



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

Item 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



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Plan Commission

Item 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



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Plan Commission

Item 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



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Plan Commission

Item 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



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Plan Commission

Item 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



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Plan Commission

Item 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



GARLAND

Plan Commission

Item 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



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Plan Commission

Item 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
