



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
February 9, 2026
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. January 12, 2026 Plan Commission Minutes**

2. PUBLIC HEARING

a. Z 25-39 Lala Guseynova (District 4)

*Hold a public hearing and consider the application of **Lala Guseynova**, requesting approval of 1) a Specific Use Provision (SUP) to allow a Day Care Center, Adult use and 2) a Concept Plan for the Day Care Center, Adult use. The site is located at 705 East Oates Road on a property zoned Single Family (SF-7) District. (District 4) (File Z 25-39)*

b. Z 25-43 Watermill Express (District 8)

*Hold a public hearing and consider the application of **Watermill Express**, requesting approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc. use) and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use. The site is located at 568 North Shiloh Road on a property zoned Planned Development (PD) District 93-05. (District 8) (File Z 25-43)*

c. Z 25-45 Spiars Engineering (District 8)

*Hold a public hearing and consider the application of **Spiars Engineering**, requesting approval of 1) a change in zoning from Industrial (IN) District to a Planned Development (PD), with a base zoning of Multifamily (MF) District (PD-MF) to convert and expand an existing building into a dwelling, multifamily use and 2) a Concept Plan for a dwelling, multi-Family use. The site is located at 2301 Forest Lane on a property zoned Industrial (IN) District. (District 8) (File Z 25-45)*

3. MISCELLANEOUS

a. SUP Time Period Guideline Update

Consider recommending updates to the City's Specific Use Provision (SUP) Time Period Guide.

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 January 12, 2026, 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, Chairman
Julius Jenkins, 1st Vice Chair
Wayne Dalton, 2nd Vice Chair
Stephanie Paris, Commissioner
Georgie Cornelius, Commissioner
Jaric Jones, Commissioner
Patrick Abell, Commissioner
Bob Duckworth, Commissioner

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

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. December 8, 2025 Plan Commission Minutes

Motion was made by Commissioner Duckworth to **approve** the Minutes as presented with the recommendation that officers of the Commission be listed in the Roll call section of the Minutes. Seconded by Commissioner Paris. **Motion carried: 8 Ayes, 0 Nays.**

2. PUBLIC HEARING

a. DD 25-06 Lockwood Distilling (District 2)

*Hold a public hearing and consider the application of **Lockwood Distilling**, requesting approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to install an awning sign with 24-inch-tall letters, backlit with internal illumination positioned on top of the awning, where only an awning sign with 8-inch-tall letters, no backlighting, and no internal illumination printed, painted or applied directly on the surface of the sign are permitted on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district. The site is located at 532 Main Street, Suite A. (District 2) (File DD 25-06)*

Matthew Wolverton, Planner II, presented the request to the Commission 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 Jenkins. **Motion carried: 7 Ayes, 1 Nay** with Commissioner Cornelius in opposition.

b. Z 25-40 WashWell US-001 LLC (District 8)

*Hold a public hearing and consider the application of **WashWell US-001 LLC**, requesting approval of 1) a Specific Use Provision (SUP) to allow for a Laundry, Self-Serve (Laundromat) use and 2) a Concept Plan for the Laundry, Self-Serve (Laundromat) use. The site is located at 1861 North Garland Avenue, Suite 103 on a property zoned Community Retail (CR) District. (District 8) (File Z 25-40)*

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

The applicants, Barry Lovalvo, 16 Southlake Drive, Santa Rosa Beach, FL. and Max Johnson, 841 Castle Creek Drive, Coppell, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Abell to close the public hearing. Seconded by Commissioner Cornelius. **Motion carried: 8 Ayes, 0 Nays.**

Motion was made by Commissioner Duckworth to **approve** the application as presented with a 10-year SUP. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**

c. Z 25-41 ZoneDev (District 8)

*Hold a public hearing and consider the application of **ZoneDev**, requesting approval of 1) an amendment to Planned Development (PD) District 21-29 to modify sign standards and 2) a Concept Plan for the location of the sign on a property zoned for Multifamily uses. The site is located at 1602 Belt Line Road. (District 8) (File Z 25-41)*

Stewart Starry, Planner II, presented the request to the Commission and remained available for questions.

The applicant, Maxwell Fisher, 2502 Grandview Drive, Richardson, TX 75080, provided an overview of the request and remained available for questions.

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

d. Z 25-44 David Najafi (District 3)

*Hold a public hearing and consider the application of **David Najafi**, requesting approval of 1) a Specific Use Provision (SUP) to allow a Laundry, Self-Serve (Laundromat) use and 2) a Concept Plan for the Laundry, Self-Serve (Laundromat) use. The site is located at 429 East Interstate 30 Suites 3, 4, and 5 on a property zoned Neighborhood Services (NS) District. (District 3) (File Z 25-44)*

Stewart Starry, Planner II, presented the request to the Commission and remained available for questions.

The applicant, Faye Baher, 3225 Turtle Creek, Dallas, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Paris to close the public hearing. Seconded by Commissioner Abell. **Motion carried: 8 Ayes, 0 Nays.**

Motion was made by Commissioner Paris to **approve** the application as presented with a 10-year SUP. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**

3. ADJOURN

There being no further business to come forward before the Plan Commission, the meeting adjourned at 7:37 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary



Planning Report

File No: Z 25-39/District 4

Agenda Item:

Meeting: Plan Commission

Date: February 09, 2026

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) to allow a Day Care Center, Adult use and 2) a Concept Plan for the Day Care Center, Adult use. The site is located at 705 East Oates Road on a property zoned Single Family (SF-7) District.

LOCATION

705 East Oates Road

APPLICANT

Lala Guseynova

OWNER

Nensey Hanif

BACKGROUND

The subject property contains an existing single-story residential structure and is zoned Single-Family (SF-7) District. While an existing SUP for a guest house is associated with this address, the property has since been subdivided, and the guest house is located on the adjacent parcel. As a result, the SUP no longer applies to the subject property. The applicant proposes a Day Care Center, Adult use in the existing building on Lot 38A of the Rosehill Acreage Homesites Subdivision. The property has a drop-off lane as well as an outdoor recreation area which are required amenities for the proposed use. The existing site has sufficient parking available to satisfy the parking requirement for this use. A Day Care Center, Adult use is only permitted with an SUP in the SF-7 District.

SITE DATA

The subject site, identified as Lot 38A, is a 0.551-acre tract of land developed with a single-story building and is currently accessible from East Oates Road to the south. The existing building is approximately 8,676 square feet in size.

USE OF PROPERTY UNDER CURRENT ZONING

The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods.

CONSIDERATIONS

1. Staff recommends an SUP time period of 5 to 8 years for uses not proposing any site improvements. This time period recommendation is based off the updated SUP Time Period Guide which has yet to be adopted by the City Council. The applicant requests 8 years for a Day Care Center, Adult.
2. A Day Care Center, Adult use is defined as a facility licensed by the Texas Department of Human Services that provides day services under an adult day care program for less than twenty-four hours per day to five or more elderly or disabled persons who are not related by blood, marriage, or adoption to the owner or operator of the facility.

SITE DEVELOPMENT STANDARDS

1. A minimum of 15 parking spaces will be required for this site. The existing development provides sufficient parking to accommodate the proposed use.
2. An on-site and drop-off area for clients is required for Day Care Center, Adult uses. The existing development satisfies this requirement.
3. A fenced outdoor leisure area for clients is required for Day Care Center, Adult uses. The existing development includes a fenced outdoor area with turf and seating that satisfies this requirement.
4. Screening will be required along property lines abutting Single Family Districts in accordance with the Garland Development Code. Specifically, screening shall be required along the north and east property lines, which abut the single family (SF-7) District.
5. Any proposed signage shall comply with the standard signage requirements of the Garland Development Code, as set forth in Chapter 4, Article 5.
6. The building is fully sprinklered and shall comply with all applicable fire safety regulations, including the maximum permitted occupancy. The Fire Department has reviewed this request.

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.

The proposed Day Care Center, Adult use is compatible with the Comprehensive Plan's Compact Neighborhoods designation, which anticipates low-intensity convenience services that support nearby residential areas. The facility would serve surrounding neighborhoods and is located within walking distance of nearby single-family development, helping to reinforce walkable development patterns. The use operates at a scale and intensity consistent with those envisioned for Compact Neighborhoods.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east, and south are zoned Single-Family (SF-7) District and are developed with single-family residential uses, while the property to the west is zoned Agricultural (AG) District and is developed with an existing church. The proposed use would provide an accessible service to nearby residential neighborhoods and is considered compatible with the surrounding land uses.

STAFF RECOMMENDATION

Staff recommends approval of the Specific Use Provision request for a Day Care Center, Adult use for a time-period of 5-8 years. The site meets all required standards for an Day Care Center, Adult and provides adequate on-site parking to support the use. The facility

would serve surrounding neighborhoods, is compatible with adjacent development, and aligns with the Comprehensive Plan's vision for Compact Neighborhoods.

ADDITIONAL INFORMATION

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

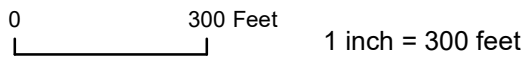
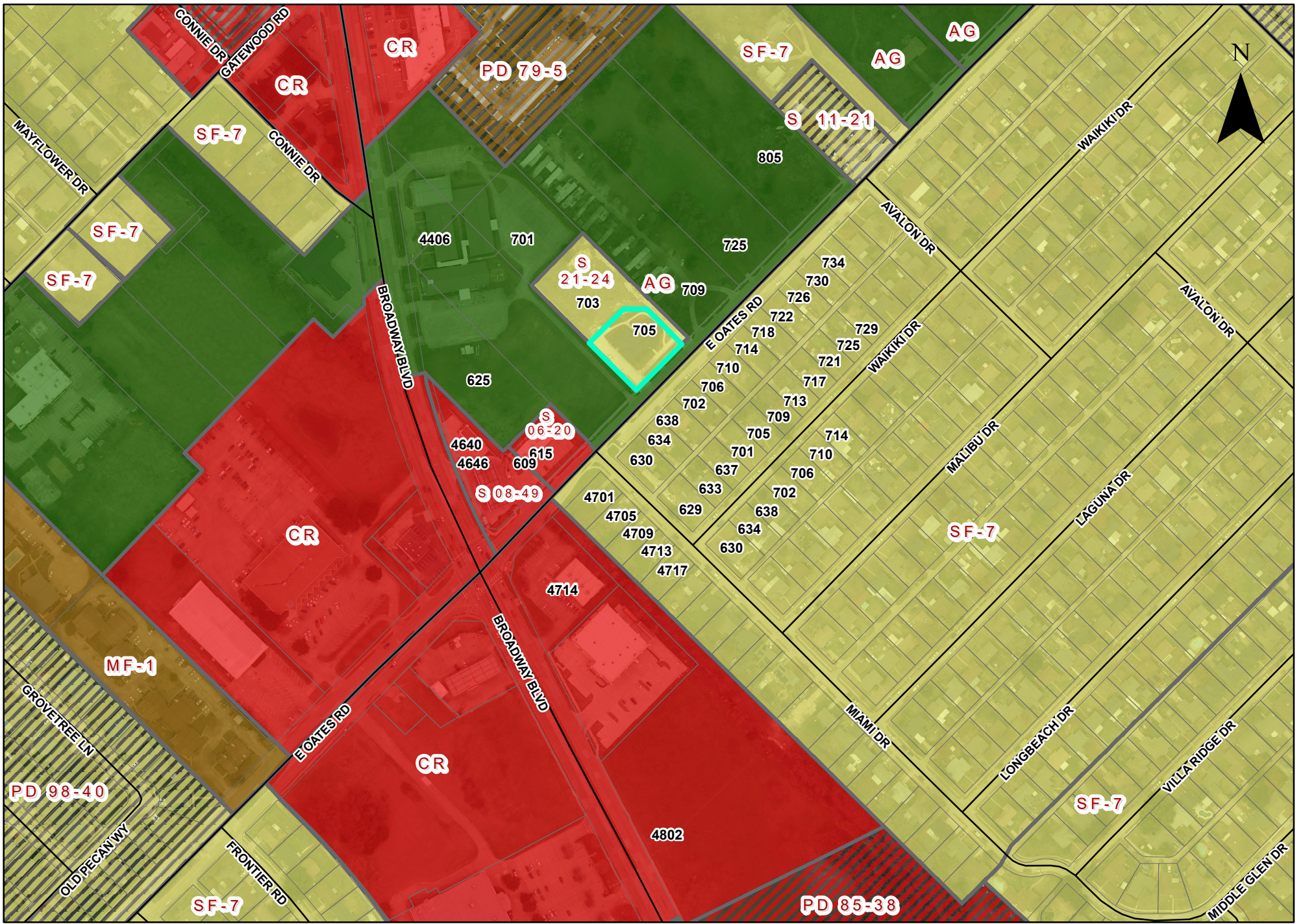
CITY COUNCIL DATE: March 3rd, 2026

PREPARED BY:

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Planning Administrator
Planning and Development
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ZONING MAP Z 25-39

 INDICATES AREA OF REQUEST

705 E Oates Rd

Z 25-39



Facing West viewing site



Facing East viewing site

SPECIFIC USE PROVISION

ZONING FILE Z 25-39

705 East Oates Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Day Care Center, Adult 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 Single Family (SF-7) 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 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 SF-7 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 eight-year time period.

HARMONY ADULT DAY CARE & HABILITATION CENTER

705 E Oates Rd
Garland, TX 75043
214-538-6120
Harmonyadc@yahoo.com

Re: Concept Plan – Adult Day Care & Habilitation Center

Property Address: 705 E Oates Rd, Garland, TX 75043

To Whom It May Concern,

This letter is submitted to present the Concept Plan for the proposed **Harmony Adult Day Care & Habilitation Center**, to be located at 705 E Oates Rd, Garland, Texas.

1. Project Overview

Harmony Adult Day Care & Habilitation Center is a proposed community-based adult day health and habilitation facility that will serve adults with disabilities, aging adults, and individuals requiring supervised daytime support. The center will provide structured programs focused on socialization, daily living skills, and therapeutic recreational activities, all inclusive in nature.

2. Purpose of Development

The intent of this project is to utilize the existing structure at 705 E Oates Rd for a licensed Day Activity and Health Services (DAHS) program, operating under the oversight of the Texas Health and Human Services Commission (HHSC) and meeting all applicable zoning and building requirements. The facility's goal is to increase community services for vulnerable populations while maintaining neighborhood compatibility.

3. Site Characteristics

- Parcel: Approximately (insert acreage or square footage if known)
- Zoning: (Insert zoning designation)
- Proposed Use: Adult Day Care and Habilitation Center (Specific Use Provision requested)
- Existing Structure: Single-story commercial building suitable for light renovation
- Accessibility: Paved parking lot, ADA-compliant entrances, and necessary public transit access

4. Building Use & Layout

The facility will include:

- Reception and administrative office area
- Group activity room and dining space

- Quiet/rest area for participants
- Kitchenette and meal service area
- Accessible restrooms
- Staff break and storage rooms
- Secure outdoor recreational space

5. Operations & Staffing

- Operating Hours: Monday through Friday, 8:00 a.m. – 4:00 p.m.
- Average Daily Attendance: 25 to 32 participants
- Staffing: Up to 4 employees at maximum
- Transportation: Approved on-premises or contracted transportation services
- Participant Pick-Up and Drop-Off
- Security: Controlled access doors and interior cameras

6. Parking & Traffic

The site provides adequate on-site parking to accommodate staff, transportation vans, and visitors. Participant traffic is limited to short drop-off and pick-up intervals, minimizing congestion and maintaining neighborhood compatibility.

7. Community Impact

- Providing essential support services for families and caregivers
- Creating employment opportunities
- Promoting social inclusion and quality of life for adults with special needs
- Repurposing an existing building while maintaining the character of the surrounding neighborhood

8. Compliance

- Texas Administrative Code, Title 40, Part 1, Chapter 98 (DAHS licensing)
- City of Garland zoning ordinance (Specific Use Provision)
- All applicable building, fire, and health codes

9. Design & Aesthetic Improvements

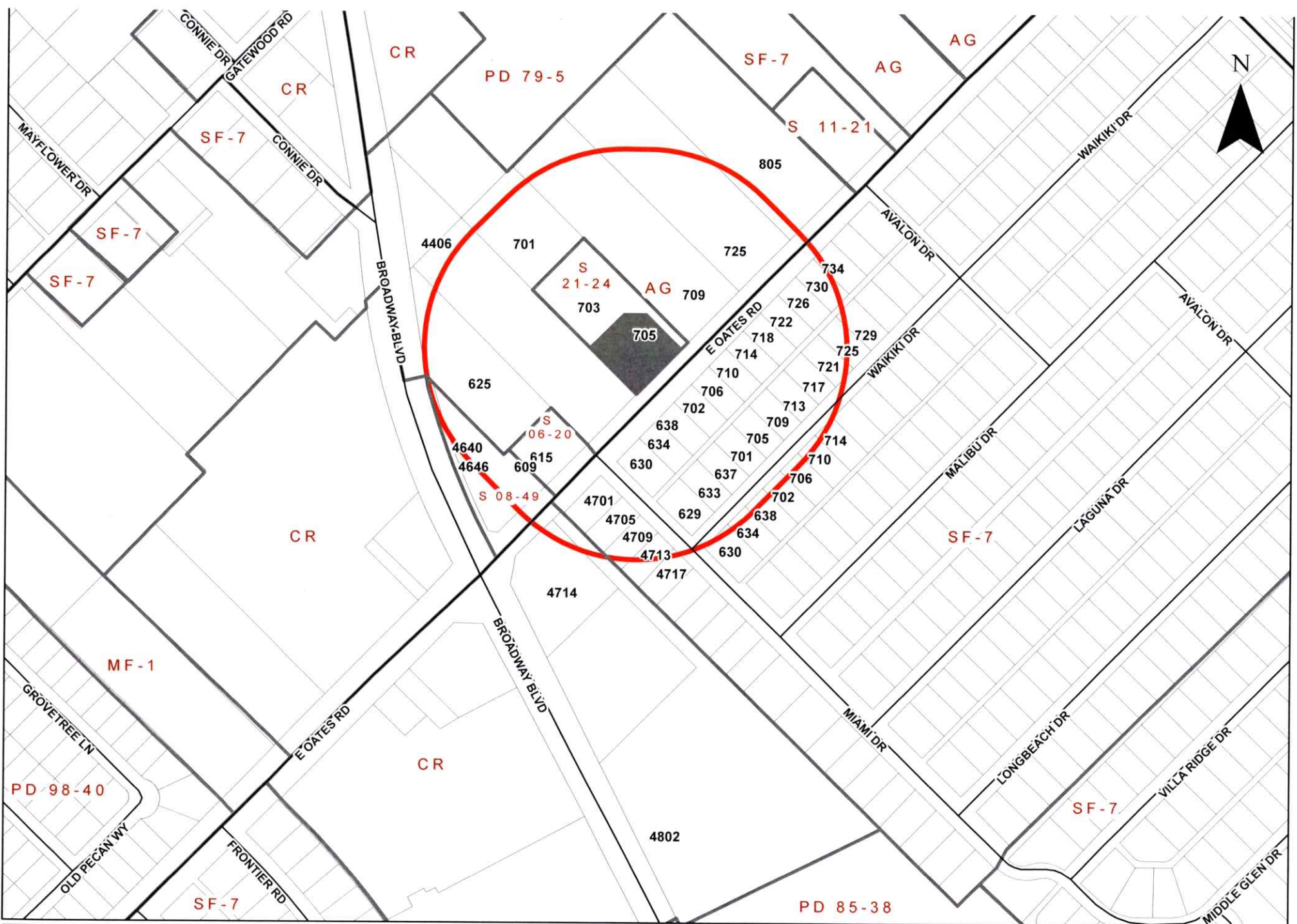
- Updated façade and signage consistent with Garland design standards
- Landscaping enhancements for safety and visual appeal
- Designated accessible parking and entry pathways

Sincerely,

Lala Guseynova

CEO

Harmony Adult Day Care & Habilitation Center



ZONING MAP Z 25-39

 INDICATES AREA OF REQUEST
 INDICATES NOTIFICATION AREA

705 E Oates Rd

Zoning Response Case Comments

CASE NUMBER	PC HEARING DATE	CC HEARING DATE	PLANNER NAME
Z 25-39	—	—	—

Lindsey Fiegelman

2026-02-01T21:11:51

AGAINST

Outside the Notification Area

[REDACTED]

Garland, Texas

Is this business already operating here? It appears to be.

**Kyle and Cheryl Sim-
mons**

2026-02-02T16:21:22

AGAINST

EMAIL

[REDACTED]

PHONE

[REDACTED]

[REDACTED]

Garland, Texas 75043

Outside the Notification Area

we are against this zoning approval. this area is flooded with Adult Daycares. Approval should be scrutinized



Planning Report

File No: Z 25-43/District 8

Agenda Item:

Meeting: Plan Commission

Date: February 9, 2026

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc. use) and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use.

LOCATION

568 N Shiloh Road

APPLICANT

Watermill Express

OWNER

Ward Properties Walnut Shiloh

BACKGROUND

There is an existing water kiosk on site, and the applicant wishes to remove it and replace it with *Watermill Express's* most up-to-date model. The new vending station will be a 106sf pre-manufactured, stand-alone, unmanned masonry structure constructed of pre-cast concrete. The property is zoned Planned Development (PD) District 93-05 for Community Retail (CR) and truck rentals. This zoning district requires a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc.) use. The Certificate of Occupancy for the current kiosk was issued in 2004 for water vending; however, this use was not specifically identified in the Garland Development Code at that time.

SITE DATA

The entire site is approximately 6.609 acres in size and is a developed commercial plaza with multiple retail, service and restaurant uses. Access to the property is from West Walnut Street on the south and North Shiloh Road on the west. Two parking spaces in front of the kiosk will be removed and replaced with a parking island with landscaping as shown on the attached concept plan. The modification does not impact required parking, as the site exceeds the minimum standards. No additional parking spaces will be affected, and the proposed kiosk replaces the existing kiosk at the same location.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 93-05 for Community Retail (CR) and truck rentals. This 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 inappropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a PD 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.

SITE DEVELOPMENT STANDARDS

1. The kiosk shall comply with Section 4.83 (A) – Architectural Elements, which requires nonresidential buildings to incorporate design elements that create character or reflect regional architecture by including at least six of the listed architectural elements.
2. The site exceeds minimum parking requirements, with 222 spaces required and 429 spaces present; therefore, the removal of two spaces for a parking island does not create a parking deficiency.
3. No additional site development standards are triggered by this request, as the proposal is in compliance with Section 2.52(7) – Kiosks of the GDC and replaces an existing kiosk at the same location.

CONSIDERATIONS

Specific Use Provision

1. The applicant is requesting a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc.) use.
2. The applicant requests a 30-year time limit.
3. The applicant will install additional landscaping such as a parking island in front of the kiosk and landscaping at the entrance of the site from North Shiloh Road as shown on the attached concept plan. Landscaping within the parking island will consist of low shrubs or ornamental plantings only. Landscaping within the right-of-way shall be limited to low shrubs or ornamental plantings with a maximum height of 2.5 feet measured from the top of curb. No landscaping, signage, berms, or other obstructions will be permitted within the required sight line triangles.
4. An appropriate time frame for Kiosk uses can be 10-15 years.
5. KIOSK, SELF-SERVICE - RETAIL:(x) A self-service kiosk, operated by a business entity for the convenience of its customers to purchase and obtain a commodity that is either prepackaged or dispensed in bulk to the customer (such as, ice, or drinking water). The term does not include a Vending Machine, Exterior.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business centers for the subject site. Business centers provide a cluster of business offices and/ or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers are generally located at intersections of major and/ or secondary arterial streets or significant transit areas (bus/ rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

The kiosk is a retail self-service use that serves employees, businesses, and visitors within the surrounding commercial area, as well as the residential neighborhoods across Shiloh Road.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Community Retail (CR) (part of the same PD) with a multi-tenant commercial center containing retail stores, restaurants, and neighborhood service businesses; the property to the east is zoned Community Retail (CR) with a medical office and restaurants; the property to the south is zoned Community Retail (CR) with retail, restaurants; and the property to the west is zoned Single-Family District – 7 (SF-7) with single-family homes.

The kiosk is a neighborhood service that has served the community for 22 years. It is located right along the intersection of two major thoroughfares and is easily accessible.

STAFF RECOMMENDATION

Staff recommends approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service Retail (ice, water, etc.) use for 15 years and 2) a Concept Plan for a Kiosk, Self-Service Retail (ice, water, etc.) use.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Concept Plan
- iii. SUP Conditions
- iv. Elevations for Reference
- v. Site Photos
- vi. Applicant Written Request

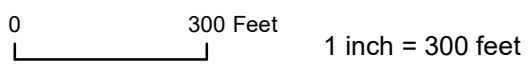
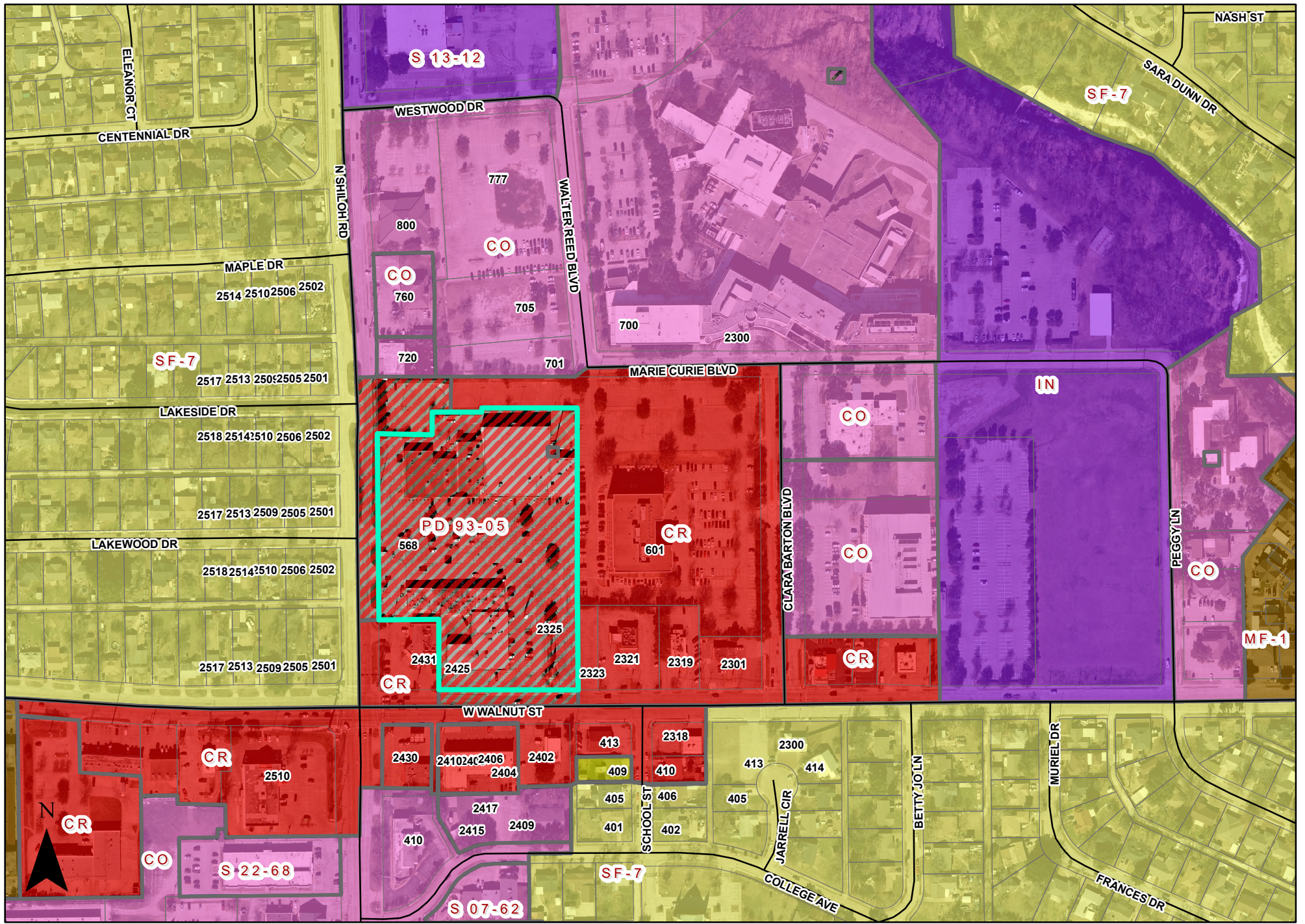
CITY COUNCIL DATE: March 3rd,2026

PREPARED BY:

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REVIEWED BY:

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Planning Administrator
Planning and Development
972-205-2453
EChetuya@garlandtx.gov



ZONING MAP Z 25-43

 INDICATES AREA OF REQUEST

568 N Shiloh Rd

FIELD VERIFY CROSS SLOPES SHALL NOT EXCEED 1:48. CONTRACTOR TO VERIFY SPOT ELEVATIONS OR SLOPES AT LOCATIONS REQUIRING MAX. 1:48 SLOPES, SUCH AS SIDEWALK INTERSECTIONS OR CHANGE OF DIRECTION (FOR MIN. 5'-0" OF LENGTH), RAMP/STAIR LANDINGS, VEHICULAR WAY CROSSES, VEHICULAR LOADING ZONES, ACCESSIBLE PARKING SPACES/AISLES, ROUTES (WHETHER OR NOT STRIPED) TO ACCESSIBLE GARAGE SPACES (AND FLUSH MAN-DOOR THRESHOLD), ENTRY DOOR MANEUVERING SPACES, VEHICULAR LOADING ZONES, TRASH AREAS, AND AT AMENITY AREAS. MAX. SLOPE TO BE LESS THAN 1:48 & 1:20 (E.G., 15% & 4.5%).

WHERE PROVIDED ALONG DESIGNATED ACCESSIBLE ROUTES, ENSURE WALKWAYS HAVE MAX. 1:20 RUNNING SLOPES, UNLESS INTENDED TO BE A COMPLIANT RAMP. WHERE THERE ARE RAMP, ENSURE RAMP SLOPES DO NOT EXCEED 1:12 MAX., AND PROVIDE A LEVEL LANDING AT THE TOP & BOTTOM OF RAMP. HANDRAILS ARE REQUIRED ON BOTH SIDES IF RAMP RUNS HAVE A RISE GREATER THAN 6". MAX. SLOPE AT LESS THAN 1:20 & 1:12 (E.G., 4.5% & 7.5

SHEET UPDATED FOR
NEW LANDSCAPE
AREA



REFER TO ENLARGED DEMO SITE PLAN FOR ADDITIONAL INFORMATION.

Existing Site Location

Scale: Picture Not to Scale

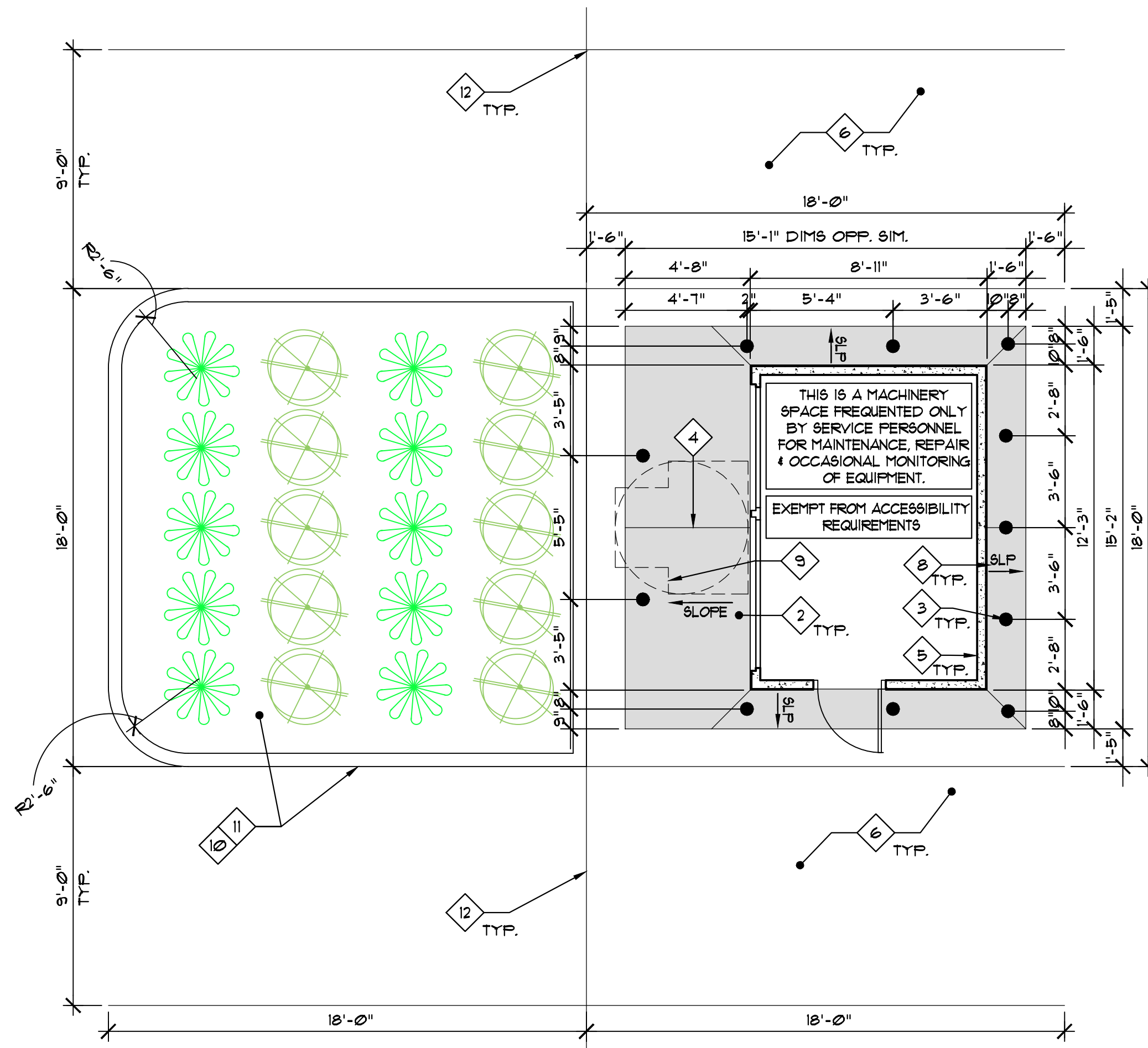
SIGNAGE REQUIRES A SEPARATE REVIEW.



REFER TO ELEVATIONS ON SHEET "A4" FOR ADDITIONAL INFORMATION.

New Structure (Representation Only)

Scale: Picture Not to Scale



Enlarged Site Plan

Scale: 1/4" = 1'-0"

North



THE WATERMILL STRUCTURE IS APPROVED BY THE STATE, WHICH INCLUDES ADA STANDARDS, AND IS NOT RE-VIEWABLE ON THE LOCAL LEVEL. STAMPED, APPROVED PLANS ATTACHED FOR REFERENCE.

Keynotes A2


- 1 DEMO EXISTING WATER STATION, PIPE BOLLARDS, CONCRETE PAD AND ALL FOOTINGS, RE-GRADE FOR NEW WATER STATION. CONTRACTOR TO VERIFY LOCATION OF EXISTING WATERMILL. NEW STRUCTURE TO BE CENTERED ON EXISTING LOCATION AND ROTATED TO FACE REQUIRED ORIENTATION.
- 2 NEW AREA OF WORK FOR SURROUNDING CONCRETE SIDEWALK, REFER TO ENLARGED PLANS.
- 3 NEW PIPE BOLLARD, REFER TO DETAIL 3/A3.
- 4 PLACE CONTROL JOINTS AT FRONT AND BACK OF FOUNDATION SKIRT AND AT EACH CORNER ALONG TOP OF SLOPE RIDGE LINES.
- 5 PRE-CAST CONCRETE STRUCTURE, REFER TO ENLARGED FLOOR PLAN.
- 6 EXISTING ASPHALT PAVING TO REMAIN.
- 7 SAUCUT & DEMO EXISTING ASPHALT PAVING TO INSTALL NEW STRUCTURE PER PLAN. PATCH AND REPAIR CONCRETE PAVING WHERE NEEDED. RESTRIPE ADJACENT PARKING.
- 8 2% MIN. SITE DRAINAGE (MUST LEAD AWAY FROM STRUCTURE AND TOWARDS STREET. 5'-0" DIA. WHEELCHAIR TURNING CLEARANCE REQUIREMENT.
- 9 NEW CONCRETE CURB TO MATCH EXISTING. NEW LANDSCAPE AREA. CONTRACTOR TO COORDINATE ALL LANDSCAPE MATERIALS AND CONNECTION OF NEW IRRIGATION TO EXISTING SYSTEM WITH SITE OWNER AND WATERMILL.
- 10 NEW PARKING SPACES TO BE RE-STRIPPED TO MATCH EXISTING.

Symbols Legend

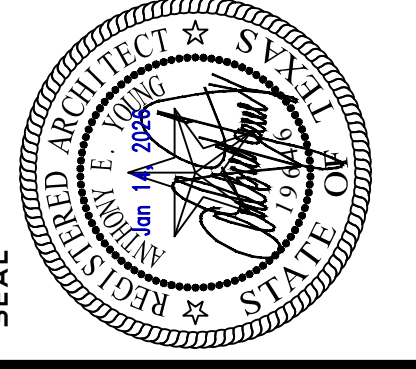
- EXISTING SITE
- - - DEMO EXISTING SITE

Disabled Access

- 1 THE WATERMILL STRUCTURE IS APPROVED BY THE STATE, WHICH INCLUDES ADA STANDARDS, AND IS NOT RE-VIEWABLE ON THE LOCAL LEVEL. STAMPED, APPROVED PLANS WILL BE ATTACHED FOR REFERENCE.
- 2 THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITH 48" OF THE FLOOR, BUT NOT LOWER THAN 15".
- 3 CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRABBING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.



AVARIUS STUDIOS
PH: (702) 776-7774



REGISTERED ARCHITECT & SURVEYOR
STATE OF TEXAS
SEAL

PROJECT NAME
Watermill Express #114036
568 N. Shiloh
Garland, Texas 75042

SHEET TITLE
Enlarged Site & Demolition Site Plans

REVISIONS

1	Blgg Dept 12-8-25	*	*	*
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PROJECT NO WE 25-140

DRAWN BY
JR

DATE January 14, 2026

SCALE As Noted

SHEET NO
A2

FOR APPROVAL AND RECORD, THESE PLANS AND INSTRUMENTS OF SERVICE SHALL BE REVIEWED BY THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

SPECIFIC USE PROVISION

ZONING FILE Z 25-43

568 N Shiloh Road

[Requested by the Applicant]

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Kiosk, Self-Service Retail (ice, water, etc.) 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 Planned Development (PD 93-05) for Community Retail (CR) and truck rentals 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 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;

EXHIBIT B

- 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 by the GDC, (PD 93-05) or by state or federal law.

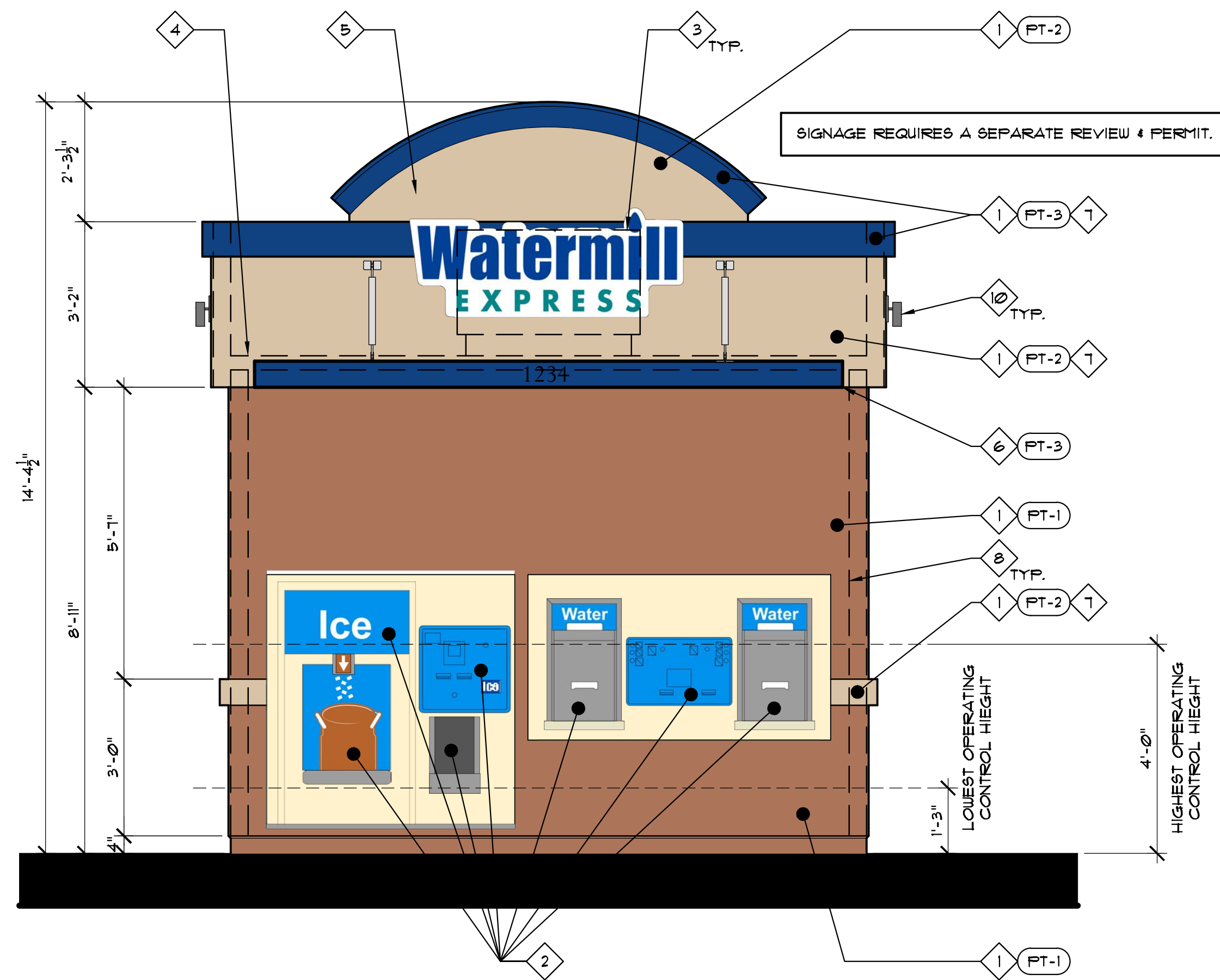
The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

V. Specific Regulations:

- A. Time Period: The Specific Use Provision shall have a period of 30 years. [Applicant's request]

Time Period: The Specific Use Provision shall have a period of 15 years. [Staff recommendation]

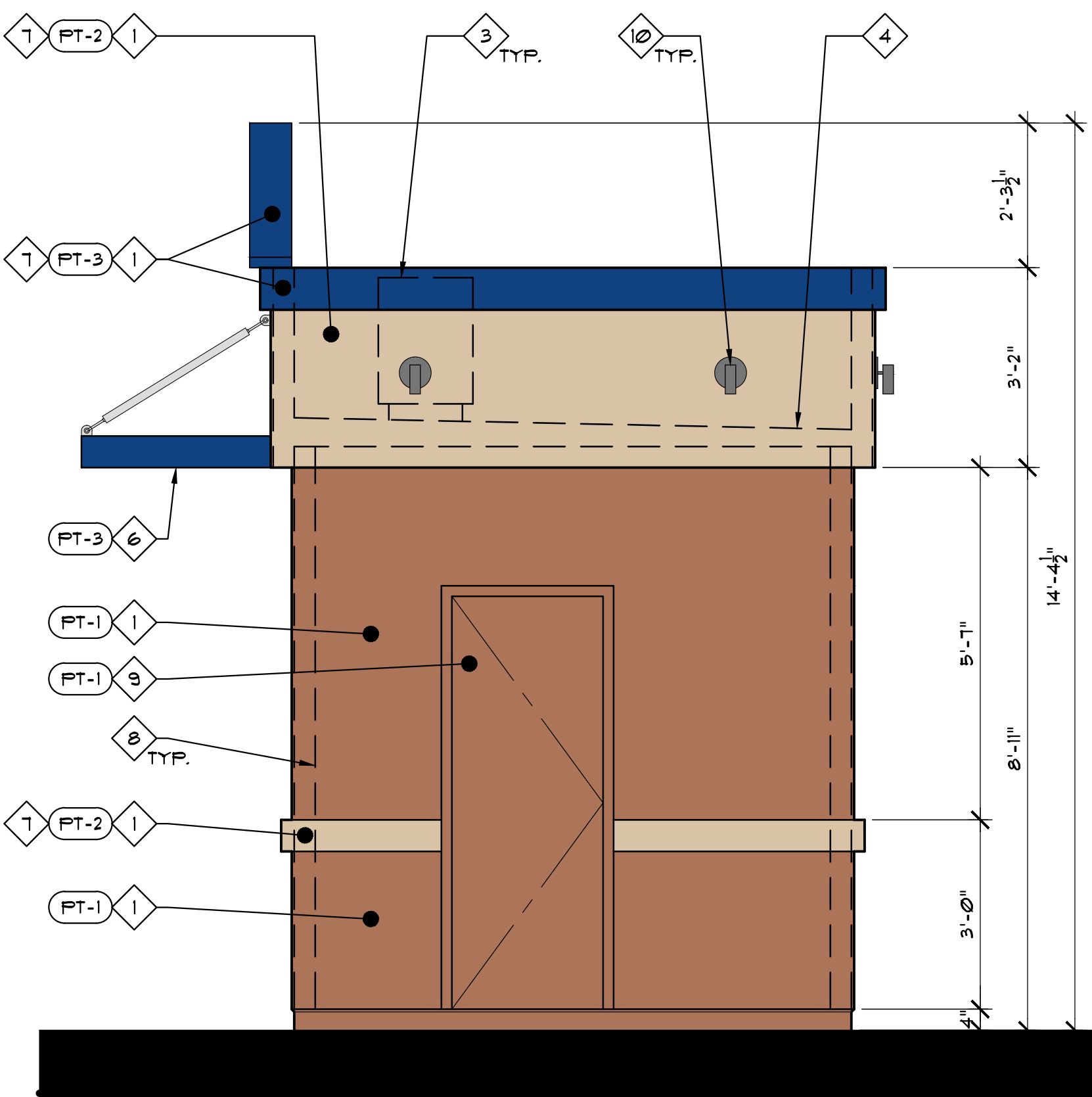
- B. Landscaping: Additional landscaping shall be installed along North Shiloh Road and a parking island with landscaping in front of the kiosk as shown on the Concept Plan before a Certificate of Occupancy is issued.



Front Elevation - West View

Scale: 1/2" = 1'-0"

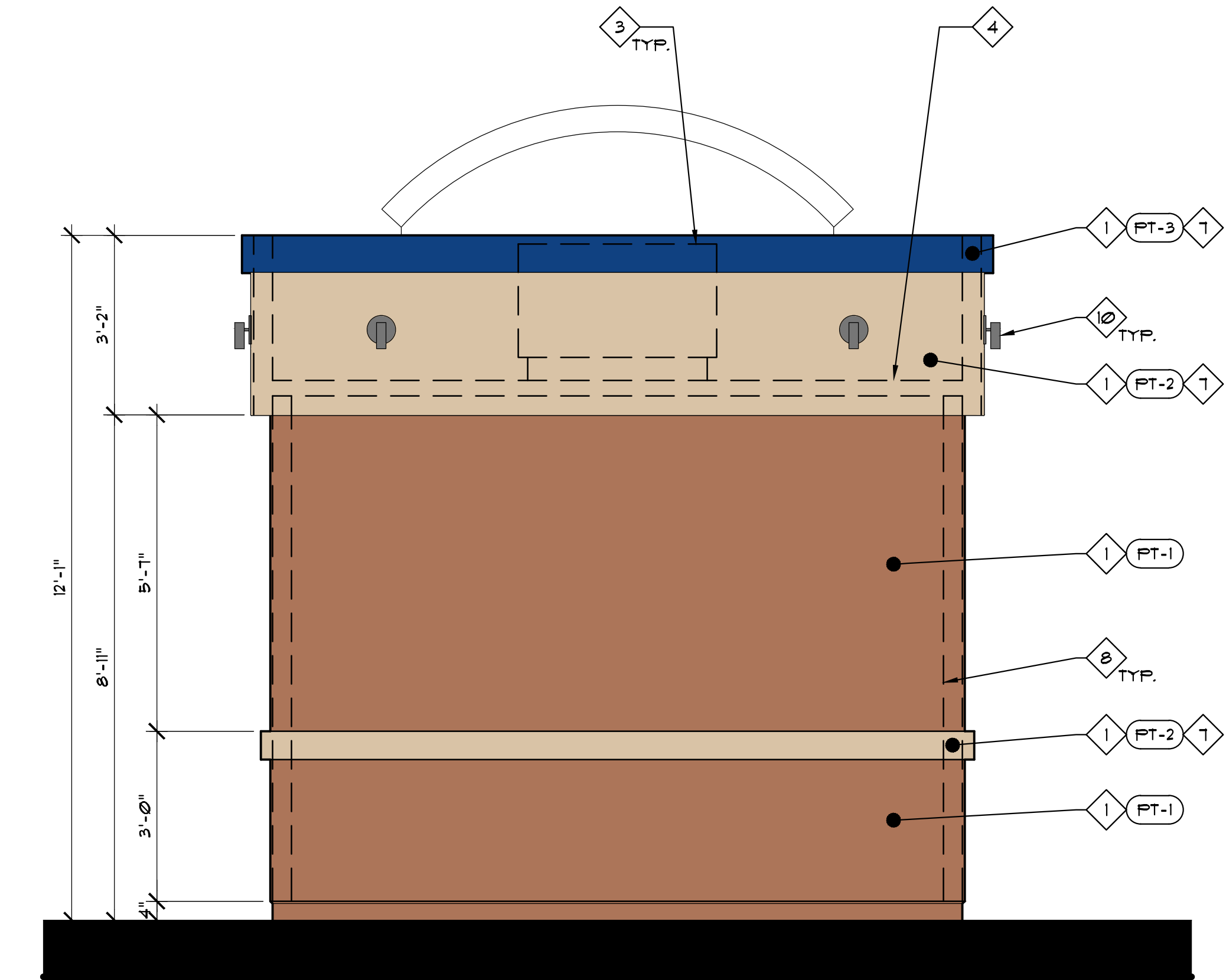
4
A4



Side Elevation - South View

Scale: 1/2" = 1'-0"

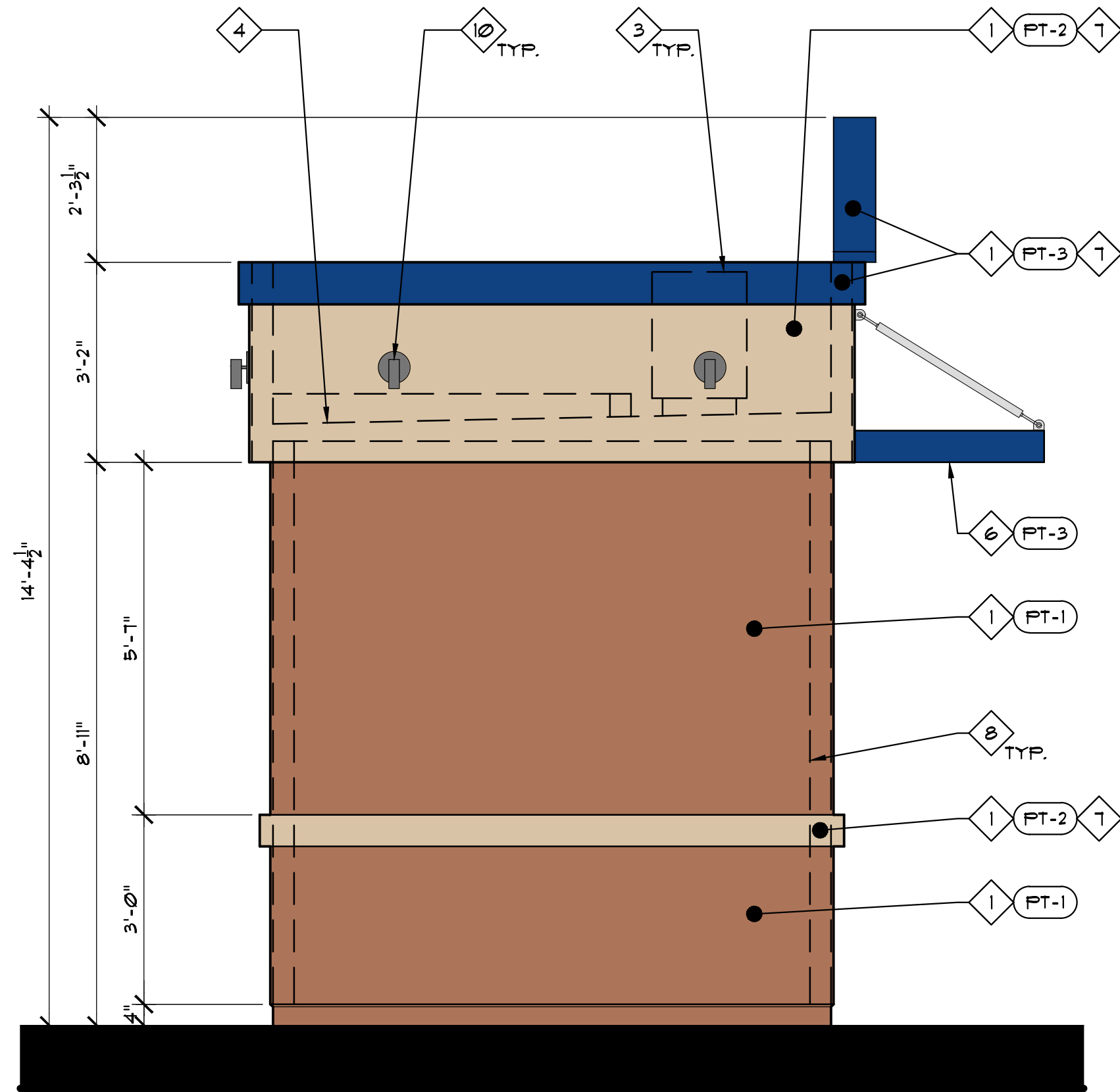
3
A4



Back Elevation - East View

Scale: 1/2" = 1'-0"

2
A4



Side Elevation - North View

Scale: 1/2" = 1'-0"

1
A4

THE WATERMILL STRUCTURE IS APPROVED BY THE STATE, WHICH INCLUDES ADA STANDARDS, AND IS NOT REVIEWABLE ON THE LOCAL LEVEL. STAMPED, APPROVED PLANS ATTACHED FOR REFERENCE.

Keynotes A4

- 1 PAINTED PRE-CAST CONCRETE WATER KIOSK, REFER TO STRUCTURAL, M/E/P AND EXTERIOR ELEVATIONS DRAWINGS.
- 2 WATER/ ICE DISPENSER AND CONTROL PER MFR WRITTEN INSTRUCTION, REFER TO M/E/P DRAWINGS AND COORDINATE WITH OWNER.
- 3 CONDENSER EQUIPMENT BEYOND, REFER TO MECHANICAL & STRUCTURAL DUG'S.
- 4 SLOPED PRE-CAST CONCRETE ROOF LINE BEYOND.
- 5 BLUE & WHITE ACRYLIC COVER OVER LIGHT BOX, REFER TO ELECT. DUG'S AND COORDINATE WITH OWNER.
- 6 PRIME AND PAINTED METAL CANOPY AND SUPPORT SYSTEM, REFER TO STRUCTURAL DRAWINGS.
- 7 RETURN PAINT COLOR TO INSIDE FACE BACK TO MAIN BUILDING.
- 8 DASHED LINES REPRESENT BUILDING BEYOND.
- 9 PRIME AND PAINTED DOOR AND FRAME ASSEMBLY.
- 10 WALL MOUNTED EXTERIOR LIGHTING, REFER TO ELECTRICAL DUG'S.

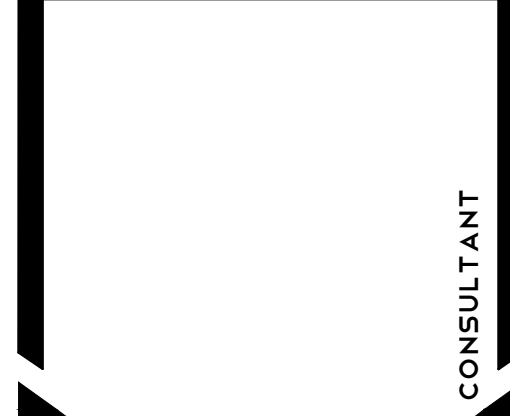
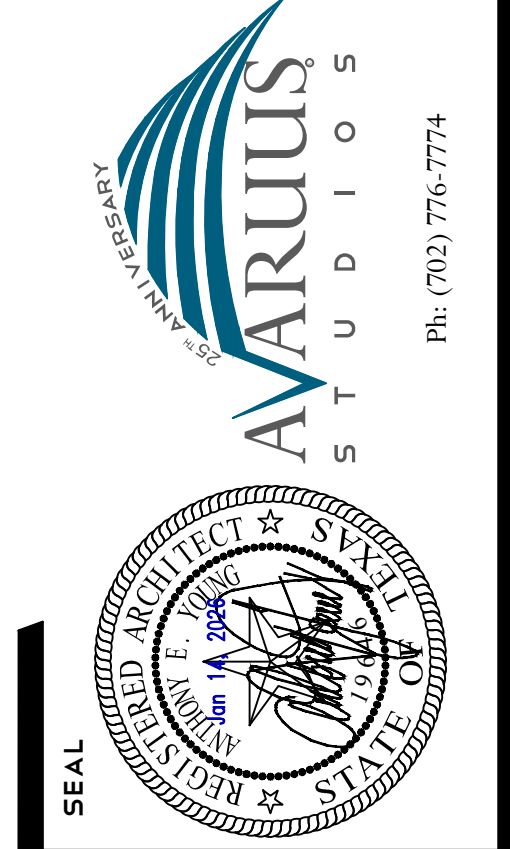
Materials & Colors

DESIGN IS BASED ON BUT NOT LIMITED TO BELOW ITEMS

- PT-1, SHERWIN WILLIAMS #SW 0001 DECORIOUS
- PT-2, SHERWIN WILLIAMS #SW 0036 BUCRAM BINDING
- PT-3, SHERWIN WILLIAMS #SW B915-30 BLUE MATCH

General Notes

1. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS.
2. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD, MASONRY, OR CONCRETE UNO.



PROJECT NAME
Watermill Express #114036
568 N. Shiloh
Garland, Texas 75042

EXTERIOR ELEVATIONS
CONSULTANT

REVISIONS	DATE	BY
* * *		

DRAWN BY
SM
DATE January 14, 2026
SCALE As Noted

SHEET NO
A4

PROJECT NO WE 25-140

Z 25-43



Facing North viewing site



Facing South viewing site



Facing East viewing site



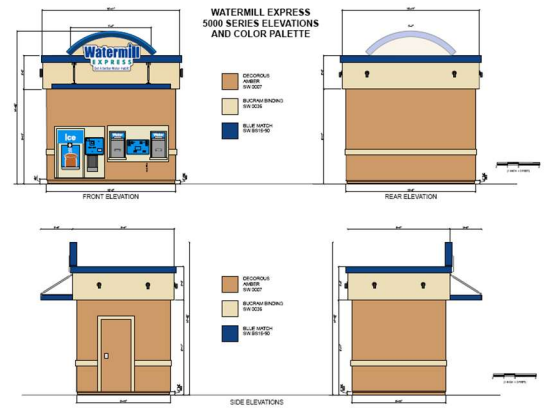
Facing North from Shiloh Road

Facing West viewing site

NARRATIVE



WATERMILL EXPRESS PID 114036
568 N SHILOH RD, GARLAND, TX 75042
PARCEL 26648500010010000 - PARKING LOT



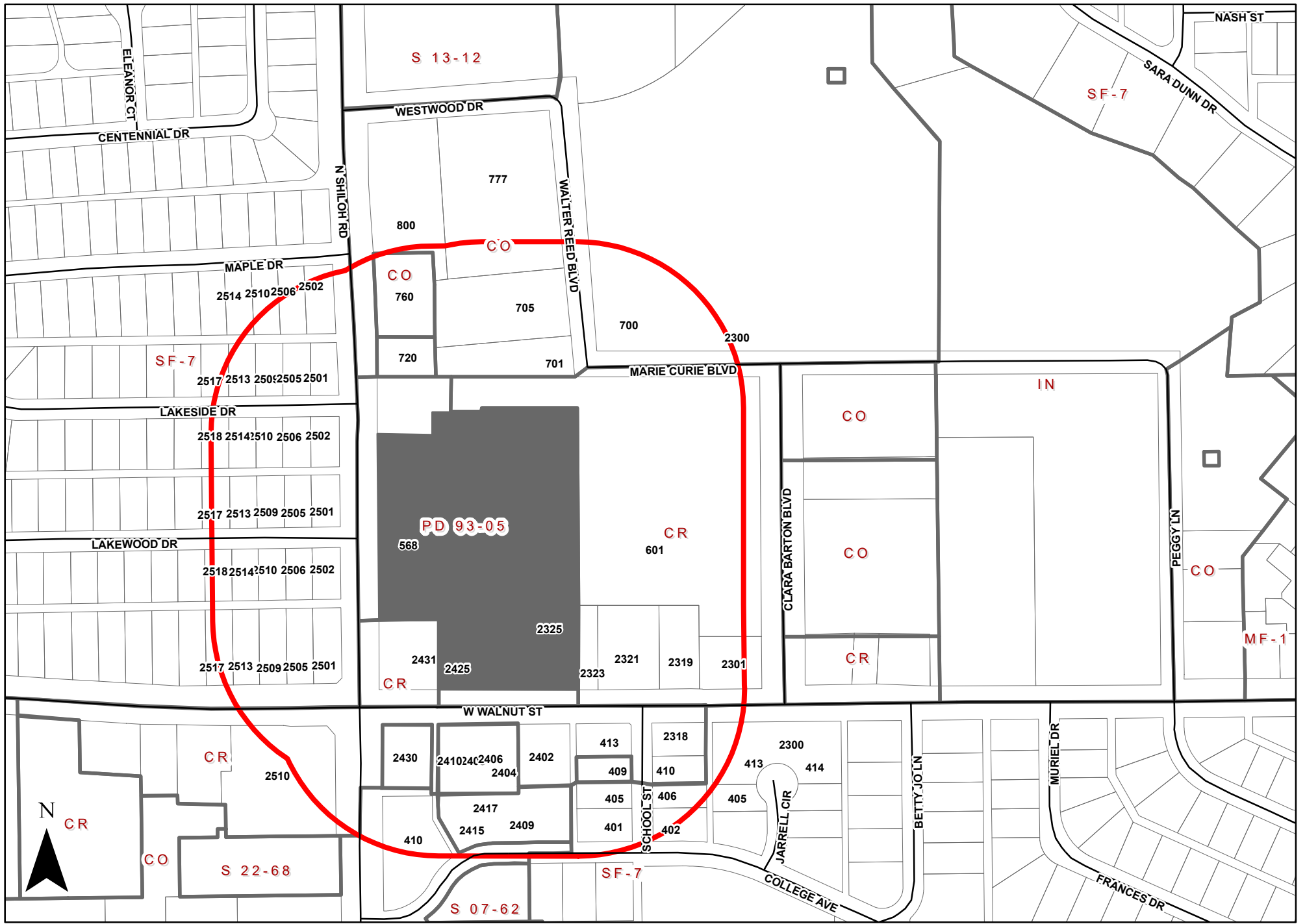
We are proposing to remove and replace the current Watermill Express with our most up-to-date model. The new vending station is a 106sf pre-manufactured, stand-alone, unmanned masonry structure constructed of pre-cast concrete with an architectural finish that is designed to be especially resistant to the elements and customer wear and tear. The prefabricated station is certified and registered with the Industrialized Housing and Buildings Division of the Texas Department of Licensing and Regulation. It is wind rated to 170 mph and seismic rated to Design Category D.

It will sit on a new 15x15 surface-level pad located in two (2) leased parking spaces and will connect to existing utilities from the old unit. All units come to the site already inspected and approved by the State, leaving local review to primarily the pad and utility connections. The unit measures 14.375' x 12.17' x 8.83' and can be color-matched, if needed. There is one (1) attached illuminated Watermill Express sign.

There are no other proposed changes to the existing property including landscaping.

Thank you,

Ashley Hayes
Watermill Express, LLC / Permit Coordinator
561.313.9614
Ashley.Hayes@WatermillExpress.com



0 300 Feet
1 inch = 300 feet

ZONING MAP Z 25-43

INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA 

568 N Shiloh Rd

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



Planning Report

File No: Z 25-45/District 8

Agenda Item:

Meeting: Plan Commission

Date: February 9, 2026

REQUEST

Hold a public hearing and consider approval of 1) a change in zoning from Industrial (IN) District to a Planned Development (PD), with a base zoning of Multifamily (MF) District (PD-MF) to convert and expand an existing building into a dwelling, multifamily use and 2) a Concept Plan for a dwelling, multi-Family use.

LOCATION

2301 Forest Lane

APPLICANT

Spiars Engineering

OWNER

Radiant Acquisitions, LLC

BACKGROUND

The subject property is currently developed with an office building that is unoccupied and shows signs of wear. The applicant wishes to revitalize, convert, and expand the existing building into a dwelling, multifamily use. The existing site is zoned Industrial (IN) District and requires a change in the base zoning to Multifamily (MF) District as the existing zoning does not allow multifamily development by right. The applicant is requesting a PD to allow for special standards that deviate from the MF District.

SITE DATA

The subject site is a 1.817-acre tract of land developed with an office building that is currently unoccupied. The applicant is proposing an approximate 105-unit multi-family conversion and expansion of the existing office building. The building will contain a parking garage with approximately 175 spaces overall. The site will be accessed from Forest Lane and Gold Street.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Industrial (IN) District and contains an unoccupied office building. There are two entries into the site along Forest Lane and Gold Street.

CONSIDERATIONS

1. *Parking:* The applicant proposes a parking standard that will allow them to exceed the GDC requirement of one space per unit. Since the adoption of Senate Bill 840, all Multifamily developments will have a required parking of one space per unit. The developer requests parking ratios of 1.0 parking spaces per efficiency unit, 1.4 parking spaces per one-bedroom unit, and 1.9 parking spaces per two-bedroom units.

2. *Building Design:* The applicant proposes a minimum of 10" depth of horizontal articulations along Forest Lane. The Garland Development Code (GDC) currently requires a minimum of two (2) foot depth of horizontal articulations for street-facing façades. Due to the office building currently existing and facing Forest Lane, it would be difficult for the applicant to comply with the code. The applicant intends to comply with the requirement for

the side of the building facing Gold Street, as the expansion will be facing this street. Additionally, the applicant stated that they would “make the front elevation (facing Forest Lane) to pop through the use of balconies, additional materials, and colors instead”.

3. *Build-To Zone*: The applicant proposes that 0% of the street-facing building façade to be within the build-to line zone along Forest Lane. The GDC currently requires 75% of the façade to be within the build-to line zone of 15 feet minimum and 30 feet maximum. Due to the office building currently existing and set back thirty (30) feet from the property line, the applicant cannot meet this standard. The applicant does intend to comply with the build-to line zone requirement for the building facing Gold Street, as this facade will be new construction.

The following table summarizes the deviations:

Development Standard	Required	Proposed
Parking	One (1) parking space per dwelling unit.	Efficiency Units 1.0 parking spaces per unit One Bedroom Units 1.4 parking spaces per unit Two Bedroom Units 1.9 parking spaces per unit
Building Design	Minimum of two (2) foot depth horizontal articulation.	Minimum of 10-inch depth horizontal articulation along Forest Lane. The front elevation along Forest Lane shall be enhanced with the use of balconies, additional building materials and color variation.
Build-To Line Zone/Setback	75% of the façade must be within the Build-To Zone.	0% of the façade must be within the Build-To Zone along Forest Lane.

SITE DEVELOPMENT STANDARDS

1. The site is an existing office building. Rezoning and expanding the building will mean the site will follow the zoning regulations of the Multifamily (MF) District which covers setbacks, lot coverage, building height and lot dimensions.
2. Landscape buffers of 15 and 10 feet will be provided on Forest Lane and Gold Street, respectively. One large canopy tree and seven shrubs are required every 30 lineal feet along Forest Lane. Due to the overhead power lines, the GDC requires the trees to be exchanged for a cluster of three small ornamental trees each. Gold Street has no overhead electric lines nor utility easement and will only require a large canopy tree every 30 lineal feet.
3. The applicant, while requesting a deviation for horizontal articulation along Forest Lane, will meet all other architectural standards such as vertical articulation and building design standards.
4. The applicant will provide a refuse container at the back of the site, facing away from the street to meet the GDC requirements.
5. Proposed amenities to the complex would include a small pool area, a sun deck, an outdoor lounge/grill area, a dog area, and a fitness center. The development will be

required to meet the minimum 30-point standard for amenities based on the number of dwelling units.

6. The development will be required to meet all required site design elements as applicable.

These requirements will be reviewed for compliance during the site and building permit review process.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject site. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, that employ large numbers of people.

Proximity and access to residential areas are encouraged to reduce travel times to employment. The site design incorporates an urban frontage and an internal parking garage with two access points, addressing both functional needs and visual aesthetics. Building design and landscaping provide appropriate buffering along gateway corridors such as Forest Lane, between adjacent developments, and near surrounding residential neighborhoods. Additionally, the Envision Garland Plan makes multiple mentions of "underutilized sites" that could and should be redeveloped to realize their potential. These are properties that provide opportunities for redevelopment, reinvestment, or reuse of abandoned structures. The proposed development will provide short travel times to surrounding employment opportunities, housing to nearby workers, and reinvestment of an underutilized site per the comprehensive plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is a multi-tenant commercial building zoned Planned Development (PD) District 83-163 for mixed uses containing an office, a church, and vacant suites. The property to the east is also a multi-tenant commercial building zoned Planned Development (PD) District 85-92 for mixed uses containing offices, personal services, and a trade school. The property to the west is the new Garland Police Property Room and is zoned Industrial (IN) District. Finally, the property to the south is also zoned Industrial (IN) District and contains a stand-alone bank with a drive-through service.

The proposed use is compatible with the surrounding area and will provide housing stock as well as revitalization to an area just west of Downtown Garland. The existing building on site has been vacant since 2019 and has since been impacted by internal and external damage. Adaptive reuse is the practice of repurposing existing buildings for new functions, providing a sustainable alternative to demolition and new construction. The applicant's adaptive reuse of the property meets the Envision Garland Plan for reinvestment of "underutilized properties."

STAFF RECOMMENDATION

Staff recommends approval of a change in zoning from Industrial (IN) District to a Planned Development (PD), with a base zoning of Multifamily (MF) District (PD-MF) to convert and expand an existing building into a dwelling, multifamily use with the condition that balconies, additional materials, and colors be utilized to offset the reduction of the horizontal articulation standards. The proposed use and development do align with the comprehensive plan as well as revitalize and add housing stock to the area just west of Downtown Garland.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Concept Plan
- iii. Site Photos

- iv. PD Conditions
- v. Written Narrative
- vi. Conceptual Renderings

CITY COUNCIL DATE: March 3rd, 2025

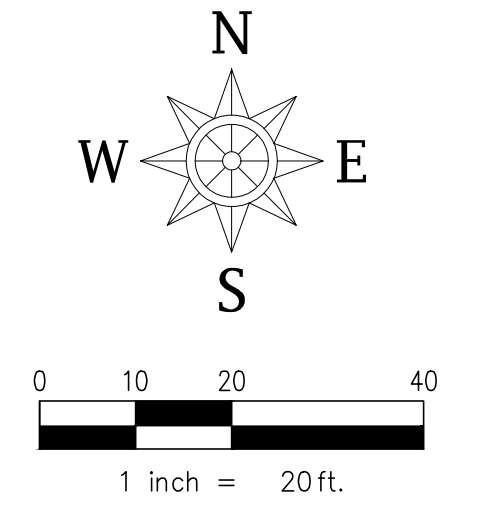
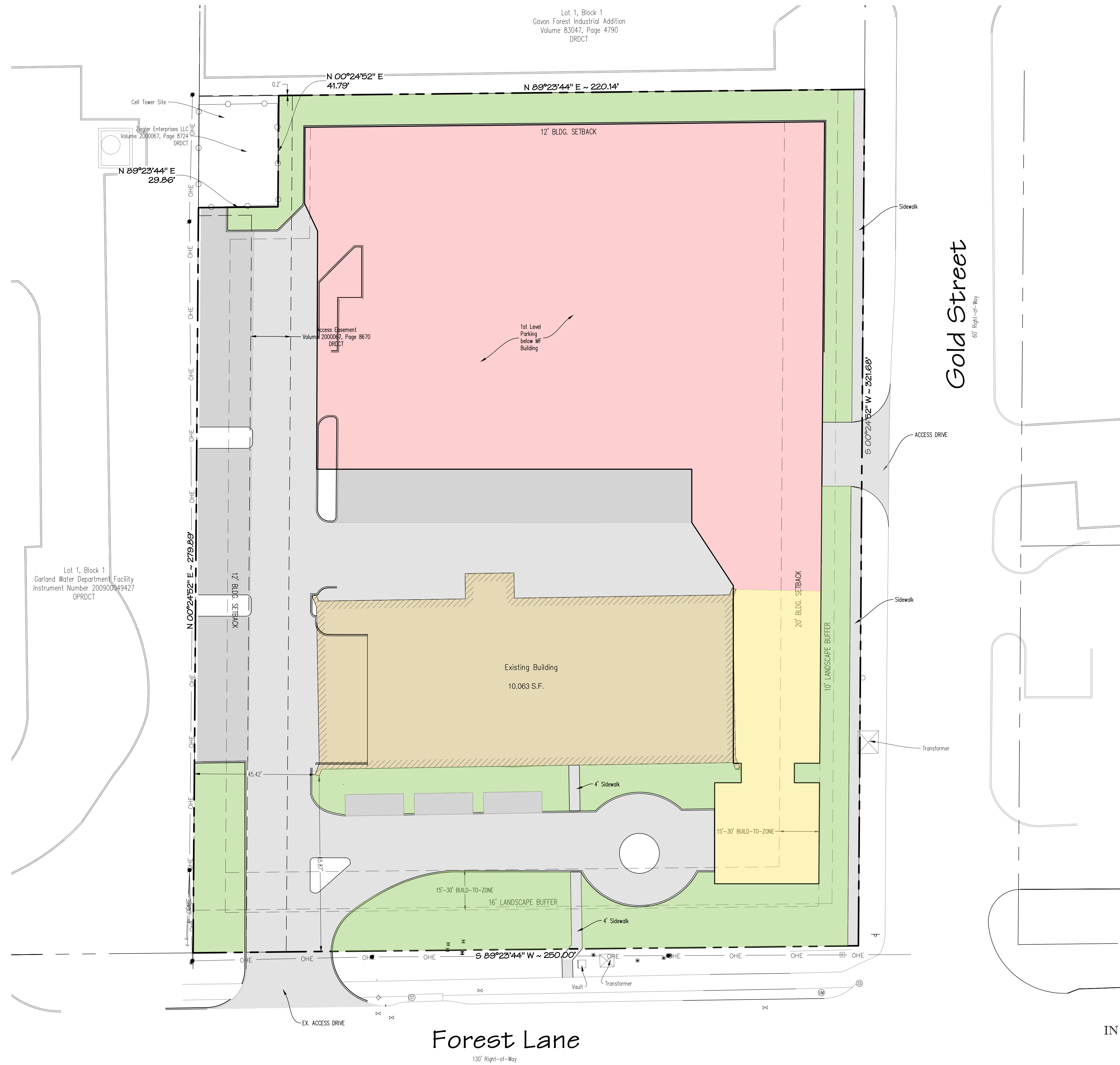
PREPARED BY:

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

Drawing: G:\2025_0803\25-190 2301 Forest Lane\25-190 Concept Plan.dwg, Sheet: By: BBarrett, Date: 1/11/2026, 1:13:47 PM
 Printed By: BBarrett, Plot Date: 1/20/2026, 10:07 AM



LEGEND

- Ex. Building to Remain
- Prop. Building
- Landscape
- Pavement Area
- Parking Area
- 2nd Level Amenity Deck

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.

CASE NUMBER - 25-0715-1
CONCEPT PLAN
2301 Forest Lane
 IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
 J.W. KEEN SURVEY ABSTRACT NO. 738
 79,160 Sq. Ft./1.817 Acres

SPIARS
 ENGINEERING & SURVEYING
 765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
 TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

ENGINEER / SURVEYOR / APPLICANT
 Spiars Engineering, Inc.
 501 W. President George Bush Hwy, Suite 200
 Richardson, TX 75080
 Telephone: (972) 422-0077
 TBPE No. F-2121
 Contact: David Bond

OWNER/DEVELOPER
 Radiant Acquisitions, LLC
 2638 Westbank Trail
 Garland, TX 75042
 Telephone: (469) 394-0220
 Contact: Gerald Sappington

Z 25-45



View of the existing office building from Forest Lane.



View from the subject site West down Forest Lane.



View of the existing office building from Gold Street.



View looking North up Gold Street.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-45

2301 Forest Lane

- I. Statement of Purpose:** The purpose of this Planned Development is to allow a dwelling, multifamily development.
- II. Statement of Effect:** This Planned Development 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 Multifamily (MF) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Permitted Uses: Land Uses are only permitted per Multifamily (MF) District.
- B. Concept Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.
- C. Setbacks: The building that faces Forest Lane shall not be required to have any part of it within the build-to line zone.
- D. Building Design: A minimum of 10 inches of horizontal articulation depth is required along the façade that faces Forest Lane. The front elevation along Forest

EXHIBIT B

Lane shall be enhanced with the use of balconies, additional building materials and color variation.

E. Parking: Maximum Parking shall be provided as indicated below:

Efficiency Units	1.0 parking spaces per unit
One Bedroom Units	1.4 parking spaces per unit
Two Bedroom Units	1.9 parking spaces per unit

2301 Forest Lane Project Summary

Radiant Acquisitions LLC (Radiant) requests approval of an approximate 105-unit multifamily development on a 1.8-acre site at 2301 Forest Lane. Radiant requests a change of zoning from IN/S 09-03 with a base zoning of Industrial (IN) district to PD-MF district under the proposed new MF Rules to allow for multifamily use on the site.

Radiant proposes to repurpose the existing 4-story office building (approximately 37,400 SF) into loft style apartments along with the development of a new 3-story apartment building (approximately 60,000 SF) over a two-story podium garage. Units would be a combination of Efficiency, 1 Bedroom and 2 Bedroom units. Final Unit Mix will be determined at a future date once a thorough market study can be done to verify current area demand.

Proposed amenities to the complex would include a small pool area, a sun deck, an outdoor lounge/grill area, a dog area and a fitness center.

Parking will be provided at surface level and on the second level of a new podium garage with most of the spaces being covered parking. The current conceptual plan provides for approximately 175 parking spaces. Developer anticipates adequate parking would be provided based upon the following desired parking ratios:

Efficiency Units	1.0 parking spaces per unit – Anticipated 10 units
One Bedroom Units	1.4 parking spaces per unit – Anticipated 84 Units
Two Bedroom Units	1.9 parking spaces per unit – Anticipated 35 Units

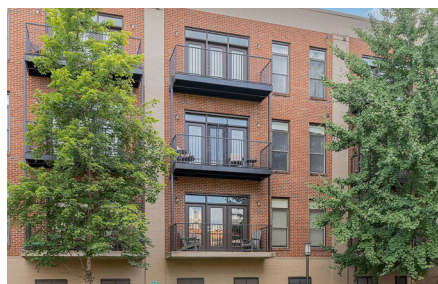
It is the intent of the Developer to follow the new proposed MF zoning regulations as much as possible. However, in an effort to repurpose the existing building, we have three areas that we may need some assistance with: 1) we request relief from the Built-To-Zone as it relates to Forest Lane-the existing building is located too far away from the street to comply with this component, and 2) we request that front building articulations on the existing building be reduced since it would be very costly to build pop outs to meet the new MF articulation requirements. We would make the front elevation to pop through the use of balconies, materials and colors instead.

Table of Deviations:

Deviation Requested	GDC Requirement	Proposed Standard
Parking Ratio* 2.51	1 Space per Unit	Exceeds
Horizontal Building Articulation (2.39.K.1.a) – Forest Lane Frontage Only	Minimum Two (2) foot depth of horizontal articulations	Minimum 10” depth of horizontal articulations – Forest Land Frontage Only
Yard and Build-To Lines 2.39.K.5.b.iv	75% of a Façade be within the Build-To Zone	0% Required to be within the build-to zone along Forest Lane (Existing Building is 30’ further into the site than the GDC requires)



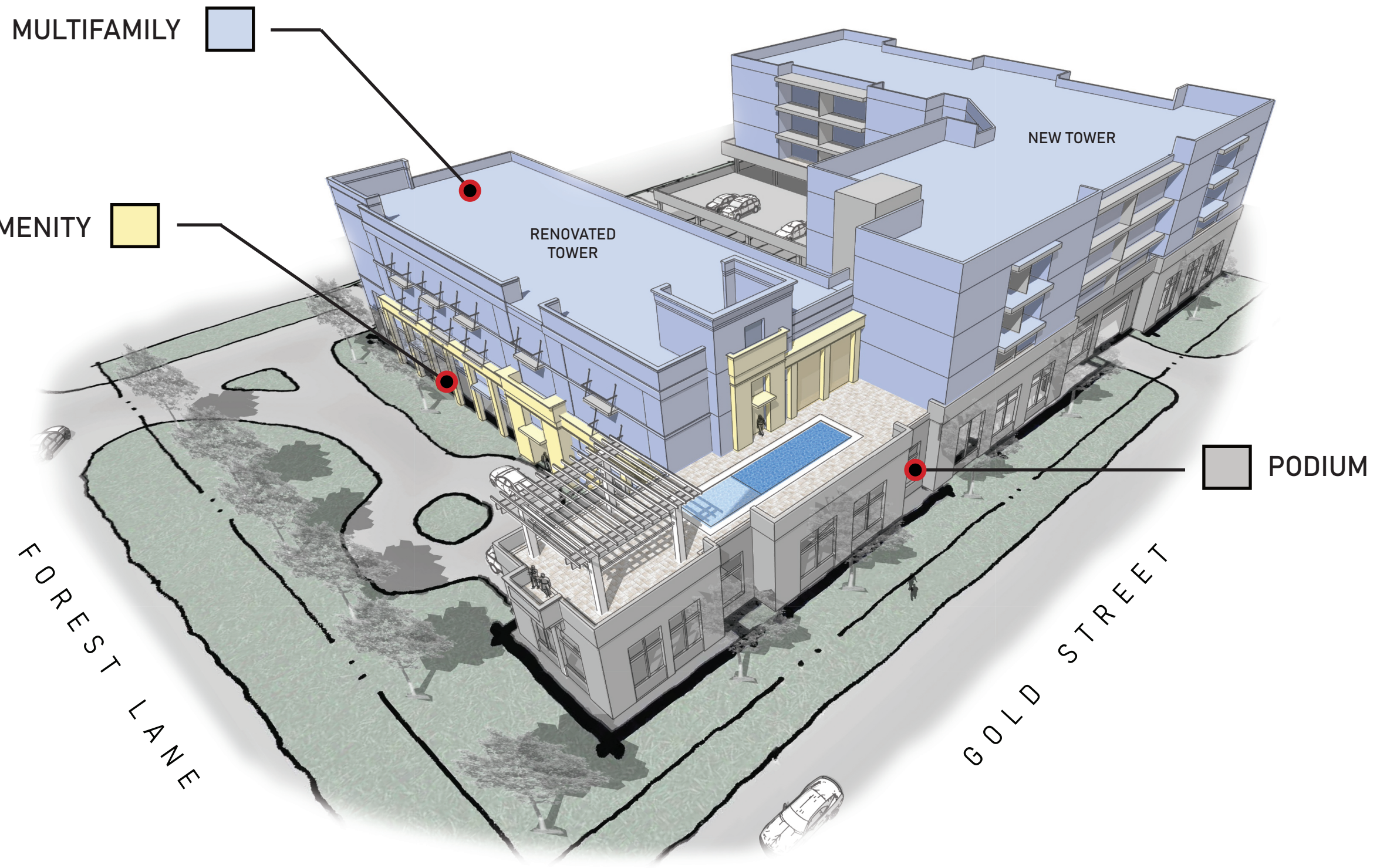
CHARACTER IMAGERY



MULTIFAMILY 

AMENITY 

 PODIUM





FOREST LANE MASSING IMAGE

22 DECEMBER 2025

REZONING DIAGRAM | GARLAND MULTIFAMILY



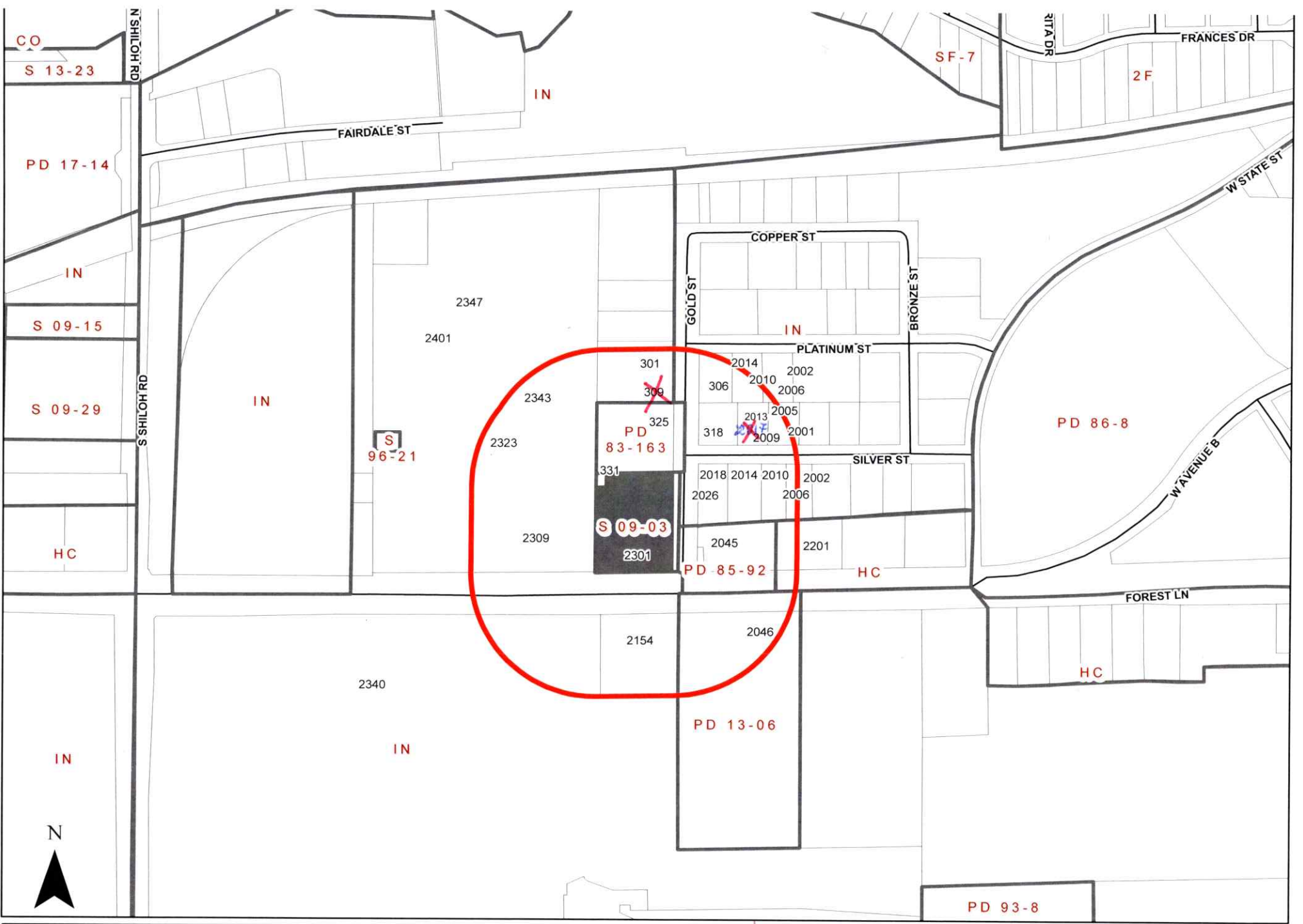


GOLD STREET MASSING IMAGE

22 DECEMBER 2025

REZONING DIAGRAM | GARLAND MULTIFAMILY





0 400 Feet
 1 inch = 400 feet

ZONING MAP Z 25-45

INDICATES AREA OF REQUEST
 INDICATES NOTIFICATION AREA

2301 Forest Lane

Comment Form

Case Z 25-45

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.

Brent Fabbiano, Partner

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.)

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 Qhính

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

2/4/2026

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

Zoning Response Case Comments

CASE NUMBER	PC HEARING DATE	CC HEARING DATE	PLANNER NAME
Z 25-45	—	—	—

Jimmy Garritson

2026-01-31T23:58:56

AGAINST

EMAIL

[REDACTED]

PHONE

[REDACTED]

[REDACTED]

Garland, Texas 75042

This will cause complaints from tenants because of the noise and restrict use of the business near the property. this will also cause more traffic on our property after hours.

Stephen A. Coke

2026-02-04T17:50:01

AGAINST

EMAIL

[REDACTED]

PHONE

[REDACTED]

[REDACTED]

Dallas, Texas 75248

Outside the Notification Area

Change of zoning from IN to PD-MF will greatly increase the number of children in the adjacent industrial property , thus creating a hazard to children and to owners/tenants of the adjacent industrial property.- Traffic in the adjacent industrial property will likewise be increased to hazard level.

Planning Report

GDC Amendment ORD 26-01

Agenda Item:

Meeting: Plan Commission

Date: February 9, 2026



GARLAND

TEXAS MADE HERE

REQUEST

Consider recommending updates to the City's Specific Use Provision (SUP) Time Period Guide.

BACKGROUND

On March 16, 2021, the City Council adopted a Specific Use Provision (SUP) Time Period Guide to provide applicants, City staff, the Plan Commission, and the City Council with guidance regarding time periods for SUP applications. This policy guide recommends ranges of time periods per land use or land use type. The time period ranges in this guide are based solely on historical averages.

SUP time periods, especially very short ones, may be inappropriate, inefficient, or risk appearing arbitrary and capricious, unfairly exposing an operator to risk or harm. On the other hand, too long of an SUP period may negate the whole purpose of it. It is important for the city to incorporate a formal, rational connection between an SUP time period and a land use (rather than an owner or operator). Additionally, unpredictable SUP time periods may create uncertainty for the private sector.

In response to these concerns, staff conducted a review of peer city regulations and SUPs issued in Garland since 2020. Staff has developed updated guidance for SUP time periods that considers the potential longevity of the use and the level of investment needed to develop the use. These revised guidelines can be seen in the attached policy guide.

It is important to note that the SUP time periods recommended in this policy guide are *advisory only* and do *not* guarantee SUP application approval or specific approval time periods. This document only serves as a reference for applicants, city staff, the Plan Commission, and the City Council. The City retains full discretion over SUP approvals and time periods, which are evaluated on a case-by-case basis.

STAFF RECOMMENDATION

Staff recommends approval of the updated Specific Use Provision (SUP) Time Period Guide.

ADDITIONAL INFORMATION

An updated Specific Use Provision (SUP) Time Period Guide.

PREPARED BY:

Ryan Mulkey, AICP
Long-Range Planning Administrator
Planning & Development
972-205-2450
rmulkey@garlandtx.gov



GARLAND

SPECIFIC USE PROVISION (SUP) TIME PERIOD GUIDE

The purpose of this policy guide is to provide applicants, City staff, the Plan Commission, and the City Council with guidance regarding time periods for Specific Use Provision (SUP) applications.

In general, it is recommended that SUP time periods consider the potential longevity of the use and the level of investment needed to develop the use. Based on this consideration, recommended SUP time periods are categorized into three tiers:

1. **New construction on a site:** For new development on greenfield (undeveloped) sites, or for complete demolition of existing structures and replacement with new development, the recommended time period is **25 to 30 years**. Example uses may include but are not limited to car washes, gas stations, or freestanding drive-through restaurants.
2. **Partial redevelopment or expansion:** For projects involving improvements to an existing site, or for uses subject to frequent and rapid changes like telecommunications towers and antennas, the recommended time period is **eight to 15 years**.
3. **No site improvements:** For uses that are proposed to occupy a tenant space in an existing building and do not involve any site improvements, the recommended time period is **five to eight years**. Example uses may include but are not limited to hair salons, nail salons, or tattoo/body piercing salons.

Please note: The SUP time periods recommended in this policy guide are **advisory only** and do **not** guarantee SUP application approval or specific approval time periods. This document only serves as a reference for applicants, city staff, the Plan Commission, and the City Council. The City retains full discretion over SUP approvals and time periods, which are evaluated on a case-by-case basis.