



# 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  
April 14, 2025 at 6:30 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.

**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. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers).

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 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 March 10, 2025 meeting.

### ITEMS FOR INDIVIDUAL CONSIDERATION

#### Speaker Regulations:

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

## 2. ZONING

- a. Hold a public hearing and consider the application of **Leslie Montena**, requesting approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to install a 30-square-foot wall sign positioned lower on the façade, where only 10-square-foot signs are permitted below 12 feet above grade on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district. The site is located at 622 West State Street. (District 2) (File DD 25-01)

- b. Hold a public hearing to consider amendments to Chapter 2 Zoning Regulations, Attachment 1 - Land use chart and Division 4 Mixed-Use Districts as it relates to the permitted land uses and development regulations for the Urban Residential (UR) and Urban Business (UB) districts.
- c. Hold a public hearing and consider the application of the **City of Garland**, requesting approval of a change in zoning from multiple zoning districts including but not limited to Industrial (IN), Community Retail (CR), and Planned Developments with IN and CR base zoning to Urban Residential (UR) and Urban Business (UB) Districts. The site consists of approximately 317 acres of properties, generally located on the north side of I-635, on both sides of S Garland Avenue. (District 5) (File Z 25-08) **(This item has been postponed to the April 28, 2025 Plan Commission Meeting)**

### 3. **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:** 04/14/2025

**Item Title:** Plan Commission Minutes for March 10, 2025

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**Summary:**

Consider approval of the Plan Commission Minutes for the March 10, 2025 meeting.

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### Attachments

March 10, 2025 Plan Commission Minutes

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# GARLAND

## MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 p.m. on Monday, March 10, 2025, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

**Present:** Scott Roberts, Chairman  
Julius Jenkins, 1st Vice Chair  
Wayne Dalton, 2nd Vice Chair  
Stephanie Paris, Commissioner  
Georgie Cornelius, Commissioner  
Jaric Jones, Commissioner  
Patrick Abell, Commissioner  
Michael Rose, Commissioner  
Bob Duckworth, Commissioner

**Staff Present:** Nabila Nur, Planning Director  
Kurt Banowsky, Sr. Assistant City Attorney II  
Emma Chetuya, Planning Administrator - Development  
Matthew Wolverton, Planner II  
David Jones, Planner I  
Elisa Morales, Recording Secretary

## CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. 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 Abell to **approve** the Consent Agenda as presented. Seconded by Commissioner Rose. **Motion carried: 9 Ayes, 0 Nays.**

### 1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the February 24, 2025 meeting. **APPROVED**

### 2. PLATS

- a. P 25-03 Kiddie Academy, Brand 190 Addition Fifth Replat - Final Plat **APPROVED**

## ITEMS FOR INDIVIDUAL CONSIDERATION

### Speaker Regulations:

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

### 3. ZONING

- a. Hold a public hearing and consider the application of **Tarmandeep Toor**, requesting approval of 1) a Change in Zoning to a Planned Development (PD) District for Neighborhood Services (NS) Uses and Convenience Store Use, 2) A Specific Use Provision (SUP) for a Fuel Pumps, Retail Use, and 3) a Concept Plan for a Convenience Store with Fuel Pumps, Retail and shopping center. The site is located at 4151 North Garland Avenue. (District 7) (File Z 24-18) **DENIED**

Planner II, Matthew Wolverton, presented the request to the Commission and remained available for questions.

The applicant, Tarmandeep Toor, 4221 N. Garland Ave., Garland, TX 75040, provided an overview of the request and remained available for questions.

The Commission asked several questions regarding signage and gas pumps.

**Motion** was made by Commissioner Rose to **deny** the application as presented. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

- b. Hold a public hearing and consider the application of **David Najafi and Bobtown Enterprises Inc.**, requesting approval of a Change in Zoning from Community Office (CO) to Community Retail (CR). (District 3) (File Z 25-04) **APPROVED**

Planner I, David Jones, presented the request to the Commission and remained available for questions.

The applicant, Tracy Ford Spillman, 15305 Dallas Parkway, Addison, TX 75001, remained available for questions.

**Motion** was made by Commissioner Paris to close the public hearing and **approve** the application as presented to change the zoning to Neighborhood Services (NS). Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays.**

- c. Hold a public hearing to consider amendments to Chapter 2, Article 5 Use Regulations, Chapter 2, Attachment 1 -- Land Use Matrix as it relates to Commercial Drone Delivery Hub, and Chapter 6 Definitions. **APPROVED**

Planning Director, Nabila Nur, provided an overview of the amendments to Chapter 2, Article 5 Use Regulations, Chapter 2, Attachment 1 -- Land Use Matrix as it relates to Commercial Drone Delivery Hub, and Chapter 6 Definitions and remained available for questions.

**Motion** was made by Commissioner Dalton to close the public hearing and **approve** the amendment as presented. Seconded by Commissioner Duckworth. **Motion carried: 9 Ayes, 0 Nays.**

### 4. ADJOURN

There being no further business to come forward before the Plan Commission, the meeting adjourned at 7:01 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



## GARLAND

### Plan Commission

2. a.

Meeting Date: 04/14/2025

Item Title: DD 25-01 Leslie Montena (District 2)

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#### Summary:

Hold a public hearing and consider the application of **Leslie Montena**, requesting approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to install a 30-square-foot wall sign positioned lower on the façade, where only 10-square-foot signs are permitted below 12 feet above grade on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district. The site is located at 622 West State Street. (District 2) (File DD 25-01)

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#### Attachments

DD 25-01 Leslie Montena Report & Attachments

DD 25-01 Leslie Montena Responses

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# Planning Report

**File No: DD 25-01/District 2**

**Agenda Item: 2**

**Meeting: Plan Commission**

**Date: April 14, 2025**



**GARLAND**

TEXAS MADE HERE

## **REQUEST**

Approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to install a 30-square-foot wall sign positioned lower on the façade, where only 10-square-foot signs are permitted below 12 feet above grade on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district.

## **LOCATION**

622 West State Street

## **APPLICANT**

Leslie Montena

## **OWNER**

Leslie Montena & Darrell Marshall

## **BACKGROUND**

The building on the subject property is occupied by the *Epiphany Gallery*: an art gallery in Downtown Garland. The applicant requests to replace the wall sign with a new one. This new one is proposed to be 30-square-feet and below the 12 feet above grade, where only 10-square-foot signs are permitted. Due to the application's deviation from particular GDC Downtown Signage standards found in Chapter 7, Table 7-7 regarding wall signage, a Major Waiver is required through the public hearing process in order for sign permits to be issued.

## **SITE DATA**

The subject site is approximately 1,400 square feet. The site has approximately 24 lineal feet of frontage along West State Street. Its rear frontage is along an existing alley.

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

The property is zoned within the Downtown Historic (DH) Sub-district of the overall Downtown (DT) District. The Downtown Historic (DH) Sub-district allows a variety of mixed uses. The current use of the property [Studio, Arts/Crafts] is allowed by right. The public hearing Major Waiver process is triggered due to the type of wall signage request.

## **CONSIDERATIONS**

### **1. Wall Sign:**

The following table summarizes the request:

<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>
Wall Sign	Maximum size is 30 square feet if located 12 feet or higher above grade; 10 square feet if less than 12 feet above grade.	The proposed sign will be 30 square feet but located less than 12 feet above the grade.

2. The applicant states, "Granting this variance will allow Epiphany Gallery to maintain visibility, preserve the architectural integrity of the building, and contribute positively to the vibrancy of Downtown Garland. The requested increase in sign size from 10 square feet to 30 square feet represents a necessary deviation that yields substantial benefits in terms of aesthetics and functionality."

3. The intent of the Downtown (DT) District is to create a pedestrian-oriented area in context with the current Downtown. The Downtown (DT) District combines minimum and maximum specifications and standards for site layout, building design, and streetscape. One of the flexibility mechanisms in the Downtown (DT) District is the option of Major Waivers, which allow relief from the standards of the district.

Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the DT District, or changes which may initially appear to conflict with the goals and intent of this district, including possible standards changes to land uses in the Downtown sub-districts. Major Waivers may be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission. In order to approve a Major Waiver, the City Council findings are listed as follows:

- Meets the general intent of this district; and
- Will result in an improved project which will be an attractive contribution to the Downtown District.

The proposed major waiver will allow the sign to be properly centered and advertise for the business. The building itself is only around 13 feet tall, meaning any sign over 10 square feet will be compressed at the very top of the building façade resulting in a less aesthetically pleasing design. Allowing the sign to be lower will result in a more attractive contribution to the Downtown District.

### **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject property. 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. Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

In addition, the Garland Cultural Arts Master Plan Strategy 5.1 [Foster Relationships with the Business Sector] encourages creative signage. Further, it states, "Following the exception made for Downtown Garland, develop a signage variance that allows for creative signage that provides an opportunity for private businesses to contribute to the visual vibrancy of the city."

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

The surrounding properties are located in the Downtown (DT) District, particularly in the Downtown Historic (DH) Sub-District to the east, west, north and south; and the Downtown Square (DS) Sub-District to the northeast across Sixth Street. These properties are developed with an array of land uses including retail, restaurants, personal services, and

office uses. Further to the east is the Downtown Square. Other existing business signage in this area includes awning/canopy signage, wall signs, and projecting signs of various styles.

**STAFF RECOMMENDATION**

As the proposed Major Waiver is consistent with the general intent of the district and will result in an improved project which will be an attractive contribution to the Downtown District, staff recommends approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to install a 30-square-foot wall sign positioned lower on the façade, where only 10-square-foot signs are permitted below 12 feet above grade on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district.

**ADDITIONAL INFORMATION**

- i. Location Map
- ii. Written Narrative from the Applicant
- iii. Photos

**CITY COUNCIL DATE:** May 6, 2025

**PREPARED BY:**

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

**REVIEWED BY:**

Emma Chetuya Ph.D., AICP  
Planning Administrator  
Planning and Development  
972-205-2453  
[echetuya@garlandtx.gov](mailto:echetuya@garlandtx.gov)







## Epiphany Gallery Sign Variance Request

**Submitted to: City of Garland Planning and Zoning Department**

**Submitted by: Leslie Montena, Owner, Epiphany Gallery**

**Date: 02/28/2025**

**Subject: Request for Variance – Signage Size Limitation**

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### I. Introduction

Epiphany Gallery, located at 622 West State St, Garland, Tx 75040, is a thriving art gallery in Downtown Garland that serves as a cultural hub for artists and the community. This request seeks a variance to the sign size requirements outlined in the City of Garland's sign regulations. Specifically, Epiphany Gallery requests approval for a 30-square-foot sign, exceeding the 10-square-foot maximum for signs placed below 12 feet above grade.

This variance is essential for maintaining the visibility and aesthetic balance of the gallery's façade while ensuring the business can effectively attract patrons and visitors.

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### II. Background

The city's current sign ordinance establishes the following criteria for building-mounted signs:

Table 7-7: Allowed Signs (<https://ecode360.com/40085725#40085747>)

#### Building Identification Signs

- a. Building identification signs shall be limited to one per building face.
- b. Each sign shall be **12 feet or more above sidewalk level**.
- c. Applied letters shall be constructed of painted cast metal, bronze, brass, or anodized aluminum. Applied plastic letters are prohibited.

#### Wall Signs

- a. Maximum size is 30 square feet if located 12 feet or higher above grade; **10 square feet if less than 12 feet above grade**.

Given the architectural design of the building, compliance with the maximum allowable sign size would require placing a sign at the very top of the building, which would significantly diminish its effectiveness and aesthetic appeal. Furthermore, placing the sign below 12 feet would limit the size to only 10 square feet, which is disproportionately small given the gallery's 6-foot by 20-foot façade.

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### III. Justification for Variance

The requested variance is based on the following considerations:

#### 1. Architectural Compatibility & Visibility

- The proposed 30-square-foot sign would be centrally located on the building's facade, ensuring balanced proportions and alignment with the building's architectural features.
- A sign placed at the very top of the building would be less visible to pedestrians and visitors at street level, reducing its effectiveness in attracting business.
- A 10-square-foot sign would be significantly undersized for the 6-foot by 20-foot façade, making it difficult for pedestrians and drivers to notice, reducing its effectiveness in attracting business.

## **2. Business Identification & Economic Impact**

- Epiphany Gallery is an integral part of Downtown Garland's cultural and economic landscape. Clear and visible signage is critical for business success, especially for an art gallery that relies on foot traffic and new visitors.
- A sign that is 10 square feet would be inadequate for proper business identification.
- The sign's size and placement will complement the district's streetscape rather than disrupt it, contributing positively to the downtown aesthetic.

## **3. No Adverse Impact on Public Safety or Neighborhood Character**

- The sign does not obstruct views, impair pedestrian or vehicular movement, or create a hazard.
- Its proposed placement in the middle of the façade ensures that it integrates seamlessly with the building without overwhelming the streetscape.

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## **IV. Conclusion**

Granting this variance will allow Epiphany Gallery to maintain visibility, preserve the architectural integrity of the building, and contribute positively to the vibrancy of Downtown Garland. The requested increase in sign size from 10 square feet to 30 square feet represents a necessary deviation that yields substantial benefits in terms of aesthetics and functionality.

We appreciate your consideration of this request and welcome any further discussion or clarification as needed. Please find below photos illustrating the proposed sign placement and scale for reference.

### **Respectfully Submitted,**

Leslie Montena

Owner, Epiphany Gallery

214-498-5031, EpiphanyArtGallery@gmail.com

Requested Design and Placement:



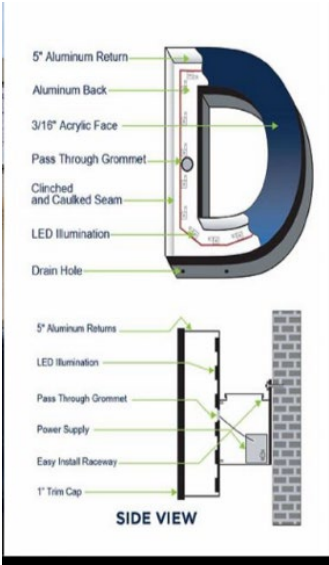
Design that currently meets Ordinance:



Requested Design with Dimensions:



Build channel letters on tan raceway.



## DD 25-01



View of the subject site from the parking lot of the shopping center.



View from the subject site looking East down West State Street.

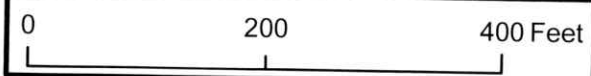
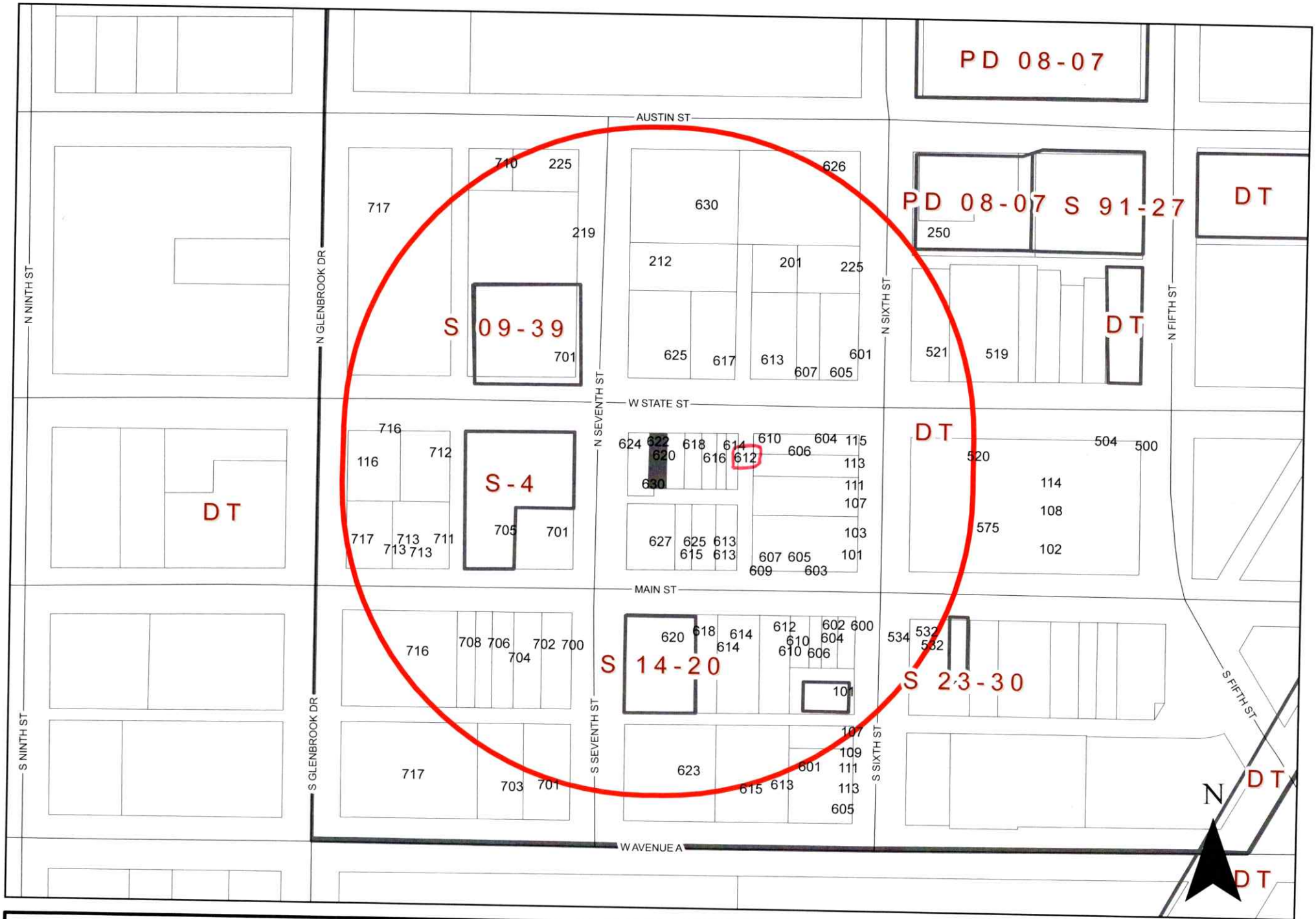


View from the subject site North across West State Street.



View from the subject site looking West down West State Street.





## Downtown Development 25-01

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

622 West State Street

## Comment Form

### Case DD 25-01

DD 25-01 Leslie Montena. The applicant requests a "Major Waiver" to the Downtown Sign Standards to install a 30-square-foot wall sign positioned lower on the façade, where only 10-square-foot signs are permitted below 12 feet above grade. The site is located at 622 West State Street. (District 2)

DD 25-01 Leslie Montena. El solicitante solicita una "Exención importante" a las Normas de señalización del centro para instalar un letrero de pared de 30 pies cuadrados ubicado más abajo en la fachada, donde solo se permiten letreros de 10 pies cuadrados por debajo de los 12 pies sobre el nivel del suelo. El sitio está ubicado en 622 West State Street. (Distrito 2)

DD 25-01 Leslie Montena. Người nộp đơn yêu cầu "Miễn trừ lớn" đối với Tiêu chuẩn Biển báo Trung tâm thành phố để lắp đặt biển báo tường rộng 30 feet vuông ở vị trí thấp hơn trên mặt tiền, nơi chỉ được phép lắp đặt biển báo rộng 10 foot vuông ở độ cao dưới 12 foot so với mặt đất. Địa điểm này nằm tại 622 West State 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.

Jolene Smith - 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.)

612 W. State 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 Bưu Chính

Jolene M. Smith

Date / Fecha / Ngày

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.)

**Comment Form Continued –  
Case DD 25-01**

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 need all the help we can get in that corner.*





## GARLAND

### Plan Commission

2. b.

**Meeting Date:** 04/14/2025

**Item Title:** GDC Amendment ORD 25-05

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#### **Summary:**

Hold a public hearing to consider amendments to Chapter 2 Zoning Regulations, Attachment 1 - Land use chart and Division 4 Mixed-Use Districts as it relates to the permitted land uses and development regulations for the Urban Residential (UR) and Urban Business (UB) districts.

#### **Background/Additional Information:**

Staff recommends approval of the GDC Amendment.

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#### **Attachments**

GDC Amendment ORD 25-05 Report & Attachments

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# ***Planning Report***

**GDC Amendment ORD 25-05**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: April 14, 2025**



**GARLAND**

TEXAS MADE HERE

## **REQUEST**

A public hearing to consider amendments to Chapter 2 Zoning Regulations, Attachment 1 - Land use chart and Division 4 Mixed-Use Districts as it relates to the permitted land uses and development regulations for the Urban Residential (UR) and Urban Business (UB) districts.

## **BACKGROUND**

The City of Garland has initiated a rezoning process for an approximately 317 acres of property generally located on the north side of I-635, on both sides of S Garland Avenue. The overall area currently has several zoning designations; however, the predominant ones are Community Retail (CR) and Industrial (I).

The current zoning districts allow a variety of uses that resulted in some less than preferred developments in the past. The goal of this city-initiated rezoning is to set the stage for revitalization of the area. The proposed zoning districts are Urban Residential (UR) and Urban Business (UB). These districts are intended to allow cohesive, orderly, creative, and predominantly vertically oriented mixed-use and mixed-density developments.

The rezoning case (Z 25-08) is scheduled for a public hearing within the same agenda. This proposed GDC amendment acts as a supplement to that request as it intends to update the use chart for UR and UB district to allow only compatible and desirable uses in these districts. Additionally, staff reviewed the development regulations within the mixed-use districts and proposes some revisions to allow maximum focus on creating vibrant pedestrian oriented places and increased density for urban setting.

## **STAFF RECOMMENDATION**

Staff recommends approval of the GDC amendment.

## **ADDITIONAL INFORMATION**

- i. Proposed Mixed-Use Districts Regulations
- ii. Proposed Land Use Chart

**CITY COUNCIL DATE:** May 6, 2025

## **PREPARED BY:**

Nabila Nur, AICP

Director

Planning & Development

972-205-2449

[nnur@garlandtx.gov](mailto:nnur@garlandtx.gov)

DIVISION 4  
**Mixed-Use Districts**

**§ 2.49. U, Urban Districts (UR and UB).**

- (A) Purpose. The Urban (U) districts are intended to allow cohesive, orderly, creative, and predominantly vertically-oriented mixed-use and mixed-density developments. There are two types of Urban districts: Urban Residential (UR) and Urban Business (UB). UR districts are predominantly residentially-oriented districts that may also include a limited number of integrated nonresidential uses that are compatible with, harmonious with, and supportive of, a high-density, urban-style residential neighborhood. UB districts are predominantly business- and shopping-oriented districts that may also include ~~an limited amount of~~ integrated residential uses that ~~is~~are compatible with, and supportive of, a high-density, urban-style business district.

The Urban districts are also intended to establish a distinctive community character in specially selected areas through innovative and mutually-sustaining land uses, urban-style and pedestrian-oriented site design, efficient traffic and pedestrian circulation, innovative and high-quality architectural elements and landscaping concepts, and other similar enhanced design features that will in turn elicit a strong sense of community, civic pride, and of satisfaction with quality of life among those who choose to enjoy the lifestyle created by these districts.

Appropriate flexibility in final design should be given to developers and designers of Urban districts to allow creativity for the opportunities associated with individual sites. The Urban districts can include a mixture of architectural styles ranging from contemporary to traditional. The general intent of these districts is to maximize utilization of land for a mixture of mutually sustainable uses, while also utilizing open spaces to the greatest extent possible in an urban setting for public recreation and leisure purposes. Urban districts are intended to include a diverse mixture of residential housing choices and business/employment opportunities (for example, live-work units) in a symbiotic and urban-style environment that not only accommodates residents' needs to live, work, learn, and play within a neighborhood setting, but that also builds long-term stability, civic pride and fiscal value for the community in general.

- (B) Allowed Uses. All allowed uses (whether by right or by SUP) in the UR or UB district (as applicable) are indicated within the Land Use Matrix, Article 5 of this Chapter 2. Single-family attached residences are only allowed in the Urban districts to the extent they are in compliance with the SFA district requirements.
- (C) Use Integration. Developments within the Urban districts must be comprised of a mixture of residential and nonresidential uses that are conducive to a live-work environment.
- (1) ~~For UR~~In all Urban districts, compatible, complementary nonresidential land uses on the first (ground) floor level are allowed but not required. However, all first (ground) floor levels must be constructed to retail building standards, including a minimum floor-to-ceiling height of twelve feet. These ground floor areas may be occupied by any allowed use, but shall be constructed to accommodate retail and restaurant uses in response to market demand.

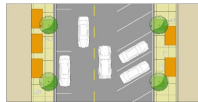
~~(2) For UB districts, a minimum of seventy percent of the total building square footage within each development must be devoted to nonresidential uses (such as, retail, office, personal services). The remaining building square footage (maximum 30%) must be devoted to residential land uses, predominantly on levels above the first floor.~~

~~(2)~~ Other combinations (in terms of percentages) of land use mixtures may be achieved by establishment of a Planned Development (PD) district that is based upon the applicable Urban district.

(D) Parking. Off-street parking and loading for Urban districts must be in compliance with provisions of the Land Use Matrix, Article 5 of this Chapter 2 and with Chapter 4, Article 2 of this GDC unless otherwise provided below.

- (1) Number of Parking Spaces. For all nonresidential uses in an Urban district, the number of required off-street parking spaces may be reduced as provided in Section 7.11(D) [7.12(D)] in Chapter 7 of this GDC (the DT district) for each type of use as shown on the Land Use Matrix, Article 5 of this Chapter 2.
- (2) Location. Surface off-street parking areas in an Urban district is prohibited in front of any structure within a designated front yard unless specifically approved during the plan review process. Surface off-street parking areas must be located generally to the side or rear of the main buildings in designated side or rear yards.
- (3) Orientation. Surface off-street parking areas in an Urban district must be subdivided so as to avoid large expanses of pavement.
- (4) On-Street Head-In or Angled Parking. Unless a street segment is restricted by City ordinance as a “No Parking” zone, a single bay of angled or parallel parking in an Urban district may be provided along the street in front of main buildings (see Illustration 2-7).

#### Illustration 2-7 Example of Angled and Parallel Parking in Urban Districts



- (5) Shared and Off-Site Parking. Shared or off-site parking arrangements in an Urban district may be approved during the review and approval of the initial development application. The requirements and procedures for a shared or off-site parking arrangement are provided in Article 2, Division 3 in Chapter 4 of this GDC.
- (6) Structured (Garage) Parking. To enhance the overall visual character of an Urban district, and to mitigate overall bulk appearance of parking structures, the following design standards apply to parking structures in an Urban district:
  - (a) All above-grade parking structures must be designed to be consistent with and complementary to the architectural style of the main building(s), and must

incorporate at least two of the following design elements:

- i. Distinctive architectural elements (cornices, piers, columns, friezes, quoins, mullions, fenestration, pilasters, rustication, or accentuating belt courses - see Illustration 2-8);
  - ii. Variation in wall planes (wall openings, canopies, articulations, wall convexities and/or concavities, balconies, or awnings - see Illustration 2-8);
  - iii. Change in materials (defined as a minimum of two separate, compatible materials excluding glazing - each separate material must be at least twenty percent of each facade's surface area, excluding glazing);
  - iv. Change in colors (defined as a minimum of two separate, compatible colors excluding glazing - each separate color must be at least twenty percent of each facade's surface area, excluding glazing).
- (b) All above-grade parking structures must be designed with a distinguishable first floor, upper facades, and roofs. Parking garage first floors must be designed at human scale with pedestrian-scale elements such as awnings, canopies, window breaks, and door openings.
- (c) Above-grade parking garages may be designed using decorative metal elements such as ornate meshes, screens and the like, but non-decorative steel guard cables that are visible to the public or to adjacent properties are prohibited.

(7) Individual Residential Garages and Driveways.

- (a) Individual residential garages and driveways in an Urban district must be designed, constructed, and operated to allow access only from a rear (or side) alley or an interior common access service drive aisle, a dedicated fire lane, or a dedicated shared parking court (and may not be facing or accessed from a public street).
- (b) Garages in an Urban district must be set back from any street or alley right-of-way a minimum of twenty feet;
- (c) Driveways for residential dwelling units must be no wider than twelve feet until the driveway is beyond the adjacent front building face.

**Illustration 2-8 Examples of Acceptable Facade Articulation for Parking Structures****(E) Screening and Buffering.**

- (1) Screening and Buffering Between Uses. Screening walls or other buffering elements in an Urban district, which are typically required between varying types of uses (see Chapter 4, Article 3 in this GDC), are only required when establishing a new nonresidential use adjacent to a pre-existing residential use or residential zoning district. This requirement may be waived by the Planning Director during the review and approval of the initial development application if the Director determines the screening is not necessary to protect the adjacent property from the new use. Required screening devices in an Urban district must be designed in such a way that allows pedestrian access to the development from public sidewalks along streets, as well as from adjacent properties where cross-access would be beneficial to both properties.
- (2) Screening of parking areas, loading areas, solid waste containers, ground-mounted and roof-mounted mechanical equipment, and other site features must be in compliance with the standards provided in Chapter 4, Article 3 of this GDC.

**(F) Signage.** All signage within an Urban district must be in compliance with Chapter 4, Article 5 unless otherwise provided below:

- (1) Unity in Design. Signs within an Urban district must conform to a unified design, such that size, materials, and colors of each sign are similar and complementary.
  - (2) Freestanding Signs. All freestanding signs within an Urban district must be monument style (that is, not pole or pylon style), unless otherwise varied and approved during the sign permitting process.
  - (3) Pedestrian-Scale Signs. Signs in a pedestrian-scale setting (such as along storefront pedestrian walkways) within an Urban district must be pedestrian-oriented and may include under-awning, hanging signs, or perpendicular signs attached to a building.
- (G) Pedestrian Access - Sidewalks. Sidewalks must be provided between the street and the building, and shall be a minimum of eight feet in width except in pre-developed areas where the sidewalk system is already established prior to the effective date of this GDC. In those areas, redevelopment of lots or tracts must include repairs or replacement of the adjacent portion of the existing sidewalk, as determined by the Director of Transportation and in compliance with the City's standards in effect at the time. Barrier-free ramps must be added (or replaced) at all street corners and at any designated mid-block pedestrian crossings in accordance with local, state, and federal law.
- (H) Building/Architectural Design.
- (1) Purpose. The intent of architectural design controls in Urban districts is to promote distinctive, high-quality architectural design in a pedestrian-scale setting that sets a particular Urban development apart visually (and thematically) from other developments in the vicinity. The development standards provided in this Section are intended to promote continuity among redevelopment projects and new structures within a particular Urban district.
  - (2) Compatibility. Exterior construction in an Urban district must be compatible and complementary as to design and colors throughout each development.
  - (3) Uniformity. All buildings must employ "four-sided architecture" in an Urban district, meaning that comparable design elements must be used on all exposed sides of a building. No lesser quality design elements may be used in an Urban district for the rear or any side of a building unless the rear or side is screened from ground level view.
  - (4) Articulation. Architectural features of buildings in an Urban district must provide diversity and articulation of wall surfaces through use of one or more of the following architectural elements: pilasters, quoins, projected awnings, solid canopies, bay windows, or towers. Additional horizontal and vertical building articulation requirements of an Urban district are as follows:
    - (a) Horizontal Building Articulation.
      - i. Building facades that are visible to a public street and that are between forty feet and one hundred feet in length require at least one horizontal articulation break that is a minimum of two feet in depth for at least twenty percent of the total length of the building facade. Curved facades may be used to meet the articulation requirement if at least one-half of the curved facade meets the

minimum two-foot depth.

- ii. Building facades that are visible to a public street and that are over one hundred feet in length require at least one horizontal articulation break per fifty linear feet that is a minimum of two feet in depth, so that the cumulative articulation breaks total at least twenty percent of the building facade's total length. Curved facades may be used to meet the articulation requirement if at least one-half of the curved facade meets the minimum two-foot depth.

(b) Vertical (Roofline) and Building Articulation.

- i. Building facades that are visible to a public street and that are between forty feet and one hundred feet in length require at least one vertical articulation break that is a minimum of twenty percent higher or lower than the building facade's average unarticulated height for at least twenty percent of the building facade's total length.
- ii. Building facades that are visible to a public street and that are over one hundred feet in length require at least one vertical articulation break that is a minimum of twenty percent higher or lower than the building facade's average unarticulated height for every fifty linear feet, so that the cumulative vertical articulation breaks total at least twenty percent of the building facade's total length.

- (c) Each sequential block of new development within an Urban district must contain a unique, but visually compatible, building facade to encourage architectural variety within larger projects by using a combination of architectural elements.

(5) Facades and Building Forms. An identifiable first floor, upper facade, and rooflines.

First floor facades must be designed Building facades that are visible to a public street in an Urban district must be designed with at human scale with elements such as window bays, recessed entries, awnings, canopies, and other human-scale architectural features. Additional building facade and form requirements for Urban districts are as follows:

- (a) First floor facades may not exceed twenty feet in height, but interior spaces may be taller than upper level building floor-to-ceiling heights;
- (b) First floor facade heights must be consistent for individual buildings, so as to form a distinctive horizontal "base floor" visual element;
- (c) Buildings must reflect a small-scale visual pattern along the street frontage with building bay widths of approximately twenty-five to fifty feet;
- (d) Upper facades must be designed using architectural elements such as window spacing, facade sections, projections/concavities, awnings, window covers, window hoods, and balconies;
- (e) Individual floors must be identifiable with elements such as material changes, trim, color changes, moldings, cornices, belt courses, awnings, balconies, or other



similar architectural features; and

- (f) To emphasize the pedestrian scale, building facades must incorporate at least one element from at least two of the following groupings:
  - i. Architectural elements such as cornices, piers, columns, friezes, quoins, mullions, fenestration, pilasters, rustication, or belt courses.
  - ii. Variations in wall planes with canopies, balconies, or awnings.
  - iii. Changes in materials or color - each facade must incorporate at least two separate materials or color changes, excluding glazing. Each separate material or color change must comprise at least twenty percent of each facade's appearance, excluding glazing.
- (6) Highly Reflective Exterior Construction Materials. Highly reflective materials and surfaces, including reflective metal siding and mirrored glass glazing, must be installed in such a manner as to diffuse reflective light and prevent the focused redirection of sunlight or other luminants beyond the boundary line of the premises on which the facility is located.
- (7) Exterior Colors.
  - (a) The use of florescent paint and florescent colors are prohibited in an Urban district.
  - (b) Exterior colors must complement one another, and must promote the architectural style of the Urban district.
- (8) Building Entries.
  - (a) Main building entrances in an Urban district must be from public sidewalks or plazas and comply with the following:
    - i. In order to create a pedestrian-oriented and access-friendly environment, a building must have its main entrance from a public sidewalk or plaza or from a private sidewalk or plaza that is publicly accessible through a public easement.
    - ii. Secondary entrances to a building from a parking lot are permitted.
    - iii. Main entrances to a building must be easily identifiable and must utilize pedestrian-scale design elements.
  - (b) Building entrances in an Urban district must be accented by architectural elements such as recessed facades, columns, overhanging roofs, awnings, or balconies.
  - (c) Spaces in an Urban district that are along pedestrian walkways and parking lots must provide rear entrances to buildings that are identifiable with elements such as signage, plantings, awnings above rear windows, or other human-scale elements.
  - (d) Residential Entries. Street-level dwelling units within multi-unit structures in an Urban district must have individual street-oriented or common corridor entries.

The fronts of all townhouse, row home or other single-family attached dwelling units shall face an adjacent open space, park or street.

(9) **Residential Entries.** Street-level dwelling units within multi-unit structures in an Urban district must have individual street-oriented entries. The fronts of all townhouse, row home or other single-family attached dwelling units shall face an adjacent open space, park or street.

(9)(10) **Active Depth.** The street-facing ground level of any building must have at least nine feet of active uses. Active uses do not include storage, parking or other uses with no or very little activity.

(11) **Roofs.**

- (a) Roof lines in an Urban district must be consistent with the coordinated architectural theme and variable in terms of shape, pitch, and height, in order to avoid long expanses of flat similar roof lines.
- (b) Roofs in an Urban district must be designed as individual design elements, and must be utilized to screen roof-mounted mechanical equipment and satellite dishes.
- (c) The use of mansard or gambrel roofs is prohibited in an Urban district.

(I) **Site Design.**

- (1) **Purpose.** The intent of site design controls in Urban districts is to optimize pedestrian scale, building utilization, efficient traffic circulation, and visual quality. The arrangement of building masses, parking areas, open spaces, landscaping, pedestrian walkways, and site furnishings must encourage pedestrian activity, create unique views, and create an attractive, safe, and sustainable development site.

(2) **Site Design.**

- (a) **Building Orientation.** Building orientation in an Urban district must consider uses both within structures and outside; plazas, open spaces, and other pedestrian spaces must be integrated into the site.
- (b) **Block Lengths.** Block lengths in Urban districts must be characterized by smaller, walkable blocks that are connected to each other; cul-de-sacs or other single-entrance streets are prohibited unless, due to topography or existing development patterns, there is no other reasonable alternative to serve the Urban development. Single-entrance streets may be approved by the Planning Director during the development review process based on the foregoing criteria. Small block lengths and connected street patterns provide opportunities for traffic efficiency and pedestrian connectivity.
  - i. The minimum length of a street block is two hundred feet in an Urban district.
  - ii. The maximum length of a street block is five hundred feet in an Urban district.
- (c) **View Corridors.** The arrangement of streets, open spaces, and buildings in an Urban district must create view corridors where practicable.

- (d) **Scale.** The massing of new buildings in an Urban district must be articulated in a variety of ways, including the use of projecting and recessed elements such as porches, cantilevers,

balconies, bay windows, and roof dormers, to reduce their apparent overall bulk and volume, to enhance visual quality, and to contribute to human-scale development. Larger-scale residential buildings with a box-like appearance are prohibited in an Urban district unless approved by the Planning Director during the development approval process to the extent that the Planning Director determines that the buildings meet the spirit and intent of the Urban district.

- (3) Height, Density and Area Requirements. The following are the height, density, and area requirements required for lots and structures in an Urban district, unless otherwise provided in this Section:
- (a) Minimum size of an Urban district rezoning request is three acres unless the area to be rezoned is immediately adjacent to an existing Urban district.
  - (b) Minimum lot width is thirty feet.
  - (c) Minimum lot width for multifamily tracts is seventy-five feet.
  - (d) Minimum lot depth is one hundred feet.
  - (e) Maximum lot coverage may not exceed eighty percent of the site unless a higher amount is granted as part of a Planned Development.
  - (f) Minimum building height is ~~24~~thirty feet if residential or vertical mixed use, fifteen feet if nonresidential.
  - (g) Maximum building height is ~~only applicable where the subject property abuts an existing single-family residential zoned property. Within fifty feet of a single-family residential zoned property, the building height may not exceed 35 feet. All buildings are allowed to transition to upper stories with no maximum height beyond fifty feet~~seventy-five feet, excluding roof-mounted mechanical equipment or architectural design features.
  - (h) Minimum density of multifamily residential is thirty dwelling units per net developable acre of land ~~for Urban Residential (UR) and forty dwelling units Urban Business (UB).~~
  - (i) Maximum density of multifamily residential is eighty dwelling units per net developable acre of land.
  - (j) The minimum dwelling unit sizes in the Urban district must follow the MF district standards.
- (4) Yard and Build-To Lines.
- (a) Yards in an Urban district must be free from any encroachments, unless otherwise provided for in this GDC, including primary buildings, accessory buildings, detached garages, and ground-mounted mechanical equipment.
  - (b) Buildings and structures in an Urban district must be in compliance with the following provisions (all setbacks are measured from the property line):
    - i. Front maximum build-to line is twenty feet; all areas adjacent to a street are front yards; no parking is allowed in the front yard unless otherwise approved during the site permitting process.

ii. Front minimum build-to line is ten feet from a public street right-of-way line, and zero feet from a private street or access easement provided that utilities and pedestrian circulation (sidewalks) are accommodated.

iii. The maximum front porch setback is fifteen feet.

~~iv.~~ All rear ~~and side~~ yards must be a minimum of ten feet.

~~iv-v.~~ All side yards must be five feet for residential structure and ten feet for all other structures.

~~v-vi.~~ Dwelling units may be attached to each other with appropriate fire walls (in accordance with the City Code).

(c) At least seventy-five percent of the front facade of any structure facing a street in an Urban district must be located between the minimum and the maximum build-to lines. Up to twenty-five percent of the facade may be located further from the back-of-curb than the ~~front yard~~ maximum build-to line but may not be located greater than fifty feet beyond the ~~front street~~ maximum build-to line ~~and not greater than thirty five feet beyond the side street maximum build-to line~~. No part of any front facade in an Urban district may be located between the back-of-curb and the minimum build-to line (see Illustration 2-10).

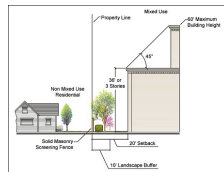
(d) The following provisions apply to side-yard and rear-yard setbacks in an Urban district, where adjacent to traditional single- or two-family residential districts:

i. Urban developments must provide a solid masonry screening wall that is in compliance with the design standards provided in Chapter 4, Article 3 of this GDC), and the minimum side and rear setbacks must be 1.25 times the maximum height of the building or a maximum of fifty feet.

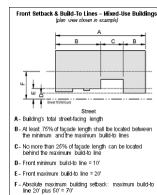
ii. Where adjacent to a single-family district, all portions of the building above thirty-five feet in height must be set back to fit within a forty-five degree slope measured from the residential property line to maintain privacy for adjacent traditional single- or two-family residential zoning (see Illustration 2-9).

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**Illustration 2-9 Example of Setback for Shallow Parcels Adjacent to Traditional Single- and Two-Family Zoned Residential Areas**



**Illustration 2-10 Front Setback and Build-To Lines for Mixed-Use Buildings**



- (5) **Amenities.** The residential components of an Urban district must incorporate and provide communal and personal convenience amenities on-site (that is, within the development), in accordance with the minimum number requirements provided in Subsection (6) below, unless provision of the amenities is approved in an off-site location in accordance with Subsection (7) below. Communal and personal amenities may include the following:
- (a) Swimming pool;
  - (b) Fitness center;
  - (c) Business center;
  - (d) Dining establishment;
  - (e) Game and leisure room;
  - (f) Personal services (such as, hair salon, therapeutic massage);
  - (g) Multi-purpose gymnasium;
  - (h) Meeting/conference rooms;
  - (i) Convenience/sundries shop; or
  - (j) Child care center.
- (6) **Amenities Required by Size of Development.** The minimum number of amenities that

must be provided on-site (or as may be approved off-site pursuant to Subsection (7) below) for the residential components of an Urban district are as follows:

- (a) A development having up to, and including two hundred dwelling units must provide at least two of the amenities listed in Subsection (5) above;
- (b) A development having two hundred and one dwelling units to five hundred units must provide at least four of the amenities listed in Subsection (5) above; and
- (c) A development having five hundred and one or more dwelling units must provide at least six of the amenities listed in Subsection (5) above.

- (7) Shared Amenities. The Planning Director may, using the procedure for alternative compliance (as set forth in Chapter 4, Article 1, Division 2 of this GDC), approve shared use of amenities among two or more developments provided that use of the amenities by residents of all applicable developments is ensured in perpetuity in a form that is acceptable to the City.
- (8) Site Furnishings. Site furnishings in an Urban district development must comply with the following:
  - (a) Site furnishings, including (but not limited to) benches, litter receptacles, planters, bollards, lighting, bicycle racks, public art, and fountains in an Urban district must emphasize the architectural character of each individual Urban development.
  - (b) Individual Urban developments must maintain continuity in the style, forms, materials, and colors of site furnishings. Site furnishings must be of the same architectural character as the buildings in the development.
  - (c) Site furnishings must be durable, low-maintenance, and resistant to vandalism.
  - (d) Site furnishings must be placed so as to maintain an unencumbered walkway of at least four feet in width for pedestrians.
  - (e) Lighting for off-street parking facilities and pedestrian corridors must be of the same height, style, and color. Lighting must complement the architectural style and character of the buildings in the development.

(Ordinance 6773 adopted 5/19/15; Ordinance 7079, sec. 27, adopted 8/20/19; Ordinance 7107, sec. 25, adopted 12/3/19; Ordinance 7344 adopted 7/5/22)

**LAND USE MATRIX**

N/A – Not applicable (i.e., no parking requirement)  
\* – See Chapter 2, Section 2.52 for special standards

P	The land use is allowed by right in the zoning district indicated.
---	--

gfa – Gross floor area







	The land use is prohibited in the zoning district indicated.
--	--

S	The land use is allowed only upon approval of a Specific Use Provision (SUP) in the zoning district indicated.
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# ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
<b>AGRICULTURAL USES</b>																				
Farm, Ranch, Orchard	P																	-	2/dwelling unit	-
Feed Store	S												S	S				-	1/250 gfa	-
Stable, Commercial	P																	-	.5/stall	-
Stable, Private	P	S																-	N/A	Sec. 22.09, Art.1, Ch. 22, City Code
Stockyards, Livestock Auction, Livestock Hauling																		-	-	-
<b>RESIDENTIAL USES</b>																				
Accessory Dwellings:		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Guard/Manager/ Caretaker	S												S	S	S			-	2/dwelling unit	Sec. 2.58
Guest House	S	S	S	S														-	1/dwelling unit	Sec. 2.58
Rental Unit	S	S																-	Efficiency and 1 bedroom: 1 space 2+ bedrooms: 2 spaces	Sec. 2.58
Congregate Adult Living Facilities:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rehabilitation Facility, In Home/Residential	S	S	S				S	S									S	-	.2/resident	-
Rehabilitation Facility, Institutionalized								S										-	.3/resident	-
Elder Care Facilities:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Assisted Living								P		S1								-	1/3 dwelling units	Sec. 2.52(A) (12)
Continuing Care (combination)								P		S1								-	as determined by components, and best/current practices	Sec. 2.52(A) (12)
Independent Living								P								P	P	-	1/dwelling unit	Sec. 2.52(A) (12)
Nursing/Convalescent Care								P		S1								-	.5/bed	Sec. 2.52(A) (12)

GARLAND DEVELOPMENT CODE

Household Living Units:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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# ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Dwelling, Two-Family (duplex)							P	P										-	2 enclosed/ dwelling unit	Sec. 2.38
Dwelling, Industrialized Housing Unit	P	P	P	P	P	P	P											-	2 enclosed/ dwelling unit	Sec. 2.52(A) (5)(d)
Dwelling, Manufactured/HUD-Code Home	S																	-	2 enclosed/ dwelling unit	-
Dwelling, Mobile Home	S																	-	2 enclosed/ dwelling unit	-
Dwelling, Multifamily								P								P	P	-	Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces	Sec. 2.39
Dwelling, Live/Work																P	P	-	2 spaces, plus nonresidential requirement	Sec. 2.52(A) (5)(e)
Dwelling, Zero-Lot-Line Home					P			P										-	2 enclosed/dwelling unit	Sec. 2.36(C)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P										-	2 enclosed/ dwelling unit	Sec. 2.36
Dwelling, Single-Family Attached (Townhouse)						P		P								P	P	-	2.25 enclosed/dwelling unit	Sec. 2.37
Dwelling, Apartment																P	P	-	Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces	-
Manufactured/Mobile Home Park or Subdivision																		-	-	-
<b>ACCESSORY &amp; TEMPORARY USES</b>																				
Accessory Building	P	P	P	P	P	P	P	P										-	N/A	Sec. 2.58
Convenience Facilities:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

**GARLAND DEVELOPMENT CODE**

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Drive-In Service												S	S	S	S			-	1/order station + 1 space per employee at maximum shift	-
Drive-Through Service										S		S	S	S	S			-	N/A	Sec. 4.20
Walk-Up Service											P	P	P	P	P	P	P	-	1/walk-up window or order station + 1 space per employee at maximum shift	-
Fuel Pumps, Retail												S	P	P	P			-	N/A	Sec. 2.52(A) (3)
Itinerant Retail Vendor												*	*	*	*	*	*	-	N/A	Art. IX, Ch. 26, City Code
Kiosks, Self-Service:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Automated Teller Machine (ATM) – Drive-Up										P		P	P	P	P	S	PS	-	1/ATM station (at the ATM)	Sec. 2.52(A) (7), Sec. 4.20
Automated Teller Machine (ATM) – Walk-Up									P	P	P	P	P	P	P	P	P	-	1/walk-up ATM	Sec. 2.52(A) (7)
Retail (ice, water, etc.)												S	S	S				-	1 space	Sec. 2.52(A) (7), Sec. 4.20
Recycled Materials Collection											S	S	S	P	P			-	1 space	Sec. 2.52(A) (8), Sec. 4.20
Outside Display, New Materials											P	P	P	P	P		S	-	N/A	Sec. 2.52(A) (14)
Outside Display, Used Materials												S	S	P	P			-	N/A	Sec. 2.52(A) (14)
Outside Storage, New Materials												S	S	P	P			-	N/A	Sec. 2.52(A) (14)
Outside Storage, Used Materials													S	S	P			-	N/A	Sec. 2.52(A) (14)

# ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Outside Storage Unit, Portable (POD)		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-	N/A	Sec. 2.52(A) (14)
Seasonal Sales									*	*	*	*	*	*	*	*	*	-	N/A	Art. VIII, Ch. 30, City Code
Shelter Tent																		-	N/A	-
Shipping Container												*	*	*	*			-	N/A	Sec. 2.52(A) (15), Art. XII, Ch. 30, City Code
Temporary Building/Office (field office, construction office, subdivision sales office, etc.)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-	1/1,000sf site area	Sec. 2.52(A) (19), and 30.03, 30.06, 30.194, City Code
<b>INSTITUTIONAL AND EDUCATIONAL USES</b>																				
Church or Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1/4 seats for buildings designed or constructed to accommodate assemblies of 100 persons or greater; 1/100 sq. feet for buildings designed or constructed to accommodate small assemblies under 100 persons.	Sec. 2.52(A) (29)
College or University									S	P		P	P	P		S	PS	-	.5/student (site-specific study required)	-
Convention Facility										S		S	P	P	P		P	-	1/100 gfa	-
Day Care Facilities:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

**GARLAND DEVELOPMENT CODE**

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Day Care Center, Adult	S	S	S	S	S	S	S	S	P	P	P	P	P		S	S	S	-	1/3 clients + 1 per employee at maximum shift	Sec. 2.52(A) (13)
Day Care, Youth – Licensed Child-Care Center	S	S	S	S	S	S	S	S	P	P	P	P	P		S	S	S	-	1/10 children + 1 per employee at maximum shift	Sec. 2.52(A) (2)
Day Care, Youth – Registered Child-Care Home	2	2	2	2	2	2	2	2								S	S	-	N/A	Sec. 2.61
Learning Center, Specialized									S	P	S	P	P	P	S	S	S	-	1/10 students	-
Makerspace (Hackerspace)															P		S		1/3 students + 1/500 sq. ft gross floor area workshop + 1/1000 sq. ft. gross floor area of warehouse	Sec. 2.52(A) (36)
School, Business									S	P	S	P	P	P	P		P	-	1/3 students	-
School, Retail/Personal Services Training									S	S	S	P	P	P	P	S	P	-	1/3 students	-
School, Trade													S	P	P			-	1/3 students	-
School, Private, Religious or Charter	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	Elementary: 1/17 students Middle: 1/17 students High: 1/3 students	2.52(A)(2)
School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	Elementary: 1/17 students Middle: 1/17 students High: 1/3 students	-
<b>GOVERNMENT &amp; HUMAN SERVICES USES</b>																				
Charitable Boarding								S	S	S		S	S	S				-	.5/bed	-
Garden, Charitable	P	S	S	S	S	S	S	S	S	S	S	S	P	P	P	S	S	-	2 spaces	-

# ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Garden, Civic	P	P	P	P	P	P	P	P								P	P	-	2 spaces	-
Post Office									P	P		P	P	P	P	P	P	-	1/300 gfa	-
Social Service Facility/Agency									S	S	S	P	P	P				-	1/300 gfa	-
<b>MEDICAL &amp; HEALTH SERVICES USES</b>																				
Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutional										S		S	S	S	S				1 space per 4 beds	
Cemetery	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			-	Determined by SUP	-
Hospital										P		S	P	P	S			-	1.5/bed	-
Medical and Dental Office/Clinic									P	P	P	P	P	P	P	P	P	-	1/250 gfa	-
Mortuary/Funeral Home	S											S	S	P	S			-	1/200 gfa, or 1/4 seats in sanctuary and chapel(s) (whichever is greater)	-
<b>RECREATIONAL, SOCIAL AND ENTERTAINMENT USES</b>																				
Athletic Events Facility, Indoor										S		P	P	P	P		PS	-	1/125 gfa or 1/3 bleacher and spectator seats (whichever is greater)	-
Athletic Events Facility, Outdoor	S												S	S	S		S	-	1/125 gfa or 1/3 bleacher and spectator seats (whichever is greater)	-
Athletic Field, Stadium, Arena	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	1/125 gfa or 1/3 bleacher and spectator seats (whichever is greater)	-
Civic Club/Fraternal Lodge										P		P	P	P	P		P	-	1/200 gfa	-

**GARLAND DEVELOPMENT CODE**




	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Commercial Amusement, Indoor												P	P	P	P	S	P	-	1/150 gfa	-
Commercial Amusement, Outdoor												S	P	P	S		S	-	1/1,000 sf of amusement area and accessory uses	-
Cultural Facility										P	S	P	P	P	S		P	-	1/300 gfa	-
Day Camp, Private	S																	-	Determined by SUP	-
Dry Boat Storage	S												S	S	P			-	1/2000 gfa	-
Equestrian Camp, Private	P	S																-	.5/stall	-
Golf Course/Country Club	S	S	S	S														-	5/green + 1/150 gfa for clubhouse/ dining areas	-
Health & Fitness Gym (indoor)										S		P	P	P	S	P	P	-	1/150 gfa	-
Marina	S											S	S	S			S	-	1/5 slips + 1/2000 gfa for dry boat storage + 1/150 gfa for retail/dining areas	-
Public Amusement, Temporary												*	*	*	*		S	-	N/A	Art. VIII, Ch. 30, City Code.
Racing Track																		-	-	-
Reception Facility, Large Scale												S	S	S	S			-	1/100 gfa or 1 space for each 3 occupants (whichever is greater)	Sec. 2.52(A) (20)
Reception Facility, Small Scale												P	P	P	P				1/100 gfa or 1 space for each 3 occupants (whichever is greater)	Sec. 2.52(A) (20)



# ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Recreational Vehicle Park													P (PD req.)					-	1/RV pad + 1/8 RV pads for guest/customer/employee parking	Sec. 2.52(A) (34)
Shooting Range, Indoor													S	P	P			-	1/500 gfa + 1/target alley	-
Shooting Range, Outdoor	S																	-	1/500 gfa + 1/target alley	-
Theater, Large Scale												S	P	P				-	1/3 seats	-
Theater, Small Scale												P	P	P			S	-	1/3 seats	-
Zoo	S																	-	1/600 square feet of exhibit area	-
<b>OFFICE, RETAIL &amp; SERVICE USES</b>																				
Alternative Financial Establishment													S					-	1/250 gfa	-
Antique Shop (indoors only)												P	P	P			S	-	1/250 gfa	-
Bait Sales, Live												S	S	P				-	1/250 gfa	-
Bakery, Retail									S	P	P	P	P	P	P	P	P	-	1/250 gfa	-
Bed and Breakfast	P	S	S													S	S	-	1/guest room + residential use requirement (according to that use)	Sec. 2.52(A) (11)
Business & Media Service									P	P	P	P	P	P	P	P	P	-	1/300 gfa	-
Call Center										P		P	P	P	P		S	-	1/150 gfa	-
Commercial Blood, Plasma, Tissue and Cell Collection Center												P	P	P					1/250 gfa	Sec. 2.52(A) (28)
Convenience Store (1,000–5,000sf)										S	S	P	P	P	P	P	PS	-	1/250 gfa	Sec. 2.52(A) (1)
Financial Institution									P	P	P	P	P	P		P	P	-	1/300 gfa	Sec. 4.20
Flea Market, Indoor													S	S				-	1/200 gfa	Sec. 2.52(A) (32)
Flea Market, Outdoor														S				-	1/500 sf site area	Sec. 2.52(A) (32)

**GARLAND DEVELOPMENT CODE**

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Furniture, Household Furnishings and Appliance Sales/Rental												P	P	P				-	1/400 gfa	-
Grocery/Supermarket (>5,000sf)												P	P	P		S	S	-	1/250 gfa	-
Home Improvement Center (>50,000sf)												P	P	P				-	1/250 gfa	-
Hotel/Motel, Extended Stay										S		S	S		S			-	1.25/room + 1/200sf restaurant, retail, conference and office area	Sec. 2.52(A) (11)
Hotel/Motel, Full Service										P		P	P		S			-	1/room + 1/200sf restaurant, retail, conference and office area	Sec. 2.52(A) (11)
Hotel/Motel, Limited Service										S		S	S		S			-	1/room + 1/200sf restaurant, retail, conference and office area	Sec. 2.52(A) (11)
Indoor Shopping Mall												P	P	P				-	0-400,000 gfa: 1/250 gfa 401,000+ gfa: 1/300 gfa	Sec. 2.52(A) (33)
Kiosk, Trailer or Mini-Structure (attended):		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail/Service											S	P	P	P	P		S	-	1/employee	Sec. 2.52(A) (7), Sec. 4.20
Recycled Materials Collection												S	P	P	P			-	1/employee	Sec. 2.52(A) (8), Sec. 4.20

# ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Landscape Nursery (retail)												P	P	P	S			-	1/250 gfa + 1/2,000sf outdoor area	-
Landscape Nursery/Tree Farm (wholesale)	S												S	P	P			-	1/2,000sf outdoor area	Sec. 2.52(A) (17)
Laundry, Drop-Off (with drive-through or window)											P	P	P	P		S	S	-	1/250 gfa	Sec. 4.20
Laundry, Drop-Off (without drive-through or window)											P	P	P	P		PS	PS	-	1/250 gfa	-
Laundry, Self-Serve (Laundromat)											S	P	P	P		S	S	-	1/250 gfa	-
Mobile Food Truck Park												S	S	S	S		S		Set by SUP	Sec. 2.52(A) (37)
Office, General									P	P	P	P	P	P	P	P	P	-	1/300 gfa	-
Pawn Shop														P				-	1/250 gfa	-
Personal Services										S	P	P	P	P	S	P	P	-	1/250 gfa	-
Pet Store (indoors only)											S	P	P	P		P	P	-	1/250 gfa	-
Pharmacy (with drive-through or window)										P	S	P	P	P		S	S	-	1/250 gfa	Sec. 4.20
Pharmacy (without drive-through or window)										P	S	P	P	P		P	P	-	1/250 gfa	-
Produce Stand/Outdoor Farmers Market	S										S	S	P	P			S	-	4 + 1/600sf of site area	-
Restaurant										P	S	P	P	P	P	P	P	-	1/100 gfa	-
Restaurant, Drive-Through												S	S	S	S			-	1/100 gfa	Sec. 4.20
Retail Store											P	P	P	P		P	P	-	1/333 gfa	-
Sexually Oriented Business															P			-	1/250 gfa	Art. VIII, Ch. 26, City Code
Smoke Shop															S			-	1/250 gfa	-
Studio, Arts/Crafts											P	P	P	P		P	P	-	1/250 gfa	-
Studio, Fitness or Performing Arts											P	P	P	P		P	P	-	1/150 gfa	-
Tattooing/Body Piercing Establishment												S	S	S				-	1/250 gfa	Sec. 2.52(A) (6)
Used Goods, Retail Sales (Indoors)												S	P	P				-	1/250 gfa	-

**GARLAND DEVELOPMENT CODE**

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
<b>COMMERCIAL USES</b>																				
Bakery, Commercial													S	P	P			-	1/1,000 gfa	-
Building/Garden Materials Sales & Storage (wholesale)														P	P			-	1/400 gfa + 1/1,000 gfa storage area	Sec. 2.52(A) (23)
Bulk Material Sales & Storage (retail or wholesale)														S	S			-	1/1,000 gfa or 1/1,000 outdoor area (whichever is greater)	Sec. 2.52(A) (18)
Contractor's Office/Storage Yard (outside storage)													S	S	P			-	1/500 gfa for office + 1/1,000sf for warehouse	Sec. 2.52(A) (24)
Contractor's Office/Warehouse (indoors only)													P	P	P			-	1/500 gfa for office + 1/1,000sf for warehouse	Sec. 2.52(A) (25)
Custom Products Manufacturing													S	P	P			-	1/1,000 gfa	-
Equipment Leasing/Rental, Indoor												P	P	P	P			-	1/250 gfa	-
Equipment Leasing/Rental, Outdoor														S	P			-	1/600 gfa	Sec. 2.52(A) (27)
Feed/Grain Mill																		-	-	-
Furniture and Appliance Cleaning/Repair												S	P	P	P			-	1/1,000 gfa	-
Garden, Commercial	P																	-	1/5,000sf of site area-	-
Laundry Plant, Commercial													S	P	P			-	1/300 office gfa + 1/1,000 remainder gfa	-
Meat and Game Processing													S	P	P			-	1/500 gfa	-
Pet Care/Play Facility (indoor)												S	P	P	P	PS	PS	-	1/300 gfa	Sec. 2.52(A) (9)
Pet Care/Play Facility (outdoor)	S												S	P	P			-	1/300 gfa	Sec. 2.52(A) (9)

# ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Portable Building Sales/Leasing														P	P			-	1/300 office gfa + 1/1,000sf for indoor sales/storage area	-
Printing/Publishing House										S		S	S	P	P			-	1/300 office gfa + 1/1,000 remainder gfa	-
Recording Studio/Media Production										S		P	P	P	P		S	-	1/300 gfa	-
Recycling Collection Center (no outside storage)														S	S			-	1/300 gfa for office + 1/1,000sf warehouse and storage area	Sec. 2.52(A) (8)
Recycling Salvage Yard (unlimited outside storage)															S			-	1/300 gfa for office + 1/1,000sf warehouse and storage area	Sec. 2.52(A) (8)
Self-Storage Facility (mini-warehouse)												S	S	P	P			-	1/20 units (1/25 units if over 100 units in development) + 1/300 office gfa	Sec. 2.52(A) (16)
Small Engine/Lawn Equipment Rental & Repair (indoors)												S	P	P	P			-	1/300 gfa	-
Taxidermist													S	P	P			-	1/400 gfa	-
Vehicle Dispatch & Storage													S	S	P			-	1/300 office gfa + 1/1,000 remainder gfa	-
Veterinary Clinic, Large Animal (outdoor pens)	S																	-	1/400 gfa	-
Veterinary Clinic, Small Animal (indoors only)									S	P	S	P	P	P	P	P	P	-	1/300 gfa	-

GARLAND DEVELOPMENT CODE

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Veterinary Clinic, Small Animal (outdoor kennels, runs)	S												S	P	P			-	1/300 gfa	-
<b>MOTOR VEHICLE &amp; RELATED USES</b>																				
Automobile Leasing/Rental										S		P	P	P	P			-	1/400 gfa	Sec. 2.52(A) (3)
Automobile Repair, Major													S	P	P			-	1/400 gfa + 2/repair bay	Sec. 2.52(A) (3), Sec. 4.20
Automobile Repair, Minor												S	P	P	P			-	1/400 gfa + 2/repair bay	Sec. 2.52(A) (3), Sec. 4.20
Automobile Sales, New or Used													S	P	S			-	customer parking: 1/400 gfa (minimum 2 spaces), plus 1 space per employee on-site at any time	-
Boat Sales, Leasing & Repair (outside storage)												S	S	P	S			-	1/600 gfa	Sec. 2.52(A) (14)
Car Wash, Automated/Rollover												S	P	P	P			-	1/200 gfa	Sec. 2.52(A) (3), Sec. 4.20
Car Wash, Full-Service/Detail												S	P	P	P			-	1/200 gfa	Sec. 2.52(A) (3), Sec. 4.20
Car Wash, Self-Service/Wand													S	P	P			-	1/bay	Sec. 2.52(A) (3), Sec. 4.20
Impoundment Lot (commercial/private)															S			-	1/300 office gfa	-
Motorcycle/ATV Sales, Leasing & Repair (new and used – indoors only)													P	P	S			-	1/400 gfa	-
Parking Lot or Garage, Commercial										P		P	P	P	P	P	P	-	1/300 office gfa	-

# ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Personal Watercraft Sales, Leasing & Repair (new and used)												S	P	P	S			-	1/400 gfa	-
Recreational Vehicle/Trailer Sales, Leasing & Repair													S	P	S			-	1/600 gfa	-
Salvage Yard, Automotive Travel Center																		-	-	-
Truck/Bus Repair														S	S			-	1/600 gfa	-
Truck/Bus Sales & Leasing/Rental														S	S			-	1/600 gfa	-
Truck/Bus Storage														S	S			-	1/300 office gfa	-
Truck/Bus Wash														P	P			-	1/250 gfa + 1/bay	Sec. 2.52(A) (3), Sec. 4.20
Wrecker/Towing Service														P	P			-	1/300 office gfa + 1/wrecker	-
<b>TRANSPORTATION USES</b>																				
Airport/Heliport														S	S			-	1/4 seating accommodation + .5/employee at maximum shift	-
Bus Stop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	NA	-
Helipad										S		S	S	S	S		S	-	5/helipad	-
Motor Freight Terminal/Railroad Switching Yard															P			-	1/1,000 gfa	-
Transit Station, Public									P	P	P	P	P	P	P	P	P	-	Determined by operating agency	-
Transportation Depot, Passenger (commercial)													S	S	S			-	Determined by SUP	Sec. 2.52(A) (10)
Transportation Terminal, Passenger (commercial)																		-	-	-
<b>INDUSTRIAL USES</b>																				

GARLAND DEVELOPMENT CODE

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Animal Feed Processing & Storage															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
Batching Plant															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	Sec. 2.52(A) (26)
Batching Plant, Temporary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	Sec. 2.52(A) (26)
Breweries/Wineries/ Distilleries												S	S	S	P	S	S		1/1,000 gfa or 5 visitors + 1/employee at max. shift, whichever is greater 1/100 gfa for dining and tasting areas	Sec. 2.52(A) (35)
Data Center										S				P	P		S		1/5,000 gfa	-
Distribution Center, Large (indoors only)														S	P			-	1/300 office gfa + 1/1,000 remainder gfa	Sec. 2.52(A) (30)
Distribution Center, Small (indoors only)													S	P	P			-	1/300 office gfa + 1/1,000 remainder gfa	Sec. 2.52(A) (30)



# ZONING REGULATIONS

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Food Processing & Storage														S	S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
Gas or Petroleum Drilling or Pipeline	S														S			-	N/A	Sec. 2.52(A) (21)
Heavy Machinery Sales, Rental, Storage & Repair														S	S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
High Risk Use															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
Industrial or Manufacturing, Heavy															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	Sec. 2.52(A) (31)
Industrial or Manufacturing, Light													S	P/S3	P/S3			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	Sec. 2.52(A) (31)
Laboratory, Analytical or Research (indoor)										S		S	P	P	P			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-

**GARLAND DEVELOPMENT CODE**

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Leather & Allied Products Manufacturing															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
Mining/Mineral Extraction																		-	-	-
Warehouse, Office/Showroom (indoors only)												S	P	P	P			-	1/300 office gfa + 1/1,000 remainder gfa	-
<b>UTILITY &amp; SERVICE USES</b>																				
Antenna, Commercial	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-	N/A	Div. 5, Art. 5, Ch. 2
Antenna, Private	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-	N/A	Div. 6, Art. 5, Ch. 2
Electric Generating Plant	S														S			-	1/employee at maximum shift	-
Electric Substation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			-	1/employee at maximum shift	-
Gas Regulating Station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			-	1/employee at maximum shift	-
Telecommunications Switching Station	S	S	S	S	S	S	S	S	P/S4	P/S4	P/S4	P/S4	P/S4	P/S4	P/S4			-	1/employee at maximum shift	-
Wind Energy Conversion System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	N/A	Div. 7, Art. 5, Ch.2

## ZONING REGULATIONS

## ZONING REGULATIONS

- <sup>1</sup> These Elder Care uses are permitted by right in this district if located within 1,000 feet of a Hospital, measured property line to property line.
- <sup>2</sup> Day Care, Youth - Registered Child-Care Home: Allowed by right in the designated zoning districts, subject to the regulations for Home Occupations (see Section 2.61 of Chapter 2)
- <sup>3</sup> Light Industrial/Manufacturing uses require issuance of an SUP where contiguous or where within 100' of a residential zoning district or a residential use.
- <sup>4</sup> Telecommunications Switching Station uses require issuance of an SUP when located within 1,000 feet of a residential zoning district.

(Ordinance 6773 adopted 5/19/15; Ordinance 6876 adopted 12/13/16; Ordinance 6925 adopted 7/18/17; Ordinance 6979, sec. 1, adopted 4/17/18; Ordinance 7001, sec. 1, adopted 8/7/18; Ordinance 7104, sec. 2, adopted 11/5/19; Ordinance 7107, sec. 26, adopted 12/3/19; Ordinance 7138, sec. 2, adopted 4/7/20; Ordinance 7142, sec. 1, adopted 5/5/20; Ordinance 7323 adopted 5/3/22; Ordinance 7344 adopted 7/5/22; Ordinance 7352 adopted 8/16/22; Ordinance 7370 adopted 10/11/2022; Ordinance 7371 adopted 10/11/2022; Ordinance 7483 adopted 11/14/2023; Ordinance 7497 adopted 1/9/2023)



## GARLAND

### Plan Commission

2. c.

Meeting Date: 04/14/2025

Item Title: Z 25-08 City of Garland (District 5)

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#### Summary:

Hold a public hearing and consider the application of the **City of Garland**, requesting approval of a change in zoning from multiple zoning districts including but not limited to Industrial (IN), Community Retail (CR), and Planned Developments with IN and CR base zoning to Urban Residential (UR) and Urban Business (UB) Districts. The site consists of approximately 317 acres of properties, generally located on the north side of I-635, on both sides of S Garland Avenue. (District 5) (File Z 25-08) **(This item has been postponed to the April 28, 2025 Plan Commission Meeting)**

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#### Attachments

Z 25-08 City of Garland Report & Attachments

Z 25-08 City of Garland Responses

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# ***Planning Report***

**File No: Z 25-08/District 5**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: April 14, 2025**



**GARLAND**

TEXAS MADE HERE

## **REQUEST**

Hold a public hearing and consider approval of a change in zoning from multiple zoning districts including but not limited to Industrial (IN), Community Retail (CR), and Planned Developments with IN and CR base zoning to Urban Residential (UR) and Urban Business (UB) Districts.

## **LOCATION**

The site consists of approximately 317 acres of properties, generally located on the north side of I-635, on both sides of S Garland Avenue.

## **APPLICANT**

City of Garland

## **OWNER**

This site contains over one-hundred parcels having many owners.

## **BACKGROUND**

The area of request is mostly developed with many uses. The variety of uses include apartments, retail store, restaurants, and offices. In addition, there are several auto-oriented uses, self-storage facilities, and warehouses as well. This general area is a major gateway to the City of Garland that is ripe for redevelopment and revitalization. The existing zoning on this area and the applicable regulations do not lend themselves into bringing the vision of revitalization into fruition. The purpose of this city-initiated rezoning is to set the stage for future substantial developments to take place with urban mixed-use regulations in mind.

Staff would like to note that this rezoning proposal does not take into account any specific development. It is possible and envisioned that future development would come in with possible Planned Development options. However, those would then be considered with the merits of the base zoning of Urban Residential (UR) and Urban Business (UB), if this rezoning proposal is approved.

## **SITE DATA**

The area of request is approximately 317 acres undeveloped tract of land. The area is bisected by S Garland Avenue. The portion to the west is bound by W Kingsley Avenue and S Shiloh Road and S Garland Avenue. The larger portion of the area of request is located on the east side of S Garland Avenue, west of Saturn Road and north I-635.

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

Currently the area of request is governed by Industrial (IN), Community Retail (CR), or planned developments with base zoning of those districts. There are some parcels that are governed by other zoning districts such as Light Commercial (LC) and Multifamily (MF).

## **CONSIDERATIONS**

### **Proposed Zoning (UR and UB):**

The Urban (U) districts are intended to allow cohesive, orderly, creative, and predominantly vertically oriented mixed-use and mixed-density developments. There are two types of Urban districts: Urban Residential (UR) and Urban Business (UB). UR districts are predominantly residentially oriented districts that may also include a limited number of integrated nonresidential uses that are compatible with, harmonious with, and supportive of, a high-density, urban-style residential neighborhood. UB districts are predominantly business- and shopping-oriented districts that may also include a limited amount of integrated residential uses that are compatible with, and supportive of, a high-density, urban-style business district.

The Urban districts are also intended to establish a distinctive community character in specially selected areas through innovative and mutually-sustaining land uses, urban-style and pedestrian-oriented site design, efficient traffic and pedestrian circulation, innovative and high-quality architectural elements and landscaping concepts, and other similar enhanced design features that will in turn elicit a strong sense of community, civic pride, and of satisfaction with quality of life among those who choose to enjoy the lifestyle created by these districts.

Appropriate flexibility in final design should be given to developers and designers of Urban districts to allow creativity for the opportunities associated with individual sites. The Urban districts can include a mixture of architectural styles ranging from contemporary to traditional. The general intent of these districts is to maximize utilization of land for a mixture of mutually sustainable uses, while also utilizing open spaces to the greatest extent possible in an urban setting for public recreation and leisure purposes. Urban districts are intended to include a diverse mixture of residential housing choices and business/employment opportunities (for example, live-work units) in a symbiotic and urban-style environment that not only accommodates residents' needs to live, work, learn, and play within a neighborhood setting, but that also builds long-term stability, civic pride and fiscal value for the community in general.

### **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends a combination of Community Centers, Neighborhood Centers, Urban Neighborhoods, and Business Centers. The proposed zoning Urban Residential (UR) and Urban Business (UB) are the most eligible zoning districts to cohesively implement the visions of these land use designations.

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

This entire area of request is a gateway to the City of Garland. Being adjacent on I-635 and bounded by key thoroughfares, this area is ideal for revitalization and redevelopment.

### **STAFF RECOMMENDATION**

Staff recommends approval of this rezoning proposal. In addition, staff is bringing forward a GDC amendment as it relates to the permitted land uses and development regulations within the proposed UR and UB zoning districts. The GDC amendment is scheduled for public hearing on the same agenda.

### **ADDITIONAL INFORMATION**

- i. Location Map
- ii. Proposed zoning designations



**CITY COUNCIL DATE:** May 6, 2025

**PREPARED BY:**

Nabila Nur, AICP

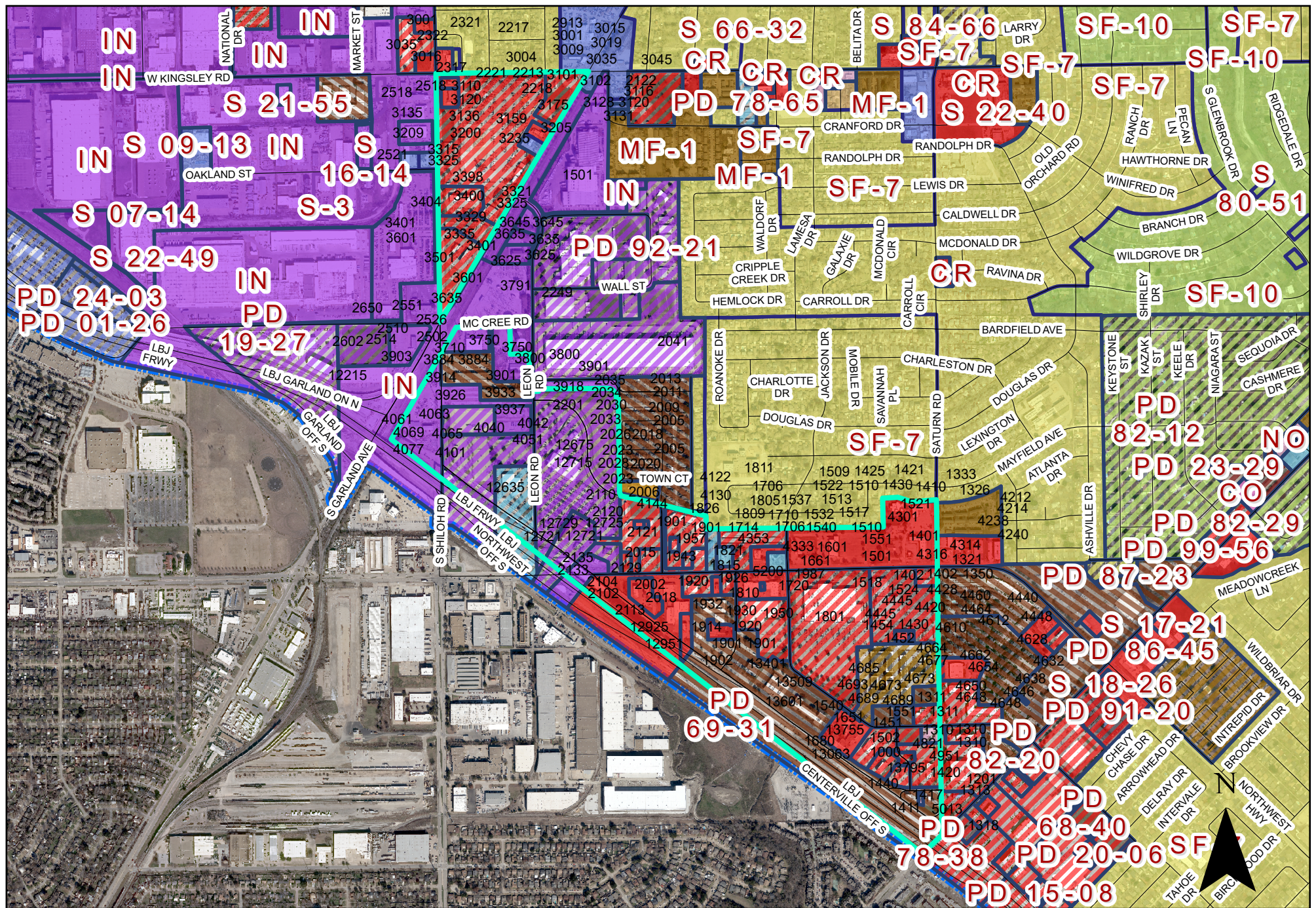
Director

Planning and Development

972-205-2449

[nnur@garlandtx.gov](mailto:nnur@garlandtx.gov)



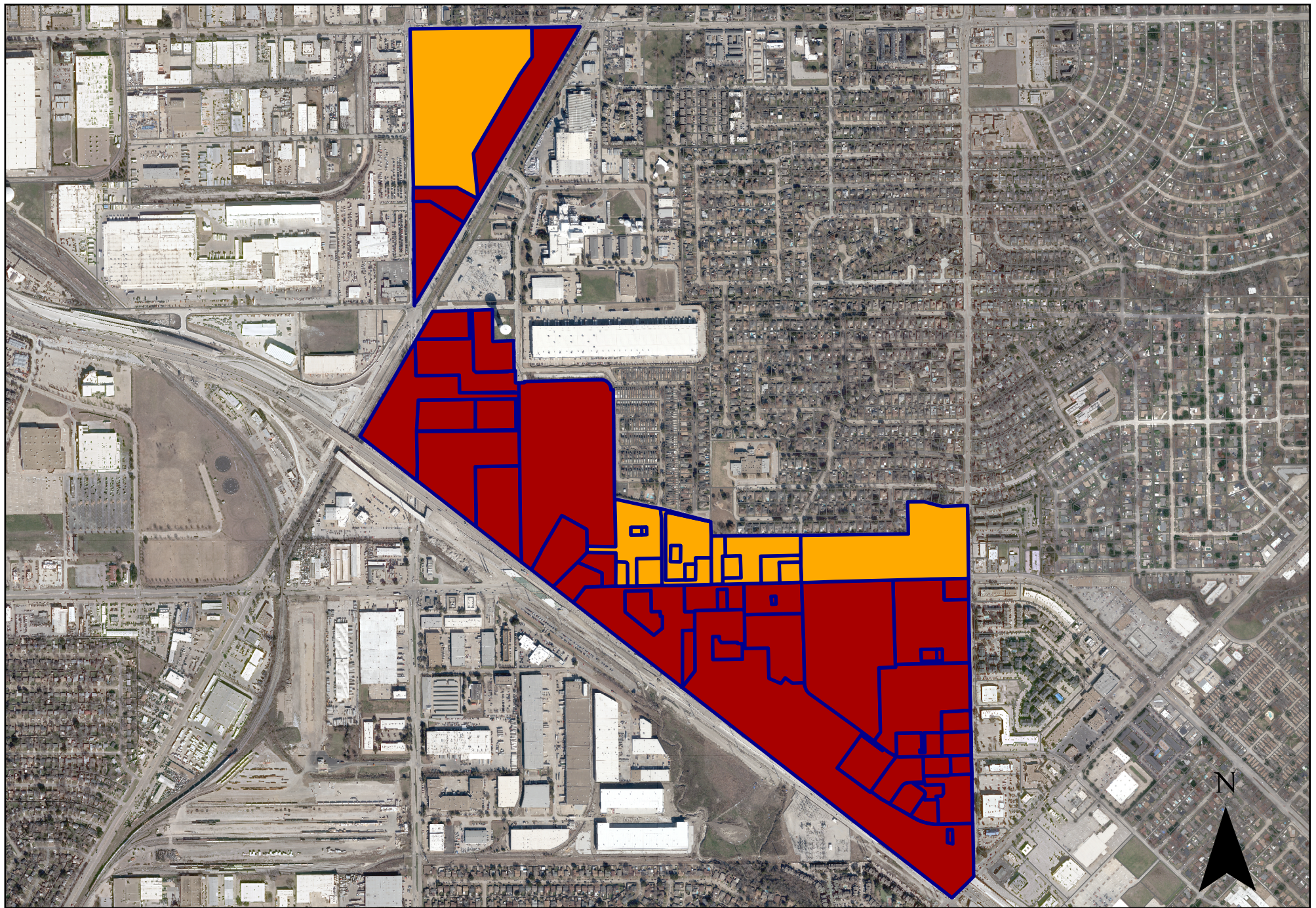


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## Zoning Map 25-08

 INDICATES AREA OF REQUEST



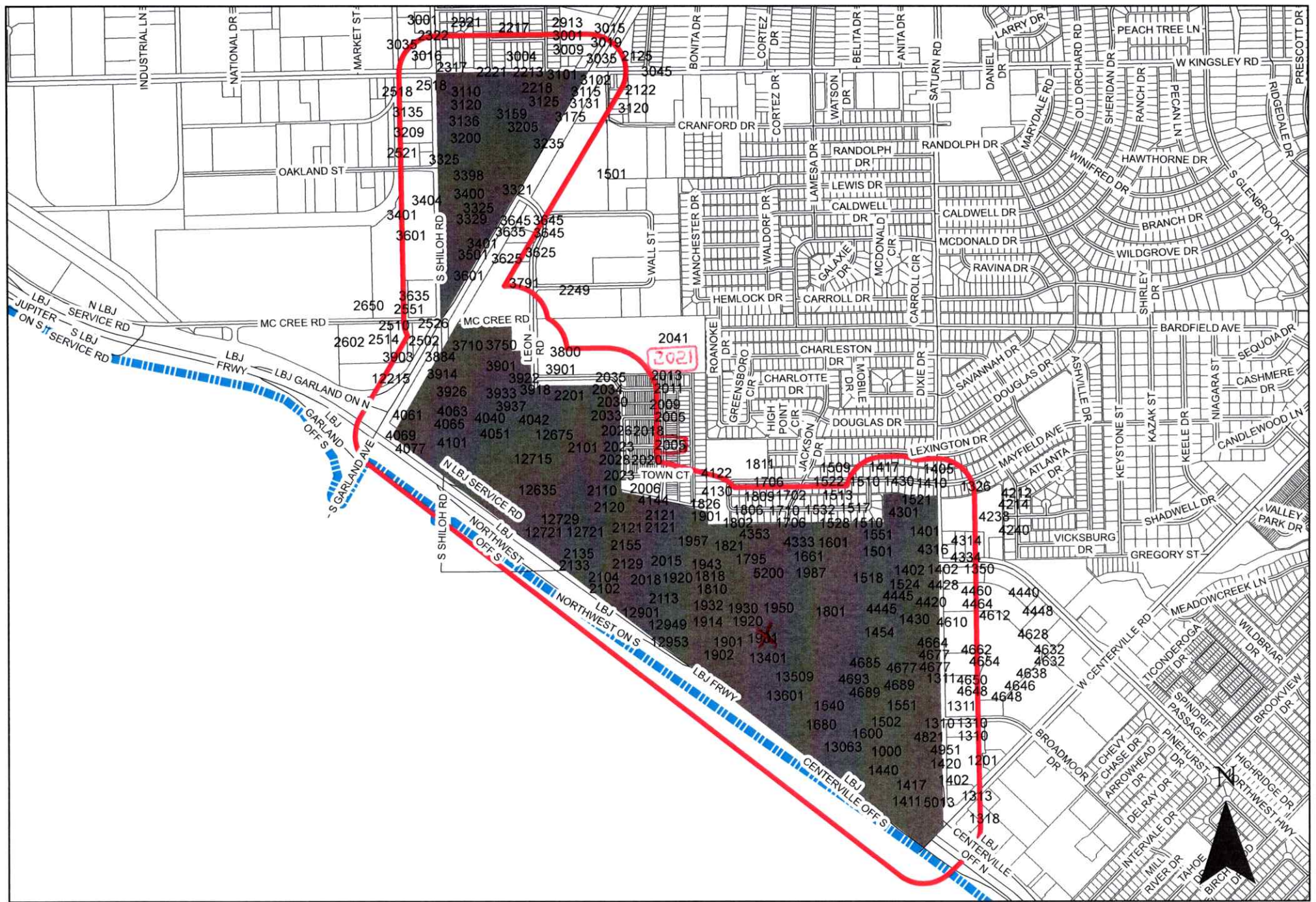


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## Zoning Map 25-08

- Urban Residential district (UR)
- Urban Business district (UB)





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## Zoning Map 25-08

INDICATES AREA  
OF REQUEST

INDICATES  
NOTIFICATION AREA



# Comment Form

## Case Z 25-08

Z 25-08 City of Garland. The applicant proposes a zoning change from multiple zoning districts to Urban Residential (UR) and Urban Business (UB) zoning district. The site consists of approximately 317 acres of properties, generally located on the north side of I-635, on both sides of S Garland Avenue. (District 5).

Z 25-08 City of Garland. El solicitante propone un cambio de zonificación de distritos de zonificación múltiple a distrito de zonificación Urbana Residencial (UR) y Urbana Comercial (UB). El terreno consta de aproximadamente 317 acres de propiedades, generalmente ubicadas en el lado norte de la I-635, a ambos lados de la Avenida S. Garland. (Distrito 5).

Z 25-08 City of Garland. Người nộp đơn đề xuất thay đổi quy hoạch từ nhiều khu vực quy hoạch thành khu vực quy hoạch Đô thị Dân cư (UR) và Khu vực quy hoạch Đô thị Kinh doanh (UB). Khu đất bao gồm khoảng 317 mẫu Anh đất đai, thường nằm ở phía bắc của I-635, ở cả hai bên của S Garland Avenue. (Quận 5).

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

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

Please complete the following information and email the form to [Planning@garlandtx.gov](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.

Monte Brown / 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.)

2005 Town Court

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

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.)

# Comment Form

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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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Marvin Bolds

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.)

2021 Town Place

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75041-4818

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

04-08-25

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.)



# Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-08	April 14, 2025	May 6, 2025	Nabila Nur

Z 25-08 City of Garland. The applicant proposes a zoning change from multiple zoning districts to Urban Residential (UR) and Urban Business (UB) zoning districts. The site consists of approximately 317 acres of properties, generally located on the north side of I-635, on both sides of S Garland Avenue. (District 5) **More information about this case can be found in [this document.](https://garlandtx.gov/DocumentCenter/View/21401/Zoning-Case-Z-25-08-PDF)**

<b>Sissy Coco</b>	<b>For</b>	
4/8/2025 2:45:06 PM	11708 Lanewood Cir	
	Garland	<b>Outside the Notification Area</b>
	Texas	
	United States	
	<null>	
<b>Sissy Coco</b>	<b>For</b>	
4/8/2025 2:45:04 PM	11708 Lanewood Cir	
	Garland	<b>Outside the Notification Area</b>
	Texas	
	United States	
	<null>	
<b>Dilan Patel</b>	<b>Against</b>	
4/7/2025 1:58:14 PM	1901 Pendleton Dr	microtelgarland@yahoo.com
	Garland	2147141065
	Texas	
	United States	
	75041	



Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 25-08</b>	April 14, 2025	May 6, 2025	Nabila Nur

**Gayle Owens**

**For**

4/5/2025  
12:29:05 PM

4018 Keele Drive

Gayle.Owens@icloud.com

Garland

214-729-1861

Texas

United States

75041

**Outside the Notification Area**

This area needs urban residences and businesses.

**Gayle Owens**

**For**

4/5/2025  
12:29:03 PM

4018 Keele Drive

Gayle.Owens@icloud.com

Garland

214-729-1861

Texas

United States

75041

**Outside the Notification Area**

This area needs urban residences and businesses.

**Brad Parker**

**Against**

4/4/2025  
1:37:11 PM

3710 S Shiloh Rd

brad.parker@parkerplumbing.com

Garland

2145352128

Texas

United States

75041

**Outside the Notification Area**

This zoning change will negatively impact our business and how we operate if we are forced to relocate because of the zoning change.

**Khoa Nguyen**

**For**

4/4/2025  
5:07:14 AM

2406 Mapleridge Dr

Garland

**Outside the Notification Area**

Texas

United States

75044

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 25-08</b>	April 14, 2025	May 6, 2025	Nabila Nur