



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
May 12, 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, 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 April 14, 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 **Urban Strategy**, requesting a "Major Waiver" from the Downtown Development Code for the at-grade and above-grade window percentage of the facade, architectural articulation, Build-To-Zone, streetscaping, and a monument sign standards. The site is located at 801 West Avenue D. (District 2) (File DD 24-04)

- b. Hold a public hearing and consider the application of **Trak Group Inc.**, requesting a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Community Retail (CR). The property is addressed as 3420 W Walnut Road. (District 6) (File Z 24-02)
- c. Hold a public hearing and consider the application of **The Kroger Co.**, requesting approval of a Specific Use Provision for Fuel Pumps, Retail use. The site is located at 6850 North Shiloh Road. (District 1) (File Z 25-03)
- d. Hold a public hearing and consider the application of **Dynamic Engineering Consultants, P.C.**, requesting an amendment to Planned Development District (PD 85-55) to allow a Self-Storage Facility (mini-warehouse). The site is located at 1788 Firewheel Parkway. (District 1) (File Z 25-13)
- e. Hold a public hearing and consider the application of **CCM Engineering**, proposing an amendment to Planned Development (PD) District 20-44 to reduce the minimum lot size and depth requirements on specific lots and number of provided parking spaces. The site is located at 2126 Rowlett Road. (District 3) (File Z 25-16)
- f. Hold a public hearing to consider amendments to Chapter 2 Zoning Regulations, Attachment 1 - Land use chart and Article 4, 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.
- g. 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)

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: 05/12/2025

Item Title: Plan Commission Minutes for April 14, 2025

Summary:

Consider approval of the Plan Commission Minutes for the April 14, 2025 meeting.

Attachments

April 14, 2025 Plan Commission Minutes



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 p.m. on Monday, April 14, 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
Wayne Dalton, 2nd Vice Chair
Georgie Cornelius, Commissioner
Jaric Jones, Commissioner
Patrick Abell, Commissioner
Michael Rose, Commissioner
Bob Duckworth, Commissioner
- Absent:** Julius Jenkins, 1st Vice Chair
Stephanie Paris, Commissioner
- Staff Present:** Nabila Nur, Planning Director
Kurt Banowsky, Sr. Assistant City Attorney II
Emma Chetuya, Planning Administrator - Development
Matthew Wolverton, Planner II
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 Dalton to **approve** the Consent Agenda as presented. Seconded by Commissioner Abell. **Motion carried: 7 Ayes, 0 Nays.**

1. MINUTES

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

2. ZONING

- a. Hold a public hearing and consider the application of **Leslie Montena**, requesting approval of **APPROVED** 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)

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

The applicant, Leslie Montena, 622 West State Street, Garland, TX 75040, provided an overview of the request and remained available for questions.

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

- b. Hold a public hearing to consider amendments to Chapter 2 Zoning Regulations, Attachment 1 **POSTPONED**
- 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. **(This item has been postponed to the April 28, 2025 Plan Commission Meeting)**
- c. Hold a public hearing and consider the application of the **City of Garland,** **POSTPONED**
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

There being no further business to come forward before the Plan Commission, the meeting adjourned at 6:44 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 05/12/2025

Item Title: DD 24-04 Urban Strategy (District 2)

Summary:

Hold a public hearing and consider the application of **Urban Strategy**, requesting a "Major Waiver" from the Downtown Development Code for the at-grade and above-grade window percentage of the facade, architectural articulation, Build-To-Zone, streetscaping, and a monument sign standards. The site is located at 801 West Avenue D. (District 2) (File DD 24-04)

Attachments

DD 24-04 Urban Strategy Report & Attachments

DD 24-04 Urban Strategy Responses

Planning Report

File No: DD 24-04/District 2

Agenda Item:

Meeting: Plan Commission

Date: May 12, 2024



GARLAND

TEXAS MADE HERE

REQUEST

Hold a public hearing and consider approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code for the at-grade and above-grade window percentage of the façade, architectural articulation, Build-To-Zone, streetscaping, and a monument sign standards and 2) a Downtown Development Plan to allow for a church expansion and addition, including a major waiver for the at-grade and above-grade window percentage of the façade, architectural articulation, Build-To-Zone, streetscaping, and a monument sign standards on a property zoned Downtown (DT) District, Uptown (U) sub-district.

LOCATION

801 West Avenue D

APPLICANT

Urban Strategy

OWNER

First Baptist Church Garland

BACKGROUND

The building on the subject property is currently occupied by the First Baptist Church of Garland. The Church is looking to demolish about two thirds of their existing building and rebuild it slightly larger. The remodeling of the church will be a large project and has triggered the need for the Downtown Development process. The form-based code that applies to the Downtown (DT) District in Garland has the categories of townhouses, mixed residential, loft, live/work, linear buildings, mixed use, and commercial for buildings and their standards. The Church is categorized as a commercial structure despite not having a business there. Due to the nature of a church being considered a commercial structure under the Downtown form-based code, major waivers are being triggered. In addition to this, engineering and logistical challenges have triggered the need for others.

SITE DATA

The subject site contains approximately 1.861 acres. The site has approximately 290 lineal feet of frontage along West Avenue D, South Glenbrook Drive, South 9th Street, and West Avenue C as it occupies an entire grid in the Downtown of the city. The Southern two thirds of the site will be redeveloped while the Northern one third along West Avenue C will remain the same.

USE OF PROPERTY UNDER CURRENT ZONING

The property is zoned within the Uptown (U) Sub-district of the overall Downtown (DT) District. The Uptown (U) Sub-district allows a variety of mixed uses. The current use of the property [church] is allowed by right. The public hearing Major Waiver process is triggered due to the design of the church within the Downtown (DT) District's form-based code, requiring deviations for the at-grade and above-grade window percentage of the façade, architectural articulation, Build-To-Zone, streetscaping, and monument sign standards.

CONSIDERATIONS

1. *Monument Sign:* The applicant proposes a 43 square-foot monument sign. Per section 7.26 of the GDC, the Uptown Subdistrict of the Downtown District does not permit for new monument signs. In other areas of the city where monument signs are permitted, the maximum allowed size is 50 square feet.
2. *At-grade window percentage of the façade:* The applicant proposes a window percentage of 56% on the South elevation, 27% on the East, and 33% on the West. Section 7.11 (G) (1) of the GDC states that windows shall be highly transparent and comprise a minimum of 60 and 80 percent. The church is considered a commercial structure, but a church typically isn't designed to have the appearance of a retail building.
3. *Above-grade window percentage of the façade:* The applicant proposes a window percentage of 21% on the East elevation and 25% on the West elevation of the second level of the building. Section 7.11 (G) (2) of the GDC states that windows shall represent a minimum of 30% and a maximum of 60% of each building elevation above the ground floor. The church is considered a commercial structure, but a church typically isn't designed to have the appearance of a retail building.
4. *Streetscaping:* The applicant proposes to install three (3) street trees along South 9th Street that are 25-feet apart and seven (7) small ornamental trees that are 15-feet apart along South Glenbrook Drive. Section 7.17 (A) (2) of the GDC requires that Seven (7) trees are required to be planted along South 9th Street and eight (8) trees are required to be installed along South Glenbrook Drive. The 25-feet spacing requirements are not met along South Glenbrook Drive. This is due to the limited amount of spacing on this side of Glenbrook and underground utilities. The trees meet the code on the South elevation.
5. *Build-To-Zone:* The Build-To-Zone in this area requires buildings to begin 26-36 feet from the curb. The Church building complies with this on all elevations but a canopy and roof overhang into the Build-To-Zone on the North, East, and South elevations.
6. *Architectural Articulation:* Proposed is a church which does not follow mixed use nor commercial building design. The code requires all buildings shall be designed and constructed in tri-partite architecture, with a distinct base, middle and top. An expression line, setback or other architectural element shall delineate the base and top.

The following table summarizes the request:

Development Standard	Required	Proposed
Monument Sign	Not allowed in the Uptown sub-district of the Downtown (DT) District.	A 43-square foot monument sign.
At-grade window percentage of the façade.	Shall comprise a minimum of 60% and a maximum of 80% of the ground floor façade.	Approximately 56% on the South elevation, 27% for East elevation, and 33% on West elevation.

Development Standard	Required	Proposed
Above-grade window percentage of the façade	Shall comprise a minimum of 30% and a maximum of 60% of each building elevation above the ground floor.	Approximately 21% on the East elevation and 25% on the West elevation.
Streetscaping	Trees must meet spacing and count requirements.	Underground utilities and limited spacing have triggered this reduction. For the west side, the applicant did not want trees in front of the main entrance.
Build-To-Zone	Building must begin within 26-36 feet of the curb.	Overhangs from canopies and roof on the North, East, and South sides.
Architectural Articulation	All buildings shall be designed and constructed in tri-partite architecture, with a distinct base, middle and top. An expression line, setback or other architectural element shall delineate the base and top.	The building will not follow commercial design as it is a church.

7. The applicant states, "Our Plan has taken into consideration the current zoning requirements and the city's future growth and development plans ensuring that it supports and compliments the surrounding community."

8. 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, where applicable.

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 be in 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.

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.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are zoned Uptown (U) sub-district within the Downtown (DT) District. The First Baptist Church owns the properties to the West, East, and south containing parking lots and an activity center. The property to the North is another church. A church is considered a service to the community and the proposed remodeling will enhance the exterior appearance of the building.

STAFF RECOMMENDATION

Staff recommends approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code for the at-grade and above-grade window percentage of the façade, architectural articulation, Build-To-Zone, streetscaping, and a monument sign standards and 2) a Downtown Development Plan to allow for a church expansion and addition, including a major waiver for the at-grade and above-grade window percentage of the façade, architectural articulation, Build-To-Zone, streetscaping, and a monument sign standards on a property zoned Downtown (DT) District, Uptown (U) sub-district.

The proposal meets the general intent of the district and will result in an improved project which will be an attractive contribution to the Downtown District.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Downtown Development Plan Exhibits
- iii. Site Photos

CITY COUNCIL DATE: June 03, 2025

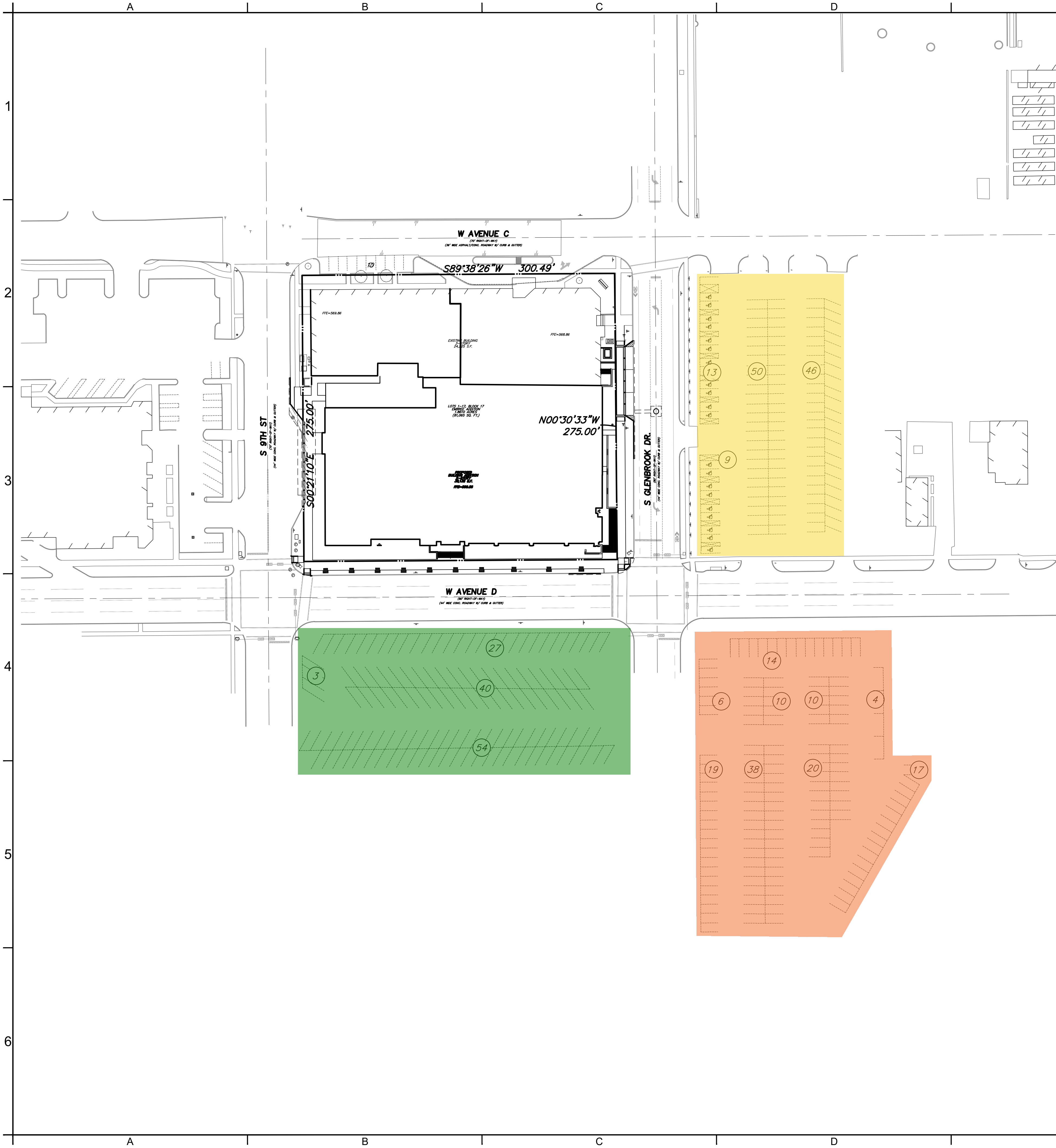
PREPARED BY:

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

REVIEWED BY:

Emma Chetuya Ph.D., AICP
Planning Administrator
Planning and Development
972-205-2453
echetuya@garlandtx.gov

FILE NAME: C:\PAVING.DWG
LAST MODIFIED ON: 12/7/2025 3:01 PM
LAST MODIFIED BY: BLOKASTANIEV
PLOT DATE: 12/7/2025 3:01 PM



SITE LEGEND

- PROPERTY LINE
- SAWCUT PATH
- RETAINING WALL
- EX. ASPHALT PAVEMENT
- EX. OVERHEAD ELECTRIC WIRE
- PARKING COUNT
- EX. WASTEWATER MANHOLE
- EX. WATER MANHOLE
- EX. STORM DRAINAGE MANHOLE
- EX. GAS MANHOLE
- EX. FIRE HYDRANT
- WASTEWATER MANHOLE
- WATER METER VAULT
- WATER METER
- FIRE DEPARTMENT CONNECTION (FDC)
- EX. STREET STRIPING
- STREET STRIPING
- SIGNAGE
- EX. SIGNAGE
- EX. TRAFFIC LIGHT

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



SITE PARKING SUMMARY

REQUIRED
*TOTAL PARKING: 300
**HANDICAP PARKING: 7

AVAILABLE
TOTAL PARKING: 377
HANDICAP PARKING: 22

*REQUIRED TOTAL PARKING CALCULATED USING 1/4 SPACE PER SEATING ACCOMODATION PER THE LAND USE MATRIX OF THE GARLAND DEVELOPMENT CODE (GDC) CHAPTER 2, ARTICLE 5, DIVISION 2.
**REQUIRED HANDICAP PARKING DERIVED USING TABLE 208.2 PARKING SPACES OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

CASE NO. 240702-2

BENCHMARK DATA:

COG BM#93 (PRIMARY): 2" BRASS DISK IN CONC. STAMPED 93
LOCATED APPROX. 33' S.E. OF C/L KANSAS CITY SOUTHERN R.R.
TRACKS & APPROX. 218' S.W. OF C/L INT. NINTH ST & S. GLENBROOK
ELEV.: 559.83'

COG BM#131 (SECONDARY): 2" BRASS DISK STAMPED 131 LOCATED
IN C/L MEDIAN NOSE APPROX. 33' N. OF THE C/L OF S. FIRST ST AND
AVE. B. AND APPROX. 25' E. OF S. BOUND FIRST ST C/L
ELEV.: 530.15'

FIRST BAPTIST GARLAND

801 W. AVENUE D
ALL OF BLOCK 17, EMBREE ADDITION
GARLAND, DALLAS COUNTY, TEXAS

PARKING MAP EXHIBIT

CLIENT: BECK ARCHITECTURE

DRAWN BY: EC

DESIGNER: CMT

REVIEWER: FJS

U.S. PROJECT: 244012

SHEET

C4.0

TEL: 214-396-3339

www.urbanstrategy.us

URBAN
STRATEGY

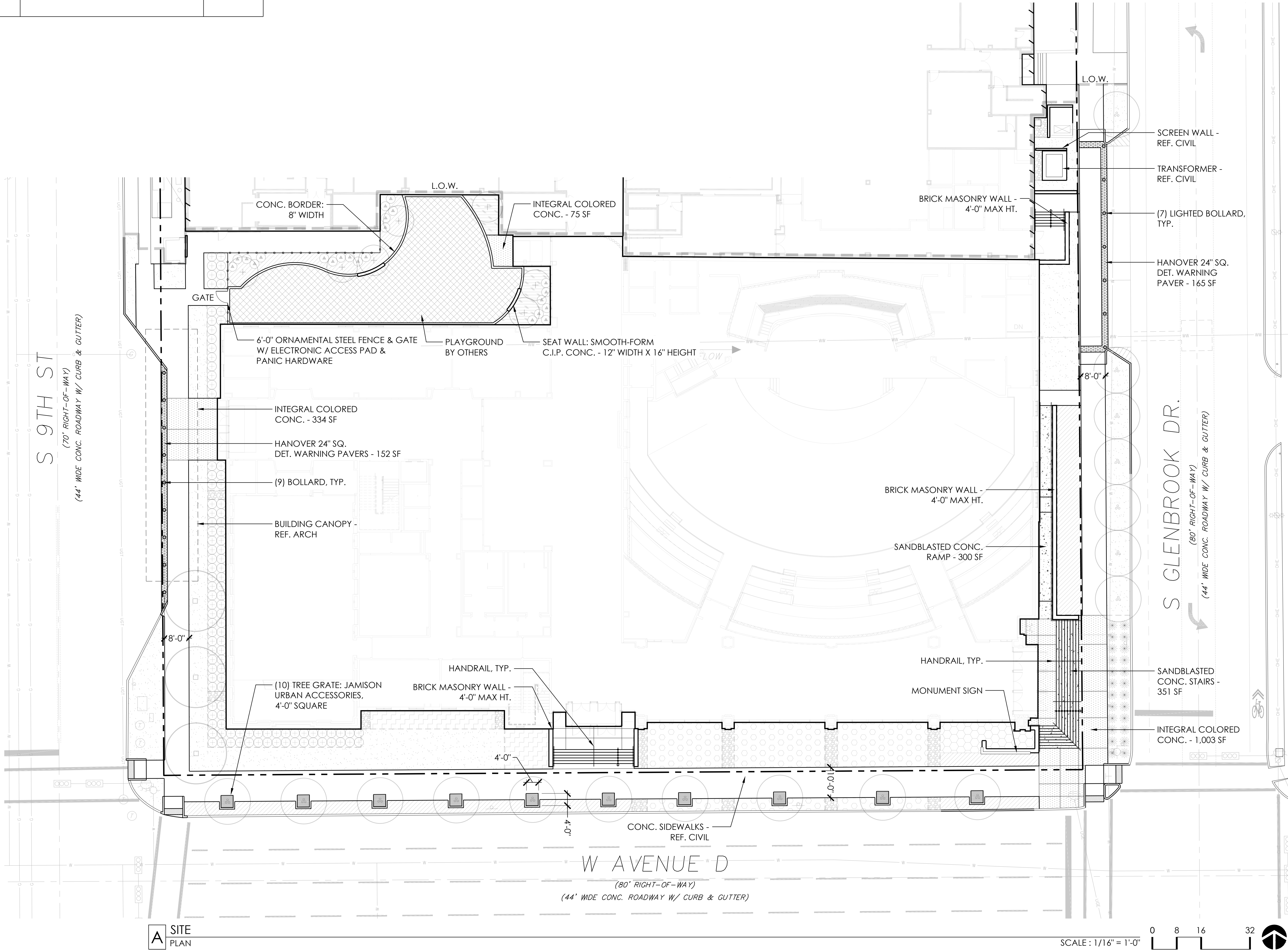
4222 Main Street
Dallas, Texas 75226
Firm Registration #F-2252



REVISION

NO. DATE

SITE DATA TABLE			
CONCRETE			
SYMBOL	DESCRIPTION	COLOR	FINISH
	PAVING - INTEGRAL COLOR	TBD- INTEGRAL COLOR, FINAL COLOR TO BE EARTH-TONED AS REQUIRED BY CITY	SANDBLAST
	PAVING	STANDARD GRAY PORTLAND	SANDBLAST
PAVERS			
SYMBOL	DESCRIPTION	COLOR	FINISH
	DET. WARNING PAVER	TBD	STANDARD
SITE FURNISHINGS			
SYMBOL	DESCRIPTION	COLOR	FINISH
	(7) LIGHTED BOLLARD (9) BOLLARD	TBD	TBD
	(10) TREE GRATE MODEL: JAMISON, 48" SQ. STEEL	N/A	N/A



FIRST BAPTIST CHURCH GARLAND BUILDING EXPANSION

801 WEST AVENUE D
GARLAND, TEXAS 75040

ISSUE:
10/14/2024 DEVELOPMENT
PLAN

REVISIONS:		
	01.24.25	CITY COMMENTS
	03.14.25	CITY COMMENTS

HARDSCAPE PLAN

OWNER
FIRST BAPTIST CHURCH
801 WEST AVENUE D
GARLAND, TEXAS 75040
PHONE: 972.276.7184

CASE 240702-2

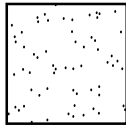
IRRIGATION NOTES:

1. PROVIDE 100% IRRIGATION COVERAGE TO ALL PLANTING AREAS USING AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM.
2. CONNECT TO EXISTING OR PROVIDE IRRIGATION CONTROLLER(S) WITH RAIN & FREEZE SENSORS AND BACKFLOW PREVENTION DEVICES.
3. WATER TAPS, METERS AND SLEEVES SHALL BE PROVIDED BY OTHERS. REFERENCE CIVIL DRAWINGS FOR LOCATION.
4. IRRIGATE LAWN AREAS WITH W/ POP-UP SPRAYS / ROTORS.
5. IRRIGATE PLANTING BEDS AREAS WITH DRIP TUBING, IRRIGATE TREES W/ 2 BUBBLERS EACH.

PLANT SCHEDULE

QUANT.	SYM.	BOTANICAL NAME/ COMMON NAME	MIN. CAL.	MIN. HEIGHT	MIN. SPREAD	CONTAINER/ ROOTBALL	SPACING	REMARKS
TREES								
17		LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'/ NATCHEZ CRAPE MYRTLE	3"	10'	6'	65 GAL.	PER PLAN	SINGLE TRUNK, FULL CANOPY, MATCHED
3		ULMUS PARVIFOLIA 'EMER II'/ ALLEE ELM	3"	12'	4'	65 GAL.	PER PLAN	SINGLE TRUNK, FULL CANOPY, MATCHED
SHRUBS / ORNAMENTAL GRASSES / GROUNDCOVERS								
434		BOUTELOUA GRACILIS 'BLONDE AMBITION'/ BLONDE AMBITION BLUE GRAMA		12"	12"	1 GAL.	24" O.C.	
1,587		EUONYMUS FORTUNEI 'COLORATUS'/ PURPLE WINTER CREEPER		6"	12"	4" POTS	12" O.C.	
24		HESPERALOE PARVIFLORA 'PERPA'/ BRAKELIGHTS RED YUCCA		18"	18"	5 GAL.	36" O.C.	
108		ILEX CORNUTA 'DWARF BURFORD'/ DWARF BURFORD HOLLY		24"	24"	5 GAL.	36" O.C.	
74		JUNCUS TENIUS 'BLUE DART'/ BLUE DART RUSH		12"	12"	1 GAL.	24" O.C.	
52		MISCANTHUS SINENSIS 'ADAGIO'/ ADAGIO MAIDEN GRASS		24"	24"	5 GAL.	36" O.C.	

LAWN



CYNODON DACTYLON/
COMMON BERMUDAGRASS

SOLID SOD AS DESIGNATED ON PLANS. PROVIDE
TEMPORARY COVERAGE OF ANNUAL RYE SHOULD
THE TEMPERATURE NOT PERMIT COVERAGE OF BERMUDA.

First Baptist Church Garland

TAG #	SPECIES	CALIPER INCH	TO BE REMOVED (CLASS 1)	TO BE REMOVED (CLASS 2)	TO BE REMOVED (CLASS 3)
1	RED OAK	48	96		
2	RED OAK	48	96		
3	PECAN	36	72		
4	BUR OAK	30	60		
5	LIVE OAK	20	40		
6	LIVE OAK	30	60		
7	LIVE OAK	32	64		
8	SYCAMORE	42		42	
CALIPER INCHES TO RE REMOVED			488	42	
(MIN 3" TREES REQUIRED)			163	14	

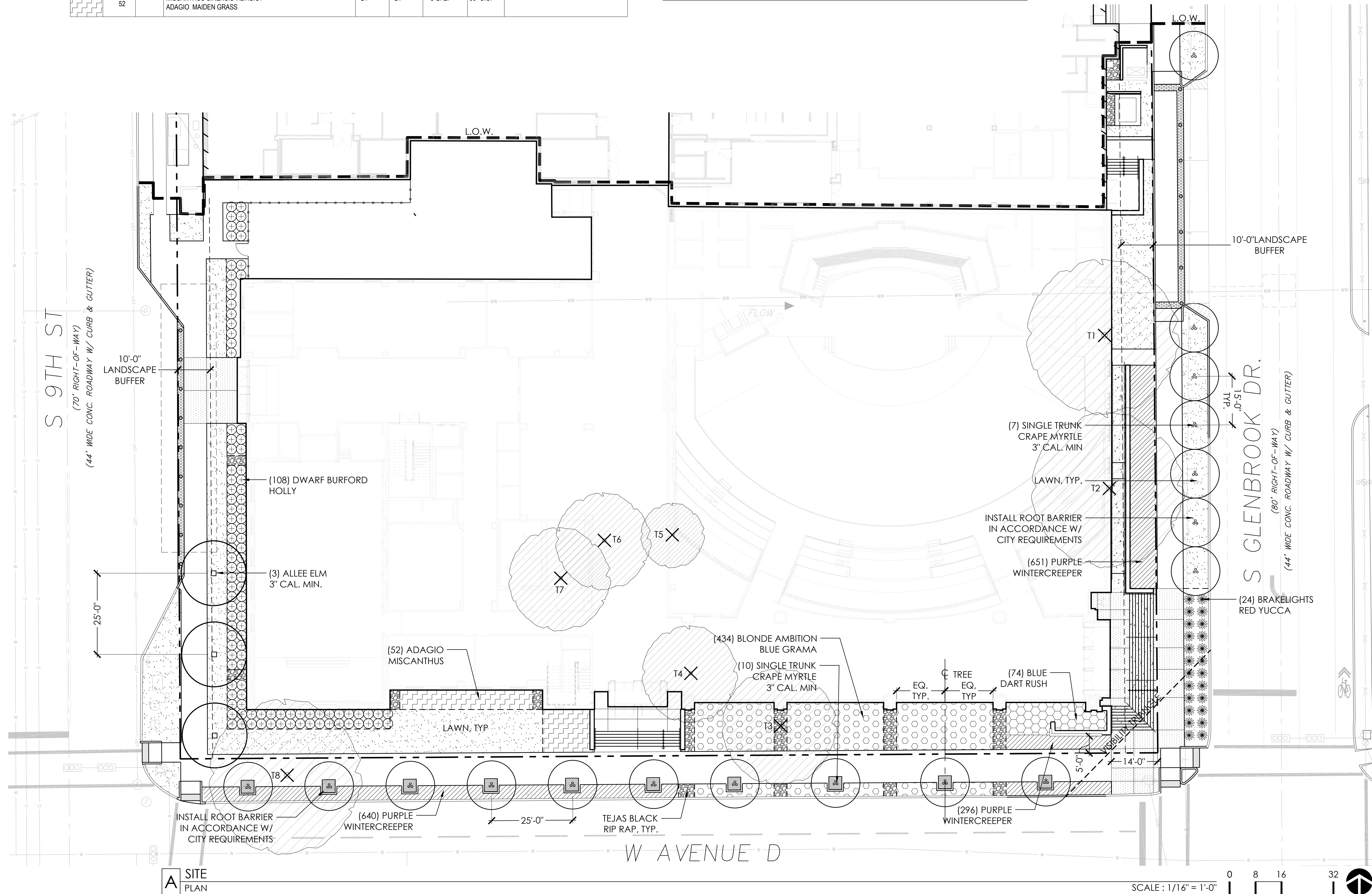
GARLAND DEVELOPMENT CODE

DT (DOWNTOWN DISTRICT)

REQUIRED: TREES 25' O.C. ALONG BLOCK FACE,
MIN 3" CAL., MAY BE PLANTED IN 6'-0"
AREA BETWEEN B.O.C. AND SIDEWALK
S NINTH STREET: 168 LF/25 = 7 TREES
W AVENUE D: 301 LF/25 = 12 TREES
S GLENBROOK DRIVE: 218 LF/25 = 8 TREES
PROVIDED: S NINTH STREET: 3 TREES
W AVENUE D: 10 TREES
S GLENBROOK DRIVE: 218 LF/25 = 7 TREES

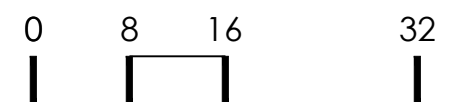
SITE DEVELOPMENT

REQUIRED: 10% OF SITE TO BE LANDSCAPE AREA
61,410 SF (ARTIFICIAL LOT) X 10% = 6,141 SF
PROVIDED: 9,789 SF
REQUIRED: 10'-0" LANDSCAPE BUFFER AT GLENBROOK
& W 9TH
PROVIDED: 10'-0" LANDSCAPE BUFFER AT GLENBROOK
& W 9TH



A SITE
PLAN

SCALE: 1/16" = 1'-0"



OWNER
FIRST BAPTIST CHURCH
801 WEST AVENUE D
GARLAND, TEXAS 75040
PHONE: 972.276.7184

CASE 240702-2

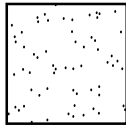
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PLANT SCHEDULE

QUANT.	SYM.	BOTANICAL NAME/ COMMON NAME	MIN. CAL.	MIN. HEIGHT	MIN. SPREAD	CONTAINER/ ROOTBALL	SPACING	REMARKS
TREES								
7		CERCIS CANADENSIS 'FOREST PANSY'/ FOREST PANSY REDBUD	N/A	8'	4'	45 GAL.	PER PLAN	MULTI-TRUNK, 5 CANE MIN., FULL CANOPY, MATCHED
17		LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'/ NATCHEZ CRAPE MYRTLE	3"	10'	6'	65 GAL.	PER PLAN	SINGLE TRUNK, FULL CANOPY, MATCHED
3		ULMUS PARVIFOLIA 'EMER III'/ ALLEE ELM	3"	12'	4'	65 GAL.	PER PLAN	SINGLE TRUNK, FULL CANOPY, MATCHED
SHRUBS / ORNAMENTAL GRASSES / GROUNDCOVERS								
434		BOUTELOUA GRACILIS 'BLONDE AMBITION'/ BLONDE AMBITION BLUE GRAMA		12"	12"	1 GAL.	24" O.C.	
127		CAREX DIVULSA 'BERKELEY SEDGE'/ BERKELEY SEDGE		12"	12"	1 GAL.	18" O.C.	
1,930		EUONYMUS FORTUNEI 'COLORATUS'/ PURPLE WINTER CREEPER		6"	12"	4" POTS	12" O.C.	
24		HESPERALOE PARVIFLORA 'PERPA'/ BRAKELIGHTS RED YUCCA		18"	18"	5 GAL.	36" O.C.	
108		ILEX CORNUTA 'DWARF BURFORD'/ DWARF BURFORD HOLLY		24"	24"	5 GAL.	36" O.C.	
74		JUNCUS TENIUS 'BLUE DART'/ BLUE DART RUSH		12"	12"	1 GAL.	24" O.C.	
52		MISCANTHUS SINENSIS 'ADAGIO'/ ADAGIO MAIDEN GRASS		24"	24"	5 GAL.	36" O.C.	
23		PODOCARPUS MACROPHYLLUS 'PRINGLES DWARF'/ PRINGLES DWARF PODOCARPUS		24"	24"	5 GAL.	36" O.C.	

LAWN



CYNODON DACTYLON/
COMMON BERMUDAGRASS

SOLID SOD AS DESIGNATED ON PLANS. PROVIDE
TEMPORARY COVERAGE OF ANNUAL RYE SHOULD
THE TEMPERATURE NOT PERMIT COVERAGE OF BERMUDA.

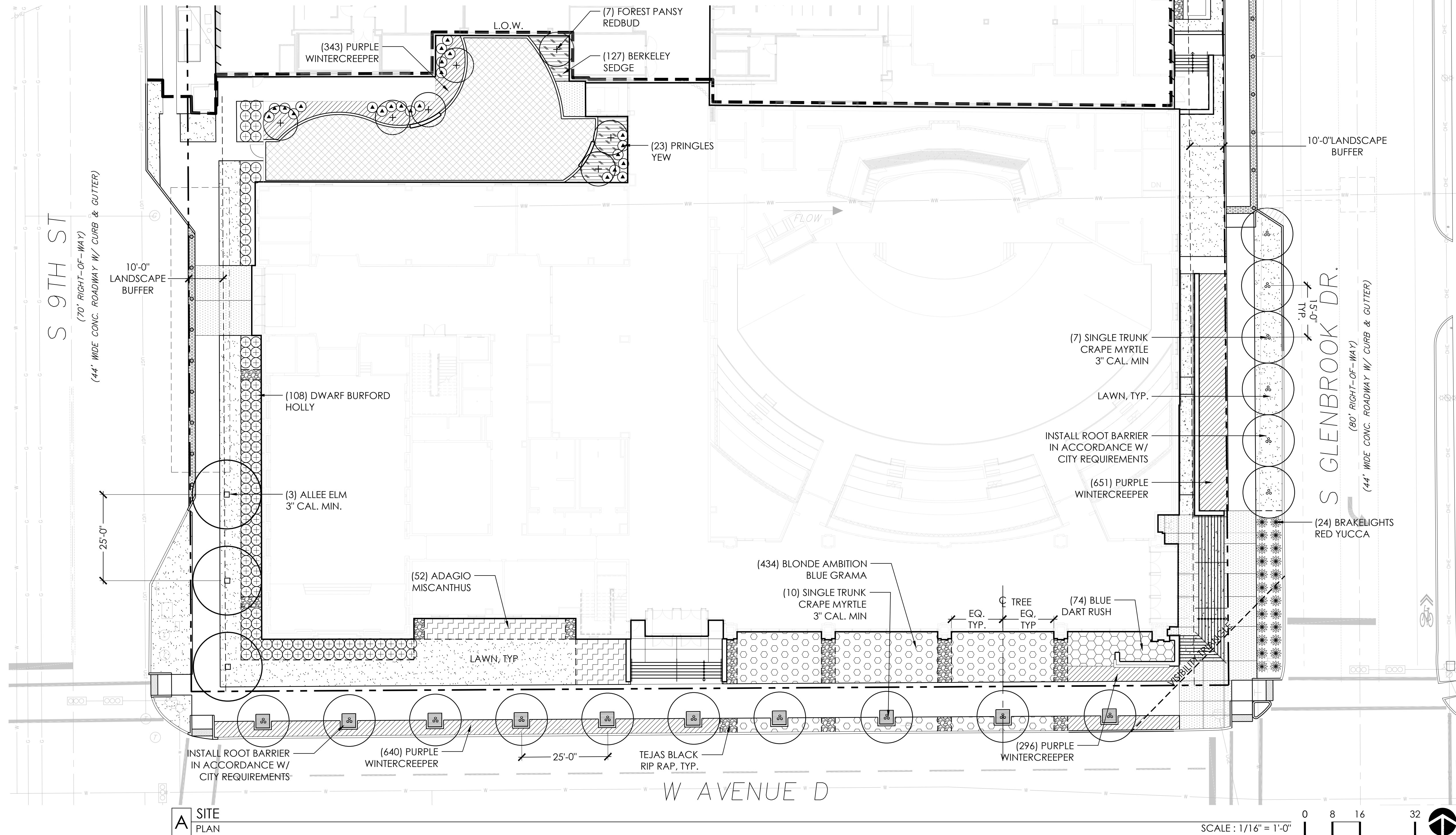
GARLAND DEVELOPMENT CODE

DT (DOWNTOWN DISTRICT)

REQUIRED: TREES 25' O.C. ALONG BLOCK FACE,
MIN 3" CAL., MAY BE PLANTED IN 6'-0"
AREA BETWEEN B.O.C. AND SIDEWALK
S NINTH STREET: 168 LF/25 = 7 TREES
W AVENUE D: 301 LF/25 = 12 TREES
S GLENBROOK DRIVE: 218 LF/25 = 8 TREES
PROVIDED: S NINTH STREET: 3 TREES
W AVENUE D: 10 TREES
S GLENBROOK DRIVE: 218 LF/25 = 7 TREES

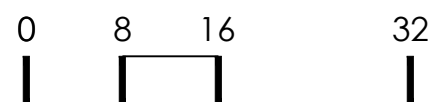
SITE DEVELOPMENT

REQUIRED: 10% OF SITE TO BE LANDSCAPE AREA
61,410 SF (ARTIFICIAL LOT) X 10% = 6,141 SF
PROVIDED: 9,789 SF
REQUIRED: 10'-0" LANDSCAPE BUFFER AT GLENBROOK
& W 9TH
PROVIDED: 10'-0" LANDSCAPE BUFFER AT GLENBROOK
& W 9TH



A SITE
PLAN

SCALE: 1/16" = 1'-0"



OWNER
FIRST BAPTIST CHURCH
801 WEST AVENUE D
GARLAND, TEXAS 75040
PHONE: 972.276.7184

CASE 240702-2

FIRST BAPTIST CHURCH GARLAND
BUILDING EXPANSION

801 WEST AVENUE D
GARLAND, TEXAS 75040

ISSUE:
10/14/2024 DEVELOPMENT
PLAN

REVISIONS:
01.24.25 CITY COMMENTS
03.14.25 CITY COMMENTS

LANDSCAPE
PLAN



BECK ARCHITECTURE
1601 ELM STREET
SUITE 2800
DALLAS, TX 75201
PH: 214-303-6200
FAX: 214-303-6300
WWW.BECKARCHITECTURE.COM



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PERMIT, OR CONSTRUCTION.

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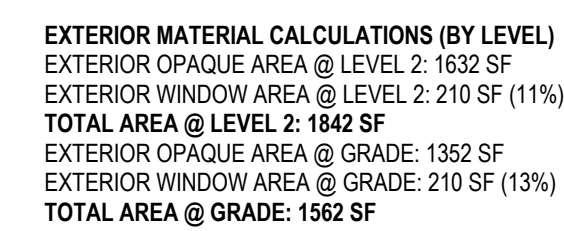
FIRST BAPTIST CHURCH GARLAND BUILDING EXPANSION

EXTERIOR
ELEVATIONS - DDP





BECK ARCHITECTURE
1601 ELM STREET
SUITE 2800
DALLAS, TX 75201
PH: 214-303-6200
FAX: 214-303-6300
WWW.BECKARCHITECTURE.COM



1 ELEVATION- COURTYARD NORTH

ARCHITECT NAME
STATE REGISTRATION #

INCOMPLETE DOCUMENTS
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PERMIT, OR CONSTRUCTION.

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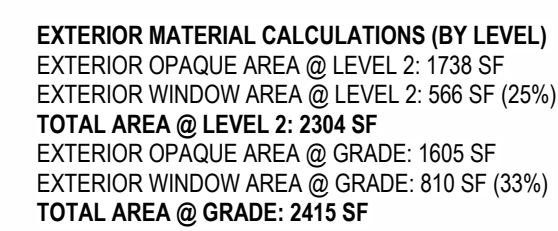
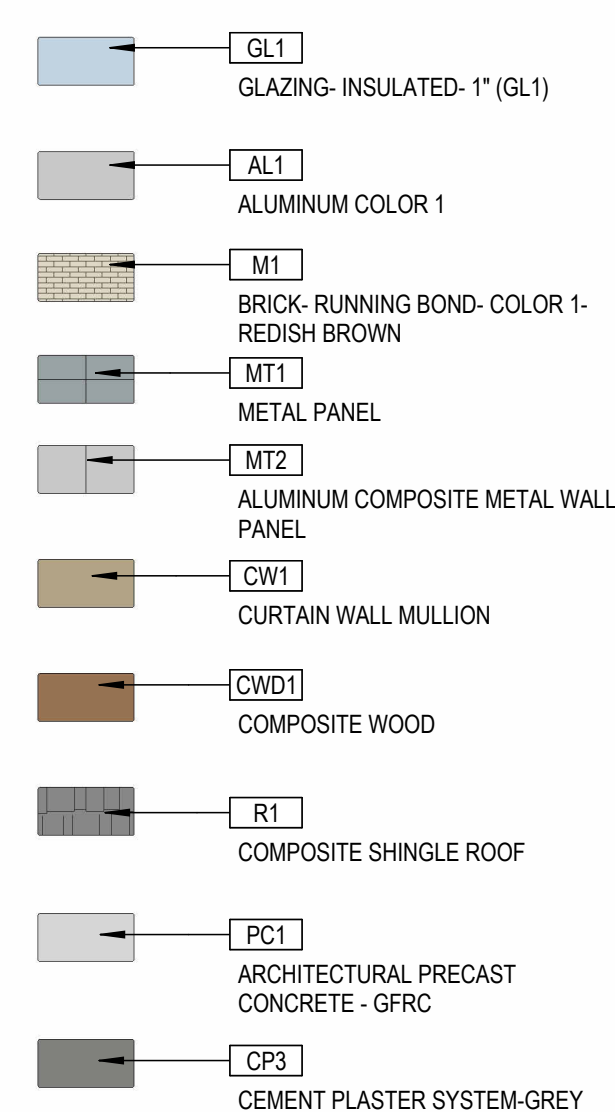
FIRST BAPTIST
CHURCH GARLAND
BUILDING EXPANSION

EXTERIOR
ELEVATIONS - DDP

175594
JOB NO.

SHEET

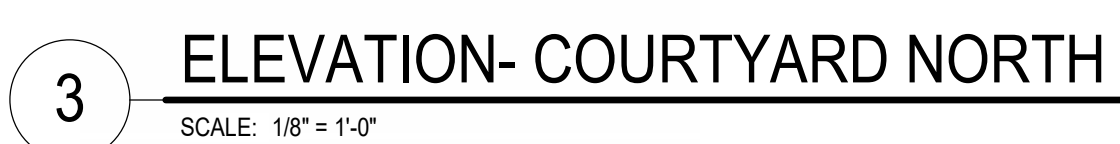
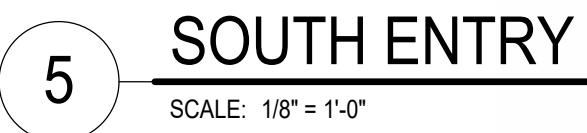
102



2 ELEVATION- WEST ALONG NINTH STREET



BECK ARCHITECTURE
1601 ELM STREET
SUITE 2800
DALLAS, TX 75201
PH: 214-303-6200
FAX: 214-303-6300
WWW.BECKARCHITECTURE.COM



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PERMIT, OR CONSTRUCTION.

CURRENT SUBMISSION:

[illegible]

FIRST BAPTIST
CHURCH GARLAND
BUILDING EXPANSION

WALL SECTIONS - DIAGRAM

175594
JOB NO.

A8.13

SHEET







DD 24-04



View of the subject site looking North on Glenbrook Avenue.



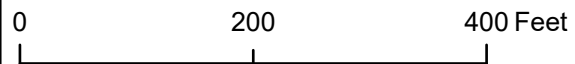
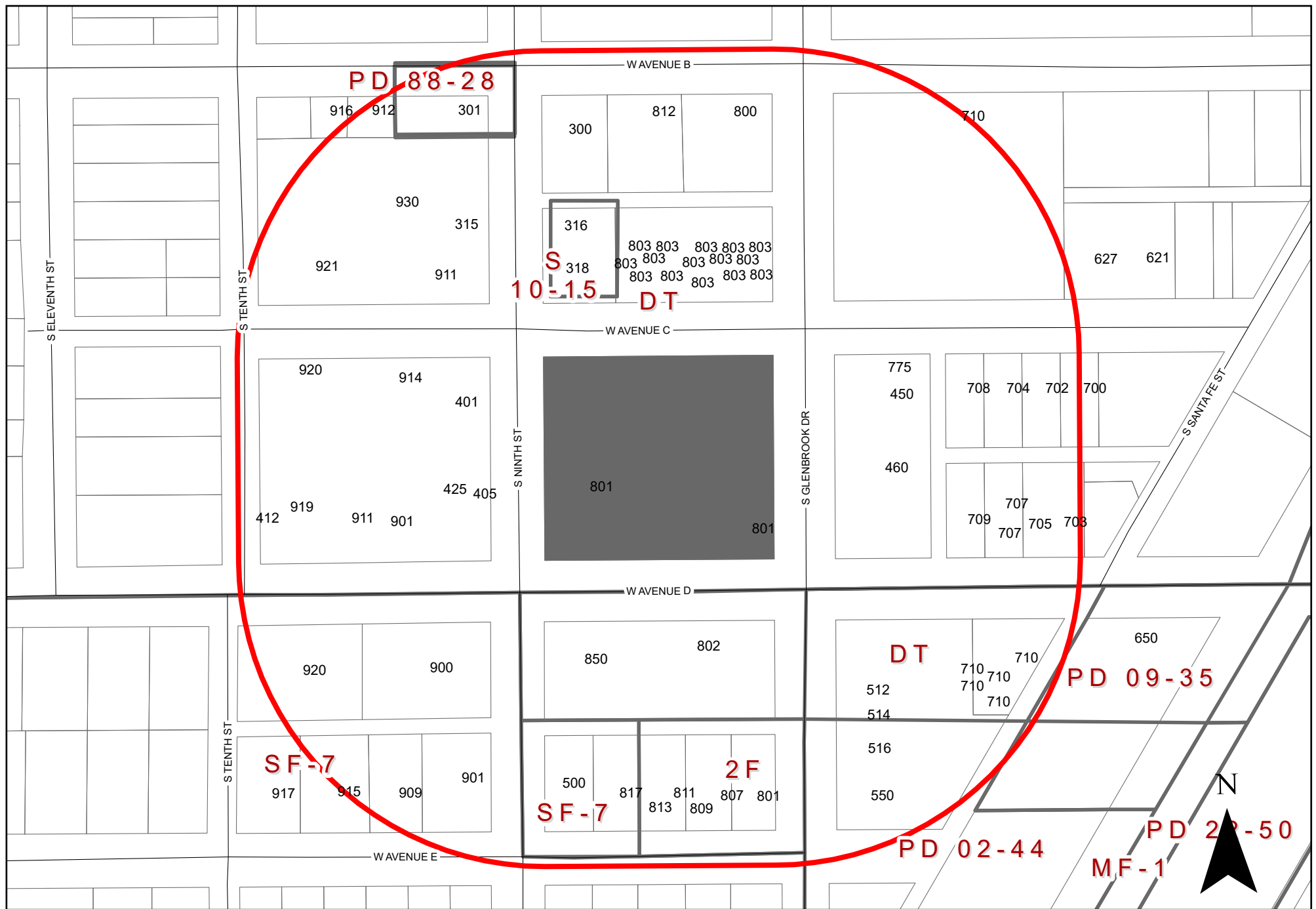
View of the subject site looking North from West Avenue D.



View of the subject site looking North up 9th Avenue.



View from the subject site looking South across West Avenue D.



Downtown Development 24-04

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

801 W. Avenue D

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



GARLAND

Plan Commission

2. b.

Meeting Date: 05/12/2025

Item Title: Z 24-02 Trak Group Inc. (District 6)

Summary:

Hold a public hearing and consider the application of **Trak Group Inc.**, requesting a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Community Retail (CR). The property is addressed as 3420 W Walnut Road. (District 6) (File Z 24-02)

Attachments

Z 24-02 Trak Group Inc. Report & Attachments

Z 24-02 Trak Group Inc. Responses

Planning Report

File No: Z 24-02/District 6

Agenda Item:

Meeting: Plan Commission

Date: May 12, 2025



GARLAND

TEXAS MADE HERE

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Community Retail (CR) District and 2) a Concept Plan for the existing Fuel Pumps, Retail use.

LOCATION

3420 W Walnut

APPLICANT

Trak Group Inc.

OWNER

Trak Group Inc.

BACKGROUND

The subject property is currently zoned Community Retail (CR). An SUP was granted for the property to have a Fuel Pumps, Retail use in 1998. The SUP was effective for 20 years and has expired since 2018. The site is currently developed with a convenience store and six (6) fuel pumps.

SITE DATA

The subject site is approximately 21,060 square feet and is accessed from West Walnut Street on the north and South Jupiter Road on the west. The convenience store is approximately 2,160 square feet in size.

USE OF PROPERTY UNDER CURRENT ZONING

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

CONSIDERATIONS

1. The applicant is requesting the SUP to be permitted for an unlimited number of years. The SUP time period guide recommends a period of 20-25 years. However, it is worthy to note that this business has operated for several years after the SUP expired.
2. The convenience store and fuel pumps were constructed 27 years ago and is currently in operation. The establishment has been serving the community with relatively minimal code violations throughout the years.

3. The applicant will increase landscaping on the site by adding a continuous row of shrubs on the south side of the site in the existing landscape median and a screening row of shrubs along at least 50% of each street frontage of South Jupiter Road and West Walnut Street.

Section 2.21 of the Garland Development Code (GDC) allows for the Plan Commission and City Council to attach conditions to the Specific Use Provision to mitigate adverse effects of the proposed use and to carry out the intent of this Section. Conditions may include any, or a combination, of the following:

- (1) Limitation of building size or height;
- (2) Increased open space;
- (3) Limitations on impervious surfaces;
- (4) Enhanced loading and parking requirements;
- (5) Additional landscaping, sidewalk, screening, vehicular access and parking improvements;
- (6) Placement or orientation of buildings and entryways;
- (7) Buffer yards, landscaping and screening;
- (8) Signage restrictions and design;
- (9) Limitation on operation or function of proposed use (for example, hours of operation);
- (10) Limitation on the effective time period for an SUP; or
- (11) Any other criteria to safeguard and protect public health, safety, and welfare.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Vital Neighborhoods with an Urban Neighborhoods subcategory for the subject site. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character. This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

Urban neighborhoods are characterized by moderate to high density single-family attached and multifamily residential units, greater than 12 dwelling units per acre. Developments within this category generally are predominantly residential but may include compatible non-residential uses.

The existing convenience store is compatible with the comprehensive plan as it is a non-residential use which serves the routine needs of the surrounding community.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east, and west are zoned Community Retail (CR) and has an auto minor repair use on the north, check cashing business on the east, and a variety of retail, restaurant and personal care uses on the west. The property to the south is zoned Community Retail (CR) with an SUP for a Reception Facility and has several retail uses, a grocery/supermarket, and office uses to the south.

Although the fuel pumps are autocentric in nature and there is another fuel pump use across the street from this establishment, this gas station has served the community for over two (2) decades with minimal code violations. The applicant will improve the site by adding landscaping within and along the edges of the site.

STAFF RECOMMENDATION

Staff recommends the Plan Commission consider approval of a Specific Use Provision (SUP) for the Fuel Pumps, Retail use to continue on the property zoned Community Retail (CR) District and 2) a Concept Plan for the Fuel Pumps, Retail Use.

Saff recommends a five-year time period for this SUP. The shorter time frame is recommended to ensure that the enhancements proposed are maintained on the site and also, to encourage the business to stay vigilant so that the present situation of operating without a valid SUP does not occur in the future.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Site Photos
- iii. Concept Plan
- iv. Applicant's Written Request
- v. SUP Conditions

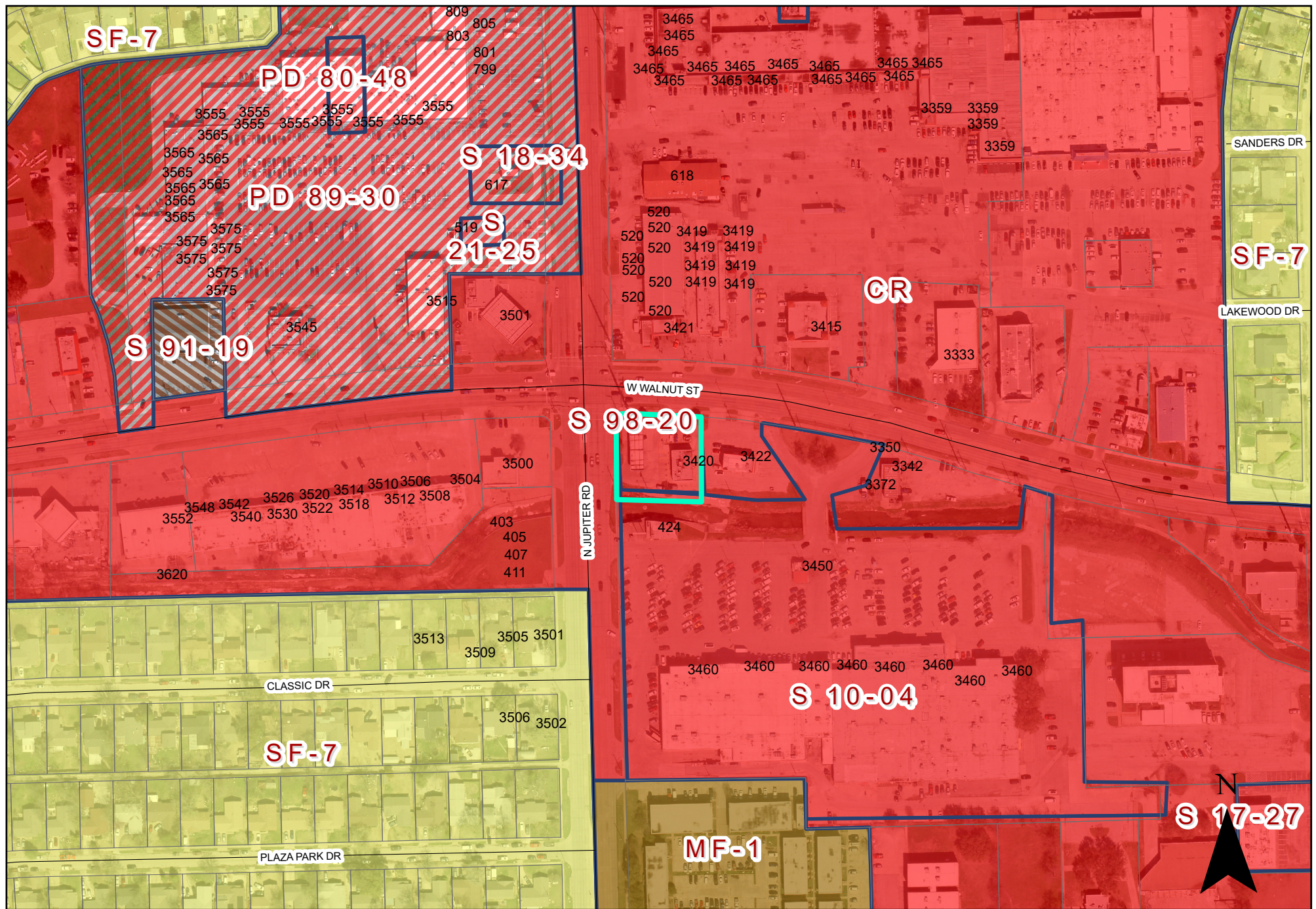
CITY COUNCIL DATE: June 3, 2025

PREPARED BY:

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Planning & Development
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echetuya@garlandtx.gov

REVIEWED BY:

Nabila Nur, AICP
Planning Director
Planning and Development
972-205-2449
echetuya@garlandtx.gov



0 200 400 Feet

Zoning Map 24-02

 INDICATES AREA OF REQUEST

3420 West Walnut Street

Z 24-02



**Photo of existing convenience
store facing east**

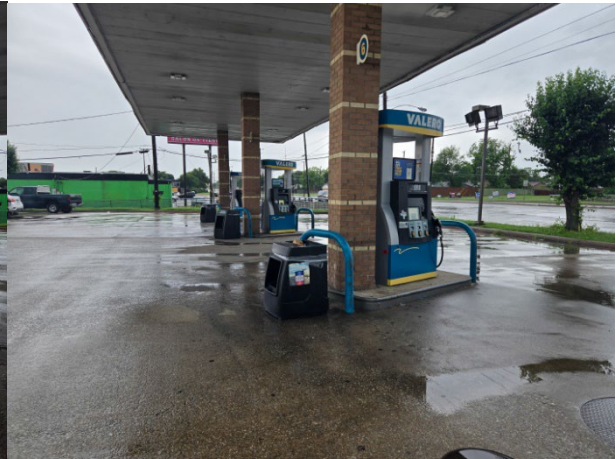


Photo of fuel pumps facing south



**Photo of fuel pumps and
Refuse container facing west**

CASE # 210803-3

To,

City Of Garland, Planning Division

Dear Sir/Madam,

I am applying for the SUP permit renewal for Trak Group Inc, physically addressed at 3420 W Walnut Street, Garland, TX 75042 for next 20years or the highest applicable time frame.

It is a gas station with a convenience store. We sell all the products which are gas station normally sells.

Should there be an questions for this application, please feel free to contact me at 214.674.6745.

Kind Regards,

Khalid Rezwan. (President)

A handwritten signature in blue ink, appearing to read 'Khalid Rezwan', with a stylized flourish extending from the end.

Trak Group Inc.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 24-02

3420 W. Walnut Street

[Requested by the Applicant]

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Fuel Pumps, Retail use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Concept Plan:**

Concept Plan: The site shall be in general conformance with the approved Concept Plan. The concept plan shall be used to represent the general idea of the proposed land use and site elements. The concept plan shall not supersede, and shall be subordinate to, the standards, requirements, and conditions of the GDC, Technical Standard Manual (TSM), a, City code, or the approved SUP.

- I. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;

- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

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

V. Specific Regulations:

- A. SUP Time Period: The Specific Use Provision for a Fuel Pumps, Retail Use shall be in effect indefinitely.

[Condition recommended by staff]

- A. SUP Time Period: The Specific Use Provision for a Fuel Pumps, Retail Use shall be in effect for a period of five (5) years.

B. Additional Landscaping:

- (1) There shall be a continuous row of shrubs planted on the south side of the site in the existing landscape median. The plants shall originate from the City's Approved Plant List.
- (2) A screening row of shrubs is required along at least 50% of each street frontage along South Jupiter Road and West Walnut Street.
- (3) Shrubs that are of a "dwarf" or "miniature" variety must be a minimum of one foot in planted height at time of installation unless that particular variety and size of shrub is typically less than one foot in planted height in North Central Texas.

SUP Requirements

Zoning File 24-09

Page 2

- (4) All landscaping shall be maintained in accordance with Section 4.33 of the Garland Development Code.

Comment Form Case Z 24-02

Z 24-02 Trak Group Inc. The applicant is requesting a Specific Use Provision (SUP) for Fuel Pumps, Retail on property zoned Community Retail (CR). The property is addressed as 3420 W Walnut Road. (District 6)

Z 24-02 Trak Group Inc. El solicitante solicita una Disposición de Uso Específico (SUP) para surtidores de combustible y comercio minorista en una propiedad zonificada como Comercio Minorista Comunitario (CR). La propiedad está ubicada en 3420 W Walnut Road (Distrito 6) (véase el mapa adjunto).

Z 24-02 Trak Group Inc. Người nộp đơn đang yêu cầu Quy định sử dụng cụ thể (SUP) cho Máy bơm nhiên liệu, Bán lẻ trên bất động sản được phân vùng là Bán lẻ cộng đồng (CR). Bất động sản được định địa chỉ là 3420 W Walnut Road. (Quận 6) (xem bản đồ kèm theo)

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; 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; 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; 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.

Andrew DeVlieger

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.)

3501 Classic Drive

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u chính

Andrew DeVlieger

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.)

5/2/2025

Date / Fecha / Ngày



GARLAND

Plan Commission

2. c.

Meeting Date: 05/12/2025

Item Title: Z 25-03 The Kroger Co. (District 1)

Summary:

Hold a public hearing and consider the application of **The Kroger Co.**, requesting approval of a Specific Use Provision for Fuel Pumps, Retail use. The site is located at 6850 North Shiloh Road. (District 1) (File Z 25-03)

Attachments

Z 25-03 The Kroger Co. Report & Attachments

Z 25-03 The Kroger Co. Responses

Planning Report

File No: Z 25-03/District 1

Agenda Item:

Meeting: Plan Commission

Date: May 12, 2025



GARLAND

TEXAS MADE HERE

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use and 2) a Concept Plan for a Fuel Pumps, Retail Use.

LOCATION

6850 North Shiloh Road

APPLICANT

The Kroger Co.

OWNER

US Regency Shiloh Springs, LLC

BACKGROUND

The subject property is currently a shopping center containing a Kroger and many individual suites on both sides of the Kroger containing various uses such as retail, restaurant, personal services, and more. The Kroger wishes to replace 63 parking spots with a 10-fuel pump gas station. This gas station would be associated with the Kroger grocery stores and similar concept can be found at many other locations within the metroplex.

The applicant also wishes to have the ability to add more fuel pumps than currently proposed in the future. They will need to submit an SUP amendment request if they wish to expand in the future.

SITE DATA

The subject site is a 6.183-acre tract of land developed with a shopping center containing a Kroger and has approximately 895 linear feet along North Shiloh Road while the fuel area will have approximately 260 linear feet of frontage along North Shiloh Road. The site can be accessed from North Shiloh Road where a traffic signal will be added per the request of the Transportation department. Even though this development will replace 63 parking spaces, there will still be a parking surplus on site.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 98-28. This site's base zoning is Community Retail (CR). The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR district is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Specific Use Provision

1. The applicant is requesting a Specific Use Provision (SUP) for Fuel Pumps, Retail with an indefinite time period.
2. The SUP Time period guide recommends 20-25 years for Fuel Pumps, Retail.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, which serves nearby neighborhoods with a mix of uses that include retail, office, multi-family, and entertainment.

It is envisioned that retail centers such as these promote high quality retail and service uses which promote placemaking and desirable destinations. While gas stations are not always a desired use in Garland due to the existing number of stations in the city and its autocentric nature, especially on vacant land, this would be attached to the existing Kroger and replace a parking lot.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North are zoned Planned Development (PD) District 00-69, Planned Development (PD) District 97-54, Specific Use provision (SUP) 00-18, and Planned Development (PD) District 00-72 all with a base zoning of Community Retail (CR) District. These sites contain a fast-food restaurant with drive-through, animal clinic, urgent care, doctor's office, and a gas station with convenience store. The property to the East is zoned Planned Development (PD) district 97-04 with a base zoning of Multi-Family-1 and contains an apartment development. The properties to the West are zoned Planned development (PD) District 92-30 for Single-Family-7 uses and contains a single-family detached neighborhood. The properties to the south are zoned Planned Development (PD) District 03-49 and Planned Development (PD) District 15-35 both with a Community Retail (CR) District base zoning. The sites contain a bank with drive-through ATM lanes and a minor automobile repair (oil and lube change establishment).

Although the proposed gas station will increase the amount of traffic in this area, the proposed use may be considered a neighborhood service use in this context as there is an existing grocery store that will be associated with the fuel pumps if approved. Additionally, the proposed traffic signal will help alleviate the traffic generated by this new use, as well as improve the existing traffic situation.

The applicant requests they be allowed more fuel pumps in the future than currently proposed to permit for a potential expansion in the future. In staff's opinion, the proposed 10 fuel pumps (that are included within this request) would fit within the scale and size of the existing development, and the maximum allowed number of pumps should be restricted to 10. However, that request would need to be separately evaluated as an SUP amendment.

STAFF RECOMMENDATION

Staff recommends approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use and 2) a Concept Plan for a Fuel Pumps, Retail Use.

ADDITIONAL INFORMATION

- i. Location Map
- ii. SUP Conditions

- iii. Concept Plan
- iv. Site Photos
- v. Applicant Written Request

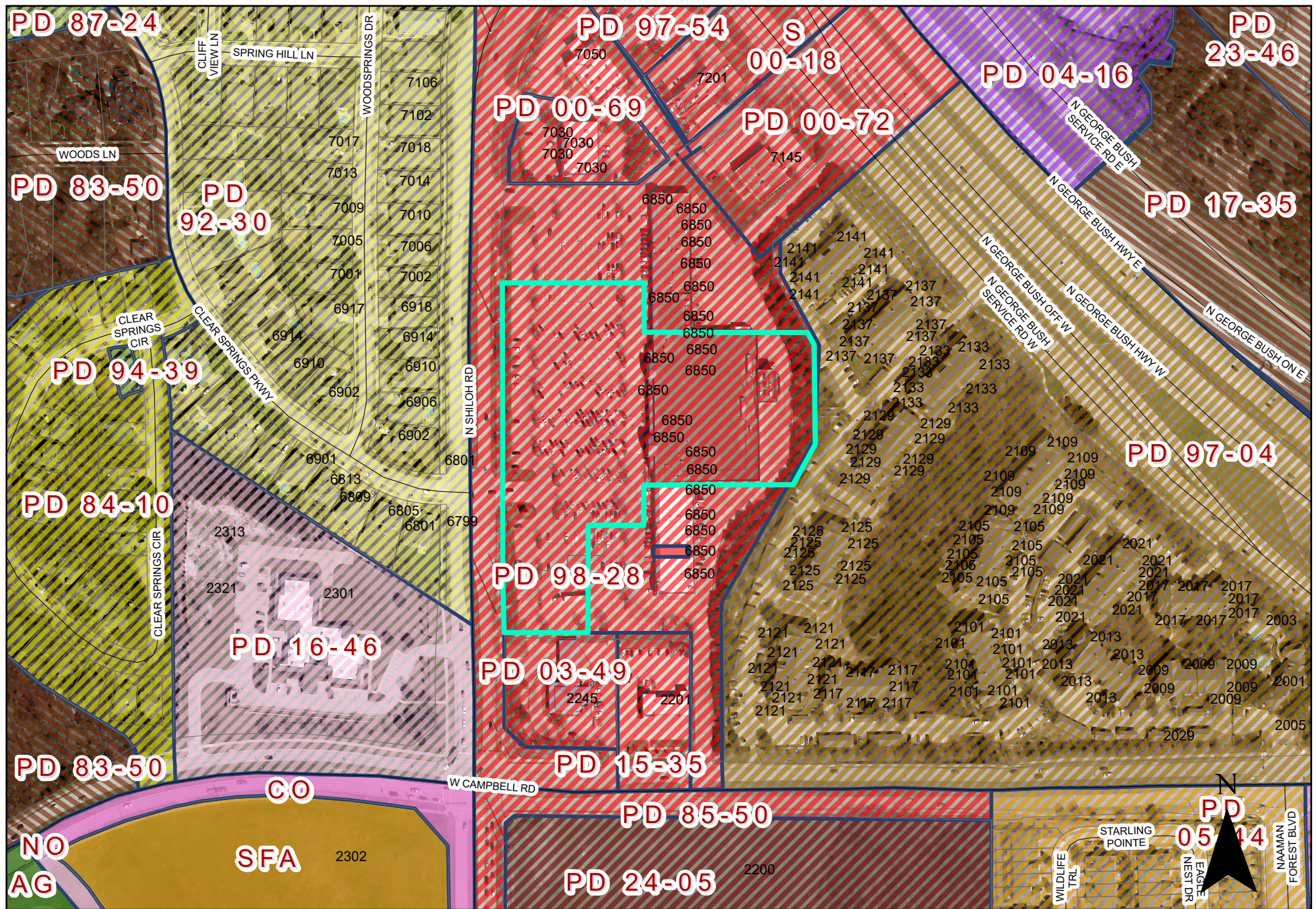
CITY COUNCIL DATE: June 3, 2025

PREPARED BY:

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mwolverton@garlandtx.gov

REVIEWED BY:

Emma Chetuya Ph.D., AICP
Planning Administrator
Planning and Development
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echetuya@garlandtx.gov



Zoning Map 25-03

6850 North Shiloh Road



INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION

ZONING FILE Z 25-03

6850 North Shiloh Road

[Requested by the Applicant]

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Fuel Pumps, Retail Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

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

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

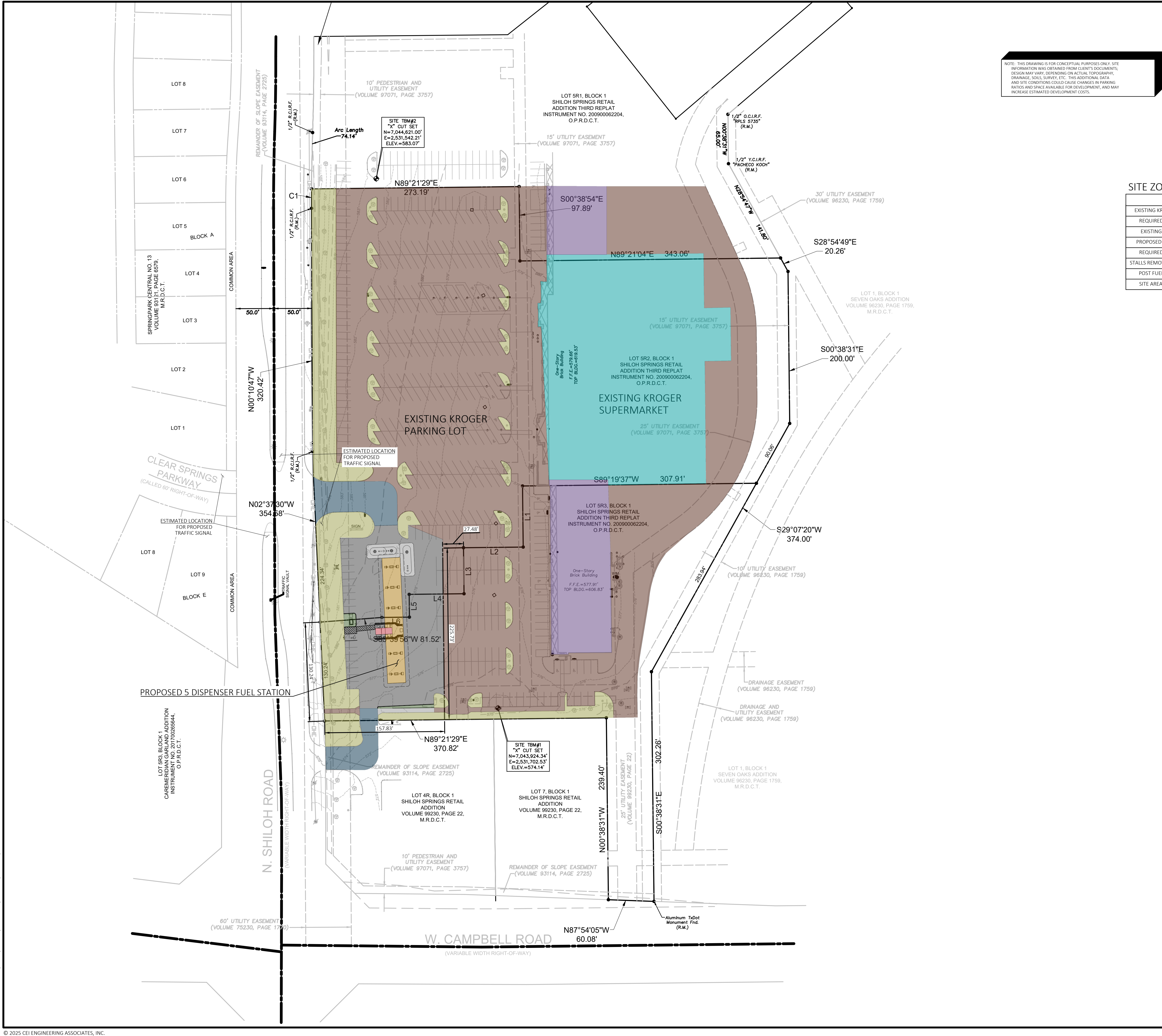
The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

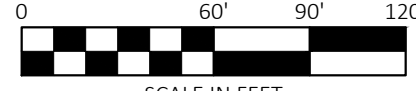
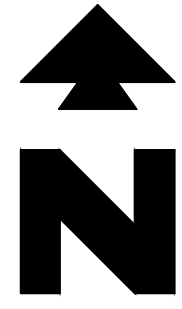
V. Specific Regulations:

Time Period: The Specific Use Provision shall have an indefinite time period.

[Condition recommended by staff]

Number of Pumps: The maximum number of Fuel Pumps allowed per this Specific Use Provision is ten (10).

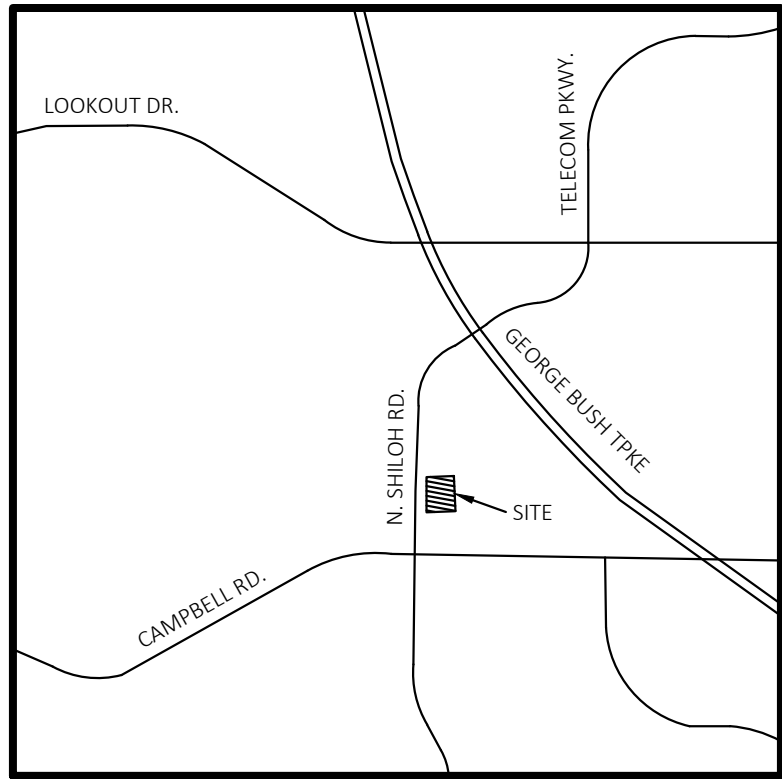






Know what's below.
Call before you dig.

SITE DATA		SETBACKS	
EXISTING KROGER AREA	65,350+ SF	FRONT BUILDING SETBACK	30 FEET
REQUIRED PARKING	262 (1/250 GFA)	SIDE BUILDING SETBACK	20 FEET
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SITE AREA PRE PLAT	248,147 SF	SITE ARE POST PLAT	269,327 SF



VICINITY MAP
NOT TO SCALE

FIT CONSULTATION NUMBER:
240425-2

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

LEGEND	
	EXISTING KROGER SUPERMARKET
	RETAIL PARKING - ASPHALT AND CONCRETE PAVEMENT
	EXISTING ACCESS DRIVES
	EXISTING LANDSCAPING
	EXISTING RETAIL BUILDINGS
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE / SIDEWALK
	PROPOSED FUEL STATION CANOPY
	PROPOSED FUEL STATION KIOSK
	PROPOSED LANDSCAPING

OWNER: US REGENCY SHILOH SPRINGS, LLC 8080 N. CENTRAL EXPY, SUITE 1650 DALLAS, TX 75206 CONTACT NAME: LAUREN HAWKINS 214-706-2514		
APPLICANT: THE KROGER CO. 751 FREEPORT PARKWAY COPPELL, TX 75019 CONTACT NAME: RICHARD BINKLEY 817-675-8428		
PLAN PREPARER: CEI ENGINEERING ASSOCIATES, INC. 2600 NE 11TH ST BENTONVILLE, AR 72712 CONTACT NAME: MICHAEL SERRATO 479-715-4425		
LEGAL DESCRIPTION LOT 5R2 AND LOT 5R3 BLOCK 1 SHILOH SPRINGS RETAIL ADDITION		
CITY: GARLAND	STATE: TEXAS	
COUNTY: DALLAS	SURVEY: NORTH TEXAS SURVEYING LLC	FIT NO. 240425-2



Solutions for
Land and Life

CEI ENGINEERING ASSOCIATES, INC.
710 W PINE DALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3111
FAX: (559) 447-3129

KROGER FUEL - 557
6850 N. SHILOH ROAD
GARLAND, TX

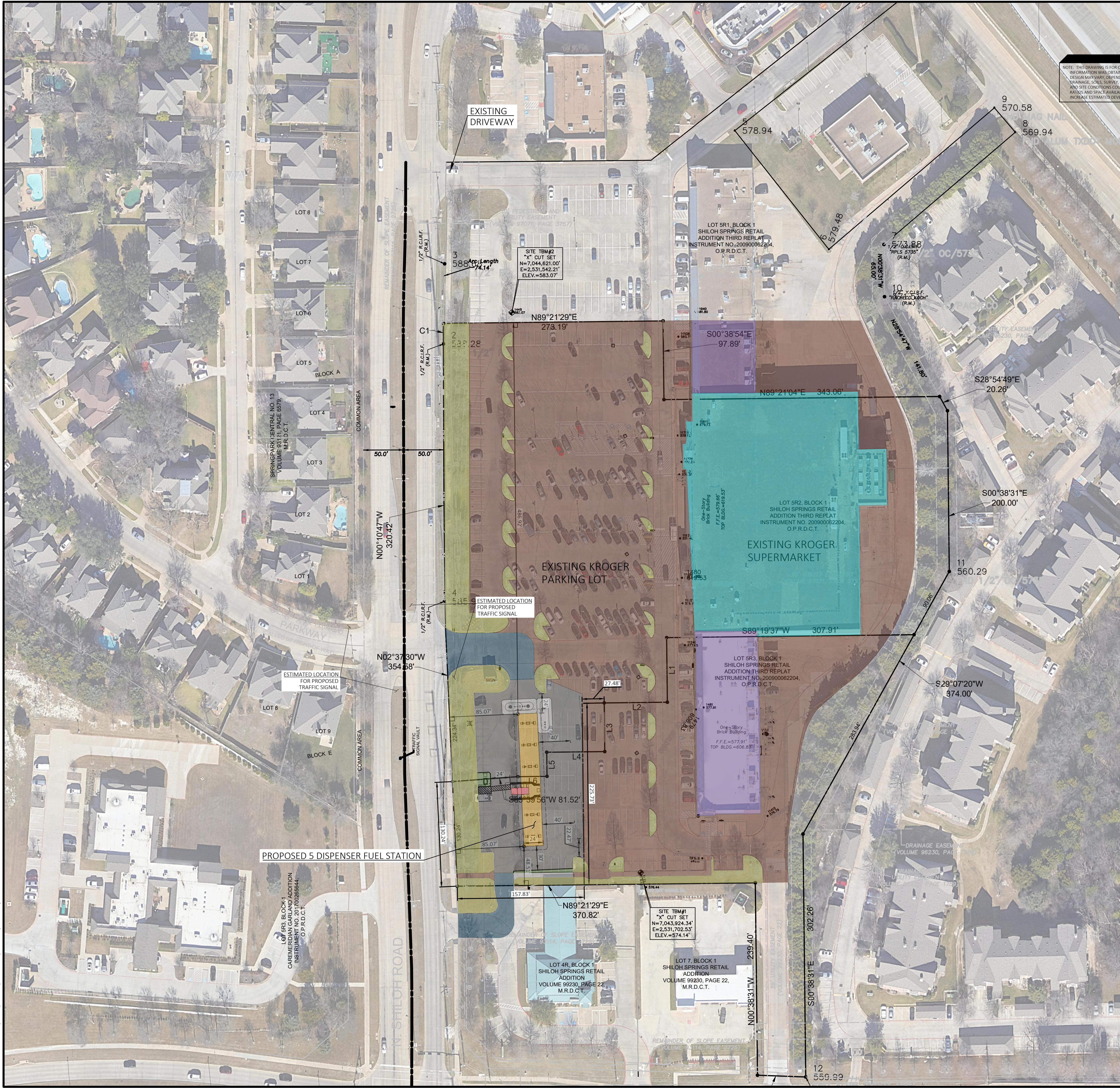
PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	MS
DESIGNER	EN
CEI PROJECT NUMBER	96000
DATE	4/23/2025

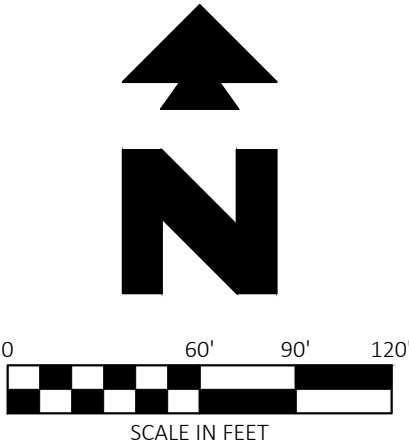
CONCEPTUAL SITE
PLAN
SHEET TITLE
SHEET NUMBER

CSP-1

DRAWING LOCATION: P:\32000\3282\0 DRAWINGS\CONCEPT\3282-KROGER-557-GARLAND-TX.CSP-3 COLOR.DWG - SAVED BY: E.MARTINEZ



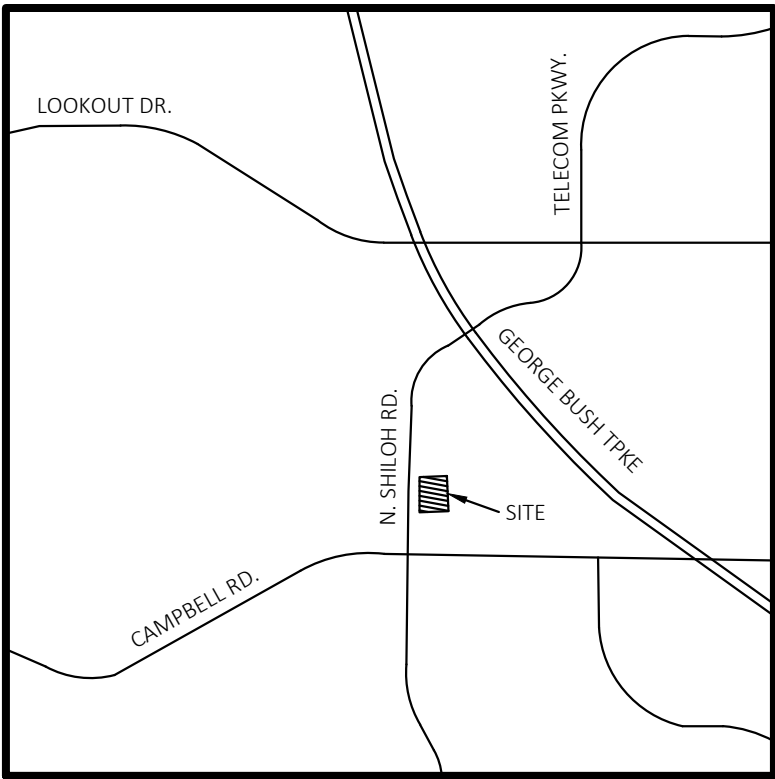
NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS. DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, CIVIL SURVEY, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN PARKING RATES AND SPACE AVAILABLE FOR DEVELOPMENT, AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.



Know what's below.
Call before you dig.

SITE ZONING: PD CR 98-28

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EXISTING KROGER AREA	65,350+ SF	FRONT BUILDING SETBACK	30 FEET
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VICINITY MAP
NOT TO SCALE

FIT CONSULTATION NUMBER:
240425-2

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CITY: GARLAND	STATE: TEXAS	
COUNTY: DALLAS	SURVEY: NORTH TEXAS SURVEYING LLC	FIT NO: 240425-2



CEI ENGINEERING ASSOCIATES, INC.
710 W PINE DALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

KROGER FUEL - 557
6850 N. SHILOH ROAD
GARLAND, TX

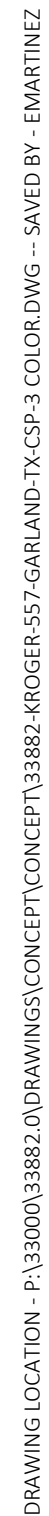
PRELIMINARY
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CONSTRUCTION

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	MS
DESIGNER	EN
CEI PROJECT NUMBER	96000
DATE	4/23/2025

CONCEPTUAL SITE
PLAN

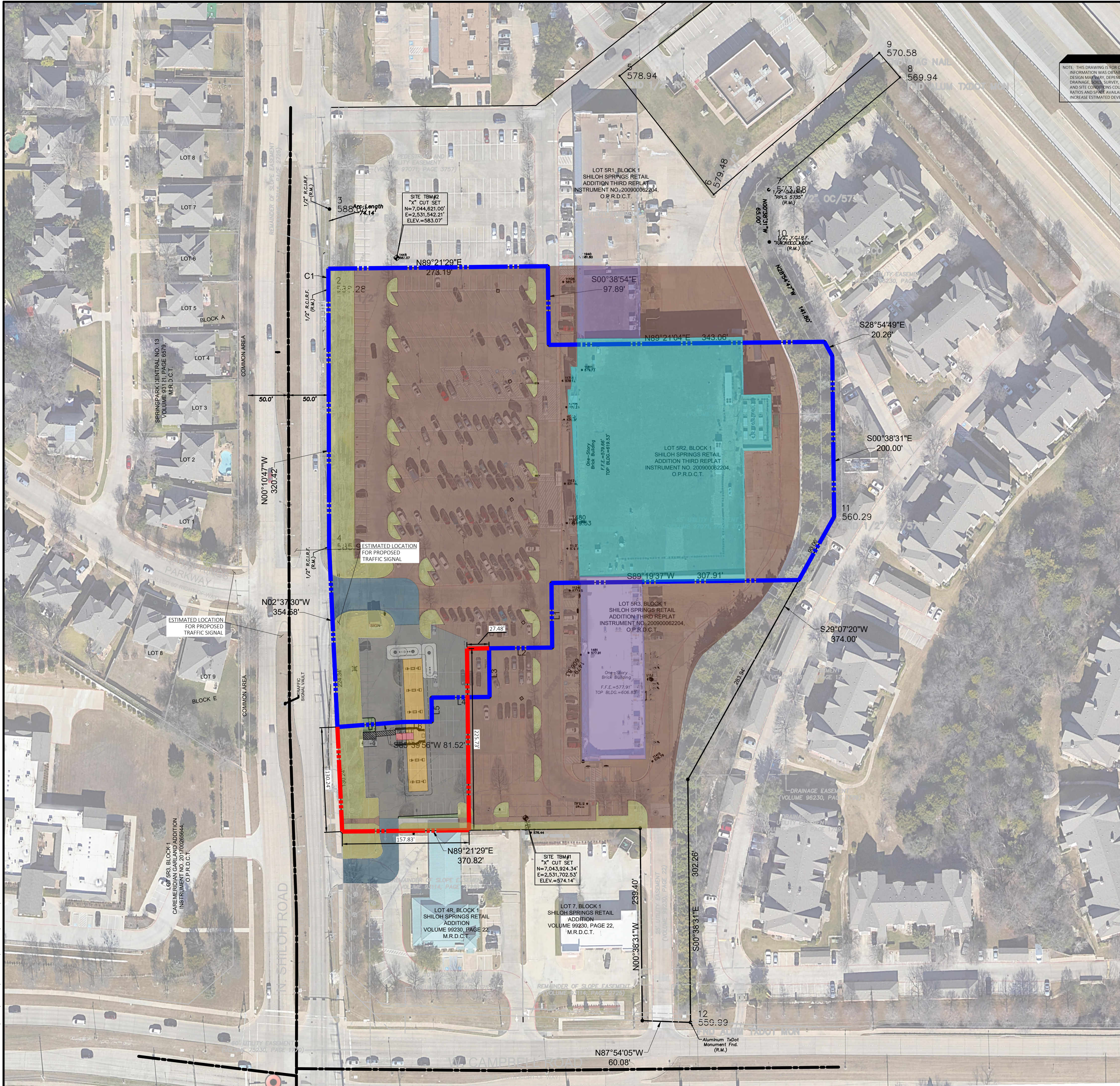
SHEET TITLE
SHEET NUMBER

CSP-1A

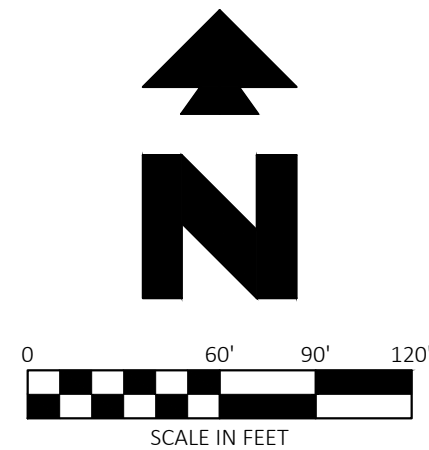


CSP-1E

DRAWING LOCATION: P:\3200\3282\0 DRAWINGS\CONCEPT\3282-KROGER-557-GARLAND-TX.CSDWG - SAVED BY: EMARTINEZ



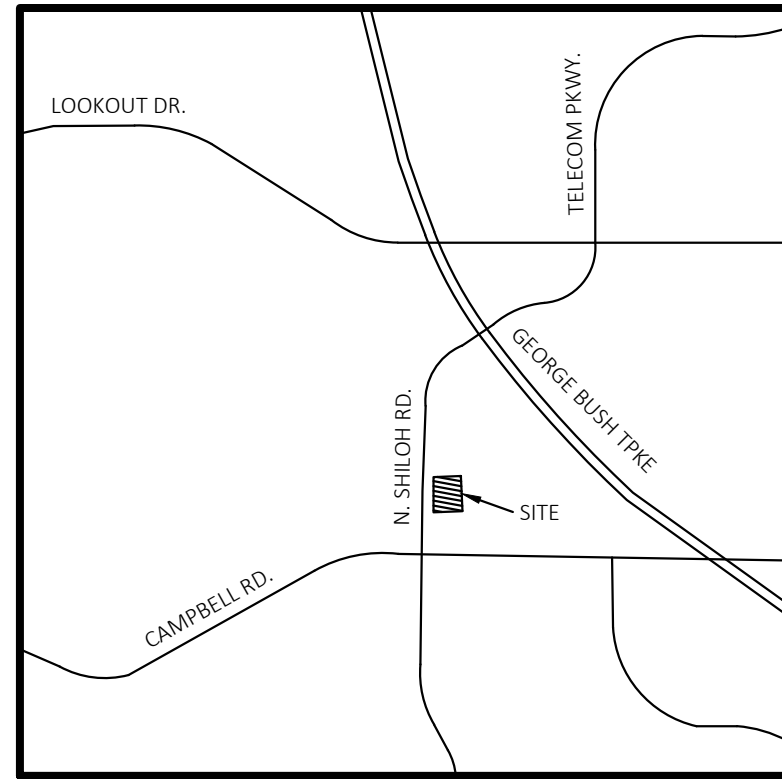
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VICINITY MAP
NOT TO SCALE

FIT CONSULTATION NUMBER:
240425-2

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- PROPOSED FUEL STATION KIOSK
- PROPOSED LANDSCAPING
- EXISTING PROPERTY LINE
- ADJUSTED PROPERTY LINE

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KROGER FUEL - 557
6850 N. SHILOH ROAD
GARLAND, TX

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	MS
DESIGNER	EN
CEI PROJECT NUMBER	96000
DATE	4/23/2025

CSP-3AE
CONCEPTUAL SITE
PLAN PROPERTY
EXHIBIT

SHEET TITLE
SHEET NUMBER

CSP-1AE

Z 25-03



View of the subject site from N Shiloh Road.



View from the subject site North up North Shiloh Road.



View from the subject site looking South down North Shiloh Road.



View of the subject site looking across North Shiloh Road.



*Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management*

710 W. Pinedale Avenue
Fresno, CA 93711
Office: 559.447.3119
Toll-free: 1.800.473.1887
ceieng.com

April 23, 2025

City of Garland
Planning Department
200 N. Fifth St.
Garland, TX 75046

Re: SUP Request - Kroger – 6850 N. Shiloh Road

Planning Department:

Please let this letter serve as a request for a Specific Use permit for the proposed Kroger Fuel Center to accompany the Existing Kroger Grocery Store located at 6850 N. Shiloh Road.

Summary of Project:

We are requesting the approval to develop a portion of an existing Kroger Fuel store to add an accessory use of a Fuel Station to the property. The Existing Kroger Grocery Store is currently 65,350 SF. The Fuel Kiosk would add an additional 179 SF with a Kiosk building height of 11ft and a canopy height of 19ft. The proposed fuel station would include a dual product fuel price sign and a monument sign. The proposed fuel station would have a total of 5 inline fuel pumps with each pump having 2 fueling positions (a fueling position at each side) totaling 10 fueling positions for the site. Kroger would consider a maximum fuel pump limit being set in the SUP ordinance, but requests that we be allowed more fuel pumps than currently proposed to allow for potential expansion in the future. If Kroger does expand its fuel station in the future, the expansion would be limited to the currently proposed fuel station area.

The proposed development is comprised of a total of 0.75 acres and is known as Lot 5R2 Block 1 of the Shiloh Springs Retail Addition. This SUP will only apply to Lot 5R2. The SUP will address allowing the use of a Fuel Facility as a supplemental use. The site will have 3 points of access to N. Shiloh Road (public roadway) and 2 points of access to W. Campbell Road (public roadway). These access points will remain as existing with the proposed development onsite.

The proposed fuel center will be operational 24 hours via pay at the pump and will have an attendant from 7AM – 10PM. The proposed development will be harmonious with the surrounding areas as the property and will provide service to the surrounding residential homes. The activities associated with the addition of the fuel center will fall in line with the current developed site and is appropriate within the area shown. This should not create a negative impact to the surrounding area.

The proposed Fuel Center will offer access to the current customers visiting the Grocery store. We are not proposing any retention or detention ponds with this expansion. This site is not located within a floodplain.

SUP Criteria

1. The use is harmonious and compatible with surrounding existing uses or proposed uses; The proposed use of the Kroger Fuel Center will fit into the surrounding settings. The proposed site is located within a community retail zone and will provide a service that is compatible within the area.
2. The activities requested by the applicant are normally associated with the permitted uses in the base district; The activities/uses are in line as a complementary use to the Community Retail zoning district. The proposed use is commonly located within a commercial development such as the Shiloh Springs retail center.
3. The nature of the use is reasonable and appropriate in the immediate area; The proposed site offers a great opportunity to offer the surrounding area with a service to complement their grocery shopping. The service/use of the proposed development is appropriate for a commercial development such as the Shiloh Springs retail center.
4. The City traffic engineer identified the need for a traffic impact analysis for the intersection of N. Shiloh Rd and Clear Springs Pkwy due to historical issues. CEI and Kroger have hired Lee Engineering to conduct a traffic impact analysis based on items requested during the initial meeting with the City traffic engineer. Based on the traffic impact analysis, Kroger and the City of Garland have worked together to propose the addition of traffic signals to the intersection of N Shiloh Road and Clear Springs Parkway. This will ensure that access to both the residential community and commercial development are safer and experience a little impact as possible.
5. The development of the fuel station will remove approximately 63 stalls.
6. That any additional conditions specified ensure that the intent of the district purposes are being upheld. There are not any additional special conditions requested at this time.

Kroger is very excited to bring their development into the Town of Garland. Please let us know if you need additional information for this request. Should you have any questions or concerns, please contact me at 479-715-4425.

Sincerely,

Michael Serrato, P.M.



6850 North Shiloh Road

Comment Form

Case Z 25-03

Z 25-03 The Kroger Co. The applicant requests a Specific Use Provision for Fuel Pumps. The site is located at 6850 North Shiloh Road. (District 1)

Z 25-03 The Kroger Co. El solicitante solicita una Disposición de Uso Específico para Surtidores de Combustible. El sitio está ubicado en 6850 North Shiloh Road. (Distrito 1)

Z 25-03 The Kroger Co. Người nộp đơn đang yêu cầu Quy định sử dụng cụ thể cho Máy bơm nhiên liệu. Địa điểm nằm tại 6850 North Shiloh Road. (Quận 1)

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; 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; 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; 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.

RAJ GOPAL / Franchise Owner / PIZZA HUT

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.)

6850 N. Shiloh Rd, Suite 1

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

Garland

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

05/04/25

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.)

Comment Form Case Z 25-03

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Kim Phuong Vu Pham

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

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6902 Woodsprings Drive

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Kim Phuong Vu Pham

Signature / Firma / Chữ ký

May 04, 2025

Date / Fecha / Ngày

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

**Comment Form Continued –
Case Z 25-03**

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

Our home is situated at the entrance to the Spring Park subdivision, directly facing the Krogers shopping plaza, and only a few yards from the Campbell/Shuleh intersection. It's a high traffic area during rush hour and motor vehicle accidents are regular occurrences. In fact, cars have collided directly into the residence at 6801 Clear Springs Pkwy (the other single family dwelling flanking the Spring Park entrance) more than a few times in recent years. Aside from the obvious nuisance caused by the fuel truck pumps themselves, the increased traffic that follows the (presumed) introduction of a Kroger fuel station at this intersection increases already problematic concerns for public safety. Meaning there is already a fuel station at 7235 PG BT serving the neighborhood's needs, therefore the addition of another fuel station in the same shopping plaza would not provide much, if any, benefit.

Comment Form

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For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to 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; 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; 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.

Thomas V Murto IV (Property 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.)

7010 Woodsprings Dr.

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

Garland, Tx 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Thomas V Murto IV

Signature / Firma / Chữ ký

5/7/25

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.)



GARLAND

Plan Commission

2. d.

Meeting Date: 05/12/2025

Item Title: Z 25-13 Dynamic Engineering Consultants, P.C. (District 1)

Summary:

Hold a public hearing and consider the application of **Dynamic Engineering Consultants, P.C.**, requesting an amendment to Planned Development District (PD 85-55) to allow a Self-Storage Facility (mini-warehouse). The site is located at 1788 Firewheel Parkway. (District 1) (File Z 25-13)

Attachments

Z 25-13 Dynamic Engineering Consultants, P.C. Report & Attachments

Z 25-13 Dynamic Engineering Consultants, P.C. Responses

Planning Report

File No: Z 25-13/District 1

Agenda Item:

Meeting: Plan Commission

Date: May 12, 2025



GARLAND

TEXAS MADE HERE

REQUEST

Hold a public hearing and consider approval of 1) an Amendment to Planned Development (PD) District 85-55 for a Self-Storage Facility (mini-warehouse) and 2) a Concept Plan for a Self-Storage Facility (mini-warehouse).

LOCATION

1788 Firewheel Parkway

APPLICANT

Dynamic Engineering Consultants, P.C.

OWNER

Springfield JV

BACKGROUND

The subject property is currently an undeveloped tract of land within Planned Development (PD) District 85-55. The Planned Development allows for a variety of other uses that are permitted in the Community Retail (CR) District. It does not currently allow a Self-Storage Facility (mini-warehouse) by right as a primary use, but only as a secondary use.

SITE DATA

The subject site is approximately four acres of undeveloped tract of land and has approximately 680 linear feet of frontage along Firewheel Parkway. The site can be accessed from two points along Firewheel Parkway.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 85-55. This site's base zoning is Community Retail (CR). The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR district is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Planned Development:

1. The applicant is requesting the Self-Storage Facility (mini-warehouse) use to be permitted by right as the use is not currently allowed in Planned Development (PD)

District 00-39 as a primary use.

COMPREHENSIVE PLAN

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

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas support mixed-use small commercial centers (goods and services), office space, and public services. Building heights and development intensities in these areas are compatible with adjacent residential development.

A self-storage use is not compatible with the Future Land Use Map as it is considered more of an intense commercial use with 106,680 square feet of proposed building area. Although the vision supports commercial centers, it is in the context of mixed-use and neighborhood service developments. This is an important area that can serve as a gateway to the City of Garland, and a self-storage use does not contribute positively toward creating a vibrant place to provide that sense of arrival.

Under the Garland Development Code self-storage facility uses are only permitted by right in the Industrial and Heavy Commercial Districts. The PD of this site permits it only as a secondary use as part of a larger commercial/retail development. A self-storage in this context would not be compatible with the vision of the comprehensive plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North are zoned Agricultural (AG) District (including S 77-17) and contain vacant wooded floodplain land. Further North within S 77-17 is the landfill. The property to the East is zoned Planned Development (PD) District 21-62 for a horizontal multi-family development which is nearly complete. The property to the West is also zoned Agricultural (AG) District and contains vacant and wooded land that is entirely flood plain. Finally, the property to the South is zoned Planned Development (PD) District 09-06 with a base zoning of Community Retail and is vacant.

The proposed Self-Storage Facility (mini-warehouse) use is not compatible with the surrounding areas as there is prospect for other retail, service, residential, and mixed uses here.

STAFF RECOMMENDATION

Staff recommends denial of the applicant's proposal. The proposed Self-Storage (mini-warehouse) is not compatible with the Future Land Use Map's designation of Compact Neighborhoods for the property nor with the surrounding areas.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Concept Plan
- iv. Site Photos

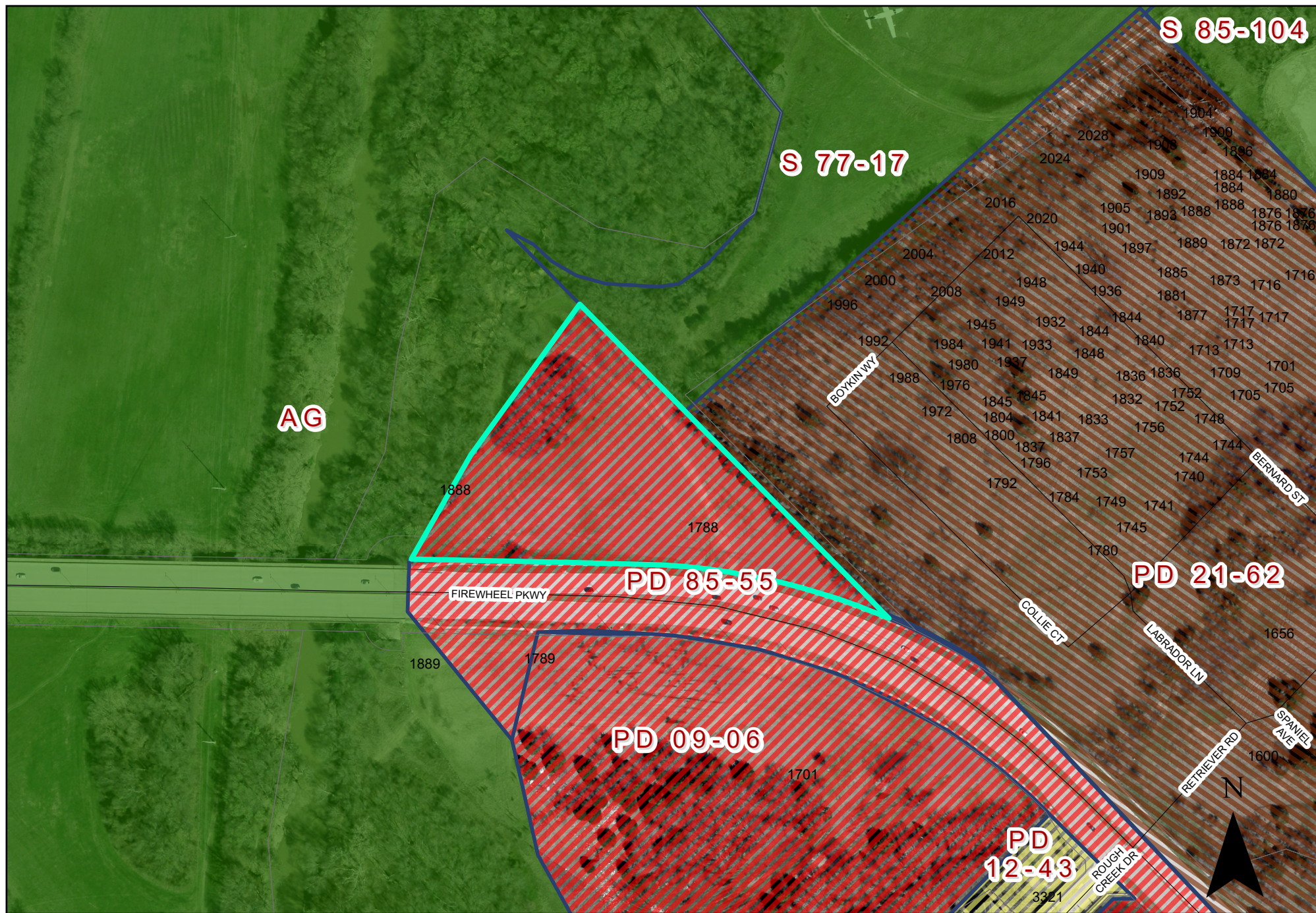
CITY COUNCIL DATE: June 3, 2025

PREPARED BY:

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

REVIEWED BY:

Emma Chetuya Ph.D., AICP
Planning Administrator
Planning and Development
972-205-2453
echetuya@garlandtx.gov



0 200 400 Feet

Zoning Map 25-13

 INDICATES AREA OF REQUEST

1788 Firewheel Pkwy

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-13

1788 Firewheel Parkway

[Requested by the Applicant]

- I. Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to allow and regulate the development of a Self-Storage (mini-warehouse) Use.
- II. Statement of Effect:** This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District and Planned Development (PD) District 85-55 as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Permitted Use: In addition to the uses permitted within Planned Development (PD) District 85-55, Self-Storage Facility (mini-warehouse) Use shall be permitted by right.
- B. Concept Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.

Z 25-13



View of the subject site from Firewheel Parkway.



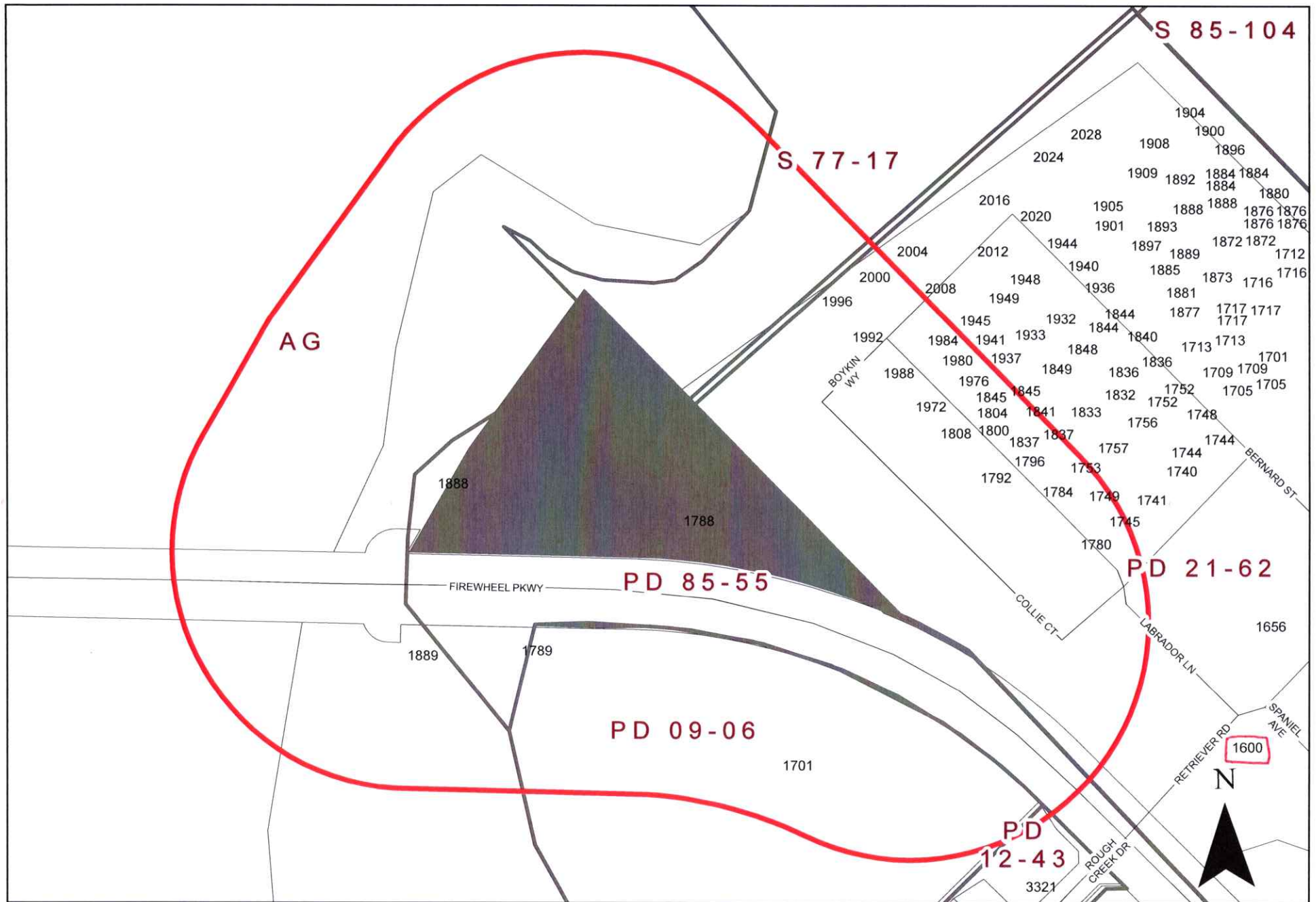
View from the subject site looking East down Firewheel Parkway



View from the subject site looking Southeast.



View from the subject site looking Southwest down Firewheel Parkway



Comment Form

Case Z 25-13

Z 25-13 Dynamic Engineering Consultants, P.C. The applicant requests an amendment to Planned Development District (PD 85-55) to allow a Self-Storage Facility (mini-warehouse). The site is located at 1788 Firewheel parkway. (District 1)

Z 25-13 Dynamic Engineering Consultants, P.C. El solicitante solicita una enmienda al Distrito de Desarrollo Planificado (PD 85-55) para permitir una instalación de autoalmacenamiento (mini-almacén). El terreno está ubicado en 1788 Firewheel Parkway. (Distrito 1)

Z 25-13 Dynamic Engineering Consultants, P.C. Người nộp đơn yêu cầu sửa đổi Khu phát triển theo quy hoạch (PD 85-55) để cho phép xây dựng Cơ sở lưu trữ tự phục vụ (kho mini). Địa điểm này nằm tại 1788 Firewheel parkway. (Quận 1)

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; 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; 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; 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.

Glenn Lanier, Director

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.)

1600 Firewheel Parkway

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

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

5/14/25
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.)

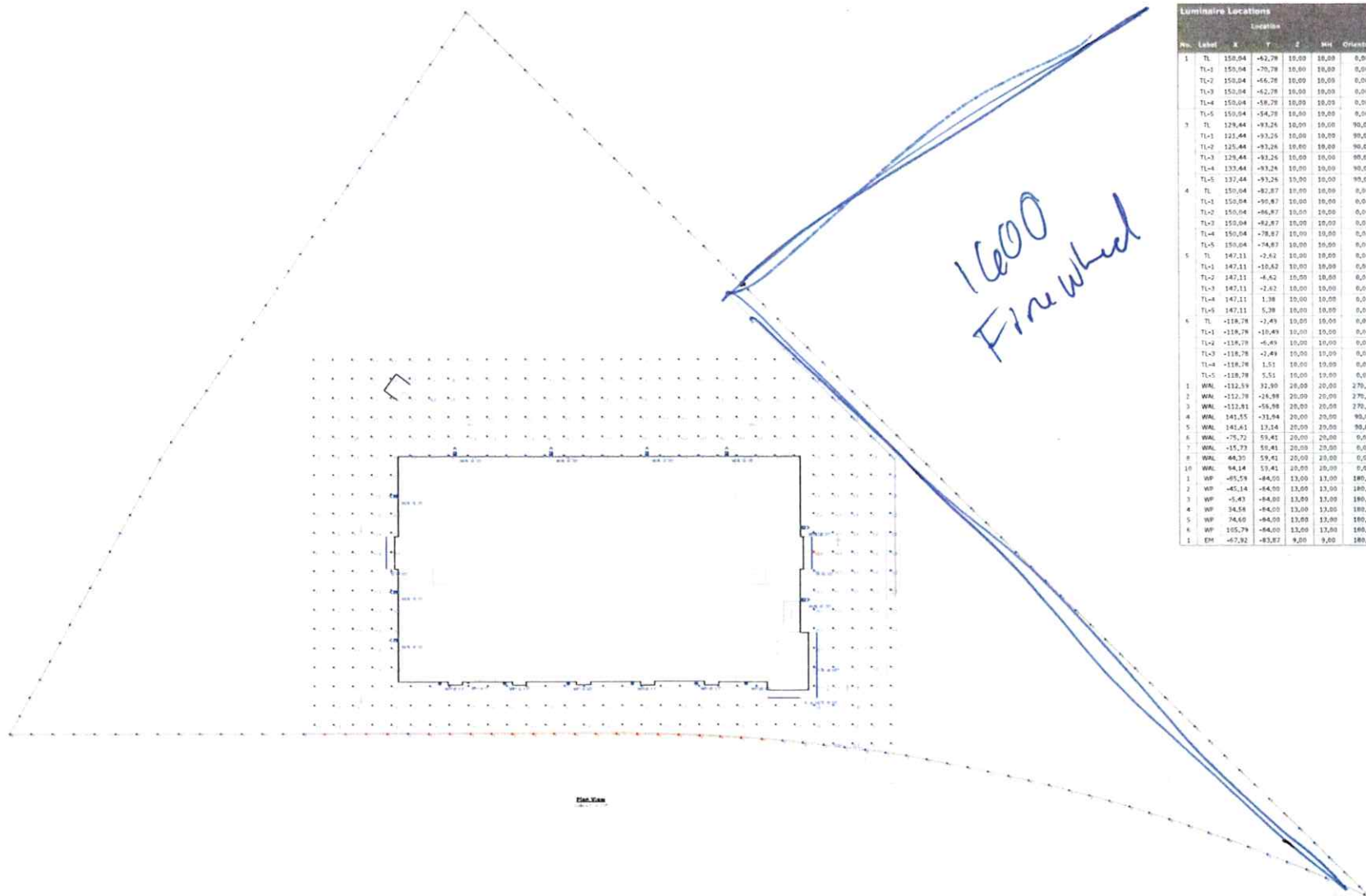
Comment Form Continued – Case Z 25-13

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 are in favor of the proposed use conditioned on the 6ft masonry perimeter wall, and light fixtures that do not cast onto our property as reflected in the appended exhibits.



Luminous Locations											
	Pin	Label	X	Y	Z	Mt	Orientation	Stat	X	Y	Z
1	TL	152.04	-42.78	10.00	10.00	0.00	0.00				
	TL	152.04	-70.78	10.00	10.00	0.00	0.00	150.04	-70.78	0.00	
	TL	152.04	-66.78	10.00	10.00	0.00	0.00	150.04	-66.78	0.00	
	TL	152.04	-62.78	10.00	10.00	0.00	0.00	150.04	-62.78	0.00	
	TL	152.04	-58.78	10.00	10.00	0.00	0.00	150.04	-58.78	0.00	
2	TL	150.04	-54.78	10.00	10.00	0.00	0.00	150.04	-54.78	0.00	
	TL	128.04	-31.24	10.00	10.00	0.00	0.00				
	TL	121.04	-33.24	10.00	10.00	39.00	0.00	127.44	-33.24	0.00	
	TL	121.04	-31.24	10.00	10.00	39.00	0.00	125.44	-31.24	0.00	
	TL	128.04	-31.24	10.00	10.00	39.00	0.00	128.44	-31.24	0.00	
3	TL	123.04	-31.24	10.00	10.00	0.00	0.00	120.44	-31.24	0.00	
	TL	123.04	-31.24	10.00	10.00	0.00	0.00	120.44	-31.24	0.00	
	TL	123.04	-31.24	10.00	10.00	0.00	0.00	120.44	-31.24	0.00	
	TL	123.04	-31.24	10.00	10.00	0.00	0.00	120.44	-31.24	0.00	
	TL	123.04	-31.24	10.00	10.00	0.00	0.00	120.44	-31.24	0.00	
4	TL	150.04	-82.87	10.00	10.00	0.00	0.00				
	TL	150.04	-80.87	10.00	10.00	0.00	0.00	150.04	-80.87	0.00	
	TL	150.04	-80.87	10.00	10.00	0.00	0.00	150.04	-80.87	0.00	
	TL	150.04	-78.87	10.00	10.00	0.00	0.00	150.04	-78.87	0.00	
	TL	150.04	-76.87	10.00	10.00	0.00	0.00	150.04	-76.87	0.00	
5	TL	147.11	-10.62	10.00	10.00	0.00	0.00				
	TL	147.11	-10.62	10.00	10.00	0.00	0.00	147.11	-10.62	0.00	
	TL	147.11	-10.62	10.00	10.00	0.00	0.00	147.11	-10.62	0.00	
	TL	147.11	-10.62	10.00	10.00	0.00	0.00	147.11	-10.62	0.00	
	TL	147.11	-10.62	10.00	10.00	0.00	0.00	147.11	-10.62	0.00	
6	TL	147.11	-1.81	10.00	10.00	0.00	0.00				
	TL	147.11	-1.81	10.00	10.00	0.00	0.00	147.11	-1.81	0.00	
	TL	147.11	-1.81	10.00	10.00	0.00	0.00	147.11	-1.81	0.00	
	TL	147.11	-1.81	10.00	10.00	0.00	0.00	147.11	-1.81	0.00	
	TL	147.11	-1.81	10.00	10.00	0.00	0.00	147.11	-1.81	0.00	
7	TL	147.11	-10.62	10.00	10.00	0.00	0.00				
	TL	147.11	-10.62	10.00	10.00	0.00	0.00	147.11	-10.62	0.00	
	TL	147.11	-10.62	10.00	10.00	0.00	0.00	147.11	-10.62	0.00	
	TL	147.11	-10.62	10.00	10.00	0.00	0.00	147.11	-10.62	0.00	
	TL	147.11	-10.62	10.00	10.00	0.00	0.00	147.11	-10.62	0.00	
8	TL	147.11	-1.81	10.00	10.00	0.00	0.00				
	TL	147.11	-1.81	10.00	10.00	0.00	0.00	147.11	-1.81	0.00	
	TL	147.11	-1.81	10.00	10.00	0.00	0.00	147.11	-1.81	0.00	
	TL	147.11	-1.81	10.00	10.00	0.00	0.00	147.11	-1.81	0.00	
	TL	147.11	-1.81	10.00	10.00	0.00	0.00	147.11	-1.81	0.00	
9	WAL	-112.19	-24.98	20.00	20.00	270.00	0.00	-112.19	-24.98	20.00	270.00
	WAL	-112.19	-24.98	20.00	20.00	270.00	0.00	-112.19	-24.98	20.00	270.00
	WAL	-112.19	-24.98	20.00	20.00	270.00	0.00	-112.19	-24.98	20.00	270.00
	WAL	-112.19	-24.98	20.00	20.00	270.00	0.00	-112.19	-24.98	20.00	270.00
	WAL	-112.19	-24.98	20.00	20.00	270.00	0.00	-112.19	-24.98	20.00	270.00
10	WAL	-94.14	-55.41	20.00	20.00	0.00	0.00	-94.14	-55.41	20.00	0.00
	WAL	-94.14	-55.41	20.00	20.00	0.00	0.00	-94.14	-55.41	20.00	0.00
	WAL	-94.14	-55.41	20.00	20.00	0.00	0.00	-94.14	-55.41	20.00	0.00
	WAL	-94.14	-55.41	20.00	20.00	0.00	0.00	-94.14	-55.41	20.00	0.00
	WAL	-94.14	-55.41	20.00	20.00	0.00	0.00	-94.14	-55.41	20.00	0.00
11	WAL	-75.72	-83.87	8.00	8.00	180.00	0.00	-75.72	-83.87	8.00	180.00
	WAL	-75.72	-83.87	8.00	8.00	180.00	0.00	-75.72	-83.87	8.00	180.00
	WAL	-75.72	-83.87	8.00	8.00	180.00	0.00	-75.72	-83.87	8.00	180.00
	WAL	-75.72	-83.87	8.00	8.00	180.00	0.00	-75.72	-83.87	8.00	180.00
	WAL	-75.72	-83.87	8.00	8.00	180.00	0.00	-75.72	-83.87	8.00	180.00

[illegible]

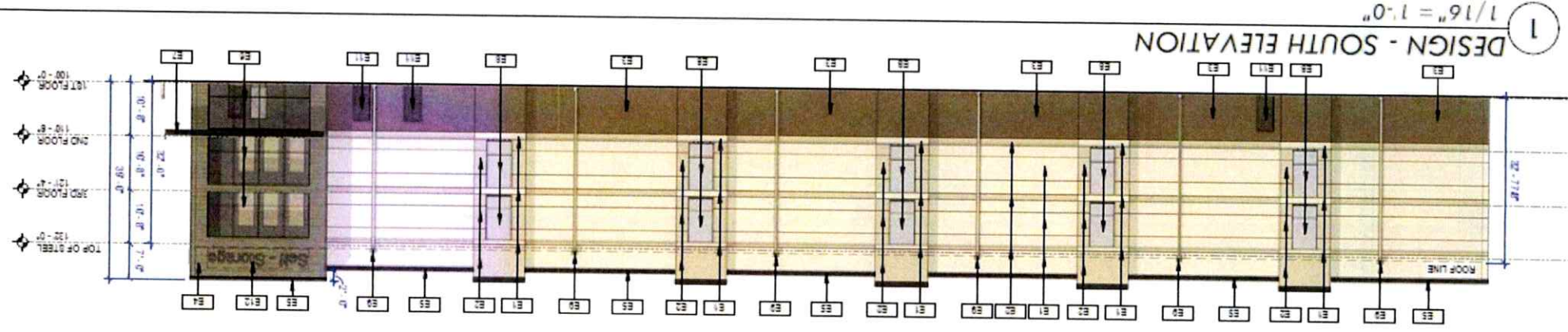
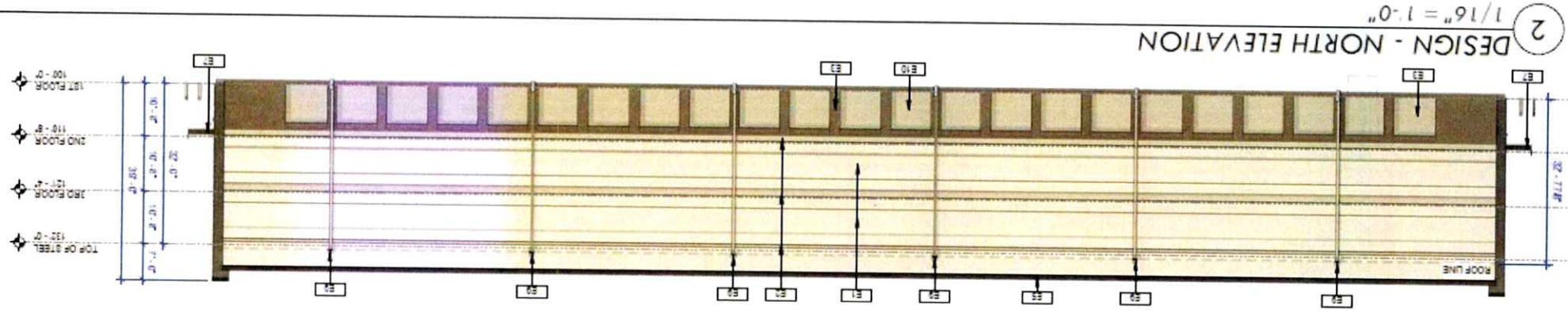
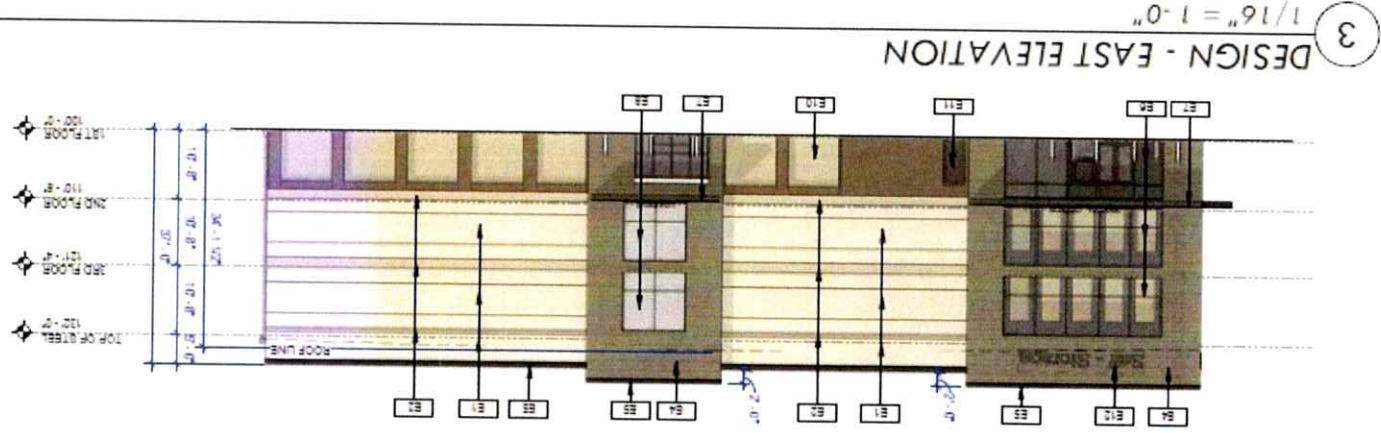
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Boundaries	+	0 ft	1 ft	0 ft	N/A	N/A
Found and Pedestrian Areas	+	5.3 ft	\$3.4 ft	0.5 ft	N/A	N/A

Lighting Survey Notes

1. Readings are shown in units of maintained footcandles.
2. Total Light Loss Factor (LLF) is estimated to accurately reflect measured light level calculations.
3. Text Plane = 0' AFF
4. Fixture Mounting Height = See Fixture Location Schedule for details
5. Building Height = 45' AFF
6. Building Reference value = 10.10/15
7. Fixture Spacing = See Fixture Location Schedule

This photometric Survey was calculated using specific criteria. Any deviation from stated parameters will affect actual performance. These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.

WEST
EAST
SOUTH
NORTH





GARLAND

Plan Commission

2. e.

Meeting Date: 05/12/2025

Item Title: Z 25-16 CCM Engineering (District 3)

Summary:

Hold a public hearing and consider the application of **CCM Engineering**, proposing an amendment to Planned Development (PD) District 20-44 to reduce the minimum lot size and depth requirements on specific lots and number of provided parking spaces. The site is located at 2126 Rowlett Road. (District 3) (File Z 25-16)

Attachments

Z 25-16 CCM Engineering Report & Attachments

Z 25-16 CCM Engineering Responses

Planning Report

File No: Z 25-16/District 3

Agenda Item:

Meeting: Plan Commission

Date: May 12, 2025



GARLAND

TEXAS MADE HERE

REQUEST

Hold a public hearing and consider approval of 1) an Amendment to Planned Development (PD) District 20-44 to reduce the minimum lot size and depth requirements on specific lots and number of provided parking spaces.

LOCATION

2126 Rowlett Road

APPLICANT

CCM Engineering

OWNER

CHP Development LLC

BACKGROUND

The subject property is currently zoned PD20-44 for the development of 43 townhomes and associated easements and open space lots. It is currently developed with internal streets, landscaping and masonry screening wall as was approved per the PD. During the site plan review process, staff found that Lots 17-25 of Block 2 do not meet the minimum lot depth and/or size requirements due to the 10 feet pedestrian and utility easement and 8 feet landscape buffer located at the rear of the lots. The applicant will also be providing 11 guest parking spaces per the GDC. The PD states that 13 guest parking spaces will be provided.

SITE DATA

The subject site is 4.67 acres in size. The site can be accessed from Crescent Heights Road on the west and east.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 20-44 for single-family attached uses. There is an approved detail plan with landscaping, elevation, and site plans. The Single-Family Attached district is intended to promote stable, quality, attached-occupancy residential development on individual lots in logical, livable, and sustainable neighborhoods. This district may be included within certain areas of neighborhoods or, when in accordance with the intent of the *Comprehensive Plan*, may provide a transition district between lower density residential areas, multifamily or nonresidential areas, or major thoroughfares.

CONSIDERATIONS

Planned Development:

1. The subject zoning requires for the lots to be a minimum of 1,925 square feet and have a minimum lot depth of 75 feet. In order to accommodate for the 10 feet pedestrian and utility easement and 8 feet landscape buffer, Lots 17-25 of Block 2 are proposed to have a reduced size ranging from 1,713 square feet to 1,913 square feet. The depths will also range from 66 feet to 77 feet.

COMPREHENSIVE PLAN

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

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned residential districts. The property to the north, across Roan Road, is zoned Agricultural (AG) District and has a single-family dwelling. The property to the south is zoned Agricultural (AG) District and is vacant. Further to the southwest is zoned Community Retail (CR) District and developed with a skating rink. To the south of that tract is zoned Single-Family (SF-7) and developed with single-family detached homes. The property to the east, across Roan Road, is zoned Planned Development (PD) District 72-14 and developed with single-family detached homes. The property to west is zoned Agricultural District (AG) and is developed with a church. Across Rowlett Road, is zoned Single-Family-10 (SF-10) District and Planned Development (PD) District 06-05. The Single-Family-10 (SF-10) area is developed with an event center and the Planned Development (PD) District 06-05 is for Neighborhood Service Uses and developed with a single-family home.

STAFF RECOMMENDATION

Staff recommends approval of an amendment to Planned Development (PD) District 20-44 to reduce the minimum lot size and depth requirements on specific lots and number of provided parking spaces.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Concept Plan
- iv. Site Photos
- v. Applicant's Written Request

CITY COUNCIL DATE: June 3, 2025

PREPARED BY:

Emma Chetuya, Ph.D., AICP
Planning Administrator
Planning & Development
972-205-2453
echetuya@garlandtx.gov

REVIEWED BY:

Nabila Nur, AICP
Planning Director
Planning and Development
972-205-2454
nnur@garlandtx.gov



2126 Rowlett Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-16

2126 Rowlett Road

[Requested by the Applicant]

- I. Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to reduce the minimum lot size and depth requirements on specific lots and number of provided parking spaces.
- II. Statement of Effect:** This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District PD 20-44 as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. Specific Conditions:**
- A. Lot Size: Lots 17-25 of Block 2 shall be allowed a minimum lot size of 1,713 square feet.
 - B. Lot Depth: Lots 17-25 of Block 2 shall be allowed a minimum lot depth of 66 feet.
 - C. Parking: 11 guest parking spaces shall be provided.

Z 25-16



Photo on Roan Road facing north



**Photo from within the
development facing east**



**Photo from within the development
facing east on the intersection of
Rowlett Rd. and Crescent Heights Road**



CCM Engineering

2570 FM 407 STE. 209, Highland Village, TX 75077

Office: 972-691-6605

TBPE FIRM #605

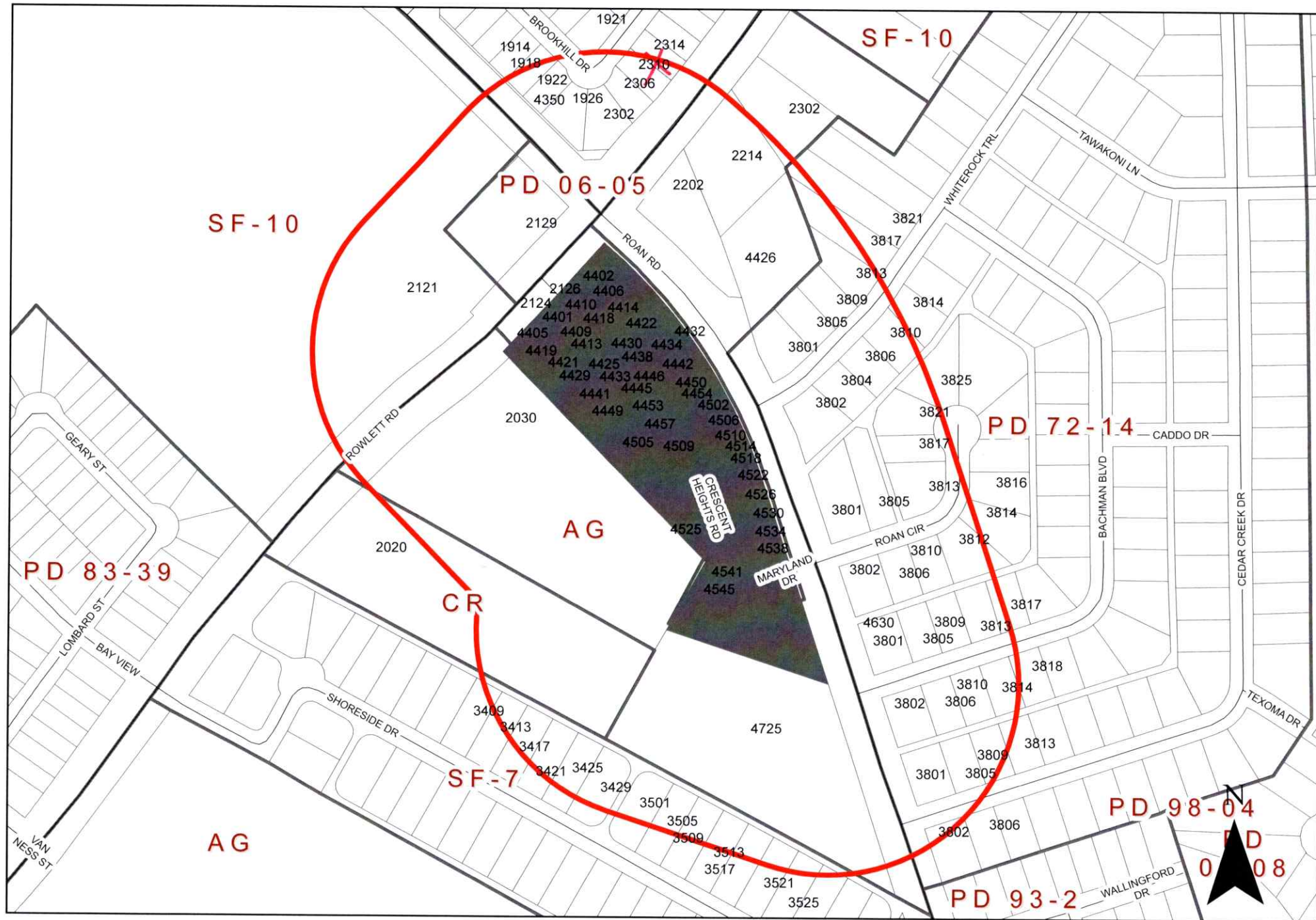
April 21, 2025

Crescent Heights Luxury Townhomes

PD Zoning

The site will conform to all items as stated in the ordinance PD-20-40 (SFA) except for the following:

- (A) Minimum Lot Depth = 66'
- (B) Minimum Lot Size = 1,713 SF
- (C) Parking Spaces Provided = 11 spaces



0 200 400 Feet

Zoning Map 25-16

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

2126 Rowlett Road

Comment Form

Case Z 25-16

Z 25-16 CCM Engineering. The applicant proposes an amendment to Planned Development (PD) District 20-44 to reduce the minimum lot size and depth requirements on specific lots and number of provided parking spaces and amend the fencing material requirement. The site is located near 2126 Rowlett Road. (District 3) (District 3)

Z 25-16 CCM Engineering. El solicitante propone una enmienda al Distrito de Desarrollo Planificado (PD) 20-44 para reducir los requisitos mínimos de tamaño y profundidad de los lotes en lotes específicos, así como el número de plazas de aparcamiento, y modificar el requisito de material para cercas. El terreno se encuentra cerca de 2126 Rowlett Road (Distrito 3)

Z 25-16 CCM Engineering. Người nộp đơn đề xuất sửa đổi Quy hoạch Phát triển (PD) Quận 20-44 để giảm yêu cầu về kích thước lô đất tối thiểu và độ sâu đối với các lô đất cụ thể và số lượng chỗ đậu xe được cung cấp, và sửa đổi yêu cầu về vật liệu rào chắn. Khu đất nằm gần 2126 Rowlett Road. (Quận 3)

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; 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; 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; 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.

Griselda TORRES

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.)

2310 Hillview Dr.

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

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã Bưu Chính

Griselda Torres

Signature / Firma / Chữ ký

05-07-2025

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.)



GARLAND

Plan Commission

2. f.

Meeting Date: 05/12/2025

Item Title: GDC Amendment ORD 25-05

Summary:

Hold a public hearing to consider amendments to Chapter 2 Zoning Regulations, Attachment 1 - Land use chart and Article 4, 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.

Attachments

GDC Amendment ORD 25-05 Report & Attachments

Planning Report

GDC Amendment ORD 25-05

Agenda Item:

Meeting: Plan Commission

Date: May 12, 2025



GARLAND

TEXAS MADE HERE

REQUEST

A public hearing to consider amendments to Chapter 2 Zoning Regulations, Attachment 1 - Land use chart and Article 4, 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: June 3, 2025

PREPARED BY:

Nabila Nur, AICP

Director

Planning & Development

972-205-2449

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 ~~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.

- (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.

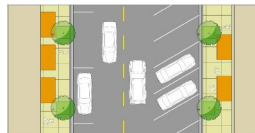
~~(2) For UB districts, a minimum of seventy percent of the total building square footage within each development must be devoted to nonresidential uses (such as, retail, office, personal services). The remaining building square footage (maximum 30%) must be devoted to residential land uses, predominantly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

~~(3)~~(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. Active depth refers to the interior depth of the building from the front façade.

(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 as regulated by Section 2.49(I)(4)(d)(ii)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 a minimum of five feet for residential structure and a minimum of 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).

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

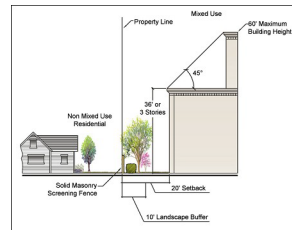
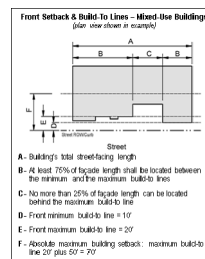


Illustration 2-10 Front Setback and Build-To Lines for Mixed-Use Buildings



(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.
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gfa – Gross floor area

	The land use is prohibited in the zoning district indicated.
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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
AGRICULTURAL USES																				
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																		-	-	-
RESIDENTIAL USES																				
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)

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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																		-	-	-
ACCESSORY & TEMPORARY USES																				
Accessory Building	P	P	P	P	P	P	P	P										-	N/A	Sec. 2.58
Convenience Facilities:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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	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
INSTITUTIONAL AND EDUCATIONAL USES																				
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	-
GOVERNMENT & HUMAN SERVICES USES																				
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	-
MEDICAL & HEALTH SERVICES USES																				
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)	-
RECREATIONAL, SOCIAL AND ENTERTAINMENT USES																				
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	-

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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	-
OFFICE, RETAIL & SERVICE USES																				
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)

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	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		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		PS	-	1/room + 1/200sf restaurant, retail, conference and office area	Sec. 2.52(A) (11)
Hotel/Motel, Limited Service										S		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	-

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COMMERCIAL USES																				
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

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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	-
MOTOR VEHICLE & RELATED USES																				
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	-
TRANSPORTATION USES																				
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)																		-	-	-
INDUSTRIAL USES																				

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
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

	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
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	-
UTILITY & SERVICE USES																				
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

- ¹ 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.
- ² 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)
- ³ Light Industrial/Manufacturing uses require issuance of an SUP where contiguous or where within 100' of a residential zoning district or a residential use.
- ⁴ 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. g.

Meeting Date: 05/12/2025

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

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)

Attachments

Z 25-08 City of Garland Report & Attachments

Z 25-08 City of Garland Responses

Planning Report

File No: Z 25-08/District 5

Agenda Item:

Meeting: Plan Commission

Date: May 12, 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: June 3, 2025

PREPARED BY:

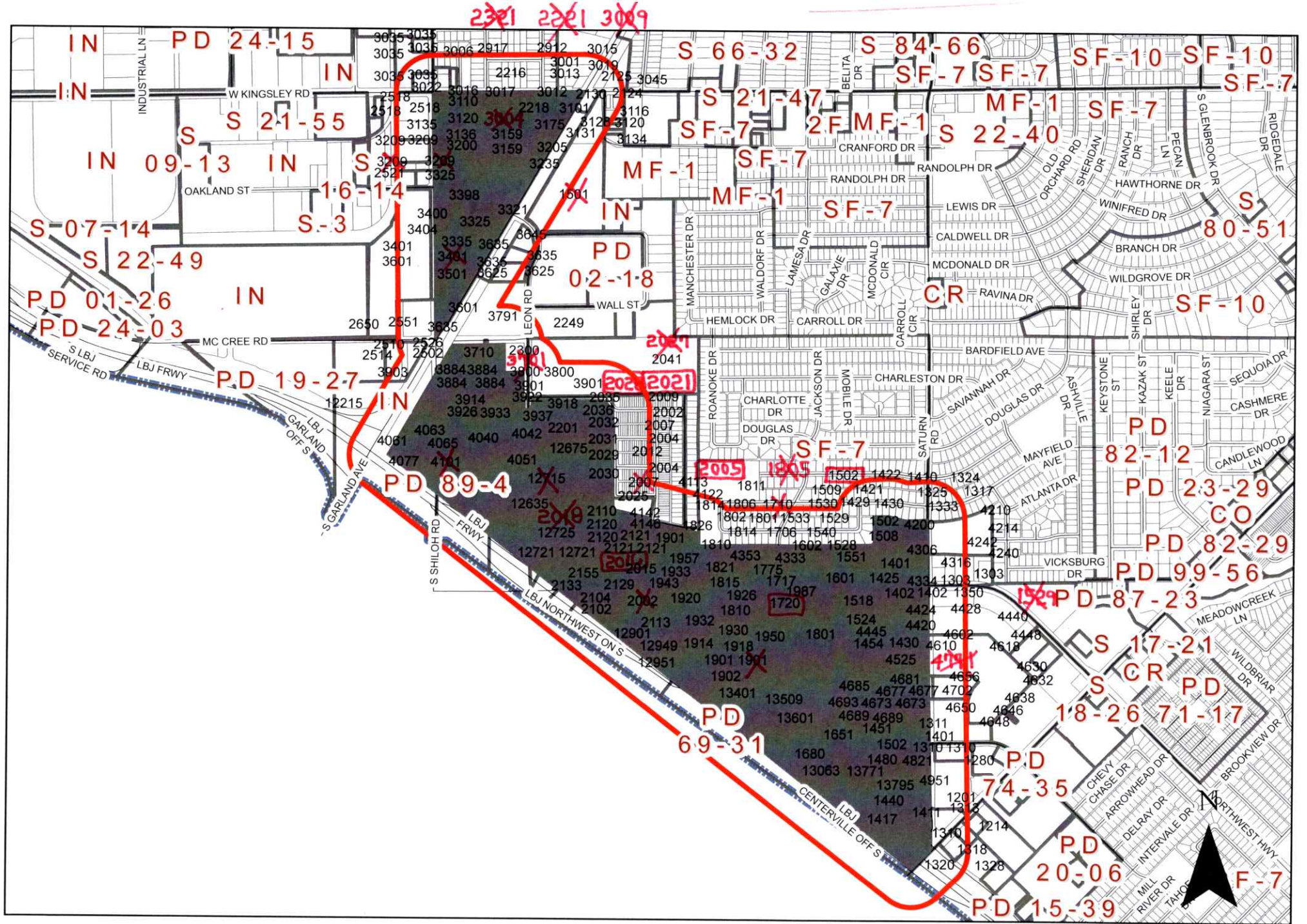
Nabila Nur, AICP

Director

Planning and Development

972-205-2449

nnur@garlandtx.gov



0 400 Feet

Proposed Zoning Designations

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).

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

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For / A Favor / Đúng

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Against / En Contra / Không

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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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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.)

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KEITH TRAYWICK, PROPERTY 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.)

2028 TOWNGATE DRIVE

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

2028 TOWNGATE DRIVE GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

GARLAND, TX 75041

Zip Code / Código postal / Mã B u Chính

75041

3-31-2025

Signature / Firma / Ch ữ 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.)

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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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Betty Berry / PNC Bank

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.)

3004 Browne DR

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

Betty Berry

Signature / Firma / Ch ữ ký

4-4-25

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.)

Comment Form

Case Z 25-08

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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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Bacay Blathe, Business 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.)

3209 S. Shiloh #N

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

Bacay Blathe

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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Comment Form Continued – Case Z 25-08

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

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

I Don't want people living across the street
there already too much traffic
why live in a industrial part of town

Comment Form

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For / A Favor / Đúng



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Linda Carol Talbert

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.)

1502 Mayfield Avenue

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Linda C. Talbert

Signature / Firma / Chữ ký

April 14, 2025

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.)

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No more Dollarz or 99¢ stores!

Plan for more businesses like restaurants etc.

Central market or a closer Home Depot would be very nice.

Judal C. Tolpin

Comment Form

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For / A Favor / Đúng



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Patsy Carapresi, Property 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.)

2016 Towngate Dr.

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]

Signature / Firma / Chữ ký

4/21/25

Date / Fecha / Ngày

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

After having my questions answered by the Planning Director, Nabila Nuer, I think I understand why the zoning change is being collected. If it is to protect the area for the future by being zoned UR and UB, then I am for it. I do not want any apartment buildings going in. I want to maintain the quality of life we have in our quiet, safe neighborhood, Towngate.

Morales, Elisa

From: Nur, Nabila
Sent: Monday, April 14, 2025 2:13 PM
To: Morales, Elisa
Subject: FW: CarMax #7109 (RI #3327) - Potential zoning change 12715 Lyndon B Johnson Fwy, Garland TX 75041
Attachments: 3327 - Public Hearing Notice.pdf
Importance: High

Please file.

Nabila Nur, AICP
Director of Planning and Development

800 Main Street | Garland, Texas 75040
phone: 972.205.2449
nnur@garlandtx.gov | GarlandTx.gov



GARLAND
TEXAS MADE HERE

From: Jessica Lopes <jlopes@realtyincome.com>
Sent: Wednesday, April 9, 2025 12:08 PM
To: Nur, Nabila <NNur@garlandtx.gov>
Subject: CarMax #7109 (RI #3327) - Potential zoning change 12715 Lyndon B Johnson Fwy, Garland TX 75041
Importance: High

You don't often get email from jlopes@realtyincome.com. [Learn why this is important](#)

Dear Nabila Nur:

Our office is in receipt of the attached public hearing notices regarding the proposed rezoning of the above referenced property that we own and is leased to CarMax. **Please consider this email an objection to the rezoning of our property.** The rezoning of the property detrimentally affects us and results in us becoming a non-conforming use.

Please let us know what our next steps are as a remote property owner to voice our concerns as we do not wish for our property to be rezoned.

Thank you,

Jessica Lopes
Associate Director, Right of Way, Condemnations, & Real Estate
West Team Lead
Realty Income Corporation (NYSE "O")
The Monthly Dividend Company®
11995 El Camino Real, San Diego, CA 92130
www.realtyincome.com
(O) 858-284-5000



The Monthly Dividend Company®

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Comment Form

Case Z 25-08

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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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Judy Ford, Property 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.)

2027 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

Judy Ford

Signature / Firma / Chữ ký

4/4/2025

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 25-08

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

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

I live (40+ years) in the Towngate Homeowners Association immediately east of the proposed rezoning (Case Z 25-08). The proposed rezoning will have impact on the residents living in this area.

First, there's the pollution.

- The construction on Northwest Highway and LBJ has created great pollution, dirt, noise and heavy-equipment traffic. There seems to be no end in sight for the completion of this project. When completed, my neighborhood will continue to endure endless traffic, smog, noise and pollution. Being outside will continue to be dreadful.
- The cement plant the City has placed on Garland Road is a nasty, dirty mess with enough dust in the air to make me think I'm driving through fog. I've heard this is being replaced with a soccer stadium? More traffic, smog, noise, pollution and crime.
- North of the townhomes is the Logistics plant. Twenty-four hours a day 18 wheelers are driving in and out of the plant, backing into the bay with a loud warning alarm or worst yet, getting lost and "trapped" on the neighborhood streets. Behind the Logistic plant are other businesses with 18 wheelers creating traffic, noise, and pollution.
- High rise apartments, restaurants, drive-thru fast food, et al. How much dirty, noisy construction can the City inflict on this area?
- I've heard this is to be a "walking" community with amenities and restaurants with residents using Bart for transportation. Is the City expecting these new residents to walk to restaurants and movies in July and August heat or sub-zero temps in December and January? These people are going to have multiple cars which continue to make the environment worse.

Then there's City services.

- How does the City plan to provide water when current residents have restrictions on water usage in the summer now. How does the City plan to provide electricity when there's not sufficient electricity during emergency weather conditions? Will the City continue to send out notices in the utility bills letting us know if we need electrical power in the winter during an outage, it's our personal responsibility to provide it? Will the City notify new residents of the lead in our drinking water?
- The high-rise apartments, condos, and single family homes are going to add substantially to the population and to the City's responsibility to provide utilities and services. Who's going to pay for more police, firefighters, EMTs, roads, and road maintenance? Is the City expecting the good old residents of Garland to make this project possible with higher and/or more taxes?

No, this rezoning will affect the neighborhood. And not in a good way. Vote "NO" on this zoning project.

Morales, Elisa

From: Nur, Nabila
Sent: Wednesday, April 16, 2025 6:16 PM
To: Morales, Elisa
Subject: FW: Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

Outside the Notification Area

Please file.

Nabila Nur, AICP
Director of Planning and Development

800 Main Street | Garland, Texas 75040
phone: 972.205.2449
nnur@garlandtx.gov | GarlandTx.gov



GARLAND
TEXAS MADE HERE

From: greg skinner <wgskinner@hotmail.com>
Sent: Wednesday, April 16, 2025 10:50 AM
To: Nur, Nabila <NNur@garlandtx.gov>
Subject: Rezoning

You don't often get email from wgskinner@hotmail.com. [Learn why this is important](#)

For Chairman Roberts

City staff seems poised to rezone more than 300 acres along LBJ Freeway. The proposal calls for a mixed use oasis of sorts that I do not see happening anytime soon.

I have no problem with the vision other than it negatively impacts the businesses already there.

I am now retired and have lived in Garland since 1979. My children went to Garland schools and I've seen many changes to the community and they have usually come with robust debate. In this case I only heard about it from someone in real estate, a field I worked in throughout my career.

Cities gain reputation over time with the real estate community. Dallas, for instance, has a terrible but well deserved reputation for taking away the zoning rights of businesses and being extremely difficult to deal with. The result has been the market has punished them. In a period when most cities have grown dramatically, Dallas continues to shrink in population and get older. It's a city that's fallen behind the rest of the region.

When a city takes away the rights of a large national company, you start to run the same risk. A drive through the area showed me many of Americas largest operators may be negatively impacted. Did the city staff meet with them? Are they in favor?

Walmart, Braums, McDonalds, RaceTrac, and many others create sizable sales tax and as a retiree I worry about Garland's ability to keep services up. The tax rate in Garland is already higher than most would like.

I worked in the development community for decades and I don't believe anyone from the city ask the business owners for their input. The planning and zoning commission and city council would never allow a developer to just waltz in and not have meetings with the community and neighboring property owners.

This seems rushed, possibly because of politics, and it shouldn't be. There are no big developments ready to come to this industrial area. Take the time to do this right and not hurt the people already doing business in our city.

Greg Skinner
1201 Wedgecrest Ln

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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

Please complete the following information and email the form to 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; 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; 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.

James Leon

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.)

2321 Lee St.

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Qhính

[Signature]

4.21.25

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
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).

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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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Guillermo Rivera

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

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3209 S. Shiloh Rd. STE. C.

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

GJR

Signature / Firma / Chữ ký

4-23-25

Date / Fecha / Ngày

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Case Z 25-08

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For / A Favor / Đúng

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Monte Brown

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 Council

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 Qhính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

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For / A Favor / Đúng

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José Gabriel Argueta

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

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1501 Mayfield Ave Garland

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

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

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Comment Form Continued – Case Z 25-08

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

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

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

I do not agree that changes should
be made in the area.

Morales, Elisa

From: Nur, Nabila
Sent: Monday, April 28, 2025 12:57 PM
To: Morales, Elisa
Subject: FW: Letter Opposing Zoning Change

Please file.

Nabila Nur, AICP
Director of Planning and Development

800 Main Street | Garland, Texas 75040
phone: 972.205.2449
nnur@garlandtx.gov | GarlandTx.gov



GARLAND
TEXAS MADE HERE

From: Morgera, Katrina <Katrina_Morgera@pepboys.com>
Sent: Monday, April 28, 2025 12:54 PM
To: Nur, Nabila <NNur@garlandtx.gov>
Cc: Dallas Cothrum, Ph. D. <dallas@masterplantexas.com>; lgunn@masterplantexas.com
Subject: Letter Opposing Zoning Change

You don't often get email from katrina_morgera@pepboys.com. [Learn why this is important](#)

Dear Director Nur,

I am writing to oppose the zoning change for the Pep Boys store located at 2002 Northwest Highway. We have operated this store for 39 years and this is a high performing location for our company.

Any change to our zoning that would make us non-conforming is not acceptable. It creates a risk for our business that is unfair and jeopardizes the investment we have made. We would not have selected this site to do business if it was non-conforming.

We also would expect that the city would have held in person and electronic meetings to address our concerns and explain their actions.

We look forward to you holding these meetings and believe this meeting of the plan commission is being rushed. This is a serious decision that impacts numerous businesses. More time is needed to assess the potential impact of this change.

Please do not hesitate to contact me or our representative, Masterplan, on this matter.

Respectfully,



Katrina Morgera
Director,
Licensing

Office: 215-430-9403
Cell: 302-373-3031
Katrina_Morgera@pepboys.com

One Presidential Blvd
Bala Cynwyd, PA 19004

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Comment Form

Case Z 25-08

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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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Amber Ray / Dee Brown Inc - Rep

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.)

4101 S. Shiloh Rd.

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

Amber Ray

Signature / Firma / Chữ ký

April 29, 2025

Date / Fecha / Ngày

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For / A Favor / Đúng

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Forced Eagle Ex 2 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.)

2221 1EE ST

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u Chính

75041

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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Comment Form Continued – Case Z 25-08

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

This will attract
unfavorable crowd in the area

From:
To:
Subject:
Date:

Azeb Debebe
Planning Group
Comment Form Case Z 25-08
Saturday, May 3, 2025 6:12:45 PM

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Comment Form Case Z 25-08

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Azeb Debebe

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

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2007 Town Court

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

Garland TX, 75041

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Đình

Azeb Debebe

Signature / Firma / Ch ữ ký

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5/3/25

Date / Fecha / Ngày

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Case Z 25-08

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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; 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; 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; 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.

Angel Sanchez and Mayra Sanchez

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.)

1529 Clear Point Dr Garland

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Angel Sanchez Mayra Sanchez

Signature / Firma / Chữ ký

05/05/2025

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 25-08

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 oppose to the zoning change that will
affect our property. we believe this change
could damage our property value.

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).

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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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EMILY BAKER - 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.)

1805 CLEAR POINT DR.

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 Bưu Chính

Emily Baker

5/6/25

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. email và số điện thoại là tùy chọn.)

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).

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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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Luis Antonio Jasso Olvera

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.)

3009 Holm dr Garland Tx 75041

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Qinhh

Luis Jasso

Signature / Firma / Chữ ký

Printing 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.)

05/04/2025

Date / Fecha / Ngày

Comment Form

Case Z 25-08

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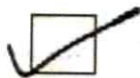
Z 25-08 City of Garland. El solicitante propone un cambio de zonificación de distritos de zonificación múltiple a distrito de zonificación Urbana Residencial (UR) y Urbana Comercial (UB). El terreno consta de aproximadamente 317 acres de propiedades, generalmente ubicadas en el lado norte de la I-635,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

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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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Kristin Wolfkill, Property 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.)

1710 Mayfield Ave.

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

Kristin Wolfkill

Signature / Firma / Chữ ký

5-2-2025

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 25-08

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

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

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

I strongly oppose the proposed rezoning to UR+UB, as it poses significant risks to our community's character and well-being. This change could lead to increased congestion, straining our already limited infrastructure and making it more difficult for residents to navigate their neighborhoods safely.

Additionally, the change in zoning could lead to an influx of commercial establishments and rental properties, potentially driving up local rents and displacing long-standing residents and businesses.

If the community perceives this change as negative, it can lead to a decrease in demand for homes in the area. A decline would lead to lower property values.

Morales, Elisa

From: Nur, Nabila
Sent: Thursday, May 8, 2025 9:38 AM
To: Morales, Elisa
Subject: FW: Rezoning Case Z25-08

Please file.

Nabila Nur, AICP
Director of Planning and Development

800 Main Street | Garland, Texas 75040
phone: 972.205.2449
nnur@garlandtx.gov | GarlandTx.gov



From: David Minnigan <dwm@thegwydirpartnership.com>
Sent: Wednesday, May 7, 2025 3:13 PM
To: Nur, Nabila <NNur@garlandtx.gov>
Subject: Rezoning Case Z25-08

4771 SATURN

You don't often get email from dwm@thegwydirpartnership.com. [Learn why this is important](#)

I represent HG Lipscomb Realty, and we own the Wells Fargo Bank Property in the area of rezoning for case 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.
WE ARE AGAINST THIS REZONING !

Please call me if you have questions.

Thanks, David

The Gwydir Partnership
David W. Minnigan, AIA, IIDA
LEED® Accredited Professional

6500 Arrowhead Springs Court
Brentwood, TN 37027

615-477-3051

dwm@thegwydirpartnership.com

Morales, Elisa

From: Nur, Nabila
Sent: Thursday, May 8, 2025 9:45 AM
To: Morales, Elisa
Subject: FW: 1720 Northwest Hwy

Please file.

Nabila Nur, AICP
Director of Planning and Development

800 Main Street | Garland, Texas 75040
phone: 972.205.2449
nnur@garlandtx.gov | GarlandTx.gov



From: Ben Siegel <ben.siegel@bleeckerpartners.com>
Sent: Thursday, May 8, 2025 8:01 AM
To: Nur, Nabila <NNur@garlandtx.gov>
Cc: Ethan Silverman <ethan.silverman@bleeckerpartners.com>
Subject: 1720 Northwest Hwy

You don't often get email from ben.siegel@bleeckerpartners.com. [Learn why this is important](#)

Good morning Nabila,

We are supportive of your proposed zoning change for pro business and pro development zoning in Garland. The nearing of I-635's construction gives this location and unique opportunity to flourish and we support Garland's initiative to enhance this area!

Ben

--

Ben Siegel
ben.siegel@bleeckerpartners.com
T: (972) 534-3106 | M: (214) 460-7833
4245 North Central Expressway, Ste. 225, Dallas, TX 75205

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Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-08	April 28, 2025	May 20, 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.**

CarMax Auto Superstores, Inc.

4/28/2025
1:14:52 PM

Against

12800 Tuckahoe Creek
Pkwy
Richmond
VA
United States
23238

Outside the Notification Area

CarMax

4/28/2025
1:12:42 PM

Against

12715 Lyndon B Johnson
Fwy
Garland
Texas
United States
75041

RaceTrac

4/27/2025
11:11:24 PM

Against

2018 Northwest Highway
trutigliano@racetrac.com
Garland
Texas
United States
75041

RaceTrac has operated in Garland since 2012, and currently have seven stores in the city; two of which would be detrimentally impacted by this

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-08	April 28, 2025	May 20, 2025	Nabila Nur

proposed zoning change. We located in Garland because of its business-friendly environment and strong citizen base. The proposed zoning change would prevent us from reinvesting in these stores as customer preferences and industry trends change over time, and in a catastrophic event, would prevent us from rebuilding altogether. We are very disappointed that we were only recently made aware of this proposal and that we were not given an opportunity collaborate with the City on a solution that respects existing property owner rights and meets your goals for area. We strongly oppose this case.

RaceTrac

Against

4/27/2025
11:09:44 PM

3401 S. Garland

trutigliano@racetrac.com

Garland
Texas
United States
75041

RaceTrac has operated in Garland since 2012, and currently have seven stores in the city; two of which would be detrimentally impacted by this proposed zoning change. We located in Garland because of its business-friendly environment and strong citizen base. The proposed zoning change would prevent us from reinvesting in these stores as customer preferences and industry trends change over time, and in a catastrophic event, would prevent us from rebuilding altogether. We are very disappointed that we were only recently made aware of this proposal and that we were not given an opportunity collaborate with the City on a solution that respects existing property owner rights and meets your goals for area. We strongly oppose this case.

RaceTrac

Against

4/27/2025
11:09:41 PM

3401 S. Garland

trutigliano@racetrac.com

Garland
Texas
United States
75041

RaceTrac has operated in Garland since 2012, and currently have seven stores in the city; two of which would be detrimentally impacted by this proposed zoning change. We located in Garland because of its business-friendly environment and strong citizen base. The proposed zoning change would prevent us from reinvesting in these stores as customer preferences and industry trends change over time, and in a catastrophic event, would prevent us from rebuilding altogether. We are very disappointed that we were only recently made aware of this proposal and

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-08	April 28, 2025	May 20, 2025	Nabila Nur

that we were not given an opportunity collaborate with the City on a solution that respects existing property owner rights and meets your goals for area. We strongly oppose this case.

CarMax

Against

4/24/2025
6:03:21 PM

12715 Lyndon B Johnson
Fwy
Garland
Texas
United States
75041

Realty Income Corporation

Against

4/23/2025
8:54:19 PM

12715 Lyndon B Johnson
Fwy
Garland
Texas
United States
75041

jlopes@realtyincome.com

8582845369

Realty Income Corporation

Against

4/23/2025
8:53:43 PM

12715 Lyndon B Johnson
Fwy
Garland
Texas
United States
75041

jlopes@realtyincome.com

8582845369

Realty Income Corporation

Against

4/23/2025
8:51:55 PM

12715 Lyndon B Johnson
Fwy
Garland
Texas

jlopes@realtyincome.com

8582845369

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-08	April 28, 2025	May 20, 2025	Nabila Nur

United States
75041

Realty Income Corporation

4/23/2025
8:50:59 PM

Against

12715 Lyndon B Johnson
Fwy
Garland
Texas
United States
75041

jlopes@realtyincome.com

8582845369

Realty Income Corporation

4/23/2025
8:50:21 PM

Against

12715 Lyndon B Johnson
Fwy
Garland
Texas
United States
75041

jlopes@realtyincome.com

8582845369

Realty Income Corporation

4/23/2025
8:49:33 PM

Against

12715 Lyndon B Johnson
Fwy
Garland
Texas
United States
75041

jlopes@realtyincome.com

8582845369

Realty Income Corporation

4/23/2025
8:48:23 PM

Against

12715 Lyndon B Johnson
Fwy
Garland

jlopes@realtyincome.com

8582845369

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-08	April 28, 2025	May 20, 2025	Nabila Nur

Texas
United States
75041

The proposed zoning changes would render our tenant non-conforming and they have made clear to us that this is not tenable. The proposed change will result in us losing the right to continue using our property for the current use. We are being forced into a non-conforming status. This is not acceptable and we do not support the proposed zoning change.

Khoa Nguyen

For

4/19/2025
1:33:10 AM

2406 Mapleridge Dr

soohuynk@gmail.com

Garland
Texas
United States
75044

a

Outside the Notification Area

For

Khoa Nguyen

For

4/19/2025
1:32:43 AM

2406 Mapleridge Dr

soohuynk@gmail.com

Garland
Texas
United States
75044

Outside the Notification Area

For

Khoa Nguyen

For

4/19/2025
1:32:38 AM

2406 Mapleridge Dr

Garland
Texas
United States
75044

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-08	April 28, 2025	May 20, 2025	Nabila Nur

Khoa Nguyen

For

4/19/2025
1:32:22 AM

2406 Mapleridge Dr

Garland

Texas

United States

75044

Outside the Notification Area

Khoa Nguyen

For

4/19/2025
1:32:18 AM

2406 Mapleridge Dr

Garland

Texas

United States

75044

Outside the Notification Area

**Thomas
Martinez**

For

4/15/2025
12:15:16 AM

3910 Roanoke

Garland

Texas

United States

<null>

For

Outside the Notification Area

**Thomas
Martinez**

For

4/15/2025
12:15:15 AM

3910 Roanoke

Garland

Texas

United States

<null>

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-08	April 28, 2025	May 20, 2025	Nabila Nur

Sissy Coco

For

4/8/2025
2:45:06 PM

11708 Lanewood Cir

Garland
Texas
United States
<null>

Outside the Notification Area

Sissy Coco

For

4/8/2025
2:45:04 PM

11708 Lanewood Cir

Garland
Texas
United States
<null>

Outside the Notification Area

Dilan Patel

Against

4/7/2025
1:58:14 PM

1901 Pendleton Dr

Garland
Texas
United States
75041

microtelgarland@yahoo.com

2147141065

Gayle Owens

For

4/5/2025
12:29:05 PM

4018 Keele Drive

Garland
Texas
United States
75041

Gayle.Owens@icloud.com

214-729-1861

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-08	April 28, 2025	May 20, 2025	Nabila Nur

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

Outside the Notification Area

United States

75041

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

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

Texas

Outside the Notification Area

United States

75044