



# **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  
July 10, 2023 at 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 6:10 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 June 26, 2023 meeting.

#### **2. PLATS**

- a. P 23-17 – Olvera Family Addition Final Plat
- b. P 23-22 Columbia Hospital Garland 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 **Val Gutierrez**, requesting approval of a Specific Use Provision for a Truck/Bus Repair Use on a property zoned Industrial (IN) District. This property is located at 4003 Miller Park Drive. (District 6) (Z 22-72 – Specific Use Provision)
- b.** Consideration of the application of **Val Gutierrez**, requesting approval of a Plan for a Truck/Bus Repair Use. This property is located at 4003 Miller Park Drive. (District 6) (Z 22-72 – Plan)
- c.** Consideration of the application of **Will Bohls**, requesting approval of a Specific Use Provision for a Building/Garden Materials Sales & Storage (Wholesale) Use on a property zoned Downtown (DT) District, Uptown sub-district. This property is located at 543 North Fifth Street. (District 8) (Z 23-21 – Specific Use Provision)
- d.** Consideration of the application of **Will Bohls**, requesting approval of a Plan for a Building/Garden Materials Sales & Storage (Wholesale) Use. This property is located at 543 North Fifth Street. (District 8) (Z 23-21 – Plan)

### **4. MISCELLANEOUS**

- a.** Economic Development Strategic Plan Briefing

Staff will present the recently adopted Economic Development Strategic Plan to the Plan Commission. No action is requested of the Plan Commission. This item is for informational purposes only.

### **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:** 07/10/2023

**Item Title:** Plan Commission Minutes for June 26, 2023

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#### **Summary:**

Consider approval of the Plan Commission Minutes for the June 26, 2023 meeting.

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#### **Attachments**

Plan Commission Minutes for June 26, 2023

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# GARLAND

## MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, June 26, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present: Scott Roberts, Chairman  
Wayne Dalton, Commissioner  
Julius Jenkins, 1st Vice Chair  
Stephanie Paris, Commissioner  
Georgie Cornelius, Plan Commissioner  
Rich Aubin, Commissioner  
Douglas Williams, 2nd Vice Chair  
Michael Rose, Commissioner

**Staff Present:** Will Guerin, Planning Director  
Nabiha Ahmed, Lead Development Planner  
Matthew Wolverton, Development Planner  
Shawn Roten, Senior Assistant City Attorney  
Tracy Allmendinger, Deputy City Secretary  
Evelyn Martinez, Planning Technician

## 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.**

**Motion** was made by Commissioner Williams to **approve** the Consent Agenda. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nays.**

### 1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the June 12, 2023 meeting. **APPROVED**

## 2. PLATS

- a. P 23-19 TBCW Addition Replat **APPROVED**
- b. P 23-20 - JLB Garland Final Plat **APPROVED**

## ITEMS FOR INDIVIDUAL CONSIDERATION

### Speaker Regulations:

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

## 4. ZONING

- a. Consideration of the application of **DDC, Inc. & Mohammad Naeem**, requesting approval of a Detail Plan for Single-Family Detached Homes on a property zoned Planned Development (PD) District 16-23 for Single-Family-10 (SF-10) Uses. This property is located at 2675 East Brand Road. (District 1) (Z 21-07 – Detail Plan) **APPROVED**

The applicant, S.I. Abed, 4440 Lafite Ln., Colleyville, TX, and owner, Farouk Azim, 2005 Rock Dove Ct., Westlake, TX., provided an overview of the request, and remained available for questions.

Commissioner Rose asked for a timeline of when the construction would begin if and when the development is approved.

The applicant explained that upon approval, construction would begin soon after.

**Motion** was made by Commissioner Jenkins to **approve** the application as presented. Seconded by Commissioner Paris. **Motion carried: 8 Ayes, 0 Nays.**

- b. Consideration of the application of **Homeyer Engineering**, requesting approval of 1) a Change in Zoning from Single-Family-7 (SF-7) District and Agricultural (AG) District to a Planned Development (PD) District for Single-Family Attached Uses and 2) an Alley Waiver. This property is located at 1306 & 1314 Rowlett Road. (District 3) (Z 21-41 – Zoning) **DENIED**

The architect, Greg Guerin, P.O. Box 53, Forney, TX, 75126, provided an overview of the request, and remained available for questions.

Commissioner Paris asked if a Traffic Impact Analysis was done and if so, what feedback, if any, was provided from the Transportation Department.

The architect explained that the proposed development went through a

thorough review by the Engineering Department regarding their 20 residences and 2 driveways that the Fire Department requested be incorporated into the development.

**Motion** was made by Commissioner Paris to close the public hearing and **approve** the application as presented. Seconded by Commissioner Jenkins.

Chair Roberts commented that he previously voted against this use at that location and would again be voting against the proposed development due to an already good mix of residences in the area and the potential for many of the trees on the property being removed as a result of the development.

Motion failed for lack of a majority vote.

Commissioner Paris opened up the floor for discussion.

Commissioner Dalton shared that he does not feel like this location is the right place for a group of townhomes.

Representing the applicant, Jason Eddington, 9500 FM 740, Forney, TX, addressed some of the concerns the Commission expressed in regards to the applicant being open to replanting some of the trees that will be removed during construction.

Commissioner Rose referenced a case at the previous Plan Commission meeting where the Commission's vote also resulted in a 4-4 vote and requested that the recommendation be forwarded as such to the City Council and leave it up to the City Council to make a final decision on the development.

Chair Roberts stated that due to no changes in the votes, the development would be forwarded to Council as a 4-4 vote which technically means it is a denial on behalf of the Plan Commission.

The Plan Commission took a recess at 7:22 p.m. to address some of the technical audio issues.

The Plan Commission returned from recess at 7:29 p.m.

- c. Consideration of the application of **Homeyer Engineering**, requesting approval of a Detail Plan for Single-Family Attached (SFA) development. This property is located at 1306 & 1314 Rowlett Road. (District 3) (Z 21-41 – Detail Plan) **DENIED**

Chair Roberts stated that due to no changes in the votes, the development would be forwarded to Council as a 4-4 vote which technically means it is a denial on behalf of the Plan Commission.

- d. Consideration of the application of **Manhard Consulting**, requesting approval of a Change in Zoning from Community Retail (CR) District and Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses. This property is located at 1214 & 1302 West Miller Road. (District 5) (Z 23-12 – Zoning)

**APPROVED**

The applicants, Ravi Mehta, 125 E. John Carpenter Fwy., Irving, TX., and Emily Zoellner, 3040 Old Mill Run, Grapevine, TX., 76051, provided an overview of the request, and remained available for questions.

Commissioner Aubin shared his concerns regarding the traffic backing up on Miller Road between Saturn and Glenbrook and also asked about any plans to address the ingress and egress issues.

The applicant stated that they have been working with the Transportation Department to address those concerns and also had a voluntary Traffic Impact Analysis done. The applicant is considering adding a slow-down lane and a right turn only lane to help with the traffic issues.

Commissioner Aubin shared he is concerned about the traffic volume.

Commissioner Jenkins asked the applicant to explain what workforce housing is and if there would be an income requirement for the development. He also asked about changes to the proposed lighting concerns that were brought up previously.

The applicant explained that workforce housing would be those citizens that work at places such as Walmart, or drive-through restaurants. He also explained that they would not be providing affordable housing, Section 8 Housing, nor rent controlled units and that all changes regarding the lighting were made and meet City code.

Commissioner Jenkins asked the applicant to explain what deciding factors went into considering the proposed density of the development in comparison to the adjacent properties.

The applicant responded they feel there is a need for this type of development in that area and that even though the development is dense, there are a total of 63 one-bedroom and efficiency units and there would not be as many vehicles on the property.

Commissioner Jenkins stated that he presumed the applicant has done extensive market analysis and stated that he believes affordable housing is necessary for this particular area for 2-person families.

Commissioner Dalton requested clarification on what exactly the development encompasses as far as the previous businesses in the area, particularly the former Sonic and car wash.

The applicant explained that he did attempt to buy out the former Sonic and car wash properties but the owners were not interested in selling; therefore, he only purchased the vacant land and church property.

Chair Roberts recommended that when the applicant goes before the City Council, that he provide more detailed information on the Traffic Impact

Analysis study and how he is proposing to control the traffic.

**Motion** was made by Commissioner Aubin to close the public hearing. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays.**

Commissioner Aubin requested to get more feedback from the Plan Commission as a similar project was presented to Council several years ago that was denied due to traffic concerns. His concern mainly lies around the egress around the development and residents trying to turn left onto Miller Road resulting in additional back-ups in traffic. If this issue is addressed with a possible barrier preventing left-hand turns, he would be inclined to support the development.

Commissioner Rose asked the City Attorney if the Commission's motion could include a requirement for a right turn lane to be implemented as part of the development.

Attorney Roten clarified that the Commission could do an approval of the development with a condition or make the recommendation to the applicant to have this implemented before going before the City Council.

Staff recommended that the applicant and his team continue to work with the Transportation Department to address the left turn concerns and how to prevent them through barriers or signage.

Commissioner Dalton shared his own personal experience of being involved in a traffic accident at the intersection of Glenbrook and Miller but also pointed out that the property has been an eyesore for many years and believes the Detail Plan being presented would be beneficial to the City as it might improve things in the vicinity. He is in favor of the project.

Commissioner Cornelius shared that she is also in favor of the proposed development with the required conditions to address the traffic concerns.

Commissioner Jenkins asked for clarification on what the conditions being proposed by the Commission were.

Chair Roberts clarified that the conditions centered around addressing the ingress and egress to the property. He further added that the applicant might consider the additional safety measures such as widening the entrance to the property and making the entrance drive-in only.

Commissioner Jenkins asked to confirm that the safety concerns previously presented were addressed with the additional lighting on the property. He also asked that the applicant consider ways to alleviate the traffic concerns by addressing the ingress and egress options. Commissioner Jenkins is not opposed to the development, as he feels the area needs the redevelopment. He also embraces the developer's idea to provide workforce housing as they define it. His hesitation is out of a concern that families are not getting the same attention as single person's attention to getting a certain market need.

Attorney Roten advised the Commission against considering the residents or the economics as part of the land use that is being presented.

Chair Roberts shared that just as the development was presented two years ago and now, the land use is appropriate for the development.

Commissioner Aubin shared that this site is the site of the former Miller Gardens which was acquired by the City at the time the City was in the business of taking over run down apartment complexes. The site eventually was acquired by the Garland Housing Finance Corporation then subsequently sold to the applicant. The property has been vacant for quite some time. Commissioner Aubin does not feel that 30 units per acre is particularly dense and he does not believe that lowering the density of the development would make economic sense. Commissioner Aubin stated that the Commission should only consider the land use and not the prospective people that might come to the development.

**Motion** was made by Commissioner Aubin to **approve** the request for the Planned Development and the Detail Plan with the provision that the ingress and egress be studied and that the provision for an egress turning west not be allowed by means of a physical barrier in place. Seconded by Commissioner Cornelius. **Motion carried: 8 Ayes, 0 Nays.**

- e. Consideration of the application of **Manhard Consulting**, requesting approval of a Detail Plan for Multi-Family Development. This property is located at 1214 & 1302 West Miller Road. (District 5) (Z 23-12 – Detail Plan) **APPROVED**

**Motion** was made by Commissioner Aubin to **approve** the request for the Planned Development and the Detail Plan with the provision that the ingress and egress be studied and that the provision for an egress turning west not be allowed by means of a physical barrier in place. Seconded by Commissioner Cornelius. **Motion carried: 8 Ayes, 0 Nays.**

- f. Consideration of the application of **Petitt-ECD**, requesting approval of an amendment to Planned Development (PD) District 03-54 for Heavy Commercial Uses. This property is located at 11511 & 11611 Lyndon B. Johnson Freeway. (District 5) (Z 23-18 – Planned Development Amendment) **APPROVED**

The applicant, Michael G. Matetich, Sr., 5753 Glen Eagles Drive, Plano, TX., and civil engineer, Bill Thomas, 201 Windco Circle, Wylie, TX., provided an overview of the request, and remained available for questions.

Chair Roberts thanked the applicant for going above and beyond and putting the wall in front of the doors.

Commissioner Aubin welcomed the applicant to the community and thanked them as well for adding the wall in front of the doors.

Commissioner Dalton stated that as part of the reconstruction of I-635 it is now lower than the service road so there is a high possibility that the service bays will no longer be visible.

**Motion** by Commissioner Aubin to close the public hearing and **approve** the application as presented. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays.**



- g. Consideration of the application of **Petitt-ECD**, requesting approval of a Detail Plan amendment for an Automotive Service Building. This property is located at 11511 & 11611 Lyndon B. Johnson Freeway. (District 5) (Z 23-18 – Detail Plan) **APPROVED**

**Motion** by Commissioner Aubin to close the public hearing and **approve** the application as presented. Seconded by Commissioner Williams.  
**Motion carried: 8 Ayes, 0 Nays.**

## 5. MISCELLANEOUS

- a. Consideration of the application of **Dos Banderas**, requesting approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow the replacement of an existing awning and install a new storefront awning with signage on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district. This property is located at 614 Main Street. (District 2) (DD 23-02)

The applicant, Matt Archer, 400 S. 11th, Garland, TX 75040, remained available for questions.

Commissioner Rose asked the applicant what their timing would be upon approval to begin construction.

The applicant explained that this request is part of a revitalization grant process and there is a requirement to begin the project within six months but that all materials have been ordered except the signs. Upon approval by the City Council, the production of the sign would begin.

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

## 6. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 8:09 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



**GARLAND**

**Plan Commission**

**2. a.**

**Meeting Date:** 07/10/2023

**Item Title:** P 23-17 Olvera Family Addition Final Plat

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**Summary:**

P 23-17 – Olvera Family Addition Final Plat

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**Attachments**

P 23-17 Olvera Family Addition Final Plat Report & Attachments

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# ***Planning Report***

**File No: P 23-17/District 3**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: July 10, 2023**



**GARLAND**

TEXAS MADE HERE

## **FINAL PLAT**

Olvera Family Addition

## **LOCATION**

5809 Lyons Road

## **ZONING**

Single-Family Estate (SF-E) District

## **NUMBER OF LOTS**

One

## **ACREAGE**

0.998

## **BACKGROUND**

The applicant requests approval of a Final Plat to construct a single-family detached home.

## **STAFF RECOMMENDATION**

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

## **ADDITIONAL INFORMATION**

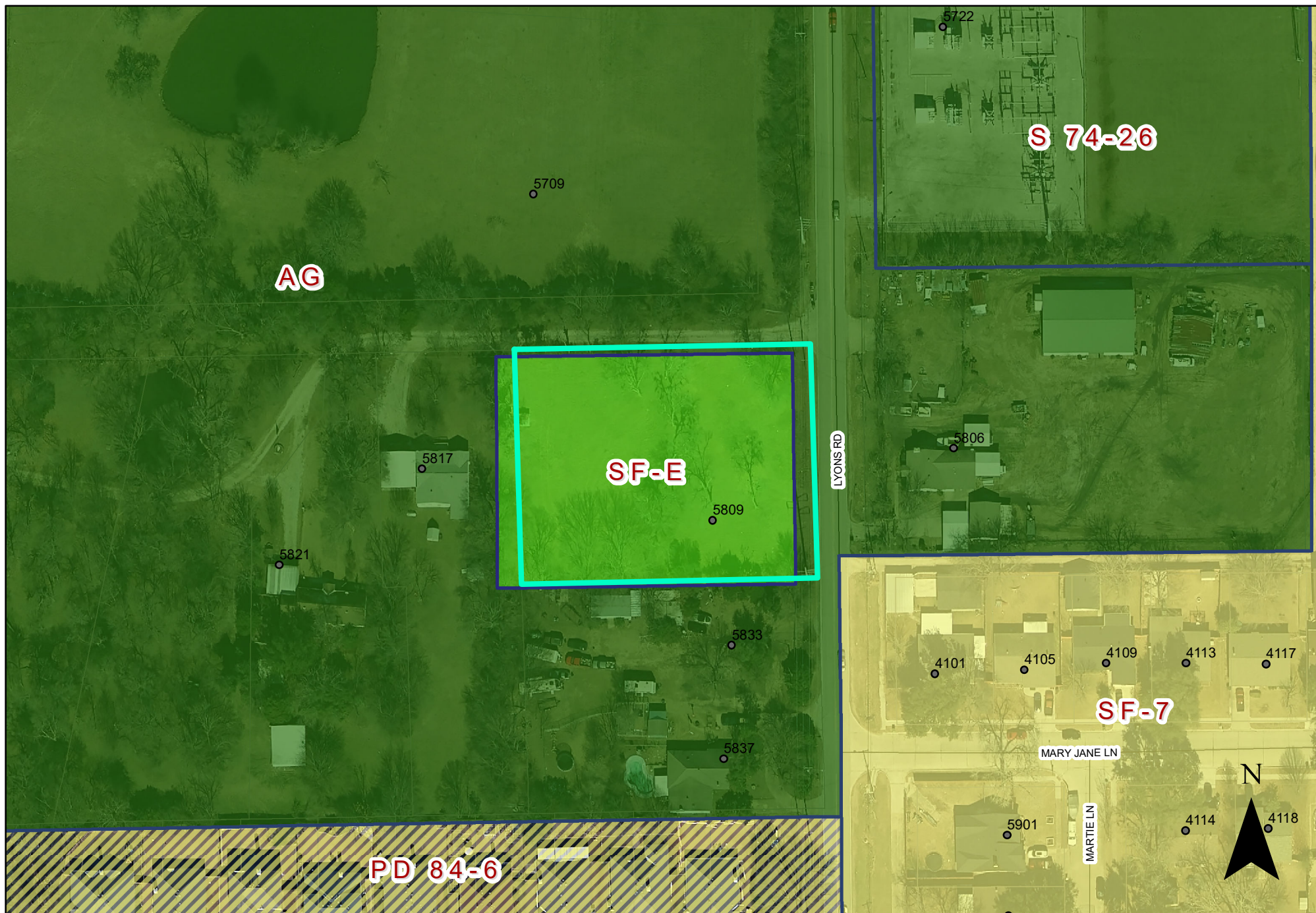
- i. Location Map
- ii. 24 x 36 Plat

## **PREPARED BY:**

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

## **REVIEWED BY:**

Will Guerin, AICP  
Director of Planning



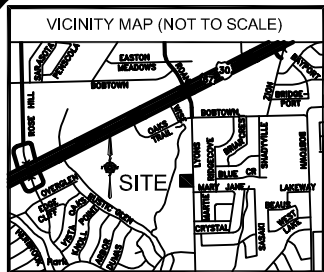
0 60 120 Feet  
1 inch = 100 feet

## PLAT MAP P 23-17

 INDICATES AREA OF REQUEST

5809 Lyons Road





# LEGEND

D.R.D.C.T.  
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INST. NO.  
VOL., PG.  
SQ. FT.  
ABSTRACT  
IRON ROD FOUND  
IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 5299"  
3 1/4" ALUMINUM DISK STAMPED "OLVERA FAMILY & RPLS 5299" SET ON 1/2 INCH IRON ROD  
CONTROL MONUMENT  
"CM"  
BUILDING LINE  
EASEMENT LINE  
BOUNDARY LINE  
CENTERLINE

## STATE PLANE COORDINATES

N = 6,995,639.201'  
E = 2,561,048.259'

THE ROBERT FINCH ADDITION  
VOL. 97086, PG. 2793  
D.R.D.C.T.

LOT 1, BLOCK 1  
39,775 SQ. FT./  
0.913 ACRES

STATE PLANE COORDINATES  
N = 6,995,458,059'  
E = 2,561,286,323'

- GENERAL NOTES:
- The purpose of this plat is to plat one tract of land, into one platted lot.
  - Bearings and coordinates shown hereon are on grid (the projection plane), are not scaled, and are tied to the Texas Coordinate System of 1983 (NAD83/2011) (EPOCH 2013), North Central Zone (4202) using City of Garland Geodetic Control Monuments.  
GPS 64 N= 6,998,760.353 E= 2,563,544.440 Z= 516.157  
GPS 65 N= 6,998,832.144 E= 2,564,459.277 Z= 467.730
  - Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.
  - Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland, Texas.

## OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, JOSE ALFONSO OLIVERA ARVIZU, is the owner of a tract of land situated in the McKinney & Williams Survey, Abstract No. 1036, City of Garland, Dallas County, Texas, being that tract of land described in General Warranty Deed to Jose Alfonso Olivera Arvizu, recorded in Instrument Number 201600151536, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING 1/2 inch iron rod found with red plastic cap stamped "TIPION ENO INC" inside a 10 inch pipe for the original northeast corner of Rustic Oaks Estates No. 1, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 2000160, Page 5677, Deed Records, Dallas County, Texas, same lying in the west right-of-way line of Lyons Road (variable width right-of-way).

THENCE North 00 degrees 19 minutes 49 seconds West, along the said west right-of-way line of Lyons Road, a distance of 185.00 feet to a point for corner of that tract of land described in Warranty Deed to George Worth and his wife Sharon R. Worth as recorded in Volume 2000087, Page 3457, Deed Records, Dallas County, Texas, same being the POINT OF BEGINNING;

THENCE South 89 degrees 05 minutes 33 seconds West, along the north line of said Worth tract, passing at a distance of 1835 feet a 3 1/4 inch aluminum disk set stamped "OLVERA FAMILY & RPLS 5299" on a 1/2 inch iron rod for the new right-of-way line of said west right-of-way line of Lyons Road, and continuing for a total distance of 235.10 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "RPLS 5299" for the northwest corner of said Worth tract, same being the southeast corner of a remainder of that tract of land described in Warranty Deed to Robert F. Kearney and wife Daisy Pamela Kearney as recorded in Volume 2559, Page 509, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 55 minutes 39 seconds West, along the east line of said remainder Kearney tract, passing at a distance of 179.89 feet a 1/2 inch iron rod set with yellow plastic cap stamped "RPLS 5299" for reference, and continuing for a total distance of 184.89 feet to a point for corner in a 22 inch Elm tree, same lying in the south right-of-way line of a 30 foot road easement as recorded in Volume 4326, Page 229, Deed Records, Dallas County, Texas;

THENCE North 89 degrees 00 minutes 46 seconds East, along the said south right-of-way line of a 30 foot road easement, passing at a distance of 5.00 feet a 1/2 inch iron rod set with yellow plastic cap stamped "RPLS 5299" for reference, passing at a distance of 217.48 feet a 3 1/4 inch aluminum disk set stamped "OLVERA FAMILY & RPLS 5299" on a 1/2 inch iron rod for the new right-of-way line of said west right-of-way line of Lyons Road and continuing for a total distance of 235.46 feet to a point for corner for the northeast corner of the herein described tract of land and lying in the said west right-of-way line of Lyons Road;

THENCE South 00 degrees 48 minutes 58 seconds East, along the said west right-of-way line of Lyons Road, a distance of 184.80 feet to the PLACE OF BEGINNING and containing 43,467 square feet of 0.998 acres of land more or less.

## SURVEYOR'S STATEMENT

STATE OF TEXAS

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

STATE OF TEXAS  
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

My commission expires:

## OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JOSE ALFONSO OLIVERA ARVIZU, the owner of the property described in this plat, does hereby adopt this plat, designating the property as "OLVERA FAMILY ADDITION" an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated.

All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lines is the responsibility of the property owner.

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

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

WITNESS, my hand at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

BY:  
JOSE ALFONSO OLIVERA ARVIZU Owner

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JOSE ALFONSO OLIVERA ARVIZU, 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 under the authority therein expressed.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public for and in the State of Texas

My commission expires:



OWNER  
JOSE ALFONSO OLIVERA ARVIZU  
14025 QUAIL DRIVE  
BALCH SPRINGS, TEXAS 75180-2445

16016 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
tchsrltexas.com  
firm #069530

FINAL PLAT  
OLVERA FAMILY ADDITION  
LOT 1, BLOCK 1  
SITUATED IN THE  
McKINNEY & WILLIAMS SURVEY,  
ABSTRACT NO. 1036  
CITY OF GARLAND, DALLAS COUNTY, TEXAS\*  
CITY CASE NO. 220804-3  
(2022)

DATE: 04/27/2023 / JOB #: 2201879-2 / SCALE: 1" = 40' / DRAWN: KO



**GARLAND**

**Plan Commission**

**2. b.**

**Meeting Date:** 07/10/2023

**Item Title:** P 23-22 Columbia Hospital Garland Final Plat

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**Summary:**

P 23-22 Columbia Hospital Garland Final Plat

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**Attachments**

P 23-22 Columbia Hospital Garland Final Plat Report & Attachments

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# ***Planning Report***

**File No: P 23-22/District 6**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: July 10, 2023**



**GARLAND**

TEXAS MADE HERE

## **FINAL PLAT**

Columbia Hospital Garland

## **LOCATION**

3318 West Buckingham Road

## **ZONING**

Planned Development (PD) District 22-53

## **NUMBER OF LOTS**

One

## **ACREAGE**

1.856

## **BACKGROUND**

The applicant requests approval of a Final Plat to construct a medical clinic.

## **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:**

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

## **REVIEWED BY:**

Will Guerin, AICP  
Director of Planning





0 60 120 Feet  
1 inch = 100 feet

## PLAT MAP P 23-22

 INDICATES AREA OF REQUEST

3318 West Buckingham Road



## OWNER'S CERTIFICATE

BEING A 1.856 ACRE TRACT OF LAND SITUATED IN THE LEVI TURNER SURVEY, ABSTRACT NUMBER 1487, DALLAS COUNTY, TEXAS AND BEING ALL OF THAT CALLED 1.856 ACRE TRACT OF LAND DESCRIBED BY DEED TO COLUMBIA HOSPITAL AT MEDICAL CITY DALLAS SUBSIDIARY, L.P., RECORDED IN COUNTY CLERK'S FILE NUMBER 202200314280, DEED RECORDS, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALSO KNOWN AS LOT 2R, BLOCK 1, REALEINS ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 202200311834, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY" FOUND AT THE NORTHWEST CORNER OF SAD LOT 2R, SAD IRON ROD ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK A, RICHLAND SHOPPING CENTER NO. 1, AN ADDITION TO THE CITY OF GARLAND ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9711A, PAGE 235, PLAT RECORDS, DALLAS COUNTY, TEXAS AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD (100' RIGHT-OF-WAY);

THENCE NORTH 89 DEGREES 21 MINUTES 31 SECONDS EAST, 343.09 FEET ALONG THE NORTH LINE OF SAD LOT 2R AND SAD SOUTH RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "MANHARD CONSULTING" SET;

THENCE SOUTH 44 DEGREES 17 MINUTES 11 SECONDS WEST, 26.45 FEET, DEPARTING SAD NORTH LINE OF SAD LOT 2R AND SAD SOUTH RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "MANHARD CONSULTING" SET;

THENCE SOUTH 00 DEGREES 47 MINUTES 10 SECONDS EAST, 216.77 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "MANHARD CONSULTING" SET;

THENCE NORTH 89 DEGREES 21 MINUTES 31 SECONDS WEST, 352.12 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "MANHARD CONSULTING" SET;

THENCE NORTH 00 DEGREES 30 MINUTES 43 SECONDS WEST, 105.56 FEET ALONG THE EAST LINE OF SAD LOT 1 TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY" FOUND;

THENCE NORTH 89 DEGREES 22 MINUTES 39 SECONDS EAST, 26.97 FEET, CONTINUING ALONG SAD EAST LINE OF LOT 1 TO A 1/2 INCH IRON ROD FOUND;

THENCE NORTH 00 DEGREES 35 MINUTES 44 SECONDS WEST, 79.95 FEET, CONTINUING ALONG SAD EAST LINE OF LOT 1 TO THE POINT OF BEGINNING AND CONTAINING 80,851 SQUARE FEET OR 1.856 ACRES OF LAND, MORE OR LESS.

## OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT COLUMBIA HOSPITAL AT MEDICAL CITY DALLAS SUBSIDIARY, L.P., THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAT DOES HEREBY DEDICATE THIS PLAT, DESIGNATING THE PROPERTY AS COLUMBIA HOSPITAL GARLAND, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS AND DOES HEREBY DEDICATE A FEET SIMPLE AND TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON AND DOES FURTHER DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED. ALL EASEMENTS DEDICATED BY THIS PLAT SHALL BE GIVEN TO, WITHOUT LIMITATION, PUBLIC AND PRIVATE UTILITIES USING OR DESIRING TO USE THE SAME FOR THE PURPOSES INDICATED. NO BARRING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS ANY EASEMENT DEDICATED BY THIS PLAT, ANY PUBLIC OR PRIVATE UTILITY SHALL HAVE: (1) THE RIGHT TO REMOVE AND REPAIR REMOVED ALL OR ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION OR EFFICIENCY OF SUCH UTILITIES AND (2) THE RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SUCH EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, IMPROVING, PATROLLING, MAINTAINING AND REPAIRING, OR MAINTAINING OR REMOVING ALL OR PART OF SUCH OPERATION WITHIN THE SAME. IN ANY EASEMENT DEDICATED BY THIS PLAT, THE RESPONSIBILITY OF THE UTILITY OR PUBLIC OR PRIVATE UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL ALSO INCLUDE AN ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION, RECONSTRUCTION, ADDITIONS, EASEMENTS, AND MAINTENANCE INCLUDING SUFFICIENT SPACE 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 BY THIS PLAT MAY BE UTILIZED AND USED FOR THE SAME PURPOSES 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 20<sup>TH</sup> DAY OF

COLUMBIA HOSPITAL AT MEDICAL CITY DALLAS SUBSIDIARY, L.P.

BY: COLUMBIA NORTH TEXAS SUBSIDIARY GP, LLC, ITS GENERAL PARTNER

NAME: NICHOLAS L. PAUL

TITLE: VICE PRESIDENT, REAL ESTATE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICHOLAS L. PAUL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20<sup>TH</sup> DAY OF

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

MY COMMISSION EXPIRES:

## SURVEYOR'S AFFIRMATION

I, JEREMY LUKE DEAL, 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; AND THAT THE PLAT IS A PRECISE REPRESENTATION OF THE SITUATED FINAL PLAT.

DATED THIS 20<sup>TH</sup> DAY OF

JEREMY LUKE DEAL

REGISTERED PROFESSIONAL LAND SURVEYOR

TEXAS REGISTRATION NO. 5696

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEREMY LUKE DEAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20<sup>TH</sup> DAY OF

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

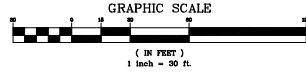
MY COMMISSION EXPIRES:

## OWNER

COLUMBIA HOSPITAL AT MEDICAL CITY  
DALLAS SUBSIDIARY, L.P.  
1100 MARTIN LUTHER KING JR. BLVD  
SUITE 500  
NASHVILLE, TENNESSEE 37203

## SURVEYOR

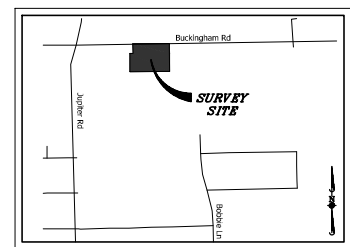
MANHARD CONSULTING  
505 PECAN STREET, SUITE 201  
FORT WORTH, TEXAS 76102



## LEGEND

- 1 FOUND 1/2" YELLOW CAPPED IRON ROD STAMPED "DUNAWAY"
- 2 FOUND 1/2" IRON ROD
- 3 FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "CATERMARGURSS"
- 4 SET 5/8" YELLOW CAPPED IRON ROD STAMPED "MANHARD"

CCF# = COUNTY CLERK'S FILE NUMBER  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORD OF DALLAS COUNTY TEXAS



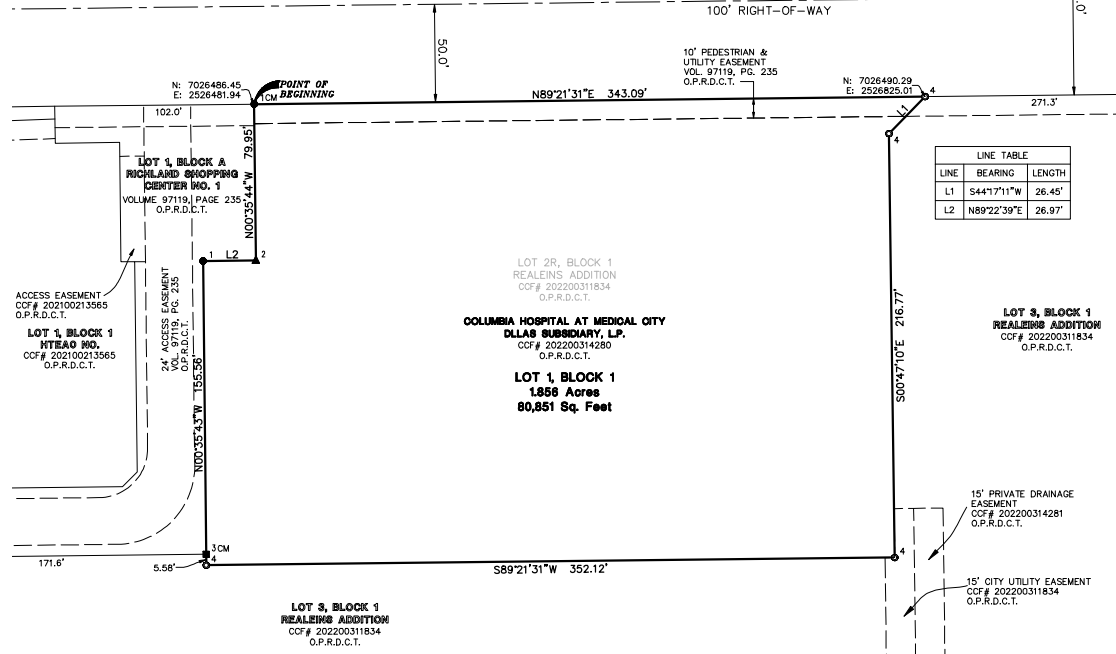
## LOCATION MAP NOT TO SCALE

LOT 2  
WAL-MART ADDITION  
VOL. 86147, PG. 2863  
O.P.R.D.C.T.

LOT 1  
BLOCK 1  
COATES SUBDIVISION  
VOL. 79183, PG. 938  
O.P.R.D.C.T.

## BUCKINGHAM ROAD

100' RIGHT-OF-WAY



LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°7'11\"W	26.45'
L2	N89°22'39\"E	26.97'

## SURVEYOR'S NOTES

- EASEMENTS SHOWN ARE FROM THE RECORDED PLAT OF THE PROPERTY UNLESS OTHERWISE NOTED.
- EACH LOT CORNER IS MONUMENTED BY A 5/8\" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MANHARD CONSULTING" UNLESS DENOTED OTHERWISE.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
- COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AS ESTABLISHED BY A VIRTUAL REFERENCE STATION (VRS) GLOBAL NAVIGATION SATELLITE SYSTEM.
- ACCESS TO THE 24' ACCESS EASEMENT WEST OF THE SITE IS GRANTED TO THE SUBJECT LOT VIA THE RECLAMATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN VOLUME 9723, PAGE 3044, AND THE FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN COUNTY CLERK'S FILE NUMBER 20180083912, OPEN PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

APPROVED AND ACCEPTED FOR THE CITY OF GARLAND THIS 20<sup>TH</sup> DAY OF

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.

SPACE RESERVED FOR COUNTY RECORDING LABEL

## FINAL PLAT COLUMBIA HOSPITAL GARLAND LOT 1, BLOCK 1

BEING A REPLAT OF LOT 2R, BLOCK 1, REALEINS ADDITION  
SITUATED IN THE LEVI TURNER SURVEY, ABSTRACT NUMBER  
1487, CITY OF GARLAND, DALLAS COUNTY, TEXAS  
GROSS AREA = 1.856 ACRES  
THIS PLAT WAS PREPARED IN MARCH, 2023  
CITY CASE NUMBER: 220705-2

## FINAL PLAT

1.856 ACRES IN THE L. TURNER SURVEY, ABST. NO. 1487  
CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJ. ASSOC. J. DEAL  
PLANNING BY M. LANSTON  
DATE 05/24/2023  
SHEET  
10F1  
818.044001



## GARLAND

### Plan Commission

3. a.

**Meeting Date:** 07/10/2023

**Item Title:** Z 22-72 Val Gutierrez - Specific Use Provision (District 6)

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#### **Summary:**

Consideration of the application of **Val Gutierrez**, requesting approval of a Specific Use Provision for a Truck/Bus Repair Use on a property zoned Industrial (IN) District. This property is located at 4003 Miller Park Drive. (District 6) (Z 22-72 – Specific Use Provision)

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#### **Attachments**

Z 22-72 Val Gutierrez - Specific Use Provision (District 6)

Z 22-72 Val Gutierrez Responses

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# ***Planning Report***

**File No: Z 22-72/District 6**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: July 10, 2023**



**GARLAND**

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## **REQUEST**

Approval of a Specific Use Provision for a Truck/Bus Repair Use on a property zoned Industrial (IN) District

Approval of a Plan for a Truck/Bus Repair Use.

## **LOCATION**

4003 Miller Park Drive

## **APPLICANT**

Val Gutierrez

## **OWNER**

Princeton Interest Group, LP

## **BACKGROUND**

The subject site is currently vacant and undeveloped. The applicant proposes the construction of a truck repair facility.

## **SITE DATA**

The overall site consists of approximately 0.93 acres with approximately 249 lineal feet of frontage along Miller Park Drive. The site plan (Exhibit C) shows two (2) access points from Miller Park Drive, with the North access point not allowing entrance.

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

The site is zoned Industrial (IN) District and is currently vacant as it has not been developed.

## **CONSIDERATIONS**

### **1. Development and Site Plan**

The applicant proposes to construct a 6,210 square-foot truck service building. The truck repair building will contain five (5) service bays.

The GDC defines a Truck/Bus Repair Use as "a facility for the automated, self-serve or full-service washing and detailing of heavy load vehicles for a fee. The term is limited to uses where the overnight storage of vehicles or trailers are limited to those vehicles or trailers that are being cleaned and no longer than two nights at any given visit."

### **2. Parking**

The proposed parking layout complies with the standards per the GDC (Exhibit E).

### **3. Landscaping**

The proposed landscaping complies with the standards per the GDC (Exhibit D).

#### 4. Building Design

The building elevations meet the building design standards per the GDC (Exhibit E).

#### 5. Screening and Automotive Service Bay Doors

The GDC Section 2.52(3)(c) requires service bay doors to not face any street. The proposed five (5) automotive service bays are facing Miller Park Drive.

6. The applicant is requesting a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends twenty (20) to twenty-five (25) years for a Truck/Bus Repair Use.

#### 7. Summary of Deviations

<b>Development Standards</b>	<b>Required</b>	<b>Proposed</b>	<b>Analysis</b>
Automotive Service Bay Doors	No service bay doors may face a public street	5 truck service bay doors facing Miller Park Drive.	<p>The current site is in an industrial area of the city and faces a street that is not considered a major thoroughfare [Miller Park Driveway is class G roadway].</p> <p>The new building will be constructed to best fit within the quarter-circle shaped site, as well as the existing 18-foot building line.</p>

### **COMPREHENSIVE PLAN**

The Envision Garland Plan designates the subject property as Industry Centers.

Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry centers are generally located along major arterial streets, and highways and at significant transit areas (bus/ rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods. The proposed use in the Industrial area provides a supportive business to service trucks in the area.

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

The properties to the North, East, and South are zoned Industrial (IN) District and contain warehousing, light industrial, manufacturing, and other such allowed uses. The property to the North contains an SUP (18-15) for a food processing and storage use. Finally, the property to the West is in the City of Dallas and is also in an industrial area.

**STAFF RECOMMENDATION**

Approval of a Specific Use Provision for a Truck/Bus Repair Use on a property zoned Industrial (IN) District

Approval of a Plan for a Truck/Bus Repair Use.

**ADDITIONAL INFORMATION**

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

**CITY COUNCIL DATE:** August 01, 2023

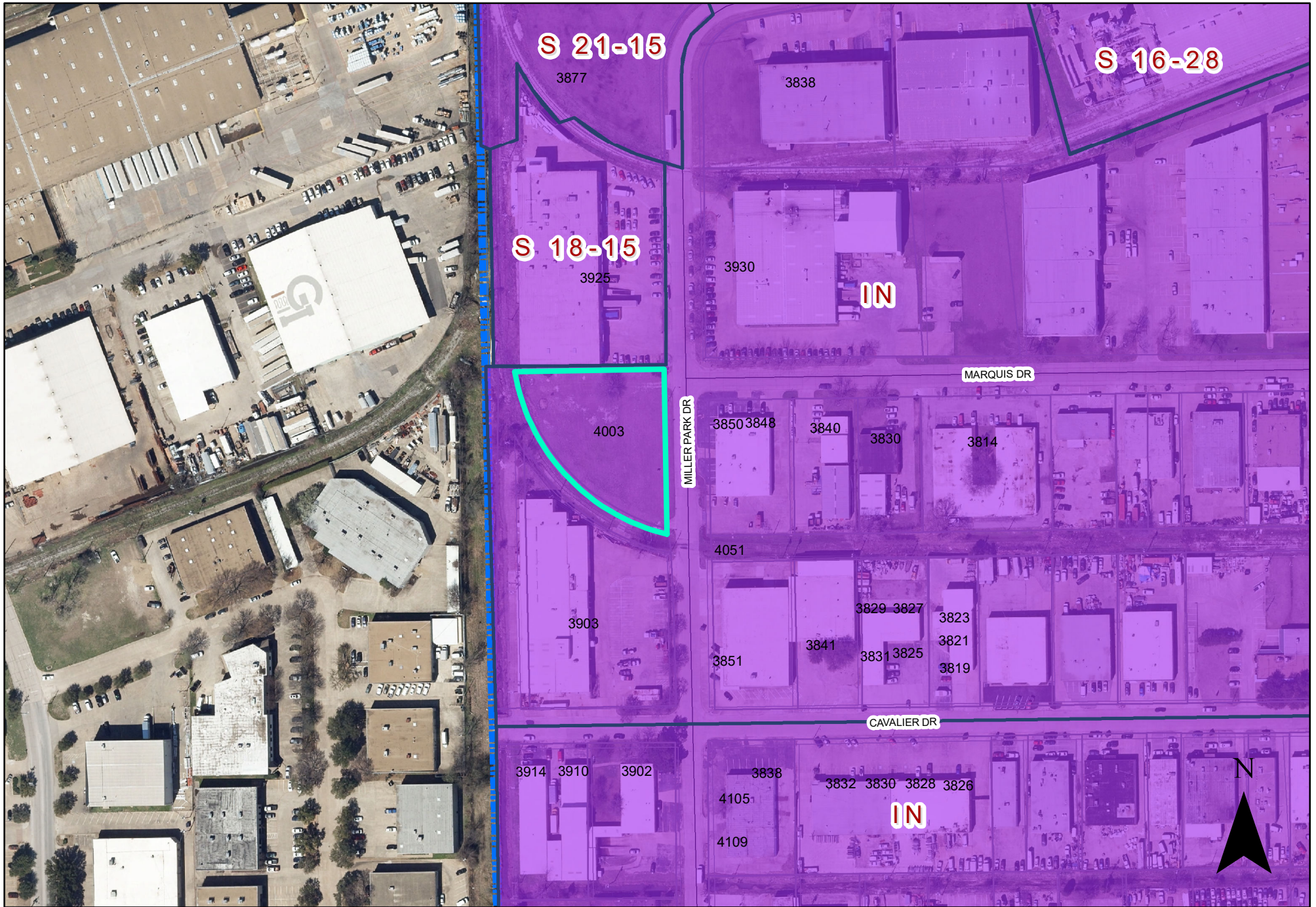
**PREPARED BY:**

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

**REVIEWED BY:**

Will Guerin, AICP  
Director of Planning





0 125 250 Feet  
1 inch = 192 feet

## ZONING MAP Z 22-72

 INDICATES AREA OF REQUEST

4003 Miller Park Drive

**SPECIFIC USE PROVISION CONDITIONS**

**ZONING FILE Z 22-72**

**4003 Miller Park Drive**

**I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a truck repair facility.

**II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

**III. General Regulations:** All regulations of the Industrial (IN) 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:**

Site Layout: The site shall be in general conformance with the approved Site Plan, Landscape Plan, and Elevations labeled Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

**V. 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.

#### **VI. Specific Regulations:**

- A. Time Period: The Specific Use Provision shall have a twenty-five (25) year time period.

- B. Maintenance requirements:

(1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance with this ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all landscaping as promptly as needed to comply with the requirements of this subsection. All exposed ground surfaces shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.

(2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approvals, consents and the certificate of occupancy for the retail fuel



pumps and convenience store. See Section 4 of the granting ordinance.

(3) Screening and paving must be installed and continuously maintained in compliance with this ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and the certificate of occupancy for the Car Truck/Bus Repair use.

## **Z 22-72**



View of the subject site looking West from Miller Park Drive



View from the subject site looking East across Miller Park Drive



View from the subject site looking North along Miller Park Drive



View from the subject site looking South down Miller Park Drive



## ZONING MAP Z 22-72

4003 Miller Park Drive

INDICATES AREA OF REQUEST  
INDICATES NOTIFICATION AREA

## Comment Form Case Z 22-72

Z 22-72 Val Gutierrez. The applicant proposes a truck repair facility with five service bay doors located at 4003 Miller Park Drive. (District 6)

Z 22-72 Val Gutiérrez. El solicitante propone una instalación de reparación de camiones con cinco puertas de bahía de servicio ubicada en 4003 Miller Park Drive. (Distrito 6)

Z 22-72 Val Gutierrez. Người nộp đơn đề xuất một cơ sở sửa chữa xe tải với năm cửa khoang dịch vụ tọa lạc tại 4003 Miller Park Drive. (Quận 6)

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](mailto: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](mailto: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](mailto: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.

Muneef Jallad / President

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiểu 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.)

3825 Cavallier Dr.

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã Bưu Chính

Muneef Jallad

Signature / Firma / Chữ ký

7/5/23

Date / Fecha / Ngày

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



**Plan Commission**

**3. b.**

**Meeting Date:** 07/10/2023

**Item Title:** Z 22-72 Val Gutierrez - Plan (District 6)

---

**Summary:**

Consideration of the application of **Val Gutierrez**, requesting approval of a Plan for a Truck/Bus Repair Use. This property is located at 4003 Miller Park Drive. (District 6) (Z 22-72 – Plan)

---

**Attachments**

Z 22-72 Val Gutierrez - Plan (District 6)

Z 22-72 Val Gutierrez Responses

---

# ***Planning Report***

**File No: Z 22-72/District 6**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: July 10, 2023**



**GARLAND**

TEXAS MADE HERE

## **REQUEST**

Approval of a Specific Use Provision for a Truck/Bus Repair Use on a property zoned Industrial (IN) District

Approval of a Plan for a Truck/Bus Repair Use.

## **LOCATION**

4003 Miller Park Drive

## **APPLICANT**

Val Gutierrez

## **OWNER**

Princeton Interest Group, LP

## **BACKGROUND**

The subject site is currently vacant and undeveloped. The applicant proposes the construction of a truck repair facility.

## **SITE DATA**

The overall site consists of approximately 0.93 acres with approximately 249 lineal feet of frontage along Miller Park Drive. The site plan (Exhibit C) shows two (2) access points from Miller Park Drive, with the North access point not allowing entrance.

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

The site is zoned Industrial (IN) District and is currently vacant as it has not been developed.

## **CONSIDERATIONS**

### **1. Development and Site Plan**

The applicant proposes to construct a 6,210 square-foot truck service building. The truck repair building will contain five (5) service bays.

The GDC defines a Truck/Bus Repair Use as "a facility for the automated, self-serve or full-service washing and detailing of heavy load vehicles for a fee. The term is limited to uses where the overnight storage of vehicles or trailers are limited to those vehicles or trailers that are being cleaned and no longer than two nights at any given visit."

### **2. Parking**

The proposed parking layout complies with the standards per the GDC (Exhibit E).

### **3. Landscaping**

The proposed landscaping complies with the standards per the GDC (Exhibit D).

#### 4. Building Design

The building elevations meet the building design standards per the GDC (Exhibit E).

#### 5. Screening and Automotive Service Bay Doors

The GDC Section 2.52(3)(c) requires service bay doors to not face any street. The proposed five (5) automotive service bays are facing Miller Park Drive.

6. The applicant is requesting a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends twenty (20) to twenty-five (25) years for a Truck/Bus Repair Use.

#### 7. Summary of Deviations

<b>Development Standards</b>	<b>Required</b>	<b>Proposed</b>	<b>Analysis</b>
Automotive Service Bay Doors	No service bay doors may face a public street	5 truck service bay doors facing Miller Park Drive.	<p>The current site is in an industrial area of the city and faces a street that is not considered a major thoroughfare [Miller Park Driveway is class G roadway].</p> <p>The new building will be constructed to best fit within the quarter-circle shaped site, as well as the existing 18-foot building line.</p>

### **COMPREHENSIVE PLAN**

The Envision Garland Plan designates the subject property as Industry Centers.

Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry centers are generally located along major arterial streets, and highways and at significant transit areas (bus/ rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods. The proposed use in the Industrial area provides a supportive business to service trucks in the area.

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

The properties to the North, East, and South are zoned Industrial (IN) District and contain warehousing, light industrial, manufacturing, and other such allowed uses. The property to the North contains an SUP (18-15) for a food processing and storage use. Finally, the property to the West is in the City of Dallas and is also in an industrial area.

**STAFF RECOMMENDATION**

Approval of a Specific Use Provision for a Truck/Bus Repair Use on a property zoned Industrial (IN) District

Approval of a Plan for a Truck/Bus Repair Use.

**ADDITIONAL INFORMATION**

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

**CITY COUNCIL DATE:** August 01, 2023

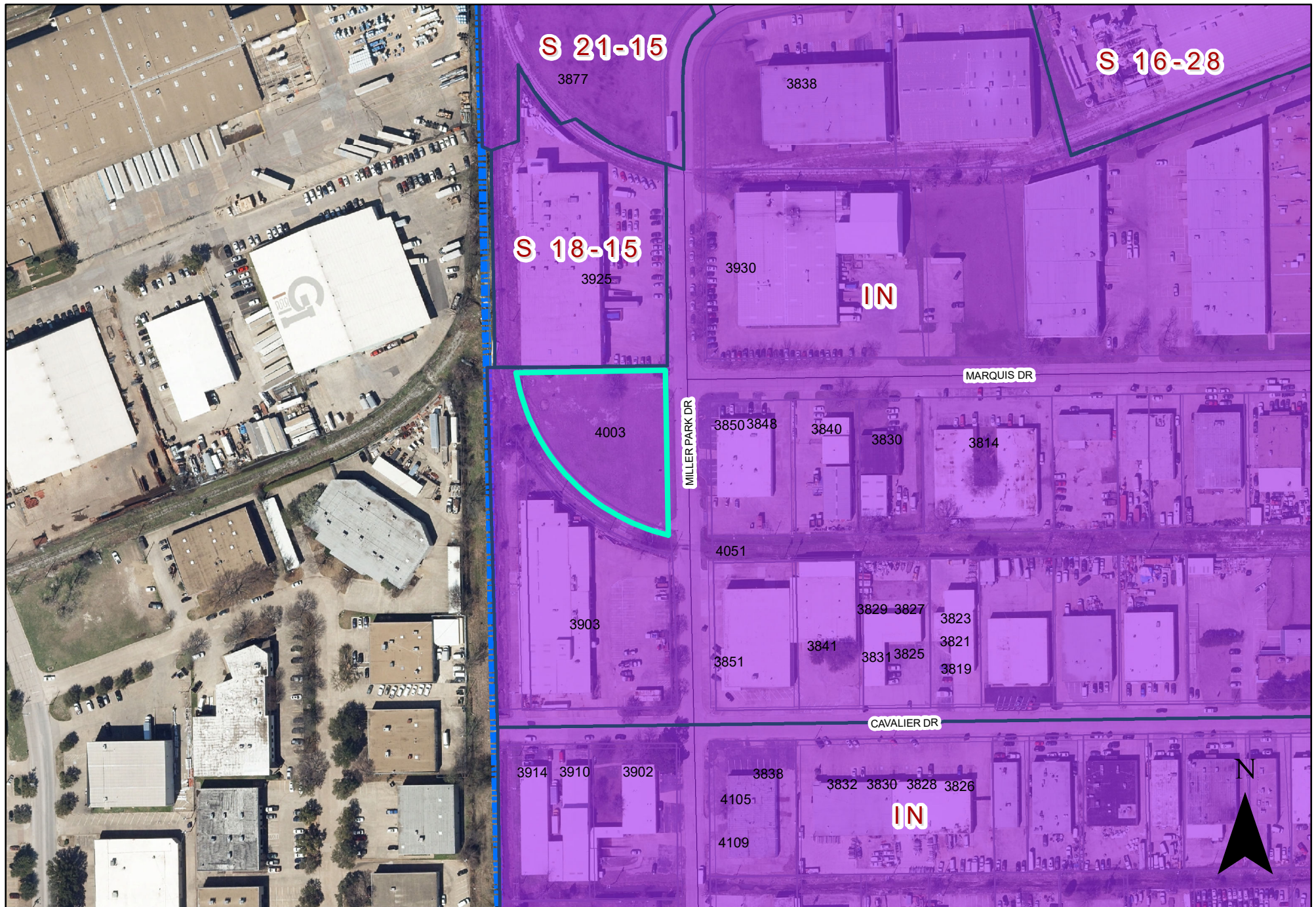
**PREPARED BY:**

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

**REVIEWED BY:**

Will Guerin, AICP  
Director of Planning





0 125 250 Feet  
1 inch = 192 feet

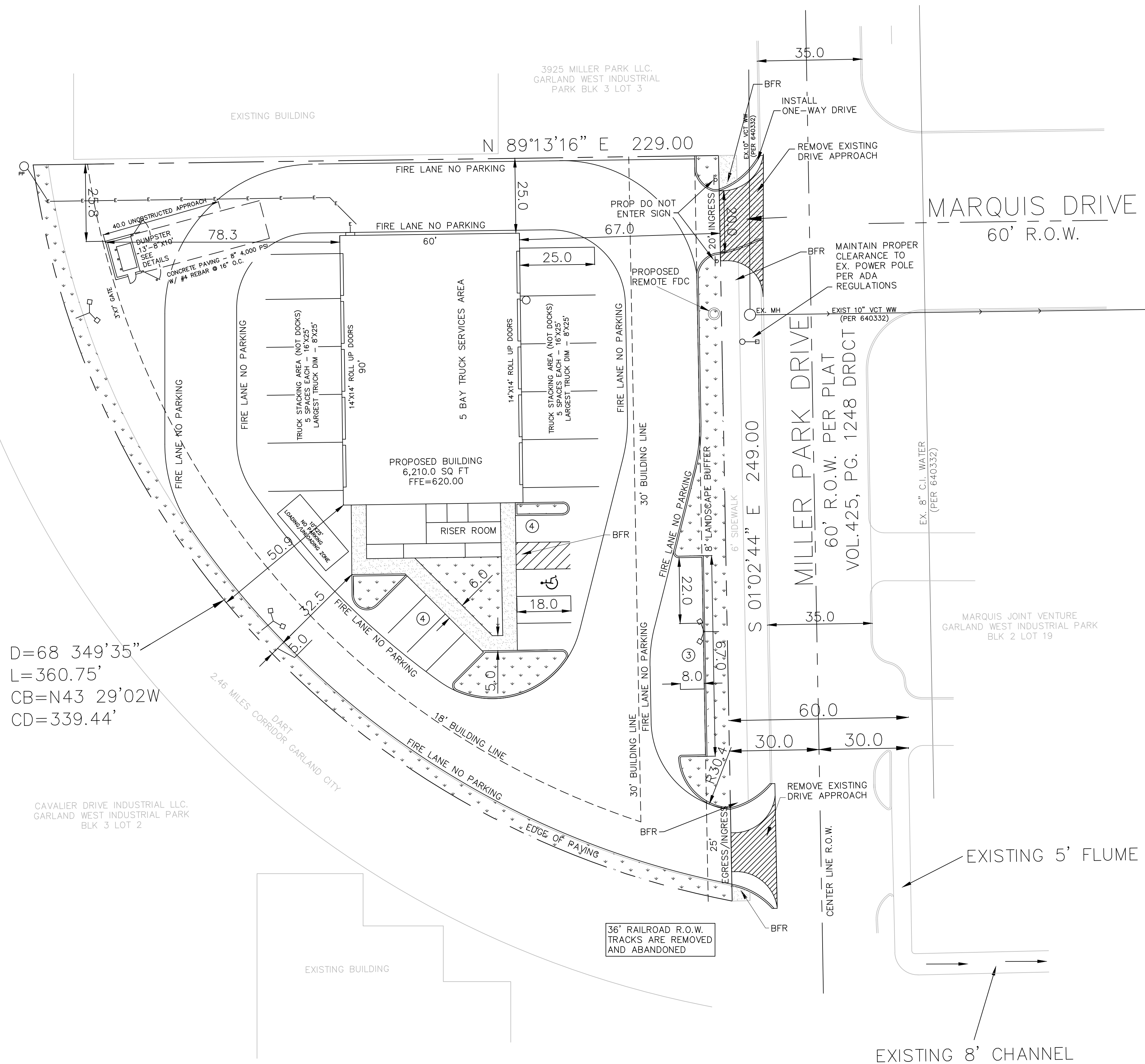
## ZONING MAP Z 22-72

 INDICATES AREA OF REQUEST

4003 Miller Park Drive







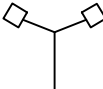
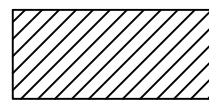
# EXHIBIT C

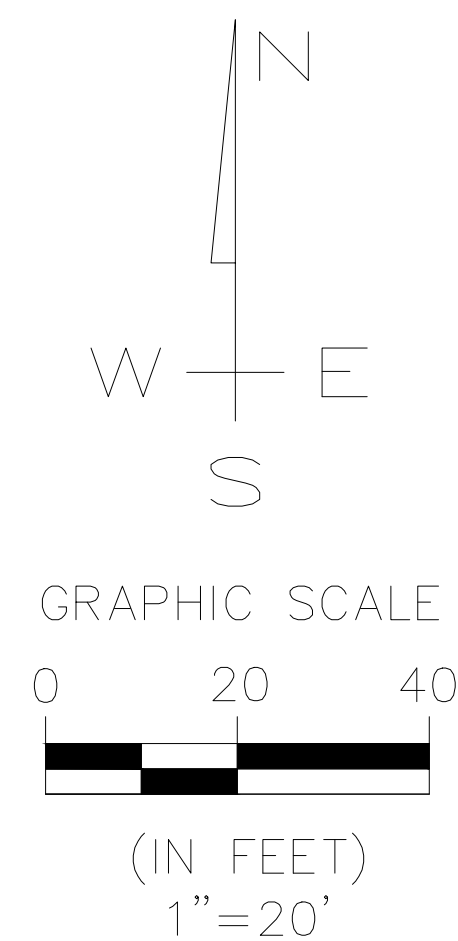


PROPOSED USE OF BUILDING	
OFFICE & RECEPTION	275 SQ FT
RESTROOMS	98 SQ FT
RISER ROOM	77 SQ FT
STORAGE	360 SQ FT
SHOP	5,400 SQ FT
BUILDING HEIGHT	25 FT
1 FLOOR BUILDING	6,210 SQ FT

NOTE: NO TRAILERS ARE ALLOWED ON THE PROPERTY, ONLY RIGS MAY ENTER AND PARK ON THE PROPERTY.

# LEGEND

	PROPERTY LINE
	BUILDING LINE
	EDGE OF PAVEMENT
	CENTER OF R.O.W.
	PROPOSED STREET LIGHTS
	EXISTING DRIVE TO BE REMOVED



## SITE DATA

<b><u>SITE AREAS:</u></b>	
ZONING:	INDUSTRIAL DISTRICT (IN)
PROPOSED LAND USE:	INDUSTRIAL
PROPOSED SITE AREA:	40,688.0 S.F. (0.93 AC)

<b><u>BUILDING AREAS:</u></b>	
PROPOSED TRUCK/BUS REPAIR BUILDING :	6,210.0 S.F.
FLOOR AREA RATIO (FAR): (6,210.0 S.F. / 40,688.0 S.F.)	15.2%
BUILDING HEIGHT ALLOWED	34'
BUILDING HEIGHT PROPOSED	25'

**PARKING INFORMATION:**

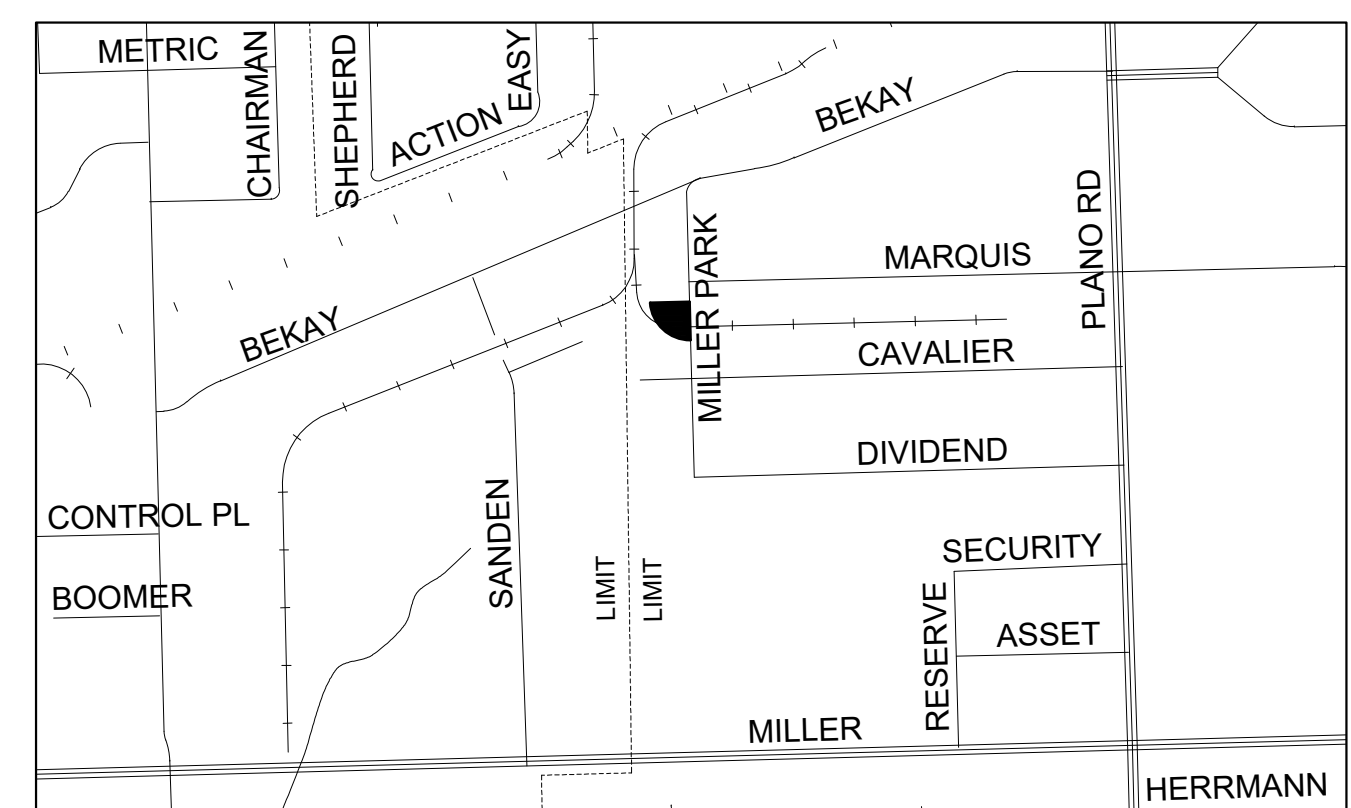
<b><u>PARKING REQUIRED:</u></b>	
<b>TOTAL NUMBER OF SPACES REQUIRED (1/600-SF)</b>	<b>11 SPACES</b>
<b>HANDICAP REQUIRED (0-25)</b>	<b>1 SPACE</b>

TOTAL PARKING PROVIDED:	
9' X 18' STANDARD PARKING:	10 SPACES
NEW HANDICAP PARKING :	1 SPACES

**TOTAL PARKING PROVIDED: 11 SPACES**

PROPOSED PERVIOUS AREA: GRASS	4,585.2 SF (11.0%)
PROPOSED IMPERVIOUS AREA: NO GRASS	36,102.8 SF (89.0%)

<b>BUILDING SETBACKS:</b>	<b>REQUIRED:</b>	<b>PROVIDED:</b>
FRONT(EAST):	30'	67'
RIGHT(SOUTH):	15'	115'
LEFT(NORTH):	0'	25'
REAR(WEST):	15'	50.9'

VICINITY MAP  
(NTS)[illegible]

**PG** Est. 2009

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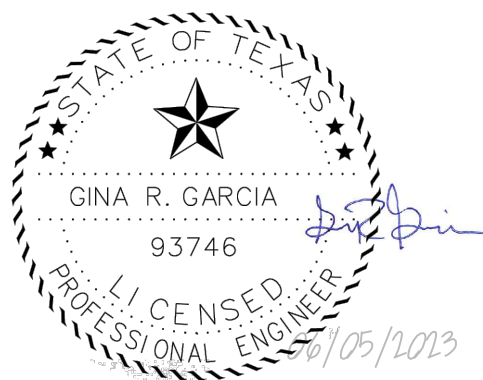
**PAREDES & GARCIA, LLC**

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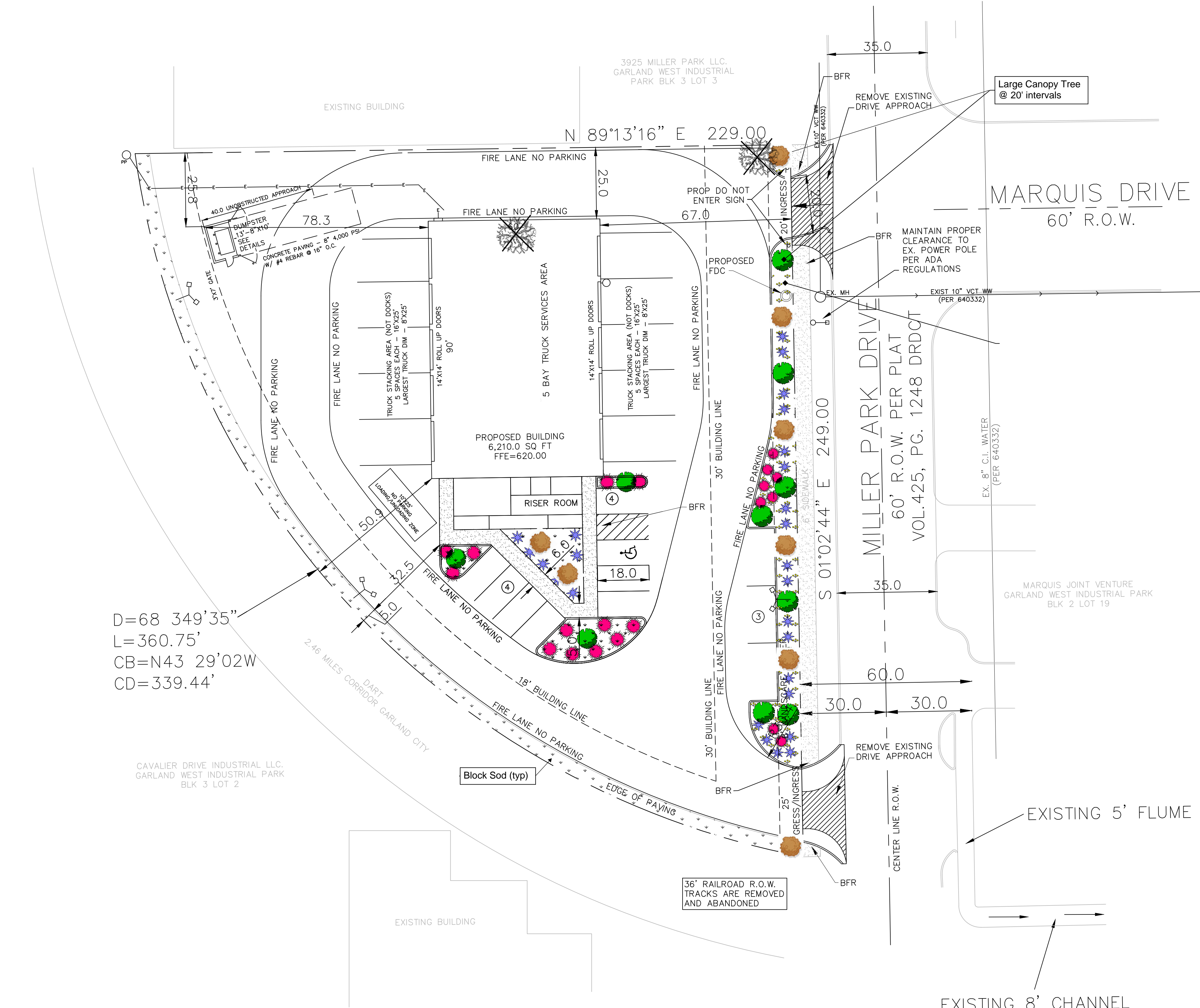
**808 DEERBROOK CIRCLE  
GRAND PRAIRIE, TX 75052  
972.310.8549  
www.pgaengineers.net  
TX FIRM NO. F-11818**

SOUTH GATE TRUCK SERVICES  
4003 MILLER PARK DRIVE  
CITY OF GARLAND, DALLAS COUNTY,  
TX 75042

SCALE	1" = 20'
SHEET TITLE	SITE PLAN
SHEET NUMBER	02

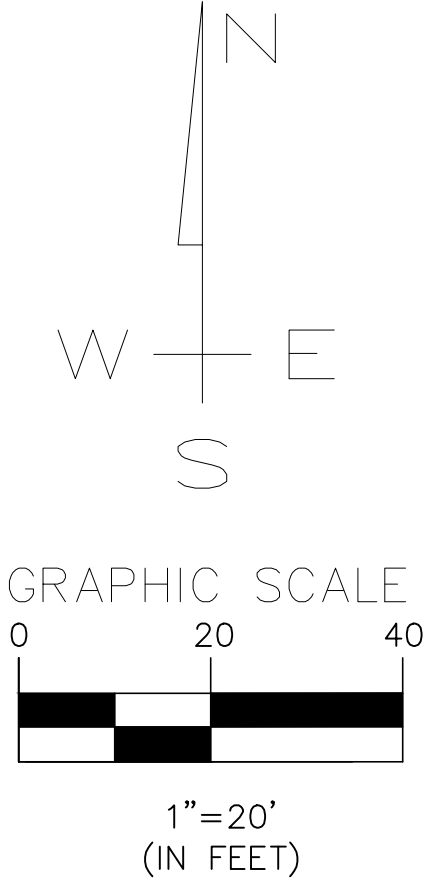






LEGEND

- PROPERTY LINE
- BUILDING LINE
- EDGE OF PAVEMENT
- CENTER OF R.O.W.
- PROPOSED STREET LIGHTS
- EXIST TREE TO BE REMOVED



LEGEND

	LIVE OAK TREE, 3" Cal (Shade), QTY: 10
	(LLEX CORNUTA 'BURFORDII') BURFORD HOLLY, 3 Gal., QTY: 26
	(PHOTINIA SERRULATA) CHINESE PHOTINIA, 3 Gal., QTY: 20
	CHINQUAPIN OAK TREE, 3" Cal (Shade), QTY: 8
	(Santolina virens) Santolina, 3 Gal., QTY: 95

NOTES:  
1. All plant materials installed on a development or redevelopment site must conform with the most recent edition (at the time of development or redevelopment) of the "American Standard for Nursery Stock" (as amended), published by the American Association of Nurserymen.  
2. Grass seed, sod, and other material must be clean and reasonably free of weeds, noxious pests, and insects.

LANDSCAPE SUMMARY

% landscape area required:	10
Total % landscape area:	11
Total trees required: 1/30	9
Total trees provided:	12
Total shrubs required:	7
Total shrubs provided:	50
Total ground cover required (%):	100
Total ground cover provided (%):	100

NO GROUND MOUNTED MECHANICAL EQUIPMENT

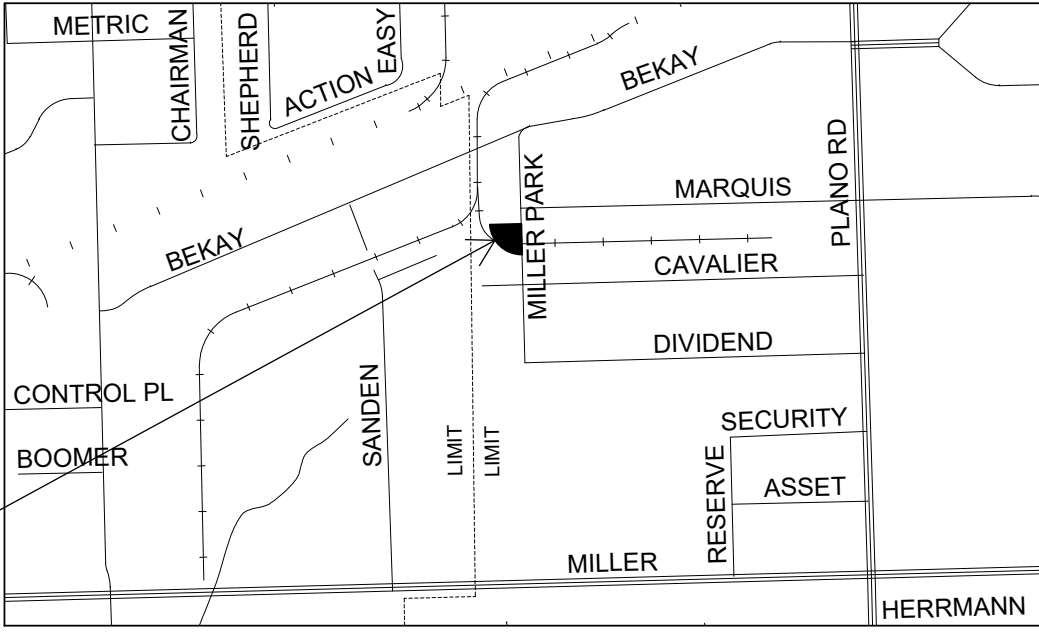
SITE DATA

SITE AREAS:

ZONING:	INDUSTRIAL DISTRICT (IN)
PROPOSED LAND USE:	INDUSTRIAL
PROPOSED SITE AREA:	40,688.0 S.F. (0.93 AC)
PROPOSED PERVIOUS AREA: GRASS	4,585.2 SF (11.0%)
PROPOSED IMPERVIOUS AREA: NO GRASS	36,102.8 SF (89.0%)

OWNER/DEVELOPER  
ESAYAS WELEBO  
1919 S. SHILOH ROAD #410  
GARLAND, TX 75942

CASE # 220818-1



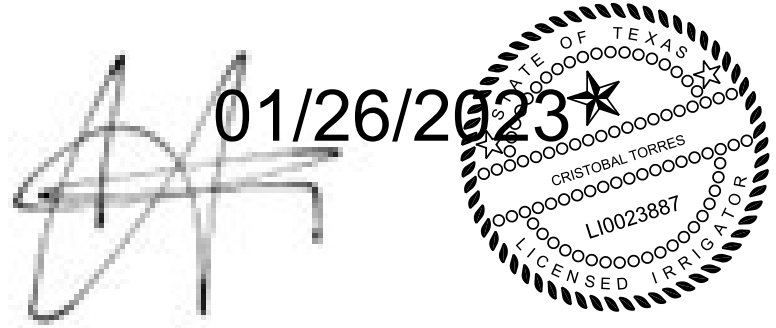
VICINITY MAP (NTS)

PROPOSED USE OF BUILDING

OFFICE & RECEPTION	275 SQ FT
RESTROOMS	98 SQ FT
RISER ROOM	77 SQ FT
STORAGE	360 SQ FT
SHOP	5,400 SQ FT
BUILDING HEIGHT	25 FT
1 FLOOR BUILDING	6,210 SQ FT

NOTE: NO TRAILERS ARE ALLOWED ON THE PROPERTY, ONLY RIGS MAY ENTER AND PARK ON THE PROPERTY.

IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) (MC-178) P.O. BOX 13087 T.C.E.Q.'S WEB SITE IS: WWW.TCEQ.STATE.TX.US



PG PAREDES & GARCIA, LLC  
808 DEERBROOK CIRCLE  
GRAND PRAIRIE, TX 75052  
972.310.8549  
www.pgaengineers.net  
TX FIRM NO. F-11818

SOUTH GATE TRUCK SERVICES  
4003 MILLER PARK DRIVE  
CITY OF GARLAND, DALLAS COUNTY,  
TX 75042

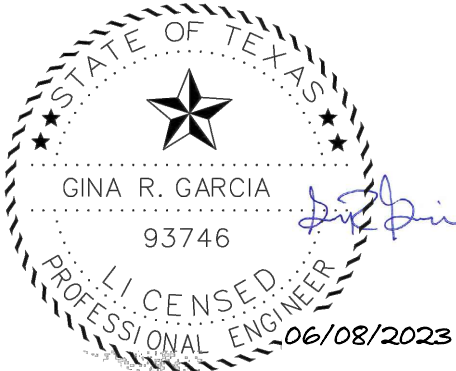
SCALE 1"=20'

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1





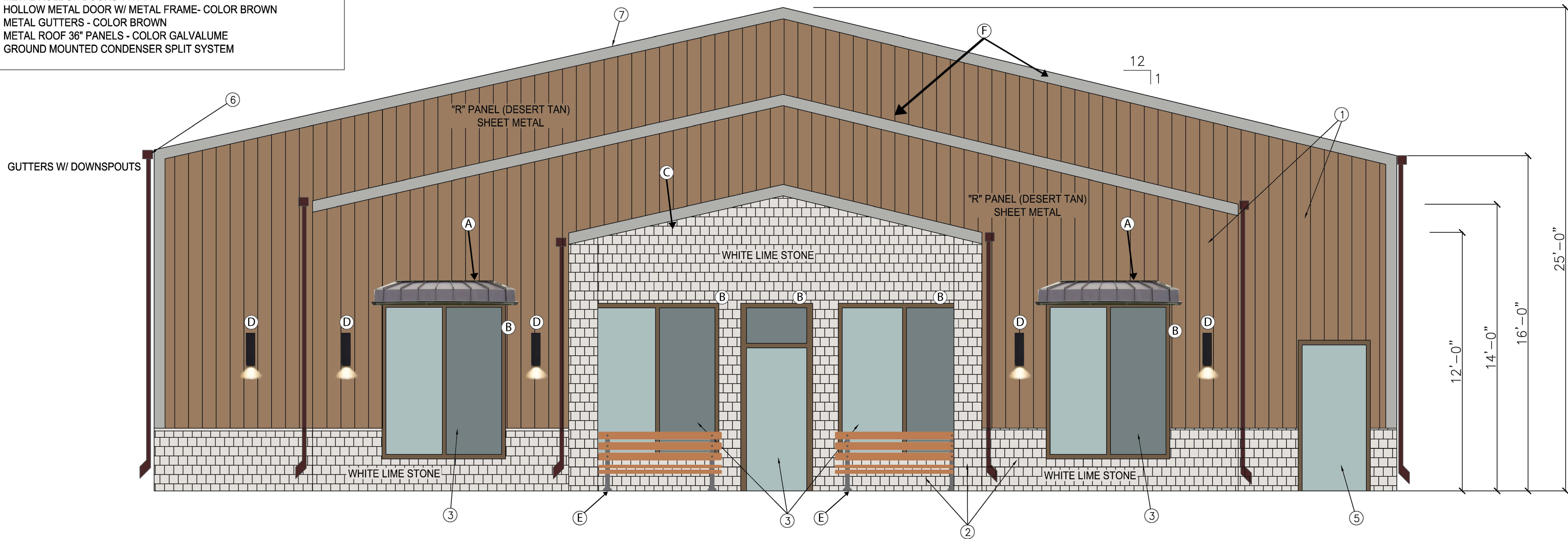
- ARCHITECTURAL ELEMENTS ON BUILDING:
- (A) AWNINGS OR CANOPIES
  - (B) DIVIDED LIGHT WINDOWS
  - (C) RECESSED ENTRIES
  - (D) DISTINCTIVE LIGHTING FEATURES
  - (E) BENCHES FOR OUTDOOR SEATING
  - (F) VARIED ROOF HEIGHTS



EAST VIEW SCALE: 1/4"=1'-0"  
(MIRRORED VIEW ON WEST SIDE)

BUILDING LENGTH = 116'-0"

- EXTERIOR MATERIALS:
- 1 VERTICAL METAL SIDING 36" - COLOR DESERT TAN
  - 2 WHITE LIMESTONE 1 1/2" VENEER W/ WHITE MORTAR
  - 3 STOREFRONT BRONZE METAL FRAMES W/ INSULATED LOW E GLASS
  - 4 METAL ROLL UP DOORS 14'X 14'
  - 5 HOLLOW METAL DOOR W/ METAL FRAME- COLOR BROWN
  - 6 METAL GUTTERS - COLOR BROWN
  - 7 METAL ROOF 36" PANELS - COLOR GALVALUME
  - 8 GROUND MOUNTED CONDENSER SPLIT SYSTEM



SOUTH VIEW SCALE: 3/8"=1'-0"

BUILDING WIDTH = 60'-0"

SUP# 220818-1

ISSUE HISTORY

**PG**  
PAREDES & GARCIA, LLC  
808 DEERBROOK CIRCLE  
GRAND PRAIRIE, TX 75052  
972.310.8549  
www.pgaengineers.net  
TX FIRM NO. F-11818

SOUTH GATE TRUCK SERVICES  
4003 MILLER PARK DRIVE  
CITY OF GARLAND, DALLAS COUNTY,  
TX 75042

SCALE VARIES

SHEET TITLE  
ELEVATIONS

SHEET NUMBER  
07





# EXHIBIT E



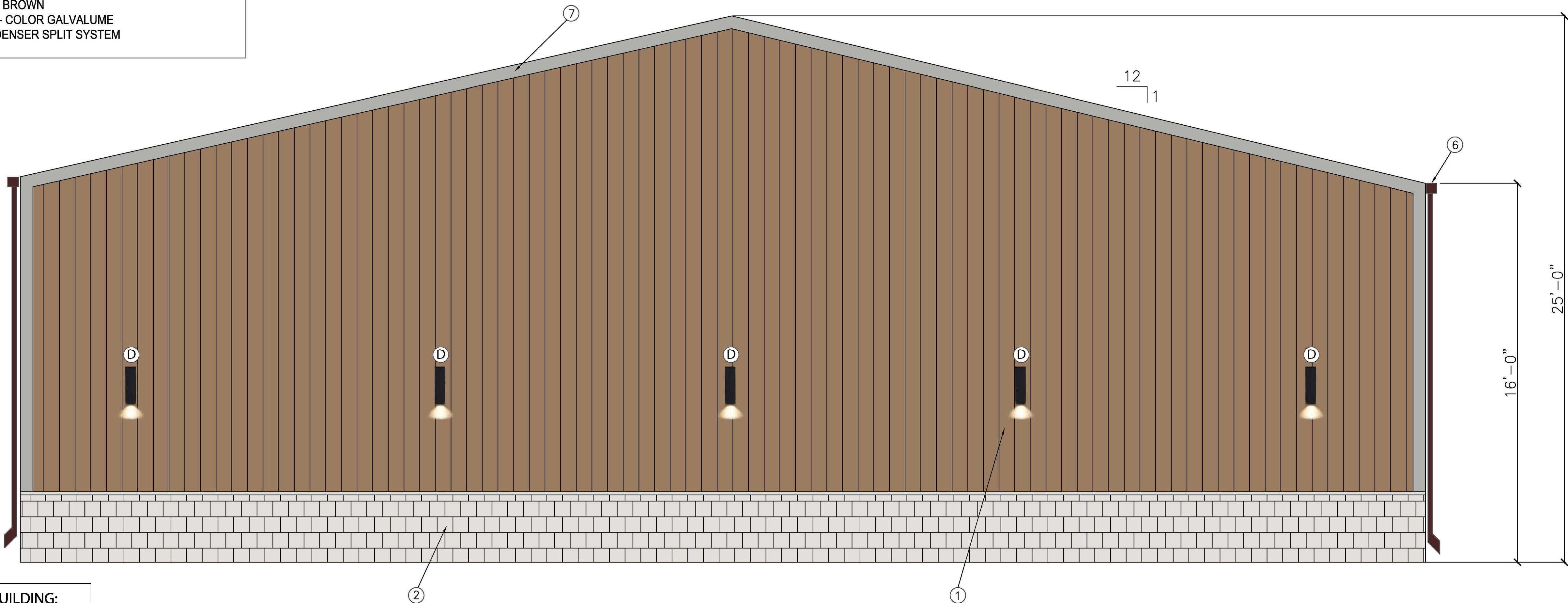
## WEST VIEW

SCALE: 1/4"=1'-0"

BUILDING LENGTH = 116'-0"

- ## EXTERIOR MATERIALS

- 1 VERTICAL METAL SIDING 36" - COLOR DESERT TAN
- 2 WHITE LIMESTONE 1 1/2" VENEER W/ WHITE MORTAR
- 3 STOREFRONT BRONZE METAL FRAMES W/ INSULATED LOW E GLASS
- 4 METAL ROLL UP DOORS 14'X 14'
- 5 HOLLOW METAL DOOR W/ METAL FRAME- COLOR BROWN
- 6 METAL GUTTERS - COLOR BROWN
- 7 METAL ROOF 36" PANELS - COLOR GALVALUME
- 8 GROUND MOUNTED CONDENSER SPLIT SYSTEM



## NORTH VIEW

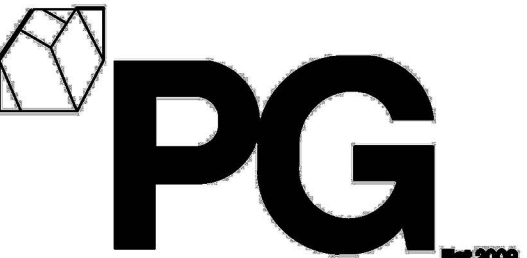
SCALE: 3/8"=1'-0"

BUILDING WIDTH = 60'-0"

- ## ARCHITECTURAL ELEMENTS ON BUILDING

- (A) AWNINGS OR CANOPIES
- (B) DIVIDED LIGHT WINDOWS
- (C) RECESSED ENTRIES
- (D) DISTINCTIVE LIGHTING FEATURES
- (E) BENCHES FOR OUTDOOR SEATING
- (F) VARIED ROOF HEIGHTS

SUP# 220818-1

[illegible]

**PAREDES & GARCIA, LLC**

808 DEERBROOK CIRCLE  
GRAND PRAIRIE, TX 75052  
972.310.8549  
www.pgaengineers.net  
TX FIRM NO. F-11818

**SOUTH GATE TRUCK SERVICES  
4003 MILLER PARK DRIVE  
CITY OF GARLAND, DALLAS COUNTY,  
TX 75042**

SCALE VARIES

SHEET TITLE

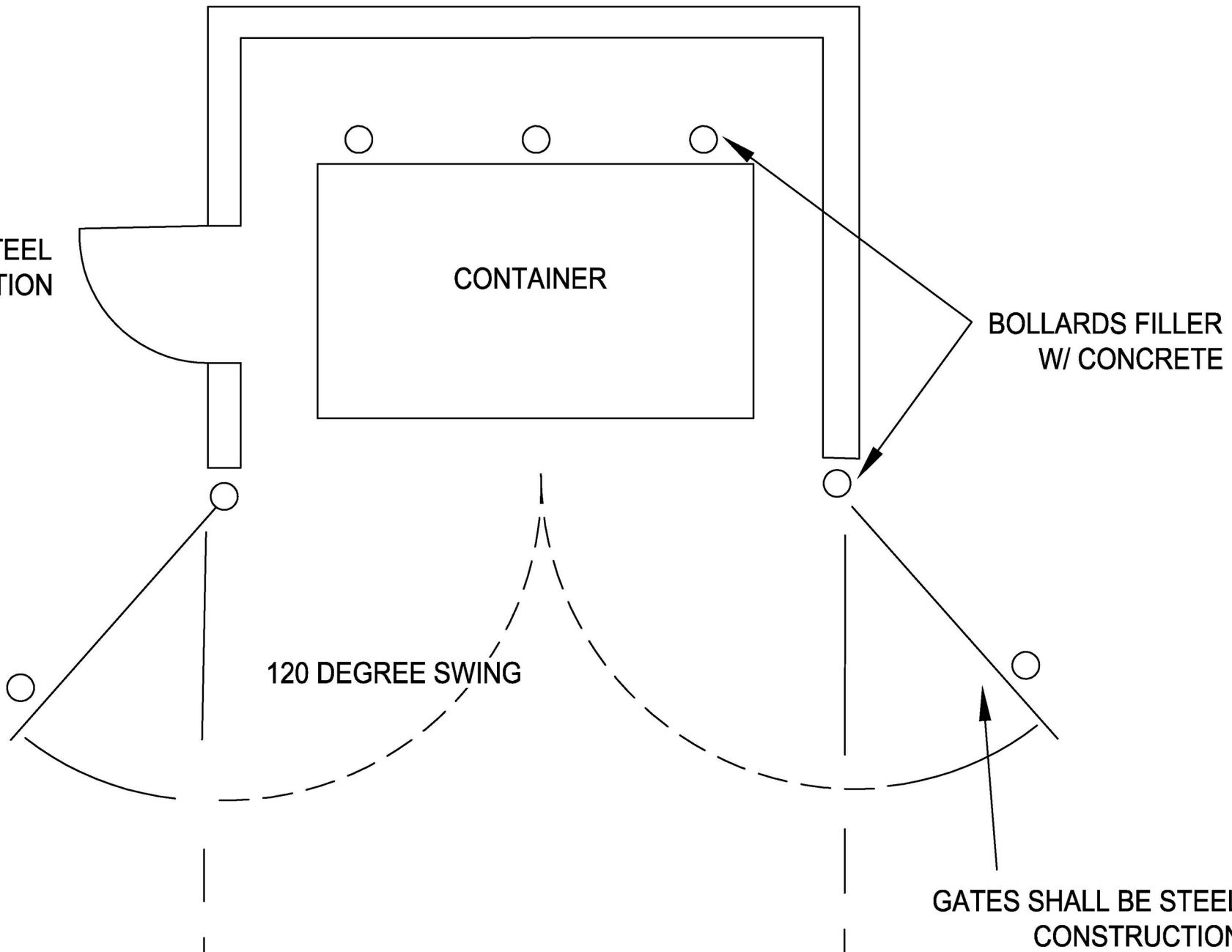
ELEVATIONS

SHEET NUMBER. 08

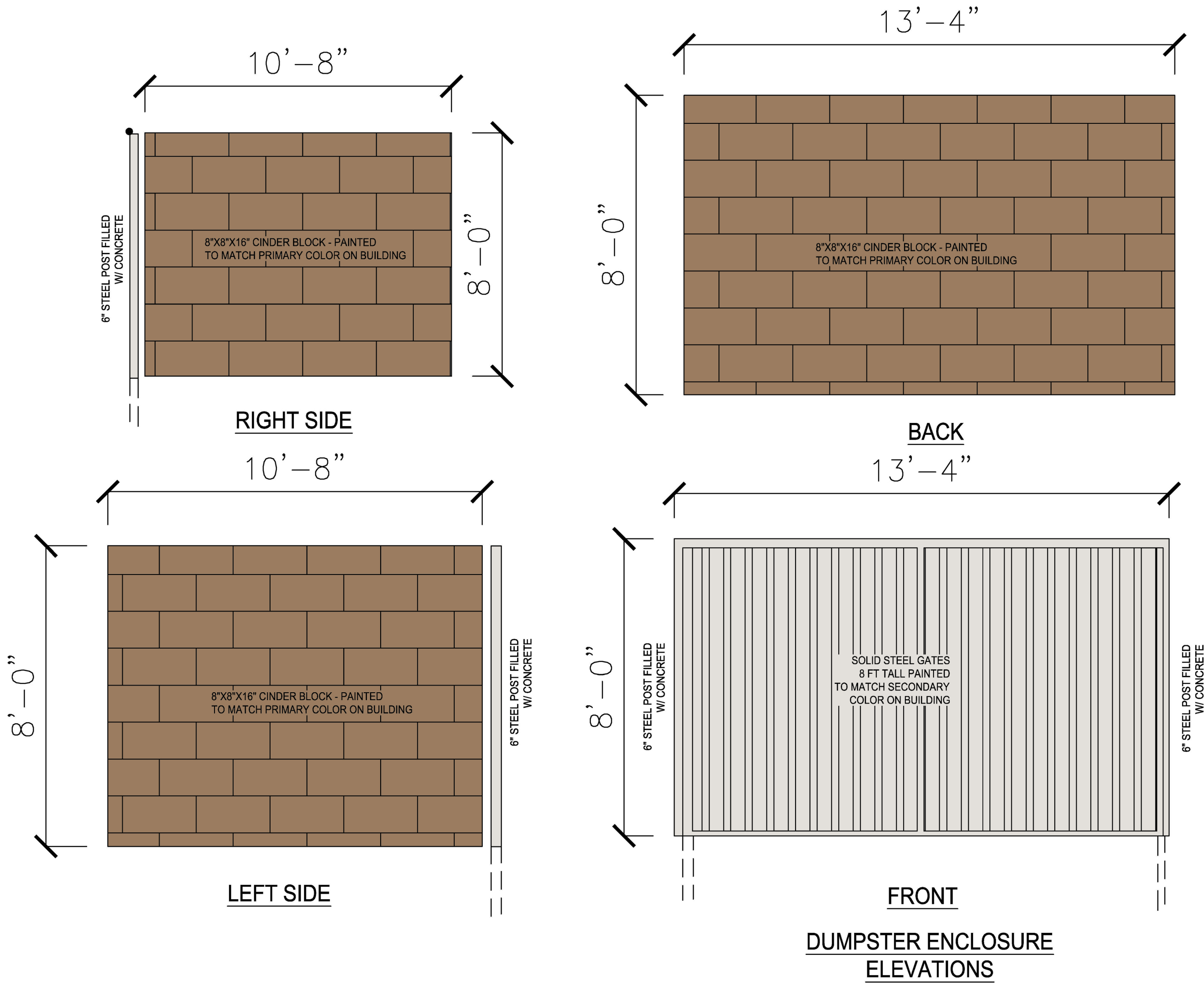




# EXHIBIT E



ALL PAVING ON PROPERTY  
SHALL BE 8" W/ 4,00 PSI W/#4  
REBAR @ 18" O.C. DESIGNED  
TO WITHSTAND 10,000# SINGLE  
WHEEL LOADS



SUP# 220818-1

[illegible]

**PARADES & GARCIA, LLC**  
808 DEERBROOK CIRCLE  
GRAND PRAIRIE, TX 75052  
972.310.8549  
www.pgaengineers.net  
TX FIRM NO. F-11818

SOUTH GATE TRUCK SERVICES  
4003 MILLER PARK DRIVE  
CITY OF GARLAND, DALLAS COUNTY,  
TX 75042

SCALE

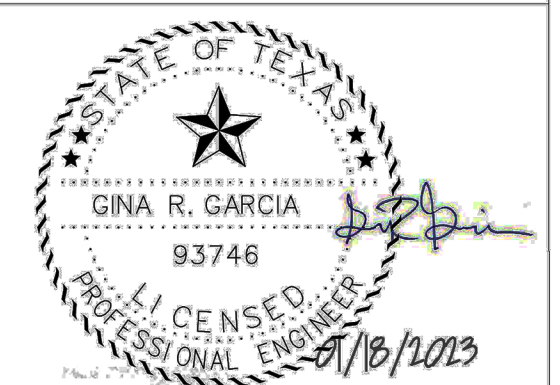
NTS

SHEET TITLE

DUMPSTER  
ENCLOSURE

SHEET NUMBER

10



## **Z 22-72**



View of the subject site looking West from Miller Park Drive



View from the subject site looking East across Miller Park Drive



View from the subject site looking North along Miller Park Drive



View from the subject site looking South down Miller Park Drive





0 125 250 Feet  
1 inch = 192 feet

# ZONING MAP Z 22-72

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

4003 Miller Park Drive



## Comment Form Case Z 22-72

Z 22-72 Val Gutierrez. The applicant proposes a truck repair facility with five service bay doors located at 4003 Miller Park Drive. (District 6)

Z 22-72 Val Gutiérrez. El solicitante propone una instalación de reparación de camiones con cinco puertas de bahía de servicio ubicada en 4003 Miller Park Drive. (Distrito 6)

Z 22-72 Val Gutierrez. Người nộp đơn đề xuất một cơ sở sửa chữa xe tải với năm cửa khoang dịch vụ tọa lạc tại 4003 Miller Park Drive. (Quận 6)

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](mailto: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](mailto: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](mailto: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.

Muneef Jallad / President

Printed Name & Title / Nombre impreso y Título / Tên in và Tiểu 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.)

3825 Cavallier Dr.

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã Bưu Chính

Muneef Jallad

Signature / Firma / Chữ ký

7/5/23

Date / Fecha / Ngày

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



**Plan Commission**

**3. c.**

**Meeting Date:** 07/10/2023

**Item Title:** Z 23-21 Will Bohls - Specific Use Provision (District 8)

---

**Summary:**

Consideration of the application of **Will Bohls**, requesting approval of a Specific Use Provision for a Building/Garden Materials Sales & Storage (Wholesale) Use on a property zoned Downtown (DT) District, Uptown sub-district. This property is located at 543 North Fifth Street. (District 8) (Z 23-21 – Specific Use Provision)

---

**Attachments**

Z 23-21 Will Bohls - Specific Use Provision (District 8)

Z 23-21 Will Bohls Responses

---

# ***Planning Report***

**File No: Z 23-21/District 8**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: July 10, 2023**



**GARLAND**

TEXAS MADE HERE

## **REQUEST**

Approval of a Specific Use Provision for a Building/Garden Materials Sales & Storage (Wholesale) Use on a property zoned Downtown (DT) District.

Approval of a Plan for a Building/Garden Materials Sales & Storage (Wholesale) Use.

## **LOCATION**

543 North Fifth Street

## **APPLICANT**

Will Bohls

## **OWNER**

543-5 Ghost, LLC

## **BACKGROUND**

The subject property is an existing building that contains available space for one tenant. The building will remain the same square footage and only the interior will be updated. The applicant plans to use the building to store and sell cabinetry materials.

## **SITE DATA**

The 0.99-acre site is accessed from North Fifth Street.

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

The property is zoned within the Uptown (U) Sub-district of the overall Downtown (DT) District. The Uptown sub-district consists of mixed-use office, retail and urban lifestyle housing. It may have a wide range of residential building types: townhouses, live/work, apartments, condominiums and lofts. Setbacks and landscaping are variable. Streets with dense street tree coverage and sidewalks define medium-sized blocks.

## **CONSIDERATIONS**

### **Specific Use Provision:**

1. The applicant proposes to use an existing 18,000 square-foot building for a Building/Garden Sales & Storage (Wholesale) Use for cabinetry materials. The storage of cabinetry materials will be indoors only.

There will be no manufacturing on site. Building materials are brought in and kept on site, then delivered to construction/installation sites.

2. The Building/Garden Sale & Storage (Wholesale) Use requires a Specific Use Provision in the Uptown Sub-District of the Downtown District.

3. The applicant proposes the SUP time period of thirty (30) years. The SUP time period guide does not have a recommended time period for Building/Garden Materials Sales & Storage (Wholesale) Use.

### **COMPREHENSIVE PLAN**

Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

Transit-oriented development is characterized by moderate to high density residential greater than twelve dwelling units per acre. Land use opportunities for four identified transit-oriented development areas should be unique to the needs and character of the larger area.

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

The properties surrounding the site are all zoned Downtown (DT) District and Uptown sub-district as well. These properties include various commercial and industrial uses such as storage, auto repair, and contractor warehouses and a church.

The proposed use is generally compatible with the existing and immediate surrounding area.

### **STAFF RECOMMENDATION**

Approval of a Specific Use Provision for a Building/Garden Materials Sales & Storage (Wholesale) Use on a property zoned Downtown (DT) District in the Uptown sub-district.

Approval of a Plan for a Building/Garden Materials Sales & Storage (Wholesale) Use.

In addition, while the use aligns with the current built environment along this portion of North Fifth Street, staff recommends a shorter SUP time period such as five (5) or ten (10) years to allow for possible future redevelopment opportunities, including transit-oriented development, that better aligns with the Downtown—Uptown sub-district.

### **ADDITIONAL INFORMATION**

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

**CITY COUNCIL DATE:** August 01, 2023

### **PREPARED BY:**

Matthew Wolverton  
Development Planner  
Planning & Development  
972-205-2454  
[mwolverton@garlandtx.gov](mailto:mwolverton@garlandtx.gov)

### **REVIEWED BY:**

Will Guerin, AICP  
Director of Planning





0 130 260 Feet  
1 inch = 200 feet

## ZONING MAP Z 23-21

 INDICATES AREA OF REQUEST

543 North Fifth Street



**SPECIFIC USE PROVISION CONDITIONS**

**ZONING FILE Z 23-21**

**543 North Fifth Street**

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

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

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

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

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

**V. Specific Regulations:**

- A. Time Period: The Specific Use Provision shall have a time period of thirty (30) years.
- B. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Indoor Building Materials Storage: The storage of building materials shall be indoors only.

## Z 23-21



View of the subject site West from North Fifth Street



View from the subject site looking East across North Fifth Street

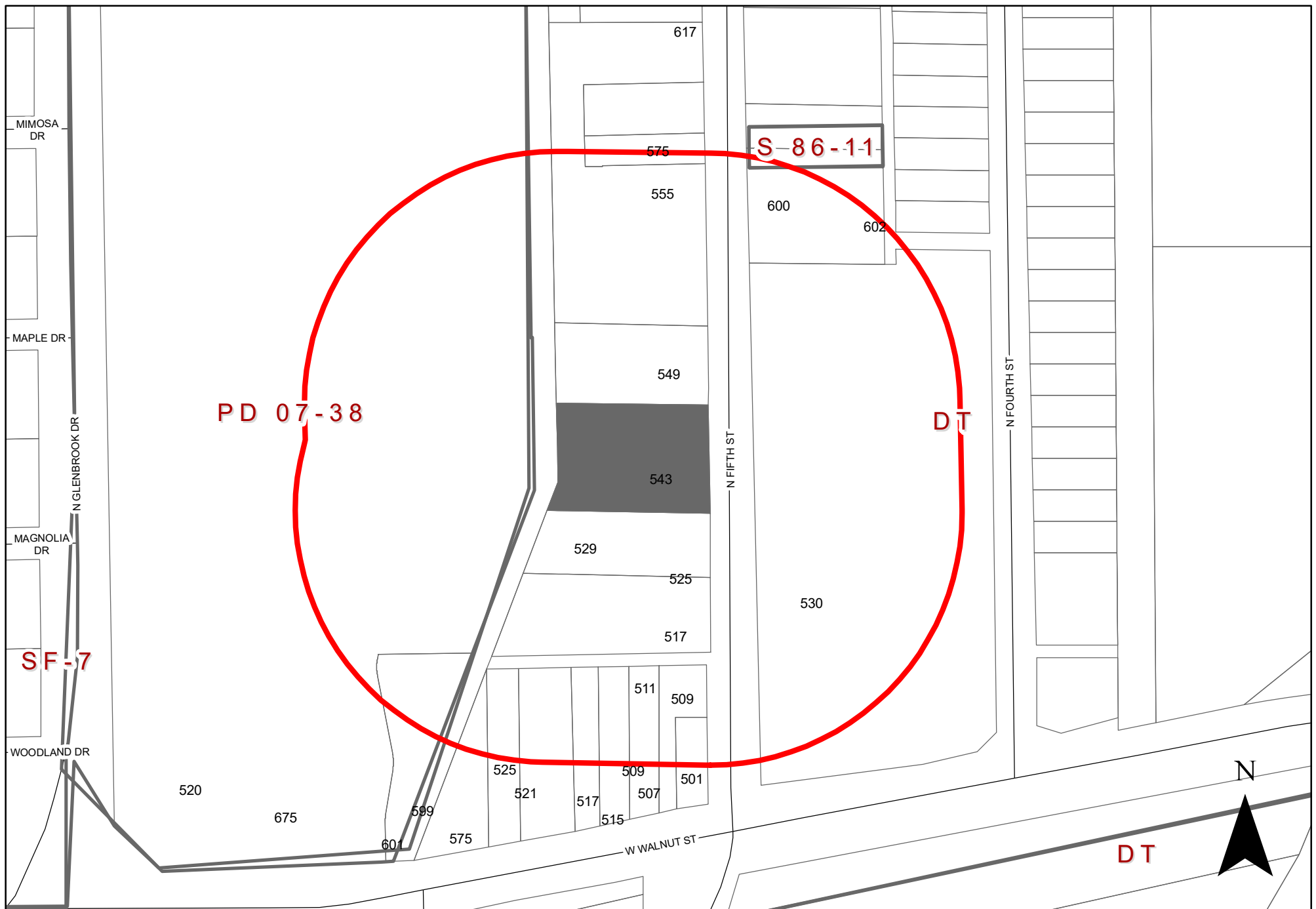


View from the subject site looking South along North Fifth street



View from the subject site North up North Fifth Street





0 130 260 Feet  
1 inch = 200 feet

## ZONING MAP Z 23-21

 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA

543 North Fifth Street

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



**Plan Commission**

**3. d.**

**Meeting Date:** 07/10/2023

**Item Title:** Z 23-21 Will Bohls - Plan (District 8)

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**Summary:**

Consideration of the application of **Will Bohls**, requesting approval of a Plan for a Building/Garden Materials Sales & Storage (Wholesale) Use. This property is located at 543 North Fifth Street. (District 8) (Z 23-21 – Plan)

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**Attachments**

Z 23-21 Will Bohls - Plan (District 8)

Z 23-21 Will Bohls Responses

---

# ***Planning Report***

**File No: Z 23-21/District 8**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: July 10, 2023**



**GARLAND**

TEXAS MADE HERE

## **REQUEST**

Approval of a Specific Use Provision for a Building/Garden Materials Sales & Storage (Wholesale) Use on a property zoned Downtown (DT) District.

Approval of a Plan for a Building/Garden Materials Sales & Storage (Wholesale) Use.

## **LOCATION**

543 North Fifth Street

## **APPLICANT**

Will Bohls

## **OWNER**

543-5 Ghost, LLC

## **BACKGROUND**

The subject property is an existing building that contains available space for one tenant. The building will remain the same square footage and only the interior will be updated. The applicant plans to use the building to store and sell cabinetry materials.

## **SITE DATA**

The 0.99-acre site is accessed from North Fifth Street.

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

The property is zoned within the Uptown (U) Sub-district of the overall Downtown (DT) District. The Uptown sub-district consists of mixed-use office, retail and urban lifestyle housing. It may have a wide range of residential building types: townhouses, live/work, apartments, condominiums and lofts. Setbacks and landscaping are variable. Streets with dense street tree coverage and sidewalks define medium-sized blocks.

## **CONSIDERATIONS**

### **Specific Use Provision:**

1. The applicant proposes to use an existing 18,000 square-foot building for a Building/Garden Sales & Storage (Wholesale) Use for cabinetry materials. The storage of cabinetry materials will be indoors only.

There will be no manufacturing on site. Building materials are brought in and kept on site, then delivered to construction/installation sites.

2. The Building/Garden Sale & Storage (Wholesale) Use requires a Specific Use Provision in the Uptown Sub-District of the Downtown District.

3. The applicant proposes the SUP time period of thirty (30) years. The SUP time period guide does not have a recommended time period for Building/Garden Materials Sales & Storage (Wholesale) Use.

### **COMPREHENSIVE PLAN**

Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

Transit-oriented development is characterized by moderate to high density residential greater than twelve dwelling units per acre. Land use opportunities for four identified transit-oriented development areas should be unique to the needs and character of the larger area.

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

The properties surrounding the site are all zoned Downtown (DT) District and Uptown sub-district as well. These properties include various commercial and industrial uses such as storage, auto repair, and contractor warehouses and a church.

The proposed use is generally compatible with the existing and immediate surrounding area.

### **STAFF RECOMMENDATION**

Approval of a Specific Use Provision for a Building/Garden Materials Sales & Storage (Wholesale) Use on a property zoned Downtown (DT) District in the Uptown sub-district.

Approval of a Plan for a Building/Garden Materials Sales & Storage (Wholesale) Use.

In addition, while the use aligns with the current built environment along this portion of North Fifth Street, staff recommends a shorter SUP time period such as five (5) or ten (10) years to allow for possible future redevelopment opportunities, including transit-oriented development, that better aligns with the Downtown—Uptown sub-district.

### **ADDITIONAL INFORMATION**

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

**CITY COUNCIL DATE:** August 01, 2023

### **PREPARED BY:**

Matthew Wolverton  
Development Planner  
Planning & Development  
972-205-2454  
[mwolverton@garlandtx.gov](mailto:mwolverton@garlandtx.gov)

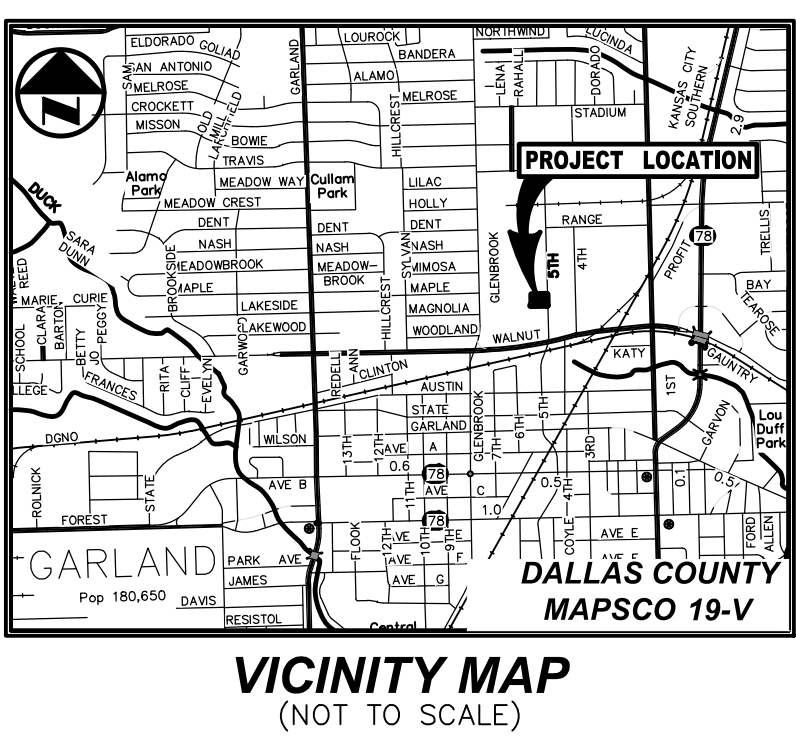
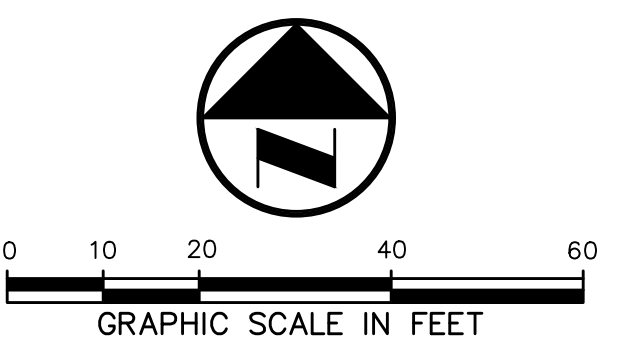
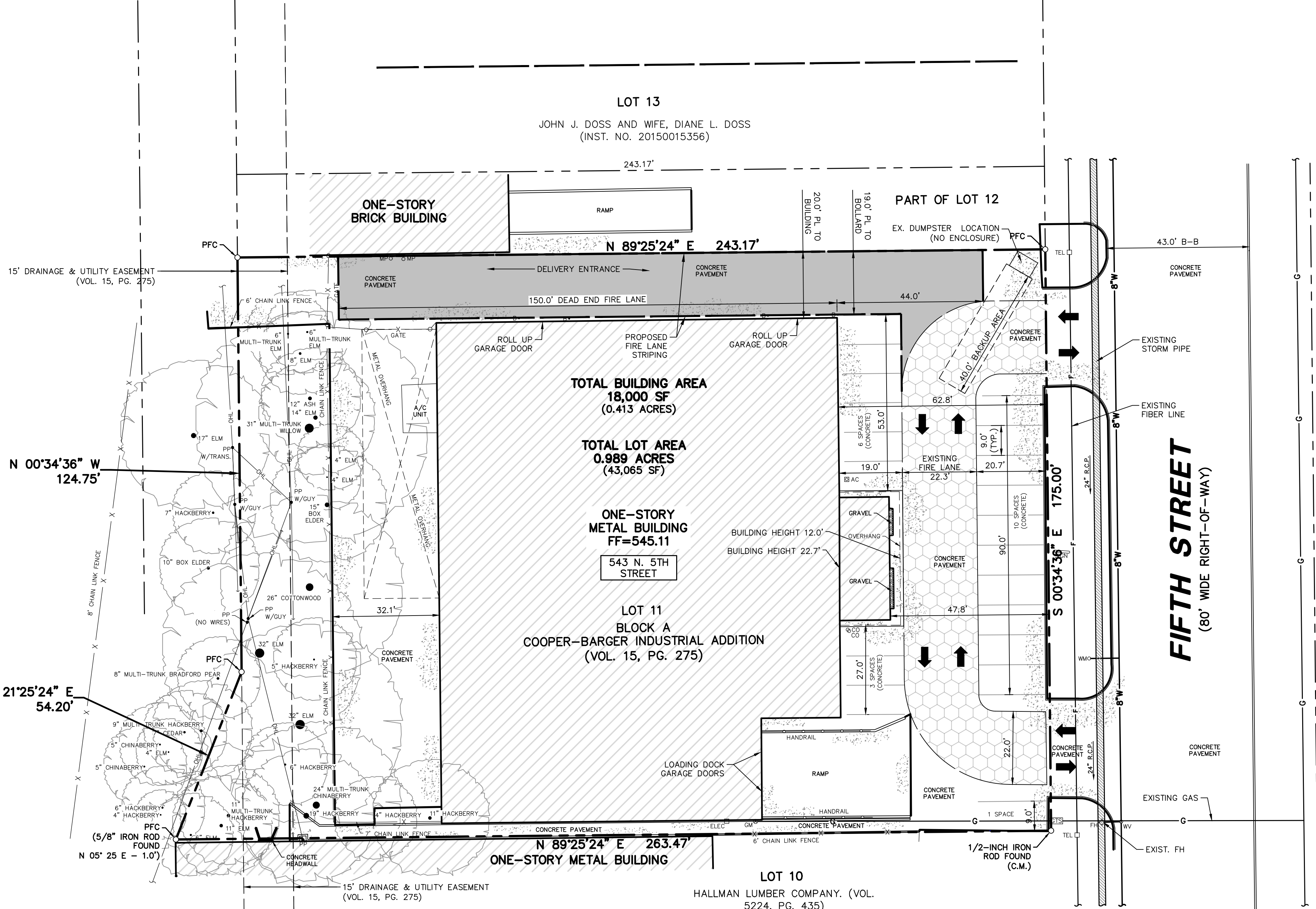
### **REVIEWED BY:**

Will Guerin, AICP  
Director of Planning









SITE DATA SUMMARY TABLE	
EXISTING ZONING	DOWNTOWN DISTRICT (DT) DOWNTOWN UPTOWN
EXISTING LAND USE	INDUSTRIAL OR MANUFACTURING (LIGHT)
PROPOSED USE	BUILDING/GARDEN MATERIALS SALES & STORAGE (WHOLESALE)
TOTAL AREA OF SITE	0.99 AC (43,065 SF)
BUILDING AREA	OFFICE 1,461 SF
	WAREHOUSE 16,539 SF
FLOOR AREA RATIO	0.41
TOTAL IMPERVIOUS SURFACE COVER	4,696 SF - 10.9%
PARKING REQUIRED	OFFICE: 1 SPACE PER 1,400 SF (4 REQUIRED)
	WAREHOUSE 1 SPACE PER 1,000 SF (17 REQUIRED)
TOTAL PARKING REQUIRED	21 SPACES REQ.
PARKING PROVIDED (EX. CONC. PAVEMENT)	20 SPACES
EXISTING BUILDING HEIGHT	22.7 FT (1 STORY)
FINISHED FLOOR ELEVATION	545.11
LOADING DOCKS	2

**OWNER**

543-5 GHOST, LLC  
2300 N FIELD STREET, SUITE 800  
DALLAS, TEXAS 75201  
PHONE: 214-922-1182  
CONTACT: CASE KILLGORE

**ENGINEER**

PACHECO KOCH, A WESTWOOD COMPANY  
7557 RAMBLER RD, SUITE 1400  
DALLAS, TEXAS 75231  
PHONE: 972-235-3031  
CONTACT: STEVEN M. HEILBRUN, P.E.

**SURVEYOR**

PACHECO KOCH, A WESTWOOD COMPANY  
7557 RAMBLER RD, SUITE 1400  
DALLAS, TEXAS 75231  
PHONE: 972-235-3031  
CONTACT: KYLE HARRIS

ALL DIMENSIONS ARE TO  
BACK-OF-CURB UNLESS  
OTHERWISE NOTED

**LEGEND**

B <sub>1</sub>	BOLLARD
EM <sub>0</sub>	ELECTRIC METER
PP <sub>4</sub>	POWER POLE
LS <sub>1</sub>	LIGHT STANDARD
WM <sub>0</sub>	WATER METER
WV <sub>0</sub>	WATER VALVE
ICV <sub>0</sub>	IRRIGATION CONTROL VALVE
PH <sub>0</sub>	FIRE HYDRANT
CO <sub>0</sub>	CLEANOUT
MANH <sub>0</sub>	MANHOLE
TSP <sub>0</sub>	TRAFFIC SIGNAL CONTROL
TSP <sub>1</sub>	TRAFFIC SIGNAL POLE
TEL <sub>0</sub>	TELEPHONE BOX
FL <sub>0</sub>	FLOOD LIGHT
FP <sub>0</sub>	FLAG POLE
SIG <sub>0</sub>	TRAFFIC SIGN
(C.M.)	CONTROLLING MONUMENT
X	PROPERTY LINE
X	FENCE
X	FIRE LANE
	EXISTING FIRE LANE
	DEAD END FIRE LANE WITH PROPOSED STRIPING

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.  
PLANS PREPARED UNDER THE DIRECT SUPERVISION OF STEVEN M. HEILBRUN, P.E.  
TEXAS REGISTRATION NO. 105006  
DATE: 06/12/2023

NO.	DATE	REVISION
<b>Pacheco Koch</b> a Westwood company		
<b>SITE PLAN</b>		
<b>DOVETAIL WAREHOUSE</b>		
<b>543 N 5TH STREET</b>		
<b>ALL OF LOT 11 AND PART OF LOT 12, BLOCK A</b>		
<b>CITY OF GARLAND, DALLAS COUNTY, TEXAS</b>		
DESIGN	DRAWN	DATE
SMH	OR	JUNE 2023
SCALE	NOTES	FILE
1" = 20'		
NO.	<b>C1.1</b>	



## Z 23-21



View of the subject site West from North Fifth Street



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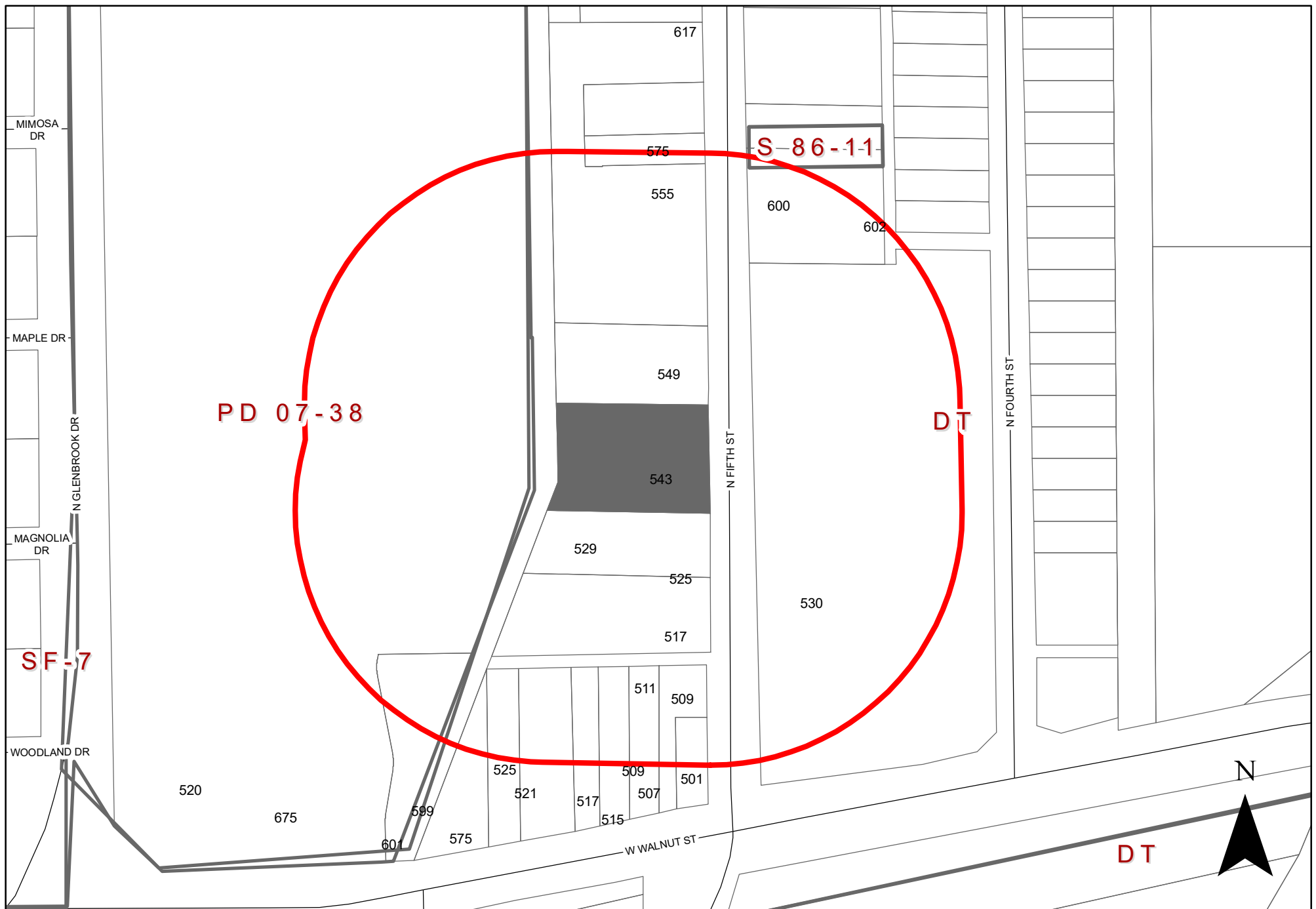


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## ZONING MAP Z 23-21

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543 North Fifth Street

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**Plan Commission**

**4. a.**

**Meeting Date:** 07/10/2023

**Item Title:** Economic Development Strategic Plan

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**Summary:**

Economic Development Strategic Plan Briefing

Staff will present the recently adopted Economic Development Strategic Plan to the Plan Commission. No action is requested of the Plan Commission. This item is for informational purposes only.

**Background/Additional Information:**

At the request of the Chairman and Vice-Chairman, the Economic Development Department staff will provide the Plan Commission a briefing of the recently adopted Economic Development Strategic Plan. The presentation will take place during the pre-meeting.

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