

ORDINANCE NO. 7636

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A SPECIFIC USE PROVISION (SUP) FOR AN AUTO REPAIR, MINOR AND (2) A CONCEPT PLAN FOR AN AUTO REPAIR, MINOR USE, ON A PROPERTY ZONED COMMUNITY RETAIL ON A 0.34-ACRE TRACT OF LAND LOCATED AT 4134 BOBTOWN RD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 27th day of October 2025, the Plan Commission did consider and make recommendations on a certain request for (1) a Specific Use Provision (SUP) and (2) a Concept Plan, as shown in "Exhibit C" for an Auto Repair, Minor Use, on a property zoned Community Retail by **Osama Dagher** and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, THAT:

Section 1

The Garland Development Code is hereby amended by approving (1) A Specific Use Provision (SUP) to allow an Auto Repair, Minor use and (2) a Concept Plan for an Auto Repair, Minor use, on a property zoned Community Retail District on a 0.34-acre tract of land located at 4134 Bobtown Road and being more particularly described in "Exhibit A," attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code, except as otherwise specified by the conditions identified in "Exhibit B", attached hereto and made a part hereof.

Section 3

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in "Exhibit A". All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

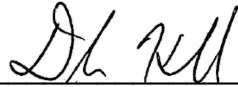
Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

FILE NO. Z 25-32

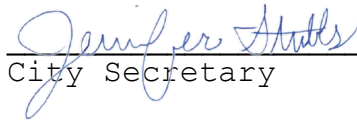
PASSED AND APPROVED this 2nd day of December, 2025.

THE CITY OF GARLAND, TEXAS



Mayor

ATTEST:



City Secretary

Published: 12-11-2025
12-15-2025



ZONING FILE NUMBER Z 25-34

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 25-34

All of Lot 1, Block 1, Lake Crest Park Retail, an addition to the City of Garland, Dallas County, Texas.

EXHIBIT A

SPECIFIC USE CONDITIONS

ZONING FILE Z 25-34

4134 Bobtown Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision (SUP) is to allow Automobile Repair, Minor with an SUP.
- II. Statement of Effect:** This Planned Development amendment 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 District (CR) set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall 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;

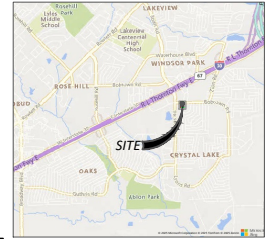
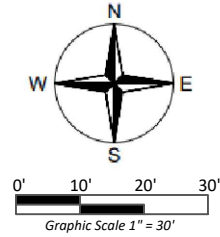
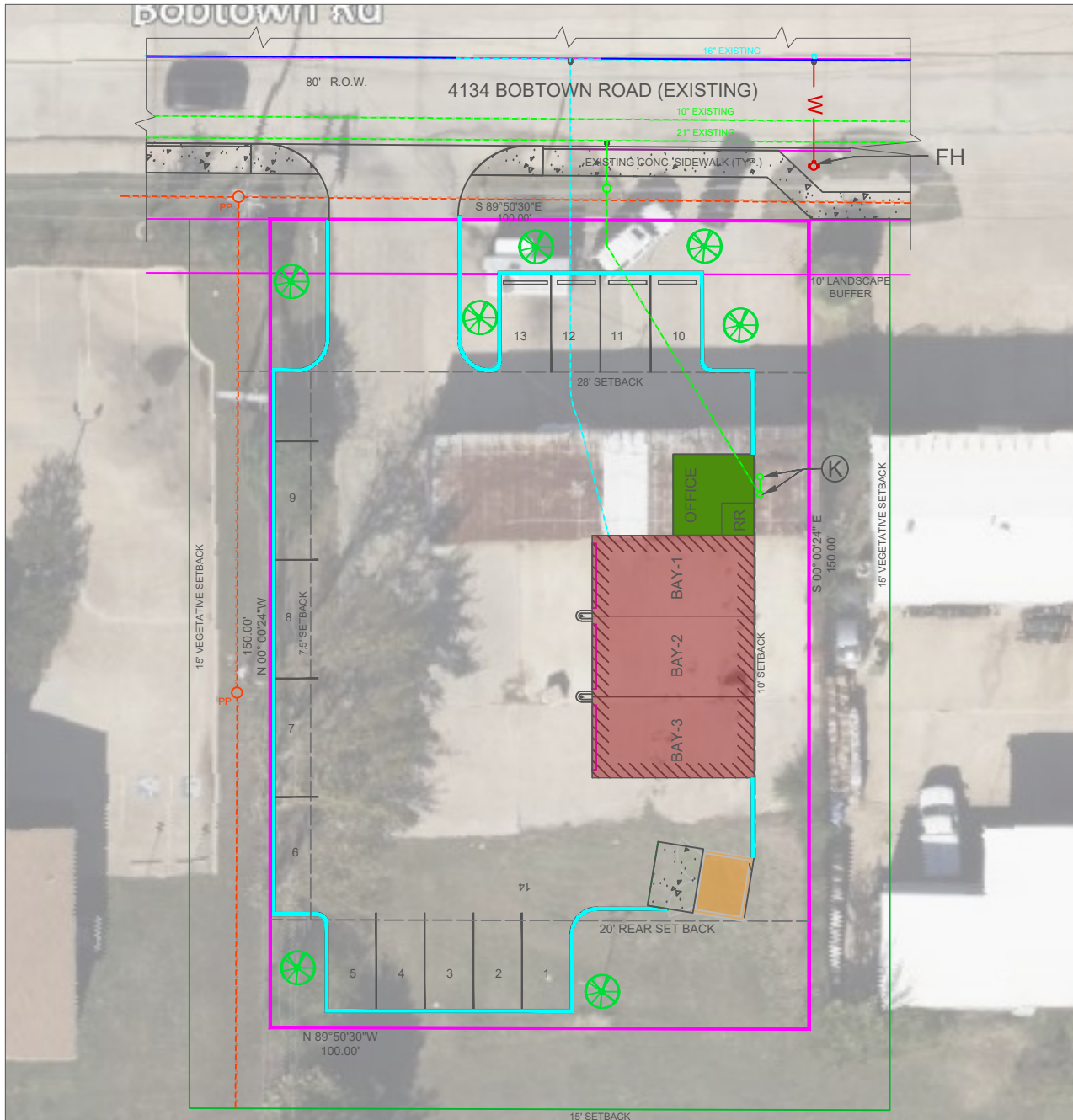
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use 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 CO 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 Conditions:

- A. Vehicle Storage: All vehicles stored on-site must be kept either in a secured garage bay or in a secured, gated access parking lot enclosed by a blind fence or wall at least six feet high, and enclosing an area of at least 400 square feet per garage bay.

Time Period: The Specific Use Provision shall have a 30-year time period.
- B. Building Height: Building height shall not exceed 20 feet.
- C. Building Elevation: No building opening shall be permitted on the east and south side of the property, with the exception of emergency exit(s) required by the Building/Fire Code, or other applicable City Code.
- D. Screening: Live screening with trees, plants and shrubs, in addition to applicable required screening per the GDC, shall be provided to the east, west, and south side of the property, as practical, determined by the Planning Director.



SITE DATA TABLE	
LAND AREA	0.34 ACRES (14,884 SF)
EXITING ZONING	COMMERCIAL
EXISTING LAND USE	COMMERCIAL

PRE-SUBMITTAL CASE NUMBER	230914-1
TOTAL SITE	15,400 SQ. FT
TOTAL IMPERVIOUS SURFACE	10,256
ZONING CASE NUMBER	Z25-34
ACREAGE OF SIZE	
SITE ADDRESS	4134 BOB TOWN ROAD, GARLAND TEXAS 75046
PROPOSED USE	AUTO REPAIR
BUILDING SET BACKS	
CURRENT OWNER	OSAMA OMAR DAGHER, ZAFER WISAM ALRIWAMI

NOTE: SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVED PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PLAN SHALL NOT SUPERSEDE, AND SHALL BE SUBORDINATE TO, THE STANDARDS, REQUIREMENTS, AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR THE APPROVED PD.

LEGEND			
	PROPERTY LINES		TREE
	SET BACK / P.U.E. LINES		BAY AREAS (1,349 SF)
	WATER LINES		DUMPSTER ENCLOSURE
	SEWER/SAN LINES		OFFICE AREA (225 SF)
	POWER LINES (AERIAL)		DRIVEWAY AREA (9,656 SF)
	FIRE HYDRANT (EXISTING)		CONC. CURB (194 SF)
	FENCE LINE		FIREWATER LINE (EXISTING)
	STORM SEWER LINES		
	GAS LINES		

OWNER: OSAMA OMAR DAGHER,
ZAFER WISAM ALRIWAMI
NAME OF APPLICANT: OSAMA DAGHER
PLAN PREPARE: MOHAMMED NOFAL
COMPANY NAME: TBD

CONCEPT PLAN

PROJECT NAME - [AUTO SHOP]
4134 BOBTOWN RD, GARLAND TX. 75043

DEVELOPMENT SERVICES