GARLAND

NOTICE OF MEETING
CITY OF GARLAND, TEXAS

Plan Commission
Public Meeting
Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
September 8, 2025
6:30 PM

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. Speaker cards are available with the Secretary.

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.

AGENDA:

1. **ITEMS FOR INDIVIDUAL CONSIDERATION**

    a. **August 25, 2025 Plan Commission Minutes**

Consider approval of the Plan Commission Minutes for the August 25, 2025 meeting.

2. PUBLIC HEARING

a. Z 25-28 Mission Ridge Consultants (District 3)

*Hold a public hearing and consider the application of **Mission Ridge Consultants**, requesting approval of 1) an amendment to Planned Development (PD) District 84-104 for mixed uses to allow a Warehouse Office/Showroom and 2) a Concept Plan for a Warehouse Office/Showroom Use. The site is located at 1775 Wynn Joyce Road (District 3) (File Z 25-28)*

3. MISCELLANEOUS

a. Election of Officers

4. ADJOURN

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

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

GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on August 25, 2025, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present:	Scott Roberts
	Julius Jenkins
	Stephanie Paris
	Georgie Cornelius
	Jaric Jones
	Patrick Abell
	Mike Rose
	Bob Duckworth
Absent:	Wayne Dalton
Staff Present:	Nabila Nur, Planning Director
	Matthew Wolverton, Planner II
	Kurt Banowsky, Sr. Assistant City Attorney II
	Elisa Morales, Recording Secretary

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. August 11, 2025 Plan Commission Minutes

Consider approval of the Plan Commission Minutes for the August 11, 2025 meeting.

Motion was made by Commissioner Duckworth to **approve** the Minutes as presented. Seconded by Commissioner Abell. **Motion carried**: **8** Ayes, **0** Nays.

2. PUBLIC HEARING

a. Z 25-25 The Dimension Group (District 4)

*Hold a public hearing and consider the application of **The Dimension Group**, requesting approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Planned Development (PD) District 86-45 with a base zoning of Community Retail (CR) District and 2) a Concept Plan for Fuel Pumps, Retail use. The site is located at 730 West Centerville Road. (District 4) (File Z 25-25)*

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

The applicant, Jeff Tucker, 1321 Berkshire Lane, Prosper, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Cornelius to close the public hearing and **deny** the application as presented. Seconded by Commissioner Duckworth. **Motion carried**: **8** Ayes, **0** Nays.

b. SL 25-01 David Block (District 3)

*Hold a public hearing and consider the application of **David Block**, requesting approval of a Development Variance to Chapter 4, Article 3 of the Garland Development Code regarding*

nonresidential parking area, site, and perimeter landscaping. The site is located at 320 West Interstate 30. (District 3) (File SL 25-01)

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

The applicant, David Block, 2421 Kathryn Dr., Heath, TX 75032, 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 Paris. **Motion carried**: **8** Ayes, **0** Nays.

3. ADJOURN

There being no further business to come forward before the Plan Commission, the meeting adjourned at 7:00 p.m.

Submitted By:

_____

Scott Roberts, Chair

_____

Elisa Morales, Secretary

Planning Report

File No: Z 25-28/District 3
Agenda Item:
Meeting: Plan Commission
Date: September 8, 2025

REQUEST
Hold a public hearing and consider approval of 1) an amendment to Planned Development (PD) District 84-104 for mixed uses to allow a Warehouse Office/Showroom and 2) a Concept Plan for a Warehouse Office/Showroom Use.

LOCATION
1775 Wynn Joyce Road

APPLICANT
Mission Ridge Consultants

OWNER
Strategic HQ LLC

BACKGROUND
The subject property is currently developed with a stand-alone commercial structure, that formerly housed Business/Media Service Use. The property is deficient in many areas, such as an old crumbling parking lot, no landscape buffer, no landscaping on the site, and the structure itself appears in poor condition. The client, Rock Strategic, currently operates in Garland close to this site at 1602 Wynn Joyce Rd and feels this location would be better suited to their business than expanding their current property. In addition to making the property into a Warehouse Office Showroom, the client wishes to make general improvements to the property.

The property is zoned Planned Development (PD) District 84-104 for Mixed Uses, and the current zoning doesn't allow for Warehouse Office/Showroom use at this location. The applicant is requesting an amendment to the Planned Development to allow the use by right with conditions to improve the property.

SITE DATA
The property is a 0.29-acre tract of land containing an existing, stand-alone commercial structure. The site is currently accessible from Wynn Joyce Road.

USE OF PROPERTY UNDER CURRENT ZONING
The site is zoned Planned Development (PD) District 84-104 for Mixed Uses with a base zoning district of 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 requests the Warehouse Office/Showroom Use to be allowed by right within this property.
2. The applicant has agreed to install planters along the front of the building as there are no other areas on site to add landscaping.
3. The applicant has agreed to operate at least 50% of the building as office space.
4. The building will be upgraded to the current standards of the Garland Development Code (GDC) Chapter 4 Article 6 for exterior building design.
5. As the office square footage is 2,400 square feet and the warehouse space is 2,400 square feet, this results in eleven (11) required parking spaces. The nature of the business does not require customers to come on site and the applicant anticipates no more than six (6) employees working on site at any time. The applicant requests that only eight (8) parking spots be required.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject site. Neighborhood centers provide a mix of retail, services, and community gathering places. This center should be appropriately scaled to adjacent residential areas.

The increase to a baseline of 50% office square footage within the building moves more in-line with the intent of the Neighborhood Centers designation as it supports such uses.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is also zoned Planned Development (PD) District 84-104 for Mixed Uses and the property to the West is zoned Planned Development (PD) District 93-34 for Community Retail (CR) Uses. Both of these properties contain mini-warehouse (self-storage) developments. The property to the east is zoned Community Retail (CR) District and contains *Atmos* electric infrastructure. Due to this property and the storage units to the north, the subject site does not border the residential subdivision. Finally, across Wynn Joyce Road lies three Single-Family detached homes to the south that are zoned Single-Family-10 (SF-10) district.

The current land uses and existing structures leave much to be desired for the Wynn Joyce corridor, with the subject site being the most dilapidated. The proposed upgrades to the property will help make it more visually appealing.

STAFF RECOMMENDATION

Staff recommends approval of an amendment to Planned Development (PD) District 84-104 for Mixed Uses to allow a Warehouse Office/Showroom Use and a concept plan for a Warehouse Office/Showroom use at this location. The current structure and site are both dilapidated, and the applicant proposes significant building and site upgrades that will modernize the structure, make it compatible with nearby residential developments, improve landscaping, and enhance the overall appearance of the Wynn Joyce corridor. Staff finds that reinvestment in the property, combined with the updated interior operating conditions, will improve the site's functionality and appearance.

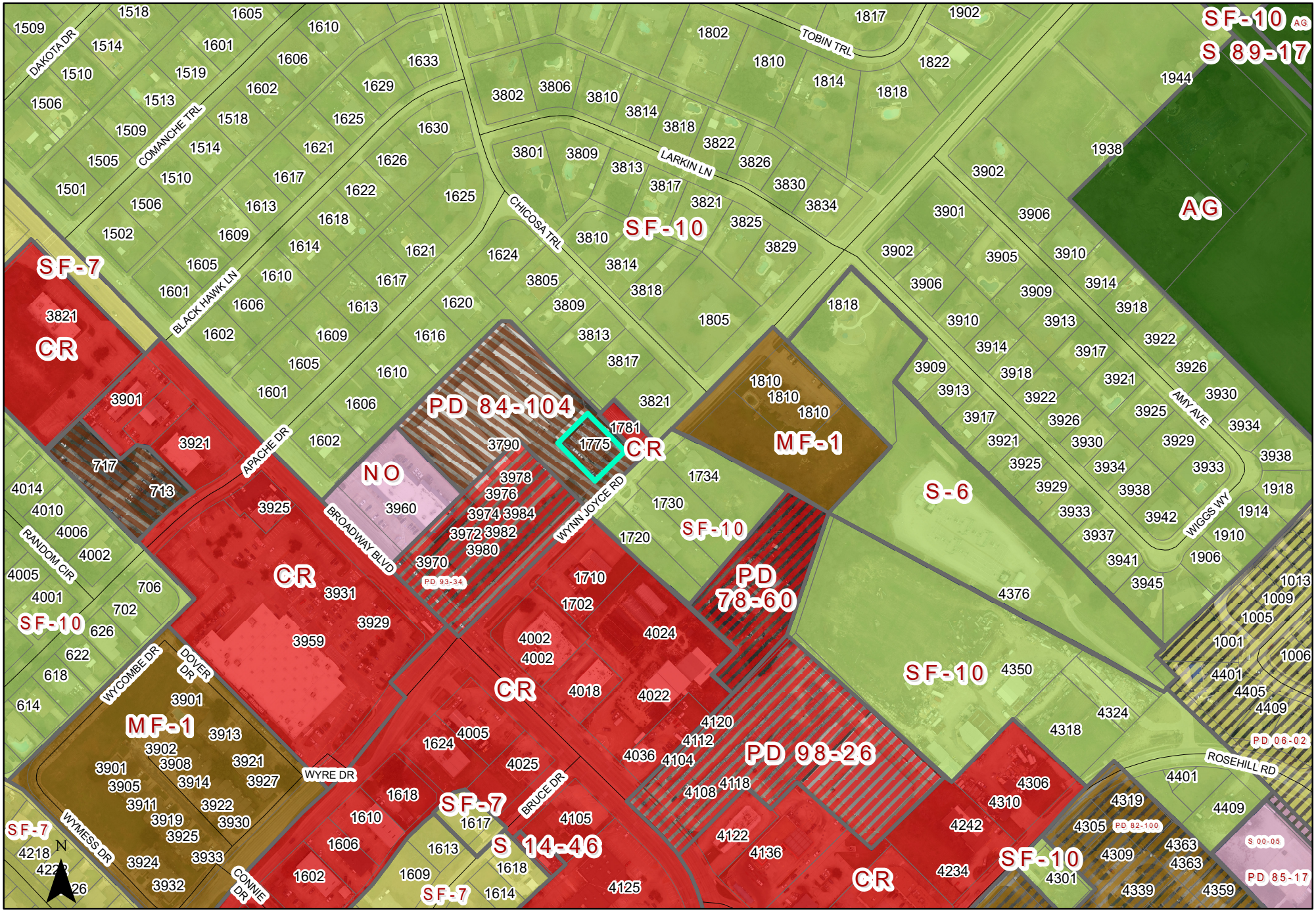
ADDITIONAL INFORMATION

i. Location Map
ii. PD Conditions
iii. Concept Plan
iv. Site Photos
v. Written Narrative

CITY COUNCIL DATE: October 6, 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



0 300 Feet 1 inch = 300 feet	**ZONING MAP Z 25-28**	INDICATES AREA OF REQUEST

1775 Wynn Joyce Rd

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-28

1775 Wynn Joyce Road

I. Statement of Purpose: The purpose of this Planned Development (PD) amendment is to allow and regulate the development of a Warehouse Office/Showroom 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 84-104 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 84-104, Warehouse Office/Showroom 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.

C. Landscaping: A minimum of four planters shall be added along the length of the street-facing building's façade.

EXHIBIT B

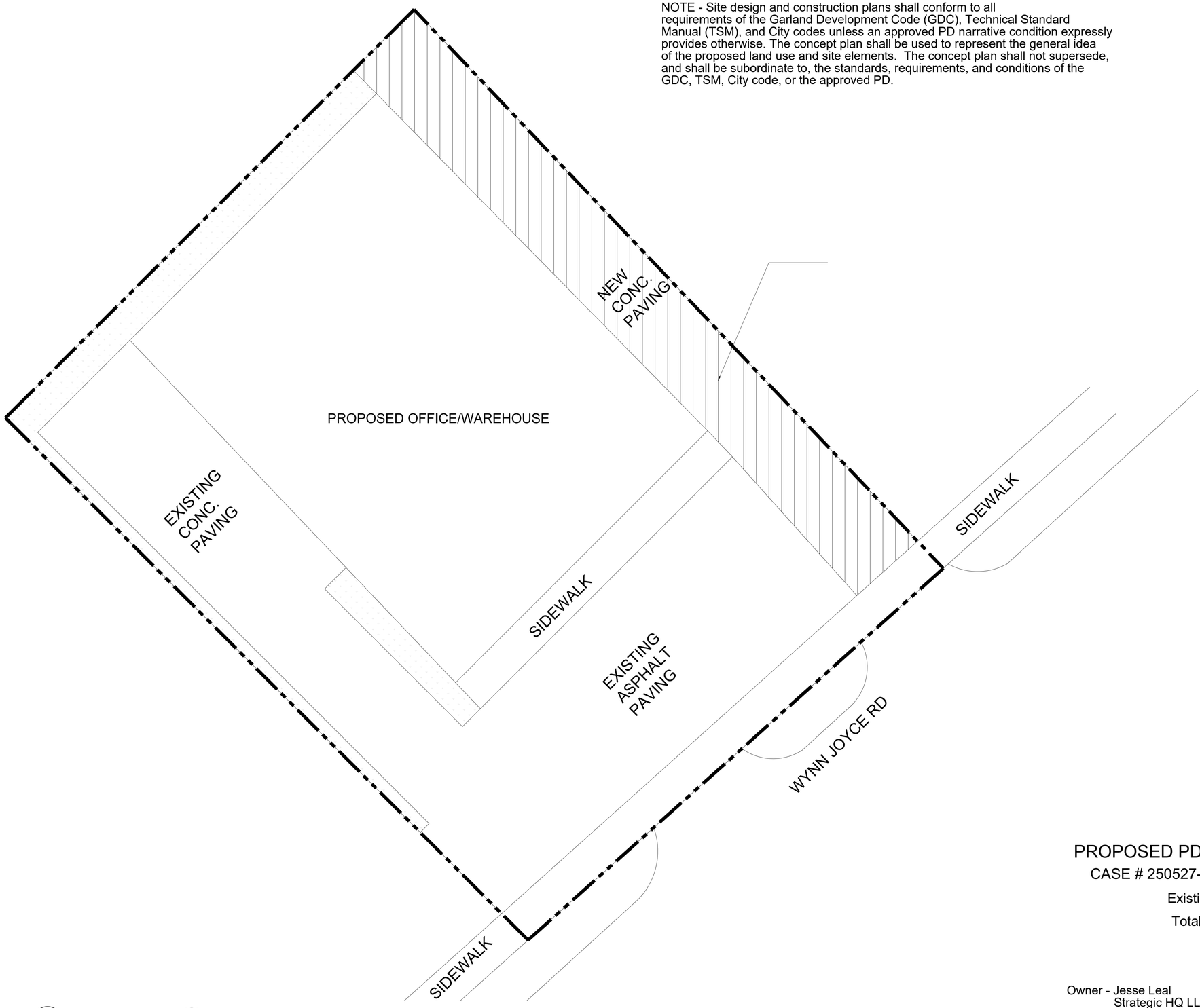
D. Building Design: The building shall be brought up to the standards of Article 6 of Chapter 4 of the Garland Development Code (GDC).

E. Parking: A minimum of eight (8) parking spaces are required for this site.

F. Interior Division: At least fifty (50) percent of the square footage of the building must be used for office space.

EXHIBIT B

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.



1 A1.0 SITE PLAN
SCALE: 1/16" = 1'-0"

VICINITY MAP

PROPOSED PD AMENDMENT - CONCEPT PLAN

CASE # 250527-2 - 1775 Wynn Joyce Rd, Garland, TX

Existing Zoning - PD 84-104

Total Lot Area - 12,893 SF

Owner - Jesse Leal
Strategic HQ LLC
PO Box 496539
Garland, TX 75049
972.921.1463

Applicant - Skye Thibodeaux, AICP
Mission Ridge Consultants
PO Box 260203
Plano, TX 75026
817-657-3259

DRAWN BY: DP
CHECKED BY: DP

VIZUAL ARCHITECTURE
400 N. SAINT PAUL ST.
SUITE 1120
DALLAS, TEXAS 75201
OFFICE: 214-675-9175

SITE PLAN

ROCK MAINTENANCE & CONSTRUCTION WAREHOUSE
1775 WYNN JOYCE ROAD
GARLAND, TEXAS 75043

DATE	DESCRIPTION	BY

SCALE: AS NOTED

PROJECT NO. 2041-01

SHEET NO. A1.0

Z 25-28

View of the subject site from Wynn Joyce Road.

View from the site looking West down Wynn Joyce Road.

View from the subject site across Wynn Joyce Road.

View from the subject site looking East down Wynn Joyce Road.

Planned Development Amendment Narrative

Subject Property: 1775 Wynn Joyce Road, Garland, TX
Applicant Request: Amendment to PD to allow Office/Warehouse Use

1. What is the existing use on the property?

The existing structure on the property at 1775 Wynn Joyce Rd is currently vacant but was most recently used for commercial purposes. The building is structurally sound and well-suited for adaptive reuse.

2. What is the proposed land use? Provide detailed information on the scope of work.

The applicant proposes to amend the Planned Development district to allow the property to be used for office/warehouse. This will include general office functions and an associated warehouse area for storage. Approximately 50% of the building will be utilized for inside storage of maintenance items, with the remaining area designed for office use.

The company is relocating its restaurant maintenance and construction staff to this location, which is less than ¼ mile from its main office in South Garland. This expansion supports the home office operations for over 70 franchised stores in Garland, North Texas, and other regions across the country. The new office will serve as a dedicated space for staff to handle dispatch, review plans, manage work orders, conduct training and safety certifications, repair equipment, make restaurant improvements, and provide operational support to franchised stores.

Interior modifications will be made to accommodate these functions, while exterior improvements will include enhancements to the building siding, replacement of concrete and asphalt along the east and south sides of the property, installation of planters, and upgraded landscaping areas. The intent is to turn an underutilized building—currently over 80% warehouse space—into a functioning, high-quality office environment with improved finishes and furniture.

3. How does the proposed use align with surrounding properties?

The proposed office/warehouse use is consistent with the commercial character of the surrounding area. Adjacent and nearby properties include a mix of warehouse and commercial uses, and this proposal represents a compatible, low-impact use that will reactivate a currently underutilized property while supporting the company's long-term investment in Garland.

4. Identify any unique development standards, and/or code deviations proposed with this request, cite the sections from the Garland Development Code and state why the deviation(s) are necessary.

The site provides a maximum of eight (8) parking spaces, which appears to be fewer than the number typically required by the Garland Development Code for office/warehouse use. However, Rock Strategies anticipates no more than six (6) employees at this satellite office location. There will be no customers visiting the site. Combined with the fact that approximately 50% of the building area will be dedicated to inside storage of maintenance items, the provided parking is sufficient to support the intended operations.

No other deviations from the Garland Development Code are currently proposed. Should future compliance or clarification be necessary, the applicant will work with staff to determine appropriate modifications or waivers.

5. Provide SUP time period (if applicable), days of week and hours of operation.

No Specific Use Permit (SUP) is requested. The anticipated hours of operation are Monday through Friday, 8:00 a.m. to 6:00 p.m.

6. Provide proposed building size and building height.

The existing structure is approximately 4,800 square feet in size. The building is single-story, with an approximate height of 10 feet.

7. Are you proposing any retention/detention pond?

No retention or detention pond is proposed.

8. Is your property within a floodplain?

The subject property is not located within a FEMA-designated floodplain.

9. What are the required landscape buffers along the street frontages?

Per Garland Development Code Section 4.34, a 15-foot landscape buffer is typically required along major street frontages. Landscaping enhancements are included in the proposed site improvements.

10. Are you providing any perimeter screening?

There is no proposed perimeter screening.

11. Provide number of dwelling units, dwelling size and number of bedrooms and density for any Multi-Family, Single-Family Detached, Single-Family Attached and Two-Family developments.

Not applicable. This request does not include any residential development.

12. What amenities are you proposing with your request?

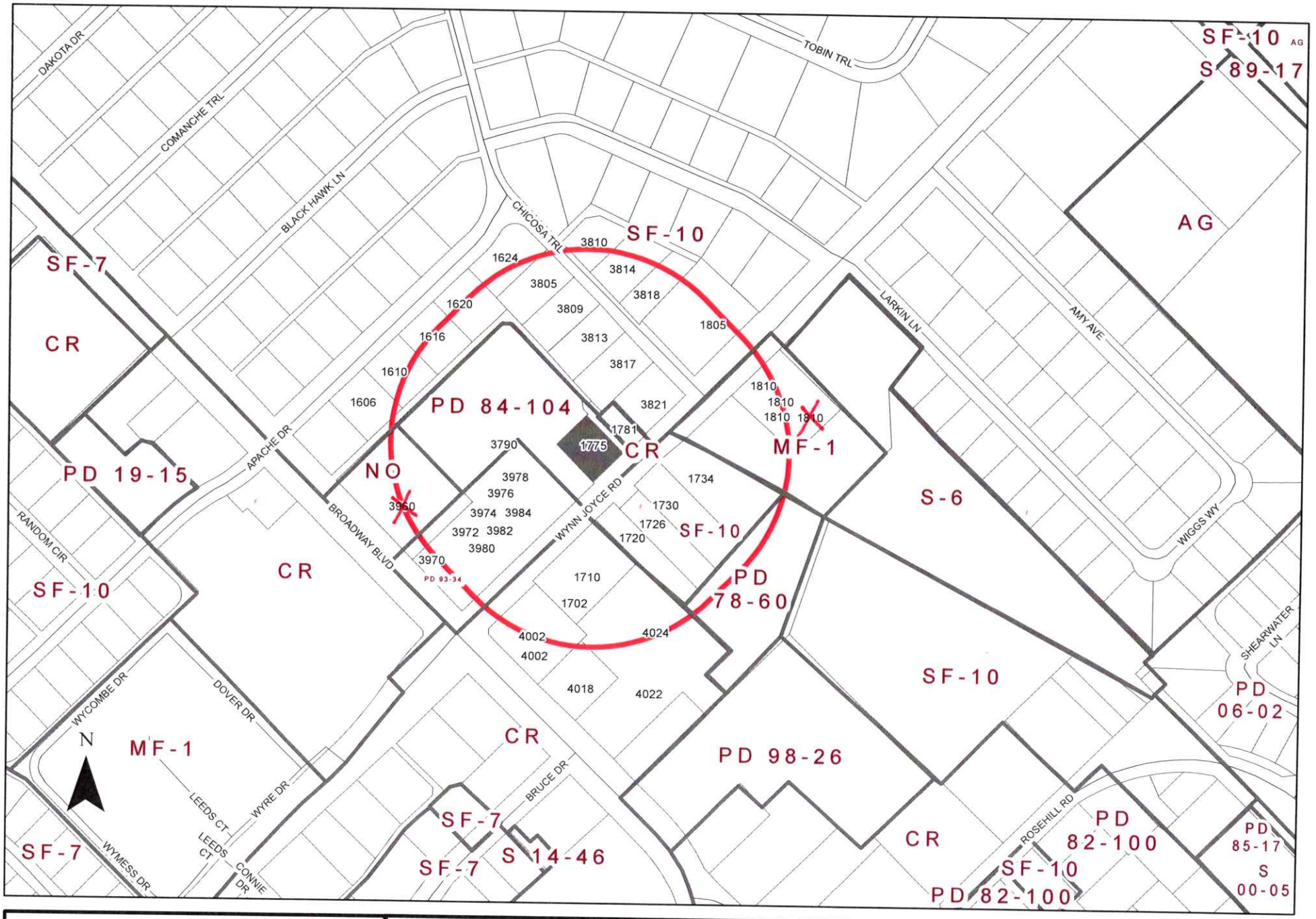
No amenities such as parks or community facilities are proposed.

13. What types of attached, detached, freestanding signage are proposed?

Signage will be limited to wall signage on the primary face of the existing structure. All signage will comply with the Garland Development Code and will be reviewed through the normal sign permit process.

Closing Statement

This proposal represents an important step in expanding the applicant's long-standing presence in Garland. By relocating maintenance and construction staff to a nearby facility, the company will strengthen its ability to support over 70 franchised stores while reinvesting in a currently underutilized property. The improvements proposed will enhance the property's functionality, appearance, and contribution to the surrounding commercial district, ensuring that the company can continue to call Garland home for many years.



1775 Wynn Joyce Rd

Comment Form
Case Z 25-28

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.

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.)

Fay Simon

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

3960 Broadway #200

City, State / Estado de la Ciudad / Thành bang

Garland

Zip Code / Código postal / Mã Bưu chính

TX 75043

Signature / Firma / Chữ ký

9/2/25

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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Elizabeth Andargie

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.)

1810 Wynn Joyce Road, Apt 101

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

Garland

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Elizabeth A. 03/09/2025

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.)