



# 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  
August 28, 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 5:50 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](http://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 August 14, 2023 meeting.

### **2. PLATS**

- a. P 23-27 Garland Ferris Storage Final Plat
- b. P 23-29 Soto 1 Addition Final Plat
- c. P 23-30 Avant Garland Addition Final Plat



## ITEMS FOR INDIVIDUAL CONSIDERATION

### Speaker Regulations:

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

### 3. ZONING

- a. Consideration of the application of **Jamecisa Sims / Ron Hobbs Architecture & Interior Design, LLP**, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Service Use on a property zoned Community Retail (CR) District and 2) Variances to Sections 4.34 and 4.39 in the Garland Development Code (GDC) regarding site and perimeter screening landscaping. This property is located at 5514 & 5516 Broadway Boulevard. (District 4) (Z 23-06 – Specific Use Provision)
- b. Consideration of the application of **Jamecisa Sims / Ron Hobbs Architecture & Interior Design, LLP**, requesting approval of a Plan for a Restaurant, Drive-Through Use. This property is located at 5514 and 5516 Broadway Boulevard. (District 4) (Z 23-06 – Plan)
- c. Consideration of the application of **Pacheco Koch, a Westwood Company**, requesting approval of a Specific Use Provision for an Electric Substation use on a property zoned Planned Development (PD) District 20-17. This property is located at 741 Holford Road. (District 1) (Z 23-25 – Specific Use Provision) *(This case has been postponed to the September 11, 2023 Plan Commission meeting. Due to clarification on the subject property boundaries, revised notification letters will be mailed out accordingly.)*
- d. Consideration of the application of **Pacheco Koch, a Westwood Company**, requesting approval of a Detail Plan for an Electric Substation. This property is located at 741 Holford Road. (District 1) (Z 23-25 – Detail Plan) *(This case has been postponed to the September 11, 2023 Plan Commission meeting. Due to clarification on the subject property boundaries, revised notification letters will be mailed out accordingly.)*

- e. Consideration of the application of **Larry Hishmeh**, requesting approval of a 1) Specific Use Provision for a Mobile Food Truck Park and 2) Major Waiver on a property zoned Downtown District and in the Downtown Historic (DH) Sub-District. This property is located at 101 South Sixth Street. (District 2) (Z 23-26 – Specific Use Provision)
  
- f. Consideration of the application of **Larry Hishmeh**, requesting approval of a Downtown Development Plan for a Mobile Food Truck Park on a property zoned Downtown District and in the Downtown Historic (DH) Sub-District. This property is located at 101 South Sixth Street. (District 2) (Z 23-26 – Downtown Development Plan)

#### **4. ADJOURN**

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

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



**GARLAND**

**Plan Commission**

**1. a.**

**Meeting Date:** 08/28/2023

**Item Title:** Plan Commission Minutes for August 14, 2023

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**Summary:**

Consider approval of the Plan Commission Minutes for the August 14, 2023 meeting.

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**Attachments**

Plan Commission Minutes for August 14, 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, August 14, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

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

Absent: Commissioner Rich Aubin

Staff Present: Will Guerin, Planning Director  
Nabiha Ahmed, Lead Development Planner  
Shawn Roten, Senior Assistant City Attorney  
Elisa Morales, Secretary

## 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 Jenkins to **approve** the Consent Agenda. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nays.**

### 1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the July 24, 2023 meeting. **APPROVED**

## 2. PLATS & MISCELLANEOUS

- a. P 23-25 – Lyons Hernandez Addition Final Plat **APPROVED**
- b. Consideration of the application of Vasquez Engineering, LLC., requesting approval of a Sidewalk Development Variance. This property is located at 6401 Lyons Road. (District 3) (File SW 23-01) **APPROVED**

*This sidewalk waiver request is associated with the Lyons Hernandez Addition Final Plat (P 23-25)*

### ITEMS FOR INDIVIDUAL CONSIDERATION

#### Speaker Regulations:

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## 3. ZONING

- a. Consideration of the application of **Blooming Investment Group LLC.**, requesting approval of a Change in Zoning from Multi-Family-1 (MF-1) District and Downtown (DT) District to a Planned Development (PD) District for Multi-Family-0 (MF-0) Use. This property is located at 600 West Avenue D. (District 2) (Z 22-50 – Zoning) **APPROVED**

The applicant, Apurva Patel, 18300 Minnetonka Blvd., Ste. 202, Minneapolis, MN, provided an overview of the request, and remained available for questions.

Commissioner Jenkins asked the applicant what the timeframe of the community meeting had been and if the development was presented as it is now.

The applicant explained the community meeting was held less than 12 months ago and in regard to the development, what is being presented now is smaller than what was being proposed previously. The number of units now will be 51 versus 58.

Commissioner Rose asked the applicant what number of apartments would be 1 or 2 bedroom.

The applicant explained that there would be 11 studios.

Residents speaking on this request:

Blake Gifford, 613 Edgefield, Garland, TX

Charles Douglas, 229 Chestwick Lane, Mesquite, TX, representing the church across the street of the development, requested to speak with the developer to discuss an adjacent plot of land next to the proposed development.

Mr. Gifford expressed concerns on the increased traffic in the area.

Chair Roberts asked staff to clarify if the Engineering Department was requiring any improvements in the area.

Staff clarified that there are some curving improvements on the driveways but would defer back to the applicant to explain further in regard to any conversations with the Engineering and Transportation Department.

The applicant responded to the citizen comments and stated that there is currently a CIP project going down Sixth Street that would address some of the concerns in regard to the gutters. As far as the traffic concerns, the applicant stated the purpose of the two exits from the property would be to help minimize traffic.

**Motion** was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented. Seconded by Commissioner Dalton. **Motion carried: 7 Ayes, 0 Nays.**

- b. Consideration of the application of **Blooming Investment Group LLC.**, requesting approval of a Detail Plan for a Multi-family development. This property is located at 600 West Avenue D. (District 2) (Z 22-50 – Detail Plan)

**APPROVED**

**Motion** was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented. Seconded by Commissioner Dalton. **Motion carried: 7 Ayes, 0 Nays.**

#### 4. **ADJOURN**

There being no further business to come before the Plan Commission, the meeting adjourned at 7:21 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



**GARLAND**

**Plan Commission**

**2. a.**

**Meeting Date:** 08/28/2023

**Item Title:** P 23-27 Garland Ferris Storage Final Plat

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**Summary:**

P 23-27 Garland Ferris Storage Final Plat

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**Attachments**

P 23-27 Garland Ferris Storage Final Plat Report & Attachments

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# ***Planning Report***

**File No: P 23-27 / District 1**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: August 28, 2023**



**GARLAND**

TEXAS MADE HERE

## **FINAL PLAT**

Garland Ferris Storage

## **LOCATION**

6320 & 6330 North President George Bush Turnpike and 1601 Ferris Road

## **ZONING**

Planned Development (PD) District 22-11

## **NUMBER OF LOTS**

2

## **ACREAGE**

3.50

## **BACKGROUND**

The applicant requests approval of a Final Plat to construct a mini-warehouse facility.

## **STAFF RECOMMENDATION**

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

## **ADDITIONAL INFORMATION**

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

## **PREPARED BY:**

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

## **REVIEWED BY:**

Will Guerin, AICP  
Director of Planning





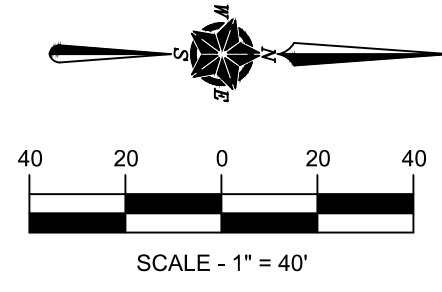
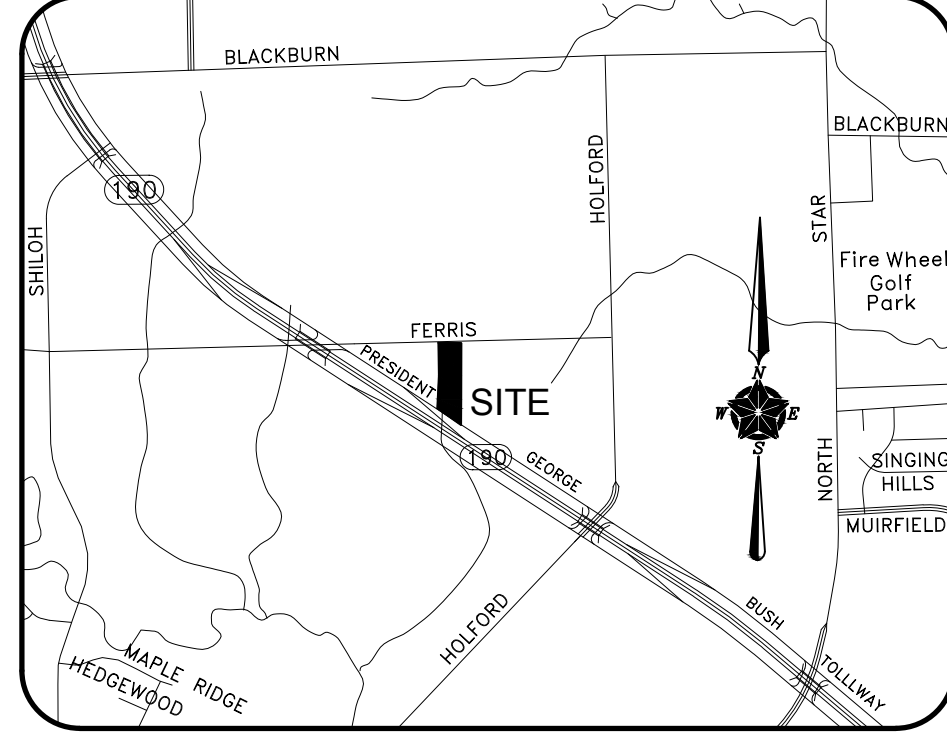
# PLAT MAP P 23-27

 INDICATES AREA OF REQUEST

6320 North President George Bush Highway



VICINITY MAP - NOT TO SCALE



LEGEND

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- SQ.FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY
- IRF 1/2" IRON ROD FOUND
- IRS 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXHS" SET
- MDS 3-1/4" METALLIC DISC STAMPED "FIRST CHOICE SELF STORAGE & RPLS 5299" SET FOR CORNER
- IPF 1/2" IRON PIPE FOUND
- PK NAIL FOUND
- "X" CUT IN CONCRETE FOUND
- TXDOT MONUMENT FOUND
- ADP IRON ROD WITH 3/4" ALUMINUM DISK STAMPED "PK-DIG REAL"
- CM CONTROLLING MONUMENT
- UTIL. UTILITY
- ESMT. EASEMENT

LINE #	LENGTH	DIRECTION
L1	42.52'	N00°48'15"W
L2	273.74'	N56°02'35"W
L3	38.05'	N56°01'33"W
L4	15.00'	N56°01'33"W
L5	188.50'	N56°01'33"W
L6	20.00'	N33°57'25"E
L7	15.00'	N56°02'35"W
L8	20.00'	S33°57'25"W
L9	12.36'	N33°57'25"E
L10	538.91'	N00°48'15"W
L11	8.61'	N23°18'15"W
L12	8.00'	S66°41'45"E
L13	15.00'	N23°18'15"W
L14	8.00'	N66°41'45"E
L15	7.75'	N23°18'15"W
L16	60.41'	N00°48'15"W

LINE #	LENGTH	DIRECTION
L17	5.00'	S89°11'45"W
L18	15.00'	N00°48'15"W
L19	5.00'	N89°11'45"E
L20	17.36'	N00°48'15"W
L21	17.05'	N33°57'25"E
L22	77.50'	N00°48'15"W
L23	546.59'	N00°48'15"W
L24	15.00'	N89°11'45"E
L25	656.50'	S00°48'15"E
L26	29.01'	S89°11'45"W
L27	19.88'	S00°48'15"E
L28	15.00'	S89°11'45"W
L29	19.88'	N00°48'15"W
L30	25.00'	S89°11'45"W
L31	15.00'	N00°48'15"W
L32	69.01'	N89°11'45"E

LINE #	LENGTH	DIRECTION
L33	20.00'	N56°02'35"W
L34	203.93'	N89°14'42"E
L35	26.00'	N56°02'35"W
L36	2.13'	N34°38'29"E
L37	79.65'	N00°48'15"W
L38	45.86'	S89°11'45"W
L39	62.10'	N56°02'35"W
L40	394.74'	N00°48'15"W
L41	91.00'	N89°11'45"E
L42	77.04'	N00°48'15"W
L43	1.82'	N34°38'29"E
L44	563.73'	N00°48'15"W
L45	34.94'	N15°13'26"W
L46	82.30'	N00°48'15"W
L47	108.15'	S00°48'15"E
L48	31.36'	N23°18'15"W

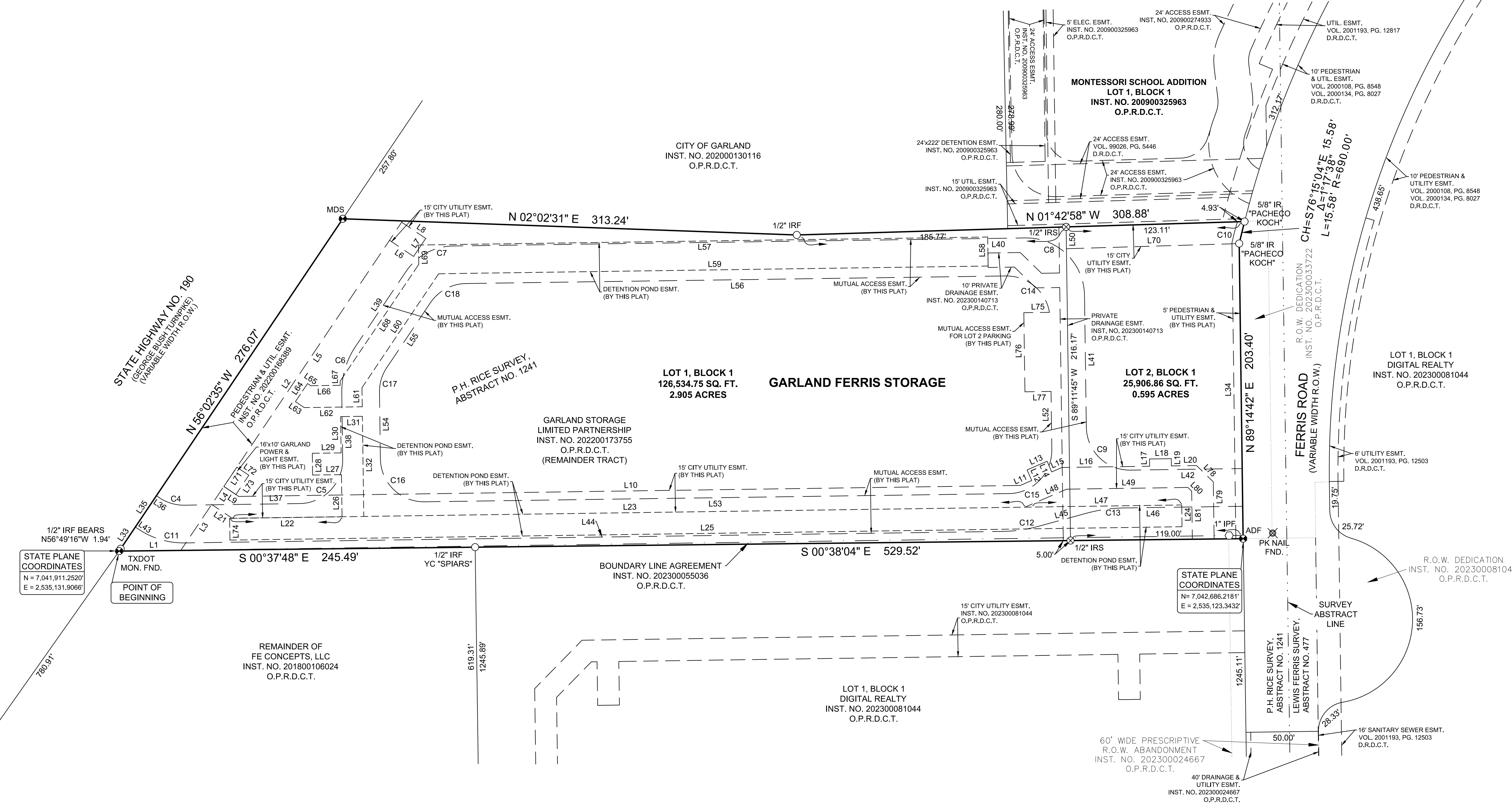
LINE #	LENGTH	DIRECTION
L49	83.57'	N00°48'15"W
L50	15.04'	N89°11'45"E
L51	216.17'	N89°11'45"E
L52	40.00'	N89°11'45"E
L53	403.00'	S00°48'15"E
L54	45.86'	S89°11'45"W
L55	53.73'	N56°02'35"W
L56	372.36'	N00°48'15"W
L57	392.50'	N00°48'15"W
L58	20.00'	N89°11'45"E
L59	378.87'	S00°48'15"E
L60	94.65'	S56°02'35"E
L61	13.15'	N89°11'45"E
L62	39.98'	S00°48'15"E
L63	7.35'	S33°57'25"W
L64	15.00'	N56°02'35"W

LINE #	LENGTH	DIRECTION
L65	2.65'	N33°57'25"E
L66	20.29'	N00°48'15"W
L67	2.85'	S89°11'45"W
L68	97.05'	N56°02'35"W
L69	13.33'	S89°11'45"W
L70	119.19'	N01°42'15"W
L71	16.00'	N56°01'33"W
L72	10.00'	N33°57'25"E
L73	16.00'	S56°02'35"E
L74	15.00'	S89°11'45"W
L75	17.66'	S00°48'15"E
L76	54.50'	N89°11'45"E
L77	18.00'	N00°48'15"W
L78	16.11'	N44°11'45"E
L79	39.34'	N89°11'45"E
L80	3.69'	N44°11'45"E
L81	33.13'	N89°11'45"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	218.13'	695.00'	17°58'58"	S84°44'52"E 217.24'
C2	218.11'	696.00'	17°57'18"	S84°45'27"E 217.22'
C3	208.01'	700.00'	17°01'32"	S84°23'10"E 207.24'
C4	18.56'	30.00'	35°26'44"	N16°55'07"E 18.26'
C5	47.12'	30.00'	90°00'00"	N45°48'15"W 42.43'
C6	33.97'	56.00'	34°45'40"	N73°25'25"W 33.46'
C7	38.56'	40.00'	55°14'20"	N28°25'25"W 37.09'
C8	62.83'	40.00'	90°00'00"	N44°11'45"E 56.57'
C9	47.12'	30.00'	90°00'00"	N44°11'45"E 42.43'
C10	15.00'	141.31'	06°04'54"	S75°23'46"E 14.99'
C11	34.64'	56.00'	35°26'44"	N16°55'07"E 34.09'
C12	25.17'	100.00'	14°25'10"	N08°00'50"W 25.10'
C13	25.17'	100.00'	14°25'10"	N08°00'50"W 25.10'
C14	42.61'	30.00'	81°22'23"	N39°52'56"E 39.12'
C15	47.12'	30.00'	90°00'00"	S45°48'15"E 42.43'
C16	47.12'	30.00'	90°00'00"	S44°11'45"E 42.43'
C17	18.20'	30.00'	34°45'40"	N73°25'25"W 17.92'
C18	28.92'	30.00'	55°14'20"	N28°25'25"W 27.82'

GENERAL NOTES:

- COORDINATES AND BEARINGS SHOWN HEREON ARE ON GRID, ARE NOT SCALED, AND ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83(2011)), NORTH CENTRAL ZONE (4202).
- THE PURPOSE OF THIS PLAT IS TO PLAT IN TWO LOTS.
- 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.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- BENCHMARK: GPS 103.2" BRASS DISK STAMPED #103 LOCATED ON MEDIAN NOSE @ HOLFORD ROAD & IH 190 FRONTAGE ROAD TURNAROUND LANE, APPROX. 47' N.W. OF HOLFORD ROAD S. BOUND LANE C/L, AND APPROX. 18.30' N.E. BOUND IH 190 FRONTAGE ROAD C/L. N= 7,040,843.22472; E= 2,535,997.94309; ELEVATION= 567.74

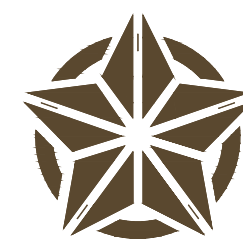


PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (8/3/2023)

OWNER  
GARLAND STORAGE  
LIMITED PARTNERSHIP  
2040 CENTURY CENTER BLVD,  
SUITE 10  
IRVING, TEXAS 75062

SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300



FINAL PLAT  
**GARLAND FERRIS STORAGE**  
**LOTS 1 & 2, BLOCK 1**  
BEING A 3.50 ACRE TRACT OUT OF THE  
P.H. RICE SURVEY, ABSTRACT NO. 1241  
CITY OF GARLAND, DALLAS COUNTY, TEXAS  
CITY CASE NO. 220104-1



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Garland Storage Limited Partnership is the owner of a tract of land situated in the P.H. Rice Survey, Abstract No. 1241 in the City of Garland, Dallas County, Texas, and being that tract of land described in General Warranty Deed to Garland Storage Limited Partnership recorded in Instrument Number 202200173755 of the Official Public Records of Dallas County, Texas, as affected by Boundary Line Agreement and Special Warranty Deed recorded in Instrument Number 202300055036 of the Official Public Records of Dallas County, Texas, less that tract of land described in Dedication Deed to City of Garland, Texas recorded in Instrument Number 202300033722 of the Official Public Records of Dallas County, Texas, the remainder being more particularly described by metes and bounds as follows:

Beginning at a TXDOT monument found for corner, said point being in the northeast right-of-way line of State Highway No. 190 (President George Bush Turnpike) (variable with right-of-way), said point also being the southwest corner of that tract of land described in Special Warranty Deed to FE Concepts, LLC recorded in Instrument Number 201800106024 of the Official Public Records of Dallas County, Texas;

Thence North 56 degrees 02 minutes 35 seconds West, along the northeast right-of-way line of said State Highway No. 190, a distance of 276.07 feet to a 3 1/4 inch metallic disc stamped "First Choice Self Storage & RPLS 5299" set for corner, said corner being the southeast corner of that tract of land described in Special Warranty Deed to City of Garland, Texas recorded in Instrument Number 202000130116 of the Official Public Records of Dallas County, Texas;

Thence North 02 degrees 02 minutes 31 seconds East, along the east line of said City of Garland, Texas (Inst. No. 202000130116) tract, a distance of 313.24 feet to a 1/2 inch iron rod found for corner;

Thence North 01 degrees 42 minutes 58 seconds West, continuing along the east line of said City of Garland, Texas (Inst. No. 202000130116) tract and along the east line of Lot 1, Block 1 of Montessori School Addition, an Addition to the City of Garland, Dallas County, Texas, according to the plat recorded in Instrument Number 200900325963 of the Official Public Records of Dallas County, Texas, a distance of 308.88 feet to a 1/2 inch iron rod stamped "Pacheco Koch" for corner, said point being in the current south right-of-way line of Ferris Road (variable width right-of-way) and the southwest corner of said City of Garland, Texas (Inst. No. 202300033722) tract, said point being the beginning of a non-tangent curve to the left, having a delta of 01 degrees 17 minutes 38 seconds, a radius of 690.00 feet, and a chord bearing and distance of South 76 degrees 15 minutes 04 seconds East, 15.58 feet;

Thence, in a southeasterly direction along the current south right-of-way line of said Ferris Road, and the south line of said City of Garland, Texas (Inst. No. 202300033722) tract, an arc length of 15.58 feet to a 1/2 inch iron rod stamped "Pacheco Koch" for corner;

Thence North 89 degrees 14 minutes 42 seconds East, continuing along the current south right-of-way line of said Ferris Road and the south line of said City of Garland, Texas (Inst. No. 202300033722) tract, a distance of 203.40 feet to an iron rod with 3/4" aluminum disk stamped "PK-DIG REAL" found for corner in the current south right-of-way line of said Ferris Road, said point being in the west line of that tract of land described in Special Warranty Deed to Digital Garland Ferris, L.P. recorded in Instrument Number 202200143234 of the Official Public Records of Dallas County, Texas;

Thence South 00 degrees 38 minutes 04 seconds East, along the west line of said Digital Garland Ferris, L.P. tract, a distance of 529.52 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Spiars" found for corner, said corner being the northwest corner of said FE Concepts, LLC tract;

Thence South 00 degrees 37 minutes 48 seconds East, along the west line of said FE Concepts, LLC tract, distance of 245.49 feet to the POINT OF BEGINNING and containing 152,441.61 square feet or 3.500 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Garland Storage Limited Partnership, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **GARLAND FERRIS STORAGE**, 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 lanes 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, 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 may be utilized by any person, including the general public, for ingress and egress to other real property for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s). This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

The City of Garland, Texas shall not be responsible for the maintenance or operation of any detention area designated on this plat or for any damage or injury to property or persons that results from the flow of water along, into or out of those detention areas, or for the control of erosion. The construction, operation, and maintenance of any detention area designated on this plat is controlled by and subject to the provisions of Sec. 31.36 of the Code of Ordinances of the City of Garland, Texas.

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

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

Garland Storage Limited Partnership

Brady Boswell, Manager

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Brady Boswell, 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 therein expressed and under oath stated that the statements in the forging certificate are true.

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

Notary Signature

SURVEYOR'S STATEMENT

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 the field operations and other reliable documentation; and the this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, Texas Local Government Code, Chapter 212, and the City of Garland Development Code. I further affirm that monumentation shown hereon was either found or placed as described hereon and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

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

**PRELIMINARY** THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (8/3/2023)

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

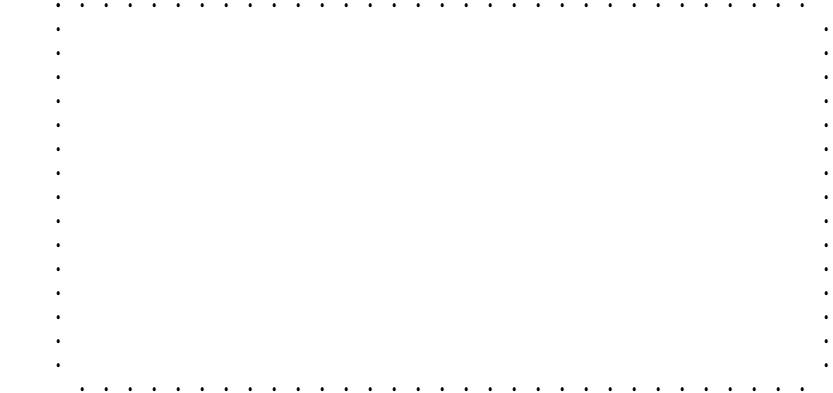
STATE OF TEXAS  
COUNTY OF DALLAS

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

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

Notary Signature

SPACE RESERVED FOR COUNTY RECORDING LABEL



FINAL PLAT  
**GARLAND FERRIS STORAGE  
LOTS 1 & 2, BLOCK 1**  
BEING A 3.50 ACRE TRACT OUT OF THE  
P.H. RICE SURVEY, ABSTRACT NO. 1241  
CITY OF GARLAND, DALLAS COUNTY, TEXAS  
CITY CASE NO. 220104-1

APPROVAL BLOCK

Approved and accepted for the City of Garland, Texas on this \_\_\_\_\_ day of \_\_\_\_\_, 2023. By the City Plan Commission of the City of Garland, Texas.

Chairman of the City Plan Commission

Director of Planning

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

OWNER  
GARLAND STORAGE  
LIMITED PARTNERSHIP  
2040 CENTURY CENTER BLVD,  
SUITE 10  
IRVING, TEXAS 75062

SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300





**GARLAND**

**Plan Commission**

**2. b.**

**Meeting Date:** 08/28/2023

**Item Title:** P 23-29 Soto 1 Addition Final Plat

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**Summary:**

P 23-29 Soto 1 Addition Final Plat

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**Attachments**

P 23-29 Soto 1 Addition Final Plat Report & Attachments

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# ***Planning Report***

**File No: P 23-29 /District 4**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: August 28, 2023**



**GARLAND**

TEXAS MADE HERE

## **FINAL PLAT**

Soto 1 Addition

## **LOCATION**

1009 & 1013 Rowlett Road

## **ZONING**

Single-Family-10 (SF-10) District

## **NUMBER OF LOTS**

1

## **ACREAGE**

0.443

## **BACKGROUND**

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

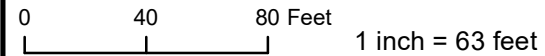
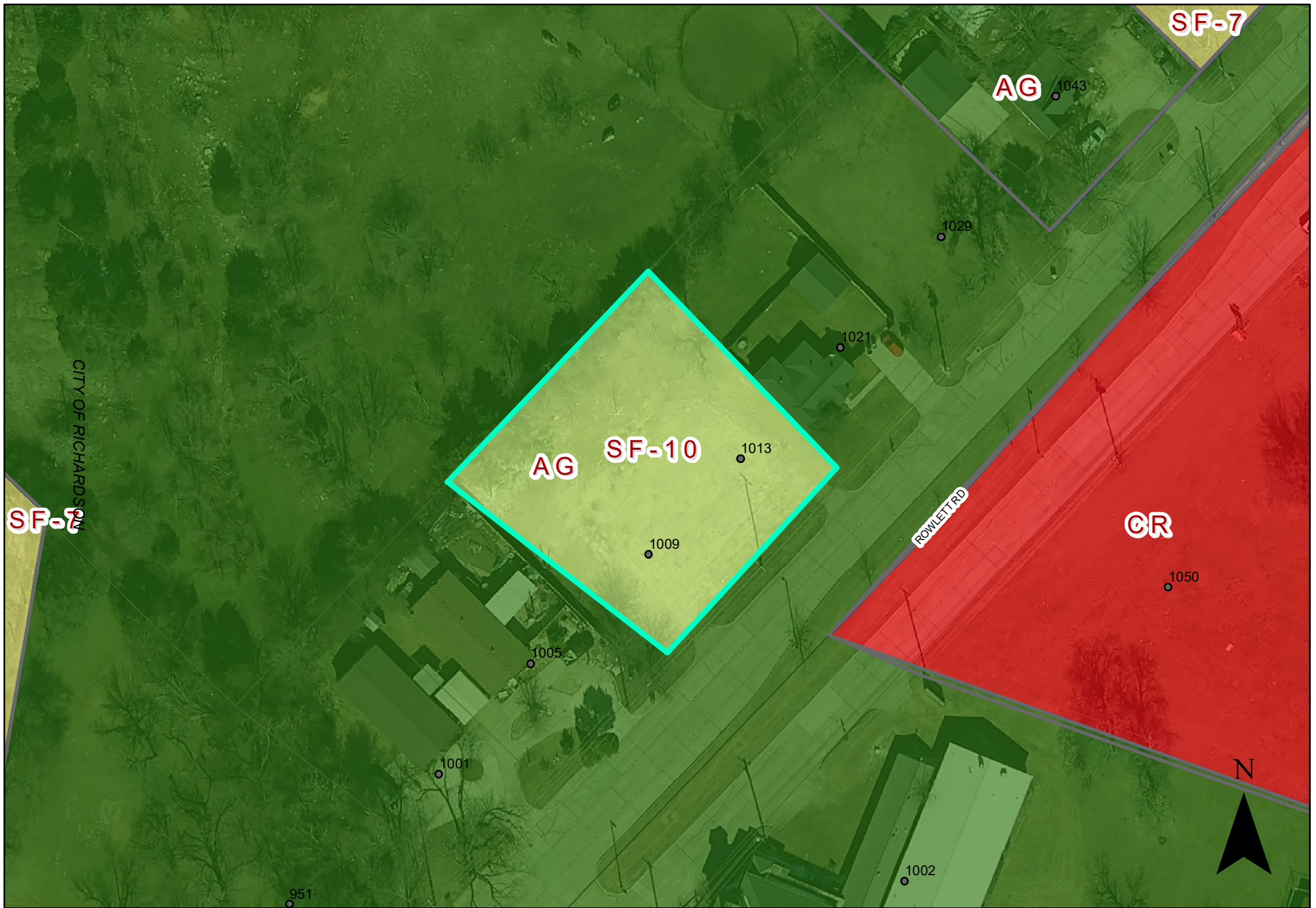
## **PREPARED BY:**

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

## **REVIEWED BY:**

Will Guerin, AICP  
Director of Planning



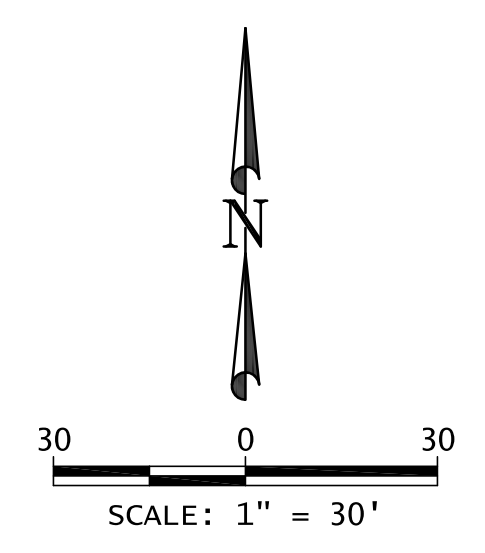
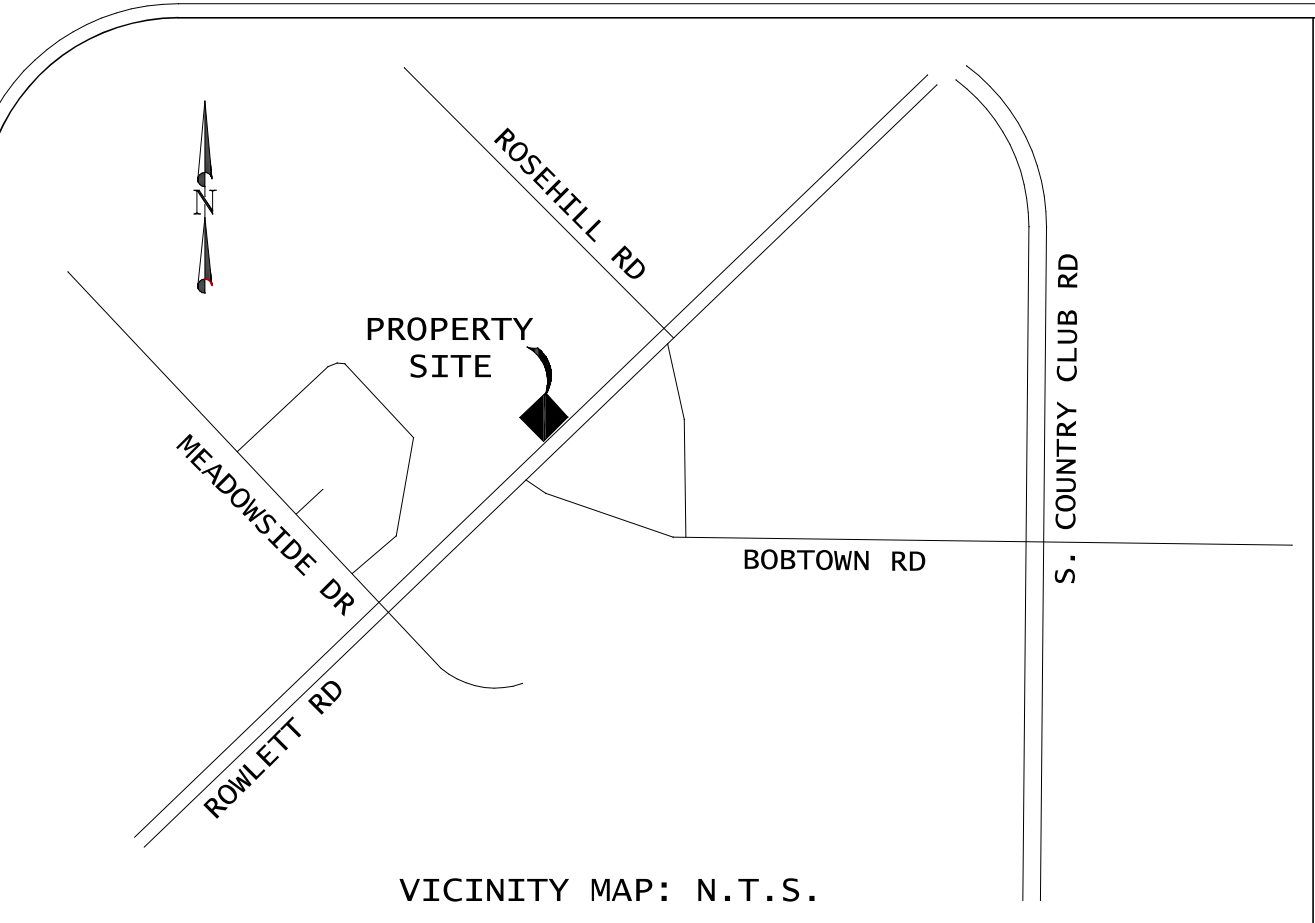


# PLAT MAP P 23-29

 INDICATES AREA OF REQUEST

1013 Rowlett Road





**GENERAL NOTES**

- 1) THE PURPOSE OF THIS PLAT IS TO PLAT A TRACT OF LAND INTO ONE LOT.
- 2) COORDINATES AND BEARINGS SHOWN HEREON ARE ON GRID (THE PROJECTION PLANE), ARE NOT SCALED, AND ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202) USING CITY OF GARLAND GEODETIC CONTROL MONUMENTS 86 & 87, AS DEPICTED.  
  
CITY OF GARLAND GEODETIC MONUMENT  
GPS-086 - 2" BRASS DISK STAMPED 86  
N: 6997519.56136  
E: 2554857.46901  
  
CITY OF GARLAND GEODETIC MONUMENT  
GPS-087 - 2" BRASS DISK STAMPED 87  
N: 7001408.63823  
E: 2558734.77097
- 3) 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.

**LEGEND:**  
 CM CONTROLLING MONUMENT  
 O. P. R. D. C. T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 D. R. D. C. T. DEED RECORDS, DALLAS COUNTY, TEXAS  
 INST. NO. INSTRUMENT NUMBER  
 IRF IRON ROD FOUND  
 YC YELLOW-CAPPED  
 XF 'X' CUT FOUND IN CONCRETE FOR CORNER  
 --- EASEMENT LINE  
 - - - - - BOUNDARY LINE  
 - - - - - CENTERLINE

**OWNERS CERTIFICATE**

STATE OF TEXAS:  
 COUNTY OF DALLAS:

WHEREAS, JOSEPH SOTO, is the owner of all that tract of land situated in the City of Garland, Dallas, County, Texas, a part of the John Little League Survey, Abstract No. 761, being a tract of land described in DEED WITHOUT WARRANTY to Joseph Soto, as recorded in Instrument file No. 201700084908, of the Official Public Records of Dallas County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for corner on the Northwest right of way line of Rowlett Road, being the East corner of Lot 2, Block 1, of Cox Addition, an Addition in the City of Garland, Dallas County, Texas, according to the map thereof recorded in Volume 2003250, Page 434, of the Map Records of Dallas County, Texas, and being the South corner of said Soto tract;

THENCE North 45 degrees 16 minutes 45 seconds West, along the Northeast line of said Lot 2, a distance of 137.00 feet to a found 1/2 inch iron rod for corner, being the North corner of said Lot 2, and being on a Southeast line of a tract of land described in deed to John R. Wynne and J.R. Wynne, as recorded in Volume 91207, Page 4023, of the Deed Records of Dallas County, Texas;

THENCE North 44 degrees 33 minutes 26 seconds East, a distance of 145.23 feet to a found 1/2 inch iron rod yellow-capped, stamped (CBG), for corner, being the West corner of a tract of land described in deed to Joseph Soto, as recorded in Instrument File No. 201700084907, of the Official Public Records of Dallas County, Texas;

THENCE South 42 degrees 44 minutes 04 seconds East, a distance of 134.52 feet to a found 'X' for corner from which a found 5/8 inch iron rod for reference bears South 43 degrees 16 minutes 38 seconds East, a distance of 2.46 feet, said corner being on the said Northwest right of way line of Rowlett Road;

THENCE South 43 degrees 28 minutes 30 seconds West, along the said Northwest right of way line of Rowlett Road, a distance of 139.29 feet to the PLACE OF BEGINNING and containing 19,296 square feet or 0.443 of an acre of land.

**SURVEYOR'S STATEMENT**

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Barry S. Rhodes  
 Registered Professional Land Surveyor No. 3691

STATE OF TEXAS:  
 COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My commission expires \_\_\_\_\_

Approved and accepted for the City of Garland, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the 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.

SPACE RESERVED FOR COUNTY RECORDING LABEL

**OWNER'S DEDICATION**  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JOSEPH SOTO, is the owner of the property described in this plat, does hereby adopt this plat designating the property as SOTO 1 ADDITION, in 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 of 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 construction, reconstruction, 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 the responsibility of the property owner. All utility easements dedicated by this plat shall also include an addition area of working space for construction, reconstruction, addition, 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 the plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s).

Each property owner shall keep the drainage channels and/or drainage and roadway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwater or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick-up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or roadway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

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

WITNESS, my hand at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
 Joseph Soto, Owner

STATE OF TEXAS:  
 COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My commission expires \_\_\_\_\_

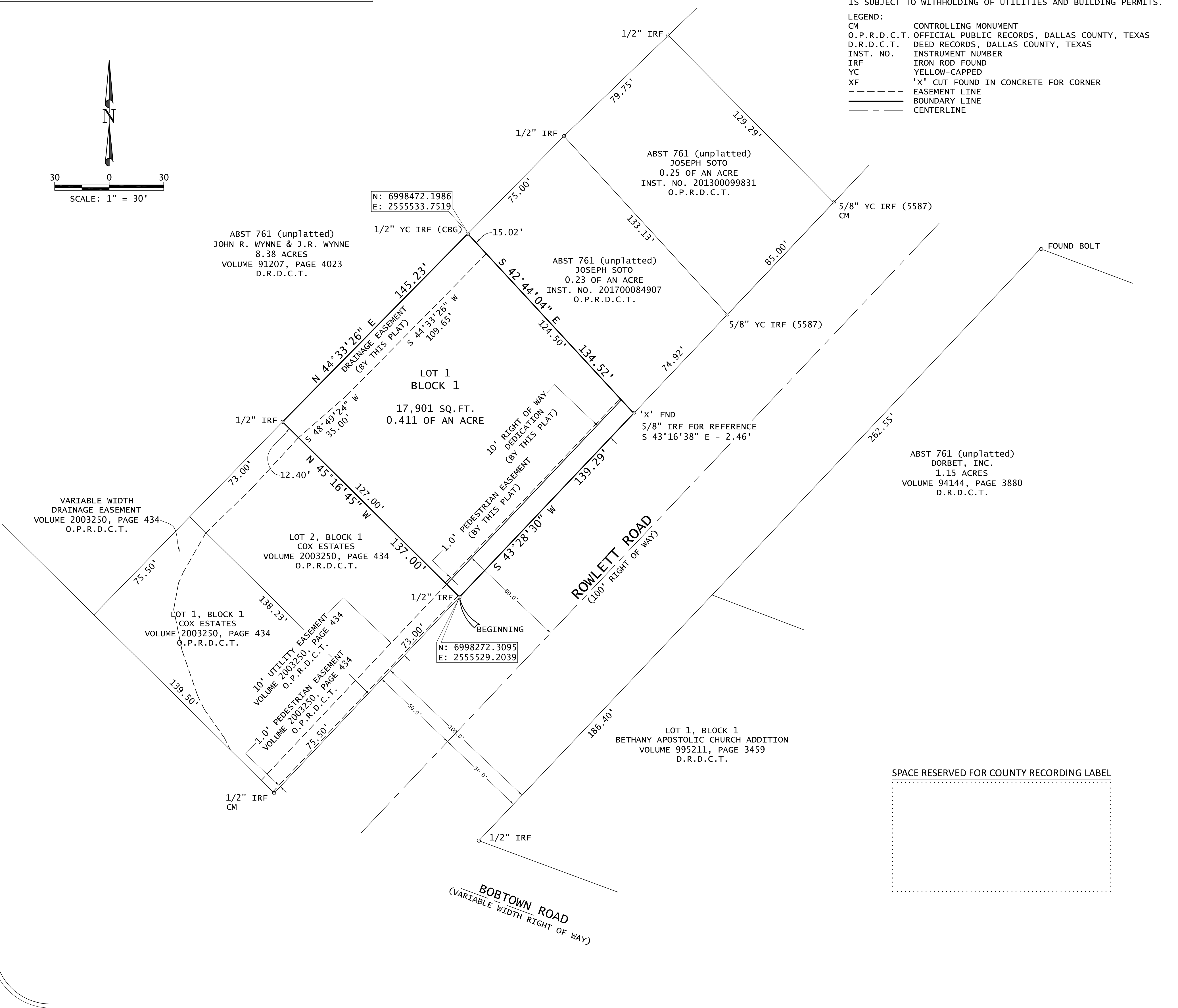
**FINAL PLAT**  
**SOTO 1 ADDITION**  
**LOT 1, BLOCK 1**

19,296 SQUARE FEET, OR 0.443 OF AN ACRE SITUATED IN THE JOHN LITTLE LEAGUE SURVEY, ABSTRACT NO. 761 CITY OF GARLAND, DALLAS COUNTY, TEXAS CITY CASE NO. 230013-0

SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR  
 7509 PENNRIDGE CIRCLE, ROWLETT, TX 75088 - (214) 326-1090

DATE 3-18-2023  
 DRAWN BY: CM - PROJECT NO. 20210392-01

OWNER  
 JOSEPH SOTO  
 4857 ROSEHILL ROAD  
 GARLAND, TEXAS 75043  
 (469) 226-2350





**GARLAND**

**Plan Commission**

**2. c.**

**Meeting Date:** 08/28/2023

**Item Title:** P 23-30 Avant Garland Addition Final Plat

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**Summary:**

P 23-30 Avant Garland Addition Final Plat

---

**Attachments**

P 23-30 Avant Garland Addition Final Plat Report & Attachments

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# ***Planning Report***

**File No: P 23-30 /District 4**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: August 28, 2023**



**GARLAND**

TEXAS MADE HERE

## **FINAL PLAT**

Avant Garland Addition

## **LOCATION**

600 Rowlett Road

## **ZONING**

Community Retail (CR) District

## **NUMBER OF LOTS**

1

## **ACREAGE**

1.183

## **BACKGROUND**

The applicant requests approval of a Final Plat to construct a retail building.

## **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

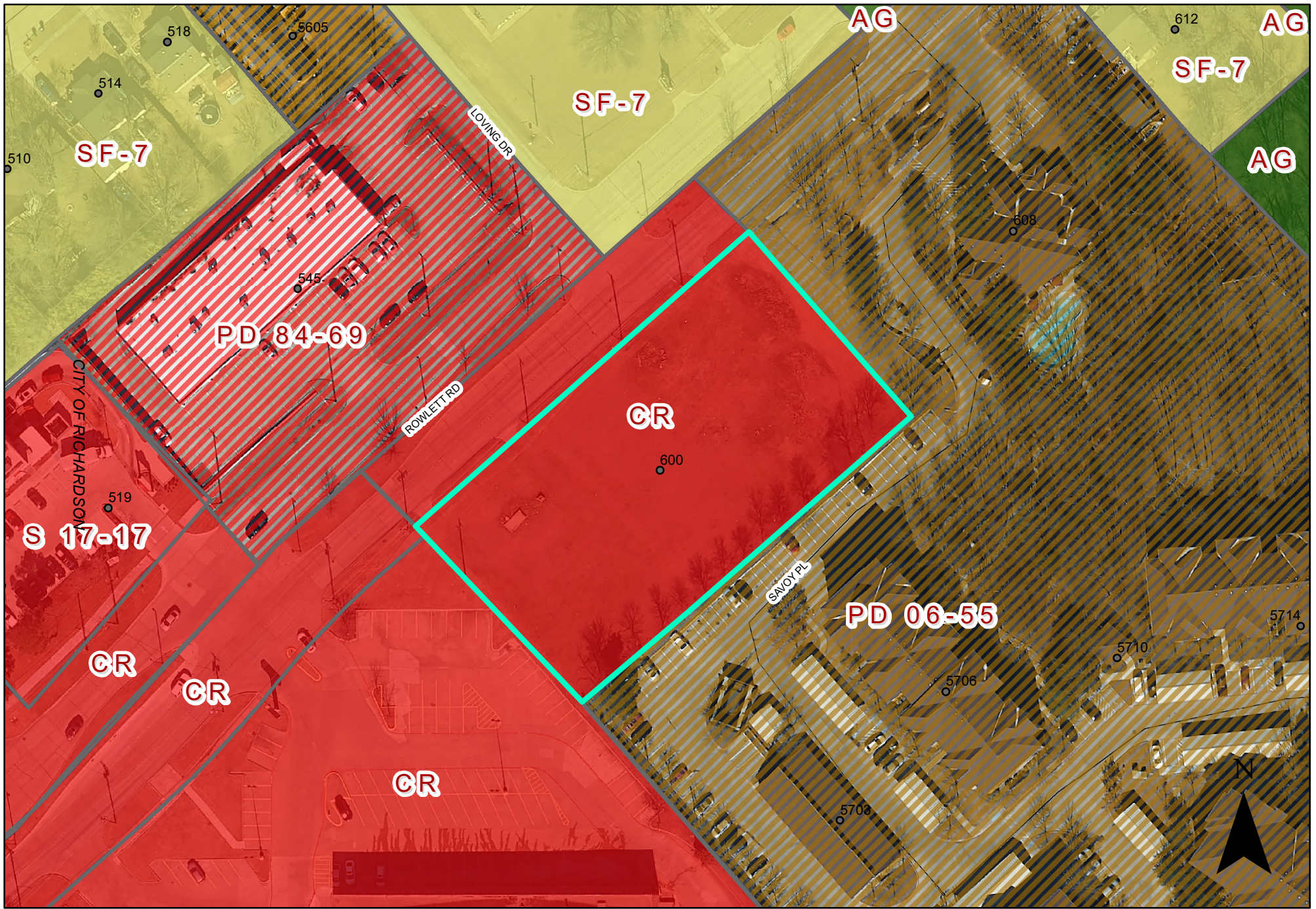
## **PREPARED BY:**

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


## **REVIEWED BY:**

Will Guerin, AICP  
Director of Planning



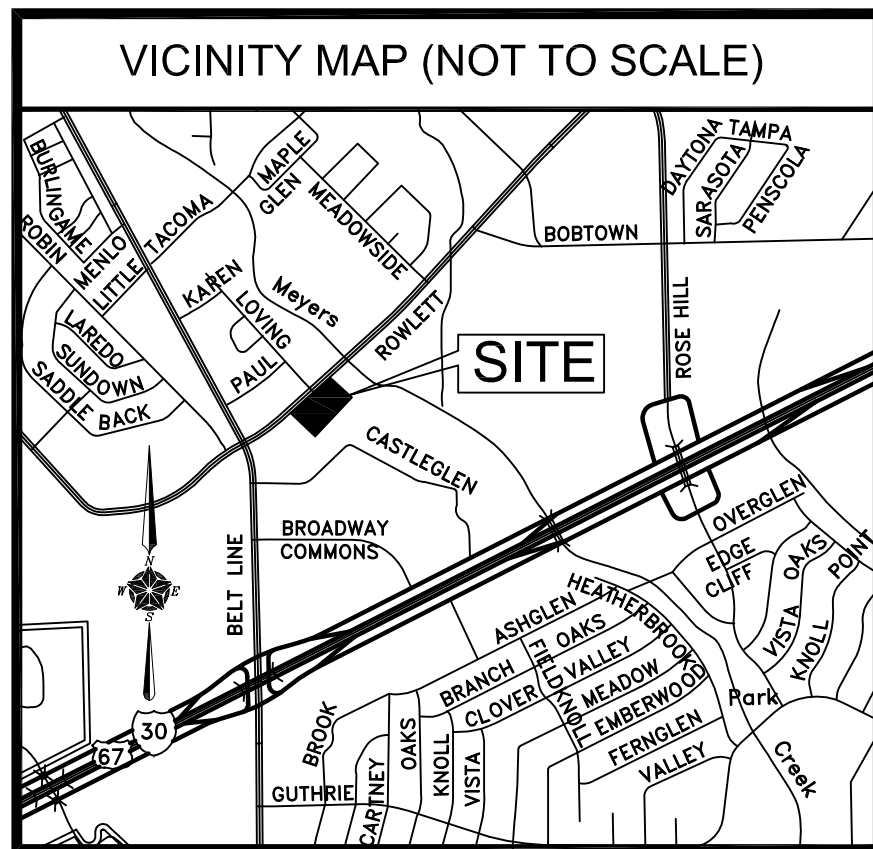


# PLAT MAP P 23-30

 INDICATES AREA OF REQUEST

600 Rowlett Road





OWNER'S CERTIFICATE

OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF DALLAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, AVANT HOLDINGS GARLAND, LLC, A TEXAS LIMITED LIABILITY COMPANY, is the owner of two tracts of land situated in the William Pegues Survey, Abstract No. 1158, City of Garland, Dallas County, Texas, being those tracts of land described in Special Warranty Deeds with Vendor's Lien to Avant Holdings Garland, LLC, a Texas limited liability company, recorded in Instrument Number 202100270333 and Instrument Number 202100270334, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3 1/4" aluminum disk stamped "AVANT TAX & RPLS 5299" set on iron rod for the corner of Lot 1, Block 1, Savoy of Garland Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 2007044851, Official Public Records, Dallas County, Texas, same lying in the southeast right-of-way line of Rowlett Road (F.K.A. Rose Hill Road)(variable width right-of-way);

THENCE South 46 degrees 25 minutes 07 seconds East, departing said Rowlett Road, along the northmost southwest line of said Lot 1, Block 1, Savoy of Garland Addition, a distance of 163.09 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "THE WALLACE GROUP" for an inside ell corner of said Lot 1, Block 1, Savoy of Garland Addition;

THENCE South 48 degrees 15 minutes 35 seconds West, along the westmost north line of said Lot 1, Block 1, Savoy of Garland Addition, a distance of 320.19 feet to an "X" cut found on brick column for the westmost corner of said Lot 1, Block 1, Savoy of Garland Addition, same being an angle point of Lot 1, Block 1, Albertson's Garland Addition No. 2, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 20070319845, Official Public Records, Dallas County, Texas;

THENCE North 43 degrees 16 minutes 44 seconds West, along the northeast line of said Lot 1, Block 1, Albertson's Garland Addition No. 2, passing the north corner of said Lot 1, Block 1, Albertson's Garland Addition No. 2, a distance of 164.02 feet to a 3 1/4" aluminum disk stamped "AVANT TAX & RPLS 5299" set on iron rod in the said southeast right-of-way line of Rowlett Road;

THENCE North 48 degrees 31 minutes 11 seconds West, along the said southeast right-of-way line of Rowlett Road, a distance of 311.29 feet to the PLACE OF BEGINNING and containing 51,539 square feet of 1.183 acres of land more or less.

The AVANT HOLDINGS GARLAND, LLC, A TEXAS LIMITED LIABILITY COMPANY is the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **AVANT GARLAND 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 lanes 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, 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 may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s).

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

**WITNESS**, my hand at Scottsdale, Arizona, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

AVANT HOLDINGS GARLAND, LLC

**BY:** \_\_\_\_\_  
**PREM SHAHI**  
**DIRECTOR**

**STATE OF TEXAS** §  
**COUNTY OF DALLAS** §

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

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

**GIVEN** under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public for and in the State of Texas  
My commission expires: \_\_\_\_\_

SURVEYOR'S STATEMENT

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

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

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (08/04/2023)

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

STATE OF TEXAS  
COUNTY OF DALLAS

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

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

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

Approved and accepted for the City of Garland this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the City Plan Commission of the City of Garland, Texas.  
\_\_\_\_\_  
Director of Planning  
\_\_\_\_\_  
Chairman of Plan Commission  
The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.00'	N43°16'44"W
L2	1.00'	N43°16'44"W
L3	175.61'	S48°32'04"W
L4	7.92'	N41°41'53"W
L5	19.97'	S48°31'11"W
L6	7.92'	S41°41'53"E
L7	116.32'	S48°29'52"W
L8	1.00'	S46°25'07"E
L9	10.07'	S46°28'37"E
L10	311.84'	N48°31'11"E

GENERAL NOTES:  
1) The purpose of this plat is to plat part of two tracts of land, into one lot.  
2) 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 85                      GPS 86  
N= 6,996,087.914          N= 6,997,519.561  
E= 2,553,351.662          E= 2,554,857.469  
Z= 505.71'                      Z= 492.70'  
Temporary benchmark- "X" cut 2.9' off nose of median northeast from the intersection of Rowlett Road and Loving Drive. Elevation= 490.40'  
3) 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.

OWNER  
AVANT HOLDINGS GARLAND, LLC  
5152 VILLAGE CREEK ROAD  
PLANO, TEXAS 75093-5064



10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300

**FINAL PLAT**  
**MINOR PLAT**  
**AVANT GARLAND ADDITION**  
LOT 1, BLOCK 1  
A PLAT OF 1.183 ACRES  
SITUATED IN THE WILLIAM PEGUES SURVEY,  
ABSTRACT NO. 1158  
CITY OF GARLAND, DALLAS COUNTY, TEXAS  
CITY CASE NO. 211202-1  
(2022)





## GARLAND

### Plan Commission

3. a.

**Meeting Date:** 08/28/2023

**Item Title:** Z 23-06 Jamecisa Sims / Ron Hobbs Architecture & Interior Design, LLP - Specific Use Provision (District 4)

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#### Summary:

Consideration of the application of **Jamecisa Sims / Ron Hobbs Architecture & Interior Design, LLP**, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Service Use on a property zoned Community Retail (CR) District and 2) Variances to Sections 4.34 and 4.39 in the Garland Development Code (GDC) regarding site and perimeter screening landscaping. This property is located at 5514 & 5516 Broadway Boulevard. (District 4) (Z 23-06 – Specific Use Provision)

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#### Attachments

Z 23-06 Jamecisa Sims / Ron Hobbs Architecture & Interior Design, LLP - SUP (District 4)

Z 23-06 Jamecisa Sims / Ron Hobbs Architecture & Interior Design, LLP Responses

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# ***Planning Report***

**File No: Z 23-06/District 4**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: August 28, 2023**

## **REQUEST**

Approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Service Use on a property zoned Community Retail (CR) District and 2) a Variance to Sections 4.34 and 4.39 in the Garland Development Code (GDC) regarding the site and perimeter screening landscaping.

Approval of 3) a Plan for a Restaurant, Drive-Through Use.

## **LOCATION**

5514 & 5516 Broadway Boulevard

## **APPLICANT**

Jamecisa Sims / Ron Hobbs Architecture & Interior Design, LLP

## **OWNER**

Eric Finley

## **BACKGROUND**

The subject property is largely vacant but contains an ice kiosk on the east side of the property that will remain. The applicant proposes to construct a small restaurant serving snow cones and other small food items through a pickup window and drive-through service. The GDC requires a Specific Use Provision for a Drive-Through Service in the Community Retail (CR) District.

## **SITE DATA**

The 0.289-acre site is accessed from Broadway Boulevard.

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

The subject property is zoned Community (CR) District.

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR district is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a CR district must be focused onto the major thoroughfare network. Development in a CR district may not be designed in a manner that increases traffic through residential areas.

## **CONSIDERATIONS**

### **Specific Use Provision:**

#### 1. Development

The applicant is requesting approval of a twenty-five (25) year Specific Use Provision for the 346 square foot building. The SUP Time Period Guide recommends twenty (20) to twenty-five (25) years for a Restaurant, Drive-Through.

The hours of operation will be 10:30 am to 9:00 pm Monday through Thursday, 10:30 am to 11:00 pm on Friday and Saturday, and 1:00 pm to 9:00 pm on Sunday.

Outdoor seating is available for patrons.

#### 2. Building Design

The building elevations (Exhibit E) for the proposed restaurant with drive-through comply with the Garland Development Code (GDC) and offer a unique architectural style.

#### 3. Screening

The GDC Section 4.39(A)(1-3) requires screening to be brick or stone masonry, ornamental metal, or earthen berms. The applicant proposes a six-foot wood fence to connect to and match the existing wooden fence on the adjacent North and South commercial properties.

#### 4. Landscaping

The GDC Section 4.34(B)(1)(b) requires a fifteen (15) foot landscape buffer on thoroughfares type A through D which Broadway Boulevard falls under.

The applicant proposes a landscape buffer ranging from 6.67 feet to 10.46 feet on the property South of the entrance to the property. Further explanation of this deviation request is provided in the deviation summary table in Consideration 6. However, the required landscape plantings per the GDC are provided.

#### 5. Parking

The proposed development will comply with the Garland Development Code (GDC) and contains one additional parking spot for the Ice Kiosk.

6. Summary of Deviations

<b>Development Standards</b>	<b>Required</b>	<b>Proposed</b>	<b>Applicant's Justification</b>
Perimeter Screening	<p>Six-foot to eight-foot-tall masonry wall</p> <p>Five-foot-tall ornamental metal fence with masonry columns and evergreen high-level</p> <p>Six-foot-tall Earthen Berm or undulating series of berm with a living screen</p>	Wooden fence that matches the current design and height of the existing fence on the adjacent North and South properties	Due to the lack of space for a wider fence, like masonry or ornamental with landscaping, and preferring a fence that would better match its surroundings, a wooden fence is proposed instead.
Site & Perimeter Landscaping	Fifteen (15) foot landscape buffer	A landscape buffer ranging from 6.67-feet to 10.46 feet for two thirds of the property.	<p>Due to the existing ice kiosk and lack of room to expand the landscape buffer on the Southern part of the property along Broadway Boulevard, a development variance to only require a 6-foot landscape buffer is requested. It should be noted that most of the landscape buffer on this part of the property is over 10 feet which is the required buffer for thoroughfares less than type D. A fifteen-foot landscape buffer is present on the Northern part of the property.</p> <p>The required landscape plantings are provided per the</p>

			GDC.
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**COMPREHENSIVE PLAN**

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 will offer additional food service to the surrounding residential area.

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

The properties to the North and South of the site are zoned Community Retail (CR) District as well. Properties to the West, across Broadway Boulevard, are zoned Planned Development (PD) 18-40 for Community Retail (CR) uses. These properties include retail stores, medical offices, auto repair, general office space, personal services, restaurants with and without drive-through service, a car wash, a tattoo shop, and a convenience store with fuel pumps. The properties to the East are zoned Single-Family-7 (SF-7) District and contain single-family homes and vacant lots.

The proposed use is generally compatible with the surrounding area.

**STAFF RECOMMENDATION**

Approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Service Use on a property zoned Community Retail (CR) District and 2) a Variance to Section 4.34 in the Garland Development Code (GDC) regarding the landscape buffer width along Broadway Boulevard.

Approval of 3) a Plan for a Restaurant, Drive-Through Use.

However, regarding the Variance request to Section 4.39, staff recommends an enhanced perimeter screening fence. A masonry screening wall per Section 4.39 is the typical standard for commercial development, although a board-on-board stained wooden fence may be considered as an alternative.

**ADDITIONAL INFORMATION**

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

**CITY COUNCIL DATE:** September 19, 2023

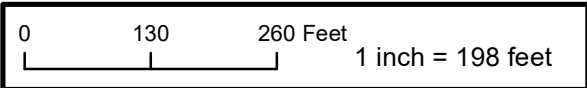
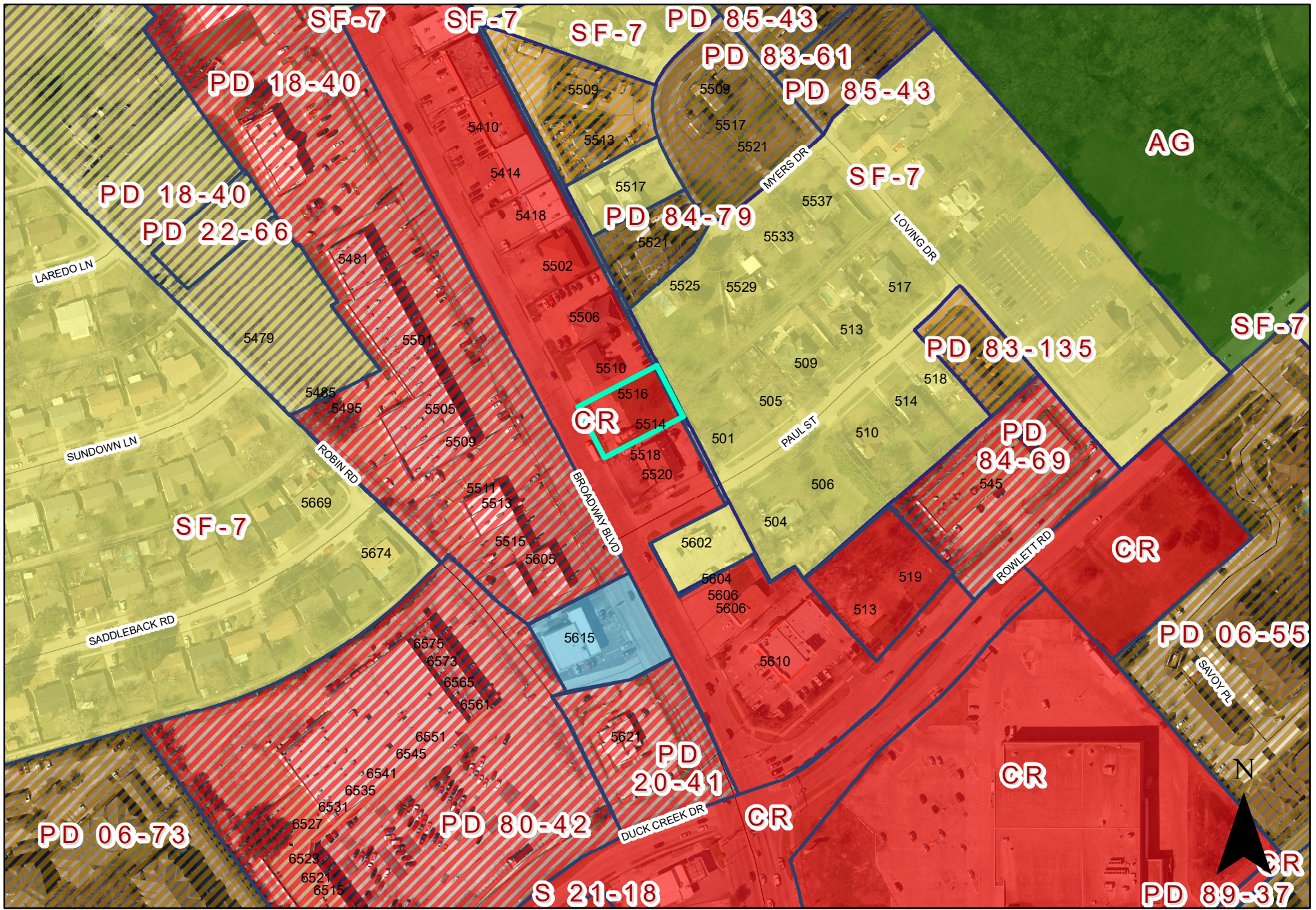
**PREPARED BY:**

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

**REVIEWED BY:**

Will Guerin, AICP  
 Director of Planning





# ZONING MAP Z 23-06

 INDICATES AREA OF REQUEST

5514 & 5516 Broadway Boulevard



**SPECIFIC USE PROVISION CONDITIONS**

**ZONING FILE Z 23-06**

**5514 & 5516 Broadway Boulevard**

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District 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. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- D. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- E. Signage: All signage shall comply with the standards in the Garland Development Code.

**Z 23-06**



View from the subject site looking North down Broadway Boulevard



View from the subject site looking South down Broadway Boulevard

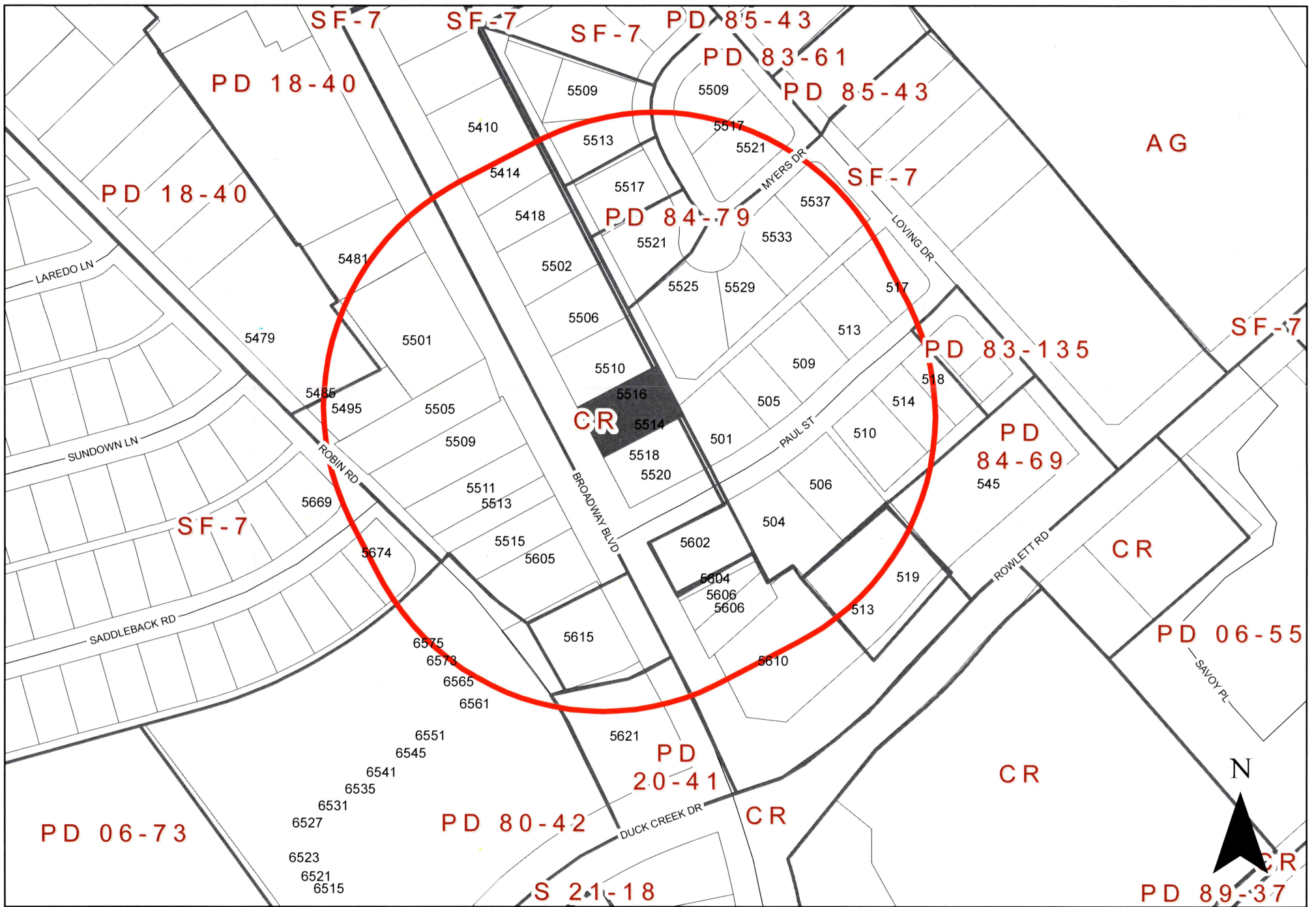


View of the subject site looking East on Broadway Boulevard



View from the subject site looking East across Broadway Boulevard





# ZONING MAP Z 23-06

INDICATES AREA OF REQUEST
  INDICATES NOTIFICATION AREA

## 5514 & 5516 Broadway Boulevard

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



## GARLAND

### Plan Commission

3. b.

**Meeting Date:** 08/28/2023

**Item Title:** Z 23-06 Jamecisa Sims / Ron Hobbs Architecture & Interior Design, LLP - Plan (District 4)

---

#### Summary:

Consideration of the application of **Jamecisa Sims / Ron Hobbs Architecture & Interior Design, LLP**, requesting approval of a Plan for a Restaurant, Drive-Through Use. This property is located at 5514 and 5516 Broadway Boulevard. (District 4) (Z 23-06 – Plan)

---

#### Attachments

Z 23-06 Jamecisa Sims / Ron Hobbs Architecture & Interior Design, LLP - Plan (District 4)

Z 23-06 Jamecisa Sims / Ron Hobbs Architecture & Interior Design, LLP Responses

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**GARLAND**

TEXAS MADE HERE

# ***Planning Report***

**File No: Z 23-06/District 4**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: August 28, 2023**

## **REQUEST**

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## **OWNER**

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**ADDITIONAL INFORMATION**

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

**CITY COUNCIL DATE:** September 19, 2023

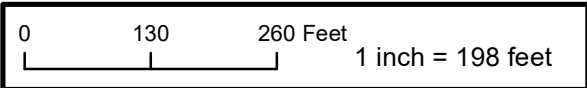
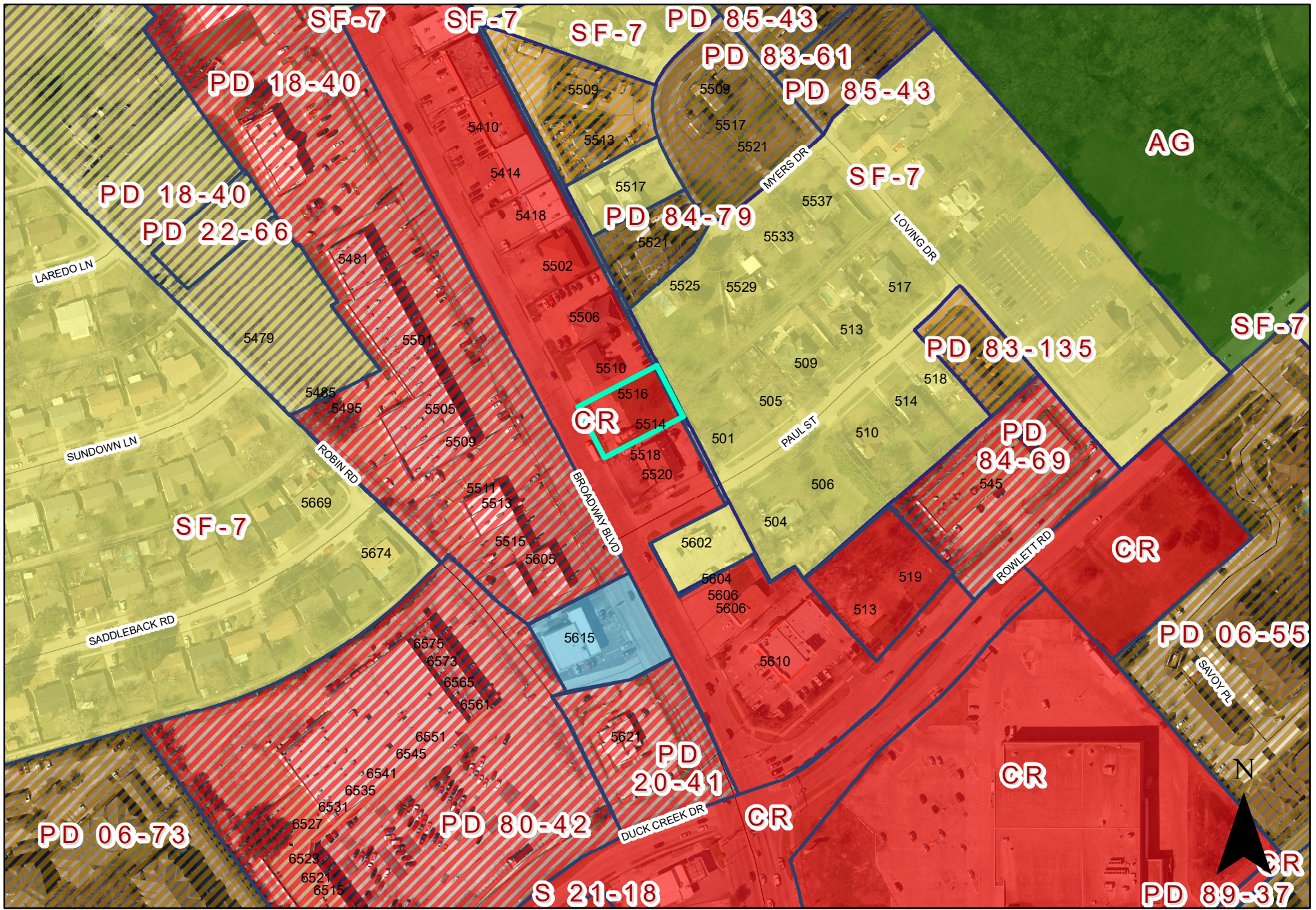
**PREPARED BY:**

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

**REVIEWED BY:**

Will Guerin, AICP  
 Director of Planning





# ZONING MAP Z 23-06

 INDICATES AREA OF REQUEST

5514 & 5516 Broadway Boulevard



ISSUE DATE:  
December 15, 2021

REVISIONS:  
SUP - 5/10/2023  
SUP - 6/28/2023

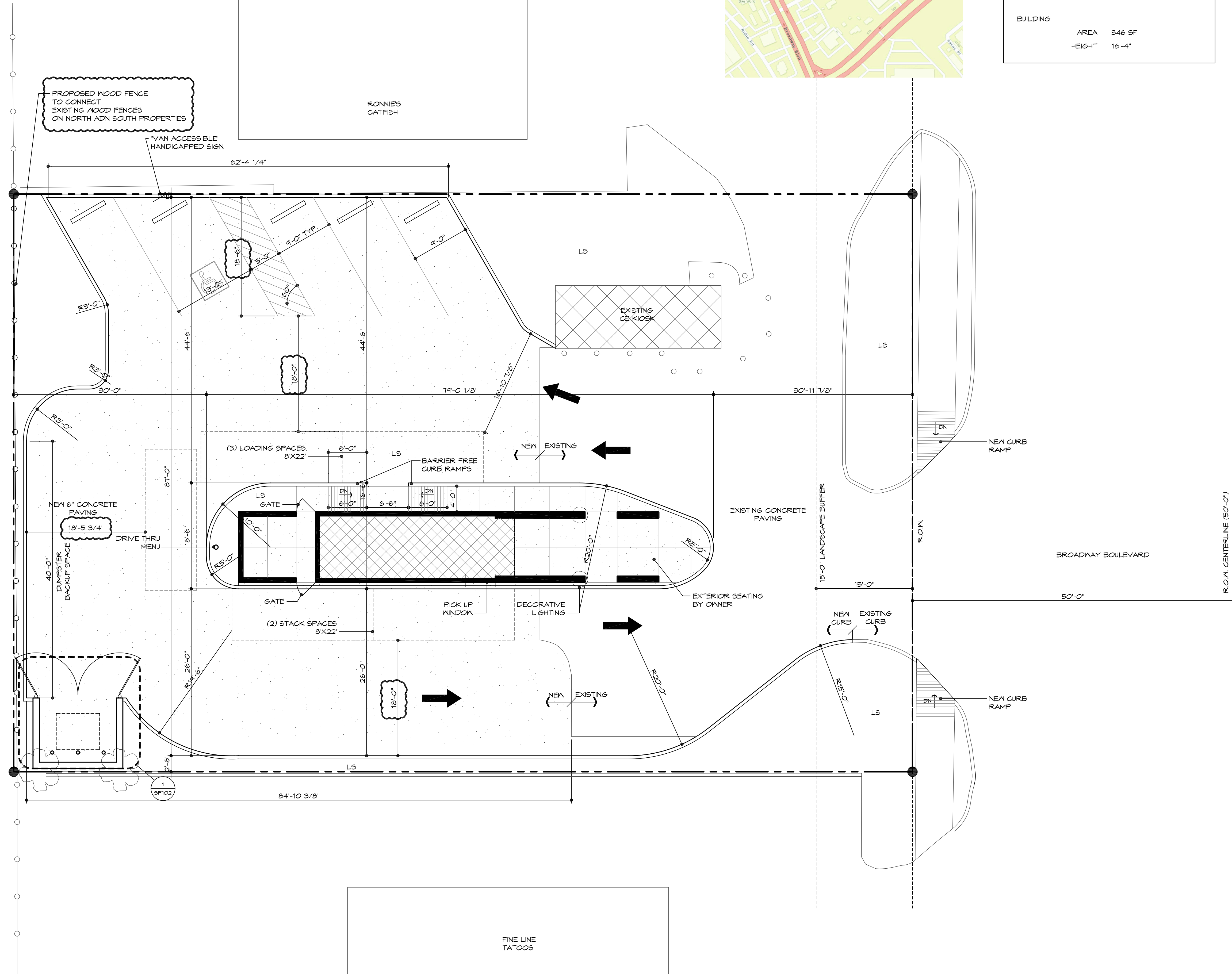


SITE DATA	
PARKING	REQUIRED 4 PROVIDED 5
TOTAL SITE AREA	12,600 SF
IMPERVIOUS COVER	9,700 SF = 77%
BUILDING	AREA 346 SF HEIGHT 16'-4"

LEGEND  
LS = LANDSCAPING

NOTES:  
1. EXISTING WATER AND SEWER TAPS TO BE USED AS IS.  
2. ALL SIGNAGE WILL MEET THE REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE.

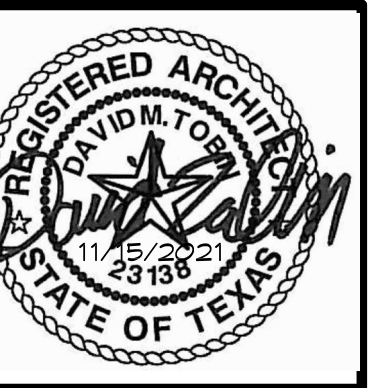
EXHIBIT C



1 SITE PLAN  
SCALE: 1/8" = 1'-0"



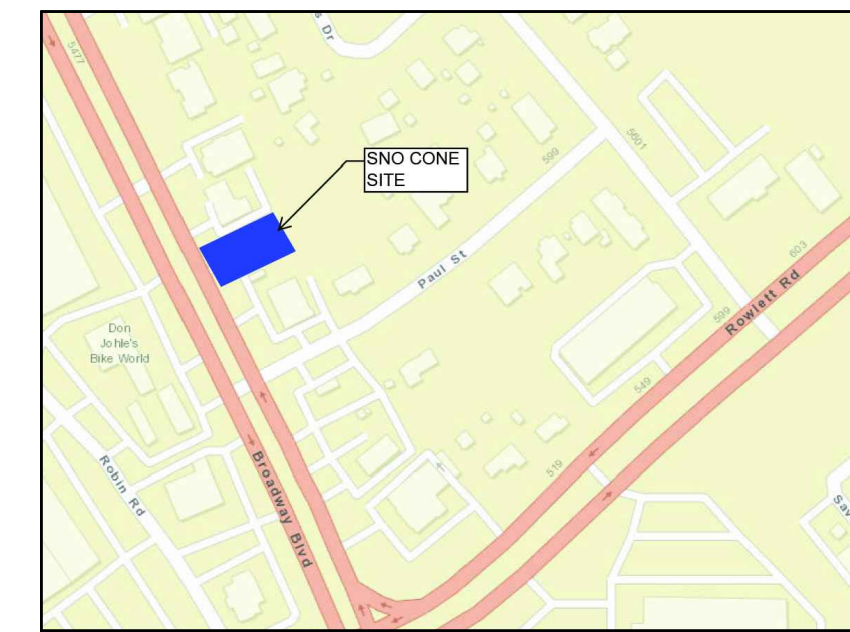
**BROADWAY SNOW CONE KIOSK**  
GARLAND, TEXAS  
**RON HOBBS ARCHITECTURE & INTERIOR DESIGN, LLP**  
614 WEST MAIN STREET, SUITE 200 GARLAND, TEXAS 75040  
PHONE: 972-494-0174



JOB NUMBER  
CASE # 200901-1  
**2103**

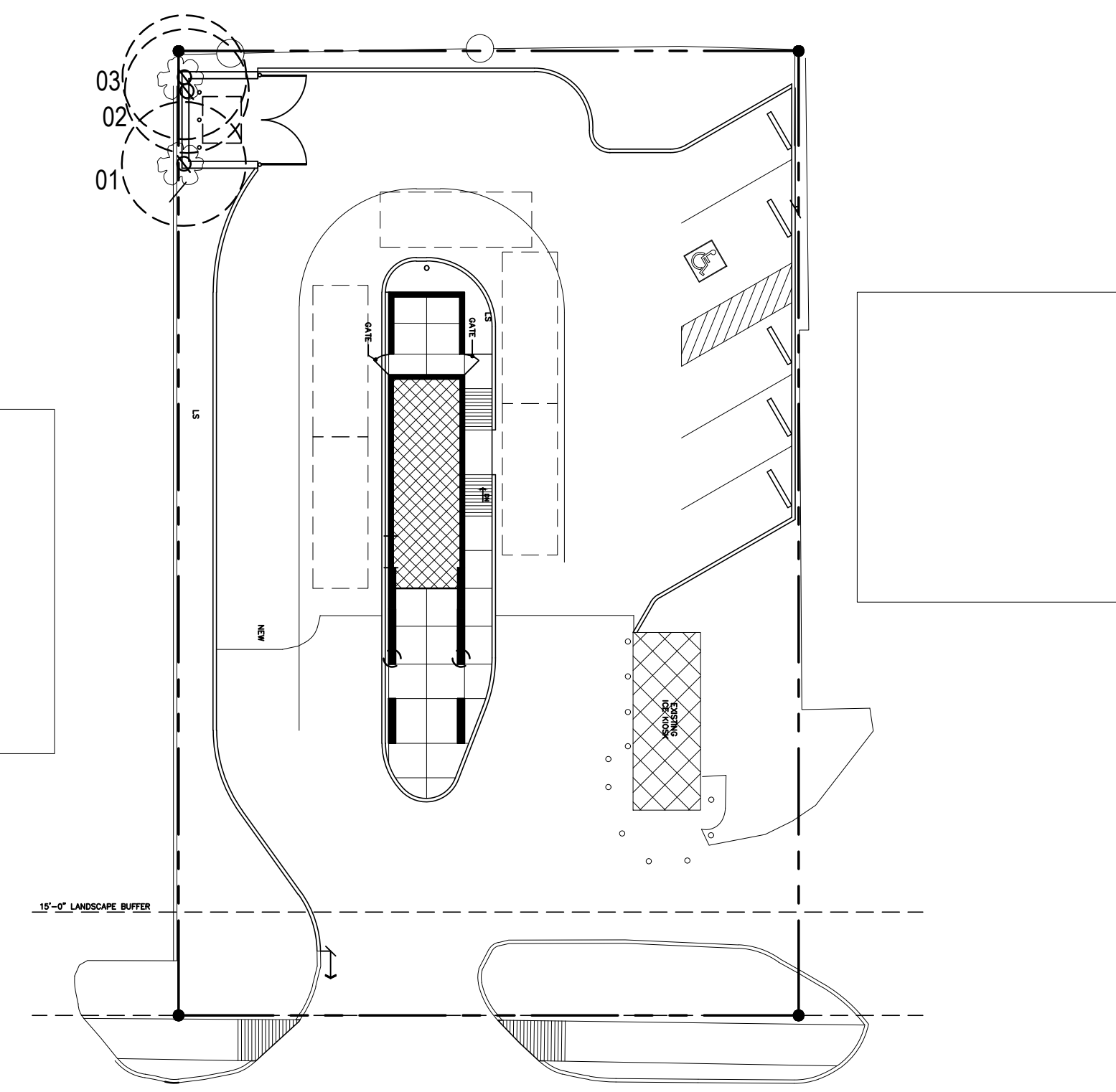
SHEET NUMBER  
SITE PLAN  
**SP101**





VICINITY MAP  
N.T.S.

LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
CHRIS TRONZANO  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM



BROADWAY BLVD.

EXISTING TREE CHART

TREES #	CALIPER	COMMON NAME	BOTANICAL NAME	CONDITION	STATUS	MITIGATION
01	10 INCHES	HACKBERRY	CELTIS OCCIDENTALIS	GOOD	TO BE REMOVED	NOT PROTECTED
02	12 INCHES	HACKBERRY	CELTIS OCCIDENTALIS	GOOD	TO BE REMOVED	NOT PROTECTED
03	10 INCHES	HACKBERRY	CELTIS OCCIDENTALIS	GOOD	TO BE REMOVED	NOT PROTECTED

NO TREE MITIGATION IS REQUIRED

GENERAL LAWN NOTES

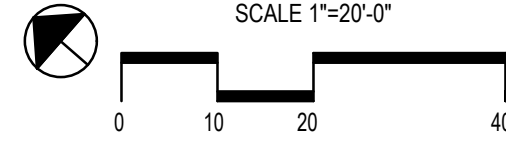
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDA GRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL SHRUBS SCREENING PARKING SPACES WILL REACH A MINIMUM HEIGHT OF 3 FEET WITHIN 2 YEARS OF PLANTING.

01 EXISTING TREE

SCALE 1"=20'-0"



SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
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- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

LANDSCAPE REQUIREMENTS

10% of total lot size to be landscape area  
Lot SF: 12,598.91 S.F.  
Required (10%) 1,259.89 S.F.      Provided (20%) 2,577 S.F.

STREET REQUIREMENTS

Requirements: (1) tree, 3" cal. per 30 l.f. (7) shrubs or ornamental grasses per tree required along landscape buffer. All parking spaces must be screened by a berm or shrubs, 24"ht.

Broadway Blvd.: 90 l.f. (10' wide landscape buffer)  
Required: (3) trees, 3" cal.      Provided: (3) trees, 3" cal.  
24" ht. screen      (32) 24" ht. evergreen shrubs

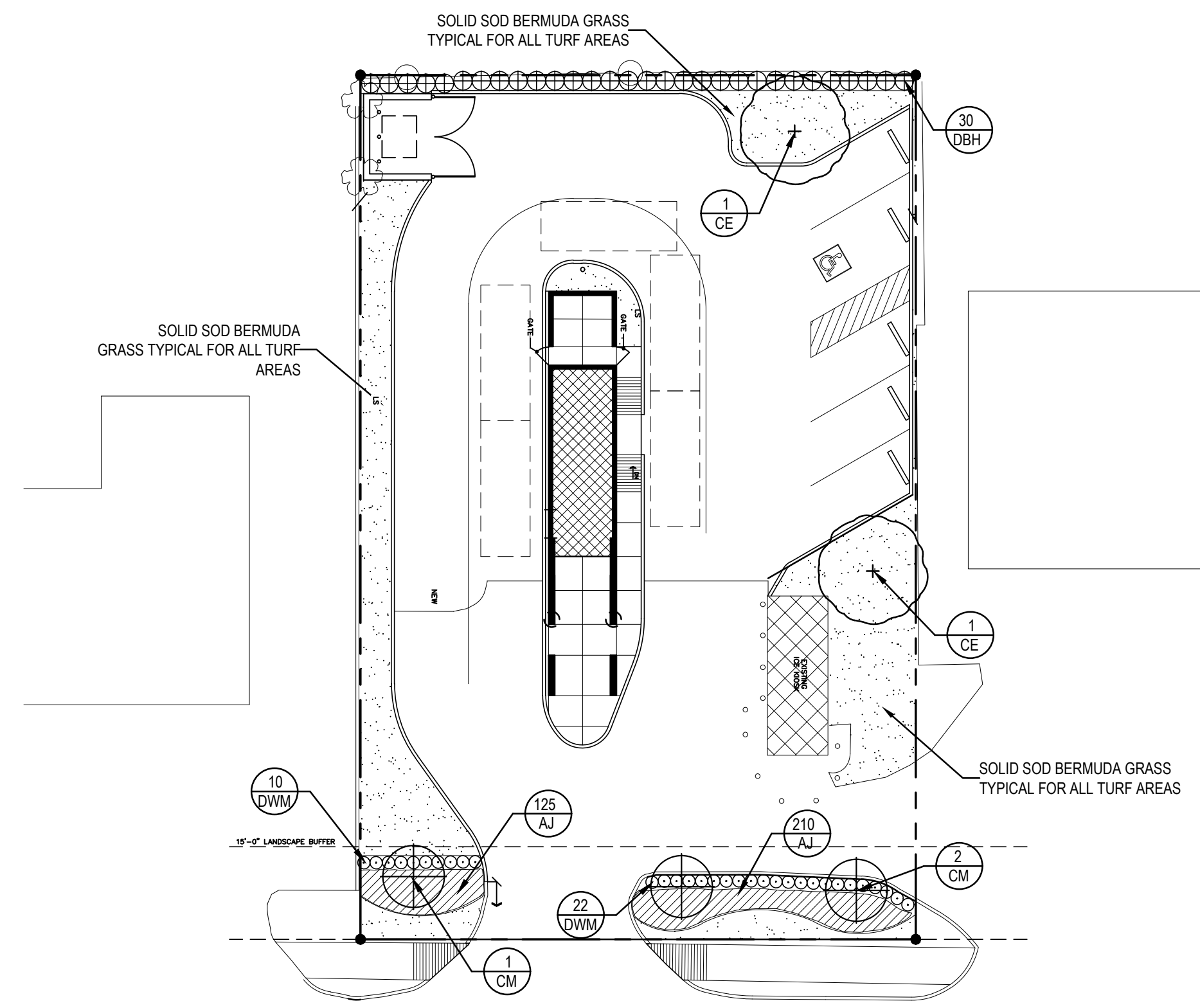
all shrubs screening parking spaces must be 36" tall within 2 years.

PARKING LOT: (5 SPACES) 7,588.49 s.f.  
Requirements: 5% of total parking area must be landscape.  
(1) tree, 3" cal., per (10) parking spaces. All parking spaces shall be no further than 65 ft. of a required tree.

Required: 379.42 s.f. (5%)      Provided: 872.95 s.f. (12%)  
(1) tree, 3" cal.      1 tree, (3) cal/

RESIDENTIAL ADJACENCY BUFFER 90.00 l.f.  
Requirement: 5' ht. metal fence with large evergreen shrubs

Required: 6' ht. metal fence      Provided: existing chain link fence  
large evergreen shrubs      large evergreen shrubs-30 inches tall at the time of planting.



BROADWAY BLVD.

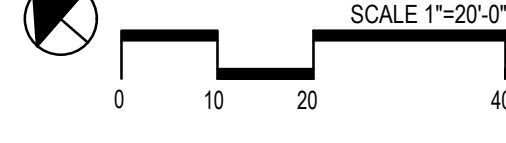
PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	2	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 12' ht., 5' spread min., 5' straight clear trunk
CM	3	Crepe Myrtle 'Dallas Red'	<i>Lagerstroemia indica 'Dallas Red'</i>	3" cal.	container, 3' hts, tree form
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWM	30	Dwarf Burford Holly	<i>Ilex cornuta Burfordii 'Nana'</i>	7 gal.	container, 30" ht., 28" spread
DWM	32	Dwarf Wax Myrtle	<i>Myrica cerifera</i>	5 gal.	container, 24" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
AJ	335	Asian Jasmine	<i>Trachelospermum asiaticum</i>	4" pots	container, 3-12" runners min., 12" o.c. Solid Sod refer to notes
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

01 LANDSCAPE PLAN

SCALE 1"=20'-0"



BROADWAY SNOW CONE  
5516 BROADWAY BLVD.  
CITY OF GARLAND 75043  
DALLAS COUNTY, TEXAS

ISSUE:  
FOR APPROVAL 01.27.2023  
CITY COMMENTS 05.10.2023  
CITY COMMENTS 06.14.2023  
CITY COMMENTS 07.28.2023

DATE:  
07.28.2023

SHEET NAME:  
LANDSCAPE PLAN

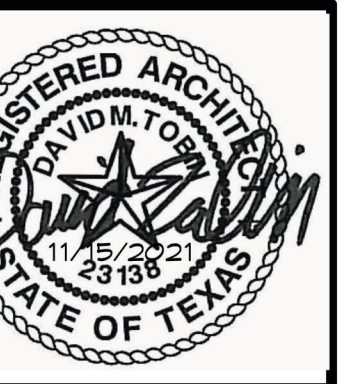
SHEET NUMBER:

CASE NO. 200901-1

L.1

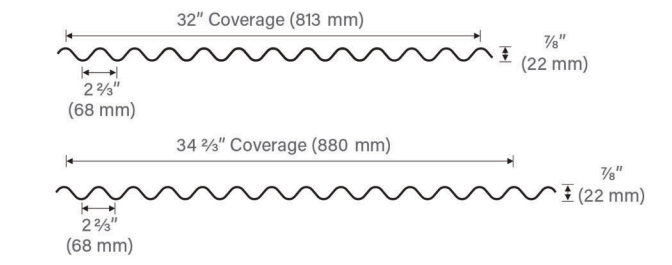
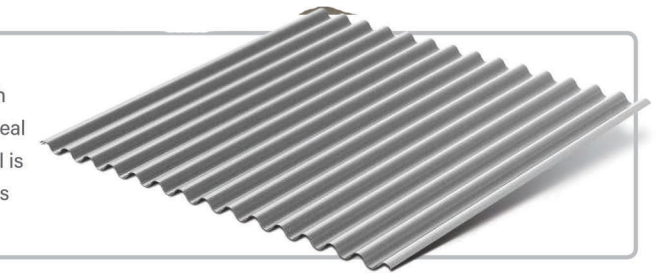
EXHIBIT D





- ARCHITECTURAL ELEMENTS
- 1 = OUTDOOR SEATING AREA
  - 2 = CANOPY
  - 3 = DISTINCTIVE LIGHT FIXTURE
  - 4 = DIVIDED LIGHT WINDOWS
  - 5 = TRANSOM WINDOWS
  - 6 = PLANTER WALL

The Berridge S-Deck Panels are corrugated structural metal and can be installed horizontally or vertically with exposed fasteners. S-Deck may be curved making it ideal for use over covered walkways and shelters. This panel is available in two coverage options, two substrate options and is ideal for a variety of uses.

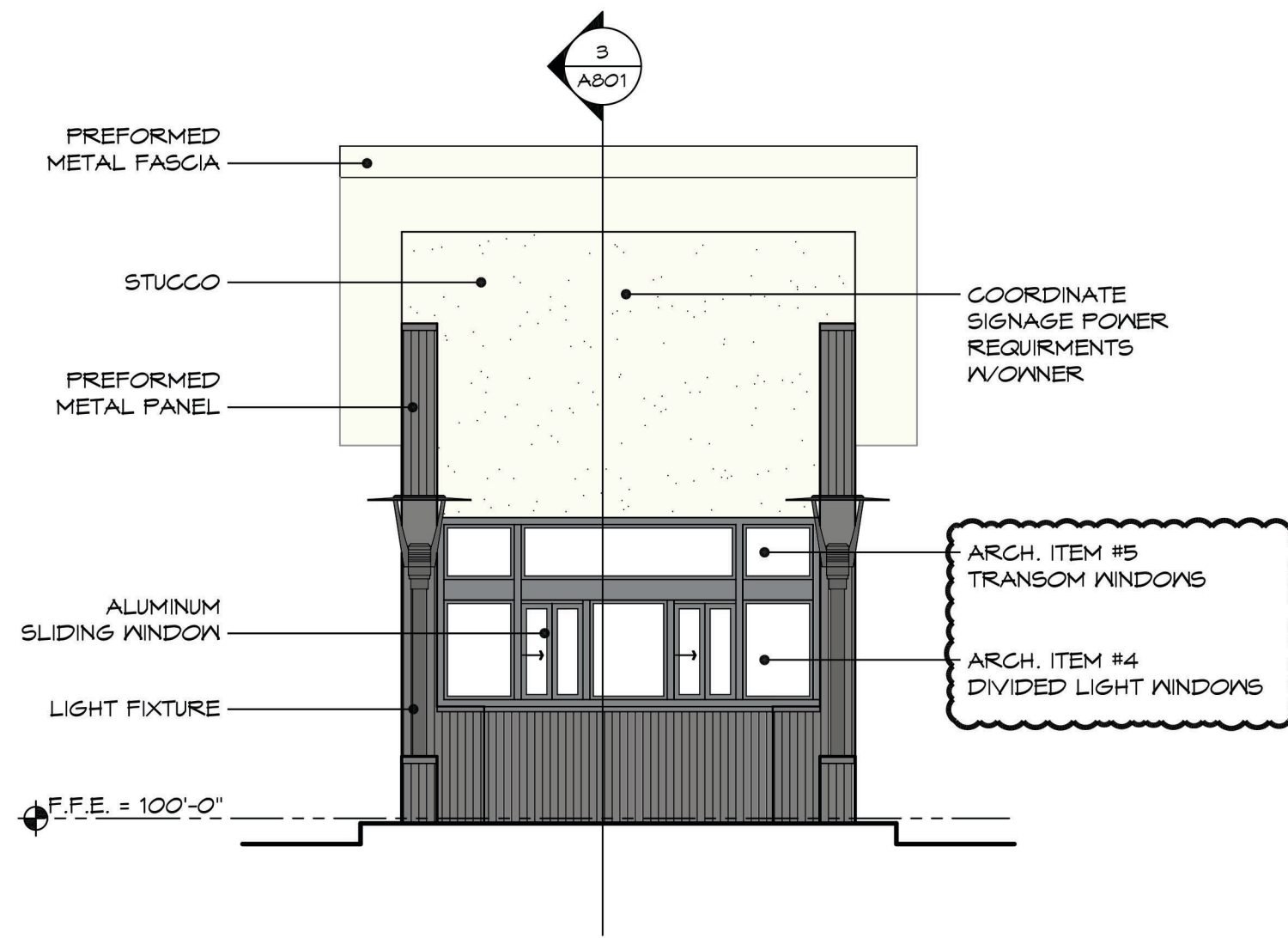


COLORS:

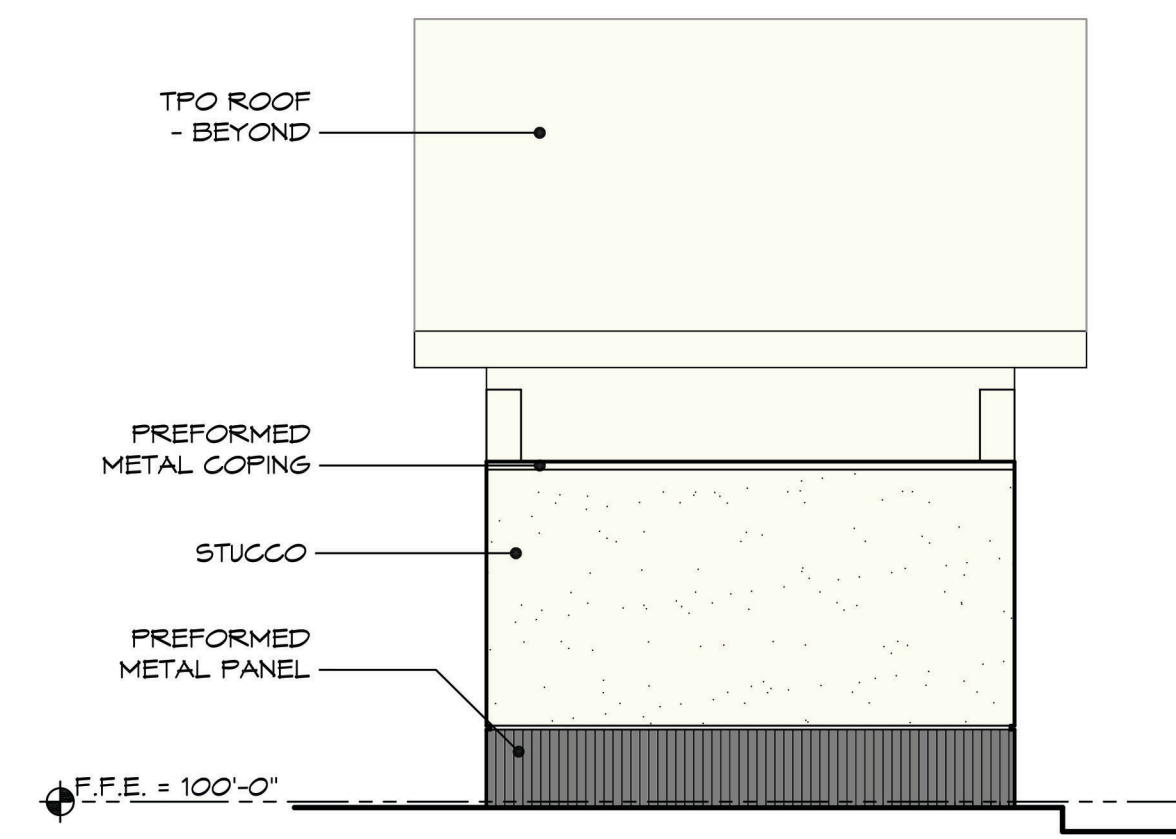
METAL PANELS  
(ZINC GREY)



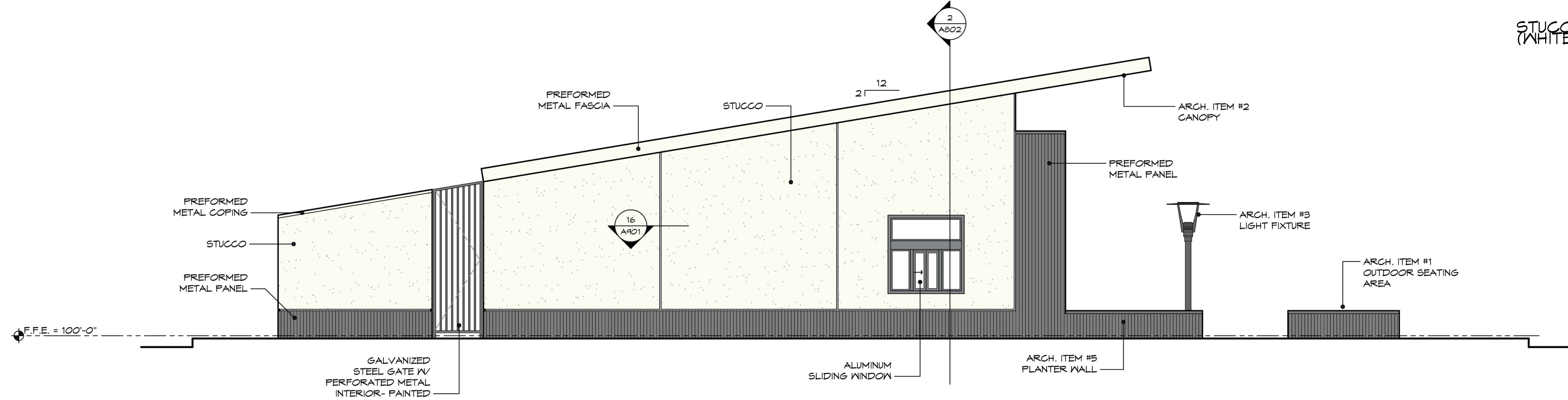
STUCCO  
(WHITE)



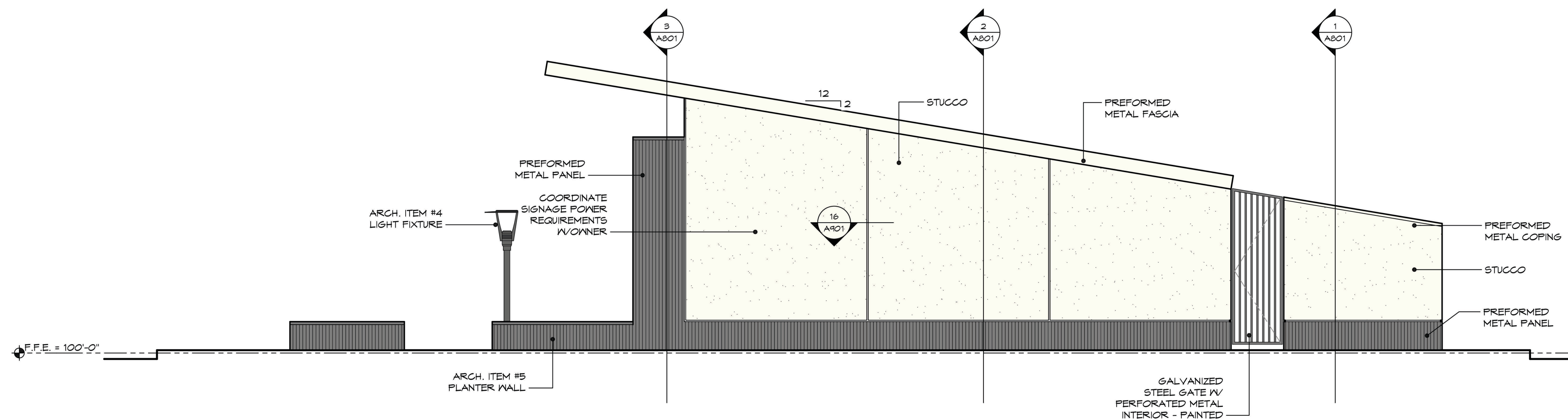
3 WEST ELEVATION (STREET FACING)  
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

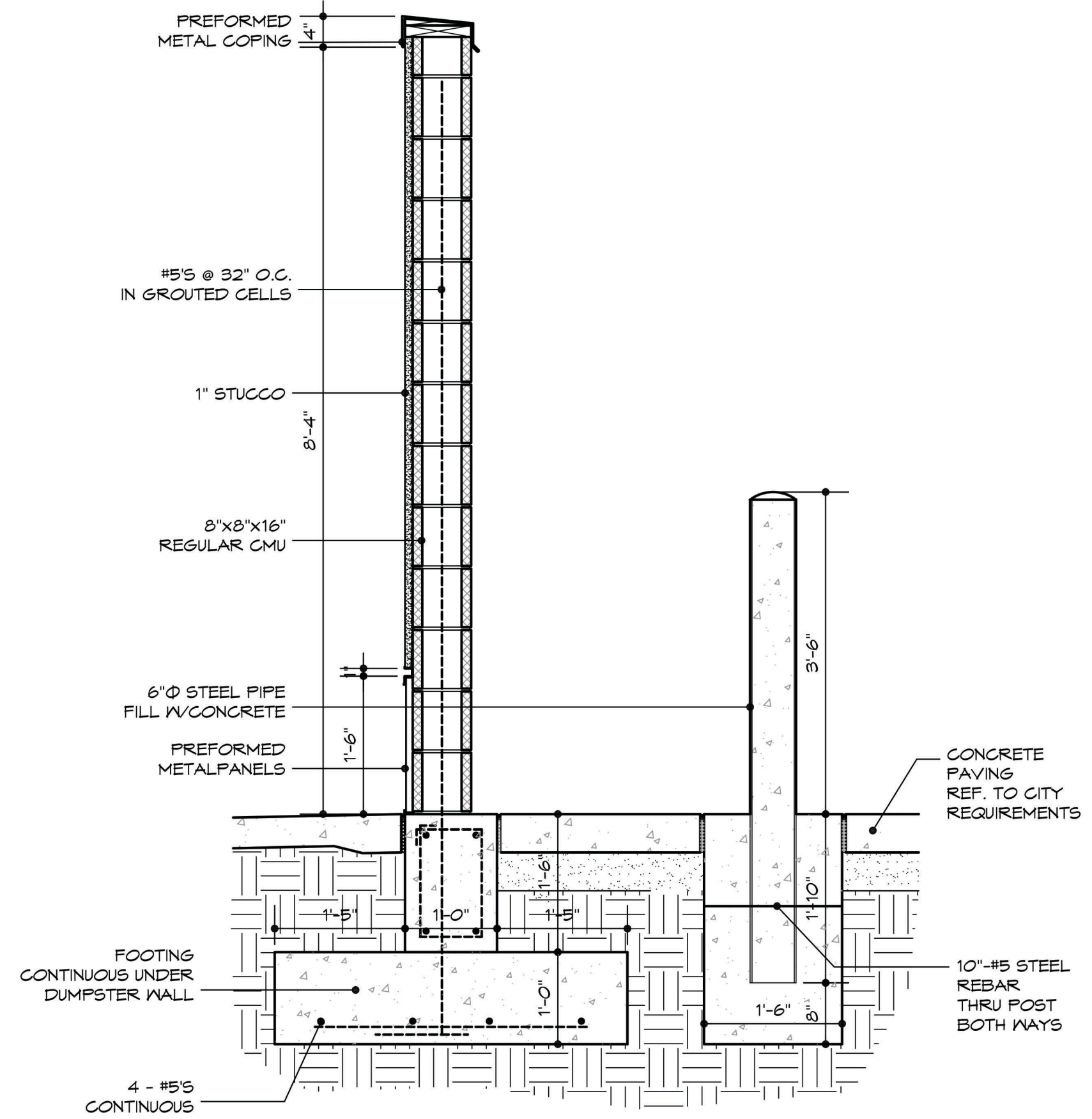
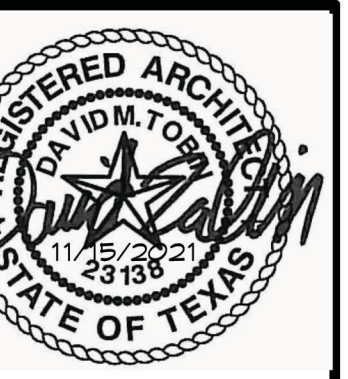


2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

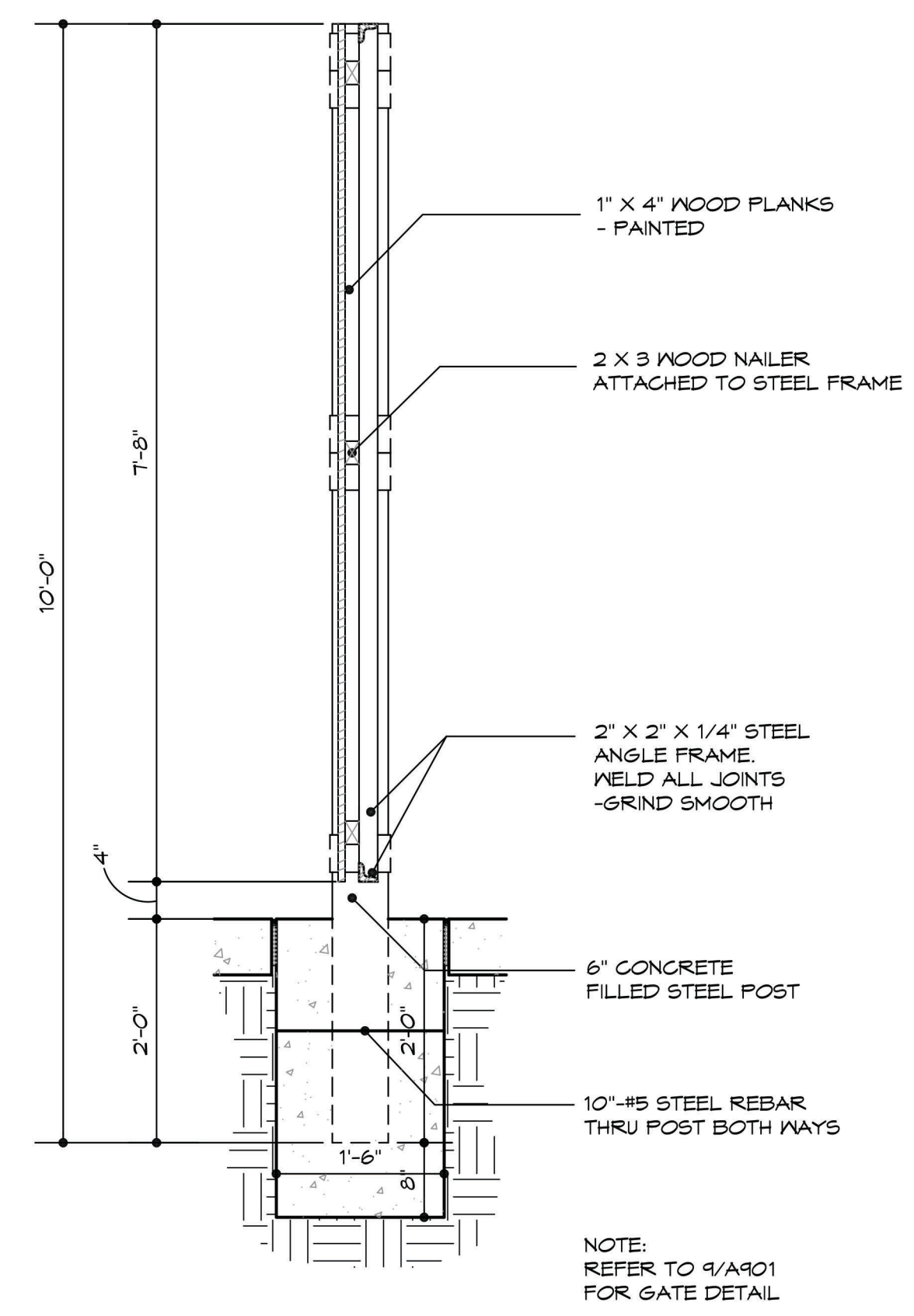
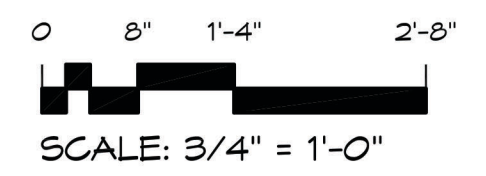


1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

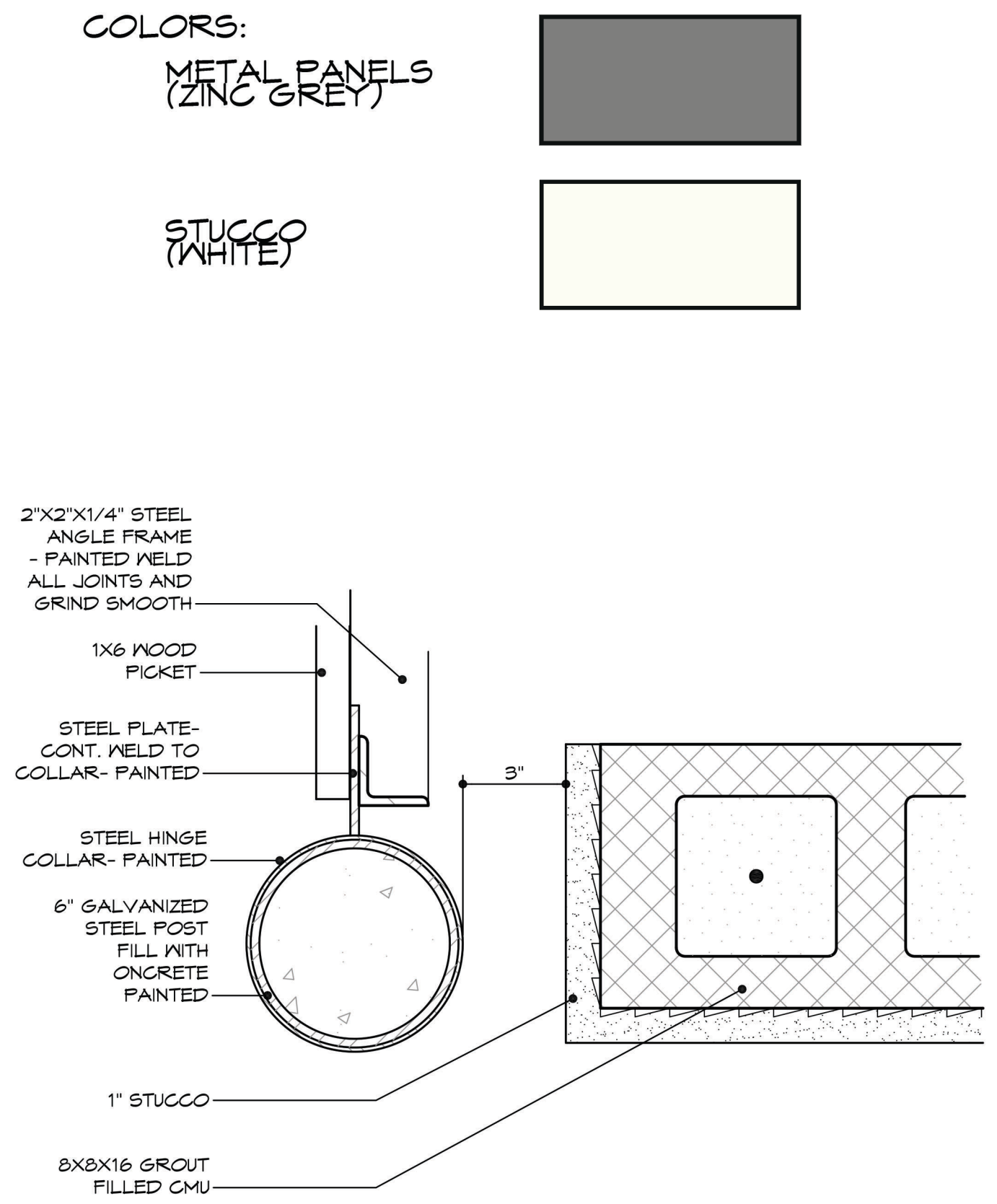




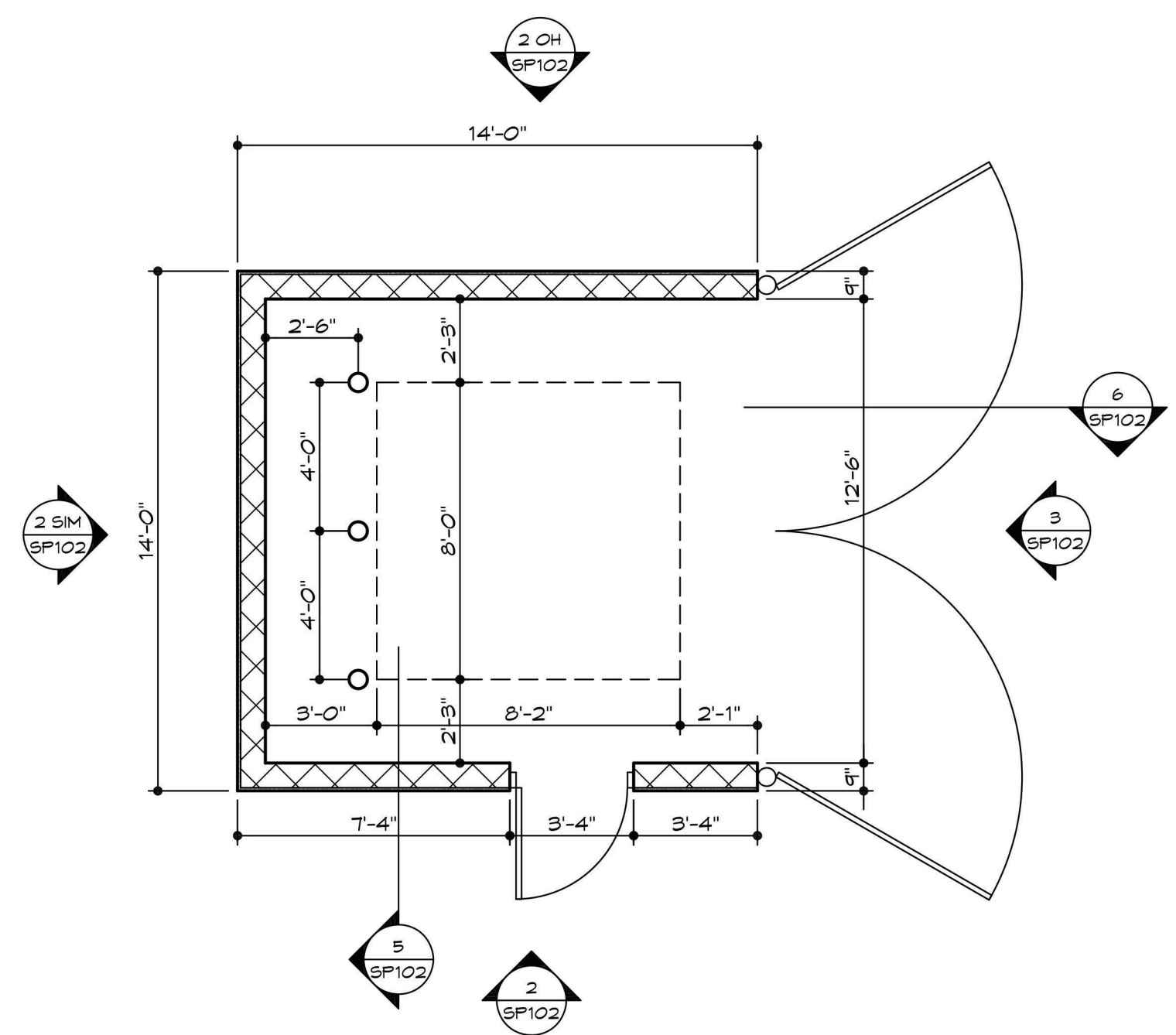
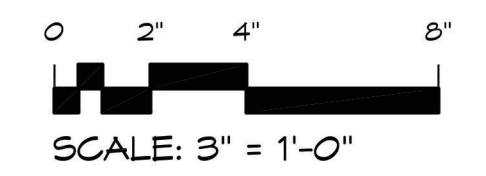
4 WALL SECTION  
SCALE: 3/4" = 1'-0"



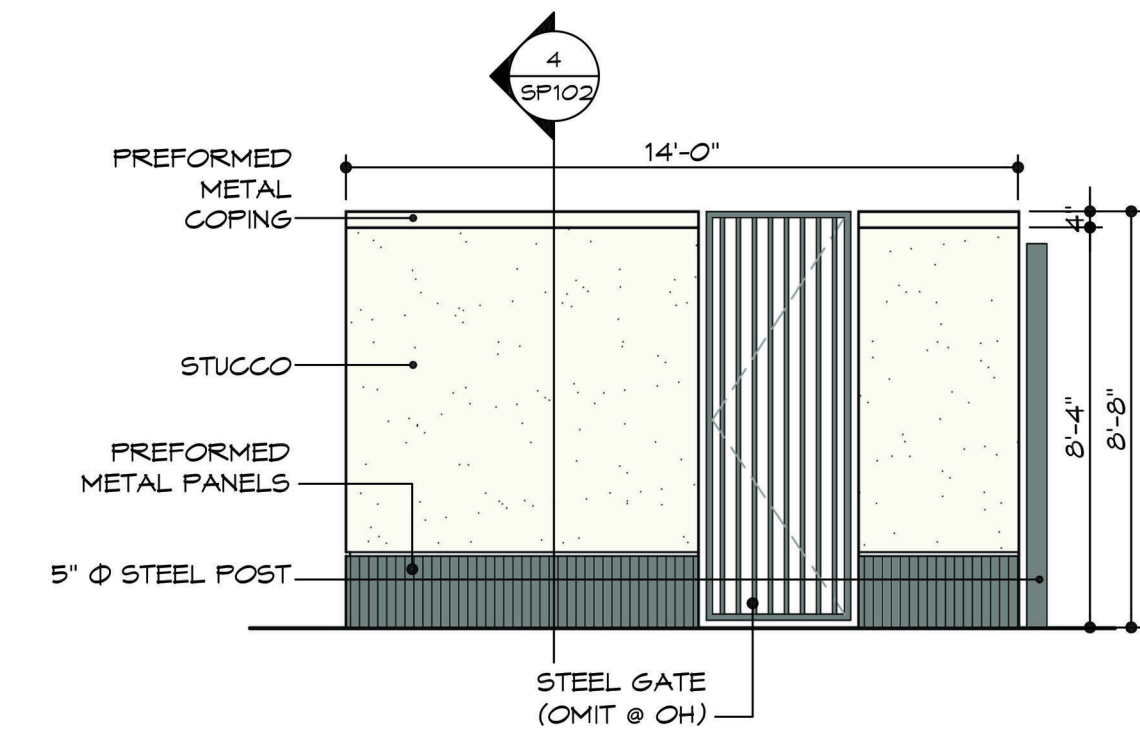
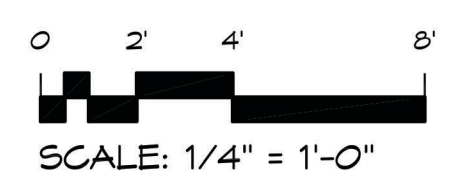
5 GATE SECTION  
SCALE: 3/4" = 1'-0"



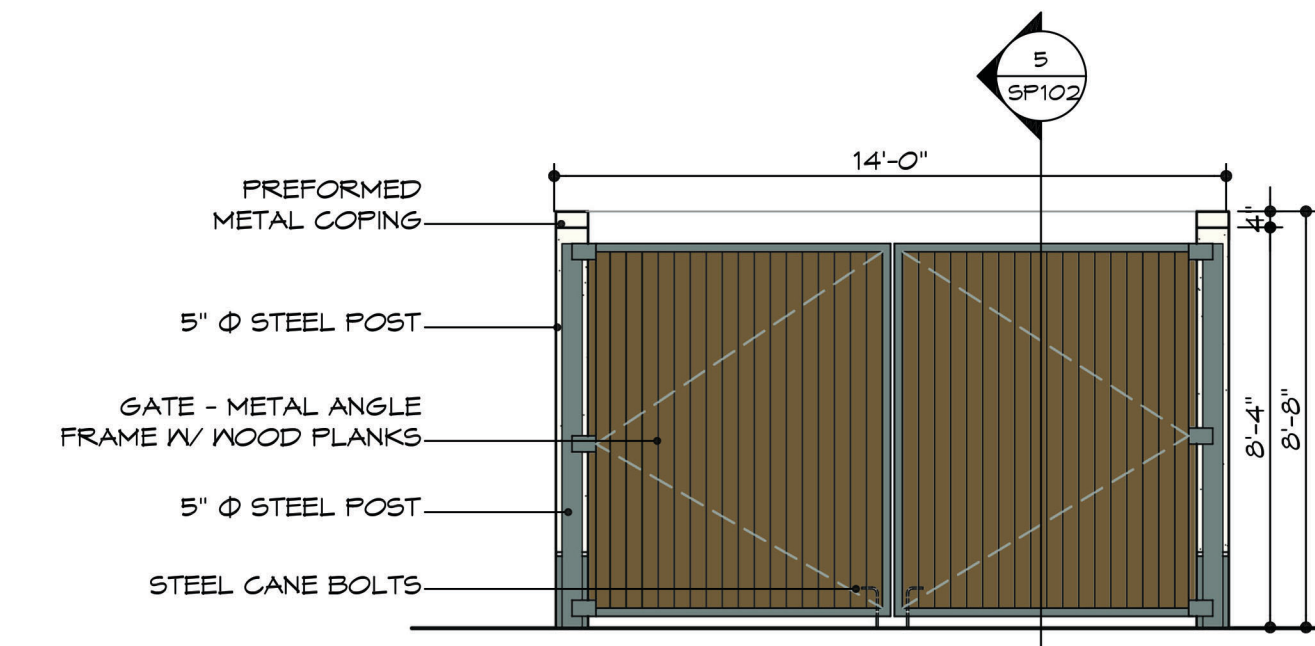
6 GATE DETAIL  
SCALE: 3" = 1'-0"



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



2 DUMPSTER SIDE AND REAR ELEVATIONS  
SCALE: 1/4" = 1'-0"



3 DUMPSTER FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

EXHIBIT E



**Z 23-06**



View from the subject site looking North down Broadway Boulevard



View from the subject site looking South down Broadway Boulevard

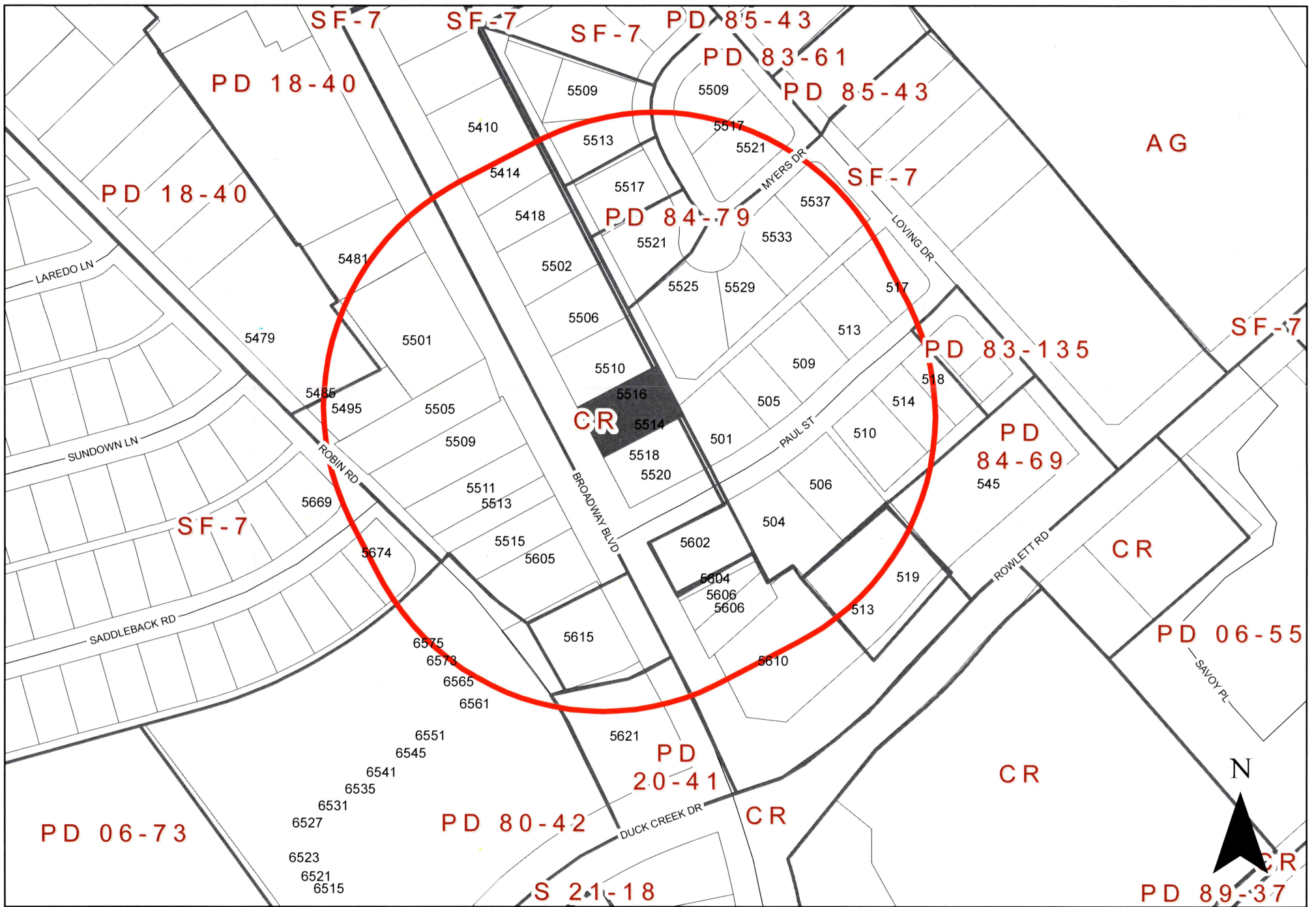


View of the subject site looking East on Broadway Boulevard



View from the subject site looking East across Broadway Boulevard





# ZONING MAP Z 23-06

 INDICATES AREA OF REQUEST
  INDICATES NOTIFICATION AREA

## 5514 & 5516 Broadway Boulevard

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



## GARLAND

### Plan Commission

3. e.

**Meeting Date:** 08/28/2023

**Item Title:** Z 23-26 Larry Hishmeh - Specific Use Provision (District 2)

---

#### **Summary:**

Consideration of the application of **Larry Hishmeh**, requesting approval of a 1) Specific Use Provision for a Mobile Food Truck Park and 2) Major Waiver on a property zoned Downtown District and in the Downtown Historic (DH) Sub-District. This property is located at 101 South Sixth Street. (District 2) (Z 23-26 – Specific Use Provision)

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#### **Attachments**

Z 23-26 Larry Hishmeh - SUP (District 2)

Z 23-26 Larry Hishmeh Responses

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**GARLAND**

TEXAS MADE HERE

# ***Planning Report***

**File No: Z 23-26/District 2**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: August 28, 2023**

## **REQUEST**

Approval of a Downtown Development Plan, Major Waiver for a Mobile Food Truck Park on a property zoned Downtown District and in the Downtown Historic (DH) Sub-District.

Approval of a Specific Use Provision for a Mobile Food Truck Park.

## **LOCATION**

101 South Sixth Street

## **APPLICANT**

Larry Hishmeh

## **OWNER**

Larry Hishmeh

## **BACKGROUND**

The subject property is currently vacant. The applicant proposes a mobile food truck park, which requires a Specific Use Provision in the Downtown Historic Sub-District of the Downtown (DT) District. In addition, any new development in the Downtown District requires a Downtown Development Plan.

## **SITE DATA**

The site is 0.078 acres. The food trucks can access the site from the southern public alley.

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

The purpose of the Downtown (DT) district is to establish a pedestrian-oriented district with an infrastructure of streets and buildings that are flexible in terms of use, and that will attract ongoing reinvestment.

The goals of this district are:

(A) To make Downtown viable through:

- (1) Providing for integrated mixed-use;
- (2) Embodying LEED-ND (Leadership in Energy and Environmental Design - Neighborhood Development) and LEED building principles;
- (3) Providing focal open space amenities;
- (4) Assuring pedestrian and bicycle friendliness; and



(5) Minimizing the "heat island" effect of large expanses of paving.

(B) To provide a mixture of residential, retail, entertainment, office and government uses.

(C) To encourage high-quality development by providing a balance of development standards and expedited administrative approvals for projects which meet the intent of this district.

(D) To create standards that ensure an appropriate transition between existing neighborhoods and new development.

### **CONSIDERATIONS:**

#### **Specific Use Provision and Downtown Development Plan:**

1. The applicant proposes a maximum of five (5) mobile food truck pads and a centralized seating area for customers.

The GDC defines a Mobile Food Truck Park as a fixed commercial location and permanent development designed to accommodate mobile food preparation vehicles offering food and/or beverages for sale to the public as the primary use of land.

2. The GDC requires permanent restroom facility within a mobile food truck park. The applicant is requesting a Major Waiver to not propose a restroom and instead utilize the new/existing public restroom across South Sixth Street.
3. The parking requirements for the mobile food truck park is determined with the SUP. Additionally, there is no minimum off-street parking requirement within the Downtown Historic (DH) sub-district given its urban environment and high building coverage. The applicant intends to use the available on-street parking.

The site plan (Exhibit C) also provides a bicycle rack with three (3) spaces.

4. The Downtown District requires street tree wells within the public sidewalk. The applicant is requesting a Major Waiver the landscaping requirements per Section 7.17 of the GDC due to the size of the site. However, a row of large planters are provided along the South Sixth Street sidewalk to create a buffer between the sidewalk and the subject property. Large planters are proposed within the centralized dining area and on every food truck pad as well.
5. The applicant is requesting approval of a ten (10) year Specific Use Provision. The SUP Time Period Guide does not have recommended time period for a mobile food truck park.
6. The hours of operation will be 9:00 am to 9:00 pm every day of the week.

### **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommend Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

The proposal is consistent with the Community Centers designation and may add to the vibrancy of the core Downtown area.

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

The surrounding properties are generally in the Downtown (DT) District. These properties are developed with restaurants, a tattoo shop, a bank, automobile repair and other retail use.

**STAFF RECOMMENDATION**

Approval of a Downtown Development Plan, Major Waiver on a property zoned Downtown District and in the Downtown Historic (DH) Sub-District.

Approval of a Specific Use Provision for a Mobile Food Truck Park.

**ADDITIONAL INFORMATION**

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

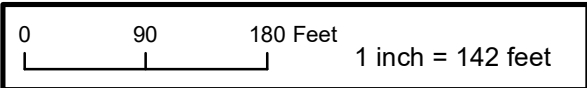
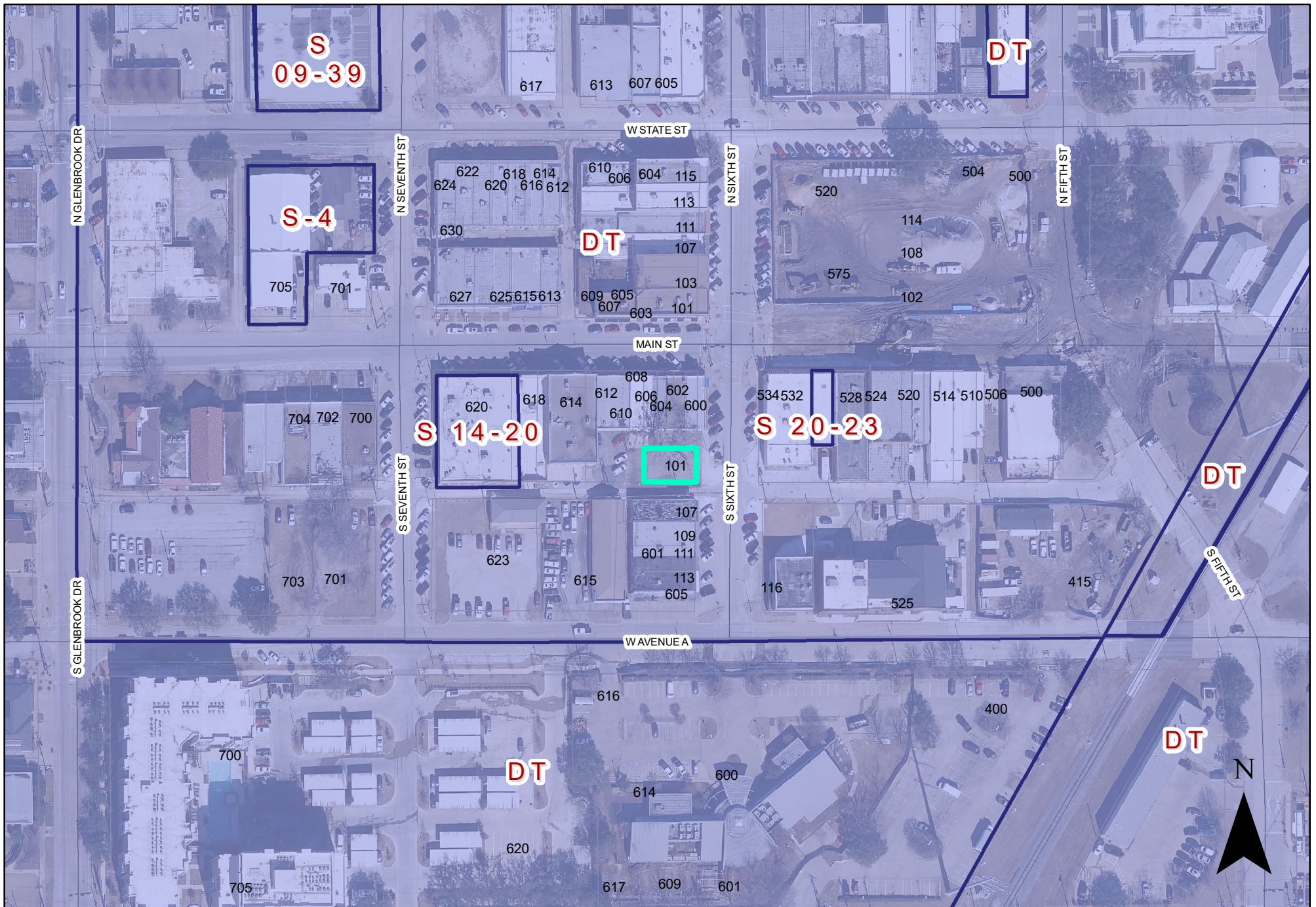
**CITY COUNCIL DATE:** September 19, 2023

**PREPARED BY:**

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

**REVIEWED BY:**

Will Guerin, AICP  
Director of Planning



# ZONING MAP Z 23-26

 INDICATES AREA OF REQUEST

101 South Sixth Street



**SPECIFIC USE PROVISION CONDITIONS**

**ZONING FILE Z 23-26**

**101 South Sixth Street**

**I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Mobile Food Truck Park.

**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, Downtown Historic 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. Development Plans:**

Site Layout: The site shall be in general conformance with the approved Site Plan, Landscape Plan, and Elevations labeled Exhibit C. 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 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 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 ten (10) year time period.
- B. Hours of Operation: The hours of operation will be 9:00 am to 9:00 pm every day of the week.
- C. Number of food trucks: A maximum of five (5) food trucks shall be permitted on site.



**Z 23-26**



View of the subject property from South Sixth Street



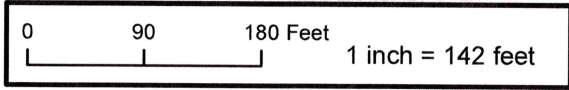
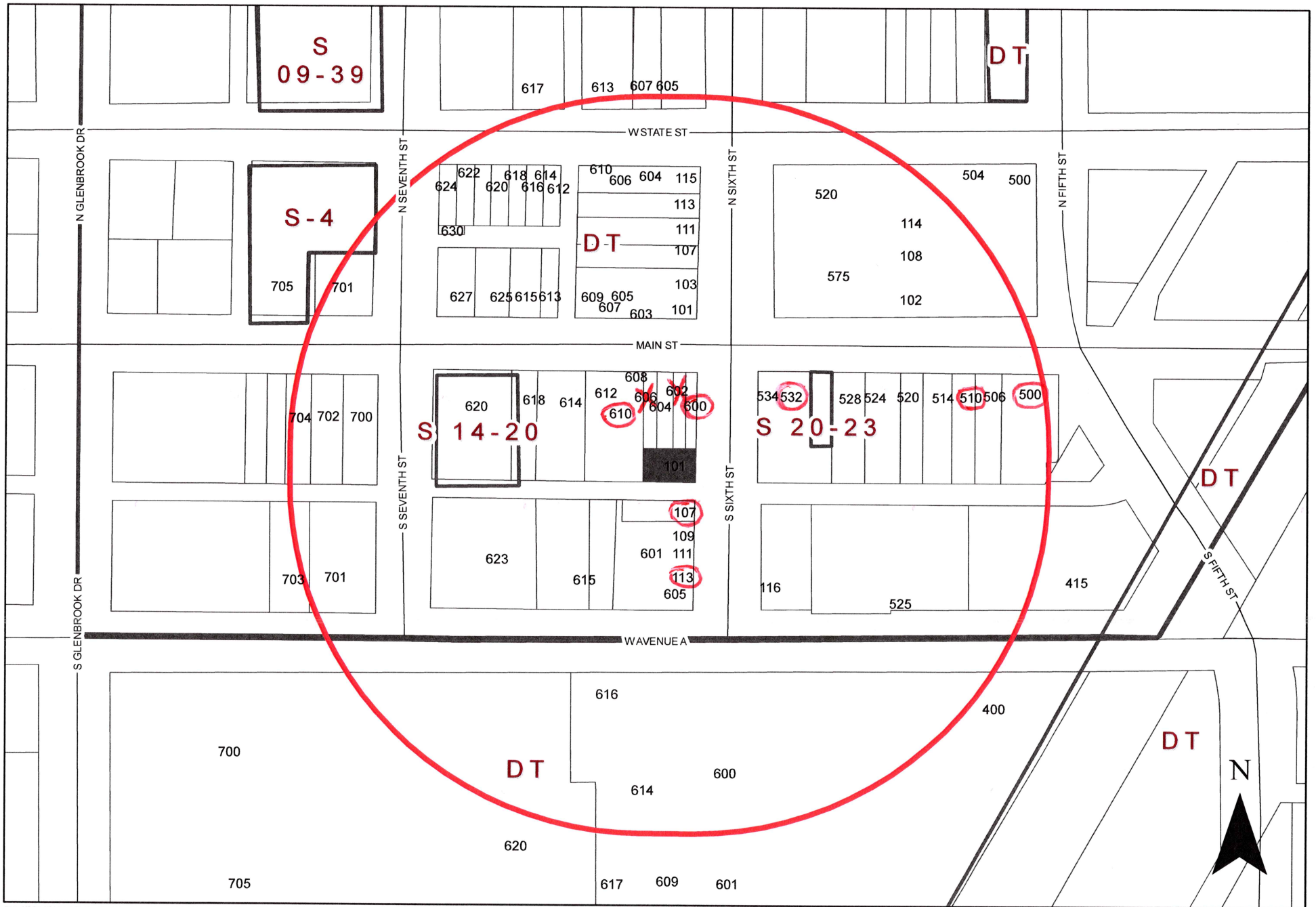
South of South Sixth Street



East of the subject property



North of the subject property



# ZONING MAP Z 23-26

 INDICATES AREA OF REQUEST
  INDICATES NOTIFICATION AREA

101 South Sixth Street

# Comment Form

## Case Z 23-26

Z 23-26 Larry Hishmeh. The applicant proposes a mobile food truck park. The site is located at 101 South Sixth Street. (District 2)

Z 23-26 Larry Hishmeh. El solicitante propone un parque móvil de camiones de comida. El sitio está ubicado en 101 South Sixth Street. (Distrito 2)

Z 23-26 Larry Hishmeh. Người nộp đơn đề xuất một bãi đậu xe tải thực phẩm lưu động. Địa điểm tọa lạc tại 101 South Sixth Street. (Quận 2)

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.

Owner Momentum Tattoo Caitrin Walters

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

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

532 B Main St, Garland Tx

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

Garland Tx

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Caitrin Walters

Signature / Firma / Chữ ký

8/16/23

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.)

# Comment Form Continued – Case Z 23-26

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

We here at Momentum are excited and  
in total favor. it would be an additional  
great attraction to downtown.  
and we cant wait!



# Comment Form

## Case Z 23-26

Z 23-26 Larry Hishmeh. The applicant proposes a mobile food truck park. The site is located at 101 South Sixth Street. (District 2)

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For / A Favor / Đúng

Against / En Contra / Không

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Robert T. Smith

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

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

107 N. 6<sup>th</sup> Street, 506 Main, 510 Main

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Robert T. Smith

Signature / Firma / Chữ ký

8/17/23

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.)

# Comment Form Continued – Case Z 23-26

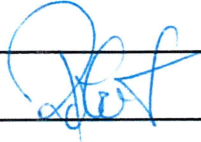
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Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

Food truck park would be perfect for a downtown.

Excellent idea and excellent draw for the area.





Z 23-26 Larry Hishmeh. El solicitante propone un parque móvil de camiones de comida. El sitio está ubicado en 101 South Sixth Street. (Distrito 2)

Z 23-26 Larry Hishmeh. Người nộp đơn đề xuất một bãi đậu xe tải thực phẩm lưu động. Địa điểm tọa lạc tại 101 South Sixth Street. (Quận 2)

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Jakelyne Alberto / Co-Owner

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

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

113 N. Sixth St

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chín

Signature / Firma / Chữ ký

8/19/23

Date / Fecha / Ngày

# Comment Form

## Case Z 23-26

Z 23-26 Larry Hishmeh. The applicant proposes a mobile food truck park. The site is located at 101 South Sixth Street. (District 2)

Z 23-26 Larry Hishmeh. El solicitante propone un parque móvil de camiones de comida. El sitio está ubicado en 101 South Sixth Street. (Distrito 2)

Z 23-26 Larry Hishmeh. Người nộp đơn đề xuất một bãi đậu xe tải thực phẩm lưu động. Địa điểm tọa lạc tại 101 South Sixth Street. (Quận 2)

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.

Donna Williams Manager DKB Global Enterprises

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

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

606 Main St E 608 Main St

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

Garland TX 7

City, State / Estado de la Ciudad / Thành bang

75406

Zip Code / Código postal / Mã B u Chính

Donna Williams 8/22/22

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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



DKB GLOBAL ENTERPRISES LLC.  
DONNA WILLIAMS  
PO BOX 703  
FRISCO, TX 75034

AUG. 22, 2023

RE: APPLICATION - Z 23-26 LARRY HISHMEH

PROPERTY ADDRESS: 606 Main Street and 608 Main Street

CITY OF GARLAND  
PLANNING DEPARTMENT  
ATTEN: NABIHA AHMED  
PO BOX 469002  
GARLAND, TX 75406-9006

TO: THE CITY PLANNING DEPARTMENT

I hope this message finds you well. I wanted to address some concerns regarding the potential impact of allowing food trucks in our community. Over the past two years, our current restaurants and businesses have endured significant challenges due to the city's massive construction projects. During this time, many of our local establishments have struggled to maintain their operations and sustain their customer base. It's essential to recognize their perseverance and the resilience they've shown in the face of these difficulties.

As we look towards the future, it's crucial that we prioritize supporting our existing businesses and restaurant owners. Rather than introducing additional competition through food trucks, now is the time to help these establishments get back on their feet and regain their footing. The construction period has already imposed hardships on them, and introducing a new dynamic of competition could further hinder their recovery.

**Economic Challenges and Investment Impact:** Introducing food trucks can result in direct competition with our local restaurants. Their ability to offer lower prices due to reduced overhead costs can lead to a decrease in revenue for our established eateries. This might even force some businesses to shut down. Moreover, the disparity in regulations and overhead costs creates an uneven playing field, where food trucks can undercut restaurant prices without facing the same financial burdens. This could discourage potential investors from opening new restaurants, seeing the market as challenging and saturated.

**Customer Base Dilution and Negative Brand Image:** The arrival of food trucks can fragment our customer base. Patrons who would usually dine at local restaurants might opt for the novelty and convenience of food trucks. This shift could reduce foot traffic and overall patronage at our traditional eateries. The innovative and trendy image associated with food trucks might also make our restaurants appear outdated in comparison, leading to a negative brand perception and a decline in overall appeal.

**Operational Efficiency and Regulatory Disparities:** Food trucks' streamlined menus allow for quick service, which can challenge our restaurants with diverse offerings. Maintaining the same level of efficiency can be

challenging. Additionally, differing regulations for food trucks and restaurants might lead to frustration among restaurant owners advocating for equal scrutiny and standards.

**Strain on Relationships and Loyalty Shift:** The mobility and flexibility of food trucks could strain relationships between restaurant owners and our local community. The perception of unfair advantages due to their mobility might lead to conflict and tension. Moreover, the variety and novelty offered by food trucks could shift customer loyalty away from traditional restaurants, jeopardizing their long-term viability.

**Lack of Stability and Consistency:** It's worth considering that the rotating nature of food trucks might lead to an inconsistent dining experience for our community. The absence of fixed operating hours and locations can create uncertainty for patrons seeking reliable dining options. This lack of stability might hinder the development of a consistent and loyal customer base, which is vital for the sustainability of our local businesses.

**Environmental Concerns and Sustainability Challenges:** Beyond their effects on the restaurant industry, food trucks can have severe environmental impacts that need our consideration. Their limited space can hinder the implementation of eco-friendly practices like recycling and composting, resulting in a larger ecological footprint. Improper wastewater disposal and waste management can lead to water and environmental contamination. Increased traffic from food trucks and their generators can contribute to air and noise pollution, adversely affecting our community's health and wellbeing. Food trucks also have the potential to increase their carbon footprint by using too much energy or producing too much waste. Additionally, because they are operating trucks, they can produce large amounts of gases into the atmosphere.

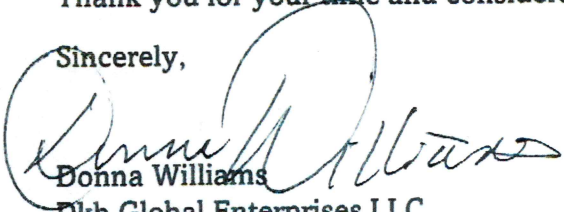
**Urban Disruption and Social Impact:** The introduction of food trucks might alter the visual aesthetics of our community, potentially clashing with architectural styles and compromising our unique appeal. Their lack of proper seating arrangements can contribute to congestion, making our urban environment uncomfortable for pedestrians. Furthermore, food trucks' transient nature might hinder the development of a sense of community that traditional restaurants often foster.

**Community Disruption and Gentrification:** The influx of food trucks, particularly those offering upscale or trendy cuisine, could trigger gentrification in our neighborhoods. Rising property values and changing demographics might lead to the displacement of long-standing residents, altering the social fabric of our community.

Considering all these negative aspects, it is crucial that we thoroughly evaluate the potential impacts of allowing food trucks in our area. Balancing their convenience with the potential harm to our local economy, environment, and community dynamics is essential. I encourage the department to thoroughly assess all aspects and VOTE AGAINST THIS Application Z23-26 LARRY HISHMEH.

Thank you for your time and consideration.

Sincerely,



Donna Williams

Dkb Global Enterprises LLC.

(214) 315-7355



Attached please find the complete Comment Form for Case Z 23-26.

I also commented online, I think I may have double dipped but just wanted to make sure I got the comment in.

Karin Wiseman and Tracy Claybrook own two businesses in one address location so we both signed.

CAUTION: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter USERNAME, PASSWORD or SENSITIVE INFORMATION in linked pages from this email. If you are unsure about the message, please contact the Help Desk at x7240 for assistance.

## Comment Form Case Z 23-26

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



For / A Favor / Đúng



Against / En Contra / Không

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The Frocksy / Karin Wiseman Tracy Claybrook  
owners

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

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

510 Main Street

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

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

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

8-18-23  
Date / Fecha / Ngày



## Morales, Elisa

---

**From:** Guerin, Will  
**Sent:** Tuesday, August 22, 2023 2:51 PM  
**To:** Morales, Elisa  
**Subject:** FW: 101 S. Sixth Street - Food Truck Park Proposal

Elisa, you can include this in the Z 23-26 responses.

---

**From:** Thomas De Nolf <tomdenolf@me.com>  
**Sent:** Tuesday, August 22, 2023 2:49 PM  
**To:** Guerin, Will <WGuerin@garlandtx.gov>  
**Cc:** McNatt, Letecia <LMcnatt@garlandtx.gov>  
**Subject:** Re: 101 S. Sixth Street - Food Truck Park Proposal

Hi Will,

I don't open my mail (I know its weird) so I wanted to connect with you concerning the food truck park for 101 S. Sixth St.

I own 4 buildings in the entertainment district and I am in favor of the food trucks park. I spoke with my tenant at 604 W State St, both tenants at 500 Main st and my tenant at 708 Main St. and all are in favor of the food truck park.

I appreciate all you do for the city. If you need anything else please email, don't snail mail. :)

Tom de Nolf

On Aug 22, 2023, at 1:39 PM, McNatt, Letecia <[LMcnatt@garlandtx.gov](mailto:LMcnatt@garlandtx.gov)> wrote:

Hi Will,

Tom de Nolf is owns several properties in Downtown (500 Main St, 708 Main St, and 716 Main St). He asked that I connect you both via email so that he can share his position on the project proposed at 101 S. Sixth Street.

I'll let you two take it from here.

Let me know if you need anything else,  
Letecia

**Letecia McNatt**

Downtown Development Manager  
Convention and Visitors Bureau | City of Garland  
211 N. Fifth Street  
Garland, TX 75040  
P: 972-205-2370 | C: 469-628-0680

<image001.jpg>



# Comment Form

## Case Z 23-26

Z 23-26 Larry Hishmeh. The applicant proposes a mobile food truck park. The site is located at 101 South Sixth Street. (District 2)

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For / A Favor / Đúng

Against / En Contra / Không

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CATHY CLOPTON

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

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

610 MAIN ST.

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

GARLAND, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qhính

Cathy R. Clopton

Signature / Firma / Ch ữ ký

8/24/23

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.)

## Comment Form Continued – Case Z 23-26

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

I LIKE THE CONCEPT VERY MUCH. MY  
2 CONCERNS ARE TRASH + PARKING.  
(WE HAVE A PAVED LOT NEXT TO THIS  
PROPERTY WITH 5 SPACES — JUST ENOUGH  
FOR LE'S.) WEEKEND PARKING IS NORMALLY  
NOT A PROBLEM (MAYBE DURING JAN-APR —  
TAX SEASON).



Bestcowhides.com

August 24<sup>th</sup>, 2023

**Attn. Mrs. Nabiha Ahmed**

City Planner

**City of Garland Planning Department**

PO BOX 4690002

Garland Tx 75406-9006

**RE: Z 23-26 Larry Hishmeh**

Collective Concerns and suggestions regarding the proposal Food Truck Park location.

As the owner of a local business in Downtown Garland for the last three years, I want to express my voice **Opposing the proposed zoning change for a Food truck Park at 101 S 6<sup>th</sup> St. Garland 75040.**

These are my concerns:

- Creation of waist will **increase the homeless to sneak around** the food park zone.
- Benches and shades will invite Homeless to sleep in the food truck park **creating insecurity risk.**
- The Ile between food truck park and my back door will be again, the **storage and WC for homeless.**
- The **infestation of insects, rats and roaches** will be increase with the food truck park.
- The **loosing of parking spaces** for our walk-in customers will impact our sales, with the food truck customers.
- The **trash cans are too small** in downtown square will not be enough for all the trash generated.

There have been several years of struggle for our local economy: The Covid pandemic, Downtown Construction and the inflation had an impact on our sales, making more difficult to our business to pay our bills, lease, taxes, salaries etc. I ask for to **help small business**, so we can continue serving our community.

Sincerely

Mr. Javier Giribet

---

E Cactus goods, LLC

602 Main St.

Garland, TX 75040

dba: Bestcowhides

214-500-8012

[bestcowhides@gmail.com](mailto:bestcowhides@gmail.com)



# Zoning Response Case Comments

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Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 23-26</b>	August 28, 2023	September 19, 2023	Nabiha Ahmed

---

Z 23-26 Larry Hishmeh. The applicant proposes a mobile food truck park. The site is located at 101 South Sixth Street. (District 2)

---

**Karin Wiseman**

**For**

8/22/2023  
5:17:35 PM

510 Main Street

karin@karinwisem.com

Garland

4803816933

Texas

United States

75040

Highly agree with approving this a zoning case.

---

**Sheetal Patel**

**For**

8/21/2023  
8:48:58 PM

600 Main Street

Sdpatel@allstate.com

Garland

9122201293

Texas

United States

75040

---

**Sheetal Patel**

**For**

8/21/2023  
8:48:58 PM

600 Main Street

Sdpatel@allstate.com

Garland

9122201293

Texas

United States

75040

---





**GARLAND**

**Plan Commission**

**3. f.**

**Meeting Date:** 08/28/2023

**Item Title:** Z 23-26 Larry Hishmeh - Downtown Development Plan (District 2)

---

**Summary:**

Consideration of the application of **Larry Hishmeh**, requesting approval of a Downtown Development Plan for a Mobile Food Truck Park on a property zoned Downtown District and in the Downtown Historic (DH) Sub-District. This property is located at 101 South Sixth Street. (District 2) (Z 23-26 – Downtown Development Plan)

---

**Attachments**

Z 23-26 Larry Hishmeh - Downtown Development Plan (District 2)

Z 23-26 Larry Hishmeh Responses

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**GARLAND**

TEXAS MADE HERE

# ***Planning Report***

**File No: Z 23-26/District 2**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: August 28, 2023**

## **REQUEST**

Approval of a Downtown Development Plan, Major Waiver for a Mobile Food Truck Park on a property zoned Downtown District and in the Downtown Historic (DH) Sub-District.

Approval of a Specific Use Provision for a Mobile Food Truck Park.

## **LOCATION**

101 South Sixth Street

## **APPLICANT**

Larry Hishmeh

## **OWNER**

Larry Hishmeh

## **BACKGROUND**

The subject property is currently vacant. The applicant proposes a mobile food truck park, which requires a Specific Use Provision in the Downtown Historic Sub-District of the Downtown (DT) District. In addition, any new development in the Downtown District requires a Downtown Development Plan.

## **SITE DATA**

The site is 0.078 acres. The food trucks can access the site from the southern public alley.

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

The purpose of the Downtown (DT) district is to establish a pedestrian-oriented district with an infrastructure of streets and buildings that are flexible in terms of use, and that will attract ongoing reinvestment.

The goals of this district are:

(A) To make Downtown viable through:

- (1) Providing for integrated mixed-use;
- (2) Embodying LEED-ND (Leadership in Energy and Environmental Design - Neighborhood Development) and LEED building principles;
- (3) Providing focal open space amenities;
- (4) Assuring pedestrian and bicycle friendliness; and

(5) Minimizing the "heat island" effect of large expanses of paving.

(B) To provide a mixture of residential, retail, entertainment, office and government uses.

(C) To encourage high-quality development by providing a balance of development standards and expedited administrative approvals for projects which meet the intent of this district.

(D) To create standards that ensure an appropriate transition between existing neighborhoods and new development.

### **CONSIDERATIONS:**

#### **Specific Use Provision and Downtown Development Plan:**

1. The applicant proposes a maximum of five (5) mobile food truck pads and a centralized seating area for customers.

The GDC defines a Mobile Food Truck Park as a fixed commercial location and permanent development designed to accommodate mobile food preparation vehicles offering food and/or beverages for sale to the public as the primary use of land.

2. The GDC requires permanent restroom facility within a mobile food truck park. The applicant is requesting a Major Waiver to not propose a restroom and instead utilize the new/existing public restroom across South Sixth Street.
3. The parking requirements for the mobile food truck park is determined with the SUP. Additionally, there is no minimum off-street parking requirement within the Downtown Historic (DH) sub-district given its urban environment and high building coverage. The applicant intends to use the available on-street parking.

The site plan (Exhibit C) also provides a bicycle rack with three (3) spaces.

4. The Downtown District requires street tree wells within the public sidewalk. The applicant is requesting a Major Waiver the landscaping requirements per Section 7.17 of the GDC due to the size of the site. However, a row of large planters are provided along the South Sixth Street sidewalk to create a buffer between the sidewalk and the subject property. Large planters are proposed within the centralized dining area and on every food truck pad as well.
5. The applicant is requesting approval of a ten (10) year Specific Use Provision. The SUP Time Period Guide does not have recommended time period for a mobile food truck park.
6. The hours of operation will be 9:00 am to 9:00 pm every day of the week.

### **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommend Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.



The proposal is consistent with the Community Centers designation and may add to the vibrancy of the core Downtown area.

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

The surrounding properties are generally in the Downtown (DT) District. These properties are developed with restaurants, a tattoo shop, a bank, automobile repair and other retail use.

**STAFF RECOMMENDATION**

Approval of a Downtown Development Plan, Major Waiver on a property zoned Downtown District and in the Downtown Historic (DH) Sub-District.

Approval of a Specific Use Provision for a Mobile Food Truck Park.

**ADDITIONAL INFORMATION**

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

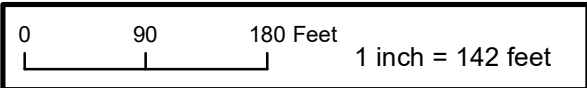
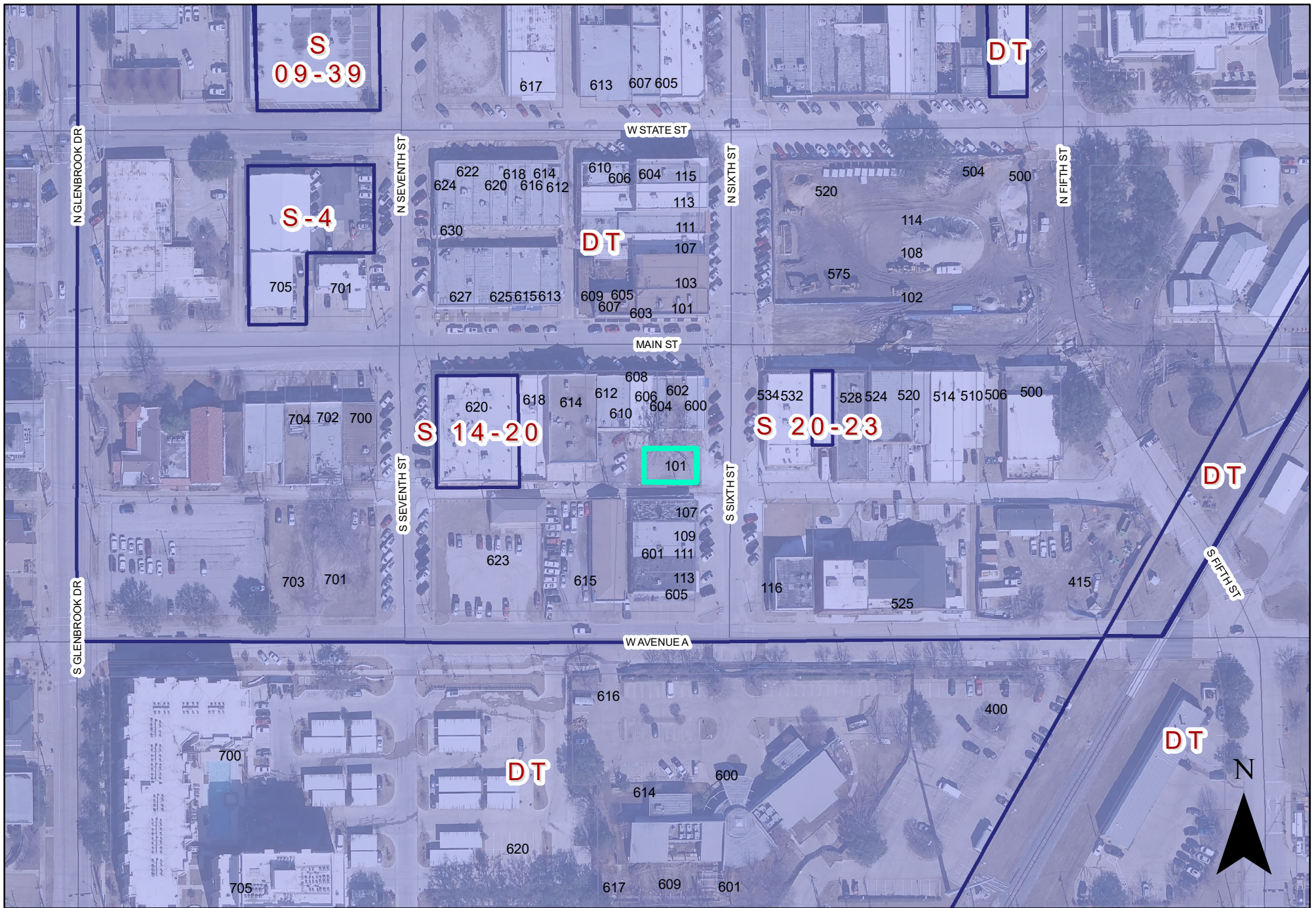
**CITY COUNCIL DATE:** September 19, 2023

**PREPARED BY:**

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

**REVIEWED BY:**

Will Guerin, AICP  
Director of Planning



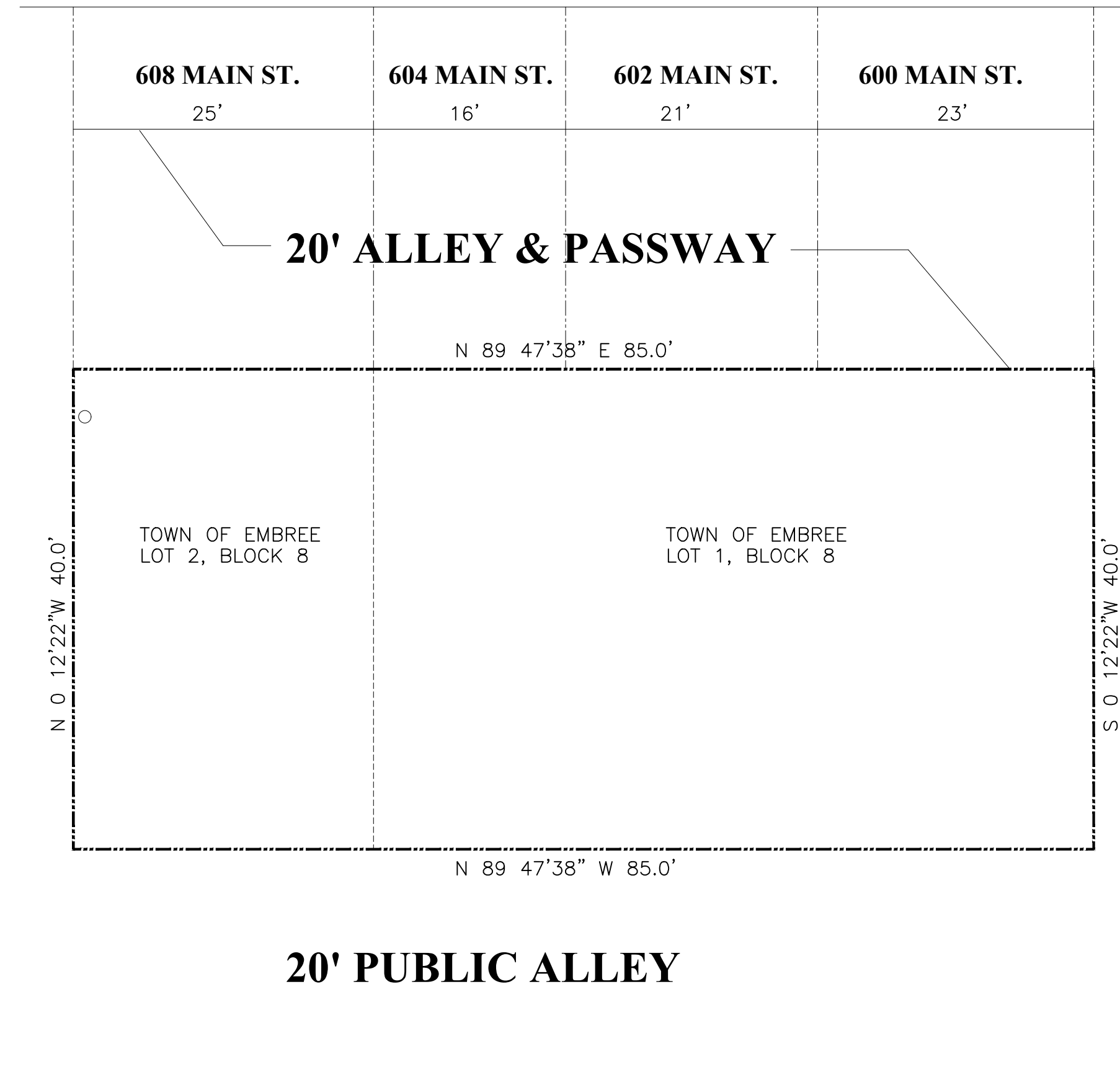
# ZONING MAP Z 23-26

 INDICATES AREA OF REQUEST

101 South Sixth Street

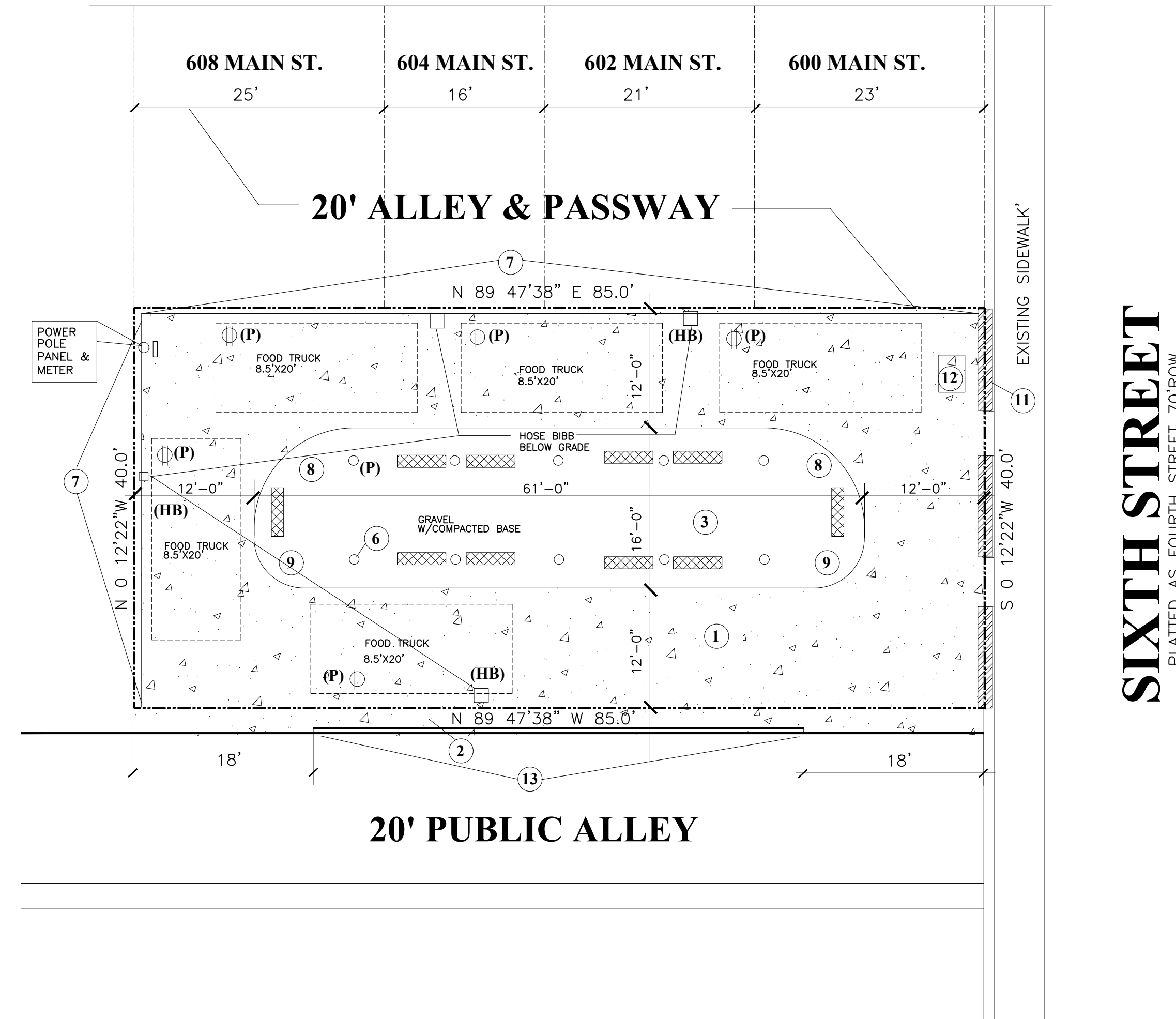


# EXHIBIT C



**1 SITE PLAN**  
SCALE 1" = 10'-0"

**SIXTH STREET**  
PLATTED AS FOURTH STREET 70' ROW



**1 ARCHITECTURAL SITE PLAN**  
SCALE 1" = 10'-0"

**KEY NOTES:**

- ① PAVING 5" CONCRETE W/ #3 AT 16" O.C.E.W PER CITY OF GARLAND STANDARDS
- ② ALLEY TO NEW PAVING PER CITY OF GARLAND STANDARDS
- ③ GRAVEL AREA FOR EATING AREA
- ④ (P) POWER FOR EACH TRAILER LOCATION
- ⑤ (HB) HOSE BIBB-BELOW GRADE-FREEZE PROOF
- ⑥ CANOPY POST-WITH STRING LIGHTS
- ⑦ FENCE PER CODE
- ⑧ 10' RADIUS
- ⑨ 5' RADIUS
- ⑩ PLANTERS
- ⑪ PLANTERS AT SIDEWALK 3' HEIGHT X 18" X 9'-0" LONG WITH 6' WALK THRU'S (2)
- ⑫ BIKE RACK
- ⑬ CURB PER CITY OF GARLAND STANDARDS



**Shearer, Monk, & Voigt**  
Architects & Engineers  
1200 W. STATE STREET, GARLAND, TEXAS 75040  
OFFICE: 972-272-1763 -FAX 972-272-8761

**Site Improvements**  
PART OF LOT 1 AND LOT 2, BLOCK 8  
TOWN OF EMBREE  
Garland, Texas 75040

8-15-23 CITY COMMENTS

Date Issued 05-12-23  
Project No. 2023-15  
Sheet Title  
ARCHITECTURAL  
SITE PLAN  
Sheet Number  
**A100**  
Sequence \_\_\_\_\_ of \_\_\_\_\_



**Z 23-26**



View of the subject property from South Sixth Street



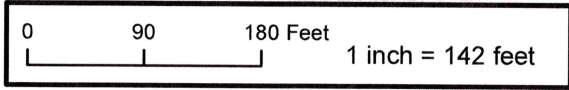
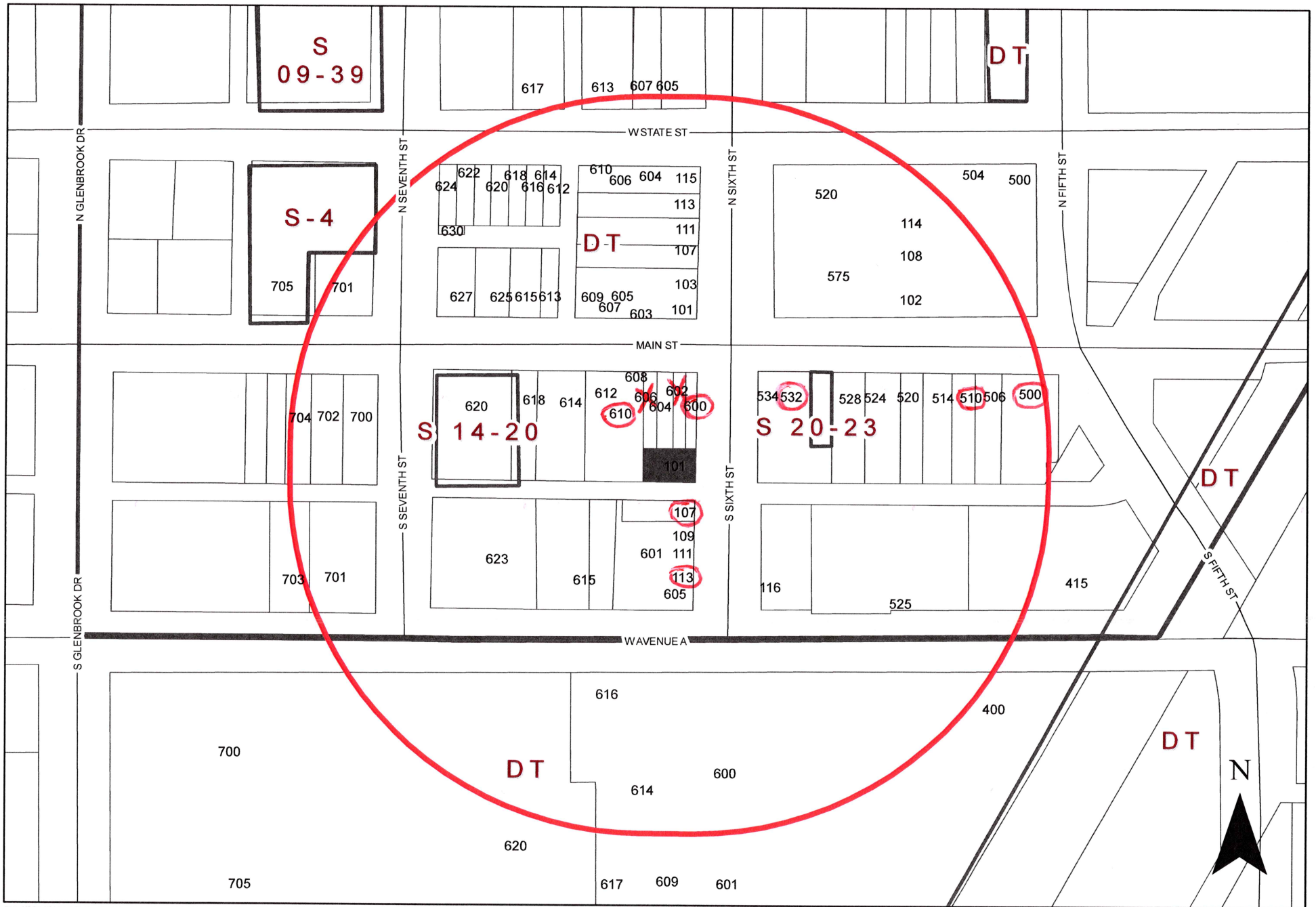
South of South Sixth Street



East of the subject property



North of the subject property



# ZONING MAP Z 23-26

 INDICATES AREA OF REQUEST
  INDICATES NOTIFICATION AREA

101 South Sixth Street

# Comment Form

## Case Z 23-26

Z 23-26 Larry Hishmeh. The applicant proposes a mobile food truck park. The site is located at 101 South Sixth Street. (District 2)

Z 23-26 Larry Hishmeh. El solicitante propone un parque móvil de camiones de comida. El sitio está ubicado en 101 South Sixth Street. (Distrito 2)

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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.

Owner Momentum Tatto Caitrin Walters

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

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

532 B Main St, Garland Tx

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

Garland Tx

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Caitrin Walters

Signature / Firma / Chữ ký

8/16/23

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.)



# Comment Form Continued – Case Z 23-26

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

We here at Momentum are excited and  
in total favor. it would be an additional  
great attraction to downtown.  
and we cant wait!

# Comment Form

## Case Z 23-26

Z 23-26 Larry Hishmeh. The applicant proposes a mobile food truck park. The site is located at 101 South Sixth Street. (District 2)

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

For / A Favor / Đúng

Against / En Contra / Không

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Robert T. Smith

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

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

107 N. 6<sup>th</sup> Street, 506 Main, 510 Main

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Robert T. Smith

Signature / Firma / Chữ ký

8/17/23

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.)

# Comment Form Continued – Case Z 23-26

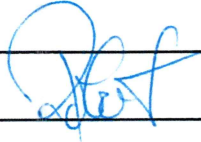
The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

Food truck park would be perfect for a downtown.

Excellent idea and excellent draw for the area.





Z 23-26 Larry Hishmeh. El solicitante propone un parque móvil de camiones de comida. El sitio está ubicado en 101 South Sixth Street. (Distrito 2)

Z 23-26 Larry Hishmeh. Người nộp đơn đề xuất một bãi đậu xe tải thực phẩm lưu động. Địa điểm tọa lạc tại 101 South Sixth Street. (Quận 2)

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

For / A Favor / Đúng

Against / En Contra / Không

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Jakelyne Alberto / Co-Owner

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

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

113 N. Sixth St

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chín

Signature / Firma / Chữ ký

8/19/23

Date / Fecha / Ngày

# Comment Form

## Case Z 23-26

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For / A Favor / Đúng

Against / En Contra / Không

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Donna Williams Manager DKB Global Enterprises

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

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

606 Main St E 608 Main St

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

Garland TX 7

City, State / Estado de la Ciudad / Thành bang

75406

Zip Code / Código postal / Mã B u Chính

Donna Williams 8/22/22

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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



DKB GLOBAL ENTERPRISES LLC.  
DONNA WILLIAMS  
PO BOX 703  
FRISCO, TX 75034

AUG. 22, 2023

RE: APPLICATION - Z 23-26 LARRY HISHMEH

PROPERTY ADDRESS: 606 Main Street and 608 Main Street

CITY OF GARLAND  
PLANNING DEPARTMENT  
ATTEN: NABIHA AHMED  
PO BOX 469002  
GARLAND, TX 75406-9006

TO: THE CITY PLANNING DEPARTMENT

I hope this message finds you well. I wanted to address some concerns regarding the potential impact of allowing food trucks in our community. Over the past two years, our current restaurants and businesses have endured significant challenges due to the city's massive construction projects. During this time, many of our local establishments have struggled to maintain their operations and sustain their customer base. It's essential to recognize their perseverance and the resilience they've shown in the face of these difficulties.

As we look towards the future, it's crucial that we prioritize supporting our existing businesses and restaurant owners. Rather than introducing additional competition through food trucks, now is the time to help these establishments get back on their feet and regain their footing. The construction period has already imposed hardships on them, and introducing a new dynamic of competition could further hinder their recovery.

**Economic Challenges and Investment Impact:** Introducing food trucks can result in direct competition with our local restaurants. Their ability to offer lower prices due to reduced overhead costs can lead to a decrease in revenue for our established eateries. This might even force some businesses to shut down. Moreover, the disparity in regulations and overhead costs creates an uneven playing field, where food trucks can undercut restaurant prices without facing the same financial burdens. This could discourage potential investors from opening new restaurants, seeing the market as challenging and saturated.

**Customer Base Dilution and Negative Brand Image:** The arrival of food trucks can fragment our customer base. Patrons who would usually dine at local restaurants might opt for the novelty and convenience of food trucks. This shift could reduce foot traffic and overall patronage at our traditional eateries. The innovative and trendy image associated with food trucks might also make our restaurants appear outdated in comparison, leading to a negative brand perception and a decline in overall appeal.

**Operational Efficiency and Regulatory Disparities:** Food trucks' streamlined menus allow for quick service, which can challenge our restaurants with diverse offerings. Maintaining the same level of efficiency can be



challenging. Additionally, differing regulations for food trucks and restaurants might lead to frustration among restaurant owners advocating for equal scrutiny and standards.

**Strain on Relationships and Loyalty Shift:** The mobility and flexibility of food trucks could strain relationships between restaurant owners and our local community. The perception of unfair advantages due to their mobility might lead to conflict and tension. Moreover, the variety and novelty offered by food trucks could shift customer loyalty away from traditional restaurants, jeopardizing their long-term viability.

**Lack of Stability and Consistency:** It's worth considering that the rotating nature of food trucks might lead to an inconsistent dining experience for our community. The absence of fixed operating hours and locations can create uncertainty for patrons seeking reliable dining options. This lack of stability might hinder the development of a consistent and loyal customer base, which is vital for the sustainability of our local businesses.

**Environmental Concerns and Sustainability Challenges:** Beyond their effects on the restaurant industry, food trucks can have severe environmental impacts that need our consideration. Their limited space can hinder the implementation of eco-friendly practices like recycling and composting, resulting in a larger ecological footprint. Improper wastewater disposal and waste management can lead to water and environmental contamination. Increased traffic from food trucks and their generators can contribute to air and noise pollution, adversely affecting our community's health and wellbeing. Food trucks also have the potential to increase their carbon footprint by using too much energy or producing too much waste. Additionally, because they are operating trucks, they can produce large amounts of gases into the atmosphere.

**Urban Disruption and Social Impact:** The introduction of food trucks might alter the visual aesthetics of our community, potentially clashing with architectural styles and compromising our unique appeal. Their lack of proper seating arrangements can contribute to congestion, making our urban environment uncomfortable for pedestrians. Furthermore, food trucks' transient nature might hinder the development of a sense of community that traditional restaurants often foster.

**Community Disruption and Gentrification:** The influx of food trucks, particularly those offering upscale or trendy cuisine, could trigger gentrification in our neighborhoods. Rising property values and changing demographics might lead to the displacement of long-standing residents, altering the social fabric of our community.

Considering all these negative aspects, it is crucial that we thoroughly evaluate the potential impacts of allowing food trucks in our area. Balancing their convenience with the potential harm to our local economy, environment, and community dynamics is essential. I encourage the department to thoroughly assess all aspects and VOTE AGAINST THIS Application Z23-26 LARRY HISHMEH.

Thank you for your time and consideration.

Sincerely,



Donna Williams

Dkb Global Enterprises LLC.

(214) 315-7355



Attached please find the complete Comment Form for Case Z 23-26.

I also commented online, I think I may have double dipped but just wanted to make sure I got the comment in.

Karin Wiseman and Tracy Claybrook own two businesses in one address location so we both signed.

CAUTION: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter USERNAME, PASSWORD or SENSITIVE INFORMATION in linked pages from this email. If you are unsure about the message, please contact the Help Desk at x7240 for assistance.

## Comment Form Case Z 23-26

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



For / A Favor / Đúng



Against / En Contra / Không

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The Frocksy / Karin Wiseman Tracy Claybrook  
owners

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

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

510 Main Street

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

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

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

8-18-25  
Date / Fecha / Ngày



## Morales, Elisa

---

**From:** Guerin, Will  
**Sent:** Tuesday, August 22, 2023 2:51 PM  
**To:** Morales, Elisa  
**Subject:** FW: 101 S. Sixth Street - Food Truck Park Proposal

Elisa, you can include this in the Z 23-26 responses.

---

**From:** Thomas De Nolf <tomdenolf@me.com>  
**Sent:** Tuesday, August 22, 2023 2:49 PM  
**To:** Guerin, Will <WGuerin@garlandtx.gov>  
**Cc:** McNatt, Letecia <LMcnatt@garlandtx.gov>  
**Subject:** Re: 101 S. Sixth Street - Food Truck Park Proposal

Hi Will,

I don't open my mail (I know its weird) so I wanted to connect with you concerning the food truck park for 101 S. Sixth St.

I own 4 buildings in the entertainment district and I am in favor of the food trucks park. I spoke with my tenant at 604 W State St, both tenants at 500 Main st and my tenant at 708 Main St. and all are in favor of the food truck park.

I appreciate all you do for the city. If you need anything else please email, don't snail mail. :)

Tom de Nolf

On Aug 22, 2023, at 1:39 PM, McNatt, Letecia <[LMcnatt@garlandtx.gov](mailto:LMcnatt@garlandtx.gov)> wrote:

Hi Will,

Tom de Nolf is owns several properties in Downtown (500 Main St, 708 Main St, and 716 Main St). He asked that I connect you both via email so that he can share his position on the project proposed at 101 S. Sixth Street.

I'll let you two take it from here.

Let me know if you need anything else,  
Letecia

**Letecia McNatt**  
Downtown Development Manager  
Convention and Visitors Bureau | City of Garland  
211 N. Fifth Street  
Garland, TX 75040  
P: 972-205-2370 | C: 469-628-0680

<image001.jpg>



# Comment Form

## Case Z 23-26

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Z 23-26 Larry Hishmeh. El solicitante propone un parque móvil de camiones de comida. El sitio está ubicado en 101 South Sixth Street. (Distrito 2)

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

For / A Favor / Đúng

Against / En Contra / Không

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CATHY CLOPTON

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

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

610 MAIN ST.

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

GARLAND, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qhính

Cathy R. Clopton

Signature / Firma / Ch ữ ký

8/24/23

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.)

## Comment Form Continued – Case Z 23-26

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

I LIKE THE CONCEPT VERY MUCH. MY  
2 CONCERNS ARE TRASH + PARKING.  
(WE HAVE A PAVED LOT NEXT TO THIS  
PROPERTY WITH 5 SPACES — JUST ENOUGH  
FOR EE'S.) WEEKEND PARKING IS NORMALLY  
NOT A PROBLEM (MAYBE DURING JAN-APR —  
TAX SEASON).



Bestcowhides.com

August 24<sup>th</sup>, 2023

**Attn. Mrs. Nabiha Ahmed**

City Planner

**City of Garland Planning Department**

PO BOX 4690002

Garland Tx 75406-9006

**RE: Z 23-26 Larry Hishmeh**

Collective Concerns and suggestions regarding the proposal Food Truck Park location.

As the owner of a local business in Downtown Garland for the last three years, I want to express my voice **Opposing the proposed zoning change for a Food truck Park at 101 S 6<sup>th</sup> St. Garland 75040.**

These are my concerns:

- Creation of waist will **increase the homeless to sneak around** the food park zone.
- Benches and shades will invite Homeless to sleep in the food truck park **creating insecurity risk.**
- The Ile between food truck park and my back door will be again, the **storage and WC for homeless.**
- The **infestation of insects, rats and roaches** will be increase with the food truck park.
- The **loosing of parking spaces** for our walk-in customers will impact our sales, with the food truck customers.
- The **trash cans are too small** in downtown square will not be enough for all the trash generated.

There have been several years of struggle for our local economy: The Covid pandemic, Downtown Construction and the inflation had an impact on our sales, making more difficult to our business to pay our bills, lease, taxes, salaries etc. I ask for to **help small business**, so we can continue serving our community.

Sincerely

Mr. Javier Giribet

E Cactus goods, LLC

602 Main St.

Garland, TX 75040

dba: Bestcowhides

214-500-8012

[bestcowhides@gmail.com](mailto:bestcowhides@gmail.com)



# Zoning Response Case Comments

---

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 23-26</b>	August 28, 2023	September 19, 2023	Nabiha Ahmed

---

Z 23-26 Larry Hishmeh. The applicant proposes a mobile food truck park. The site is located at 101 South Sixth Street. (District 2)

---

**Karin Wiseman**

**For**

8/22/2023  
5:17:35 PM

510 Main Street

karin@karinwisem.com

Garland  
Texas  
United States  
75040

4803816933

Highly agree with approving this a zoning case.

---

**Sheetal Patel**

**For**

8/21/2023  
8:48:58 PM

600 Main Street

Sdpatel@allstate.com

Garland  
Texas  
United States  
75040

9122201293

**Sheetal Patel**

**For**

8/21/2023  
8:48:58 PM

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