



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.

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 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	Scott Roberts
1 st Vice-Chair	Christopher Ott
2 nd Vice-Chair	Douglas Williams
Commissioner	Phillip Johnson
Commissioner	Michael Rose

STAFF PRESENT

Deputy City Attorney	Mike Betz
Sr. Assistant City Attorney	Shawn Roten
Recording Secretary	Tracy Allmendinger
Planning Director	Will Guerin
Lead Development Planner	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



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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

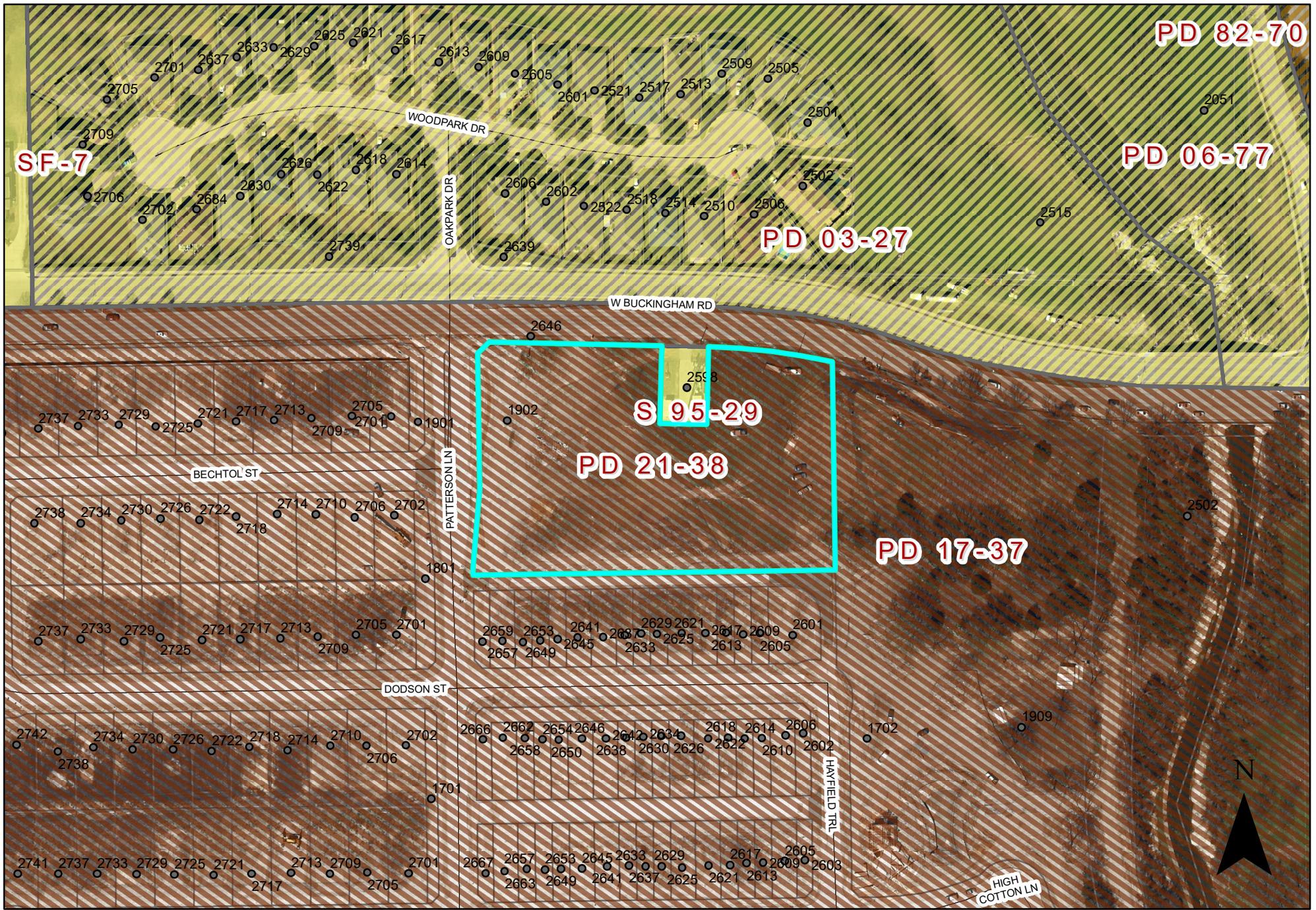
- i. Location Map
- ii. 8.5 x 11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



PLAT MAP P 22-34

 INDICATES AREA OF REQUEST

1902 Patterson Lane



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



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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

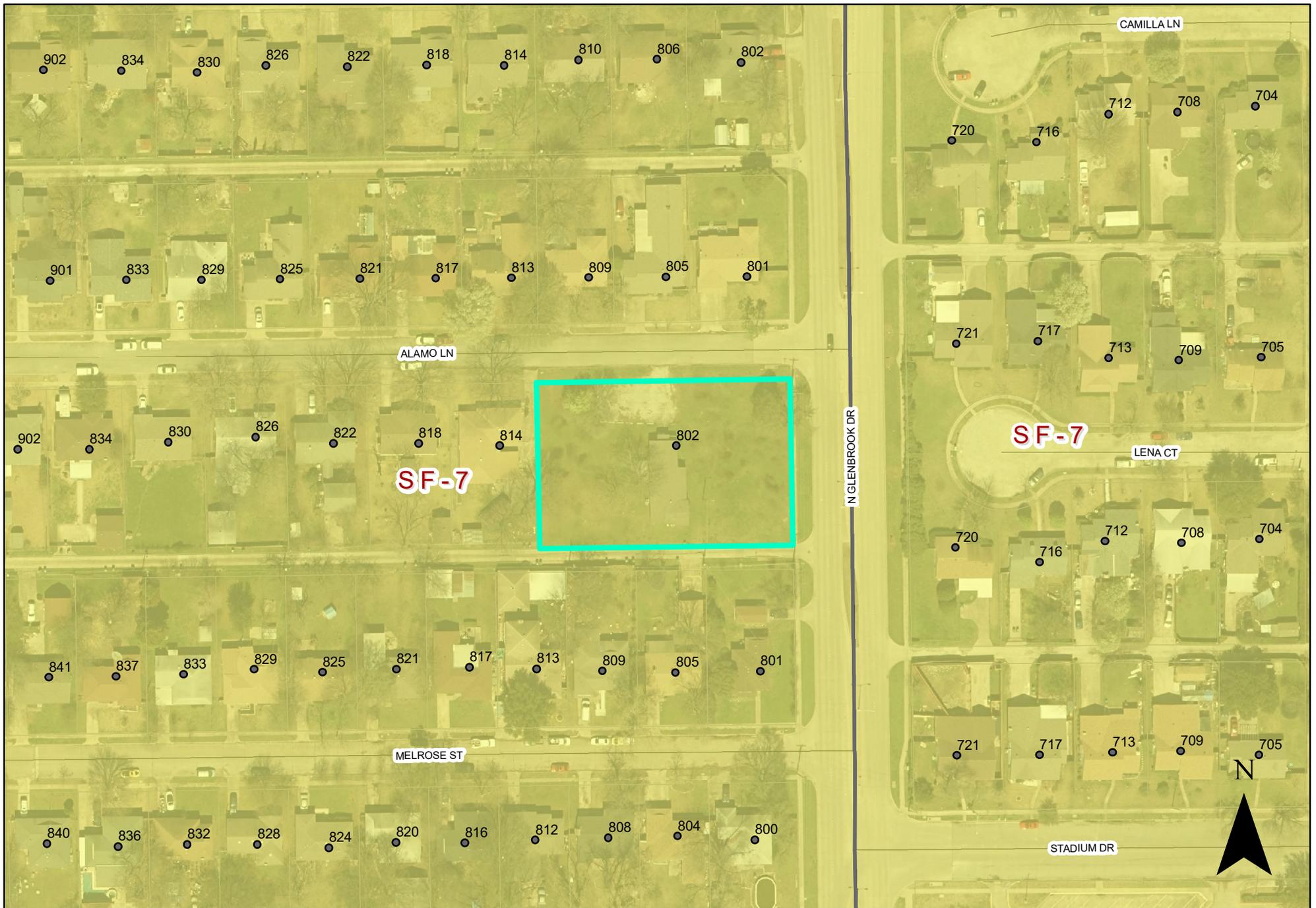
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



SF-7

SF-7

0 70 140 Feet
1 inch = 108 feet

PLAT MAP P 22-35

 INDICATES AREA OF REQUEST

802 Alamo Lane



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



GARLAND

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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

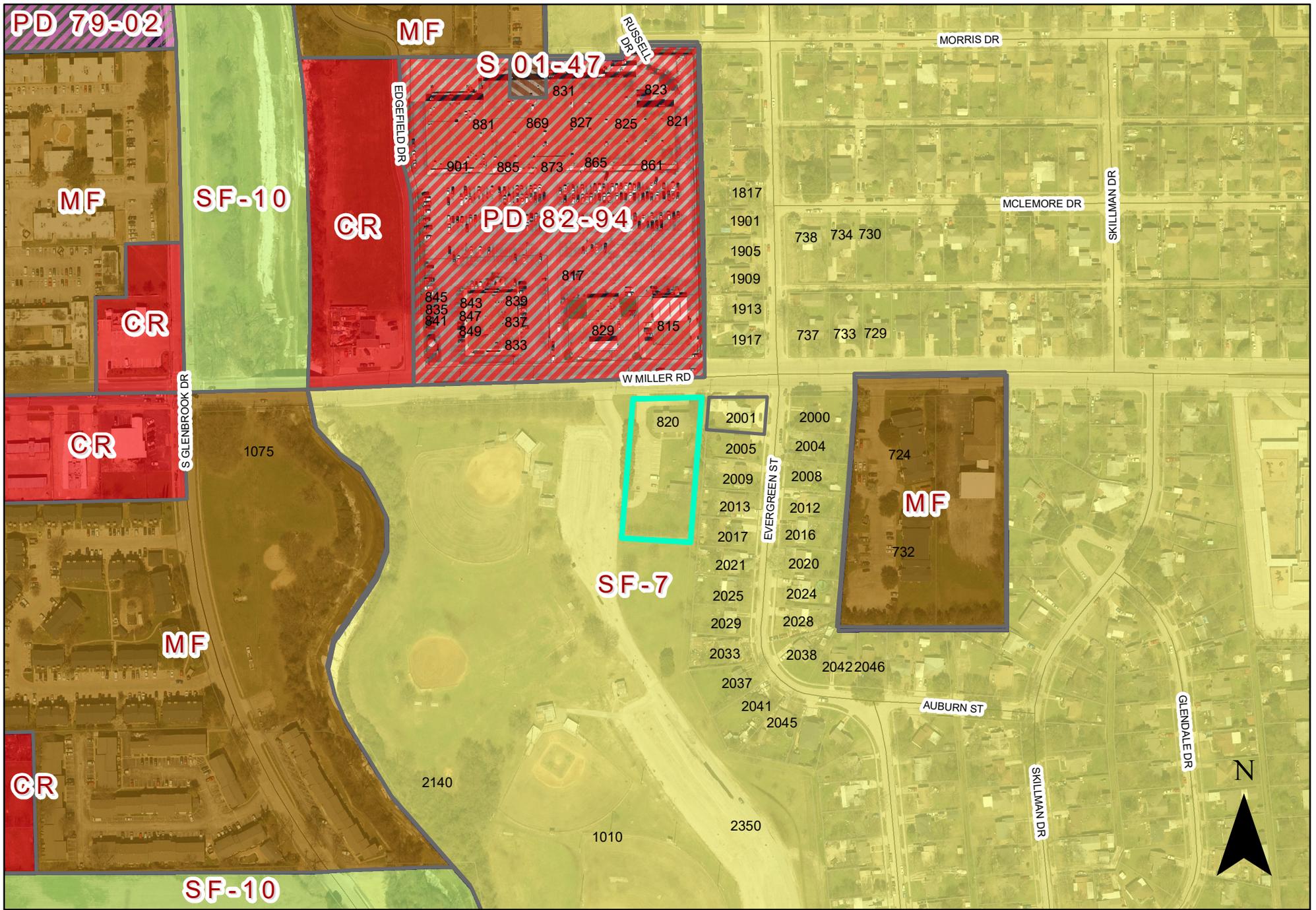
CITY COUNCIL DATE: November 1, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 170 340 Feet
1 inch = 261 feet

ZONING MAP Z 22-54

 INDICATES AREA OF REQUEST

820 W Miller Rd

Z 22-54



View of the subject property from Miller Rd.



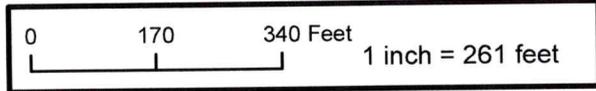
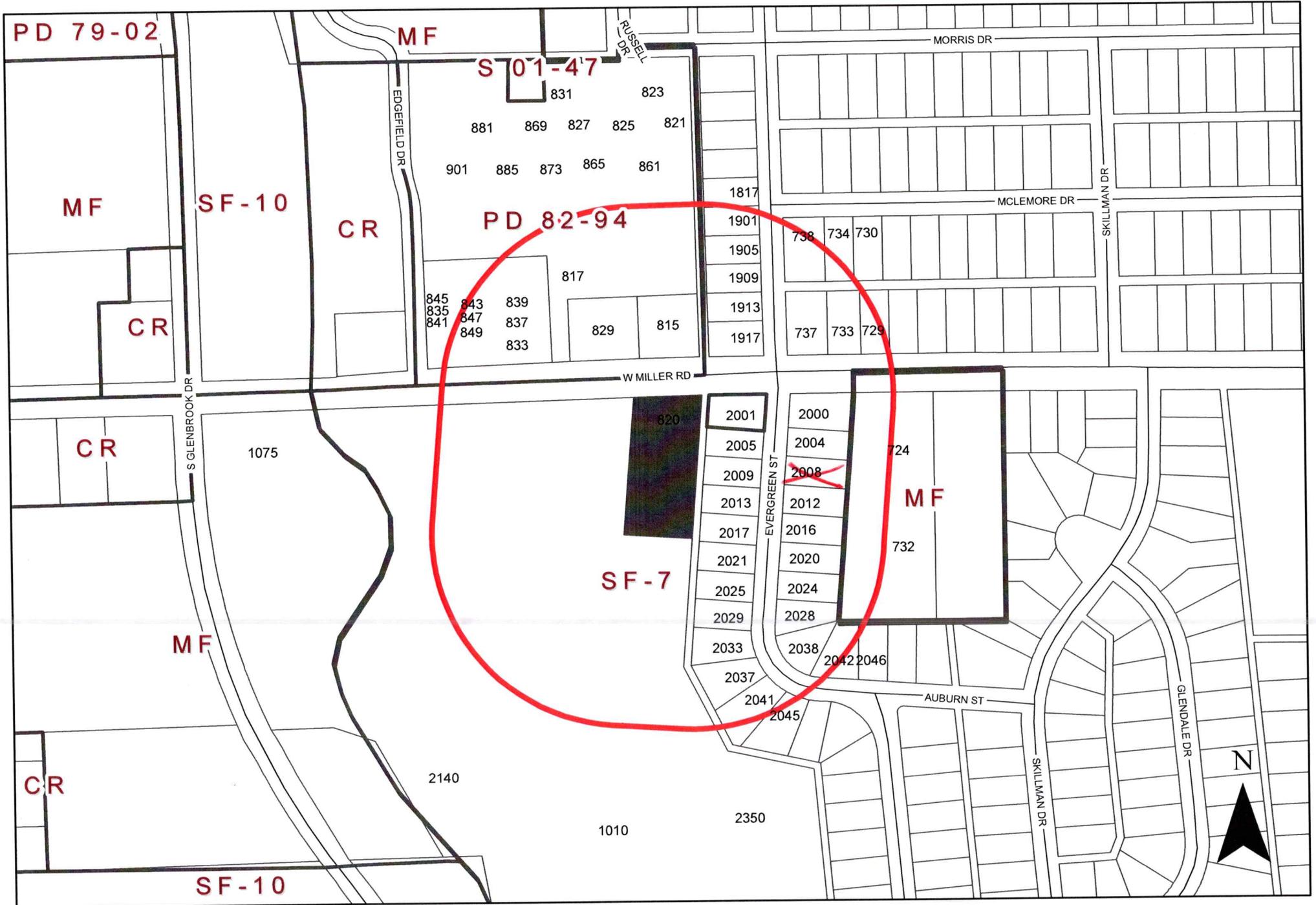
View from subject property of properties to the North



View from subject property of property to the west/south



View from subject property of properties to the east



ZONING MAP Z 22-54

 INDICATES AREA OF REQUEST

 INDICATES NOTIFICATION AREA

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

10/01/22

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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



GARLAND

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



GARLAND

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Planning Report

File No: Z 22-55/District 3

Agenda Item:

Meeting: Plan Commission

Date: October 10, 2022

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

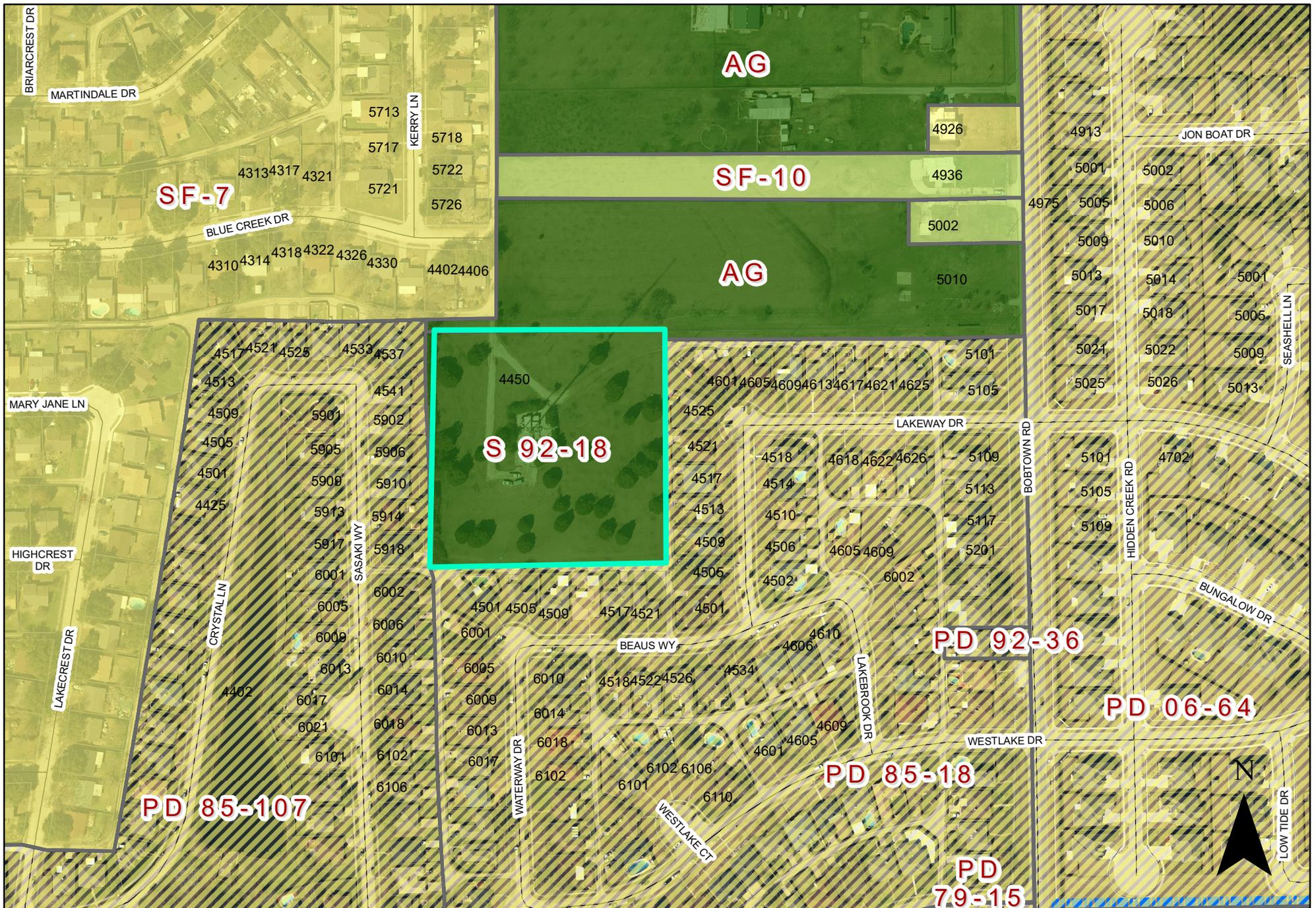
CITY COUNCIL DATE: November 1, 2022

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

 INDICATES AREA OF REQUEST

5200 Bobtown Road

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.

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



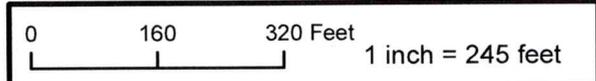
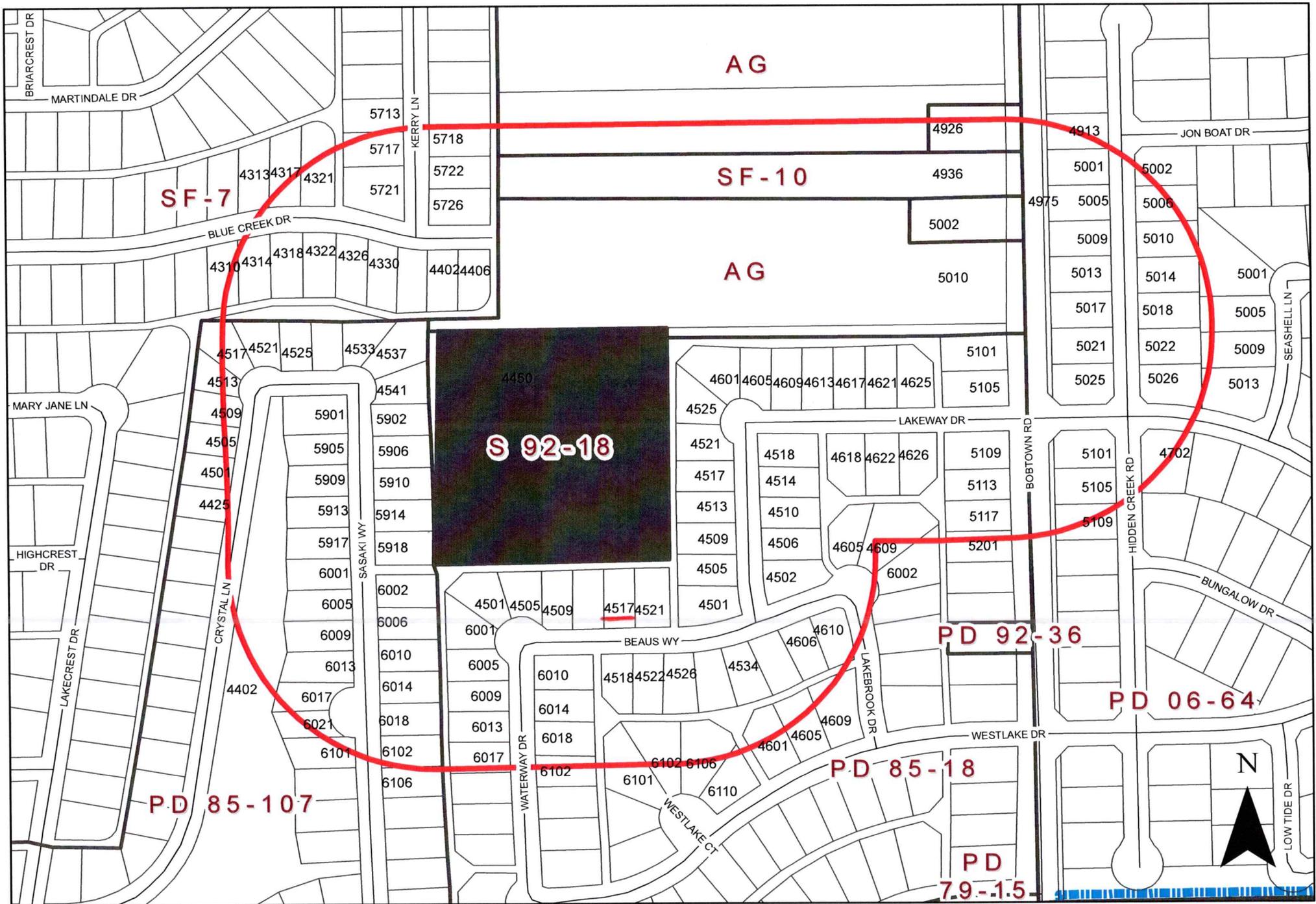
South of the subject property



East of the subject property



West of the subject property



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?



GARLAND

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

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

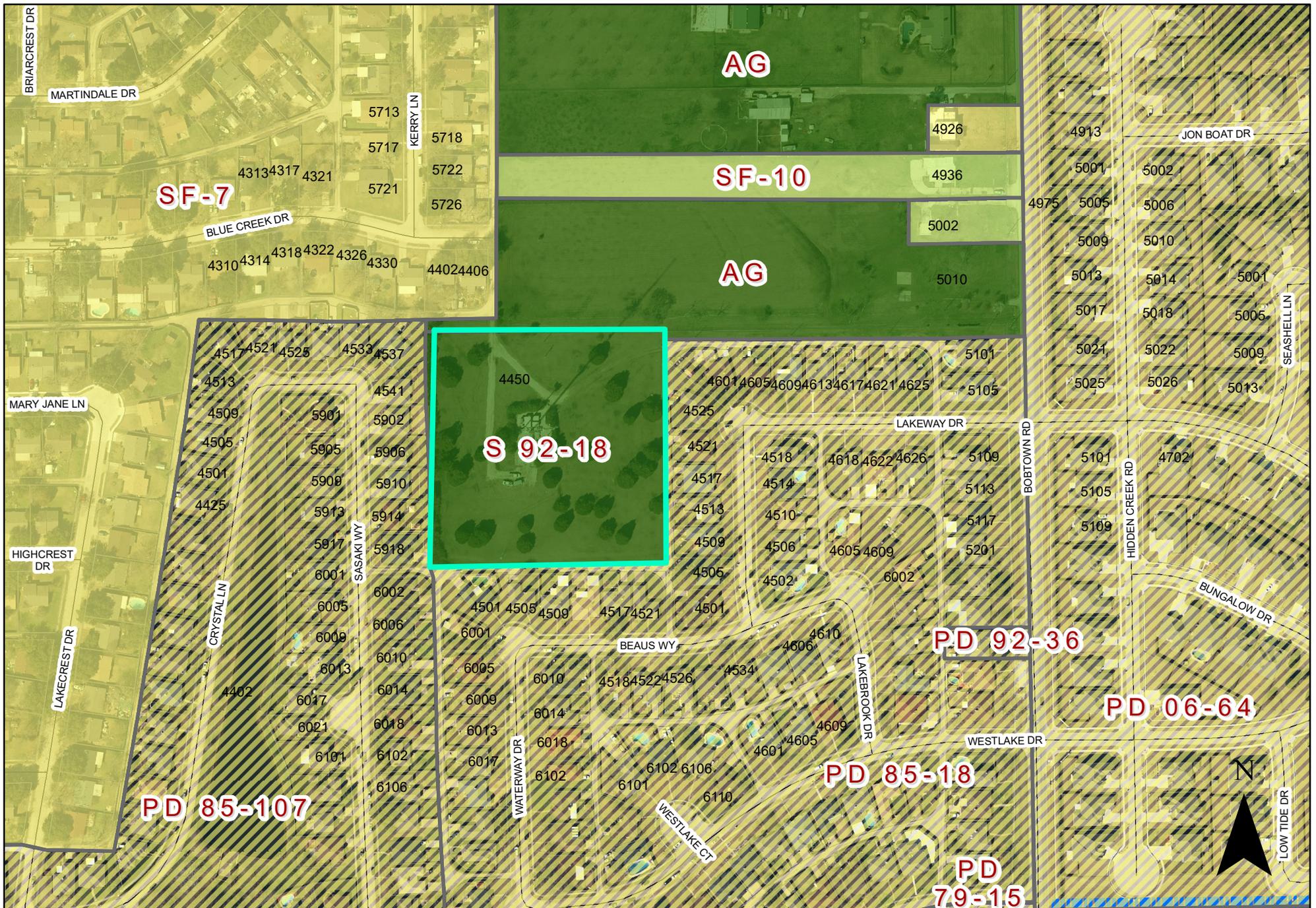
CITY COUNCIL DATE: November 1, 2022

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

 INDICATES AREA OF REQUEST

5200 Bobtown Road

ZC #: 220303-3

ADDRESS: 5200 BOBTOWN RD

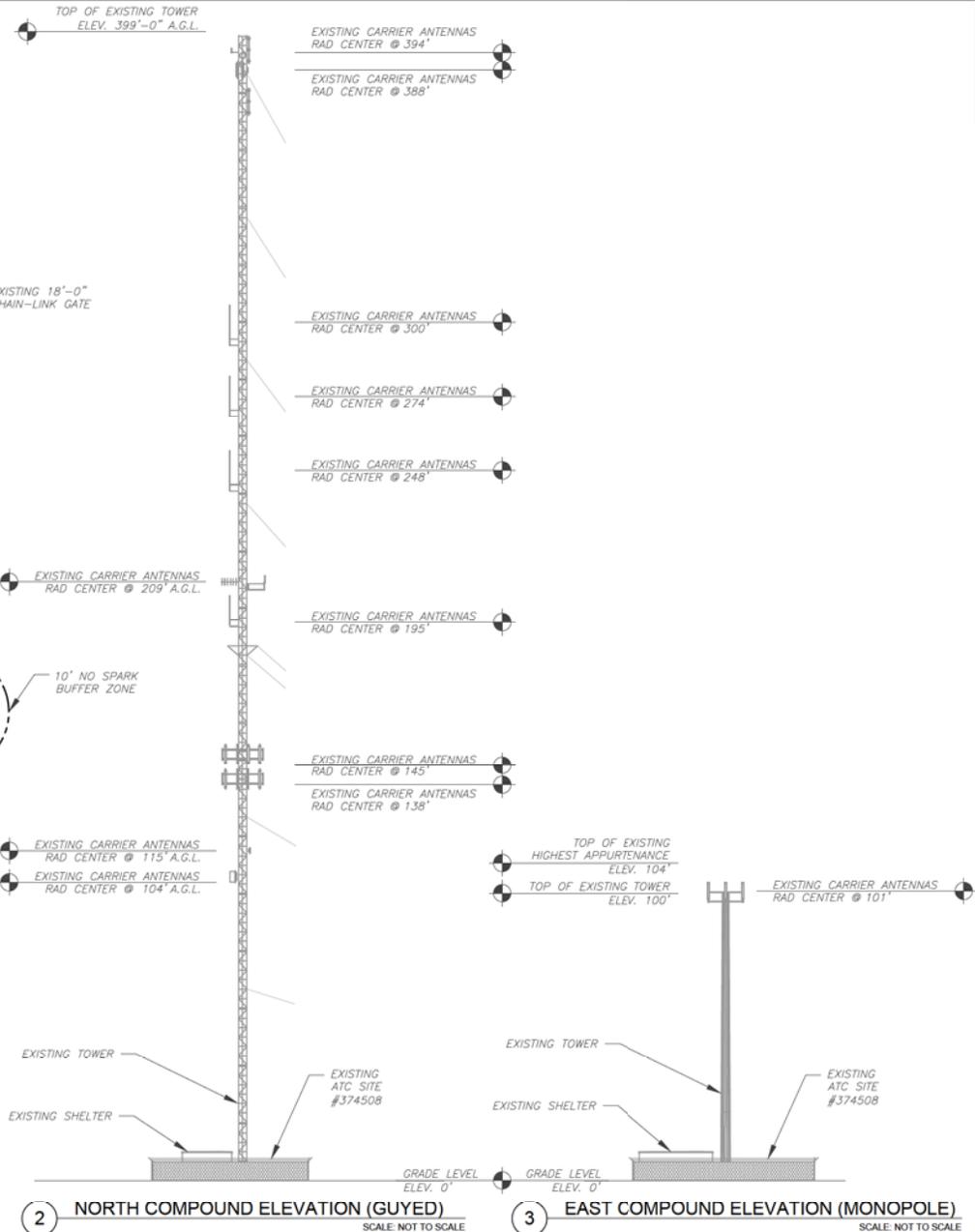
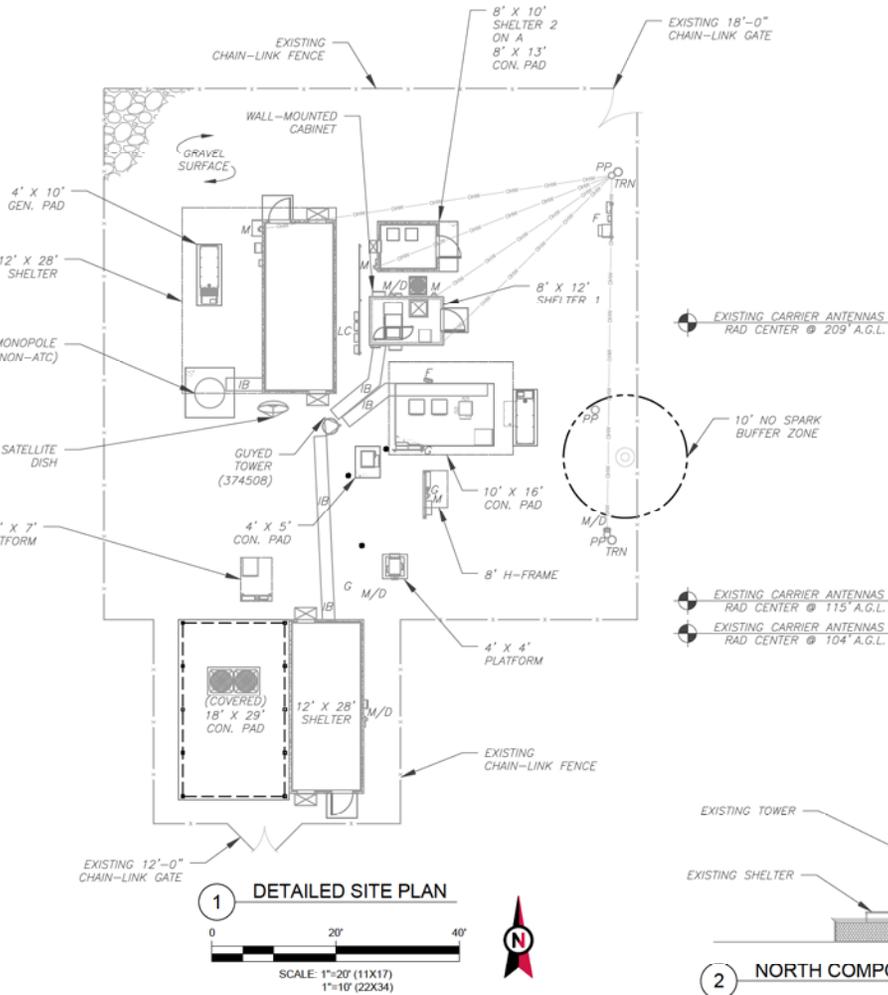
PARCEL ACREAGE: 4.9 ACRES

COMPOUND ACREAGE: 0.20 ACRES

HEIGHT OF MONOPOLE TOWER: 100'

HEIGHT OF CHAIN-LINK FENCE: 6'

EXHIBIT C



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



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:	REVISION:
C-102	3

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Z 22-55



View of the subject property



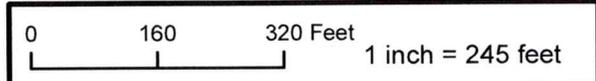
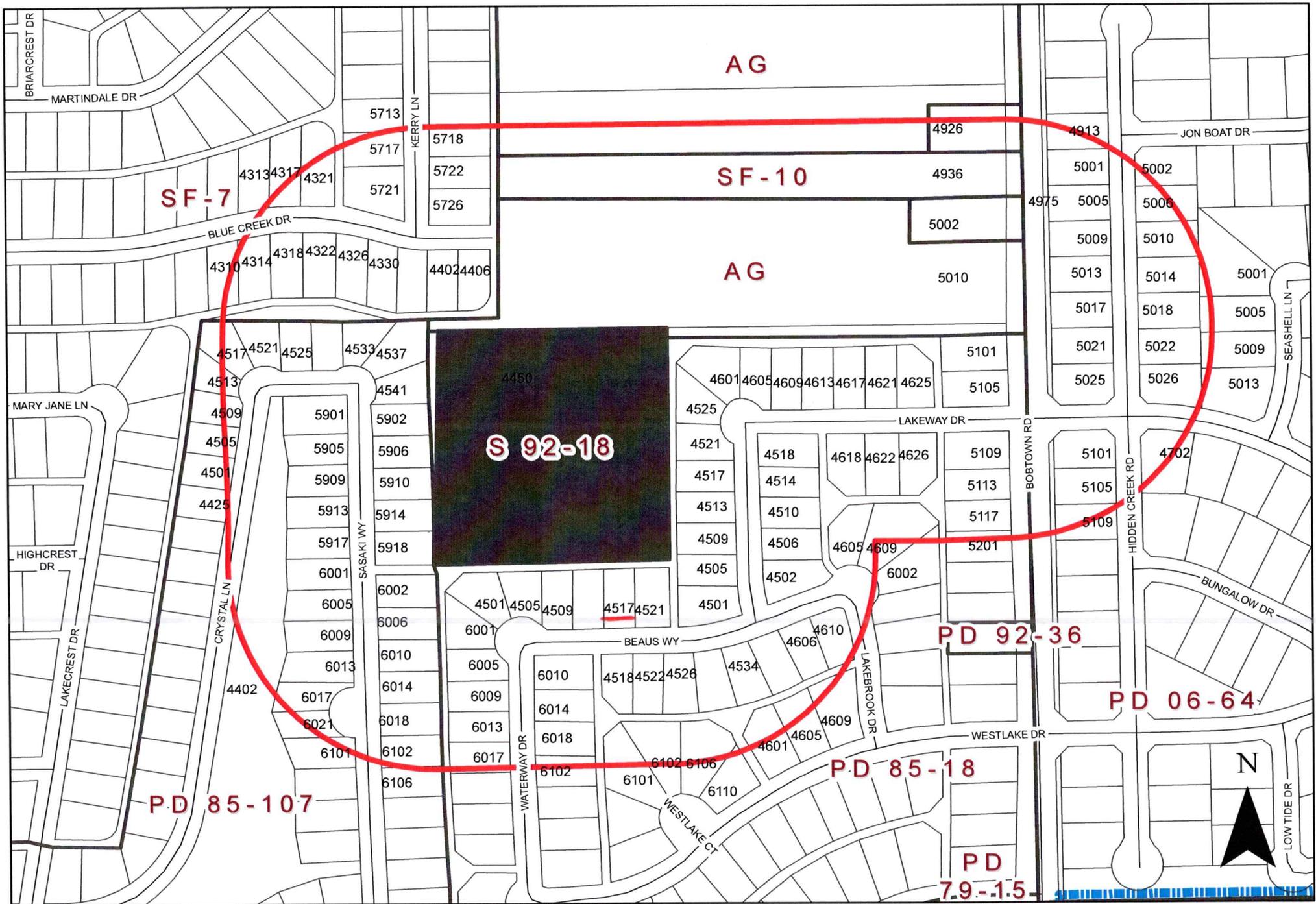
South of the subject property



East of the subject property



West of the subject property



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
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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?



GARLAND

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

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

 INDICATES AREA OF REQUEST

2025 Old Mill Run

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.

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

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

 INDICATES AREA OF REQUEST

2025 Old Mill Run

EXHIBIT C

LEGAL DESCRIPTION

*Deeds
5/10*

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 7945, PAGE 2562, 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 (100 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 29.65 FEET TO AN "X" FOUND FOR CORNER AT THE POINT OF BEGINNING:

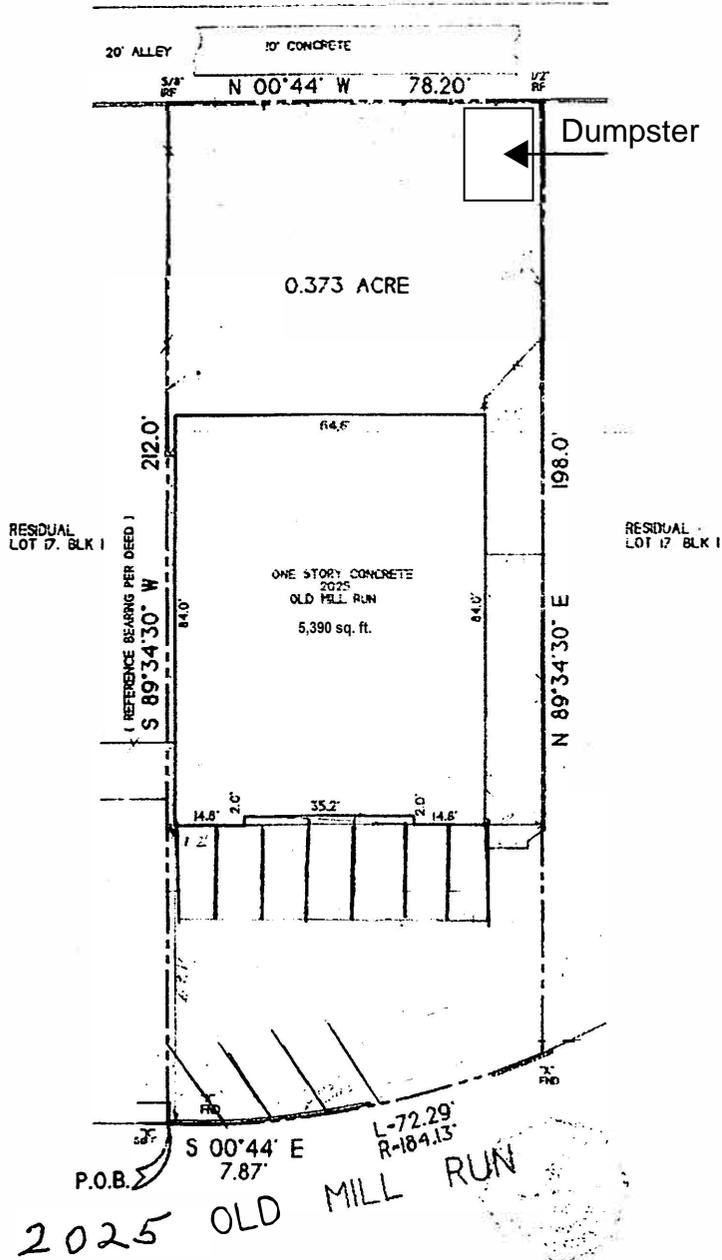
THENCE SOUTH 89 DEGREES 34 MINUTES 30 SECONDS WEST, LEAVING THE WEST LINE OLD MILL RUN, A DISTANCE OF 212.0 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE EAST LINE OF A 20 FOOT ALLEY:

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)



Surveyor's Signature

Z 22-60



View of the subject property along Old Mill Run.



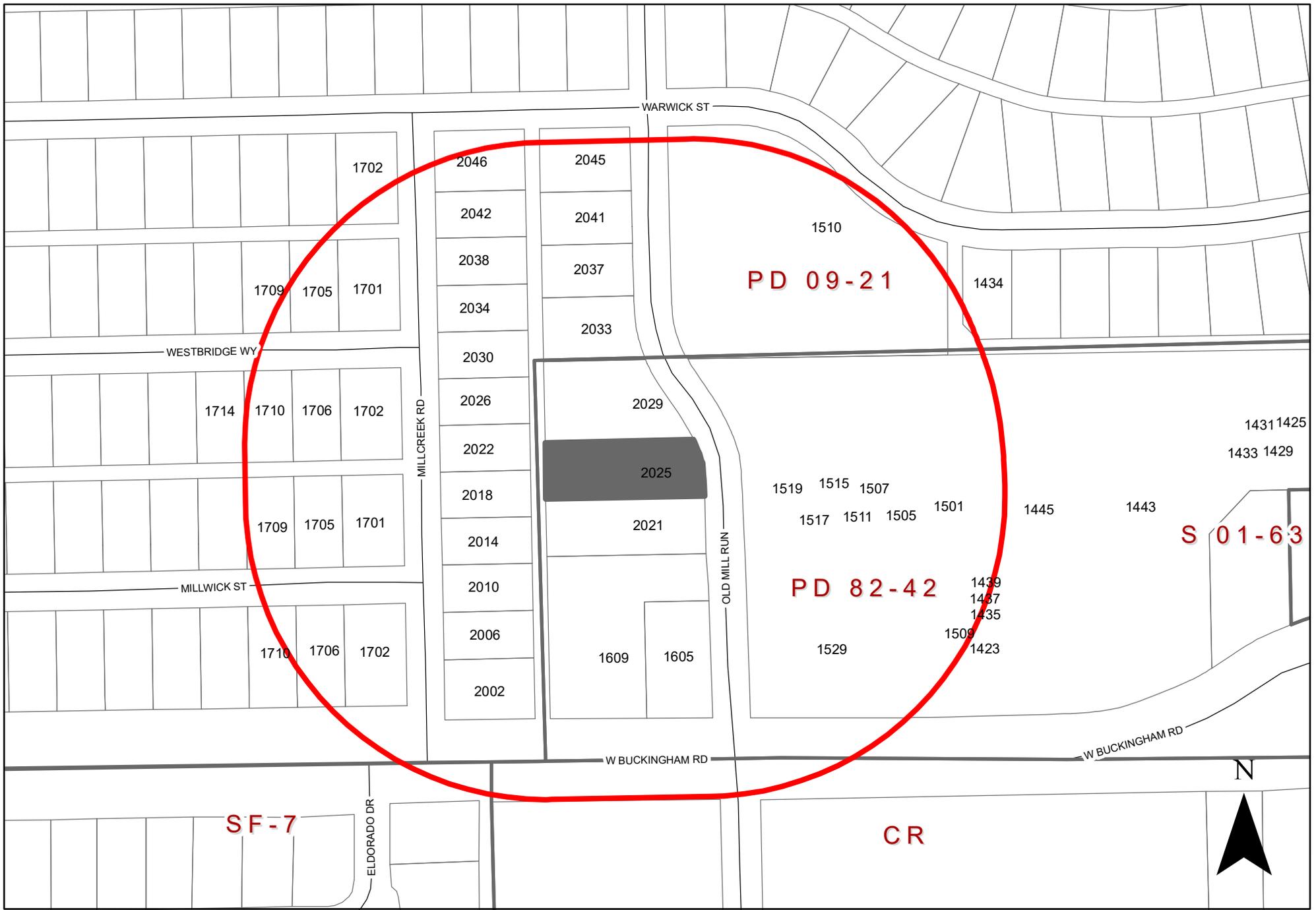
North of the subject property along Old Mill Run.



South of the subject property along Old Mill Run.



East of the subject property along Old Mill Run.



ZONING MAP Z 22-60

INDICATES AREA OF REQUEST
 INDICATES NOTIFICATION AREA

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.
