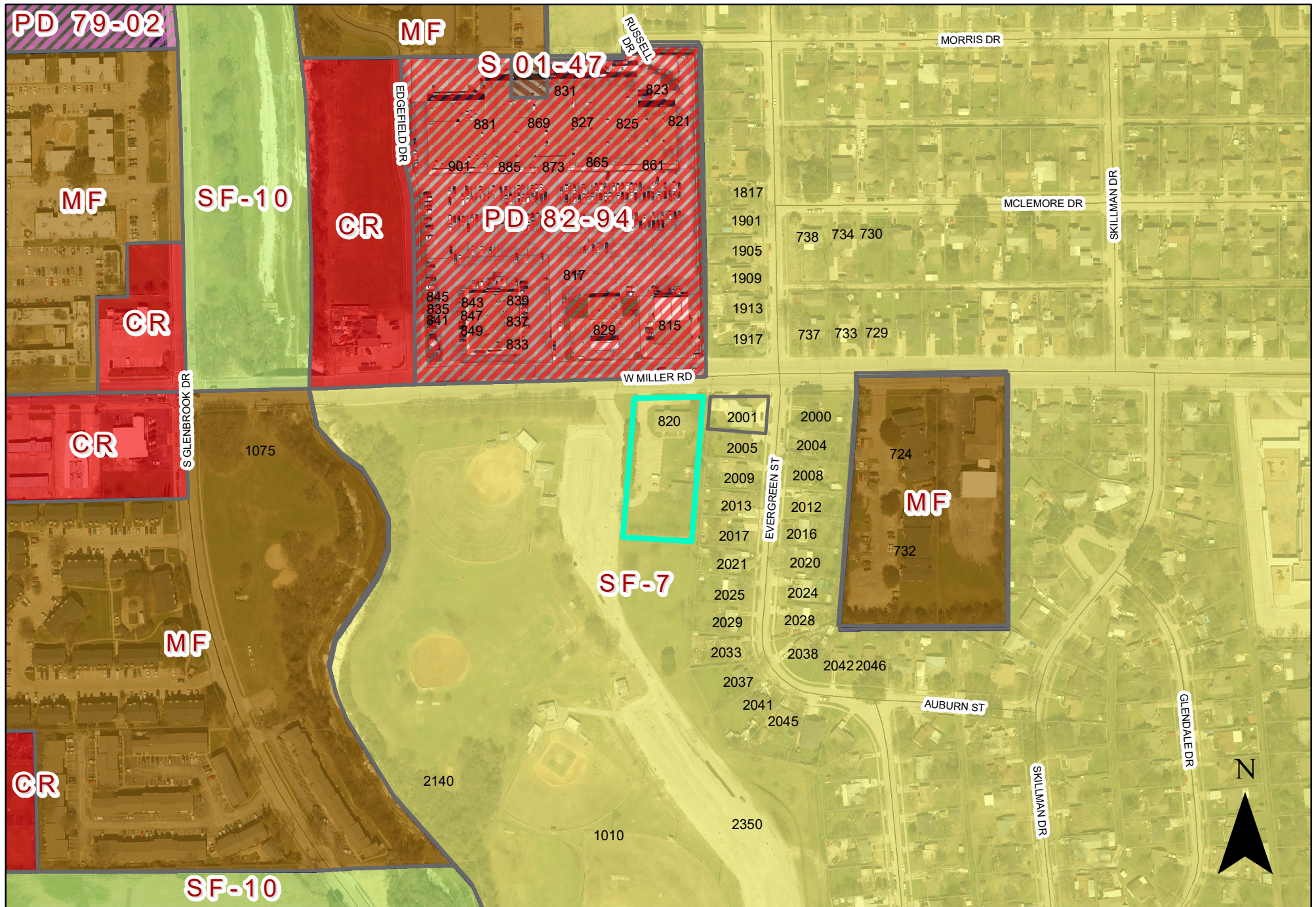
CITY COUNCIL DATE: November 1, 2022

PREPARED BY:

Josue De La Vega
Senior Planner
Planning & Development
(972) 205-2833
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Z 22-54



View of the subject property from Miller Rd.



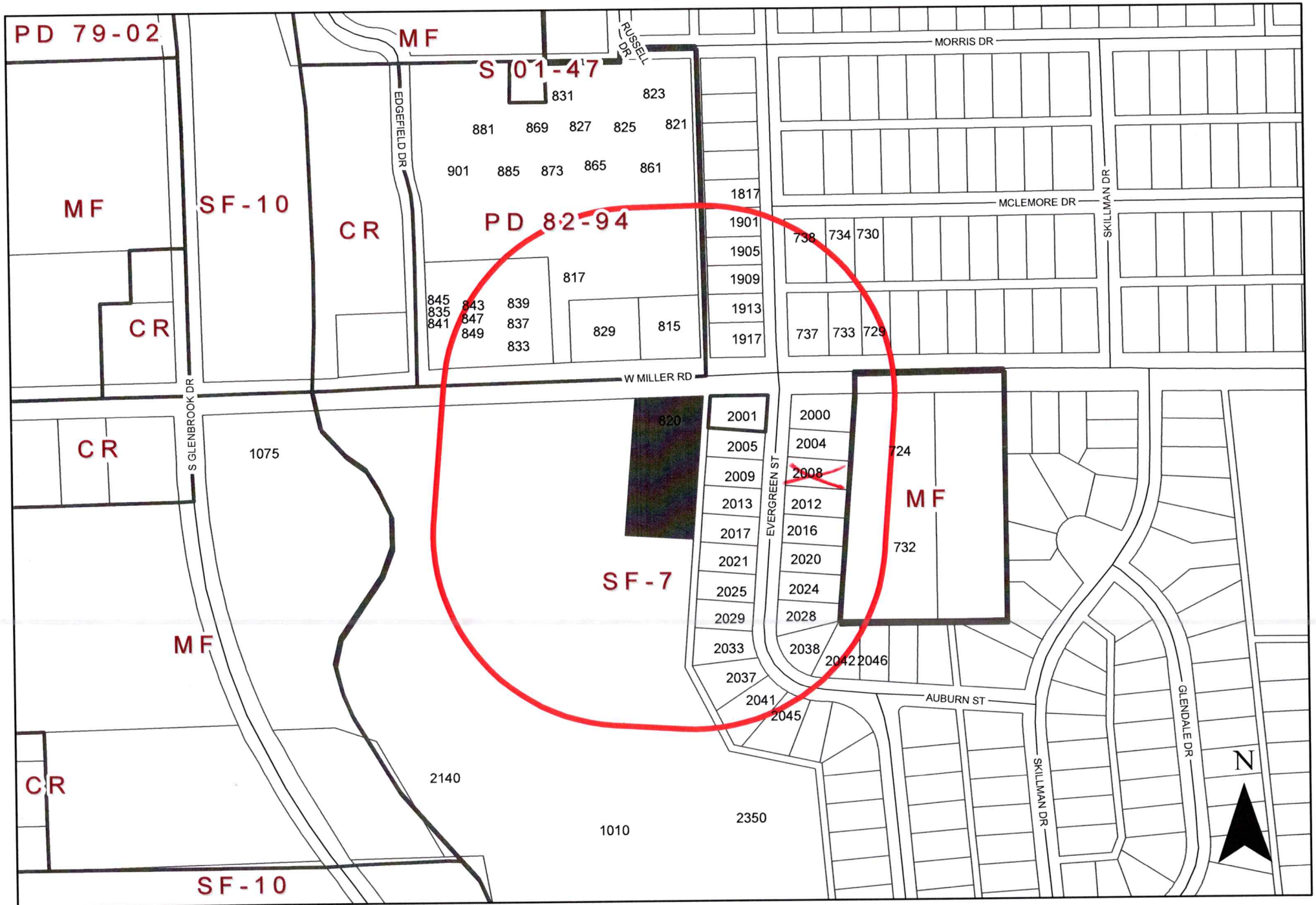
View from subject property of properties to the North



View from subject property of property to the west/south



View from subject property of properties to the east



ZONING MAP Z 22-54

820 W Miller Rd

Comment Form

Case Z 22-54

Z 22-54 Luis Fernando Gutierrez. The applicant proposes a zoning change from Single-Family-7 (SF-7) District to Community Retail (CR) District on this property. The property is located at 820 West Miller Road. (District 5)

Z 22-54 Luis Fernando Gutiérrez. El solicitante propone un cambio de zonificación del distrito unifamiliar (SF-7) al distrito comercial comunitario (CR) en esta propiedad. La propiedad está ubicada en 820 West Miller Road. (Distrito 5)

Z 22-54 Luis Fernando Gutierrez. Người nộp đơn đề xuất thay đổi phân vùng từ Quận Một gia đình (SF-7) sang Khu Bán lẻ Cộng đồng (CR) trên tài sản này. Nơi nghỉ này tọa lạc tại 820 West Miller Road. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

DORA CANO / 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.)

2008 Evergreen St

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

Garland, Tx 75041

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

D. Cano

Signature / Firma / Chữ ký

10/01/22

Date / Fecha / Ngày

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



Plan Commission

3. d.

Meeting Date: 10/10/2022

Item Title: Z 22-55 William Bebb Francis, III - Specific Use Provision (District 3)

Summary:

Consideration of the application of **William Bebb Francis III**, requesting approval of a Specific Use Provision renewal for an Antenna, Commercial Use on a property zoned Agricultural (AG) District. This property is located at 5200 Bobtown Road. (District 3) (File Z 22-55 – Specific Use Provision)

Attachments

Z 22-55 William Bebb Francis, III Report and Attachments (Specific Use Provision)

Z 22-55 William Bebb Francis, III Responses

Planning Report

File No: Z 22-55/District 3

Agenda Item:

Meeting: Plan Commission

Date: October 10, 2022



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of a Specific Use Provision for an Antenna, Commercial Use.

Approval of a Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District.

LOCATION

5200 Bobtown Road

APPLICANT

William Bebb Francis, III

OWNER

GTP Acquisition Partners, LLC.

BACKGROUND

The subject property is currently improved with a 100-foot monopole tower. The previous Specific Use Provision was approved in 1992 and has expired. The applicant requests to renew the SUP without any modifications to the existing tower.

SITE DATA

The overall subject property consists of approximately 4.97 acres and the lease area is 0.20 acres. The site has no street frontage but can be accessed from Bobtown Road through the residential subdivision to the east.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District. The Agricultural district is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

In addition, an SUP was approved for twenty (20) years in 1992 (S 92-18) for the existing monopole tower.

CONSIDERATIONS

1. Site Plan

The site plan (Exhibit C) shows an existing 100-foot monopole tower. In addition, a 399-foot legal non-conforming guyed tower is within the lease area. It should be noted that the guyed tower was not part of the SUP request in 1992 and was approved separately. There are no site improvements proposed at this time.

The GDC requires approval of a Specific Use Provision for Antenna, Commercial uses in residential districts. Therefore, the applicant requests to renew the SUP to keep the monopole tower. The existing monopole tower is necessary because it provides critical infrastructure for AT&T wireless continuing service to the surrounding area. Further, the 100-foot monopole telecommunications tower provides additional space for future carriers thereby eliminating the need for another tower.

2. Screening and Landscaping

There are no improvements proposed at this time; therefore, no landscaping is required. There is an existing six (6)-foot chain-link fence around the lease area.

3. Specific Use Provision

The applicant requests the Specific Use Provision to be valid for an indefinite time period. The SUP time period guide recommends between 20 and 30 years. The GDC allows non-residentially zoned towers to not seek SUP renewals; this request is in the Agricultural (AG) District which is considered a residential district in the GDC.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Traditional Neighborhoods. Traditional neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional neighborhoods also accommodate convenience retail (goods and services), office space, and public services.

This is a supportive use to the surrounding area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Single-Family-7 (SF-7) District and Agricultural (AG) District; these properties are developed with single-family homes. The properties to the east and south are zoned Planned Development (PD) District 85-18 for single-family uses; these properties are developed with single-family properties. The properties to the west are zoned Planned Development (PD) District 85-107 for single-family uses; these properties are developed with single-family homes.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for an Antenna, Commercial Use.

Approval of a Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District.

However, the SUP time period guide should be considered.

ADDITIONAL INFORMATION

Location Map
Exhibits
SUP Conditions
Photos

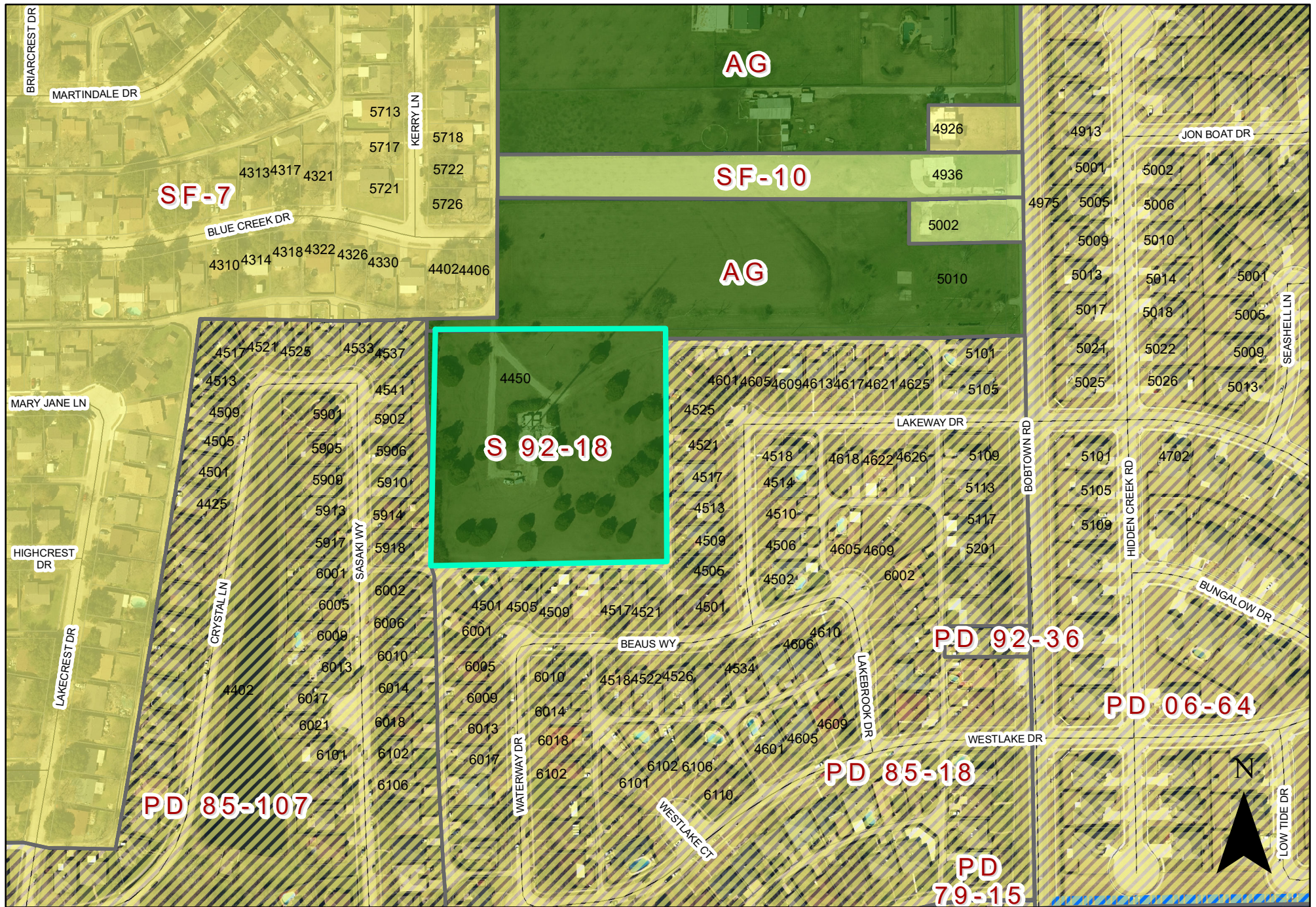
CITY COUNCIL DATE: November 1, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



ZONING MAP Z 22-55

5200 Bobtown Road



INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-55

5200 Bobtown Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to renew the existing Antenna, Commercial 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. 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.

EXHIBIT B

IV. General Regulations: All regulations of the Agricultural (AG) 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.

V. Specific Use Provision:

- A. SUP Time Period: The Specific Use Provision time period for the Antenna, Commercial shall be indefinite.
- B. Site Plan: The site layout and building placement shall be in general conformance with the approved Site Plan labeled Exhibit C.
- D. Height: The maximum height of the tower shall be 100 feet. The monopole shall be galvanized.

Z 22-55



View of the subject property



South of the subject property



East of the subject property



West of the subject property

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-55	October 10, 2022	November 1, 2022	Nabiha Ahmed

Z 22-55 William Bebb Francis, III. The applicant proposes to renew the Specific Use Provision for an existing cell tower. No changes to the tower are proposed at this time. The site is located at 5200 Bobtown Road. (District 3)

**LISA M
COLLIER**
10/2/2022
4:15:21 PM

NA

4517 Beaus Way

lmcollier@sbcglobal.net

Garland

9722038324

TX

United States

75043

why is a rezoning required for a renewal of a permit? What changes are proposed that require a zone change?



Plan Commission

3. e.

Meeting Date: 10/10/2022

Item Title: Z 22-55 William Bebb Francis, III - Plan (District 3)

Summary:

Consideration of the application of **William Bebb Francis III**, requesting approval of a Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District. This property is located at 5200 Bobtown Road. (District 3) (File Z 22-55 – Plan)

Attachments

Z 22-55 William Bebb Francis, III Report and Attachments (Plan)

Z 22-55 William Bebb Francis, III Responses

Planning Report

File No: Z 22-55/District 3

Agenda Item:

Meeting: Plan Commission

Date: October 10, 2022



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of a Specific Use Provision for an Antenna, Commercial Use.

Approval of a Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District.

LOCATION

5200 Bobtown Road

APPLICANT

William Bebb Francis, III

OWNER

GTP Acquisition Partners, LLC.

BACKGROUND

The subject property is currently improved with a 100-foot monopole tower. The previous Specific Use Provision was approved in 1992 and has expired. The applicant requests to renew the SUP without any modifications to the existing tower.

SITE DATA

The overall subject property consists of approximately 4.97 acres and the lease area is 0.20 acres. The site has no street frontage but can be accessed from Bobtown Road through the residential subdivision to the east.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District. The Agricultural district is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

In addition, an SUP was approved for twenty (20) years in 1992 (S 92-18) for the existing monopole tower.

CONSIDERATIONS

1. Site Plan

The site plan (Exhibit C) shows an existing 100-foot monopole tower. In addition, a 399-foot legal non-conforming guyed tower is within the lease area. It should be noted that the guyed tower was not part of the SUP request in 1992 and was approved separately. There are no site improvements proposed at this time.

The GDC requires approval of a Specific Use Provision for Antenna, Commercial uses in residential districts. Therefore, the applicant requests to renew the SUP to keep the monopole tower. The existing monopole tower is necessary because it provides critical infrastructure for AT&T wireless continuing service to the surrounding area. Further, the 100-foot monopole telecommunications tower provides additional space for future carriers thereby eliminating the need for another tower.

2. Screening and Landscaping

There are no improvements proposed at this time; therefore, no landscaping is required. There is an existing six (6)-foot chain-link fence around the lease area.

3. Specific Use Provision

The applicant requests the Specific Use Provision to be valid for an indefinite time period. The SUP time period guide recommends between 20 and 30 years. The GDC allows non-residentially zoned towers to not seek SUP renewals; this request is in the Agricultural (AG) District which is considered a residential district in the GDC.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Traditional Neighborhoods. Traditional neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional neighborhoods also accommodate convenience retail (goods and services), office space, and public services.

This is a supportive use to the surrounding area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Single-Family-7 (SF-7) District and Agricultural (AG) District; these properties are developed with single-family homes. The properties to the east and south are zoned Planned Development (PD) District 85-18 for single-family uses; these properties are developed with single-family properties. The properties to the west are zoned Planned Development (PD) District 85-107 for single-family uses; these properties are developed with single-family homes.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for an Antenna, Commercial Use.

Approval of a Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District.

However, the SUP time period guide should be considered.

ADDITIONAL INFORMATION

Location Map
Exhibits
SUP Conditions
Photos

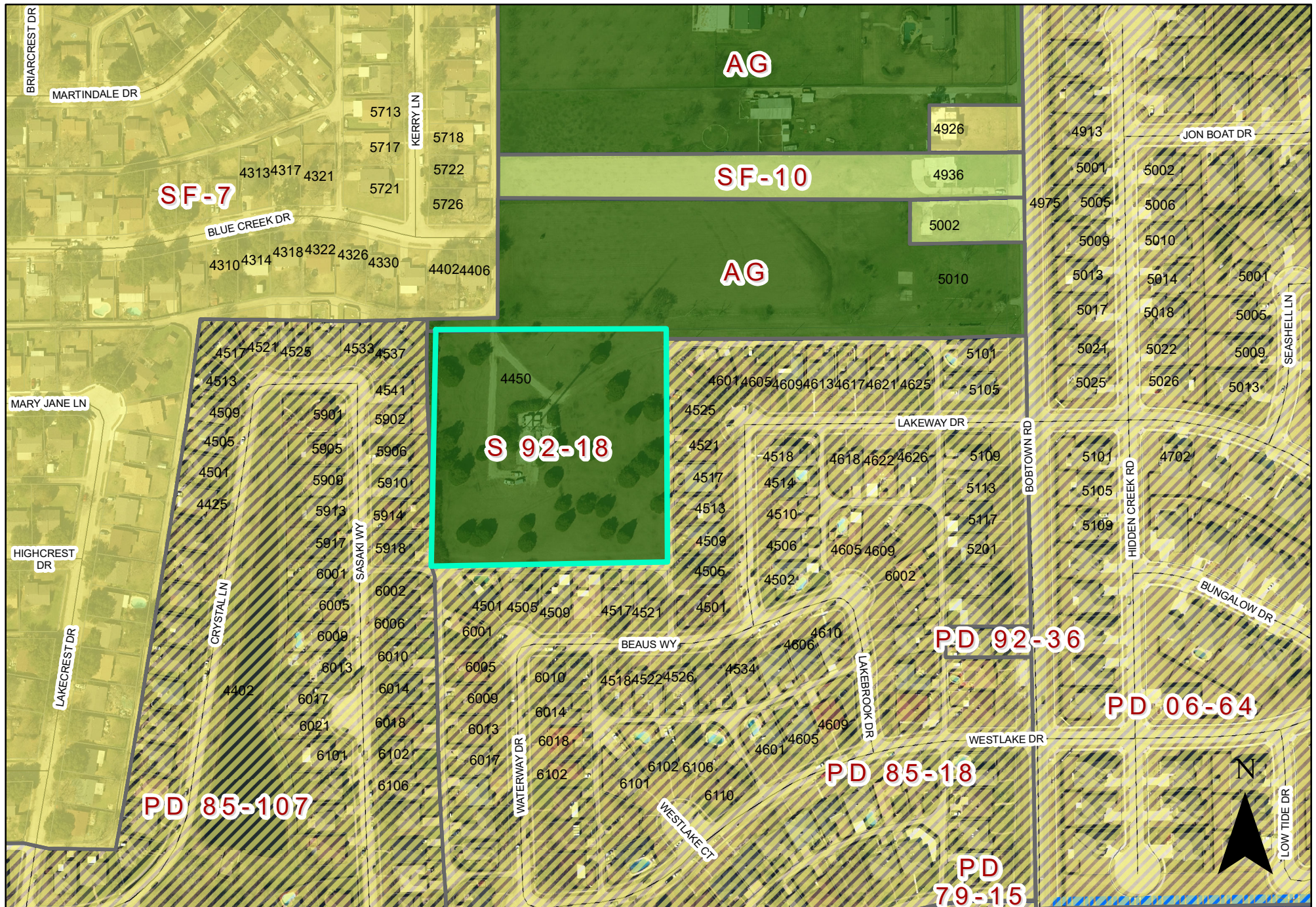
CITY COUNCIL DATE: November 1, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 160 320 Feet
1 inch = 245 feet

ZONING MAP Z 22-55

 INDICATES AREA OF REQUEST

5200 Bobtown Road

ZC #: 220303-3

ADDRESS: 5200 BOBTOWN RD

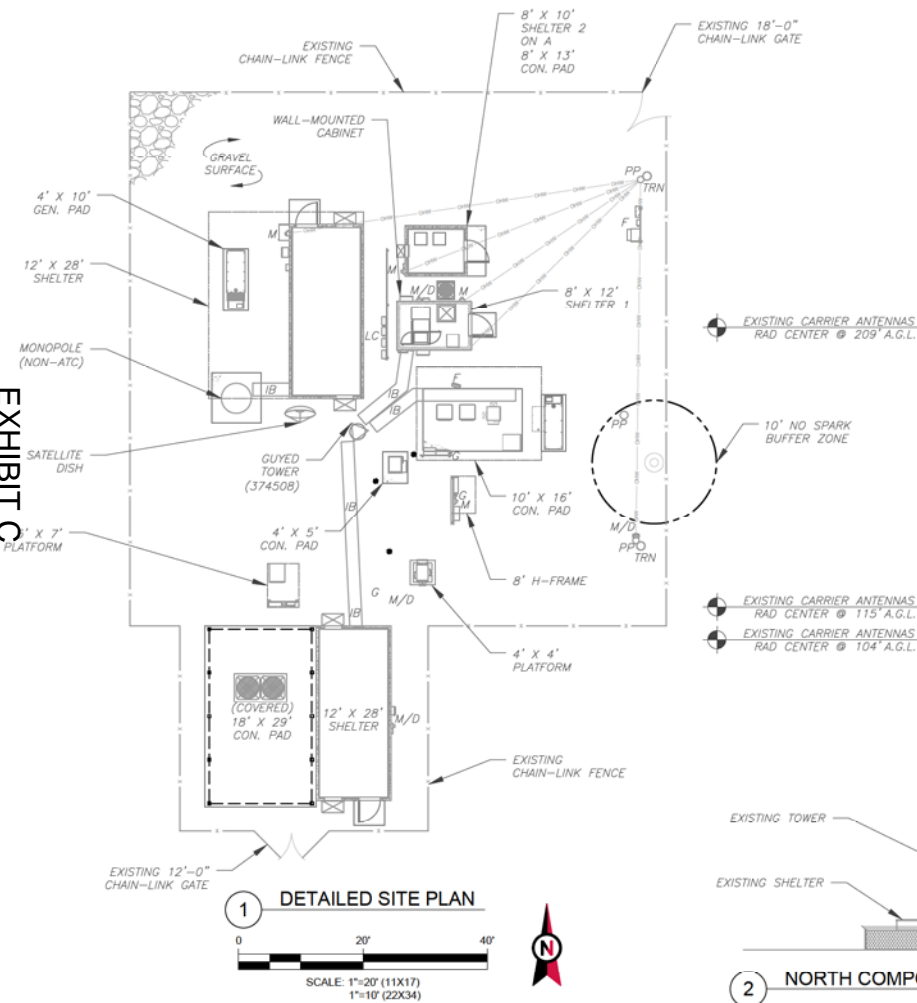
PARCEL ACREAGE: 4.9 ACRES

COMPOUND ACREAGE: 0.20 ACRES

HEIGHT OF MONOPOLE TOWER: 100'

HEIGHT OF CHAIN-LINK FENCE: 6'

EXHIBIT C



2 NORTH COMPOUND ELEVATION (GUYED)

SCALE: NOT TO SCALE

3 EAST COMPOUND ELEVATION (MONOPOLE)

SCALE: NOT TO SCALE



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION OR FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	EB	05/23/22
1	ADDED MONOPOLE INFO	FR	06/06/22
2	UPDATED DETAILS & NOTES	EB	07/28/22
3	REV ADDRESS	EB	09/08/22

ATC SITE NUMBER:

374508

ATC SITE NAME:

GARLAND TX

SITE ADDRESS:

5200 BOBTOWN RD
GARLAND, TX 75042

SEAL:



Authorized by "EOR"

11 Sep 2022 04:37:56

DATE DRAWN:	04/26/22
ATC JOB NO:	14104578_E1

DETAILED SITE PLAN & TOWER ELEVATIONS

SHEET NUMBER:

C-102

REVISION:

3

Z 22-55



View of the subject property



South of the subject property



East of the subject property



West of the subject property



0 160 320 Feet
1 inch = 245 feet

ZONING MAP Z 22-55

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

5200 Bobtown Road

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-55	October 10, 2022	November 1, 2022	Nabiha Ahmed

Z 22-55 William Bebb Francis, III. The applicant proposes to renew the Specific Use Provision for an existing cell tower. No changes to the tower are proposed at this time. The site is located at 5200 Bobtown Road. (District 3)

**LISA M
COLLIER**
10/2/2022
4:15:21 PM

NA

4517 Beaus Way

lmcollier@sbcglobal.net

Garland

9722038324

TX

United States

75043

why is a rezoning required for a renewal of a permit? What changes are proposed that require a zone change?



Plan Commission

3. f.

Meeting Date: 10/10/2022

Item Title: Z 22-60 Don Gordon - Zoning (District 8)

Summary:

Consideration of the application of **Don Gordon**, requesting approval of an Amendment to Planned Development (PD) District 22-02 to allow a Warehouse, Office/Showroom (Indoors) Use. This property is located at 2025 Old Mill Run. (District 8) (File Z 22-60 – Zoning)

Attachments

Z 22-60 Don Gordon Report and Attachments (Zoning)

Z 22-60 Don Gordon Responses

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 22-60/District 8

Agenda Item:

Meeting: Plan Commission

Date: October 10, 2022

REQUESTS

Approval of an Amendment to Planned Development (PD) District 22-02 to allow a Warehouse, Office/Showroom (Indoors) Use.

Approval of a Detail Plan on a property zoned Planned Development (PD) District 22-02 for a Warehouse, Office/Showroom (Indoors) Use.

LOCATION

2025 Old Mill Run

APPLICANT

Don Gordon

OWNER

Don Gordon

BACKGROUND

In 1982, City Council approved a zoning change on a 152-acre site from Single-Family-7 (SF-7) District, Two-Family (2F) District, and Community Retail (CR) District to Planned Development (PD) District 82-42. The Planned Development (PD) District 82-42 has a total of three (3) tracts. Tract 1 allows Single-Family Uses and Tract 2 allows Duplex Uses. The subject site is located in Tract 3, which allows Community Retail (CR) Uses.

Earlier in 2022, an amendment to Planned Development (PD) District 82-42 was approved to allow an Automobile Repair, Major Use on the subject property by right. However, that tenant did not move forward. The applicant now requests to add Warehouse, Office/Showroom (indoors) as a permitted use by right.

SITE DATA

The proposed Detail Plan portion of the site is approximately 0.373 acres with 72 linear feet of frontage along Old Mill Run. The primary access to the site is from Old Mill Run.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 82-42 with Community Retail (CR) District base zoning. 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.

As mentioned above, the property also allowed Automobile Repair, Major use by right, with certain conditions. Warehouse, Office/Showroom is allowed only with a Specific Use Provision (SUP) in Community Retail zoning; however, the applicant requests to allow the use by right.

CONSIDERATIONS

1. The applicant proposes a Warehouse, Office/Showroom Use in an existing 5,390 square-foot building. The proposed tenant is a glass company currently located in Garland wishing to re-locate to the subject site. The use includes a showroom where customers can view full size shower displays and look at glass samples. A warehouse component would also be included inside the building and may include light assembly work involving custom glass cutting and aluminum frames.
2. The site plan (Exhibit C) meets the GDC parking requirement.
3. Neither a building expansion nor a parking lot expansion is being proposed with this request. Therefore, landscaping requirements are not triggered by this request. An existing eight (8) foot wooden fence with a gate is located around the rear perimeter of the property. In addition, there is an existing brick wall located along the adjacent alleyway.
4. The applicant requests the Warehouse, Office/Showroom use to be allowed by right.

COMPREHENSIVE PLAN

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east, south, and north are zoned Planned Development (PD) District 82-42. The properties consist of an automobile repair shop, educational institution (Harari Community Center), and a shopping center. The area to the west is currently zoned Planned Development (PD) District 09-21 and is developed with single-family homes.

While the underlying zoning is Community Retail, the building is built in a manner that is more conducive to a warehouse/showroom/office use. This land use is allowed by right in the Light Commercial, Heavy Commercial, and Industrial zoning districts.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 22-02 to allow a Warehouse, Office/Showroom (Indoors) Use.

Approval of a Detail Plan on a property zoned Planned Development (PD) District 22-02 for a Warehouse, Office/Showroom (Indoors) Use.

ADDITIONAL INFORMATION

Location Map
PD Conditions

Exhibits
Photos

CITY COUNCIL DATE: November 1, 2022

PREPARED BY:

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



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-60

2025 Old Mill Run

INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-60

2025 Old Mill Run

- I. Statement of Purpose:** The purpose of this Planned Development District is to amend the Planned Development (PD) District 22-02 to allow a Warehouse, Office/Showroom (Indoors) Use by right at 2025 Old Mill Run.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, Planned Development (PD) District 82-42 and Planned Development (PD) District 22-02, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) Districts 82-42 and 22-02 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Site Layout: The Warehouse, Office/Showroom (Indoors) Use shall be in general conformance with the layout in Exhibit C.

Z 22-60



View of the subject property along Old Mill Run.



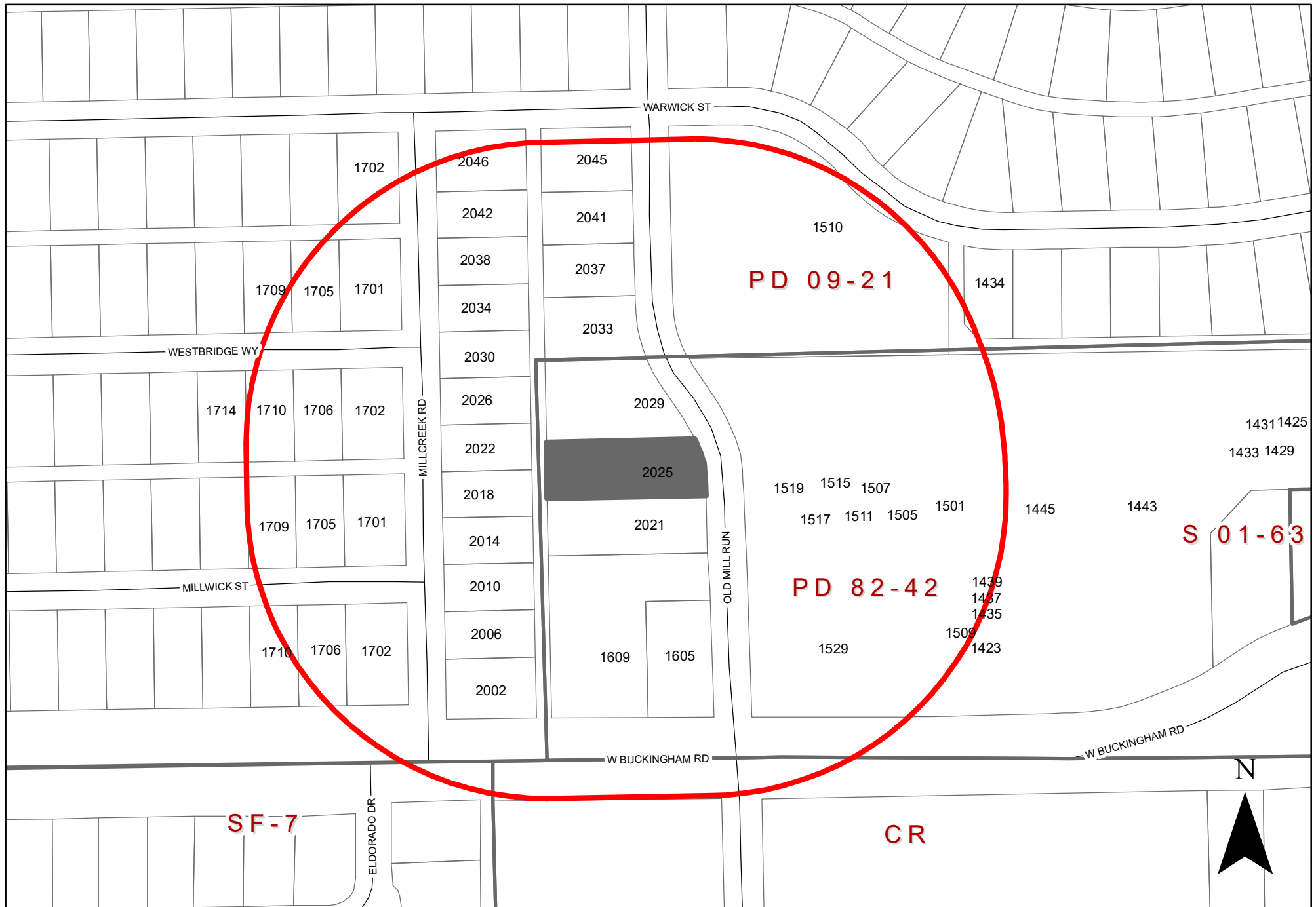
North of the subject property along Old Mill Run.



South of the subject property along Old Mill Run.



East of the subject property along Old Mill Run.



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-60

INDICATES AREA OF REQUEST
INDICATES AREA OF NOTIFICATION

2025 Old Mill Run

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



GARLAND

Plan Commission

3. g.

Meeting Date: 10/10/2022

Item Title: Z 22-60 Don Gordon - Detail Plan (District 8)

Summary:

Consideration of the application of **Don Gordon**, requesting approval of a Detail Plan for a Warehouse, Office/Showroom (Indoors) Use. This property is located at 2025 Old Mill Run. (District 8) (File Z 22-60 – Detail Plan)

Attachments

Z 22-60 Don Gordon Report and Attachments (Detail Plan)

Z 22-60 Don Gordon Responses

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 22-60/District 8

Agenda Item:

Meeting: Plan Commission

Date: October 10, 2022

REQUESTS

Approval of an Amendment to Planned Development (PD) District 22-02 to allow a Warehouse, Office/Showroom (Indoors) Use.

Approval of a Detail Plan on a property zoned Planned Development (PD) District 22-02 for a Warehouse, Office/Showroom (Indoors) Use.

LOCATION

2025 Old Mill Run

APPLICANT

Don Gordon

OWNER

Don Gordon

BACKGROUND

In 1982, City Council approved a zoning change on a 152-acre site from Single-Family-7 (SF-7) District, Two-Family (2F) District, and Community Retail (CR) District to Planned Development (PD) District 82-42. The Planned Development (PD) District 82-42 has a total of three (3) tracts. Tract 1 allows Single-Family Uses and Tract 2 allows Duplex Uses. The subject site is located in Tract 3, which allows Community Retail (CR) Uses.

Earlier in 2022, an amendment to Planned Development (PD) District 82-42 was approved to allow an Automobile Repair, Major Use on the subject property by right. However, that tenant did not move forward. The applicant now requests to add Warehouse, Office/Showroom (indoors) as a permitted use by right.

SITE DATA

The proposed Detail Plan portion of the site is approximately 0.373 acres with 72 linear feet of frontage along Old Mill Run. The primary access to the site is from Old Mill Run.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 82-42 with Community Retail (CR) District base zoning. 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.

As mentioned above, the property also allowed Automobile Repair, Major use by right, with certain conditions. Warehouse, Office/Showroom is allowed only with a Specific Use Provision (SUP) in Community Retail zoning; however, the applicant requests to allow the use by right.

CONSIDERATIONS

1. The applicant proposes a Warehouse, Office/Showroom Use in an existing 5,390 square-foot building. The proposed tenant is a glass company currently located in Garland wishing to re-locate to the subject site. The use includes a showroom where customers can view full size shower displays and look at glass samples. A warehouse component would also be included inside the building and may include light assembly work involving custom glass cutting and aluminum frames.
2. The site plan (Exhibit C) meets the GDC parking requirement.
3. Neither a building expansion nor a parking lot expansion is being proposed with this request. Therefore, landscaping requirements are not triggered by this request. An existing eight (8) foot wooden fence with a gate is located around the rear perimeter of the property. In addition, there is an existing brick wall located along the adjacent alleyway.
4. The applicant requests the Warehouse, Office/Showroom use to be allowed by right.

COMPREHENSIVE PLAN

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east, south, and north are zoned Planned Development (PD) District 82-42. The properties consist of an automobile repair shop, educational institution (Harari Community Center), and a shopping center. The area to the west is currently zoned Planned Development (PD) District 09-21 and is developed with single-family homes.

While the underlying zoning is Community Retail, the building is built in a manner that is more conducive to a warehouse/showroom/office use. This land use is allowed by right in the Light Commercial, Heavy Commercial, and Industrial zoning districts.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 22-02 to allow a Warehouse, Office/Showroom (Indoors) Use.

Approval of a Detail Plan on a property zoned Planned Development (PD) District 22-02 for a Warehouse, Office/Showroom (Indoors) Use.

ADDITIONAL INFORMATION

Location Map
PD Conditions

Exhibits
Photos

CITY COUNCIL DATE: November 1, 2022

PREPARED BY:

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



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-60

2025 Old Mill Run

 INDICATES AREA OF REQUEST

EXHIBIT C

LEGAL DESCRIPTION

STATE OF TEXAS.
COUNTY OF DALLAS:

BEING A TRACT OR PARCEL OF LAND OUT OF LOT 17, BLOCK 1 IN THE JACOB REAGER SURVEY, ABSTRACT NO. 1259, IN THE NORTH STAR WEST ESTATES, 4TH SECTION ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 7045, PAGE 2502, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, FOR REFERENCE, AT THE INTERSECTION OF THE NORTH LINE OF BUCKINGHAM ROAD (110 FOOT RIGHT-OF-WAY, WITH THE WEST LINE OF OLD MILL RUN (50 FOOT RIGHT-OF-WAY):

THENCE NORTH 00 DEGREES 44 MINUTES WEST WITH THE WEST LINE OF OLD MILL RUN, A DISTANCE OF 291.65 FEET TO AN "X" FOUND FOR CORNER AT THE POINT OF BEGINNING:

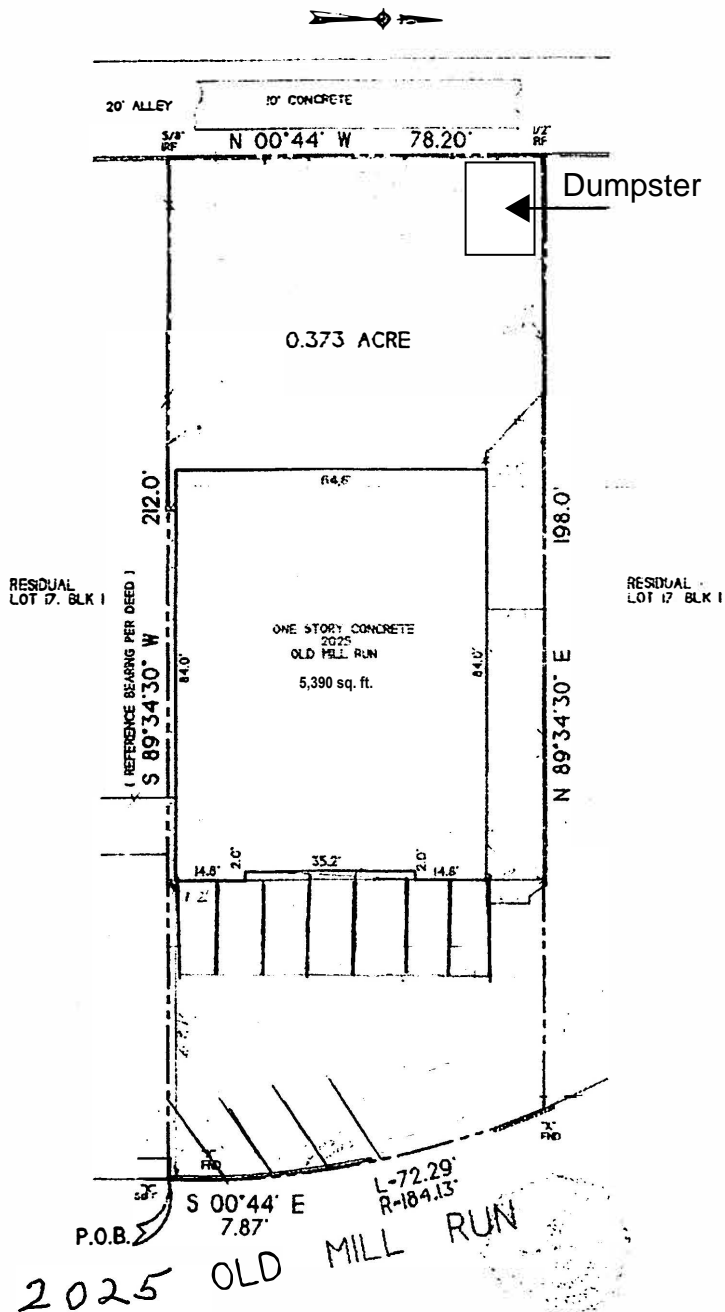
THENCE SOUTH 89 DEGREES 34 MINUTES 30 SECONDS WEST, LEAVING THE WEST LINE OLD MILL RUN, A DISTANCE OF 212.0 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE EAST LINE OF A 20 FOOT ALLEY:

THENCE NORTH 00 DEGREES 44 MINUTES WEST, WITH THE EAST LINE OF A 20 FOOT WIDE ALLEY, A DISTANCE OF 78.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER:

THENCE NORTH 89 DEGREES 34 MINUTES 30 SECONDS EAST, LEAVING THE EAST LINE OF A 20 FOOT ALLEY, A DISTANCE OF 198.0 FEET TO AN "X" FOUND IN CONCRETE, SAID POINT BEING IN THE WEST LINE OF OLD MILL RUN AND IN A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22 DEGREES 29 MINUTES 39 SECONDS, A RADIUS OF 184.13 FEET, AND AN ARC DISTANCE OF 72.29 FEET TO AN "X" FOUND FOR CORNER:

THENCE SOUTH 00 DEGREES 44 MINUTES EAST, WITH THE WEST LINE OF OLD MILL RUN, A DISTANCE OF 7.87 FEET TO AN "X" SET FOR CORNER AND SAID POINT BEING THE POINT OF BEGINNING AND CONTAINING 16.263 SQUARE FEET OR 0.373 ACRE OF LAND.

NOTE: PER THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4883C0220J THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN)



Z 22-60



View of the subject property along Old Mill Run.



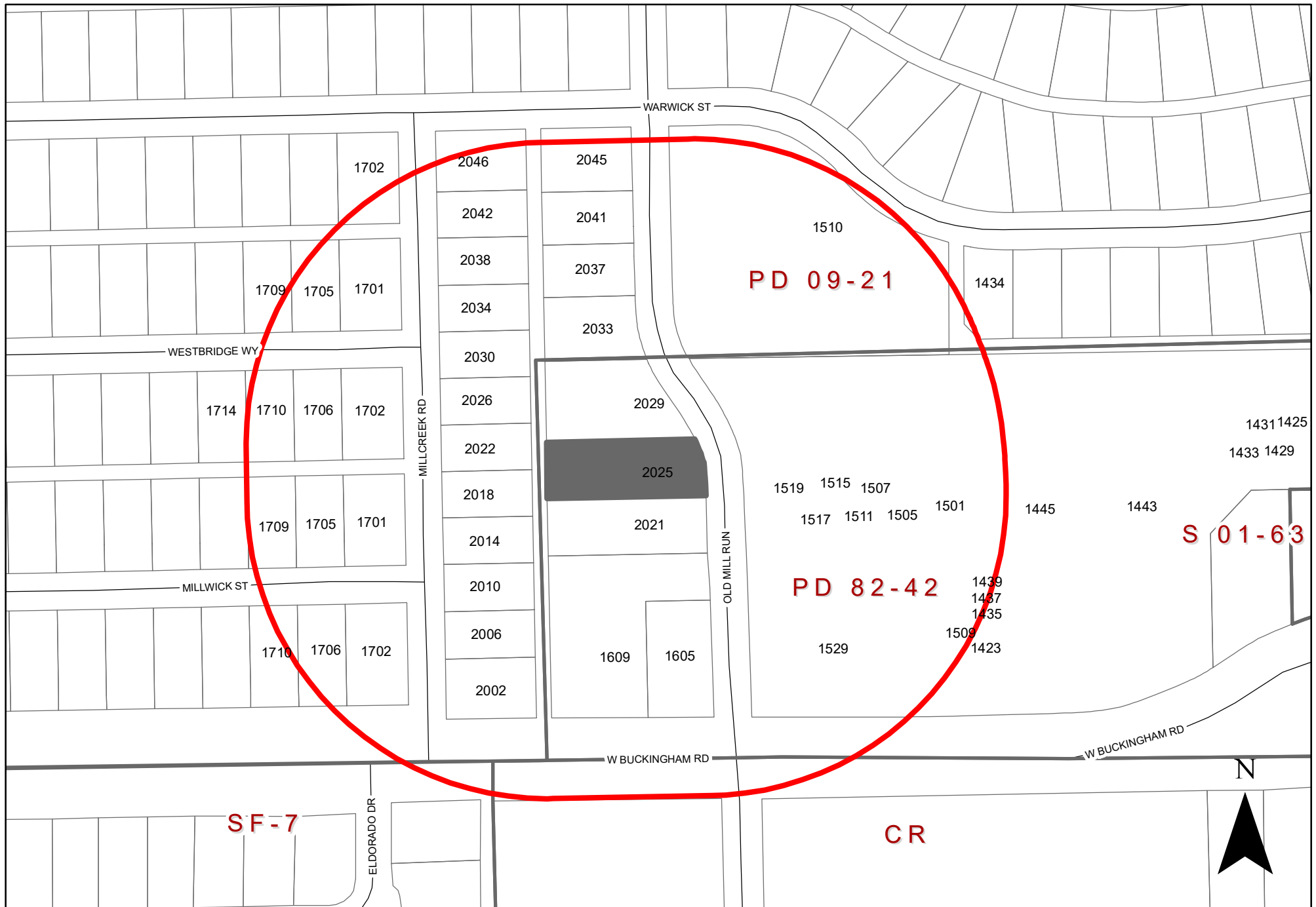
North of the subject property along Old Mill Run.



South of the subject property along Old Mill Run.



East of the subject property along Old Mill Run.



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-60

INDICATES AREA OF REQUEST
INDICATES AREA OF NOTIFICATION

2025 Old Mill Run

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



GARLAND

Plan Commission

4. a.

Meeting Date: 10/10/2022

Item Title: Executive Session

Summary:

The Plan Commission will move into Executive Session.

The Plan Commission will adjourn into executive session pursuant to Section 551.071 of the Texas Government Code to deliberate or discuss attorney/client matters concerning privileged and unprivileged client information related to pending litigation and legal requirements related to Plan Commission procedures.
