



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 24, 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 6:40 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

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

Public Comments

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

agenda item. Generally, public speakers are given three minutes.

IN-PERSON COMMENTS: 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 October 10, 2022 meeting.

2. PLATS

- a. P 22-36 Bobtown Commons First Replat
- b. P 22-37 McCree Industrial District Addition Second Replat

3. MISCELLANEOUS

- a. Consider cancellation of the December 25, 2023 Plan Commission Meeting.

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.

4. ZONING

- a. Consideration of the application of **Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden)**, requesting approval of an Amendment to Planned Development (PD) District 17-18 for Community Retail Uses. This property is located at 3318 West Buckingham Road. (District 6) (File Z 22-53 – Zoning)
- b. Consideration of the application of **Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden)**, requesting approval of a Detail Plan for a Medical and Dental Office/Clinic Use. This property is located at 3318 West Buckingham Road. (District 6) (File Z 22-53– Detail Plan)

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: 10/24/2022

Item Title: Plan Commission Minutes for October 10, 2022

Summary:

Consider approval of the Plan Commission Minutes for the October 10, 2022 meeting.

Attachments

Plan Commission Minutes for October 10, 2022

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, October 10, 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
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Phillip Johnson
Commissioner	Stephanie Paris
Commissioner	Rich Aubin
Commissioner	Michael Rose

STAFF PRESENT

First Assistant City Attorney	Scott Levine
Sr. Assistant City Attorney	Shawn Roten
Recording Secretary	Tracy Allmendinger
Planning Director	Will Guerin
Lead Development Planner	Nabiha Ahmed
Senior Planner	Josue De La Vega
Development Planner	Matthew Wolverton

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 Rose to **approve** the Consent Agenda as presented, seconded by Commissioner Aubin. **Motion carried: 6 Ayes, 0 Nays.** Commissioners Dalton and Jenkins did not vote due to their absence from the September 26, 2022 meeting.

MINUTES

1a. APPROVED** Consider approval of the Plan Commission Minutes for the September 26, 2022 meeting.

PLATS

2a. APPROVED** P 22-34 Riverset Phase 3 Preliminary Plat

2b. APPROVED** P 22-35 GFHC 1 Final Plat

ZONING

- 3a. POSTPONED** 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.)**

Motion was made by Commissioner Jenkins to postpone this item per the applicant's request to the November 7, 2022 Plan Commission meeting. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nay.**

- 3b. POSTPONED** 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.)**

Motion was made by Commissioner Jenkins to postpone this item per the applicant's request to the November 7, 2022 Plan Commission meeting. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nay.**

- 3c. APPROVED** 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)

The applicant, Luis Gutierrez, 7515 Summit View Lane, Sachse, Texas provided a brief overview of the request and remained available for questions.

There was discussion between Commissioners Ott, Aubin and the applicant as to the purpose of rezoning the property, alternative zoning designations, and the exclusion of allowed uses under the Neighborhood Services (NS) District.

Motion was made by Commissioner Jenkins to close the public hearing and open for discussion. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nay.**

There was discussion among the Plan Commission and staff concerning allowed by right uses under the current zoning request versus more appropriate uses allowed under other zoning districts.

Mr. Gutierrez was asked to comment on changing the requested zoning designation.

Mr. Gutierrez questioned if specific uses could be removed from the zoning designation being requested and specifying the allowable uses under the zoning designation.

Motion was made by Commissioner Aubin to **deny** a Change in Zoning from Single-Family-7 (SF-7) District to Community Retail (CR) District, and to **approve** a Change in Zoning from Single Family (SF-7) District to Neighborhood Services (NS) District. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nay.**

3d. APPROVED 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)

The applicant, William Bebb Francis III, 112 East Pecan Avenue, San Antonio, Texas was available for questions.

There was discussion between Commissioner Jenkins and the applicant regarding a time period for the Specific Use Provision.

Motion was made by Commissioner Paris to close the public hearing and **approve** the Specific Use Provision request for a time period of thirty (30) years. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nay.**

3e. APPROVED 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)

Motion was made by Commissioner Paris to close the public hearing and **approve** the Plan as presented request for a time period of thirty (30) years. Seconded by Commissioner Aubin. **Motion carried: 8 Ayes, 0 Nay.**

3f. APPROVED 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)

The applicant Don Gordon, 6 Dunrobin, Garland, Texas was available for questions. There were no questions of this applicant.

Motion was made by Commissioner Ott to close the public hearing and **approve** the request as presented. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nay.**

3g. APPROVED 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)

Motion was made by Commissioner Ott to close the public hearing and **approve** the request as presented. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nay.**

EXECUTIVE SESSION

4a. The Plan Commission entered into Executive Session at 7:46 p.m.

The Plan Commission returned from Executive Session to the Regular Meeting at 8:38 p.m.

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 8:39 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 10/24/2022

Item Title: P 22-36 Bobtown Commons First Replat

Summary:

P 22-36 Bobtown Commons First Replat

Attachments

P 22-36 Bobtown Commons First Replat Report and Attachments

Planning Report

File No: P 22-36 /District 3

Agenda Item:

Meeting: Plan Commission

Date: October 24, 2022



GARLAND

TEXAS MADE HERE

REPLAT

Bobtown Commons First Replat

LOCATION

3785 Bobtown Road

ZONING

Community Office (CO) District

NUMBER OF LOTS

Two (2) lots

ACREAGE

4.088 Acres

BACKGROUND

The applicant requests approval of the Replat. The purpose of the Replat is to subdivide an existing lot into two (2) new lots.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

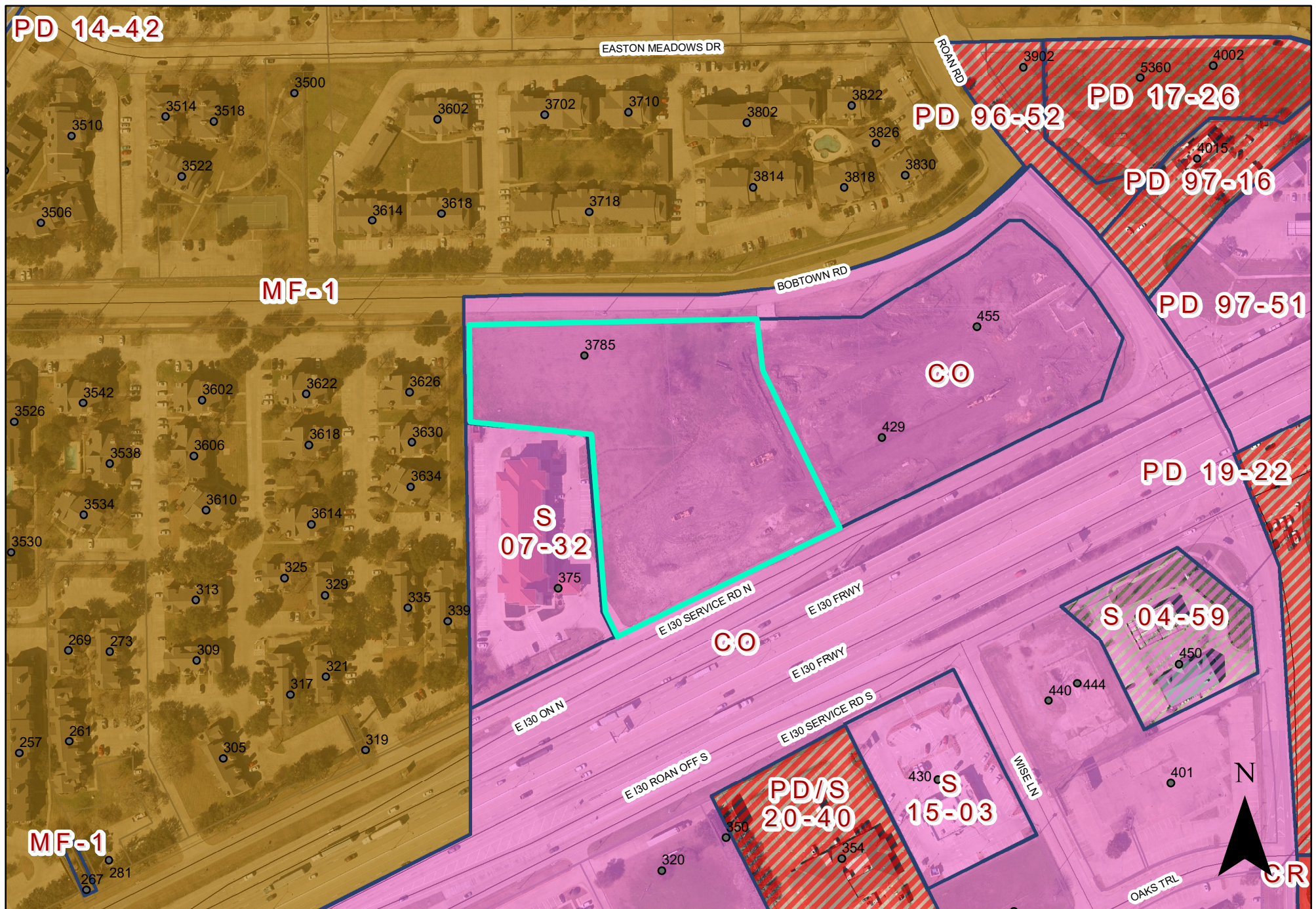
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 130 260 Feet
1 inch = 204 feet

PLAT MAP P 22-36

INDICATES AREA
OF REQUEST

3785 Bobtown Rd



Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	105.38'	922.12'	60°13'59"	S86°07'19"W	105.33'
C2	80.20'	922.12'	60°15'58"	S86°54'15"W	80.17'
C3	25.18'	922.12'	60°13'53"	S83°37'50"W	25.18'
C4	57.38'	922.12'	60°13'55"	N87°34'46"E	57.38'

BEING A 4.088 ACRES REPLAT OF
LOT 1, BLOCK 1, BOBTOWN COMMONS
McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1036
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 210624-I



GARLAND

Plan Commission

2. b.

Meeting Date: 10/24/2022

Item Title: P 22-37 McCree Industrial District Addition Second Replat

Summary:

P 22-37 McCree Industrial District Addition Second Replat

Attachments

P 22-37 McCree Industrial District Addition Second Replat Report and Attachments

Planning Report

File No: P 22-25 / District 5

Agenda Item:

Meeting: Plan Commission

Date: October 24, 2022



GARLAND

TEXAS MADE HERE

REPLAT

McCree Industrial District Addition Second Replat

LOCATION

2550, 2600 and 2610 McCree Road

ZONING

Industrial (IN) District

NUMBER OF LOTS

Two (2)

ACREAGE

62.090 Acres

BACKGROUND

The applicant requests approval of a Replat. The purpose of the Replat is to dedicate a utility easement.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

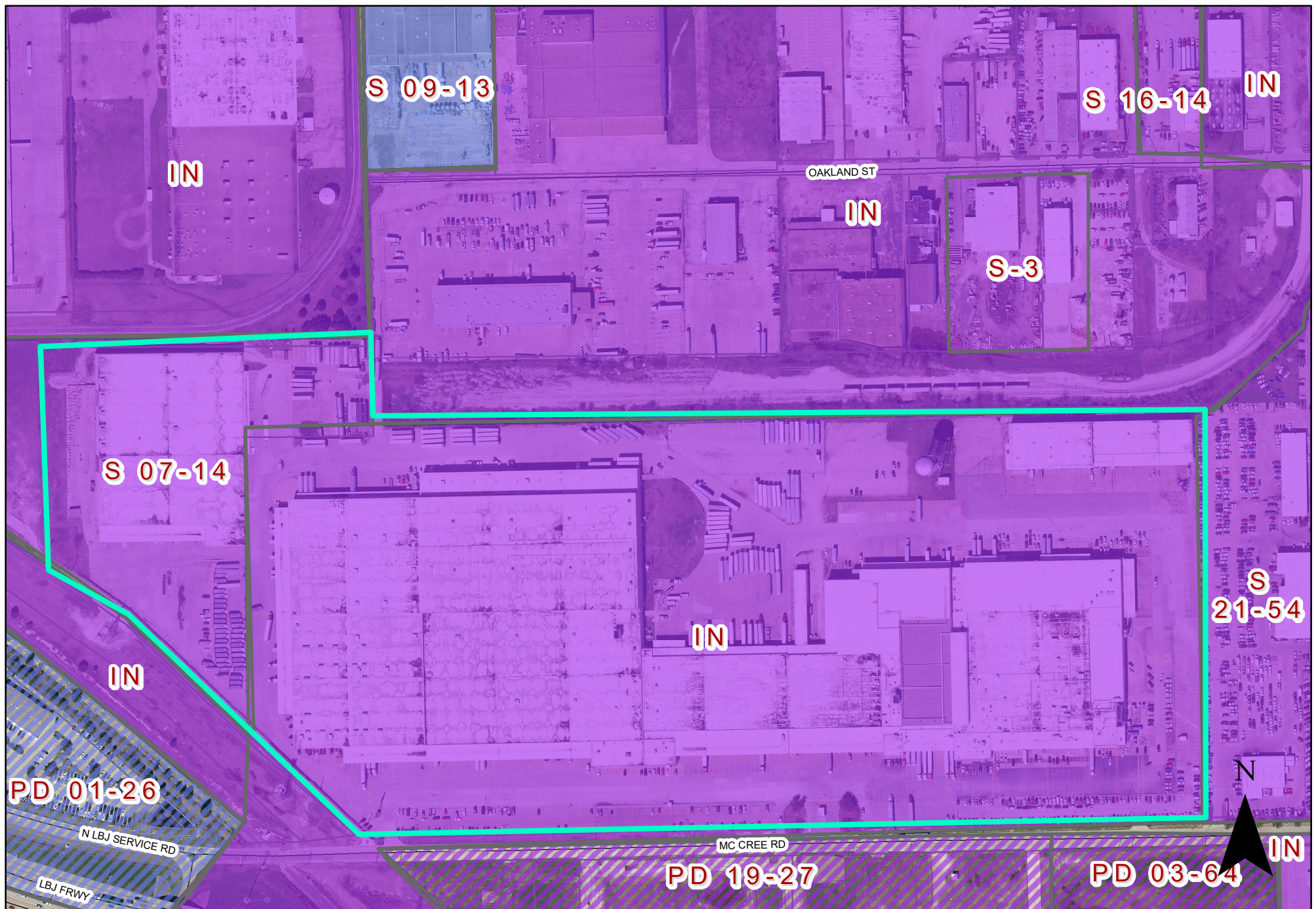
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

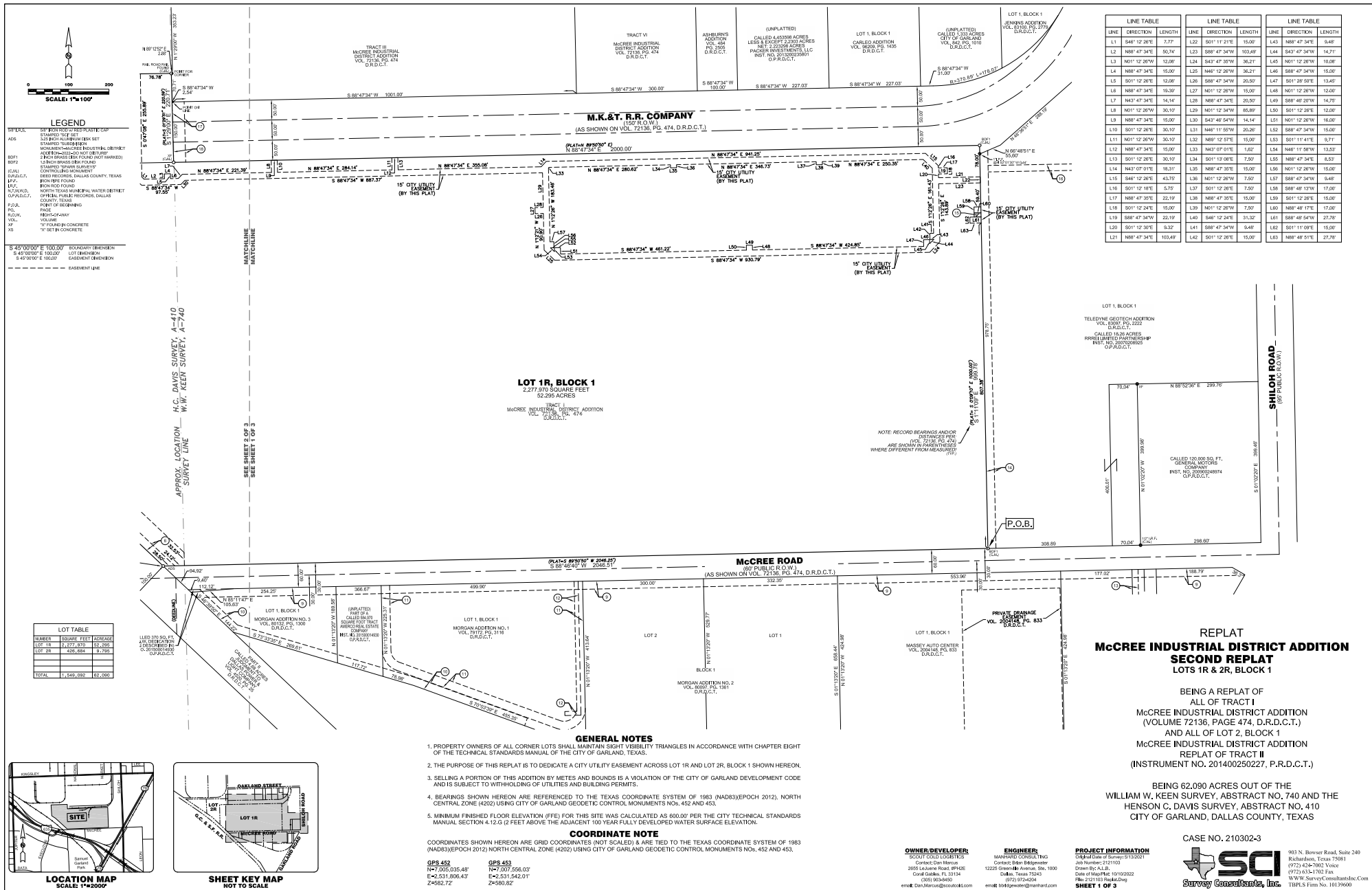


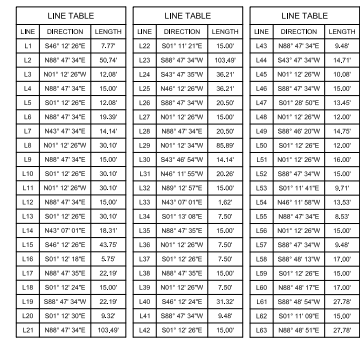
0 200 400 Feet
1 inch = 306 feet

PLAT MAP P 22-37

 INDICATES AREA OF REQUEST

2550, 2600 and 2610 McCree Road





BEING A REPLAT OF
ALL OF TRACT I
McCREE INDUSTRIAL DISTRICT ADDITION
(VOLUME 72136, PAGE 474, D.R.D.C.T.)
AND ALL OF LOT 2, BLOCK 1
McCREE INDUSTRIAL DISTRICT ADDITION
REPLAT OF TRACT II
(INSTRUMENT NO. 201400250227, P.R.D.C.T.)

CASE NO. 210302-3



903 N. Bowser Road, Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.Com
TBPLS Firm No. 10139600

OWNER'S CERTIFICATE

WHEREAS Scout Cold Storage Dallas, LLC, a Delaware limited liability company, is the owner of a tract of land located in the City of Garland, Dallas County, Texas, out of the William W. Keen Survey, Abstract No. 740, and the Henson C. Davis Survey, Abstract No. 410, being all of **TRACT 1, MCCREE INDUSTRIAL DISTRICT ADDITION**, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 12-136, Page 474, Deed Records, Dallas County, Texas, and all of **LOT 2, BLOCK 1, MCCREE INDUSTRIAL DISTRICT ADDITION REPLAT OF TRACT 1**, an addition to the City of Garland, Dallas County, Texas, according to the replat thereof recorded by Instrument No. 201400250227, Plat Records, Dallas County, Texas, and being called Tract I and Tract II as described by Special Warranty Deed to Scout Cold Storage Dallas, LLC, as recorded by Instrument No. 202000297929, Official Public Records, Dallas County, Texas, and being more particularly described by notes and bounds as follows:

BEGINNING at a 2 inch brass disc found at the southeast corner of said Tract I, same being the most southerly southeast corner of said McCree Industrial District Addition and lying in the north right-of-way line of McCree Road (to 60 foot public right-of-way, at this point), same being located at the southwest corner of the Telsynye Geotech Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 83097, Page 222, Deed Records, Dallas County, Texas, from which a 1/2 inch iron rod found for the southwest corner of that called 120,000 square foot tract of land described by Deed without Warranty to General Motors Company, as recorded by Instrument No. 200900248974, Official Public Records, Dallas County, Texas, bears North 88 degrees 46 minutes 40 seconds East, a distance of 375.94 feet;

THENCE, along said north right-of-way line, South 88 degrees 46 minutes 40 seconds West, a distance of 2045.51 feet to a 3.25 inch aluminum disc stamped "MCCREE INDUSTRIAL DISTRICT ADDITION-2022" set at the intersection of said north right-of-way line and the northeasterly line of that called 4.81 acre tract of land described by deed to Dallas Power & Light Company, as recorded in Volume 4443, Page 439, Deed Records, Dallas County, Texas;

THENCE, along said northeasterly line, North 46 degrees 39 minutes 50 seconds West, at a distance of 373.52 feet past a 1/2 inch iron rod found for the most westerly southwest corner of said Tract I, same being located at the most southerly southeast corner of said Lot 2, and continue for a total distance of 787.93 feet to a 3.25 inch aluminum disc stamped "MCCREE INDUSTRIAL DISTRICT ADDITION-2022" set for an angle break in the southwest line of said Lot 2;

THENCE, continuing along said northeasterly line, North 55 degrees 41 minutes 02 seconds West, a distance of 227.90 feet to a 3.25 inch aluminum disc stamped "MCCREE INDUSTRIAL DISTRICT ADDITION-2022" set for the southwest corner of said Lot 2, same being common to Lot 1, Block 1, said Replat of Tract II;

THENCE, departing said northeasterly line and along the common line of said Lot 2 and said Lot 1, North 02 degrees 25 minutes 38 seconds West, a distance of 541.96 feet to a 3.25 inch aluminum disc stamped "MCCREE INDUSTRIAL DISTRICT ADDITION-2022" set for the northwest corner of said Lot 2 and lying in the south of that called 4.20 acre tract of land described by deed to GULF, Colorado and Santa Fe Railway Company, as recorded by Volume 419, Page 785, Deed Records, Dallas County, Texas, from which a 3/8 inch metal spike found for the northwest corner of said Lot 1 bears South 89 degrees 12 minutes 51 seconds West, a distance of 755.26 feet;

THENCE, along said south line, North 89 degrees 12 minutes 51 seconds East, a distance of 604.41 feet to a placed railroad nail found for the southeast corner of said 4.20 acre tract and the northeast corner of said Lot 2 and lying in the west line of Tract II of said McCree Industrial District Addition;

THENCE, along common line of said Lot 2, said Tract III and the west right-of-way line of a 150 foot private right-of-way to the Missouri, Kansas and Texas Railway Company as shown on said McCree Industrial District Addition, South 01 degrees 20 minutes 00 seconds East, a distance of 220.71 feet to a cut "X" in concrete found for the most easterly southeast corner of said Lot 2 and the southwest corner of said private right-of-way, and lying in the north line of said Tract I;

THENCE, along the common line of said private right-of-way and said Tract I, North 88 degrees 47 minutes 34 seconds East, a distance of 2000.00 feet to a 2 inch brass disc found for the northeast corner of said Tract I;

THENCE, continuing along said common line and the common line of said Tract I and said Telsynye Geotech Addition, South 01 degrees 11 minutes 09 seconds West, at a distance of 21.23 feet pass a point for the most westerly northwest corner of said Telsynye Geotech Addition, from which a 1 inch iron pipe found bears North 52 degrees 01 minutes 30 seconds West, a distance of 0.44 feet, and continuing for a total distance of 660.78 feet to the **POINT OF BEGINNING**, containing 2,704,654 square feet or 62.090 acres or land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

This Scout Cold Storage Dallas, LLC, a Delaware limited liability company, is the owner of the property described in this plat, acting by and through its duly authorized agents, does hereby adopt this plat, designating the property as **MCCREE INDUSTRIAL DISTRICT ADDITION SECOND REPLAT**, an addition to the City of Garland, Dallas County, Texas, and does hereby dedicate, in fee simple and to the public use forever, the easements shown thereon for the purposes indicated; provided, however, that no public dedication is made or intended as to any private easement, screen wall easement, or wall maintenance easement shown on this plat. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. No building, fence, trees, shrub, or other structure, improvement or growth shall be constructed, reconstructed, or placed upon, over or across any easement dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is expressly permitted. Including paved parking areas and driveways with it being understood the maintenance thereof shall be the responsibility of the property owner. Any and all maintenance of screening walls, screen wall easements, retaining walls, and wall maintenance easements is the responsibility of the property owner, its successors, or assigns.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

The undersigned does covenant and agree that the access easement(s) dedicated on this plat are non-exclusive and are for the benefit of the City of Garland, its officials, officers, and employees, and agents while acting in their official capacities, but not 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 Garland, Texas, this ____ day of _____, 2022.

Scout Cold Storage Dallas, LLC, a Delaware limited liability company

BY: _____
Authorized Signatory

STATE OF FLORIDA §
COUNTY OF HAMILTON §

Before me, the undersigned authority, on this day personally appeared _____, the Authorized Signatory of Scout Cold Storage Dallas, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration and under the authority therein expressed.

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

Notary Public for and in the State of Florida

SURVEYOR'S AFFIRMATION

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

Dated this the ____ day of _____, 2022.

RELEASED 10/10/2022 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Douglas S. Loomis
Texas Registered Professional Land Surveyor No. 5199

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared **DOUGLAS S. LOOMIS**, 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 therein expressed.

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

Notary Public for and in the State of Texas

CITY APPROVAL

Approved and accepted for the City of Garland this ____ day of _____, 2022, 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.

REPLAT
MCCREE INDUSTRIAL DISTRICT ADDITION
SECOND REPLAT
LOTS 1R & 2R, BLOCK 1

BEING A REPLAT OF
ALL OF TRACT I
MCCREE INDUSTRIAL DISTRICT ADDITION
(VOLUME 72136, PAGE 474, D.R.O.C.T.)
AND ALL OF LOT 2, BLOCK 1
MCCREE INDUSTRIAL DISTRICT ADDITION
REPLAT OF TRACT II
(INSTRUMENT NO. 201400250227, P.R.D.C.T.)

BEING 62.090 ACRES OUT OF THE
WILLIAM W. KEEN SURVEY, ABSTRACT NO. 740 AND THE
HENSON C. DAVIS SURVEY, ABSTRACT NO. 410
CITY OF GARLAND, DALLAS COUNTY, TEXAS

CASE NO. 210302-3

OWNER/DEVELOPER:

SCOUT COLD LOGISTICS
Contact: Dan Menard
2655 LeJume Road, #PH42
Gard, Dallas, TX 75043
(972) 972-4200
email: Dan.Menard@scoutcold.com

ENGINEER:

MANHARD CONSULTING
Contact: Ellen Belknap
12225 Greenville Avenue, Ste. 100
Dallas, Texas 75243
(972) 972-4200
email: ellen.belknap@manhard.com

PROJECT INFORMATION

Original Date of Survey: 5/13/2021
Job Number: 212103
Drawn By: A.L.B.
Date of Issue/Plat: 10/10/2022
File: 212103 Replat.Dwg
SHEET 3 OF 3



903 N. Bowser Road, Suite 240
Richardson, Texas 75081
(972) 434-1902 Voice
(972) 434-1702 Fax
WWW.SurveyConsultants.com
TSPS Form No. 101 (9/00)



GARLAND

Plan Commission

3. a.

Meeting Date: 10/24/2022

Item Title: Consider cancellation of the December 25, 2023 Plan Commission Meeting

Summary:

Consider cancellation of the December 25, 2023 Plan Commission Meeting.

Background/Additional Information:

The proposed 2023 Plan Commission meeting calendar keeps the meetings on the second and fourth Mondays of each month per usual. However, it is proposed that the December 25, 2023 meeting is cancelled.



GARLAND

Plan Commission

4. a.

Meeting Date: 10/24/2022

Item Title: Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden) - Zoning (District 6)

Summary:

Consideration of the application of **Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden)**, requesting approval of an Amendment to Planned Development (PD) District 17-18 for Community Retail Uses. This property is located at 3318 West Buckingham Road. (District 6) (File Z 22-53 – Zoning)

Attachments

Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden) Report and Attachments (Zoning)

Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden) Responses

Planning Report

File No: Z 22-53/District 6

Agenda Item:

Meeting: Plan Commission

Date: October 24, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 17-18 for Community Retail Uses.

Approval of a Detail Plan for a Medical and Dental Office/Clinic Use

LOCATION

3318 West Buckingham Road

APPLICANT

Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden)

OWNER

SRRAF, LLC.

BACKGROUND

The subject property is 1.86 acres and is currently unimproved. The applicant proposes a medical clinic with ambulance service.

SITE DATA

The subject property is approximately 1.86 acres. The subject property has approximately 316.49 feet of linear street frontage along West Buckingham Road. The site can be accessed from West Buckingham Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 17-18 for Community Retail Uses. The site was approved for a grocery store, which was never constructed. The applicant requests to rezone 1.86 acres of the total 10.2 acres initially approved for a grocery store for a medical office/clinic use.

CONSIDERATIONS

Site Plan:

1. The applicant proposes to construct an 11,570 square-foot medical clinic building with ambulance service. Per the applicant's narrative, the medical facility would be a twenty-four (24)-hour out-patient service offering with ten (10) exam rooms and one triage room. The facility would offer radiological services including CT scan and radiography, as well as a lab. The number of staff on-site at any one time would be four (4) to eight (8) depending on time of day and shifts. There would be no overnight stays, surgeries or dietary / cafeteria offerings. The ambulance component is largely used by outgoing ambulances that would transport patients to the local full-service hospital. Ambulances arriving to the property with patients would be limited to a few instances per week according to the applicant.
2. The site plan (Exhibit C) shows that forty-seven (47) parking spaces are required and the site complies with the parking requirements.

3. The landscape plan (Exhibit D) complies with the screening and landscaping standards per the GDC.
4. The design of the building (Exhibit E) complies with the building design standards per the GDC.
5. No deviations have been requested regarding the signage.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The proposed use contributes and is supportive to the surrounding area by expanding medical services for the community.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties directly to the north, across West Buckingham Road, are zoned Community Retail (CR) District; these properties are developed with a car wash and a learning center. The land to the east and south are zoned Planned Development (PD) District 17-18 for Community Retail Uses; it is currently vacant. The property to the west is zoned Planned Development (PD) District 21-20 for Community Retail Uses; this property is developed with a tea shop that includes a drive-through.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 17-18 for Community Retail Uses.

Approval of a Detail Plan for a Medical and Dental Office/Clinic Use

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

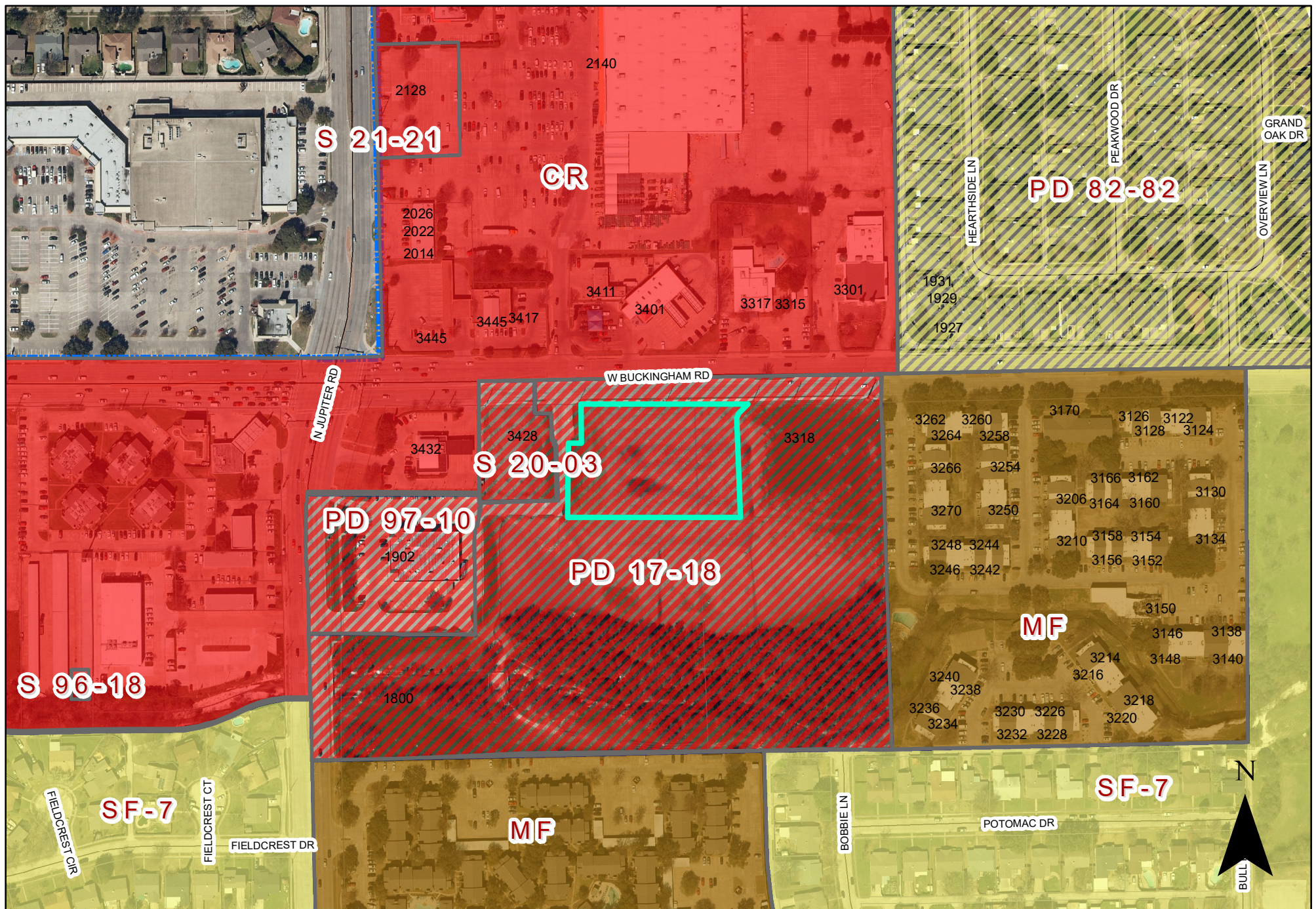
CITY COUNCIL DATE: November 15, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 170 340 Feet
1 inch = 259 feet

ZONING MAP Z 22-53

 INDICATES AREA OF REQUEST

3318 W Buckingham Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-53

3318 West Buckingham Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate the development of a Medical and Dental Office/Clinic Use.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 17-18 and the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 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 conformance with the approved Detail Plan labeled Exhibit C to Exhibit E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.
- B. Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit D.
- C. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit E.

Z 22-53



Looking at the subject property



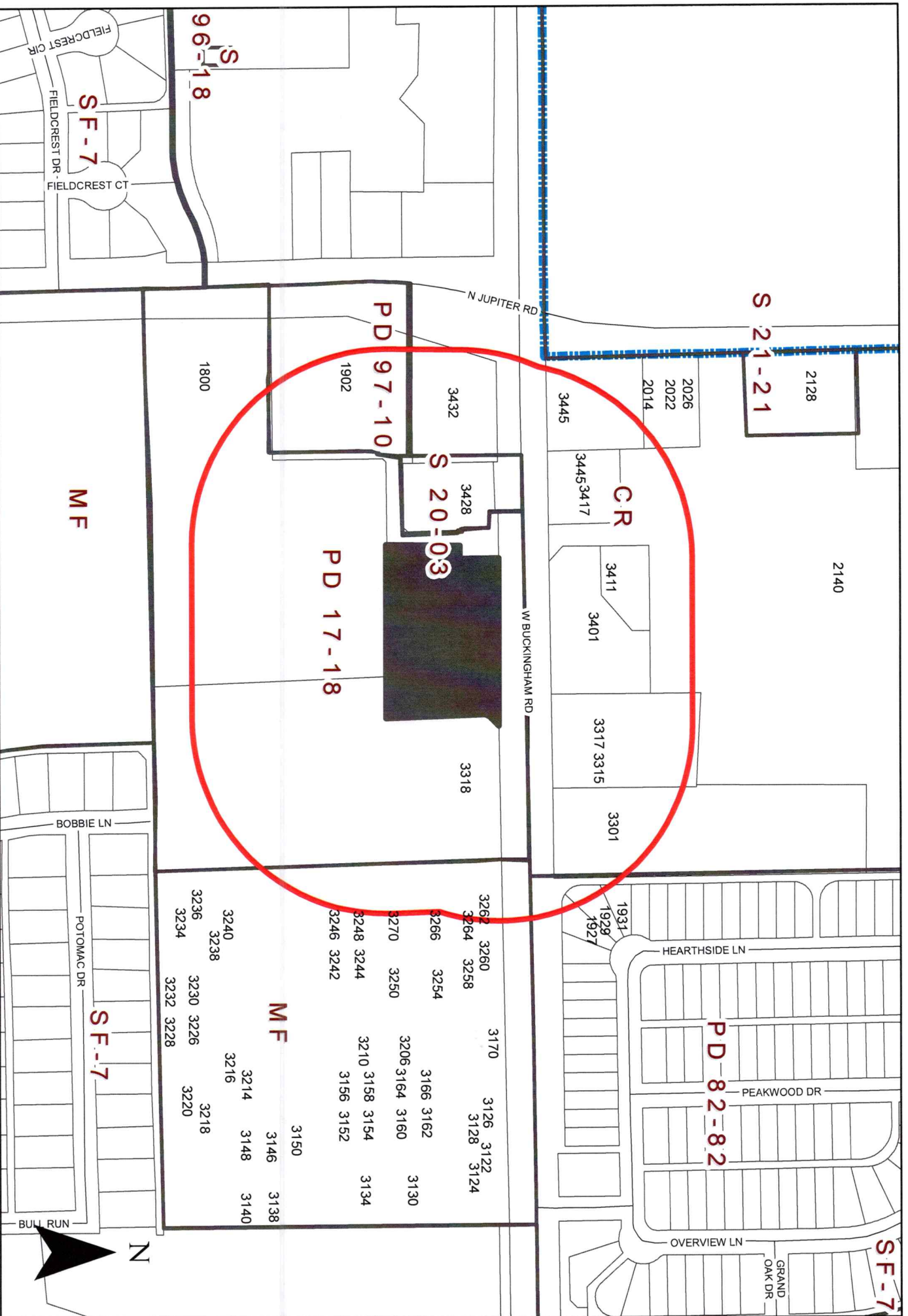
Looking north of the subject property



Looking east of the subject property



Looking west of subject property



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1 inch = 259 feet

ZONING MAP Z 22-53

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

3318 W Buckingham Road

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-53	October 24, 2022	November 15, 2022	Nabiha Ahmed

Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden). The applicant proposes to construct a medical clinic with ambulance service. The site is located at 3318 West Buckingham Road. (District 6)

Chuck Mason

Against

10/18/2022
4:47:39 AM

3480 Maplewood Ave.

chucklight@verizon.net

Los Angeles

3103901828

CA

United States

90066

No loud ambulances in a residential area.

*Outside
the notification
area*



Plan Commission

4. b.

Meeting Date: 10/24/2022

Item Title: Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden) - Detail Plan (District 6)

Summary:

Consideration of the application of **Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden)**, requesting approval of a Detail Plan for a Medical and Dental Office/Clinic Use. This property is located at 3318 West Buckingham Road. (District 6) (File Z 22-53—Detail Plan)

Attachments

Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden) Report and Attachments (Detail Plan)

Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden) Responses

Planning Report

File No: Z 22-53/District 6

Agenda Item:

Meeting: Plan Commission

Date: October 24, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 17-18 for Community Retail Uses.

Approval of a Detail Plan for a Medical and Dental Office/Clinic Use

LOCATION

3318 West Buckingham Road

APPLICANT

Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden)

OWNER

SRRAF, LLC.

BACKGROUND

The subject property is 1.86 acres and is currently unimproved. The applicant proposes a medical clinic with ambulance service.

SITE DATA

The subject property is approximately 1.86 acres. The subject property has approximately 316.49 feet of linear street frontage along West Buckingham Road. The site can be accessed from West Buckingham Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 17-18 for Community Retail Uses. The site was approved for a grocery store, which was never constructed. The applicant requests to rezone 1.86 acres of the total 10.2 acres initially approved for a grocery store for a medical office/clinic use.

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STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 17-18 for Community Retail Uses.

Approval of a Detail Plan for a Medical and Dental Office/Clinic Use

ADDITIONAL INFORMATION

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PD Conditions
Photos

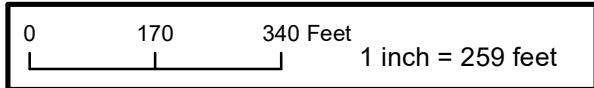
CITY COUNCIL DATE: November 15, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

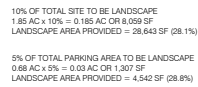


3318 W Buckingham Road

 INDICATES AREA OF REQUEST

1131-45 MEDICAL CITY DALLAS - GARLAND FSER

Buckingham Road
1910-1911



0 40 80 120 feet

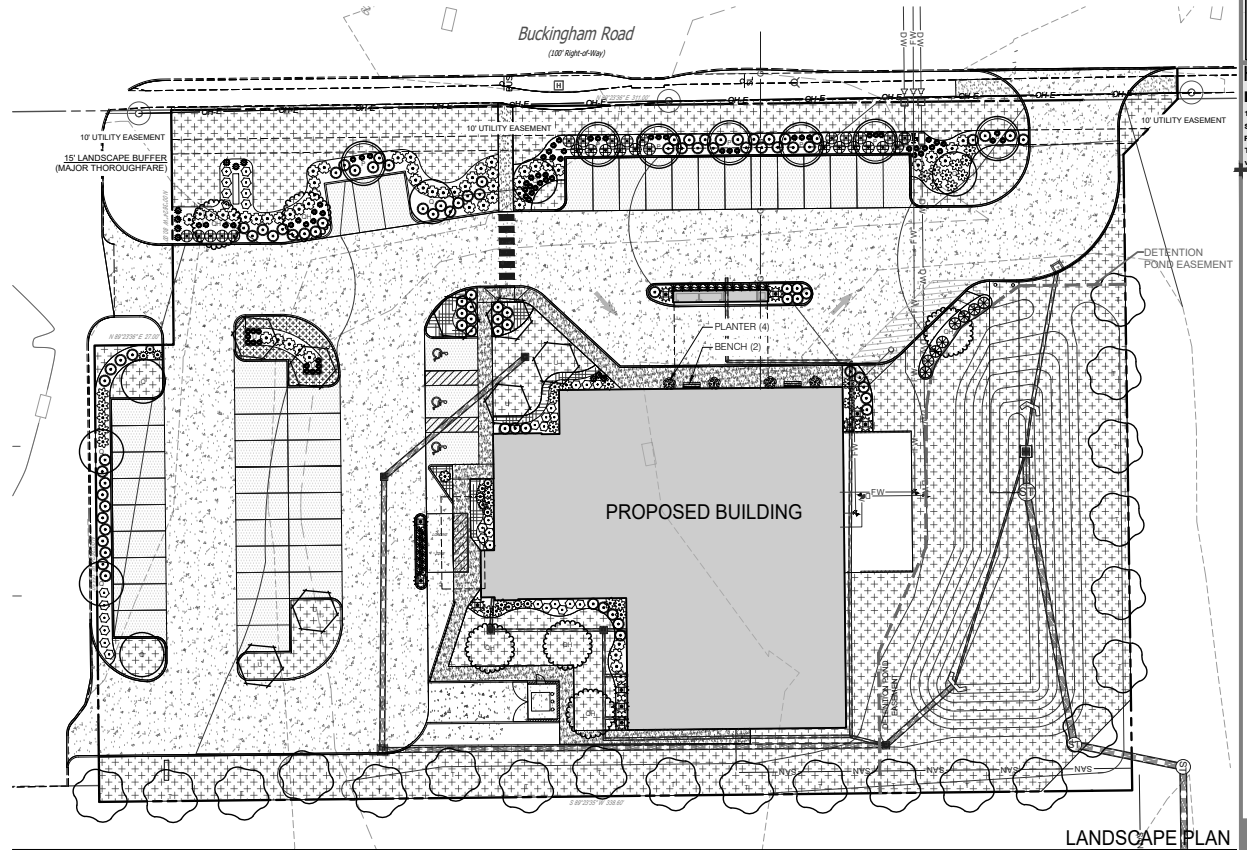
SCALE: 1" = 40'

SITE DATA
SITE AREA: 1.85 ACRES
SITE ZONING: (PD 17-18) PLANNED DEVELOPMENT

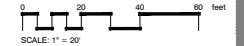
1 CANOPY TREE AT TERMINUS OF PARKING ROWS
(NO PARKING SPACE IS GREATER THAN 65'
FROM A CANOPY TREE)
1 CANOPY TREE PER 10 PARKING SPACES (45 SPACES)

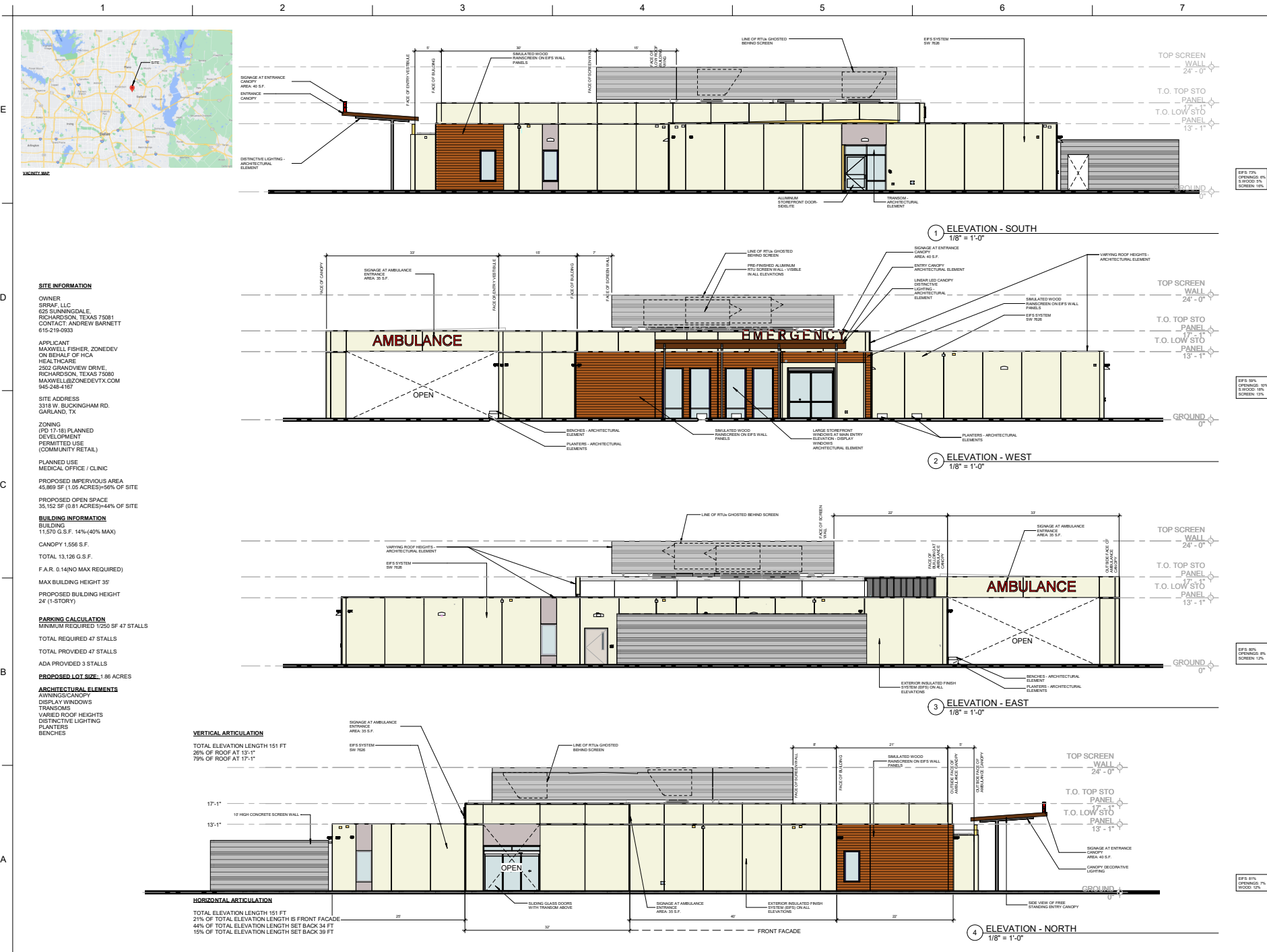
	REQUIRED 8	PROVIDED 8
	4.5	5
<u>E)</u>	10	10
	68	85

15' LANDSCAPE BUFFER (MAJOR THOROUGHFARE)
326LF - 36LF (DRIVE)=290LF
ONE CANOPY TREE PER 30 LF
SEVEN SHRUBS PER 30 LF



LANDSCAPE PLAN

[illegible]



SITE INFORMATION

OWNER
SRRAF, LLC
625 SUNNINGDALE
RICHARDSON, TEXAS 75081
CONTACT: ANDREW BARNETT
615-219-0933

APPLICANT
MAXWELL FISHER, ZONEDEV
ON BEHALF OF HCA
HEALTHCARE
2502 GRANDVIEW DRIVE,
RICHARDSON, TEXAS 75080
MAXWELL.BZ@ZONEDEV.TX.COM
945-248-4167

SITE ADDRESS
3318 W. BUCKINGHAM RD.
GARLAND, TX

ZONING
(PD 17-18) PLANNED
DEVELOPMENT
PERMITTED USE
(COMMUNITY RETAIL)

PLANNED USE
MEDICAL OFFICE / CLINIC

PROPOSED IMPERVIOUS AREA
45,869 SF (1.05 ACRES)=56% OF SITE

PROPOSED OPEN SPACE
35,102 SF (0.81 ACRES)=44% OF SITE

BUILDING INFORMATION

BUILDING
11,570 G.S.F. 14% (40% MAX)

CANOPY 1,556 S.F.

TOTAL 13,126 G.S.F.

F.A.R. 0.14(NO MAX REQUIRED)

MAX BUILDING HEIGHT 35'

PROPOSED BUILDING HEIGHT
24' (1-STORY)

PARKING CALCULATION

MINIMUM REQUIRED 1/250 SF 47 STALLS

TOTAL REQUIRED 47 STALLS

TOTAL PROVIDED 47 STALLS

ADA PROVIDED 3 STALLS

PROPOSED LOT SIZE 1.86 ACRES

ARCHITECTURAL ELEMENTS

AWNINGS/CANOPY
DISPLAY WINDOWS
TRANSOMS
VARIED ROOF HEIGHTS
DISTINCTIVE LIGHTING
PLANTERS
BENCHES

VERTICAL ARTICULATION

TOTAL ELEVATION LENGTH 151 FT
26% OF ROOF AT 13'-1"
79% OF ROOF AT 17'-1"

HORIZONTAL ARTICULATION

TOTAL ELEVATION LENGTH 151 FT
21% OF TOTAL ELEVATION LENGTH IS FRONT FACADE
44% OF TOTAL ELEVATION LENGTH SET BACK 34 FT
15% OF TOTAL ELEVATION LENGTH SET BACK 39 FT

**MEDICAL CITY
DALLAS
GARLAND FSER**

CITY OF GARLAND

3318 W.BUCKINGHAM ROAD
GARLAND, TEXAS 75042
PRE-SUBMITTAL CASE NUMBER: 220705-2

GA PROJECT No: #####

**GIATTINA AYCOCK
ARCHITECTURE STUDIO INC.**
Bessemer, AL 35020
P: 205.933.9060
GAstudio.com

STAMP:

REVISION SCHEDULE:		
NUM.	DESCRIPTION	DATE

NOTES & LEGEND

CURRENT DRAWING SET:
**DESIGN
DEVELOPMENT**

ISSUE DATE: 08/25/2022

SHEET:
**BUILDING
ELEVATIONS**

A201

Z 22-53



Looking at the subject property



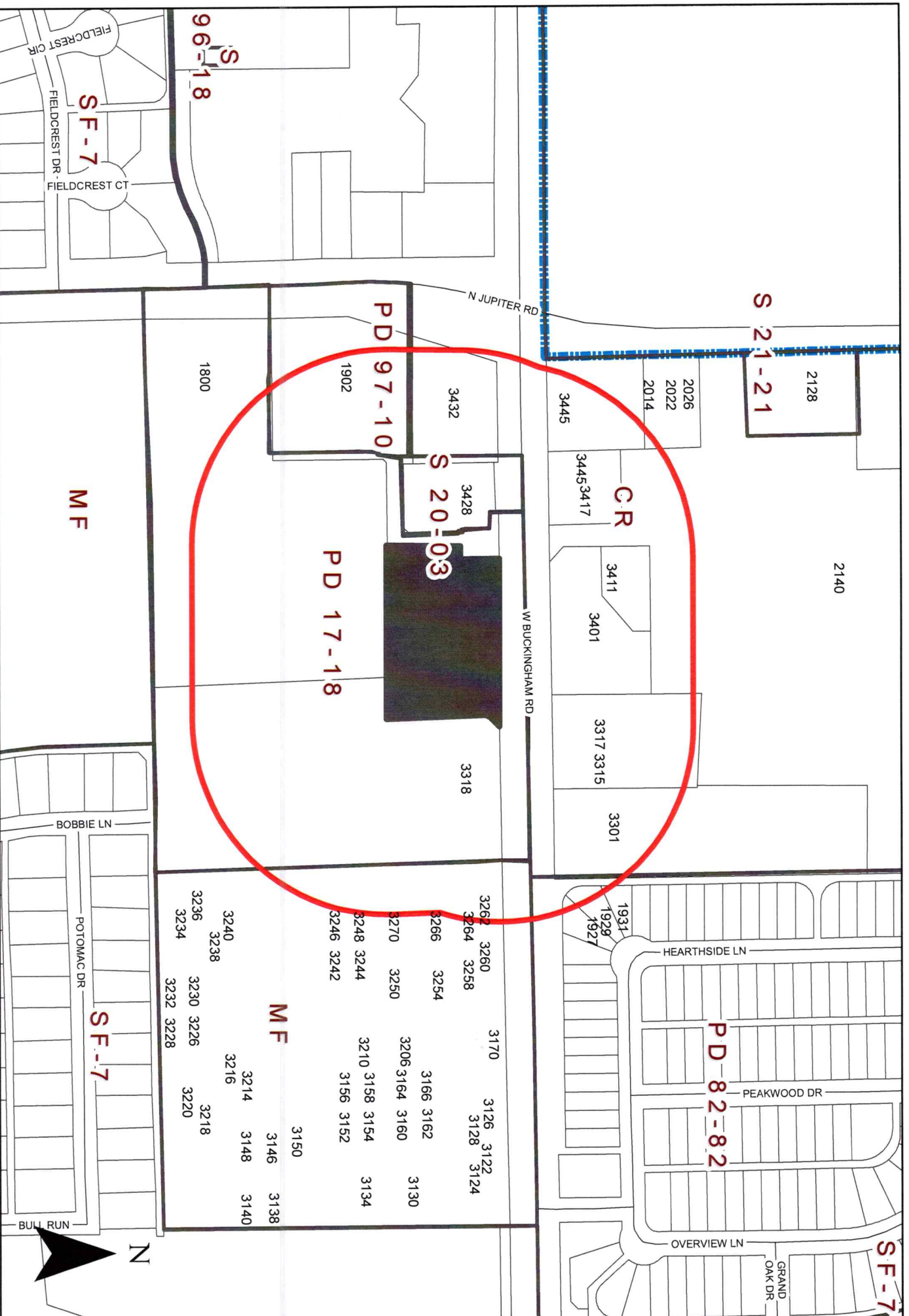
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Looking west of subject property



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