



**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  
March 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](http://GarlandTX.gov), channel 16 (Spectrum), Channel 44 (Frontier), and channel 99 (AT&T U-verse). Meetings are broadcast online via live-streaming, on-demand, and air on CGTV with several rebroadcasts during the week of the meeting.

**Public Comments**

Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Chairman as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes.

**IN-PERSON COMMENTS:** Registration will be required for any citizen wishing to speak. 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. February 23, 2026 Plan Commission Minutes**

## 2. PUBLIC HEARING

### a. Z 26-01 ZoneDev (District 5)

*Hold a public hearing to consider the application of **ZoneDev**, requesting approval of a change in zoning from Single-Family (SF-7) district to Planned Development (PD) district Neighborhood Services (NS) district (PD-NS) zoning to allow for certain Neighborhood Services district uses and modify certain development standards. The site is located at 820 West Miller Road. (District 5) (File Z 26-01)*

### b. Z 26-02 TurfMaker (District 5)

*Hold a public hearing to consider the application of **TurfMaker**, requesting approval of 1) a Specific Use Provision (SUP) to allow an Industrial or Manufacturing, Heavy use and 2) a Concept Plan for the Industrial or Manufacturing, Heavy use. The site is located at 2775 West Kingsley Road on a property zoned Industrial (IN) district. (District 5) (File Z 26-02)*

### c. Z 26-04 ZoneDev (District 3)

*Hold a public hearing to consider the application of **ZoneDev**, requesting approval of 1) a Planned Development (PD) district with a base zoning of Single-Family-5 (SF-5) district to allow a Single-Family Detached housing development and 2) a Concept Plan for the Single-Family Detached use. The site is located at 4802 & 4718 Bobtown Road on properties zoned Agricultural (AG) district. (District 3) (File Z 26-04)*

### d. Z 26-05 Endeavor Real Estate Group (District 7)

*Hold a public hearing to consider the application of **Endeavor Real Estate Group**, requesting approval of a change in zoning from Agricultural (AG) district to Planned Development (PD) district 84-96. The site is located at 6211 North George Bush Highway on a property zoned Agricultural (AG) district. (District 7) (File Z 26-05)*

## 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

## MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on February 23, 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  
Edgar Miranda, Commissioner  
Bob Duckworth, Commissioner

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

### 1. ITEMS FOR INDIVIDUAL CONSIDERATION

#### a. February 9, 2026 Plan Commission Minutes

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

### 2. PUBLIC HEARING

#### a. Z 25-42 Maria Ramirez (District 5)

*Hold a public hearing to consider the application of **Maria Ramirez**, requesting approval of 1) a Planned Development to allow for a Reception Facility, Large Scale use, 2) a Specific Use Provision (SUP) to allow for a Reception Facility, Large Scale use and 2) a Concept Plan for the Reception Facility, Large Scale use. The site is located at 219 West Kingsley Road, Suite 322 on a property zoned Community Retail (CR) District. (District 5) (File Z 25-42)*

Emma Chetuya, Planning Administrator, presented the request to the Commission and remained available for questions.

The applicants, Maria Ramirez, 1457 Alta Mesa Court, Mesquite, TX 75150 & Stephanie Ramirez, 4505 Harvey Drive, Mesquite, TX 75150, provided an overview of the request and remained available for questions.

Resident speaking in support of the request:

Norman Hoppenstein, 1131 Rockingham Dr. #128, Richardson, TX 75080

The resident speaking in support of the request, stated that there is significant community interest in the development of a reception facility within the area.

Residents speaking in opposition to the request:

Donna Baird, 3109 Medina Dr., Garland, TX 75044

Alyson Witt, 3105 Medina Dr., Garland, TX 75041

The residents speaking in opposition to the request expressed concerns regarding potential noise impacts and compliance with proposed hours of operation.

**Motion** was made by Commissioner Jones to close the public hearing. Seconded by Commissioner Jenkins.

**Motion carried: 9 Ayes, 0 Nays.**

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

### **3. ADJOURN**

There being no further business to come before the Plan Commission, the meeting adjourned at 7:26 p.m.

**Submitted By:**

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**Scott Roberts, Chair**

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**Elisa Morales, Secretary**



# Planning Report

**File No: Z 26-01/District 5**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: March 09, 2026**

## **REQUEST**

Hold a public hearing and consider approval of a change in zoning from Single-Family (SF-7) district to Planned Development (PD) district Neighborhood Services (NS) district (PD-NS) zoning to allow for certain Neighborhood Services district uses and modify certain development standards.

## **LOCATION**

820 West Miller Road

## **APPLICANT**

Maxwell Fisher

## **OWNER**

1Group Holdings, LLC

## **BACKGROUND**

The subject property is developed with an existing church and is zoned Single-Family-7 (SF-7) district. The church, *Iglesia Cristiana Eben-Ezer Pentecostes* is still operating, however their lease terminates at the end of 2027. The applicant is requesting to rezone the property to a Planned Development (PD) district with a base zoning of Neighborhood Services (NS) District. Proposed deviations from the NS District standards include modifications to permitted uses and landscaping requirements.

## **SITE DATA**

The subject site is a 0.98-acre tract of land with three buildings, as well as an off-street parking lot. The main building is currently used as the auditorium and office space for the existing church while the second building in the back is used for residential purposes of the church staff. The third building is used as a shed. Two of the existing buildings will be converted into commercial buildings while the shed will be removed. The site is accessible from West Miller Road to the north.

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

The site is zoned Single-Family (SF-7) district which is intended to provide low-density single-family development as well as a variety of low intensity services to create sustainable neighborhoods. The primary building is used as a church. A secondary building located at the rear of the property has been used as a parsonage for church staff, and the third accessory structure on the site is a shed.

## **CONSIDERATIONS**

1. The PD district will have the Neighborhood Services (NS) district as the base zoning.
2. The applicant requests that a Convenience Store (1,000–5,000 sq. ft.) use be permitted by right. An SUP is typically required to allow this use under the Neighborhood Services (NS) district.

3. The applicant requests that Mobile Food Truck Park uses be permitted with approval of a Specific Use Provision (SUP). This use is not typically permitted at all under the Neighborhood Services (NS) district.
4. The applicant proposes to prohibit the following uses within the PD District: Laundry, Self-Serve (Laundromat); Outside Display, New Materials; and Transit Station, Public. Under the Neighborhood Services (NS) district, Outside Display, New Materials and Transit Station uses would typically be permitted by right, and Laundry, Self-Service (Laundromat) would usually require an SUP.
5. No concept plan will be tied to this rezoning request.

#### **SITE DEVELOPMENT STANDARDS**

1. The existing accessory building on site is not permitted under commercial zoning districts. It will be removed prior to the issuance of a Certificate of Occupancy for the other structures.
2. A minimum of six ornamental trees shall be planted along Miller Road. In the event of a conflict due to overhead utilities, a continuous row of evergreen shrubs shall be installed to satisfy the requirement. New development on this property would typically be required to provide a 15-foot landscape buffer, including canopy trees and seven (7) shrubs per 30 linear feet. However, because the property is legally nonconforming, no landscaping modifications are required. Notwithstanding this exemption, the applicant has proposed enhancements to the existing landscaping.
3. The applicant will be required to increase the width of the existing fire lane from 20 feet to 24 feet to meet current Fire Department standards.
4. The applicant proposes a six-foot-tall screening wall along the property line adjacent to the single-family development. City standards require canopy trees to be installed in conjunction with the screening wall; however, this may not be feasible due to overhead utilities. To satisfy the GDC requirements, the applicant will be required to submit an Alternative Design Request, which will be reviewed by staff prior to the issuance of a Certificate of Occupancy, in accordance with Section 4.39 of the GDC.
5. The existing buildings are legal nonconforming structures, as they do not meet the required 20-foot setback between commercial buildings and residential zoning districts. However, because the buildings were constructed prior to the implementation of these requirements, they may continue to be used in their current legal nonconforming status.

#### **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Traditional Neighborhoods for the subject site. Traditional neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

The Neighborhood Services (NS) district is compatible with the Traditional Neighborhoods designation, as it permits small-scale retail, service, and office uses consistent with uses

allowed under the NS district. Given the surrounding development pattern and the site's proximity to existing single-family residences, the applicant has further restricted the permitted uses to ensure compatibility with nearby homes while still providing services that support the surrounding neighborhood and the Jon Comer Skate Park. The proposed additional landscaping enhances walkability and placemaking experience while helping to mitigate potential impacts. No substantial changes to the site layout are proposed, and the request maintains compatibility with adjacent uses. Overall, the rezoning request is consistent with the Comprehensive Plan and supports the pedestrian-friendly development patterns envisioned for Traditional Neighborhoods.

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

The property to the north is zoned Planned Development (PD) 82-94 District with a Community Retail (CR) District base zoning and is developed with an existing Automobile Repair, Minor use. This automobile use is part of a larger commercial block that follows the same PD 82-94 zoning classification. The properties to the west, south, and east are zoned Single-Family (SF-7) district. The properties to the south and east are occupied by the Jon Comer Skate Park, while single-family detached homes are located along the western property line.

The proposed PD District is intended to provide needed services to nearby residents and skate park visitors within walking distance, promoting pedestrian accessibility and placemaking. The applicant proposes enhanced landscaping in addition to complying with standard residential adjacency mitigation requirements to minimize potential impacts on nearby properties. The requested zoning is compatible in intensity with surrounding properties, and appropriate mitigation measures will be implemented.

**STAFF RECOMMENDATION**

Staff recommends approval of the rezoning request, subject to the condition that Convenience Store (1,000–5,000sf) use be permitted only with approval of a Specific Use Provision (SUP). The proposed base zoning of Neighborhood Services (NS) district is compatible with the Comprehensive Plan designation for the site. Additionally, the applicant has further restricted the permitted uses by prohibiting certain uses that would otherwise be allowed under the NS district and has proposed enhanced landscaping along the West Miller Road frontage to improve the streetscape and enhance walkability. Prior to the issuance of a Certificate of Occupancy, the site must comply with all provisions of the Planned Development (PD) District, as well as all applicable development standards, including but not limited to residential adjacency screening, parking requirements, and fire code regulations.

**ADDITIONAL INFORMATION**

- i. Location Map
- ii. Site Photos
- iii. PD Conditions
- iv. Written Narrative

**CITY COUNCIL DATE:** April 7, 2026

**PREPARED BY:**

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Planner II  
Planning and Development  
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**REVIEWED BY:**

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Planning and Development  
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**Z 26-01**



Facing South east viewing site



Facing South West viewing site



Second building and shed on site



Open space behind main building

**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE Z 26-01**

**820 West Miller Road**

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to change the zoning from Single-Family-7 district (SF-7) to Planned Development-Neighborhood Services district (PD-NS) to allow for certain Neighborhood Services district uses and modify certain development standards.
- 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 Neighborhood Services 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. Development Plan:**

Concept Plan: A concept plan depicting existing and proposed site improvements is not required as an exhibit to this Planned Development.

**V. Specific Conditions:**

Uses: All uses in the NS district are permitted with the exception of the below uses:

- A Convenience Store (1,000 s.f. - 5,000s.f.) is allowed by right
- A Convenience Store (1,000 s.f. - 5,000 s.f.) is only permitted upon approval of an SUP [Staff Recommendation]
- A Mobile Food Truck Park is only permitted upon approval of a Specific Use Provision (SUP)
- A Laundry, Self-Serve (Laundromat) is prohibited
- An Outside Display, New Materials use is prohibited
- A Transit Station Public use is prohibited

Landscaping: A minimum of six (6) ornamental trees are required within the landscape buffer along Miller Road. If authorization to plant ornamental trees is denied due

to conflict with the overhead utilities, this requirement may be satisfied by installing a continuous row of evergreen shrubs or ornamental grasses (or combination thereof) within the front yard.

Accessory Structure: The existing shed shall be removed from the property prior to issuance of a new certificate of occupancy for any use other than a church.

**Description of Request**  
**820 W. Miller Road**

On behalf of 1GroupHoldings, LLC, ZoneDev requests approval of a change of zoning from Single-Family-7 District to a Planned Development District based on NS - Neighborhood Services on the property located at 820 W. Miller Road. The property contains three structures with the single-story, 2,758-square foot main building along Miller Road. There is also a single-story 1,464-square foot building in the back along with a small accessory structure for storage. The property is served by two drive approaches on Miller Road providing primary vehicular access to a parking lot located in the western half of the property behind the primary building.

The building along Miller Road is occupied by a church. The property owner's lease with the church runs through the end of 2027. The landowner would like to secure flexibility in future re-occupation of the property by changing the zoning to allow neighborhood services. The back building would be made available to a separate tenant. Both tenants would share the approximate on-site 24-space surface parking lot. The third accessory building would be removed as part of any re-occupation with a NS use.

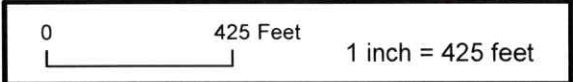
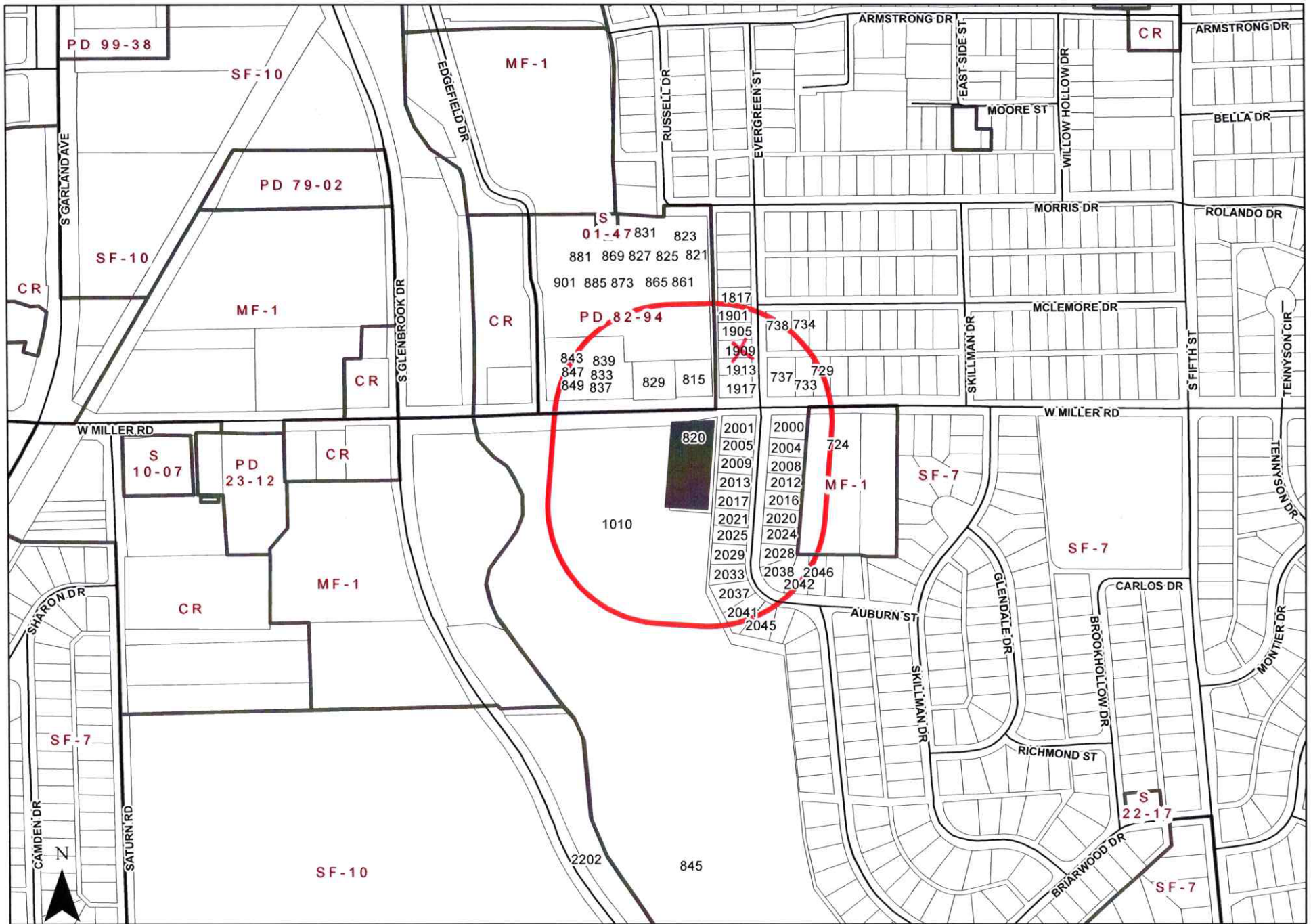
The NS District is considered appropriate in proximity to single family. A Planned Development District will allow for adjustment of permitted uses allowed in the NS District that best support the Jon Comer Skate Park, the Rick Oden Park, and the neighborhood. Possible businesses include, but are not limited to, personal services, retail store, restaurant, or office, or combination thereof given there are two available buildings.

A minimum six-foot tall perimeter screen is required along the boundary with the single-family to the east. There is an overhead utility line near the eastern boundary. Upon re-occupation with a different NS use, the property owner would construct a 6-foot screen, in compliance with perimeter screening options of the GDC. Also, the existing fire lane will be modified from 20 to 24 feet in width. Consequently, the parking will be adjusted to accommodate the fire lane modification. Although the scope of improvements does not necessarily trigger landscaping compliance, the applicant is agreeable to install ornamental trees along Miller Road to improve the property aesthetics.

If the zoning is changed to a non-residential district, such as the Neighborhood Services District, the minimum building setback for a non-residential building adjacent to a single family district is 20 feet. The primary building is 19.8 feet from the eastern property abutting the single family district, while the rear building is 4.1 feet from the eastern property line. These buildings would be non-conforming but could be re-used in their current footprint. Any re-development would be subject to the minimum 20-foot building setback. There is also a public right-of-way area (but no alley), providing an additional buffer, between the eastern property line and the residential properties to the east.

**Description of Request**  
**820 W. Miller Road**

The change of zoning aligns with the goals of Envision Garland. The development of the skate park has changed the character of the neighborhood and appropriate zoning for adjacent properties. The change of zoning will provide the opportunity to bring retail and services that compliment the park and associated activities, and the greater community.



# ZONING MAP Z 26-01

 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA

820 W Miller Rd

**Comment Form  
Case Z 26-01**

Complete form and email to [Planning@garlandtx.gov](mailto:Planning@garlandtx.gov), deliver to Planning Department at 800 Main Street; or mail to City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002 / Complete el formulario y envíelo por correo electrónico a [Planning@garlandtx.gov](mailto:Planning@garlandtx.gov), entregue al Planning Department en 800 Main Street; o envíelo por correo al City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002 / Vui lòng điền đầy đủ thông tin vào mẫu đơn và gửi email đến [Planning@garlandtx.gov](mailto:Planning@garlandtx.gov), giao hàng tới Planning Department Tại 800 Main Street; hoặc gửi thư đến City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002

Please check one / Por favor haga una selección / Vui lòng kiểm tra một

In Favor / A Favor / ủng hộ

Against / En Contra / Chống lại

Margarito and Margarita Gonzalez

Property/Business Owner or Tenant Name & Title / Nombre y Título del propietario o inquilino de la propiedad/negocio / Tên và chức danh

Property address / Dirección de la propiedad / Địa chỉ Bất động sản

Garland, Tx. 75040

City, State, Zip Code / Ciudad, Estado, Código Postal / Thành phố, Tiểu bang, Mã bưu chính

Margarito Gonzalez Margarita Gonzalez March 1, 2011

Signature / Firma / Chữ ký

Date / Fecha / Ngày

The comments below reflect my opinion regarding proposal / Los comentarios a continuación reflejan mi opinión sobre la propuesta / Các bình luận bên dưới phản ánh quan điểm của tôi về đề xuất này

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# ***Planning Report***

**File No: Z 26-02/District 5**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: March 09, 2026**

## **REQUEST**

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) to allow an Industrial or Manufacturing, Heavy use and 2) a Concept Plan for the Industrial or Manufacturing, Heavy use. The site is located at 2775 West Kingsley Road on a property zoned Industrial (IN) district.

## **LOCATION**

2775 West Kingsley Road

## **APPLICANT**

TurfMaker Corporation

## **OWNER**

James Lincoln

## **BACKGROUND**

The subject property currently contains a sole building previously used for a Custom Product Manufacturing use and is zoned Industrial (IN) District. An Industrial or Manufacturing, Heavy use is only permitted with an SUP in the Industrial (IN) district.

## **SITE DATA**

The subject site is a 2.32-acre tract of land with an existing industrial building. The site is accessible from West Kingsley Road to the south.

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

The site is zoned Industrial (IN) district which is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial district also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial district regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions. The existing building on the property is currently vacant and was previously occupied by a Custom Product Manufacturing use. Given its history, the building is designed and equipped for manufacturing-related operations, including multiple loading docks that are currently adequately screened from the public right-of-way. The structure is fully enclosed, allowing all manufacturing activities to occur within the building.

## **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 proposed updated SUP Time Period Guide. The applicant requests 8 years for an Industrial or Manufacturing, Heavy use.

2. The applicant, *TurfMaker Corporation*, specializes in the manufacturing of hydroseeders and straw blower machines. Its manufacturing and assembly operations include processing raw steel, welding components, and completing final assembly of all parts prior to quality testing. Roughly 50% of the building will be used for Industrial or Manufacturing, Heavy and the other half dedicated to Industrial or Manufacturing, Light.
3. A Industrial or Manufacturing, Heavy use is defined as processing, assembling, researching and developing, packaging, shipping, storing, servicing or other similar activities that are not prohibited by law and typically involve the processing or manufacture of non-consumable products from raw material, which do not meet standards set forth in the definition of light industrial or manufacturing uses.

### **SITE DEVELOPMENT STANDARDS**

1. A minimum of 44 parking spaces will be required for this site. The property currently has 39 parking spaces and the applicant will add 5 parking spaces to meet the minimum requirement and parking lot trees to meet the parking area landscaping requirement.
2. Given the existing site layout, the landscape buffer is located within the right-of-way, which limits the applicant's ability to install additional landscaping along the frontage. There are currently four existing canopy trees within the landscape buffer and six within the front yard. The applicant proposes to add shrubs within the front yard, including within the landscape islands, to enhance the streetscape along Kingsley Road.
3. Any proposed signage shall comply with the standard signage requirements of the Garland Development Code, as set forth in Chapter 4, Article 5.
4. The building shall comply with all applicable fire safety regulations, including the maximum permitted occupancy. The Fire Department has reviewed this request.
5. All new required landscaped areas must be equipped with, and 100% covered by, an automatic, underground irrigation system that is continually on and in good working order so as to provide this coverage, and with freeze- and moisture-sensors to prevent watering at inappropriate times. The Planning Director may waive the requirement for an underground irrigation system and accept an alternative irrigation system.

### **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject site. Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry centers are generally located along major arterial streets, and highways and at significant transit areas (bus/ rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

The proposed Industrial or Manufacturing, Heavy use is consistent with the Comprehensive Plan's Industry Center designation, which is intended to accommodate large employers and industrial operations requiring substantial infrastructure. The site has historically been used for similar manufacturing activities and is already equipped with the necessary industrial features to support such operations. Given the nature of the designation and the existing development pattern, the Industry Center classification is appropriate for this type of use.

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

The property to the north is currently developed with a Contractor's Office/Storage Yard use. To the west is an existing Heavy Machinery Rental use, and to the east is a Contractor's Office/Warehouse use. To the south, across West Kingsley Road, is an existing Distribution Center, Small use and an Automobile Repair, Major use. All surrounding properties, including the subject site, are zoned Industrial (IN) District.

The proposed Industrial or Manufacturing, Heavy use is similar in nature and intensity to the surrounding developments and industrial uses. The request also presents an opportunity to enhance the streetscape along West Kingsley Road, as the applicant has proposed additional landscaping in the form of evergreen shrubs. Overall, the proposed use is compatible with the surrounding properties.

**STAFF RECOMMENDATION**

Staff recommends approval of the Specific Use Provision request for an Industrial or Manufacturing, Heavy use for a time period of five to eight years with the condition that the additional landscaping be installed as shown on the attached concept plan. The request is consistent with the Comprehensive Plan's Industry Center designation, and the surrounding properties are compatible with the use. The applicant will add parking to meet the required parking standards and proposes additional landscaping to enhance the overall streetscape.

**ADDITIONAL INFORMATION**

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

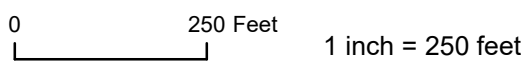
**CITY COUNCIL DATE:** April 7, 2026

**PREPARED BY:**

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Planning and Development  
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[sstarry@garlandtx.gov](mailto:sstarry@garlandtx.gov)

**REVIEWED BY:**

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Planning and Development  
972-205-2453  
[echetuya@garlandtx.gov](mailto:echetuya@garlandtx.gov)



# ZONING MAP Z 26-02

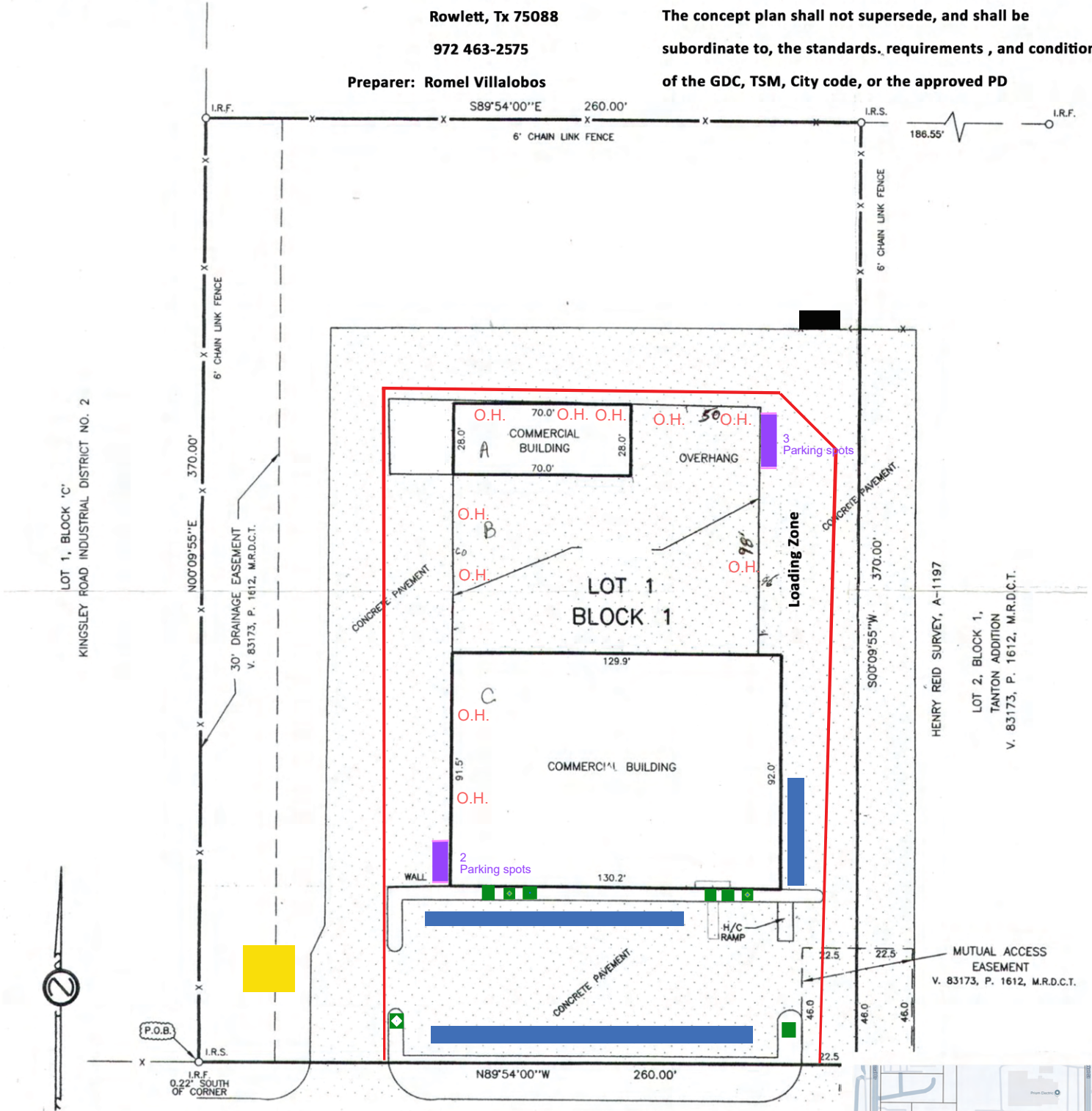
 INDICATES AREA OF REQUEST

2775 W Kingsley Rd

Fit Case Number: 260115-1  
 Project: Hydro steam  
 2775 W Kingsley Rd, Garland Tx 75041  
 Lot Size: 101,252 Sqft - 2.324 Acres  
 Building Size: 25,506 Sqft  
 Scale: Small 1" = 61'

Existing Zoning: Industrial (IN) district  
 Proposed Use: Heavy Manufacturing  
 Owner: James Lincoln, 972 922-2106  
 Applicant: TurfMaker Corporation  
 Company: TurfMaker Corporation  
 4931 Grisham Dr  
 Rowlett, Tx 75088  
 972 463-2575  
 Preparer: Romel Villalobos

Site design and construction plans shall conform to all requirements of the Garland Development Code (GDC) Technical Standard Manual (TSM), and City Codes unless an approved PD narrative condition expressly provides otherwise. The concept plan shall be used to represent the general idea of the proposed land use and site elements. The concept plan shall not supersede, and shall be subordinate to, the standards, requirements, and conditions of the GDC, TSM, City code, or the approved PD



LEGEND  
 IRF IRON ROD FOUND  
 IRS IRON ROD SET

O.H. = Overhead door

- Greenery or shrubs
- Existing Parking
- Proposed parking with required landscaping
- Fire Lane
- Drought Resistant Shrub with flowers
- Dumpster



**Z 26-02**



Facing Northwest viewing site



Facing Northeast viewing site

**SPECIFIC USE PROVISION**

**ZONING FILE Z 26-02**

**2775 West Kingsley Road**

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow an Industrial or Manufacturing, Heavy 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 Industrial (IN) 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

**EXHIBIT B**

Industrial (IN) district, by the GDC, or by state or federal law.

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

**V. Specific Regulations:**

A. Time Period: The Specific Use Provision shall have an eight-year time period.

B. Landscaping: Additional landscaping shall be installed on site as shown on the Concept Plan before a Certificate of Occupancy is issued.

C. Use: The use of raw materials for manufacturing shall not exceed 50% of the gross floor area of the building. The remainder space may be utilized for assembling, storing, packaging, shipping or other functions for the use. [Staff recommendation]

## Change of Use Written Narrative

Good afternoon Honorable Mayor and City Council Members,

TurfMaker Corporation is seeking a change of use for the property located at 2775 W. Kingsley Rd, Garland, TX 75041. Our goal is to transition this facility from its previous woodworking use to industrial manufacturing for our established North Texas-based company.

Since 1998, TurfMaker Corporation has been a proud member of the local business community, operating in Rowlett, Texas. We specialize in the manufacturing of high-quality hydroseeders and straw blower machines. These units are critical tools for:

- **Erosion Control:** Essential for highway construction and stormwater management.
- **Revegetation:** Helping grass establishment on new construction sites.
- **Environmental Management:** Used by entities like the City of Dallas (McCommas Landfill) for alternative daily cover applications.

We are an established employer of approximately 25 professionals. Our move to Garland is driven by organic growth and the need for a facility that matches our production scale.

- **Hours of Operation:** Standard business hours, Monday through Friday, 8:00 AM – 5:00 PM.
- **Zoning Alignment:** The property is situated within an industrial zone. Our operations are consistent with, or less intensive than, the surrounding industrial and manufacturing neighbors.
- **Site Footprint:** This proposal requires no new land development or expansion of the building footprint. No new retention or detention ponds are necessary.
- **Proposed improvements:** As a leader in revegetation and erosion control TurfMaker would like to add shrubs and other greenery to the property

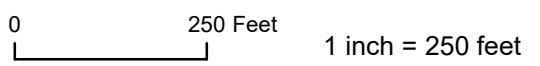
Our process is a clean, multi-stage assembly that utilizes modern technology:

1. **Precision Fabrication:** Raw steel is processed using computer-driven plasma tables and press brakes.
2. **Skilled Assembly:** Formed parts are welded into a raw shell.
3. **Local Partnerships:** We prioritize the local economy; painting is outsourced to professional facilities nearby.
4. **Final Integration:** Engines, pumps, and drive components are bolted to the chassis.
5. **Quality Assurance:** Every machine is water-tested for integrity before shipping to customers worldwide.

TurfMaker Corporation is excited to bring our history of stable growth and industrial expertise to Garland. We believe this move will be a seamless fit for the Kingsley Road industrial corridor and provide continued economic value to the region.

Thank you for your time and consideration.

Please visit the website <https://turfmaker.com/> to learn more about our company.



# ZONING MAP Z 26-02

INDICATES AREA OF REQUEST
  INDICATES NOTIFICATION AREA

**2775 W Kingsley Rd**

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



# **Planning Report**

**File No: Z 26-04/District 3**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: March 9, 2026**

## **REQUEST**

Hold a public hearing and consider approval of 1) a Planned Development (PD) district with a base zoning of Single-Family-5 (SF-5) district to allow a Single-Family Detached housing development and 2) a Concept Plan for the Single-Family Detached use. The site is located at 4802 & 4718 Bobtown Road on properties zoned Agricultural (AG) district.

## **LOCATION**

4802 & 4718 Bobtown Road

## **APPLICANT**

ZoneDev

## **OWNER**

LTR Ventures, LTD/LTR Living Trust

## **BACKGROUND**

The subject site is currently made up of two properties. One is undeveloped and the other has a Single-Family Detached dwelling. Both are zoned Agricultural (AG) district. The Agricultural (AG) district allows one Single-Family Detached dwelling on lots that are a minimum of two (2) acres in size. The applicant wishes to rezone the properties to a Planned Development (PD) district with a base zoning of Single-Family-5 (SF-5) district to construct 85 Single-Family detached dwellings. Additionally, there will be a common space with a gazebo and game court, a dog park, and 22 guest parking spaces. In order to build 85 homes on this property, the applicant is requesting a variety of deviations from the Garland Development Code (GDC).

## **SITE DATA**

The subject site is one lot and a tract which are a combined total of 9.6-acres in size. Both are accessible from Bobtown Road. One tract is vacant while the other contains a Single-Family detached home.

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

The Agricultural district is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

## **CONSIDERATIONS**

1. *Lot Size and Dimensions:* The applicant proposes a minimum lot size of 3,000 square feet, a maximum lot coverage of 75%, a minimum lot width of 35 feet, and a minimum lot depth of 85 feet unless the lot is an eyebrow lot where the minimum lot depth shall be 70 feet. Per Chapter 2, table 2-3 of the Garland Development Code (GDC) a minimum lot size of 5,000 square feet, a 50% maximum lot coverage, a minimum lot width of 55 feet (60

feet for corner lots), and a minimum lot depth of 90 feet with the possibility of a 10-foot reduction for eyebrow lots are required per the Single-Family-5 (SF-5) district.

The applicant wishes to provide more homes than the SF-5 district would allow, but cannot due to limitations on maximum lot dimensions and coverage requirements. The proposal would result in lot sizes which are relatively small and incompatible with the existing surrounding single-family lots, that are 7,000 square feet under the Single-Family-7 (SF-7) zoning district. A small subdivision of 10,000 square feet lots in the Single-Family-10 (SF-10) district are also across Bobtown Road. Additionally, the reduced lot width will increase the prominence of the garage door as the required two-car garage cannot be reduced in size due to technical requirements. This will worsen the design of the proposed dwellings. If lots were to remain small, staff recommends that lots be made wider in order to improve the prominence of the architectural elements on street facing façade, though this would cause a substantial redesign of the concept plan.

2. *Building Design:* The applicant proposes that no facade of a dwelling unit facing a public street or any portion of an interior side or rear facade above the first story of a dwelling unit may contain a flat, unarticulated or uninterrupted wall length of greater than forty percent of the horizontal length of the facade.

Additionally, the applicant proposes that a minimum of four design elements from Section 4.84(3) must be incorporated into the design of each dwelling unit with the following exceptions and additions:

- A covered porch with a minimum of 15% of the total length of the front façade;
- A "Carriage Style" garage door;
- A minimum of three wall sconces on the front façade;
- A front door with glass or other enhanced design feature; or
- Comparable elements that are not listed and subject to approval.

The Garland Development Code (GDC) requires that no facade of a dwelling unit facing a public street or any portion of an interior side or rear facade above the first story of a dwelling unit may contain a flat, unarticulated or uninterrupted wall length of greater than twenty percent of the horizontal length of the facade. While the GDC requires 25% window and door coverage of the front building face of a dwelling wall, in order to create visual interest of the façade, staff recommends windows and doors must comprise at least thirty percent of the wall area.

The Garland Development Code requires that a minimum of three design elements from Section 4.84(3) shall be provided. The applicant is requesting to provide four alternative design standards. The applicant believes that the visual appeal of the homes will be able to be met by their own design criteria. The removal of articulation requirements for the second story and the applicant having four design elements of their own would lead to a design that does not meet the base design requirements of the GDC.

The purpose of the design criteria in the Garland Development Code (GDC) is to prevent flat fronts and to provide visual interest. The applicant pledging to provide four elements instead of three is negated by the fact they are proposing four design elements of their own. Some of the design elements do not equate to GDC standards. Sconce lights and doors with glass are often basic elements built into the design of homes.

3. *Garage Doors:* The applicant proposes a minimum off-set of six inches for the garage door from the remainder of the front façade. Section 2.34(E)(i)(e)(ii) of the GDC states that

garages should be set back a minimum of five (5) feet behind the front building façade. The reduction of the offset will allow for a larger footprint of the home. While this would result in less street facing articulation, the home would gain a small increase in square footage.

4. *Site Landscaping*: The applicant proposes that one large canopy tree shall be required on each Single-Family Detached lot. Section 4.37 (A) (1) requires two large canopy trees on each Single-Family Detached lot, with at least one being located in the front yard. The applicant proposes this deviation due to the smaller lot sizes with the possibility that future homeowners could plant an additional tree if they wish. While this would result in less trees for the subdivision, because the proposed lots are so small, an additional tree on each lot could crowd the site.

5. *Guest Parking*: The applicant proposes a minimum of 22 guest parking spaces. This is to ensure that guests will have a place off the street to park. This would be a positive addition to the site as this measure will ensure less street parking and assist in the flow of traffic. The GDC does not require guest parking for Single-Family Detached subdivisions.

6. *Amenities*: The applicant proposes a gazebo with a game court and a dog park as amenities within the common area. Additionally, alternative amenities may be approved by the Planning Director if plans change. The purpose of these amenities is to make up for the smaller lots. These added amenities would be a benefit for the community, especially with smaller lots and backyards of their own. The GDC does not require amenities for Single-Family Detached subdivisions.

7. *Alley Waiver*: The applicant is requesting an alley waiver for their development. Alleys are required for Single-Family Detached developments in the City of Garland. They allow for the home to be accessed from the rear, thereby allowing architectural design elements to take prominence on the front façade of the home. If City Council were to approve of the applicant's lot sizes, staff believes alleys should be required to improve the prominence of design elements on the street facing side of the dwellings.

The following table summarizes the deviations:

<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>
Lot Size	5,000 square feet	3,000 square feet.
Lot Coverage	50% maximum lot coverage	75% maximum lot coverage.
Lot Width	55 feet, 60 feet for corner lots	35 feet minimum lot width.
Lot Depth	90 feet with a 10 foot reduction possibility for eyebrow lots	85 feet minimum lot depth and 70 feet minimum lot depth for eyebrow lots.
Garage Doors	The garage door must be set back a minimum of five (5) feet behind the front building façade.	A minimum six inch offset from the garage to the remainder of the front façade.
Design Elements	Three design	Four elements required from Section 4.84(3)

<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>
	elements from Section 4.84(3)	and/or four of their own proposed design elements. 1. A covered porch with a minimum of 15% of the total length of the front façade; 2. A "Carriage Style" garage door; 3. A minimum of three wall sconces on the front façade; 4. A front door with glass or other enhanced design feature; or 5. Comparable elements that are not listed and subject to approval, which is an extra element if one of their four proposed doesn't get used.
Architectural Relief	No facade of a dwelling unit facing a public street or any portion of an interior side or rear facade above the first story of a dwelling unit may contain a flat, unarticulated or uninterrupted wall length of greater than twenty percent of the horizontal length of the facade.	No facade of a dwelling unit facing a public street or any portion of an interior side or rear facade above the first story of a dwelling unit may contain a flat, unarticulated or uninterrupted wall length of greater than forty percent of the horizontal length of the facade.
Guest Parking	None	22 guest parking spots required.
Amenities	None	Gazebo with game court and dog park required.
Alley Waiver	Alleys required.	No alleys required.

### **SITE DEVELOPMENT STANDARDS**

1. Shall any trees be removed on the site, a tree mitigation plan will be required. Mitigation shall be obtained by planting new trees, preserving existing trees, and paying \$150 per caliper inch owed.
2. Any proposed signage shall follow Section 4.78 of the Garland Development Code (GDC). If a monument sign were to be proposed, the maximum surface area is 50 square feet, the maximum height is 7 feet, and shall be placed at least 5 feet from the property line.
3. Section 4.71(E) states that the Plan Commission may approve the placement of a subdivision entrance sign or signs legally placed in a common area maintained by the Homeowners Association. The maximum sign area of a subdivision entrance sign may not exceed forty square feet. The maximum number of signs allowed for each subdivision is two signs per street entrance into the platted subdivision area.
4. Transportation determined a TIA and trip generation counts were not needed for the development's traffic impact.
5. The existing driveway will be removed and replaced by new driveways that meet the Technical Standards Manual (TSM) requirements.

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 Traditional Neighborhoods for the subject site. Traditional neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional neighborhoods also accommodate convenience retail (goods and services), office space, and public services.

The proposed development has a density of 8.8 units per acre while traditional neighborhoods recommend below six units per acre. The comprehensive plan does not support this level of density for single-family dwellings in this part of Garland.

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

The properties to the east and west are zoned Single-Family-7 (SF-7) district and Planned Development (PD) district 86-18 for Single-Family-7 (SF-7) district uses. Both contain 7,000 square foot lot subdivisions of single-family detached homes. The properties to the north are zoned Single-Family-10 (SF-10) district and Single-Family-7 (SF-7) district and contain single-family detached homes. Finally, the large lot to the south is zoned Single-Family-10 (SF-10) district and contains one single-family detached house.

The proposed use is too dense to be compatible with the surrounding area. The lot depths and especially widths are much smaller than SF-5 and especially SF-7 and SF-10 (which surround this property). The surrounding subdivisions have 100-foot lot depths and 60-foot lot widths.

**STAFF RECOMMENDATION**

Staff recommends denial of a Planned Development (PD) district with a base zoning of Single-Family-5 (SF-5) district to allow a Single-Family Detached housing development as the lot sizes are much smaller than nearby existing housing developments and are not consistent with the surrounding residential area. The density for traditional neighborhoods ranges from 1 to 6 units per acre while the proposed use is 8.8 units per acre. The difference is even larger when the proposed development is compared with the existing adjacent neighborhoods. Additionally, staff believes the requested deviations to the design elements and architectural relief will create a design outcome that does not meet the base standards of the GDC.

If City Council chooses to approve the request, staff strongly suggests including conditions to ensure that windows and doors comprise at least thirty percent of the wall area of the front building face of a dwelling and meet four of the residential design elements, in addition to following the Garland Development Code (GDC) Section 4.84 residential design requirements. Staff would also recommend that the applicant be required to implement a high contrast color palette, landscaping beds around the base of the first floor's elevation, and an awning over the windows in addition to the four elements of Section 4.84 that would be required. Finally, if Council wishes to approve this case, a revised layout with alley provision will be preferred by staff.

**ADDITIONAL INFORMATION**

- i. Location Map
- ii. Concept Plan
- iii. PD Conditions
- iv. Written Narrative
- v. Site Photos
- vi. Renderings (reference only)

vii. Applicant Modification Table (reference only)

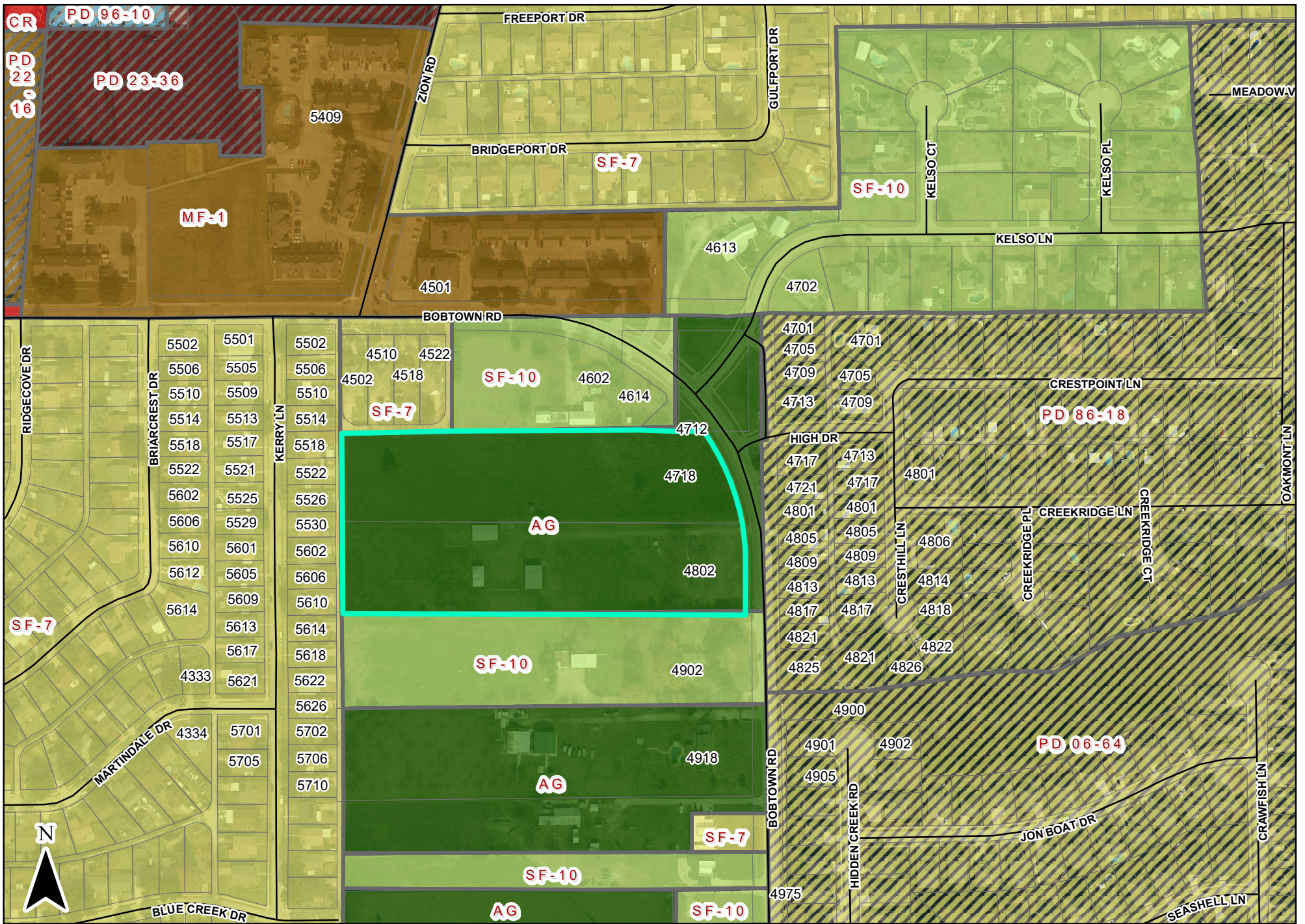
**CITY COUNCIL DATE:** April 7, 2026

**PREPARED BY:**

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

**REVIEWED BY:**

Emma Chetuya Ph.D., AICP  
Planning Administrator  
Planning and Development  
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0 300 Feet  
1 inch = 300 feet

# ZONING MAP Z 26-04

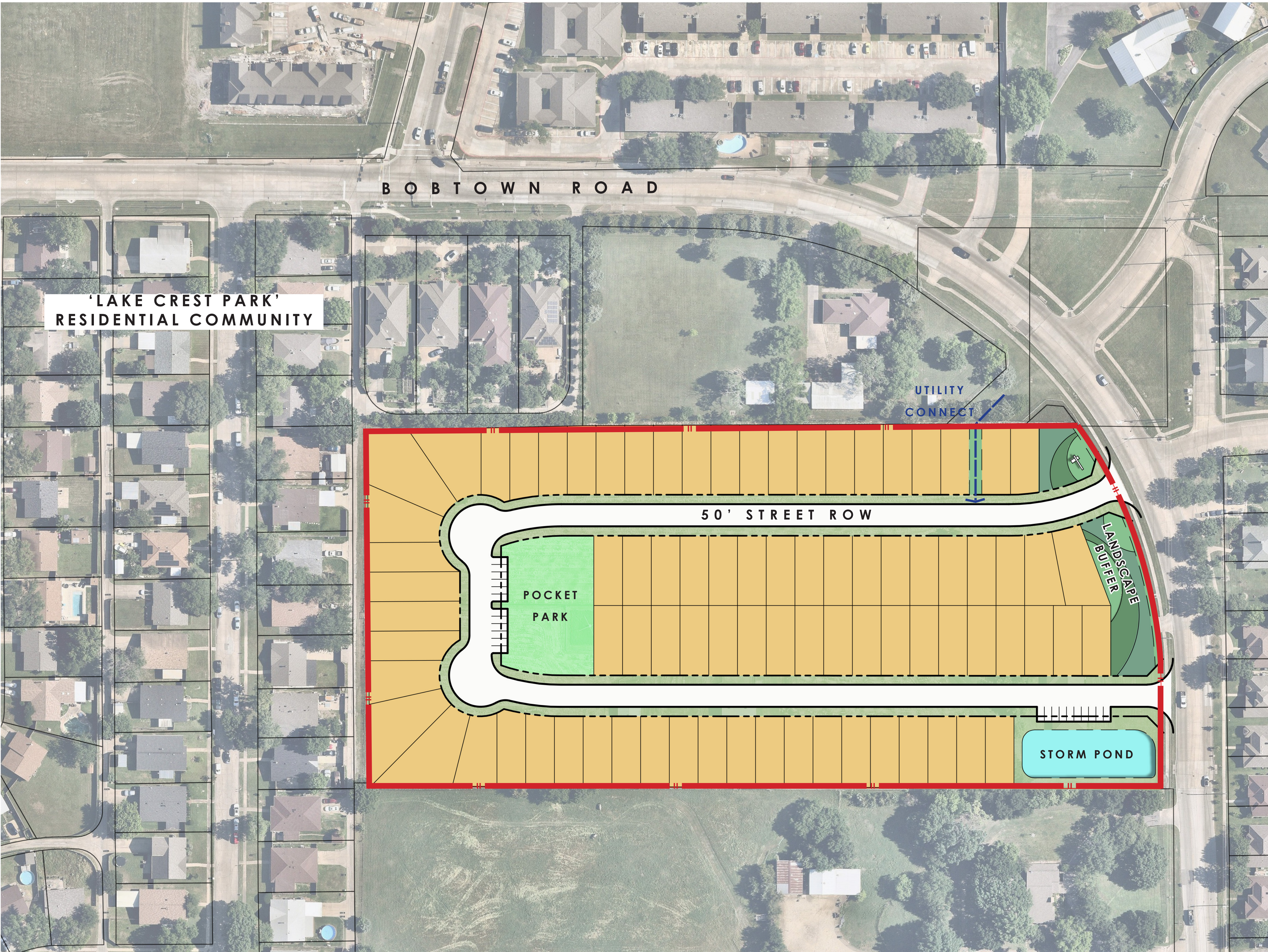
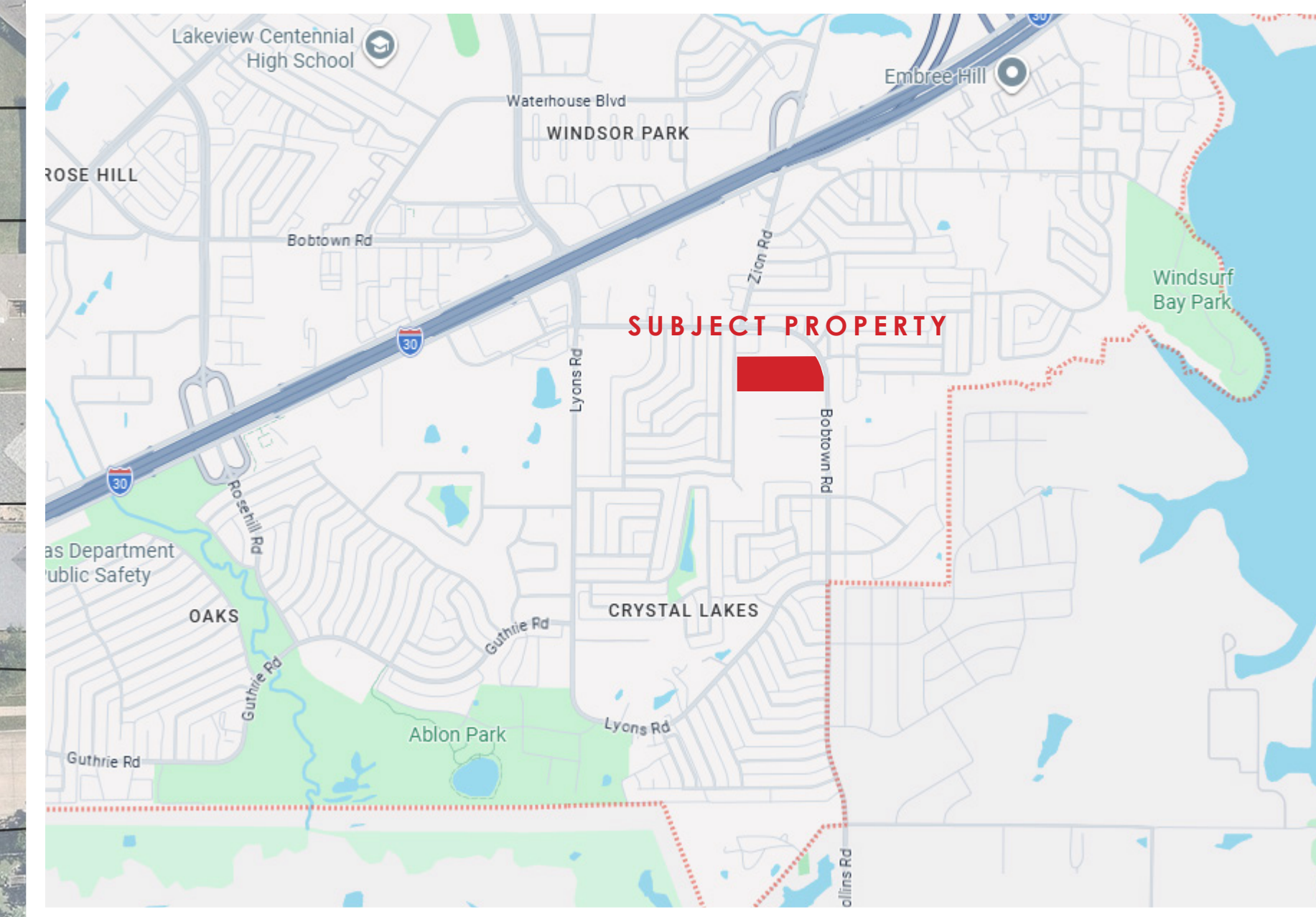
INDICATES AREA OF REQUEST

**4802 & 4718 Bobtown Rd**

SITE INVENTORY TABLE

GROSS SITE AREA:	9.66-AC	100%
RESIDENTIAL PRODUCT TYPE:	TOTAL	DU/AC
 35'X85' SINGLE FAMILY LOTS	85	8.9

VICINITY MAP



'LAKE CREST PARK'  
RESIDENTIAL COMMUNITY

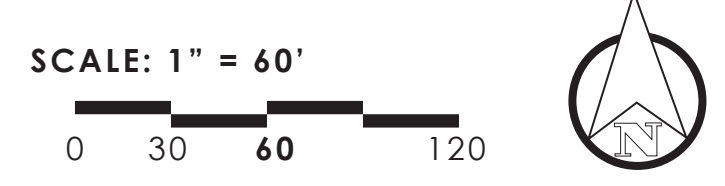
'HIGH CREST'  
RESIDENTIAL COMMUNITY

**NOTE:**  
Site design and construction plans shall conform to all requirements of the Garland Development code (GD), Technical Standards 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.

<b>FIT ID#</b> 251118-1	<b>APPLICANT</b> Maxwell Fisher, AICP ZoneDEV 945.248.4167 maxwell@zonedevtx.com 2502 Grandview Drive Richardson, TX 75080	<b>ENGINEER</b> Rodney Velasquez, PE Barraza Consulting Group 469-767-7853 rvelasquez@barraza-group.com 801 E. Campbell Road, Suite 650	<b>OWNER</b> Nash Chasi Archworx Holdings LLC 903.366.1249 nash@skybridgehomes.com P.O. Box 601292 Dallas, TX 75360
<b>ZONING #</b> 26-04			



4802 & 4718 BOBTOWN RD  
GARLAND, TX  
CONCEPTUAL DEVELOPMENT PLAN  
FEBRUARY 2026



**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE Z 26-04**

**4802 & 4718 Bobtown Road**

**[Requested by the Applicant]**

- I. Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to allow and regulate a Dwelling, Single-Family Detached 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 Single-Family-5 (SF-5) 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. 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. 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.
- B. Lot Size: The minimum lot size shall be 3,000 square feet.
- C. Lot Width: The minimum lot width shall be 35 feet.
- D. Lot Depth: The minimum lot depth shall be 85 feet, unless the lot is an eyebrow lot where the minimum lot depth shall be 70 feet.

- E. Lot Coverage: The maximum lot coverage shall be 75%.
- F. Garage Doors: The garage door shall have a minimum offset of six inches from the remainder of the front façade.
- G. Architectural Relief: No facade of a dwelling unit facing a public street or any portion of an interior side or rear facade above the first story of a dwelling unit may contain a flat, unarticulated or uninterrupted wall length of greater than forty percent of the horizontal length of the facade. Any such facade section must contain an offset of at least two or more feet.
- H. Design Elements: Minimum number of Design Elements. A minimum of four design elements from Section 4.84(3) must be incorporated into the design of each dwelling unit with the following exceptions and additions:
- In the event a covered porch is selected as one of the design elements, the covered porch shall be provided on a minimum of 15% of the total length of the front façade
  - "Carriage Style" garage door with design elements that may include, but is not limited to hardware, windows, fixtures, or other design elements or treatments to enhance the appearance of the garage door
  - A minimum of two wall sconces on the front façade
  - Front door with glass or other enhanced design feature
  - Comparable elements not listed
- I. Site Landscaping: One large canopy tree shall be provided per residential lot and shall be placed in the front yard of the lot.
- J. Guest Parking: A minimum of 22 guest parking spaces shall be required.
- K. Amenities: A minimum of two amenities shall be required in the common open space. Equivalent alternatives of amenities may be approved by the Planning Director.

Amenity 1: Gazebo with game court shall provide the following elements:

- One 120-square foot or larger gazebo
- A minimum of two shade trees
- A minimum of one game court area

Amenity 2: The dog park shall have the following amenities:

## **EXHIBIT B**

- A minimum of two water facets
- A minimum of two dog dispensers
- One trash receptacle
- 5'-foot tall perimeter fence.

L. Alley Waiver: The requirement for alleyways shall be waived for this development.

M. Windows and Doors: Windows and doors must comprise at least thirty percent of the wall area of the front building face of a dwelling. [Staff Recommendation if City Council approves]

N. Architectural Elements: Four design elements shall be selected from Section 4.84(3). In addition, a high contrast color Palette, landscaping beds around the base of the first floor's elevation, and an awning over the windows shall be required. [Staff Recommendation if City Council approves]

O. Alleys: Alleys shall be required. [Staff Recommendation if City Council approves]



## Written Description SMC Development Bobtown

SMC Development requests approval of a change of zoning from AG Agriculture District to a Planned Development District based on SF-5, and a concept plan to build an 85-unit single family development on the 9.6-acre site located south and east of Bobtown Road. SMC proposes a two-story, front-entry residential development, yielding approximately 8.8 units per acre.

The lot and home sizes will be comparable to townhomes in terms of density and home size but each structure will be detached like conventional single-family homes. Each residence would have an attached, two-vehicle garage and a minimum 20' deep driveway. The homes will be for sale at market rate and built by a national builder. The homes will expand housing stock, particularly catering to first time home buyers, empty nesters and young growing families.

There would be a looped public street providing two points of vehicular access to Bobtown Road. Residential units will range from 1,500 square feet to 2,300 square feet of floor area. Besides four parking spaces on each lot (two in garage and two in driveway), there would be 22 additional parking spaces adjacent to the common amenity space and detention pond. There would be wide landscaped buffer along Bobtown Road along with a 6' tall screen and canopy trees. Neighbors will have access to an HOA maintained common space with a gazebo offering shaded seating, a bocce court, and a pet park. The fenced pet park will have two water spickets, dog waste pickup equipment and a trash receptacle.

The proposed compact neighborhood would be an appropriate complement to the adjacent single family neighborhoods. The proposed homes will range from 1,500 to 2,300 square feet, with home prices exceeding Lake Crest Park to the west. Lake Crest Park was developed in the 1970's. Besides a small number of larger lots with unusual shape, most of the lots are between 7,000 and 7,500 square feet in area. These mostly one-story homes built 50 years ago range from approximately 1,400 to 1,800 square feet in floor area. Lake Crest Park have property values ranging from \$200,000-\$300,000.

Highcrest neighborhood, developed in the 1980's immediately west across Bobtown Road, contains lots of 7,000 to 7,500 square feet in lot area. Most of the homes on standard lots are one-story, mostly ranging from 1,700 to 2,000 square feet – in the \$300K range. There are larger lots on the cul-de-sacs of CreekrIDGE and Cresthill as well but home sizes remain around 2,000 square feet. The one outlier is the larger homes on Kelso. The northeast section of Cypress Cove largely offer homes in the 2,000 to 2,600 square foot range. These homes are in the low \$400k range.

In this area, property values are largely driven by the quality and size of the home product. The size of the lot has minimal impact on the property value, given the prevailing land values. As such, although the lots will be significantly smaller, home value will drive prices, aligning more closely with the home values to the east and southeast.

The Future Land Use Map of Envision Garland calls for Traditional Neighborhoods for this area which is of densities up to 6 units per acre. Although the proposal would have a medium density around 8.8 units per acre, the residential product is a traditional product type. Moreover, the proposal is generally compatible with the residential adjacencies.

**Z 26-04**



View of northern lot with no structures.



View of the southern lot with the single-family detached home.



View looking north up Bobtown Road.



View looking south down Bobtown Road.

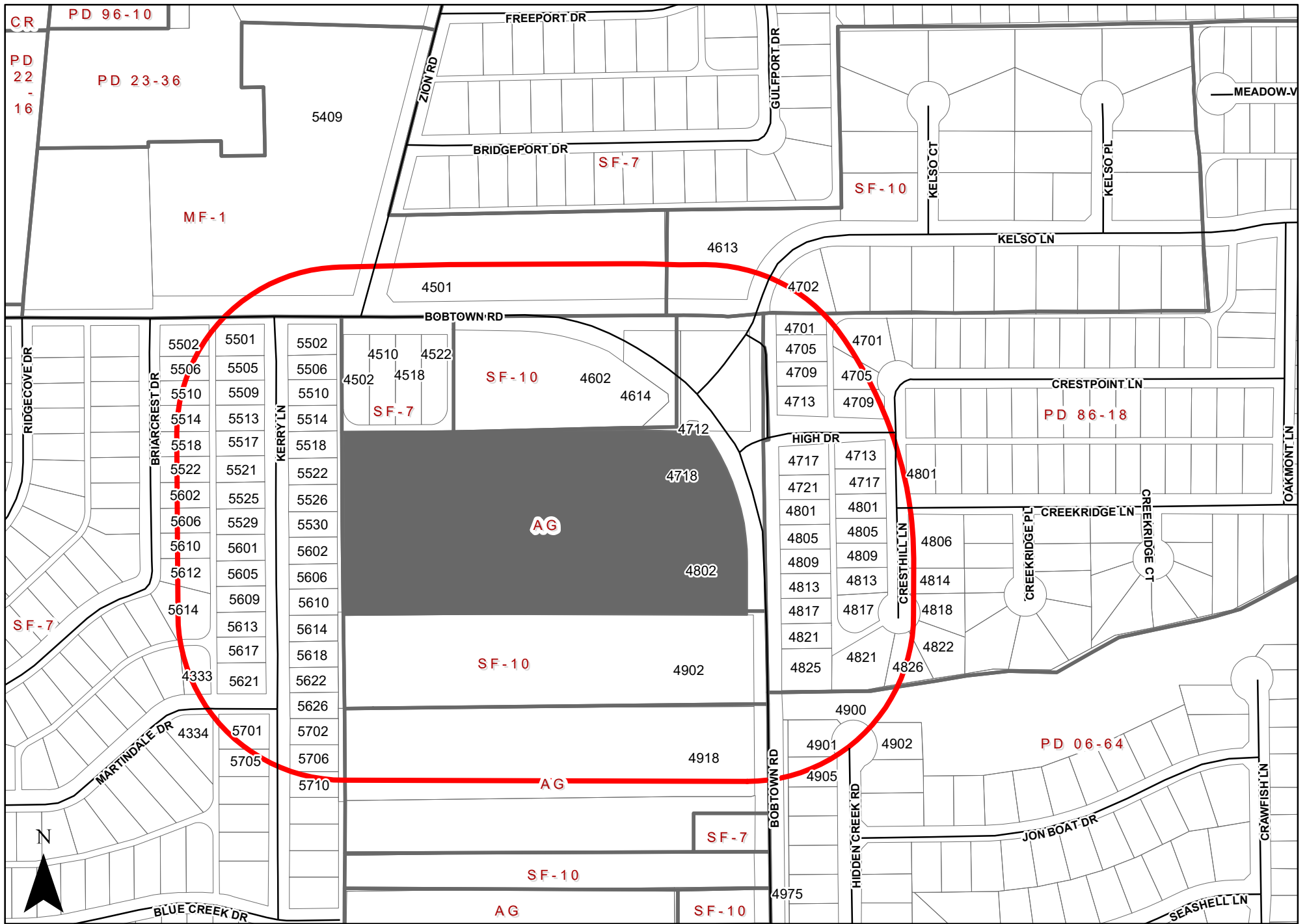


**SMC DEVELOPMENT, LLC  
PROPOSED MODIFICATIONS**

<b>ATTRIBUTE/CODE</b>	<b>REQUIREMENT</b>	<b>PROPOSAL</b>	<b>JUSTIFICATION</b>
Lot Size Section 3.26, Table 2-3	5,000 square feet	3,000 square feet	Property value is largely driven by product value in this area. Homes will be compatible with prevailing housing stock, ranging from 1,500 to 2,300 square feet in floor area. Smaller lots allow access to home ownership considering escalating housing prices. Smaller lots align with recent Texas State House Bill amendment.
Lot Dimensions Section 3.26, Table 2-3	Lot width 55 feet, 60' corner lot Lot depth 90 feet	35 feet 85 feet, 70 feet at elbow	The lot width is commensurate with the requested lot size. The lots will accommodate 25-foot wide product.
Lot Coverage Section 3.26, Table 2-3	50%	75%	The greater lot coverage will allow a larger home on a smaller lot. Greater lot coverage supports larger floor plans and greater values. There are other residential developments in Garland with comparably high lot coverage.
Residential Design, Design Standards, Garages Section 4.84 (A)(2)	Front entry garage door setback five feet from front building face	Front-entry garage door off-set forward or backward 6 inches from building face; carriage style garage doors required	A lower off-set is necessary given the smaller lots and product type. Visual appeal will be accomplished through required architectural elements including carriage style garage doors. The developer agrees to a fourth design element, exceeding the minimum 3 required.

**SMC DEVELOPMENT, LLC  
PROPOSED MODIFICATIONS**

<p>Residential Design, Design Standards, Architectural Relief Section 4.84(A)(3)(a)</p>	<p>No greater than 20% of the front façade or an interior side or rear facades above the 1<sup>st</sup> story may contain a flat unarticulated or uninterrupted wall length</p>	<p>No greater than 40% of the front facade, or interior or rear facades above the 1<sup>st</sup> story shall be unarticulated or an uninterrupted wall length</p>	<p>The proposed wall plane off-set with one to two levels of articulation depending on the housing product. The allotted percentage will cover all design types, providing significant visual appeal and variety. The side or rear will have articulation or other architectural features to avoid a plain monotonous elevation.</p>
<p>Design Elements</p>	<p>List of menu items</p>	<p>List of menu items with additions and alternatives. Refer to the modified list in the enclosed development standards.</p>	<p>Additional items will provide flexibility in design while providing an aesthetically pleasing home. The developer agrees to a fourth design element, exceeding the minimum 3 required.</p>
<p>Trees on Residential Lots Section 4.37 A.1</p>	<p>2 trees per lot</p>	<p>1 tree per lot</p>	<p>One large tree will be placed in the front yard where visible. One tree per lot is appropriate for smaller lots. Residents may plant an additional tree or trees (canopy or ornamental) as desired.</p>



0 300 Feet  
1 inch = 300 feet

# ZONING MAP Z 26-04

INDICATES AREA OF REQUEST    INDICATES NOTIFICATION AREA

## 4802 & 4718 Bobtown Rd

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



# ***Planning Report***

**File No: Z 26-05/District 7**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: March 9, 2026**

## **REQUEST**

Hold a public hearing and consider approval of a change in zoning from Agricultural (AG) district to Planned Development (PD) district 84-96. The site is located at 6211 North George Bush Highway on a property zoned Agricultural (AG) district.

## **LOCATION**

6211 North George Bush Highway

## **APPLICANT**

Endeavor Real Estate Group

## **OWNER**

Spring Creek Church

## **BACKGROUND**

The subject property is an undeveloped site along North George Bush Highway and Holford Road. The overall site is two tracts with the larger separate tract zoned Planned Development (PD) district 84-96 for Community Office (CO) district uses. The subject site is located along North George Bush Highway and is zoned Agricultural (AG) district. The applicant intends to develop a Dwelling, Multifamily use across the two properties. Senate Bill 840 allows for the development of a Dwelling, Multifamily use on the property zoned Planned Development (PD) 84-96, but does not allow for this use on the Agricultural (AG) district lot. In order to combine both properties and develop as Dwelling, Multifamily use, the applicant wishes to change the zoning on the Agricultural (AG) district tract to Planned Development (PD) district 84-96.

## **SITE DATA**

The subject site is an undeveloped 1.934-acre tract of land along North George Bush Highway. The Planned Development (PD) district 84-96 property to the southeast is 18.308 acres and is also undeveloped.

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

The Agricultural district is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the city is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

## **CONSIDERATIONS**

1. Senate Bill 840 allows for multifamily development on properties zoned for commercial, office, warehouse, retail, or mixed-use development uses. Planned Development (PD) district 84-96 has a base zoning of Community Office (CO) district and allows all uses within that district. No concept or site plan is associated with

Planned Development (PD) district 84-96, therefore a zoning change is not needed to develop the Dwelling, Multifamily use on site governed by this PD.

2. The request is more aligned with a traditional rezoning without the formation of a Planned Development (PD) District, the request is to simply allow the site to have the same zoning as the adjacent property for all of it to be cohesively developed. These requests do not generally require Concept Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. This change in zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will affect surrounding and future development.
3. In the event the Zoning Change request is approved, the development will have to meet all standards of the Garland Development Code (GDC).

#### **SITE DEVELOPMENT STANDARDS**

1. If a Dwelling, Multifamily development were to take place here, it will have to meet all standards of the Garland Development Code (GDC). This includes the newly adopted Multifamily (MF) district standards that were adopted as a result of SB840. These standards include but are not limited to parking, site design, building design, amenities and landscaping.
2. A landscape buffer will be required along North President George Bush Highway and Holford Road per Section 4.34 of the Garland Development Code (GDC). The landscape buffers will be 15 feet on each thoroughfare, being increased by the presence of easements in various places.
3. The site will go through the platting process to combine both tracts into one lot, meeting the Community Office (CO) district standards.

#### **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.

While apartments are not a business development, the site being changed to a zoning with the Community Office (CO) district will still technically allow for any future mixed use or commercial development on the site. Since the City must allow multifamily on the adjacent property per SB 840, it is beneficial for the subject site to be utilized for that project for a cohesive and orderly development pattern.

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

The property to the west is zoned Agricultural (AG) district and is undeveloped. The property to the south is zoned Planned Development (PD) district 15-43 for Mixed uses and contains a Dwelling, Multifamily development. The property to the east is zoned Planned Development (PD) district 84-96 and is also currently undeveloped. The applicant wishes to

change the zoning of the subject property to Planned Development (PD) district 84-96 to expand the proposed Dwelling, Multifamily use. Finally, North George Bush Highway borders the site to the north. The Dwelling, Multifamily use is compatible with the surrounding zoning and land uses as apartments exist nearby. The proposed use will increase the volume of residents in the area who may potentially support current and future businesses in the nearby vicinity.

**STAFF RECOMMENDATION**

Staff is recommending approval of a change in zoning from Agricultural (AG) district to Planned Development (PD) district 84-96. As a Dwelling, Multifamily development is already allowed on the far larger adjacent site, including this subject site will allow for increased utilization and efficiency of the property. Additionally, the site will still allow for Community Office (CO) district uses which includes mixed-use and commercial developments.

**ADDITIONAL INFORMATION**

- i. Location Map
- ii. Written Narrative
- iii. Site Photos
- iv. Site Exhibit

**CITY COUNCIL DATE:** April 7, 2026

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0 400 Feet

1 inch = 400 feet

# ZONING MAP Z 26-05

 INDICATES AREA OF REQUEST

## 6211 N George Bush Hwy

## Public Hearing Application Narrative

The property is currently vacant land zoned AG. The proposal is to match the subject parcel's zoning designation to PD 84-96, consistent with adjacent +/-18-acre parcel. Doing so will align the 20 acres under common ownership and create a cohesive zoning allowing the parcels to be developed together. The owner of the property has asked Endeavor Real Estate Group ("Endeavor" or "Agent") to act as their agent and coordinate the effort to rezone the property. Endeavor is pursuing a redevelopment of the properties, currently evaluating a multifamily project under the recently passed Senate Bill 840.

Endeavor submitted a site plan and held a FIT meeting with the city to secure feedback on how to best align the property, with nearby uses. This includes conforming to the city's multifamily code, as well as coordinating with current plans for the redesign and expansion of both Naman Forest and Holford Road.

In the event the site is developed for multifamily under SB 840, the buildings will be meeting all applicable standards, including the 40' height minimum, however, structures on the site are not anticipated to exceed four stories or 50' in height. The site will require a detention pond, which is anticipated to be located at the low point of the site along the western border. There is a small creek that runs east to west across the site which is not anticipated to be impacted. Instead, the project will look to integrate residential units and amenities along that creek, preserving the creek and integrating the natural setting into the project. Buildings will be built along the frontage, in an urban style to adhere to the build-to zone. A site analysis has determined the site can be developed for approximately 400 units (an estimated 560 bedrooms), with an average unit size of 900-925 square feet, at a density of just under 20 units per acre to the gross combined acreage. Amenities at the property will include a clubhouse, resort style pool, fitness center, dedicated wellness area, coworking suites, a dog park, BBQ grills, and activated courtyards. Signage will include an entry monument as well as way-finding signage on the property.

**Z 26-05**



View of the site from North George Bush Highway.



View of the site from Holford Road showing the apartment development to the west.

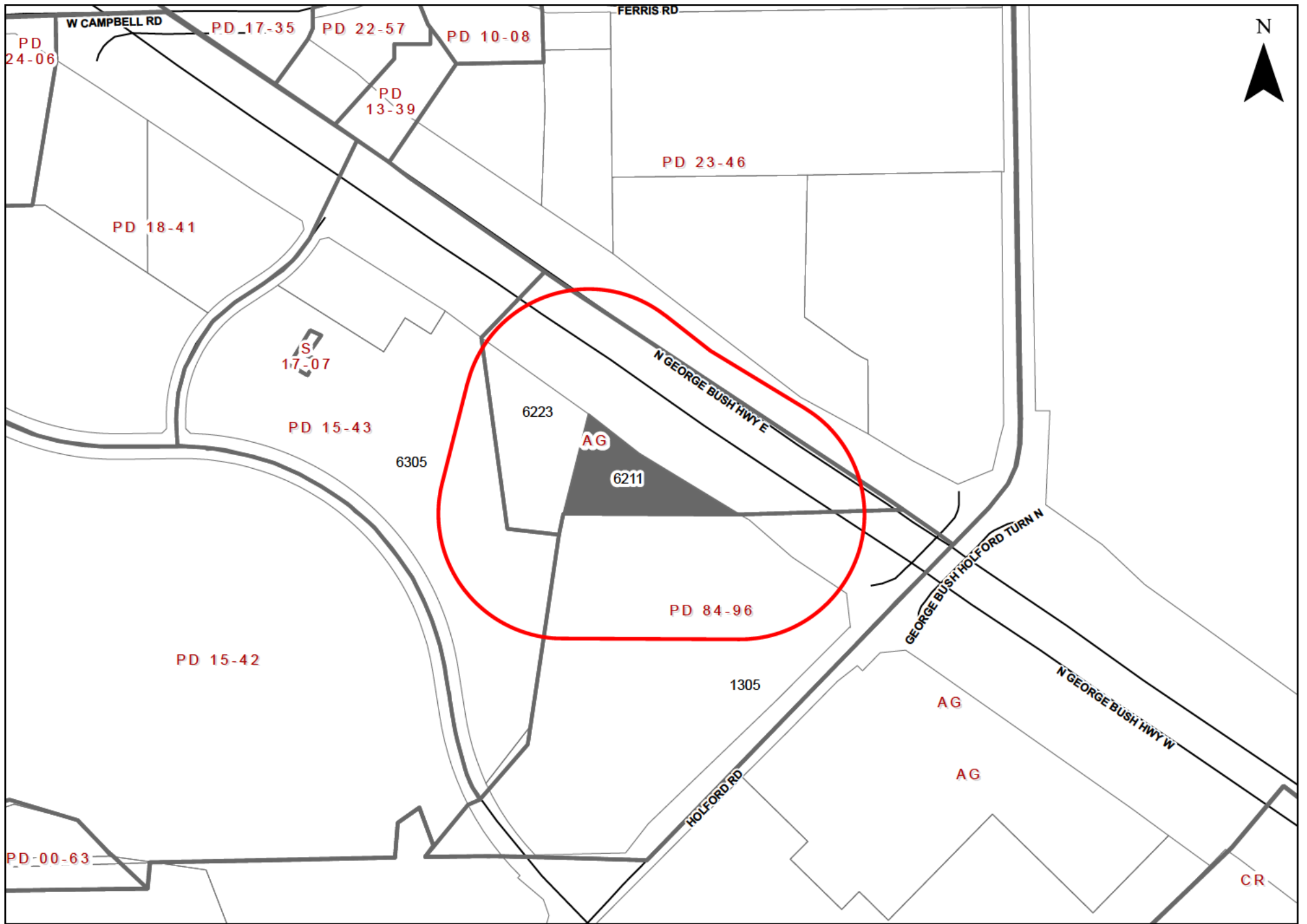


View of the intersection of North George Bush Highway and Holford Road.



View looking east across Holford Road showing the empty site.





0 400 Feet  
1 inch = 400 feet

# ZONING MAP Z 26-05

INDICATES AREA OF REQUEST    INDICATES NOTIFICATION AREA

## 6211 N George Bush Hwy

# Zoning Response Case Comments

CASE NUMBER	PC HEARING DATE	CC HEARING DATE	PLANNER NAME
<b>Z 26-05</b>  <b>andrea rodriguez</b> 2026-02-27T01:18:28	—	—	—

**AGAINST**

EMAIL Outside the Notification Area

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Garland, Texas 75040