



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
April 27, 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. April 13, 2026 Plan Commission Minutes**

2. PUBLIC HEARING

a. Z 26-10 Jose Murga (District 3)

*Hold a public hearing and consider the application of **Jose Murga**, requesting approval of 1) a Specific Use Provision (SUP) for a Restaurant, Drive-Through use on property zoned Community Retail (CR) District and 2) a concept plan for a Restaurant, Drive-Through use. The site is located at 480 West Interstate Highway 30. (District 3) (File Z 26-10)*

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 April 13, 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
Patrick Abell, Commissioner
Bob Duckworth, Commissioner

Absent: Jaric Jones, Commissioner
Edgar Miranda, Commissioner

Staff Present: Emma Chetuya, Planning Administrator - Development
Kalyan Mutukundu, Planner I
Ryan Mulkey - Planning Administrator - Long Range
Kurt Banowsky, Sr. Assistant City Attorney II
Elisa Morales, Recording Secretary

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. March 9, 2026 Plan Commission Minutes

Motion was made by Commissioner Abell to **approve** the Minutes as presented. Seconded by Commissioner Paris. **Motion carried: 6 Ayes, 0 Nays** and 1 abstention by Commissioner Jenkins.

2. PUBLIC HEARING

a. Z 26-03 Paras Khara (District 7)

*Hold a public hearing and consider the application of **Paras Khara**, requesting approval of 1) a Specific Use Provision (SUP) for a Car Wash, Automated/Rollover use on property zoned Community Retail (CR) District and 2) a concept plan for a Car Wash, Automated/Rollover use. The site is located at 3401 West Buckingham Road. (District 7) (File Z 26-03)*

Kalyan Mutukundu, Planner I, presented the request to the Commission and remained available for questions.

The applicant, Paras Khara, 660 Laverton Drive, Frisco, TX 75036, 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 Jenkins. **Motion carried: 7 Ayes, 0 Nays.**

Motion was made by Commissioner Cornelius to **approve** the application as presented with a 15-year SUP. Seconded by Commissioner Abell. **Motion carried: 7 Ayes, 0 Nays.**

b. Z 26-07 Srinivas Chaluvadi (District 7)

*Hold a public hearing to consider the application of **Srinivas Chaluvadi**, requesting approval of an amendment to Planned Development District 15-43 (PD 15-43) to modify parking standards for the subject property and adopt the current off-street parking requirements of the Garland Development Code (GDC). The site is located at 6313 North President George Bush Highway. (District 7) (File Z 26-07)*

Kalyan Mutukundu, Planner I, presented the request to the Commission and remained available for questions.

The applicant, Dushyant Raju, 4433 Punjab Way, Ste. 301, Frisco, TX 75033, provided an overview of the request and remained available for questions.

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

c. GDC Amendment ORD 26-02

Hold a public hearing to consider amendments to several sections within Chapter 1, General Provisions, Chapter 3 Subdivision Regulations, and Chapter 5 Relief Procedures and Enforcement, generally related to Alley Waivers, Sidewalk Waivers, and Working Plats.

Planning Administrator - Long Range Planning, Ryan Mulkey, provided an overview of the amendments to several sections within Chapter 1, General Provisions, Chapter 3 Subdivision Regulations, and Chapter 5 Relief Procedures and Enforcement, generally related to Alley Waivers, Sidewalk Waivers, and Working Plats. and remained available for questions.

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

3. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 7:27 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary



Planning Report

File No: Z 26-10/District 3

Agenda Item:

Meeting: Plan Commission

Date: April 27, 2026

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for a Restaurant, Drive-Through use on property zoned Community Retail (CR) District and 2) a concept plan for a Restaurant, Drive-Through use.

LOCATION

480 West Interstate Highway 30

APPLICANT

Jose Murga

OWNER

Danh Nguyen

BACKGROUND

The applicant proposes to operate a Restaurant Drive-Through use, within an existing commercial building that is currently not in operation. The subject property has historically operated as a Restaurant, Drive-Through use and had tenants such as *Burger King*, *Williams Chicken*, and *JT Cajun Seafood & Wings*.

In 2000, a Specific Use Provision (SUP) was approved for a Restaurant, Fast Food use *Williams Chicken* for a period of twenty (20) years. That SUP has since expired and was specific to the original operator. The Garland Development Code (GDC) requires an SUP for a Restaurant, Drive Through use in the Community Retail (CR) District.

SITE DATA

The subject property is approximately 0.67 acres in size and is developed with an existing 2,286 square foot commercial building. Access to the site is provided from Interstate Highway 30 frontage road. The site is fully developed and includes existing parking areas and a drive-through circulation pattern surrounding the building.

The proposal includes additional site improvements such as landscaping enhancements, designation of a loading space, and relocation of the refuse container in accordance with GDC.

USE OF PROPERTY UNDER CURRENT ZONING

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

major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

SITE DEVELOPMENT STANDARDS

1. Parking is calculated at a ratio of one (1) space per 100 square feet of gross floor area in accordance with Section 4.20 of the GDC. A total of 23 parking spaces are required, and 18 spaces are provided, resulting in a deficit of five (5) spaces. The applicant intends to pursue an Alternative Compliance request in accordance with Article 1, Division 2 of the GDC. Such request may include a shared parking agreement within 600 feet of the subject property or a parking study prepared by a certified traffic planner or licensed transportation engineer demonstrating that the existing parking supply is sufficient.
2. The applicant proposes to add a loading space in accordance with Section 4.22 of the GDC to improve site functionality.
3. The applicant proposes to relocate and reorient the refuse container as part of the proposed site improvements so it is not facing a public right-of-way and does not impede any parking lot spaces.
4. Landscaping is required in accordance with Chapter 4, Article 3 of the GDC due to the addition of the loading area and relocation of the refuse container which trigger partial landscape compliance pursuant to Section 4.29(B)(1) and (4). The required landscaping includes trees and shrubs in the landscape buffer. As there is a utility easement which overlaps the landscape buffer, the applicant will need to work with the Engineering department to determine if trees or shrubs will be more appropriate during the building permit review process. The applicant will provide enhanced landscaping in interior parking areas and parking islands.

CONSIDERATIONS

Specific Use Provision

1. The SUP Time Period guide recommends 8 to 15 years for requests involved in partial redevelopment or site improvements to an existing development. The applicant requests the maximum allowed time period.
2. The request allows for the reuse of an existing commercial building that has historically operated as a drive-through restaurant.
3. No expansion of the building footprint or significant intensification of the use is proposed.
4. The proposal includes minor site improvements such as the addition of a loading space, landscaping enhancements and relocation of the refuse container to better align with current GDC standards.
5. The site has an existing parking deficit, and the applicant intends to pursue an Alternative Compliance request to address this deficiency.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

The proposed Restaurant, Drive-Through use is consistent with the Community Centers designation, as it represents the reuse of an existing commercial site along the Interstate Highway 30 corridor. The proposal supports continued commercial activity and reinvestment in the area without introducing a new or incompatible land use.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Planned Development (PD) District PD 98-32 with a base zoning of CR District and is developed with a retail shopping center. The property to the south is zoned PD 19-37 with a base zoning of CR District and is developed with a pawn shop. Further south, properties are zoned Single Family (SF-7) District and are developed with single-family detached homes. The property to the west is zoned PD 19-37 and is developed with a pawn store’s parking lot. The property to the east is zoned CR and is developed with a motel.

The surrounding area is predominantly developed with commercial and service-oriented uses along the Interstate Highway 30 corridor, with residential uses located further to the south. The proposed use is consistent with the established commercial development pattern and is appropriate for a site located along a major transportation corridor. The reuse of the existing building for a similar commercial use will maintain compatibility with surrounding land uses. The drive-through reduces the need for additional parking due to its transient nature.

STAFF RECOMMENDATION

Staff recommends approval of the SUP request for a Restaurant, Drive-Through use and the associated concept plan for a time period of 15 years, with the condition that the applicant provide enhanced landscaping in interior parking areas and parking islands, provide a loading space, and relocate the refuse container per GDC standards. This request is consistent with the Future Land Use Plan and is compatible with the surrounding commercial development pattern along the Interstate Highway 30 corridor.

ADDITIONAL INFORMATION

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

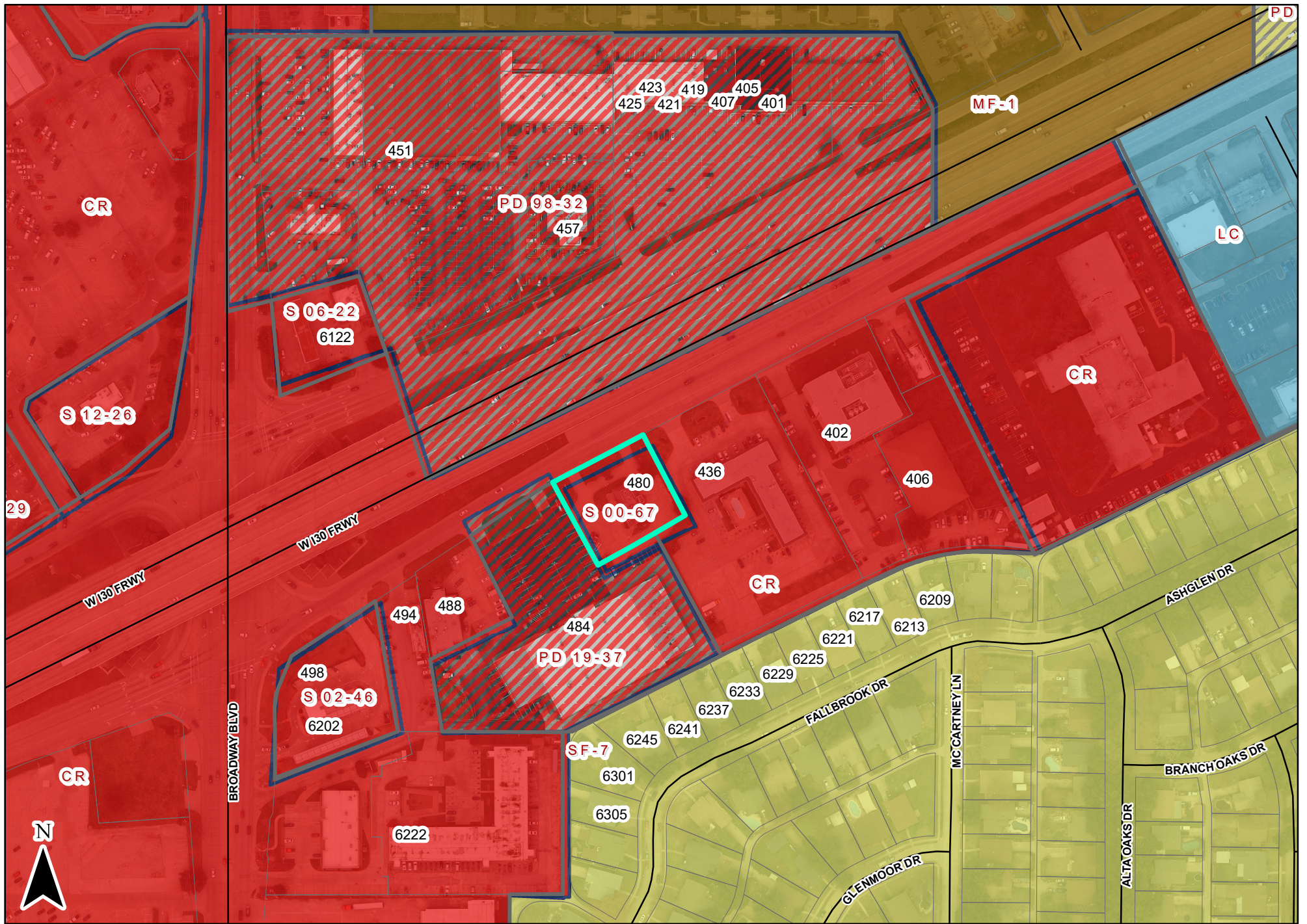
CITY COUNCIL DATE: May 19, 2026

PREPARED BY:

Kalyan Mutukundu
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Planning & Development
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REVIEWED BY:

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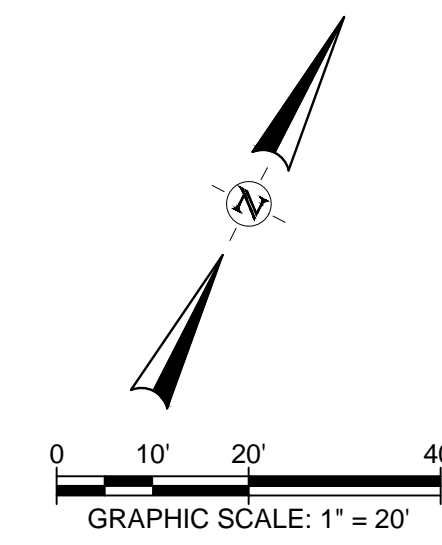


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1 inch = 220 feet

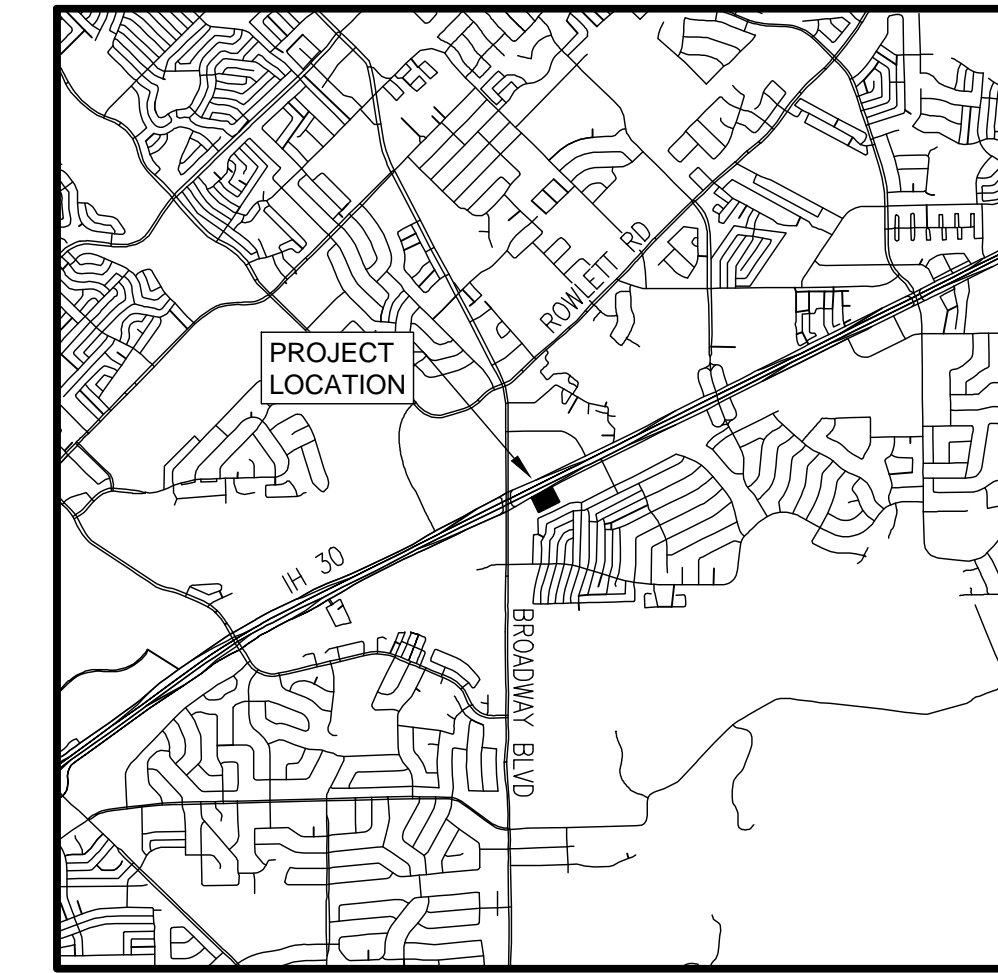
ZONING MAP Z 26-10

 INDICATES AREA OF REQUEST

480 W Interstate Highway 30



VICINITY MAP
 SCALE: N.T.S



SITE DATA

SITE AREA: 0.6735 ACRES
 OWNER/APPLICANT: DANH NGUYEN
 PLAN PREPARER: DIG ENGINEERS
 JOSE MURGA
 14001 DALLAS PARKWAY, SUITE 400
 DALLAS, TEXAS 75240
 FIT CONSULTATION NO.: 260115-2
 EXISTING ZONING: S 00-67
 PROPOSED ZONING: S 00-67

CITY 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.

APPLICANT/OWNER

DANH NGUYEN
 401 BASSWOOD TRAIL
 GARLAND, TX 75043
 DANHNGUYENTYLER@YAHOO.COM
 (469) 939 1851

ENGINEER

DIG ENGINEERS
 JOSE MURGA
 14001 DALLAS PARKWAY, SUITE 400
 DALLAS, TX 75240
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LEGEND

- PROPERTY LINE
- LANDSCAPING AREA

**SPECIAL USE PROVISION FOR DRIVE-THRU RESTAURANT
 480 W IH-30 GARLAND, TX 75043**

SUBDIVISION NAME: OAKS INTERSTATE 4

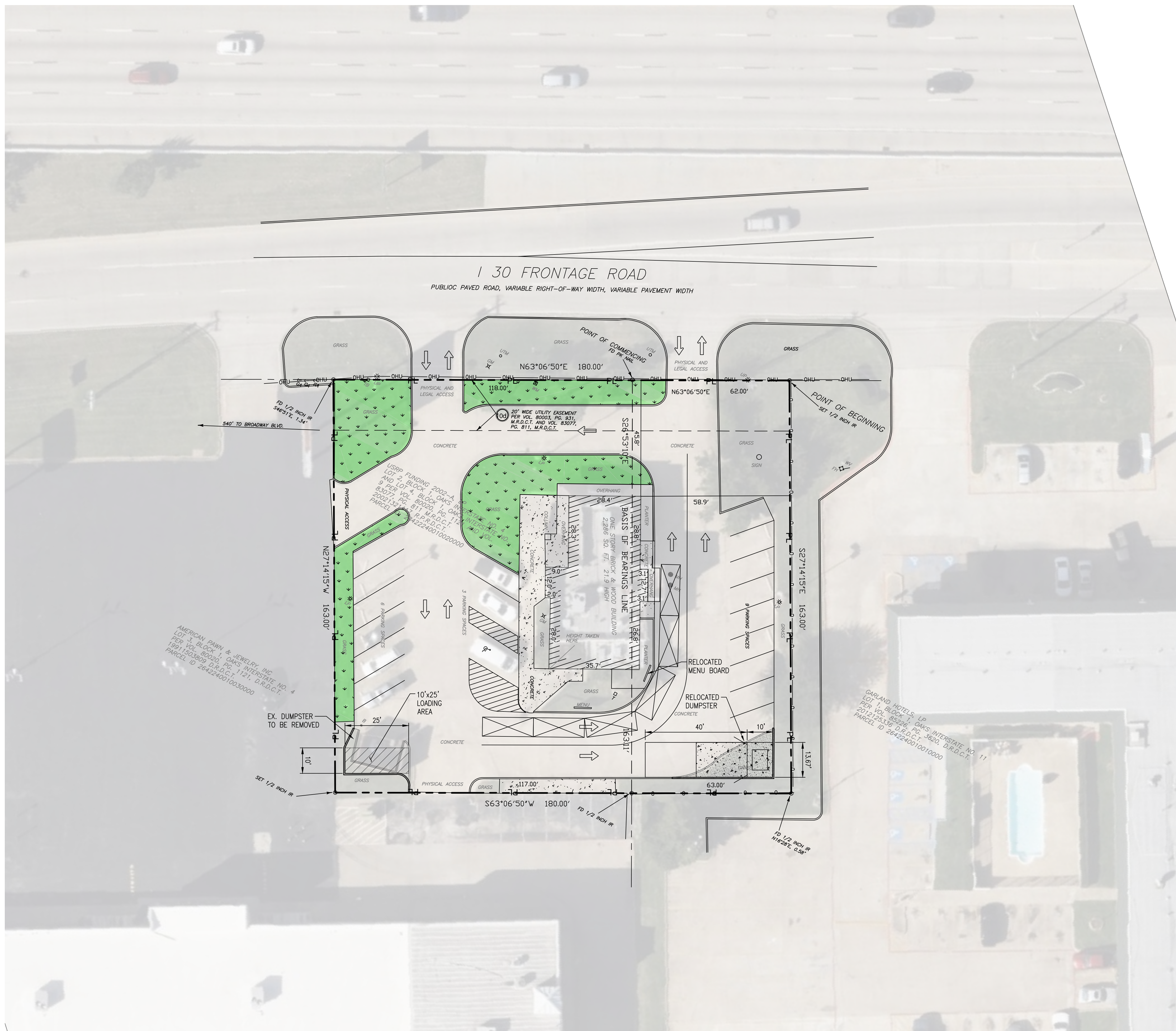
CONCEPT PLAN



CLIENT		480 W I-30
DATE	PROJECT NUMBER	260002
DRAWING HISTORY		
No.	Description	Date

CONCEPT PLAN

CONCEPT PLAN



SPECIFIC USE PROVISION

ZONING FILE Z 26-10

480 West Interstate Highway 30

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

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

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

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the CR 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 a 15-year time period.

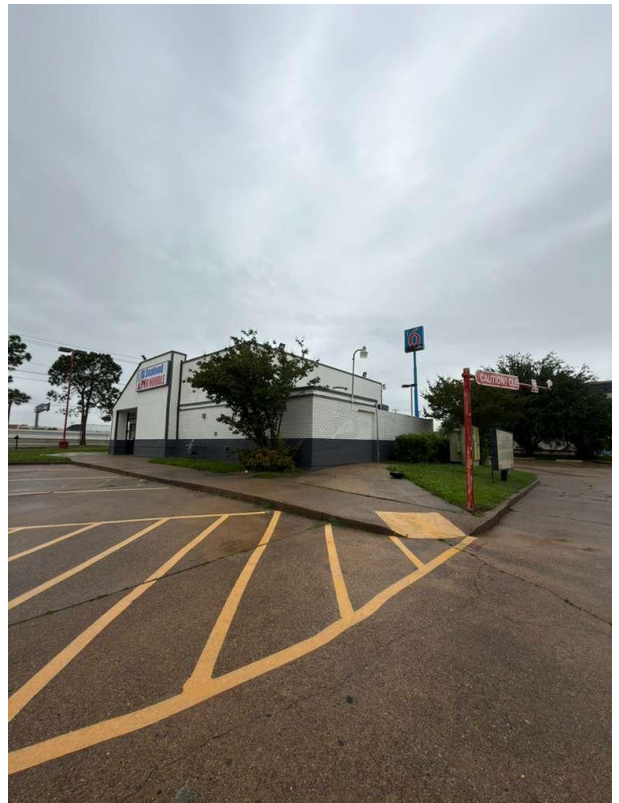
B. Landscaping: Enhanced landscaping in interior parking areas and parking islands shall be provided to the satisfaction of the Planning Director prior to the issuance of a Certificate of Occupancy.

C. Concept Plan: The development shall be constructed in accordance with the Concept Plan. The improvements shall include landscaping enhancements, designation of a loading space, and relocation of the refuse container.

Z 26-10



Facing East viewing site



Facing North viewing site

Z 26-10



Facing South viewing site



Facing West viewing site



Zoning sign along West I 30

WRITTEN NARRATIVE

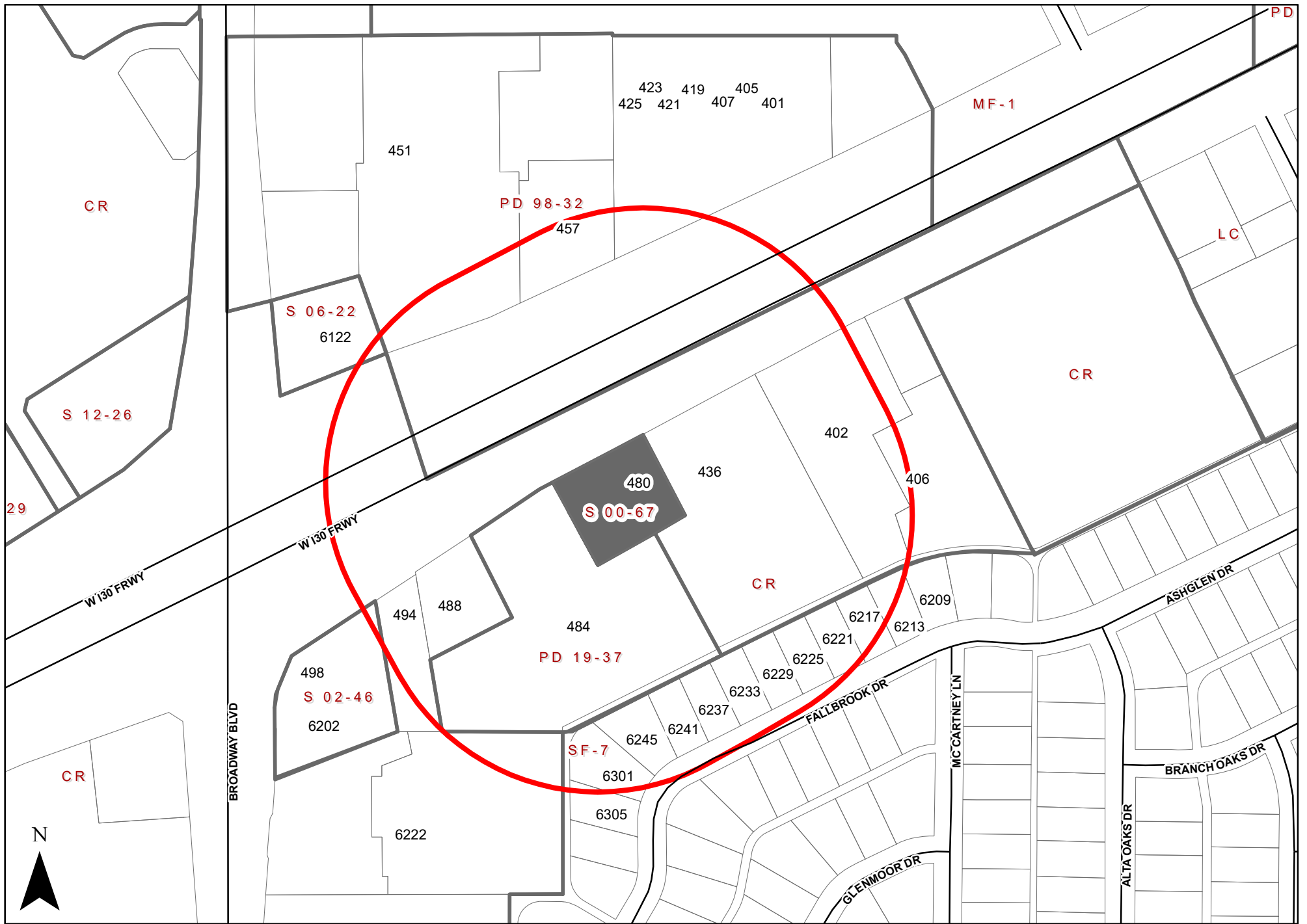
The existing use on the property 480 W I-30 Hwy is a commercial food facility, although not currently in operation. This facility has previously been used as drive-thru restaurants including Burger King, Williams Chicken, and JT Cajun Seafood & Wings. The proposed land use will be the same as the previous SUP, owned and operated as a drive-thru restaurant for Asian fusion food. The proposed changes are reflected in the conceptual plan and are as follows: a paved loading zone in the southeast part of the property and changed orientation of the dumpster to not face the public roadway and allow 12' of clearance. No deviations are proposed with this request.

The owner intends to use the facility as a drive-thru restaurant that will serve surrounding businesses and any individuals who are passing by on I-30. The site is 0.6735 acres and contains an existing 2,286 SF building. There are no changes to development standards, any code deviations, and no known variances. The SUP time of operation is daily from approximately 10AM to 9PM. There is no proposed detention as the site is completely built out. The property is not within a flood plain. The existing building will be retroactively used and operated as a drive-thru restaurant. The buffers along street frontages have been built out. No perimeter screening will be provided. There are no dwelling units, as this will be operated as a commercial food facility. There are no proposed amenities nor additional signage.

If you have any additional questions, please don't hesitate to reach out to Jose at (972) 515 9376 or jose.murga@digengineers.com. Appreciate your time and help throughout this process and thank you for your consideration.

Kind regards,

Jose Murga



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1 inch = 220 feet

ZONING MAP Z 26-10

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

480 W Interstate Highway 30

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