



**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  
June 22, 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. June 8, 2026 Plan Commission Minutes**

## 2. PUBLIC HEARING

### a. Z 26-11 Lone Star Green Homes (District 2)

*Hold a public hearing and consider the application of **Lone Star Green Homes**, requesting approval of 1) an amendment to Planned Development (PD) District 22-26 to allow Dwelling, Zero-Lot-Line Homes as a permitted use and amend certain design standards and 2) a Concept Plan for the PD. The site is located at 1350 East Miller Road. (District 2) (File Z 26-11)*

### b. Z 26-14 Omega Shipping Ex. Inc. (District 5)

*Hold a public hearing and consider the application of **Omega Shipping Ex. Inc.**, requesting approval of 1) a Specific Use Provision (SUP) for a Truck/ Bus Repair use on property zoned Industrial (IN) District and 2) a concept plan for a Truck/ Bus Repair use. The site is located at 2430 Lonnecker Drive. (District 5) (File Z 26-14)*

### c. Z 26-18 Lyle Allen and Associates (District 5)

*Hold a public hearing and consider the application of **Lyle Allen and Associates**, requesting approval of 1) an amendment to Planned Development (PD) Neighborhood Office (NO) District 82-20 to Planned Development (PD) Community Retail (CR) District to allow for CR uses and 2) a Concept Plan for the proposed site improvements. The site is located at 1015 West Centerville Road. (District 5) (File Z 26-18)*

### d. Z 26-20 City of Garland (District 7)

*Hold a public hearing and consider the application of **City of Garland**, requesting approval of a zoning change from Agricultural (AG) District to Planned Development (PD) District 84-96. The site is located at 1471 Holford Road. (District 7) (File Z 26-20)*

### e. GDC Amendment 25-09

*Hold a public hearing to consider amendments to several sections within Chapter 4 Site Development and Chapter 7 Downtown (DT) District generally related to citywide and downtown sign regulations.*

## 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 June 8, 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  
Stephanie Paris, Commissioner  
Georgie Cornelius, Commissioner  
Patrick Abell, Commissioner  
Edgar Miranda, Commissioner  
Bob Duckworth, Commissioner
- Absent: Wayne Dalton, 2nd Vice Chair  
Jaric Jones, Commissioner
- Staff Present: Nabila Nur, Planning Director  
Emma Chetuya, Planning Administrator - Development  
Stewart Starry, Planner II  
Kalyan Mutukundu, Planner I  
Kurt Banowsky, Sr. Assistant City Attorney II  
Darci Pickel, Recording Secretary

### 1. ITEMS FOR INDIVIDUAL CONSIDERATION

#### a. May 11, 2026 Plan Commission Minutes

Motion was made by Commissioner Duckworth to **approve** the Minutes as presented. Seconded by Commissioner Miranda. **Motion carried: 7 Ayes, 0 Nays.**

### 2. PUBLIC HEARING

#### a. Z 26-09 Shan Namkeen, Inc. (District 8)

*Hold a public hearing and consider the application of **Shan Namkeen, Inc.**, requesting approval of 1) a Specific Use Provision (SUP) to allow a Food Processing & Storage use and 2) a Concept Plan for the Food Processing & Storage use. The site is located at 201 Range Drive, Suite 201B on a property zoned Industrial (IN) District. (District 8) (File Z 26-09)*

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

The applicant, Shan Patel, 201 Range Drive, Garland, TX 75040, provided an overview of the request and remained available for questions.

**Motion** was made by Commissioner Duckworth to **approve** the application as presented with a 15-year SUP, with the provision that any architectural and landscaping improvements be completed within one year and that drought-resistant landscaping be required. Seconded by Commissioner Abell. **Motion carried: 7 Ayes, 0 Nays.**

#### b. Z 26-12 Sweetness Sweets (District 1)

*Hold a public hearing and consider the application of **Sweetness Sweets**, requesting approval of 1) a Specific Use Provision (SUP) to allow a Tattooing/Body Piercing Establishment use and 2) a Planned Development (PD) amendment to allow the establishment to be located within 500 feet of another Tattooing/Body Piercing Establishment. The site is located at 410 Town Center Boulevard on a property zoned Planned Development (PD) District 25-29 for mixed uses. (District 1) (File Z 26-12)*

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

The applicant, Wanita Allen, 410 Town Center Boulevard, Garland, TX 75040, provided an overview of the request and remained available for questions.

**Motion** was made by Commissioner Paris to close the public hearing and **approve** the application as presented with a 5-year SUP and allow the establishment to be located within 500 feet of another Tattooing/Body Piercing Establishment tied specifically to this location only. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nays.**

**c. Z 26-13 All About Permits (District 2)**

*Hold a public hearing and consider the application of **All About Permits**, requesting approval of 1) a Specific Use Provision (SUP) for a Food Processing and Storage use on property zoned Industrial (IN) District and 2) a concept plan for a Food Processing and Storage use. The site is located at 725 East Walnut Street. (District 2) (File Z 26-13)*

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

The applicant, Sevtap Cevirgen, 725 East Walnut Street, Garland, TX 75040, provided an overview of the request and remained available for questions.

Resident speaking on the request:

Sam Mendez, 717 Shorecrest Drive, Garland, TX 75040

The resident speaking on the request expressed concerns about the noise, environmental concerns and increased traffic.

**Motion** was made by Commissioner Jenkins to **approve** the application as presented with a 15-year SUP, all staff recommendations and that deliveries be between 8 a.m. and 5 p.m. Seconded by Commissioner Cornelius. **Motion carried: 7 Ayes, 0 Nays.**

**d. Z 26-15 Hamza Iftikhar Saleemi (District 6)**

*Hold a public hearing and consider the application of **Hamza Iftikhar Saleemi**, requesting approval of 1) a Specific Use Provision (SUP) to allow an Automobile Sales, New or Used use and 2) a Concept Plan for the Automobile Sales, New or Used use. The site is located at 1805 Reserve Street Suite 101 on a property zoned Industrial (IN) District. (District 6) (File Z 26-15)*

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

The applicant, Hamza Saleemi, 1805 Reserve Street, Garland, TX 75042, provided an overview of the request and remained available for questions.

Resident speaking in opposition of the request:

Guy Cavazos, 3517 Reserve Street, Garland, TX 75042

Resident speaking in opposition of the request expressed concerns regarding the excessive number of cars that already park on the street and how this proposal will increase the parking issues.

**Motion** was made by Commissioner Cornelius to **approve** the application as presented with a 5-year SUP with the condition for the landscaping of the two canopy trees and shrubs, as well as no repairs, a maximum of five parking spaces and no vehicle storage within the building. Seconded by Commissioner Paris. **Motion carried: 5 Ayes, 2 Nays** with Commissioner Jenkins and Commissioner Roberts in opposition.

**e. Z 26-16 FSG SIGNS (District 5)**

*Hold a public hearing and consider the application of **FSG SIGNS**, requesting approval of 1) an amendment to Planned Development (PD) District 02-48 to modify sign standards and 2) a Concept Plan for the location of the proposed signs on a property zoned for Commercial Retail (CR) uses. The site is located at 1040 West Centerville Road. (District 5) (File Z 26-16)*

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

The applicants, John Rose, 4135 Calculus Drive, and Wendy Allgood, 10569 Pineland Drive, Willis, TX, provided an overview of the request and remained available for questions.

**Motion** was made by Commissioner Cornelius to **approve** the application as presented with the portion of masonry on the pylon and the landscaping buffer to be worked out with staff prior to the City Council meeting. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nays.**

**3. ADJOURN**

There being no further business to come before the Plan Commission, the meeting adjourned at 9:23 p.m.

**Submitted By:**

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**Scott Roberts, Chair**

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**Elisa Morales, Secretary**



# ***Planning Report***

**File No: Z 26-11/District 2**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: June 22, 2026**

## **REQUEST**

Hold a public hearing and consider approval of 1) an amendment to Planned Development (PD) District 22-26 to allow Dwelling, Zero-Lot-Line Homes as a permitted use and amend certain design standards and 2) a Concept Plan for the PD.

## **LOCATION**

1350 East Miller Road

## **APPLICANT**

Lone Star Green Homes

## **OWNER**

Shalmar Prop. LLC

## **BACKGROUND**

The subject property is currently under development, with certain improvements already installed. Existing improvements include street and parking pavement, a playground, a gazebo, a six-foot-tall perimeter screening fence constructed of wrought iron with masonry columns spaced every fifty feet, and twenty-eight trees planted along the fence (standard requirement is 15), all in accordance with the current PD District 22-26 requirements. The only use currently permitted on the property is the Dwelling, Single-Family Attached (Townhouse) use. The applicant is requesting to allow certain lots to develop as Dwelling, Zero-Lot-Line Homes, and to accommodate this use, the applicant is requesting to reduce the side setback requirement, increase the tree planting requirement to meet the Garland Development Code (GDC) standard, and establish building elevation standards for the Dwelling, Zero-Lot-Line Home use.

## **SITE DATA**

The subject property is approximately 3.183 acres in size. The site is accessible from East Miller Road to the north and South Country Club Road to the west.

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

The site is zoned PD District 22-26, which includes an approved Detail Plan for thirty-seven (37) Dwelling, Single-Family Attached (Townhouse) lots, two (2) HOA lots, a detention pond, a playground, and a gazebo with seating area. The existing PD establishes the specific development standards and layout for the property. The project is currently in compliance with all other applicable PD standards.

## **CONSIDERATIONS**

1. The applicant requests to amend the Permitted Uses, to add Dwelling, Zero-Lot-Line Homes. Currently the PD only allows for Dwelling, Single-Family Attached (Townhouse). Per GDC Section 6.03, a Dwelling, Zero-Lot-Line Home is a detached single-family dwelling on a separately platted lot designed so that one side yard is reduced to zero feet, with one side of the dwelling placed on the side property line.

2. The proposed layout maintains the approved 30 feet tall 2-story Dwelling, Single-Family Attached (Townhouse) units along the southern property line adjacent to the Creek Valley Addition, and proposes 34 feet and 10 inches tall 3-story Dwelling, Zero-Lot-Line Homes on the lots adjacent to the Garland Fire Station No. 8 to the east and along East Miller Road to the north. The proposed increased height falls in line with the standard maximum height requirement under Single Family zoning districts of 35 feet.
3. The applicant requests to decrease the side yard setback requirement for Dwelling, Zero-Lot-Line Home lots, set per GDC Section 2.36(C), from a minimum of ten (10) feet to three (3) feet. To mitigate the reduced side yard separation, fire sprinklers shall be installed in all Dwelling, Zero-Lot-Line Home lots per Fire Department regulations.
4. The applicant requests to amend the PD elevations to establish separate standards for the Dwelling, Zero-Lot-Line Home facades, which shall be in general conformance with the elevations provided.
5. The applicant requests to amend the landscaping standards to increase the planting requirement to meet the GDC standard for single-family detached (SFD) lots. Per GDC Section 4.37(A)(1), SFD lots require two (2) large canopy trees. Townhome lots will remain at the existing requirement of one (1) tree per lot, which matches the GDC standard.
6. Staff recommends adding a small dog park amenity in the open area at the northeast corner of the property along East Miller Road to elevate the overall quality of the development and the resident experience.

#### **SITE DEVELOPMENT STANDARDS**

1. Permitted uses shall be Dwelling, Single-Family Attached (Townhouses) and Dwelling, Zero-Lot-Line Homes.
2. A maximum of thirty-seven (37) residential lots and two (2) HOA lots are permitted.
3. The minimum lot area shall be 1,750 square feet and the minimum lot depth shall be seventy (70) feet, as reflected in the Concept Plan per PD 22-26.
4. The side yard setback for Dwelling, Zero-Lot-Line Home lots shall be zero (0) feet on one interior side and three (3) feet on the opposite side. Fire sprinklers shall be installed in all Dwelling, Zero-Lot-Line Home lots.
5. The maximum building height shall be three (3) stories for the Dwelling, Zero-Lot-Line Home use and two (2) stories for the Dwelling, Single-Family Attached (Townhouse) use.
6. Each dwelling unit shall be constructed with a minimum roof pitch of 6:12 per PD 22-26.
7. A minimum of two (2) large canopy trees shall be provided on each Dwelling, Zero-Lot-Line Home lot, and at least one (1) tree shall be provided for each Dwelling, Single-Family Attached (Townhouse) unit, landscaping shall otherwise be in conformance with the existing Landscape Plan.
8. Open space and amenities shall be provided as shown on the Concept Plan, including approximately 38,683 square feet of open space, a gazebo with seating, a playground, and associated site furniture.

9. A six-foot-tall perimeter screening fence constructed of wrought iron with masonry columns, along with twenty-eight (28) trees, is required under the existing PD and has been provided. The GDC standard would require only fifteen (15) trees.
10. Any and all signage shall comply with Chapter 4, Article 5 of the Garland Development Code.

### **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan recommends Compact Neighborhoods for the subject site. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The proposed amendments are consistent with the Compact Neighborhoods designation, which expressly contemplates both single-family attached and detached housing types and supports infill redevelopment. The request does not increase the density beyond what was previously approved under PD 22-26, and is therefore consistent with the Comprehensive Plan.

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

The properties to the north, across East Miller Road, include an existing retail use zoned Planned Development (PD) District 06-12 with a Commercial Retail (CR) base zoning, as well as single-family residential properties zoned Planned Development (PD) District 83-54 with Single-Family-7 (SF-7) District standards. To the east is Garland Fire Station No. 8, zoned Planned Development (PD) District 85-52 for mixed uses. To the south is a single-family subdivision zoned Planned Development (PD) District 04-09 with Single-Family-7 (SF-7) District standards. To the west, across South Country Club Road, is the Garland ISD Garland Education Center, zoned Commercial Retail (CR) District.

The proposed addition of Dwelling, Zero-Lot-Line Homes to the approved PD is compatible with the surrounding properties. Locating the taller three-story Dwelling, Zero-Lot-Line Homes directly adjacent to the existing single-family neighborhood could introduce compatibility concerns, including a contrast in building scale, upper-story overlook into adjacent rear yards, and increased shadowing of neighboring lots. To avoid these impacts, the two-story Dwelling, Single-Family Attached (Townhouse) units are retained along the southern property line adjacent to the existing single-family neighborhood, so that the three-story Dwelling, Zero-Lot-Line Homes do not abut the existing single-family lots. The two-story townhouse units are more comparable in height to the adjacent single-family homes, which are a mix of one- and two-story dwellings, and provide an appropriate transition in scale. The three-story Dwelling, Zero-Lot-Line Homes are instead oriented toward East Miller Road and the Garland Fire Station No. 8 to the east, where the taller form has a limited effect on the established neighborhood. The proposed mitigations include enhanced landscaping and amenities beyond the standard requirement, and the request does not change the residential character of the development or increase its density beyond what was previously approved under PD 22-26.

### **STAFF RECOMMENDATION**

The proposed development continues to align with the Comprehensive Plan's designation and remains compatible with the surrounding properties. Given the number of previously

approved deviations from the GDC standards, in addition to those now requested, staff finds that appropriate mitigation measures are necessary to offset the potential impacts of these deviations and elevate the quality of the development. Staff recommends conditional approval of the Planned Development amendment request, subject to the following conditions:

1. One dog park amenity shall be provided in the northeast corner of the property along East Miller Road, including a minimum four (4) foot tall fence enclosing the area and equipped with seating, trash receptacles, and a double gate.
2. Permitted uses are limited to Dwelling, Single-Family Attached (Townhouse) and Dwelling and Zero-Lot-line Home uses.
3. A maximum height of 35 feet allowed for the Dwelling and Zero-Lot-line Home uses which shall be in general conformance with the elevations in Exhibit D.
4. A minimum of two (2) large canopy trees shall be provided on each Dwelling, Zero-Lot-Line Home lot, and a minimum of one (1) tree shall be provided on each Dwelling, Single-Family Attached (Townhouse) lot. At least one of the required trees on each lot shall be located within the front yard.
5. The side yard setback for Dwelling, Zero-Lot-Line Home lots shall be zero (0) feet on one interior side and three (3) feet on the opposite side. Fire sprinklers shall be installed in all Dwelling, Zero-Lot-Line Home lots.

All other aspects of the proposed amendments are recommended for approval as requested, subject to compliance with all applicable codes and the conditions stated herein.

**ADDITIONAL INFORMATION**

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

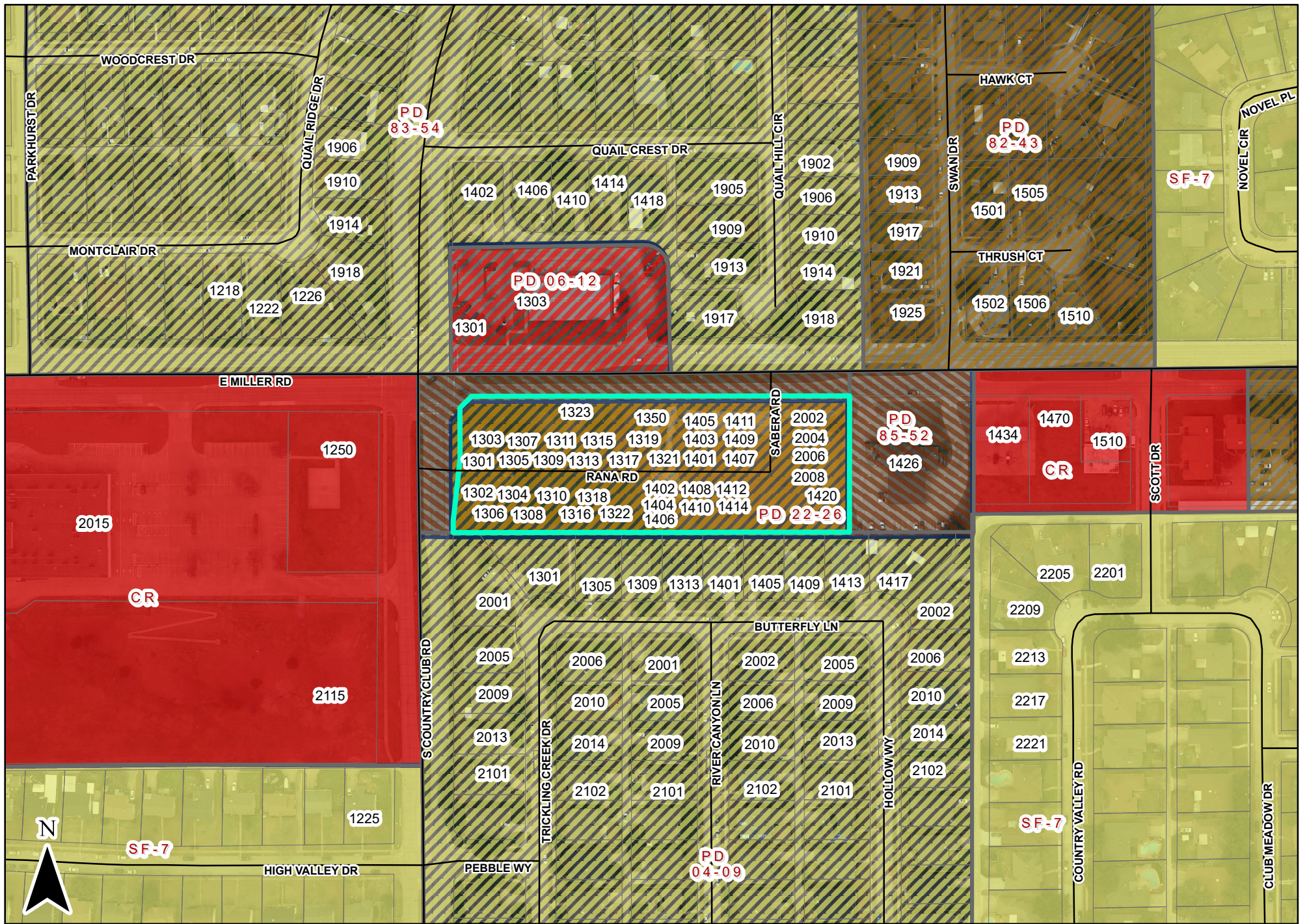
**CITY COUNCIL DATE:** July 21st, 2026

**PREPARED BY:**

Stewart Starry  
Planner II  
Planning and Development  
972-205-2833  
[sstarry@garlandtx.gov](mailto:sstarry@garlandtx.gov)

**REVIEWED BY:**

Emma Chetuya Ph.D., AICP  
Planning Administrator  
Planning and Development  
972-205-2453  
[echetuya@garlandtx.gov](mailto:echetuya@garlandtx.gov)



0 200 Feet  
1 inch = 200 feet

# ZONING MAP Z 26-11

INDICATES AREA OF REQUEST

1350 E Miller Rd

**Z 26-11**



Facing South from Miller Rd



Facing east from South Country Club Rd



Facing South from within the property



Facing West from within the property

**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE Z 26-11**

**1350 East Miller Road**

- I. Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to allow Dwelling, Zero-Lot-Line Homes as a permitted use and amend certain design standards within this PD.
- 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 Planned Development (PD) District 22-26 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:**

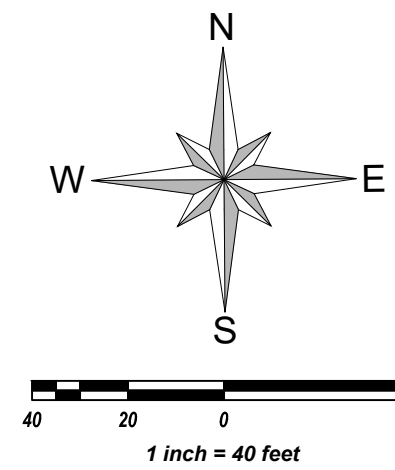
Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Conditions below, the Specific Conditions shall apply.

**V. Specific Conditions:**

- A. Permitted Uses: Dwelling, Single-Family Attached (Townhouse) and Dwelling and Zero-Lot-Line Home shall be the permitted uses.
- B. Maximum Height: Dwelling, Zero-Lot-Line Homes shall have a maximum height of 35 feet.
- C. Elevations: Building elevations for the Dwelling, Zero-Lot-Line Home use shall be in general conformance with the elevations in Exhibit D.
- D. Landscaping: A minimum of two (2) large canopy trees shall be provided on each Dwelling, Zero-Lot-Line Home lot, and a minimum of one (1) tree shall be provided on each Dwelling, Single-Family Attached

(Townhouse) lot. At least one of the required trees on each lot shall be located within the front yard.

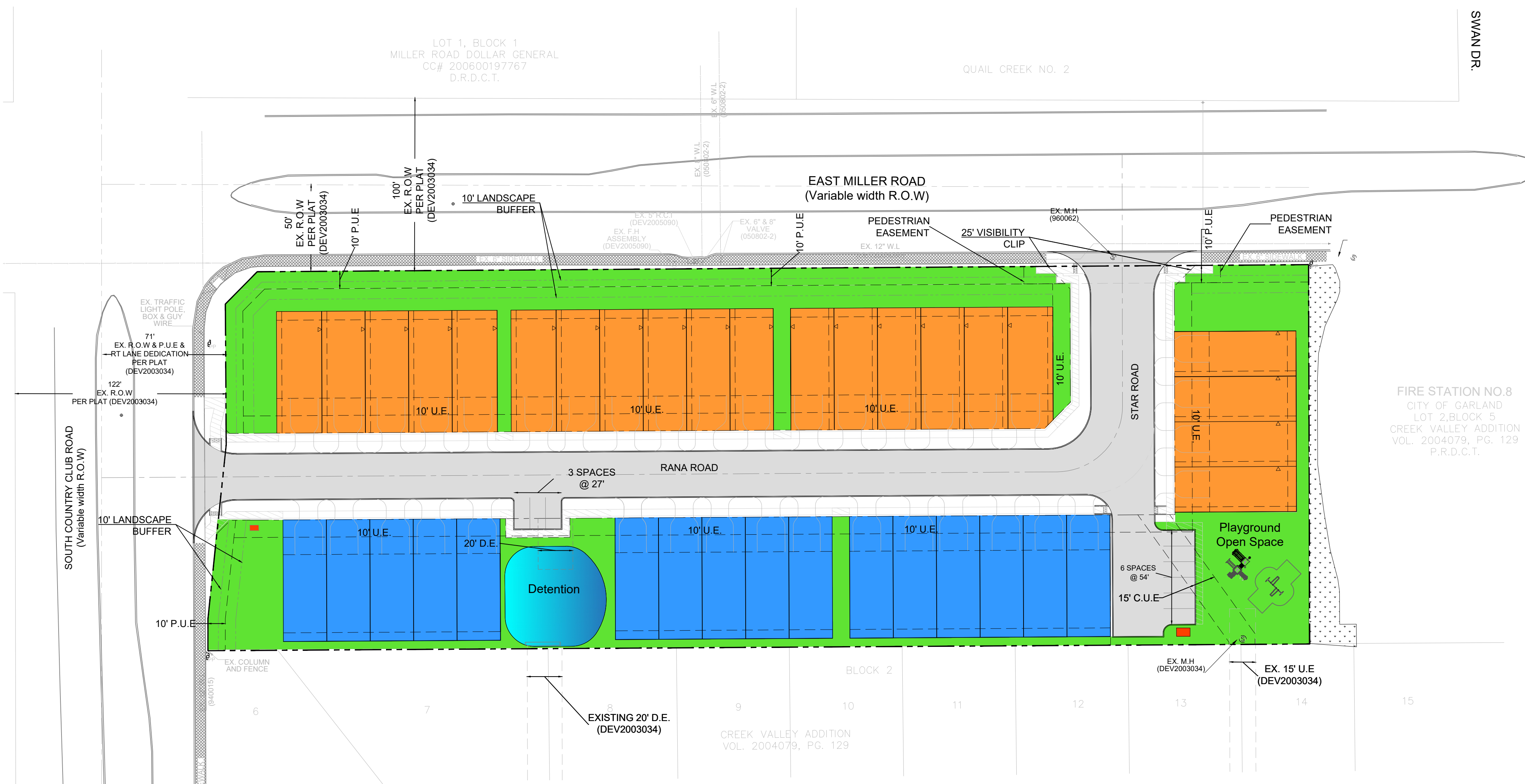
- E. Side Yard Setback: The side yard setback for Dwelling, Zero-Lot-Line Home lots shall be zero (0) feet on one interior side and three (3) feet on the opposite side. Fire sprinklers shall be installed in all Dwelling, Zero-Lot-Line Home lots.
  
- F. Amenities: One dog park amenity shall be provided in the northeast corner of the property along East Miller Road, including a minimum four (4) foot tall fence enclosing the area and equipped with seating, trash receptacles, and a double gate. [Staff Recommendation]



VICINITY MAP  
n.t.s

**Legend**

- OPEN SPACE / HOA LOT / AMENITIES
- SINGLE FAMILY - ZERO LOT LINES
- TOWNHOMES
- R.O.W



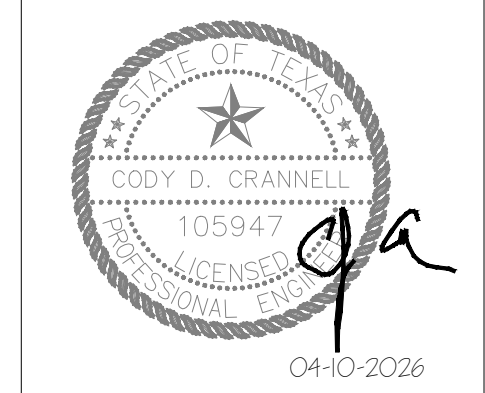
1350 East Miller Road, Garland, Texas. FIT # 260016-0 EXISTING ZONING: PD 22-26 SFA		
	EXISTING	PROPOSED
BUILDING TYPE	ATTACHED TOWNHOMES	SFA & SFD - ZERO LOT LINE
TOTAL AREA OF SITE:	3.183 ACRE (136,697 SF)	

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."

Aplicant:  
**LONE STAR GREEN HOMES**

Engineer:  
**CCM ENGINEERING**  
2570 F.M. 407, S. 209  
Highland Village, Texas 75077  
Contact: Jeff Crannell, P.E.  
972.691.6633  
TBPE Firm #605

Owner:  
**SHAHED ALTAF**  
4740 14TH STREET, S T320.  
Plano, Texas. 75074  
Contact: Shahed Altaf  
214.918.2533



REVISIONS

DESIGN: CCM
DRAWN: CCM
DATE: 04/10/26
SCALE:
NOTES:
FILE:

Sheet 01

- ARCHITECTURAL FEATURES:**
1. GABLES.
  2. MULTIPLE PANED WINDOWS WITH DIVIDED LITE
  3. FRONT PORCH ENCLOSED BY 30" HIGH RAILING AND 6"X6" COLUMN.
  4. FRONT PORCH WITH 40 SQ. FT. USABLE SPACE.
  5. 2' PROJECTED BAY WINDOW



① ISOMETRIC FRONT



② ISOMETRIC REAR

BUILDER

**LONE STAR PLANS**

DESIGNER

CONSTRUCTION PLANS FOR :

**SABERA STAR HOMES**

2 RANA RD, GARLAND TX

OWNERS STATEMENT

THE OWNER HAS REVIEWED AND APPROVED THIS PLAN FOR CONSTRUCTION.

(SIGNATURE ON FILE)

DATE OF ISSUE: 22-May-2026 7:03:47 PM

REVISION NUMBER: OPTION 4

DRAWING TITLE:

**3D VIEWS**

**A-05**

SHEET

- ARCHITECTURAL FEATURES:**
1. GABLES.
  2. MULTIPLE PANED WINDOWS WITH DIVIDED LITE
  3. FRONT PORCH ENCLOSED BY 30" HIGH RAILING AND 6"X6" COLUMN.
  4. FRONT PORCH WITH 40 SQ. FT. USABLE SPACE.
  5. DORMER.



① ISOMETRIC FRONT



② ISOMETRIC REAR

BUILDER

DESIGNER

**LONE STAR PLANS**

CONSTRUCTION PLANS FOR :

**SABERA STAR HOMES**  
2 RANA RD, GARLAND TX

OWNERS STATEMENT

THE OWNER HAS REVIEWED AND APPROVED THIS PLAN FOR CONSTRUCTION.

(SIGNATURE ON FILE)

DATE OF ISSUE: 18-May-2026 12:55:24 PM

REVISION NUMBER: OPTION 3

DRAWING TITLE:

**3D VIEWS**

**A-05**

SHEET

**ARCHITECTURAL FEATURES:**

- 1. DORMER
- 2. MULTIPLE PANED WINDOWS WITH DIVIDED LITE
- 3. FRONT PORCH ENCLOSED BY 30" HIGH RAILING AND 6"X6" COLUMN.
- 4. FRONT PORCH WITH 40 SQ. FT. USABLE SPACE.
- 5. GABLES.



① ISOMETRIC FRONT



② ISOMETRIC REAR

BUILDER

DESIGNER

**LONE STAR PLANS**

CONSTRUCTION PLANS FOR :

**SABERA STAR HOMES**

2 RANA RD, GARLAND TX

OWNERS STATEMENT

THE OWNER HAS REVIEWED AND APPROVED THIS PLAN FOR CONSTRUCTION.

(SIGNATURE ON FILE)

DATE OF ISSUE: 18-May-2026 11:56:27 AM

REVISION NUMBER: Option 1

DRAWING TITLE:

**3D VIEWS**

**A-05**

SHEET

**ARCHITECTURAL FEATURES:**

1. GABLES.
2. MULTIPLE PANED WINDOWS WITH DIVIDED LITE
3. FRONT PORCH ENCLOSED BY 30" HIGH RAILING AND 6"X6" COLUMN.
4. FRONT PORCH WITH 40 SQ. FT. USABLE SPACE.



① ISOMETRIC FRONT



② ISOMETRIC REAR

BUILDER

DESIGNER

**LONE STAR PLANS**

CONSTRUCTION PLANS FOR :

**SABERA STAR HOMES**

2 RANA RD, GARLAND TX

OWNERS STATEMENT

THE OWNER HAS REVIEWED AND APPROVED THIS PLAN FOR CONSTRUCTION.

(SIGNATURE ON FILE)

DATE OF ISSUE: 18-May-2026 12:20:24 PM

REVISION NUMBER: OPTION 2

DRAWING TITLE:

**3D VIEWS**

**A-05**

SHEET



# CCM Engineering

2570 FM 407 STE. 209, Highland Village, TX 75077

Office: 972-691-6605

TBPE FIRM #605

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May 13, 2026

## Sabera Star Townhomes

### PD Zoning

The proposed development is located at the intersection of East Miller Road and South Country Club Road in Garland, Texas. The site is currently zoned Planned Development (PD- SFA) and this request seeks approval for an amended PD under PD 22-26 SFA to accommodate a revised site plan layout that allows for mixed of Townhomes and Single Family Detach Residential with Zero lot line lots.

The updated site plan maintains a total of 37 residential lots and 2 HOA lots on approximately 3.18 acres. The project continues to provide approximately 38,683 square feet of open space, which includes leisure areas, a gazebo with seating, and landscaped areas for passive recreation and community interaction.

The layout configuration will maintain the 2-story Townhomes on lots adjacent to the Creek Valley Addition Sub-division (lots 1-16 Block 2) as approved in the current ordinance and proposes 3-story Single Zero Lot line for lots adjacent to the Fire Station (lots 17-20 Block 2) and Miller Road (lots 1-17 Block 1). All lots facing Miller Road currently have a total setback of 23 feet between the lots and the road, which includes a 10-foot Pedestrian and Utility Easement and a 10-foot landscape buffer that serves as a screen for the proposed 3-story homes.

All public improvements (Paving, water, storm water and waste water) are already built and approved by the City inspector and Engineer. Landscape buffer and utility easements will remain the same as the approved PD.

The site currently has the proposed mitigations for high density developments which includes:

- Enhanced Canopy Trees and shrubs facing Miller Road and South Country Club.
- Upgraded Mansory columns for screening wall and wrought iron fence with decorative elements of white stone and white grout.
- Enhanced screening wall by installing upgraded brown color bricks and white mortar.
- Leisure area with Gazebo additional to the playground park.
- Site furniture as benches, picnic table, trash receptacles and bike rack.
- The site also accounts for additional parking spaces for guest parking for both townhomes and single family detached.

Development Standards:

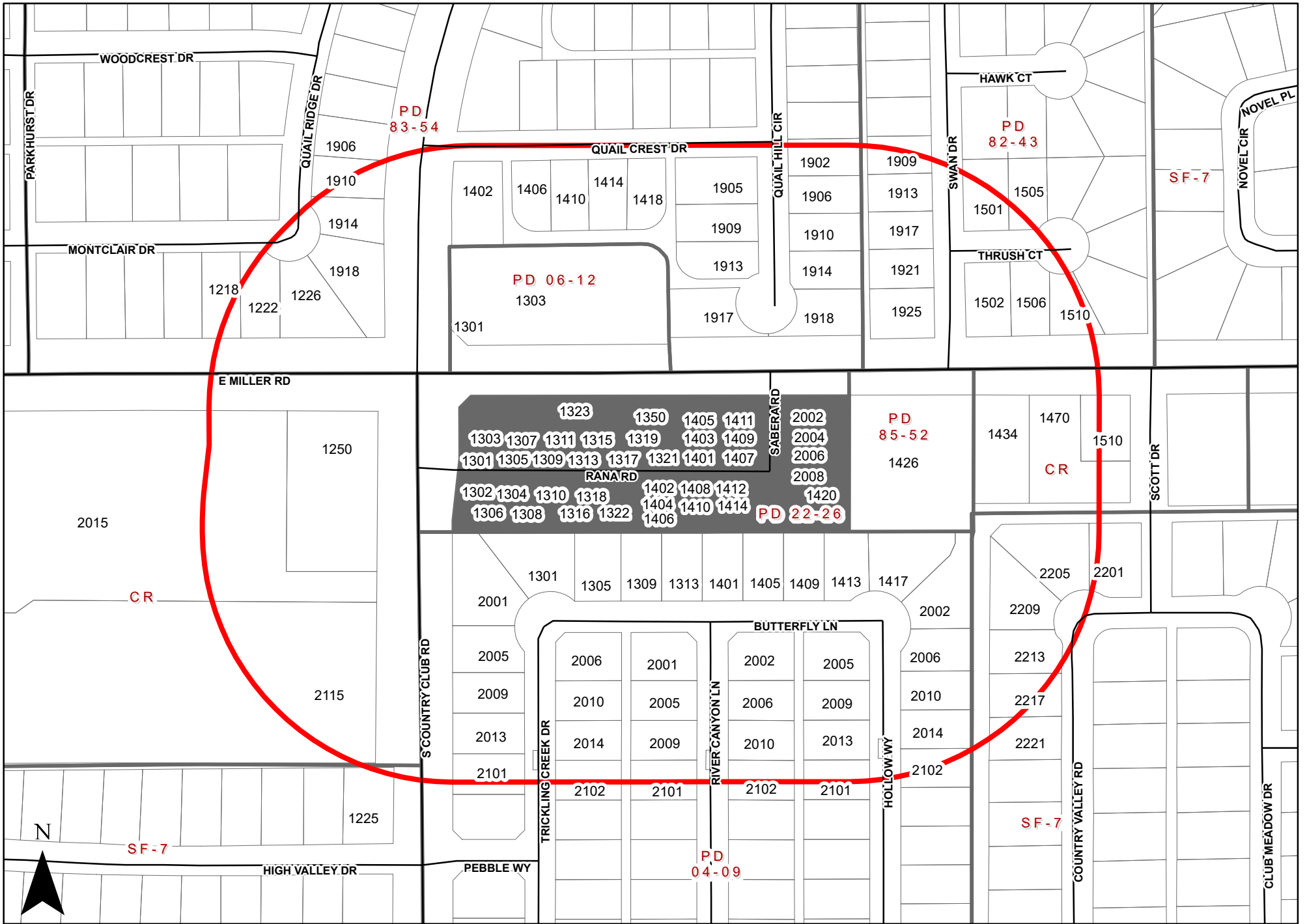
The minimum lot depth, width, front and rear setbacks will match the approved PD 22-26 SFA.

Proposed deviations are listed as follow:

- Building type: Single Family Attached (SFA) and Single Family Detach (SFD) – Zero Lot line
- Building Height: 3-story homes for the SFD and 2-story for SFA
- Side yard setback: 0' and 3' on the opposite side of SFD. Fire Sprinkler installation will be required for all zero lot lines lots with less than 10' side yard setback.

The standard landscape requirements for SFD of two Trees per lot will be maintained for all Zero lot lines lots and one Tree per lot in all SFA (Townhomes) lots.

Any and all signage will comply with Chapter 4, Article 5 of the Garland Development Code (GDC)



0 200 Feet  
1 inch = 200 feet

# ZONING MAP Z 26-11

 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA

1350 E Miller Rd

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



# ***Planning Report***

**File No: Z 26-14/District 5**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: June 22, 2026**

## **REQUEST**

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for a Truck/Bus Repair use on property zoned Industrial (IN) District and 2) a concept plan for a Truck/Bus Repair use.

## **LOCATION**

2430 Lonnecker Drive

## **APPLICANT**

Omega Shipping Ex. Inc.

## **OWNER**

Ephriem Mengtab

## **BACKGROUND**

The applicant proposes to establish a Truck/Bus Repair use to support the existing Truck/Bus Storage use on the subject property. The subject property is currently zoned Industrial (IN) District and has an existing SUP for a Truck/Bus Storage use that was approved in 2022.

The approved 2022 SUP concept plan included site improvements such as an office building and landscape islands. However, the site is currently used only for truck parking/storage. The applicant recently received building permit review approval for improvements associated with the existing Truck/Bus Storage use and is now requesting an SUP for a Truck/Bus Repair use and associated concept plan.

The proposed Truck/Bus Repair use is intended to operate in conjunction with and support the existing Truck/Bus Storage use on the subject property. Approval of this SUP and issuance of a Certificate of Occupancy for the Truck/Bus Repair use is not intended to replace, remove, or abandon the existing SUP for Truck/Bus Storage.

A Truck/Bus Repair use requires approval of an SUP in the Industrial (IN) District. The applicant requests approval of the SUP and associated concept plan to allow the proposed use and related site improvements.

## **SITE DATA**

The subject property is approximately 2.61 acres in size and is currently used for truck parking/storage. Access to the site is from Lonnecker Drive.

The proposed concept plan includes a new service building, concrete paving, a 24-foot fire lane, truck parking slips, chain-link fencing, gates, ADA ramps, and a 10-foot landscape setback along Lonnecker Drive. The concept plan also shows the closure of the existing southwest gate access from Lonnecker Drive and a new access point from the northwest side of Lonnecker Drive.

The proposed building will be approximately 3,200 square feet on the first floor and approximately 640 square feet of mezzanine area. The first floor includes three service bays, office areas, restrooms, and an entry porch. The mezzanine area includes office, storage, and break room functions. The building is approximately 20 feet in height.

### **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 subject property is currently used only for a Truck Bus/Storage use. The request does not propose to cease the existing Truck/Bus Storage use, but would allow the proposed Truck/Bus Repair use to operate in conjunction with and support the existing Truck/Bus Storage use on the site.

### **SITE DEVELOPMENT STANDARDS**

1. Per section 4.20 of the Garland Development Code (GDC), Truck/Bus Storage parking is calculated at a ratio of one (1) space per 300 square feet of office gross floor area. The concept plan identifies approximately 1,280 square feet of office area on the first floor and mezzanine level, requiring five (5) parking spaces. The Truck/Bus Repair use, parking is calculated at a ratio of one (1) space per 600 square feet of gross floor area. The remaining 2,560 square feet is associated with the Truck/Bus Repair area, requiring five (5) parking spaces. Therefore, a total of 10 parking spaces is required. The site provides 10 parking spaces and meets the minimum parking requirement. The concept plan also identifies 33 truck parking slips.
2. According to Section 4.34 of the GDC, a 10-foot landscape buffer is required along Lonnecker Drive. For every thirty lineal feet, or fraction thereof, of required landscape buffer, one (1) large canopy tree is required. The applicant proposes to provide the required landscape buffer along Lonnecker Drive, along with additional shrubs and ornamental plantings within and along the landscape buffer to provide enhanced screening of the truck parking area, service building and service bay doors from the public street.
3. Screening of parking areas shall comply with Section 4.44 of the GDC. Where parking area screening is required adjacent to a public street, the visual impact of parking areas from public streets shall be minimized through the planting of shrubs or ornamental grasses. The screening shall provide a continuous visual screen at least three feet in height within two years following installation or shall otherwise comply with one of the screening options allowed by Section 4.44 of the GDC.
4. Section 2.52(A)(3)(c) of the GDC states that overhead/roll-up service bay doors may not face any public street unless otherwise allowed by the GDC. The proposed service bay doors face Lonnecker Drive. The applicant intends to submit an Alternative Compliance request to allow the service bay doors to face Lonnecker Drive. As a part of SUP request, the applicant shall provide a mural on the street-facing elevation of the proposed service building where the service bay doors face Lonnecker Drive. The Alternative

Compliance request shall be reviewed and approved prior to Site Permit or Building Permit approval.

5. The refuse container is located within the site and is not visible from the public street. The refuse container shall comply with the screening and design requirements of Section 4.45 of the GDC.
6. All roof-mounted, ground-mounted, and wall-mounted mechanical equipment shall comply with Sections 4.46 and 4.47 of the GDC.
7. The proposed development shall comply with Section 4.83(A) of the Garland Development Code (GDC), which requires non-residential buildings to incorporate at least six (6) design elements that create character or reflect regional architecture. Final compliance will be reviewed during the Site Permit and Building Permit process.
8. Any proposed signage shall comply with the standard signage requirements of the GDC as set forth in Chapter 4, Article 5.
9. No additional site development standards are triggered by this request.

## **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 recommends a time period of 20 years. Staff recommends a 15-year time period.
2. The request allows for the addition of a Truck/Bus Repair use to an existing Truck/Bus Storage site.
3. The proposed Truck/Bus Repair use is intended to operate in conjunction with the existing Truck/Bus Storage use. Approval of this request and issuance of a Certificate of Occupancy for the Truck/Bus Repair use is not intended to constitute abandonment of the existing Truck/Bus Storage SUP.
4. The proposed operation consists of Department of Transportation (DOT) inspections, Texas state vehicle inspections, and maintenance and service work for company-owned trucks. The facility will not operate as a general public truck repair, automotive repair, or vehicle service facility.
5. The proposed concept plan includes a new service building, truck parking slips, a 24-foot fire lane, closure of the existing southwest gate access from Lonnecker Drive, and a new northwest access point from Lonnecker Drive.
6. The proposed overhead service bay doors face Lonnecker Drive. The applicant intends to submit an Alternative Compliance request with additional plantings within and along the landscape buffer and murals on the street-facing elevation of the proposed service building where the service bay doors face Lonnecker Drive.
7. The proposal includes site and building improvements such as enhanced landscaping, parking area screening, mechanical equipment screening, murals, and façade improvements.
8. The proposed hours of operation are Monday through Friday from 7 a.m. to 6 p.m. and Saturday from 8 a.m. to 2 p.m. The business will be closed on Sundays.

## **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 impacts related to sound, air, traffic, outdoor lighting, storage, and similar activities. Operations may include 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. Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

The proposed Truck/Bus Repair use is consistent with the Industry Center designation as it would support an existing Truck/Bus Storage use within an established industrial area. The proposed service building and associated site improvements will maintain the industrial function of the property while improving the visual character of the site along Lonnecker Drive.

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

The property to the north is zoned Industrial (IN) District and is developed with a heavy manufacturing use. The property to the east is zoned Industrial (IN) District and is developed with a Contractor's Office/Storage Yard with outside storage. The property to the south is adjacent to a railroad, with undeveloped land further south. The property to the west is zoned Industrial (IN) District and is undeveloped.

The surrounding area is predominantly developed with industrial, outdoor storage, and transportation-related uses. The proposed Truck/Bus Repair use is consistent with the established industrial development pattern and is appropriate for a site located within an industrial area. The proposed site and building improvements will improve the visual character of the site along Lonnecker Drive while remaining compatible with surrounding land uses.

#### **STAFF RECOMMENDATION**

Staff recommends approval of the SUP request for a Truck/Bus Repair use and the associated concept plan for a time period of 15 years, with the following conditions:

- 1) That the Truck/Bus Repair use be limited to company-owned vehicles only
- 2) Outdoor repair and maintenance activities be prohibited
- 3) The hours of operation be limited to Monday through Friday from 7 a.m. to 6 p.m. and Saturday from 8 a.m. to 2 p.m. The business shall be closed on Sundays.
- 4) This proposed use is intended to operate in conjunction with the existing Truck/Bus Storage use. Approval of this request and issuance of a Certificate of Occupancy for the Truck/Bus Repair use is not intended to constitute abandonment of the existing Truck/Bus Storage SUP.
- 5) Additional shrubs and ornamental plantings shall be installed within and along the landscape buffer.
- 6) A mural be painted on the street-facing elevation (minimum 25% of the elevation) of the proposed service building where the service bay doors face Lonnecker Drive.

The proposed use is compatible with the surrounding industrial development pattern and supports reinvestment in the property.

**ADDITIONAL INFORMATION**

- i. Location Map
- ii. Concept Plan
- iii. SUP Conditions
- iv. Floor Plans (for reference)
- v. Site Photos
- vi. Written Narrative

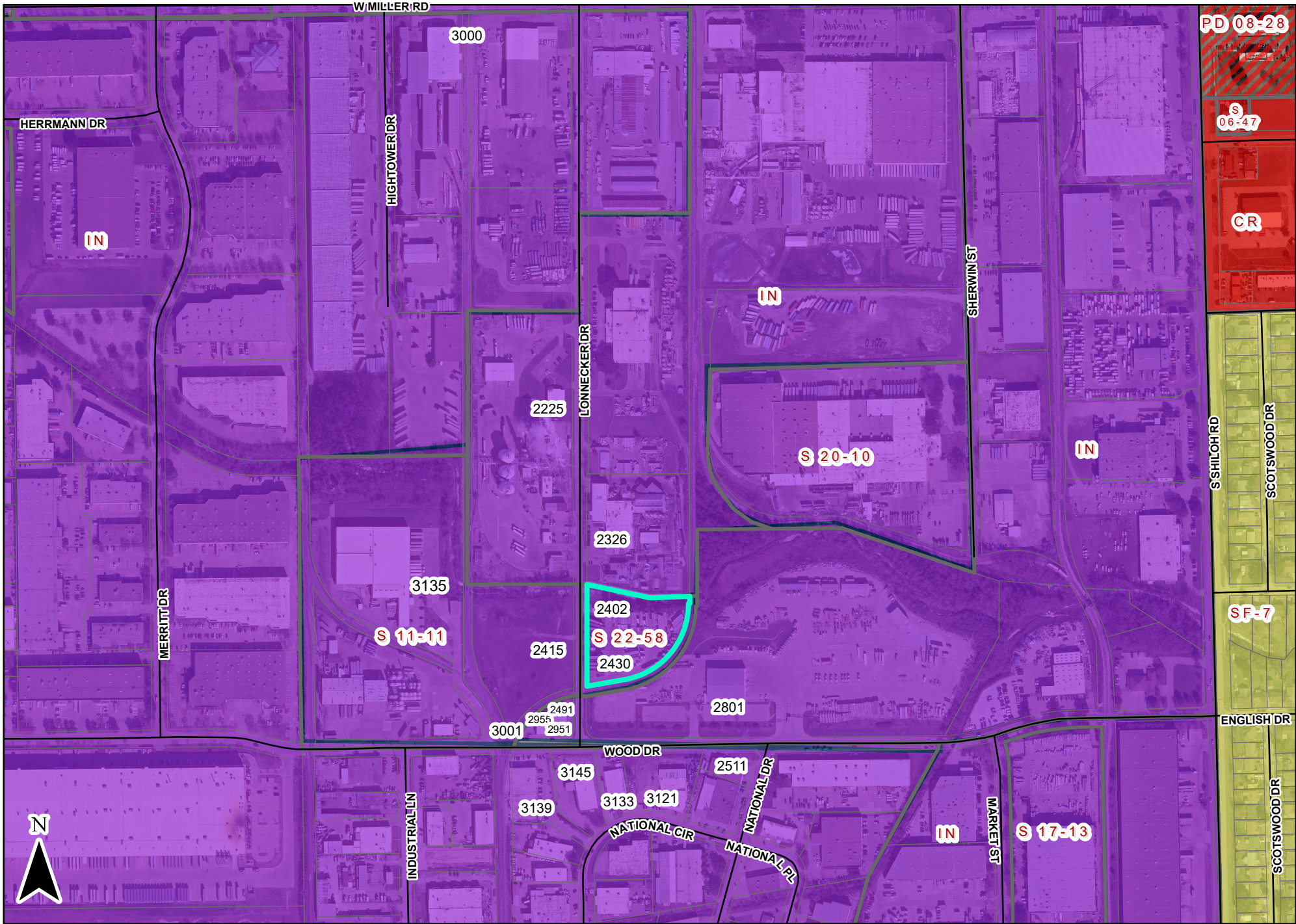
**CITY COUNCIL DATE:** July 21, 2026

**PREPARED BY:**

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Planning & Development  
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0 480 Feet  
1 inch = 480 feet

# ZONING MAP Z 26-14

 INDICATES AREA OF REQUEST

2430 Lonnecker Dr



**SPECIFIC USE PROVISION**

**ZONING FILE Z 26-14**

**2430 Lonnecker Drive**

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Truck/Bus Repair 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**

Zoning 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. [Staff Recommendation]

A. Time Period: The Specific Use Provision shall have a 20-year time period. [Applicant's Request]

B. Relationship to Existing Truck/Bus Storage SUP: The Truck/Bus Repair use shall operate in conjunction with the existing Truck/Bus Storage use on the property. This Specific Use Provision shall not replace, supersede, or terminate the existing Specific Use Provision for Truck/Bus Storage. Issuance of a Certificate of Occupancy for the Truck/Bus Repair use shall not constitute abandonment of the existing Truck/Bus Storage use, provided that the Truck/Bus Storage use continues to operate in compliance with its approved Specific Use Provision and the GDC.

C. Use: The Truck/Bus Repair use shall be limited to company-owned vehicles only. The site shall not operate as a general public truck repair, automotive repair, or vehicle service facility. Outdoor repair and maintenance activities shall be prohibited.

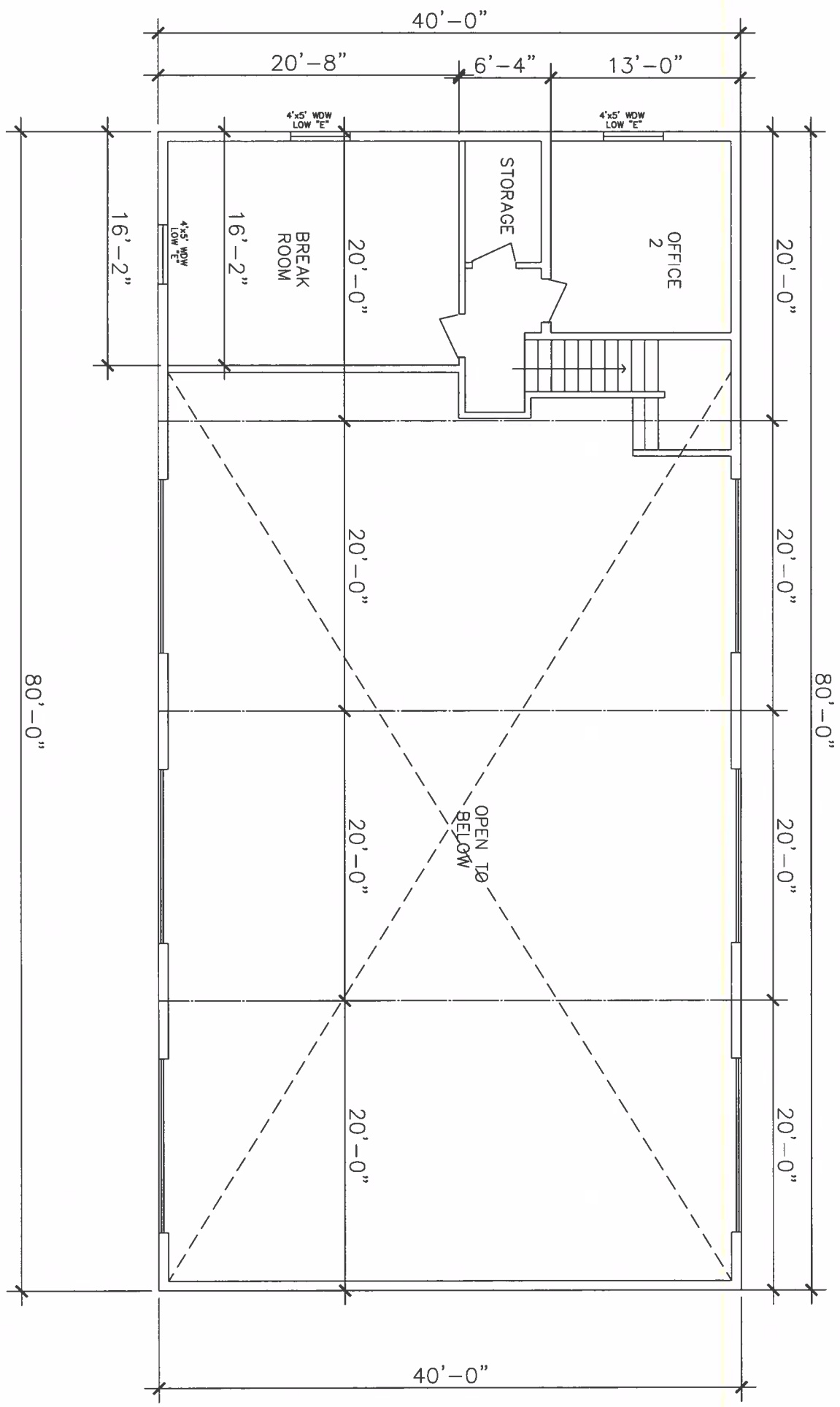
D. Concept Plan: The development shall be constructed in accordance with the Concept Plan.

E. Enhanced Landscaping and Murals: Additional shrubs and ornamental plantings shall be provided within and along the landscape buffer to provide enhanced screening of the truck parking area, service building, and service bay doors from Lonnecker Drive. A mural covering a minimum of 25% of the elevation shall be provided on the street-facing elevation of the proposed service building where the service bay doors face Lonnecker Drive. The enhanced landscaping and mural shall be installed prior to issuance of a Certificate of Occupancy.

F. Hours of Operation: The hours of operation shall be limited to Monday through Friday from 7 a.m. to 6 p.m.

and Saturday from 8 a.m. to 2 p.m. The business shall be closed on Sundays.





640 MEZZANINE FLOOR SQ. FT.

1 NEW MEZZANINE FLOOR PLAN  
A2 SCALE: 1/4" = 1'-0"



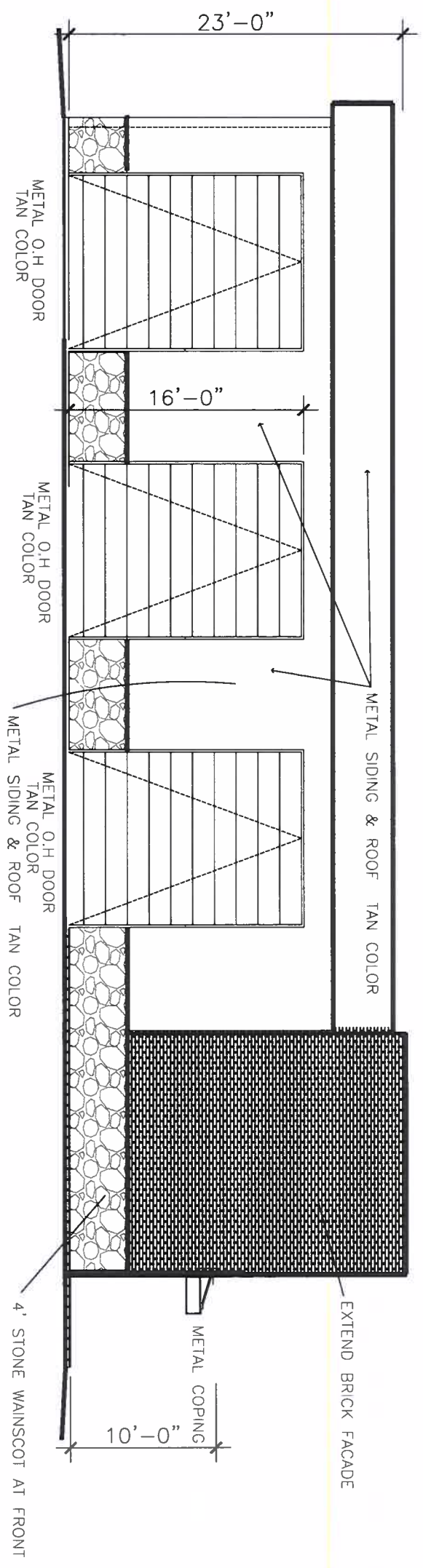
OWNER: EPHRAIM MENEGSTAB  
EBRO CONSULTANT DESIGN & CONSTRUCTION  
12484 ABRAMS ROAD  
DALLAS, TEXAS  
2-26-14 OMEGA SHIPPING EXPRESS  
CASE NO. 260020-0



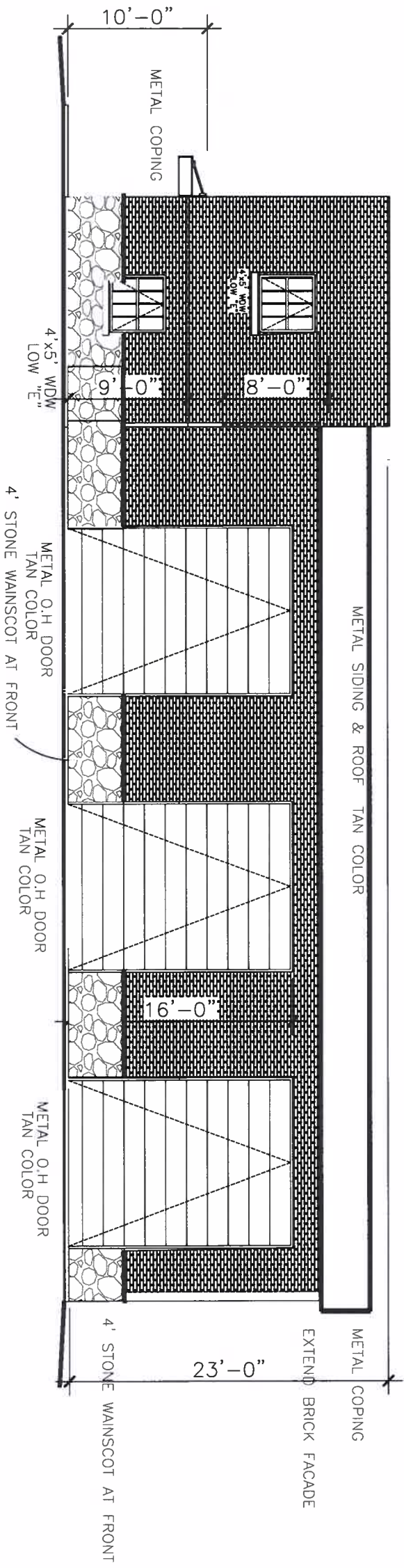
**EBRO CONSULT**  
DESIGN & CONSTRUCTION  
12484 ABRAMS #1924 214 772-5619  
DALLAS, TEXAS 75243 214 335-6712  
Email: ebrosdesign@yahoo.com

**TRUCK CENTER OFFICES**  
OFFICE BUILDING / TFO Improvements Project  
2430 LONNEKER, GARLAND, TEXAS 75041

REVISION	
ISSUE FOR REVIEW	03-27-2018
REVISION FOR CITY PERMITS	06-12-2018
DATE	06-12-2018
PROJECT	A2



**SIDE ELEVATION**  
**EAST**  
SCALE: 1/4"=1'-0"  
2  
A1



**SIDE ELEVATION**  
**WEST**  
SCALE: 1/4"=1'-0"  
2  
A1

OWNER: EPHRAIM MENEGSTAB  
EBRO CONSULTANT DESIGN & CONSTRUCTION  
12484 ABRAMS ROAD  
DALLAS, TEXAS  
2-26-14 OMEGA SHIPPING EXPRESS  
CASE NO. 260020-0



**EBRO CONSULT**  
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DALLAS, TEXAS 75243 214 335-6712  
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**TRUCK CENTER OFFICES**  
OFFICE BUILDING / TFO Improvements Project  
2430 LONNEKER, GARLAND, TEXAS 75041

NO.	DATE	DESCRIPTION
1	05-12-2018	ISSUE FOR PERMIT
2	05-27-2018	ISSUE FOR REVIEW
3	05-12-2018	REVISED FOR CITY PERMITS
4	05-12-2018	REVISED FOR CITY PERMITS



# Z 26-14



Facing East viewing site



Facing Southeast Corner viewing site



Facing Northeast Corner viewing site

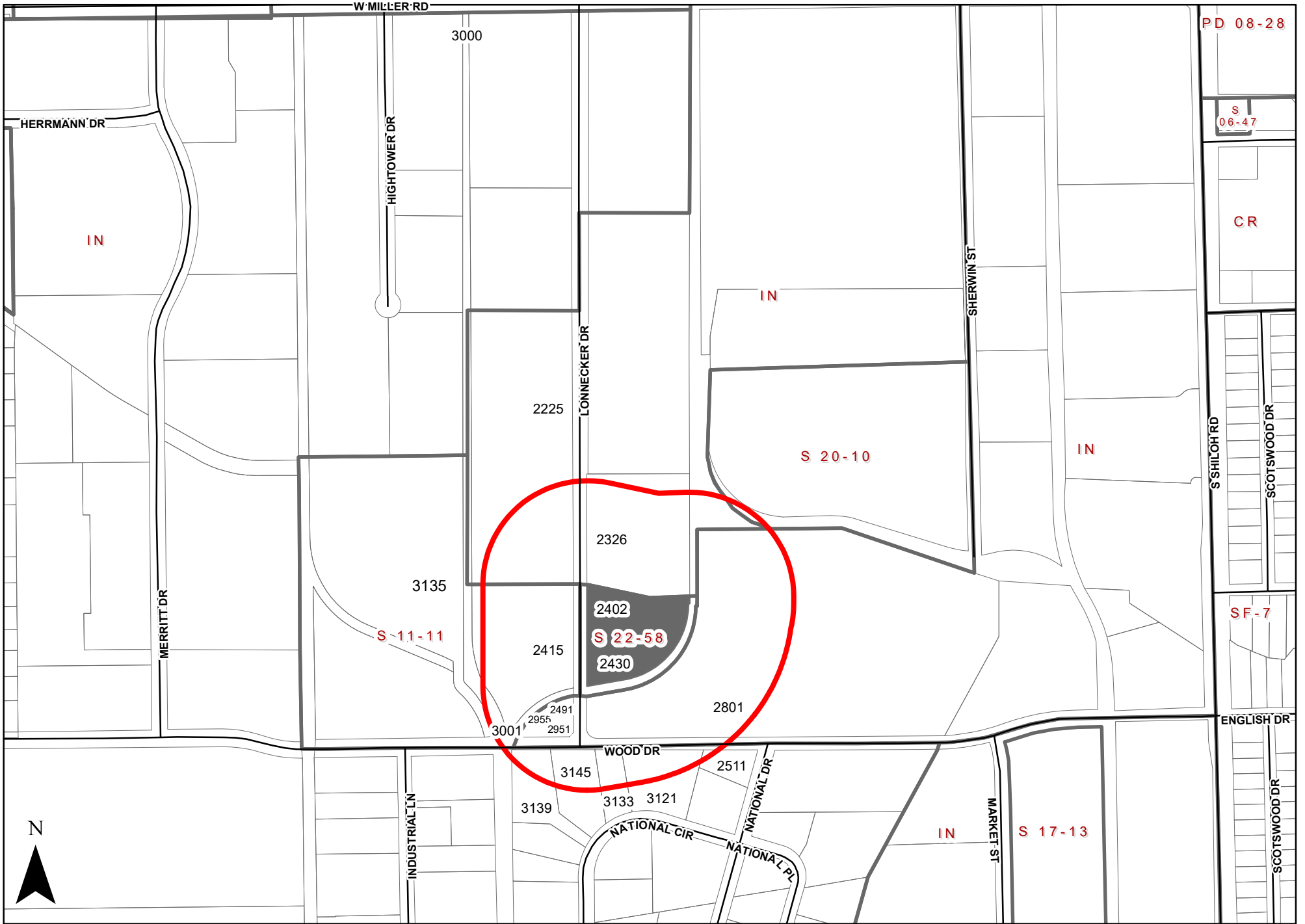
# Z 26-14



Internal Site Conditions



Zoning sign along Lonnecker Drive



0 480 Feet  
1 inch = 480 feet

# ZONING MAP Z 26-14

INDICATES AREA OF REQUEST    INDICATES NOTIFICATION AREA

2430 Lonnecker Dr

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



# ***Planning Report***

**File No: Z 26-18/District 5**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: June 22, 2026**

## **REQUEST**

Hold a public hearing and consider approval of 1) an amendment to Planned Development (PD) Neighborhood Office (NO) District 82-20 to Planned Development (PD) Community Retail (CR) District to allow for CR uses and 2) a Concept Plan for the proposed site improvements.

## **LOCATION**

1015 West Centerville Road

## **APPLICANT**

Lyle Allen and Associates

## **OWNER**

1015 West Centerville LLC

## **BACKGROUND**

The subject property is an existing, fully developed commercial site with frontage on West Centerville Road to the south and Marketplace Drive to the north. The property is zoned Planned Development (PD) District 82-20, with an underlying base zoning of Neighborhood Office (NO) District. The applicant requests to amend the base zoning from Neighborhood Office (NO) to Community Retail (CR) to allow for a wider range of uses. No new construction or expansion is proposed. To enhance the site, the applicant proposes to bring the existing landscaping into conformance with current GDC standards.

## **SITE DATA**

The subject property is approximately 1.3 acres in size. The site has frontage on and is accessible from West Centerville Road to the south and Marketplace Drive to the north.

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

The subject property is located within the Centerville Marketplace Catalyst Area, one of seven catalyst areas identified in the Comprehensive Plan and the subject of the 2014 Centerville Marketplace Revitalization Strategy. Per Section 2.42 of the GDC, the current Neighborhood Office (NO) base zoning is aimed at low intensity office and professional settings which is not consistent with the vision the Strategy establishes for the area. Among the guiding principles adopted in the Strategy, the City is committed to discouraging uses that perpetuate the existing pattern of low-density, and promoting a greater diversity of land uses and product types along the corridor. As a low-intensity office district intended to serve as a transition between residential and more intense uses, the NO base zoning advances neither principle and does not reflect the established retail and commercial character that has developed around the site. The site is currently operating with various tenants such as personal service, medical office, and general office uses.

## **CONSIDERATIONS**

1. The applicant requests to amend the PD to change the base zoning from NO District to CR District. Per GDC Section 2.45, the Community Retail (CR) District is intended to

accommodate a variety of retail, service, and business establishments and is generally appropriate along major corridors.

2. The requested Community Retail (CR) base zoning is more closely aligned with the Centerville Marketplace Revitalization Strategy than the existing Neighborhood Office (NO) base zoning. The Strategy's Framework Plan envisions community-serving commercial and mixed uses along this corridor, and the CR District, which accommodates a variety of retail, service, and business establishments, directly advances the Strategy's guiding principles to promote a greater diversity of land uses and to encourage uses that serve the needs of residents in surrounding neighborhoods. A community-serving commercial base zoning is appropriate for a site of this visibility at a recognized gateway, whereas the existing office base zoning underutilizes the location and is inconsistent with the area's intended identity.
3. No deviations from the Garland Development Code are requested. All conditions and development standards established by the current PD zoning shall remain unchanged.
4. The applicant proposes to install landscape plantings to bring the site into conformance with the current GDC landscaping standards. Per GDC Section 4.34(B)(3)(a), one (1) large canopy tree and seven (7) shrubs are required for every thirty (30) lineal feet, or fraction thereof, of landscape buffer along the street frontage, and per GDC Section 4.35(B)(4), one (1) large canopy tree is required for every ten (10) parking spaces. All required landscaped areas, including the parking lot landscape islands, will be covered with live plant materials in conformance with GDC Sections 4.34(B)(3)(c) and 4.35(A)(1). The applicant will add five (5) new large canopy trees along the Marketplace Drive landscape buffer, two (2) new large canopy trees along the West Centerville Road buffer, and five (5) new large canopy trees throughout the parking area, utilizing the existing parking islands, which will be covered with living material (current material is gravel), along with a continuous row of shrubs along both frontages, for a total of twelve (12) new large canopy trees, twenty-one (21) new shrubs along West Centerville Road, and thirty-five (35) shrubs along Marketplace Drive will be added to create a continuous row of shrubs along both frontages.

#### **SITE DEVELOPMENT STANDARDS**

1. The PD base zoning shall be Community Retail (CR) District.
2. Permitted uses shall be those allowed by right or by Specific Use Provision (SUP) in the Community Retail (CR) District, as indicated in the Land Use Matrix. For example, a Laundry, Self-Serve (Laundromat) use would require SUP approval by City Council.
3. The applicant shall provide and maintain three (3) trees and 21 shrubs along West Centerville Road, seven (7) trees and 49 shrubs along Marketplace Drive, and ten (10) trees throughout the parking lot. All landscape areas shall be covered with live material such as sod.
4. Any and all signage shall comply with Chapter 4, Article 5 of the Garland Development Code.

#### **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan recommends Community Centers for the subject site. Community Centers are areas of compact, primarily non-residential development that serve a collection of neighborhoods and consist of a mix of

uses, including retail, services, office use, multi-family residential, and entertainment. These areas are typically developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors, are served by numerous roads and transit routes, and provide connections to adjacent residential neighborhoods, retail centers, and employment centers.

The requested PD amendment is consistent with the Community Centers designation, which calls for compact, primarily non-residential development comprising a mix of retail, service, office, and related commercial uses. The subject site sits along West Centerville Road within an established commercial node. The Community Retail (CR) District accommodates a variety of retail, service, and business establishments the designation calls for, while the existing Neighborhood Office (NO) base zoning is limited to lower intensity uses. The proposed amendment aligns the property's zoning with the mixed commercial character envisioned by the Comprehensive Plan for this area.

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

To the north, across Marketplace Drive, is a multi-tenant commercial building zoned Planned Development (PD) District 83-66 with a Community Retail (CR) base zoning. To the east is an existing Restaurant, Drive-Through zoned Planned Development (PD) District 80-43 for a mix of uses. To the south, across West Centerville Road, is a large commercial block comprising of a variety of Planned Development (PD) districts, all with a Community Retail (CR) base zoning, that contains a range of uses including Retail Store, Restaurant, Drive-Through, and Financial Institutions among other uses. To the west is a Health & Fitness Gym (indoor) and a Hotel/Motel, Full Service zoned Planned Development (PD) Districts 12-16 and 15-07, respectively, both with a Community Retail (CR) base zoning.

The surrounding properties are predominantly commercial and uniformly carry a Community Retail (CR) base zoning district. The requested change from Neighborhood Office (NO) to Community Retail (CR) makes the subject property's base zoning consistent with that of the surrounding properties. While the CR District accommodates a broad range of commercial activity, certain uses permitted within the district are not optimal for a site of this prominence within the Centerville Marketplace Catalyst Area. The City envisions this area redeveloping into a major economic district. Uses such as a Convenience Store, Laundry, Self-Serve (Laundromat), and Furniture, Household Furnishings and Appliance Sales/Rental are not consistent with the higher-intensity, community-serving commercial character envisioned for this catalyst area and would not represent the most desirable use of a key gateway site. The proposed landscaping enhancements will further improve the appearance of the site and its compatibility with the surrounding area.

### **STAFF RECOMMENDATION**

The proposed PD amendment aligns the base zoning of the subject property with the Community Centers designation of the Comprehensive Plan and with the Community Retail (CR) zoning of the surrounding properties, brings the established commercial uses into conformance with the underlying zoning, and proposes no deviations from the Garland Development Code. In addition, the applicant proposes to bring the canopy tree landscape buffer plantings along both street frontages and the parking lot plantings into conformance with the current GDC landscaping standards. Staff recommends approval of the Planned Development amendment request, subject to the following conditions:

1. The following uses shall not be permitted on the subject property: Convenience Store; Laundry, Self-Serve (Laundromat); and Furniture, Household Furnishings and Appliance Sales/Rental.

2. The Grocery/Supermarket use shall be defined as a retail store that primarily sells groceries and consumable food items, but that may also sell items such as tobacco products, sundries/toiletries, household and other non-food items, newspapers and magazines, candy and snacks, floral items, prepackaged convenience food items, in-house delicatessen- and bakery-prepared food items, and audio and video rentals for off-site use and consumption as accessory items. The term includes on-site deli- and bakery-food consumption provided that the dining areas comprise no more than twenty percent of the total sales floor area of the store. The store may not exceed five thousand square feet in size.

All other aspects of the proposed amendment are recommended for approval as requested.

**ADDITIONAL INFORMATION**

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

**CITY COUNCIL DATE:** July 21st, 2026

**PREPARED BY:**

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

Emma Chetuya Ph.D., AICP  
Planning Administrator  
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**Z 26-18**



Facing North from Centerville Rd



Facing east from Marketplace Dr

**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE Z 26-18**

**1015 West Centerville Road**

**I. Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to change the base zoning from Neighborhood Office (NO) District to Community Retail (CR) District.

**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 Planned Development (PD) District 82-20 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: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.

**V. Specific Conditions:**

**A. Permitted Uses:**

- i. Permitted uses shall be those allowed in the Community Retail (CR) District, except that Furniture, Household Furnishings and Appliance Sales/Rental, Convenience Stores, and Laundry, Self-Serve (Laundromat) uses shall be prohibited. [Staff Recommendation]
- ii. The Grocery/Supermarket use is permitted and shall be defined as a retail store that primarily sells groceries and consumable food items, but that may also sell items such as tobacco products, sundries/toiletries, household and other non-food items, newspapers and magazines, candy and snacks, floral items, prepackaged convenience food items, in-house

delicatessen- and bakery-prepared food items, and audio and video rentals for off-site use and consumption as accessory items. The term includes on-site deli- and bakery-food consumption provided that the dining areas comprise no more than twenty percent of the total sales floor area of the store. The store may not exceed five thousand square feet in size. [Staff Recommendation]

B. Landscaping:

- i. A total of three (3) large canopy trees and twenty-one (21) shrubs shall be provided and maintained along the West Centerville Road landscape buffer.
- ii. A total of seven (7) large canopy trees and forty-nine (49) shrubs shall be provided and maintained along the Marketplace Drive landscape buffer.
- iii. A total of ten (10) large canopy trees shall be provided and maintained throughout the parking lot.
- iv. All required landscaped areas, including all landscape islands and buffers, shall be covered with living plant materials.

Zoning Case: (Case 260024-0)

Total Acreage of Site = 1.834  
 Existing Zoning: Planned Development (PD)  
 District 81-11 Neighborhood Office (NO)

Name of Owner:  
 1015 West Centerville LLC  
 5600 Tennyson Parkway, Suite 155  
 Plano, TX 75024  
 Attn: Sam Fan 972-965-5866

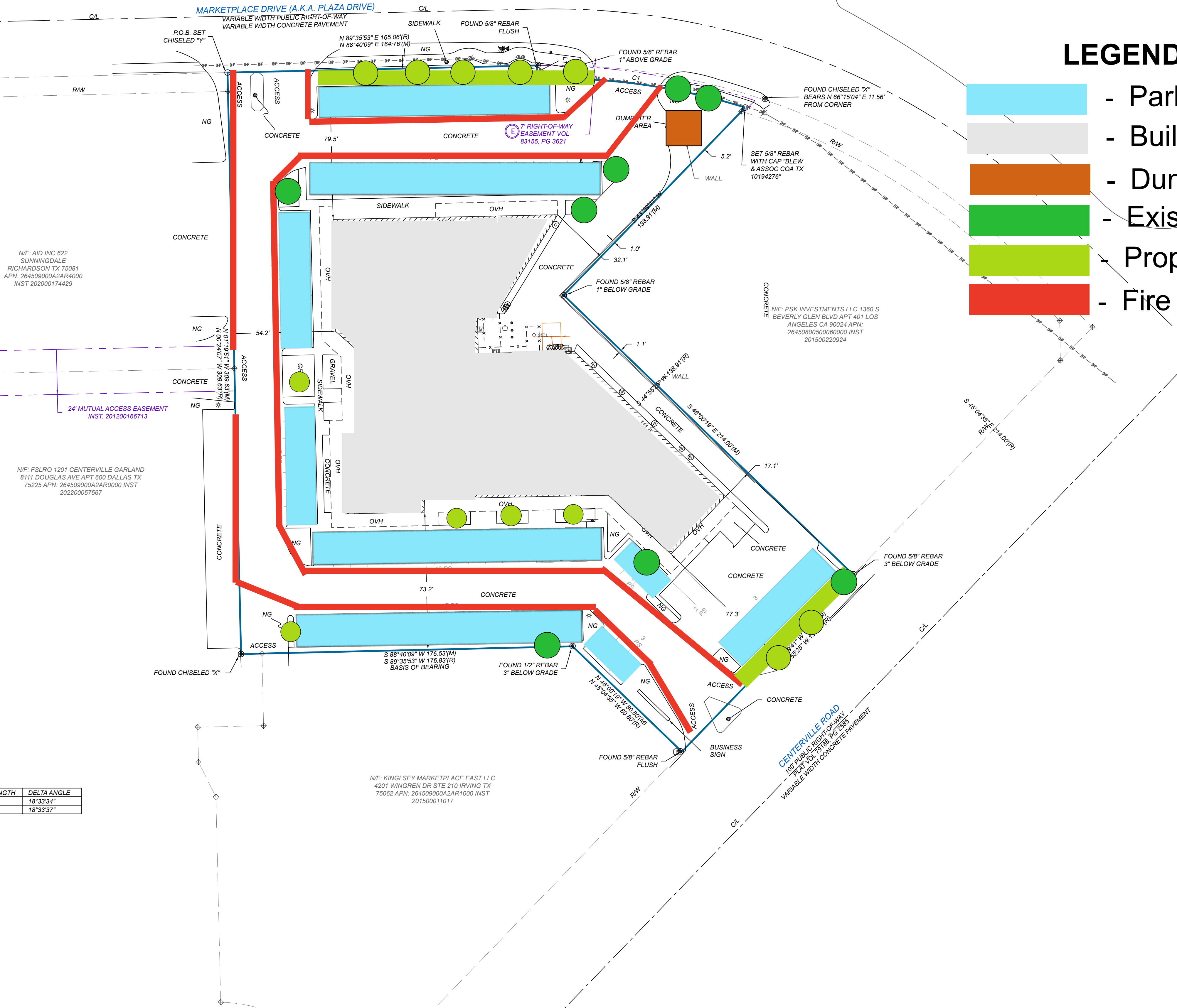
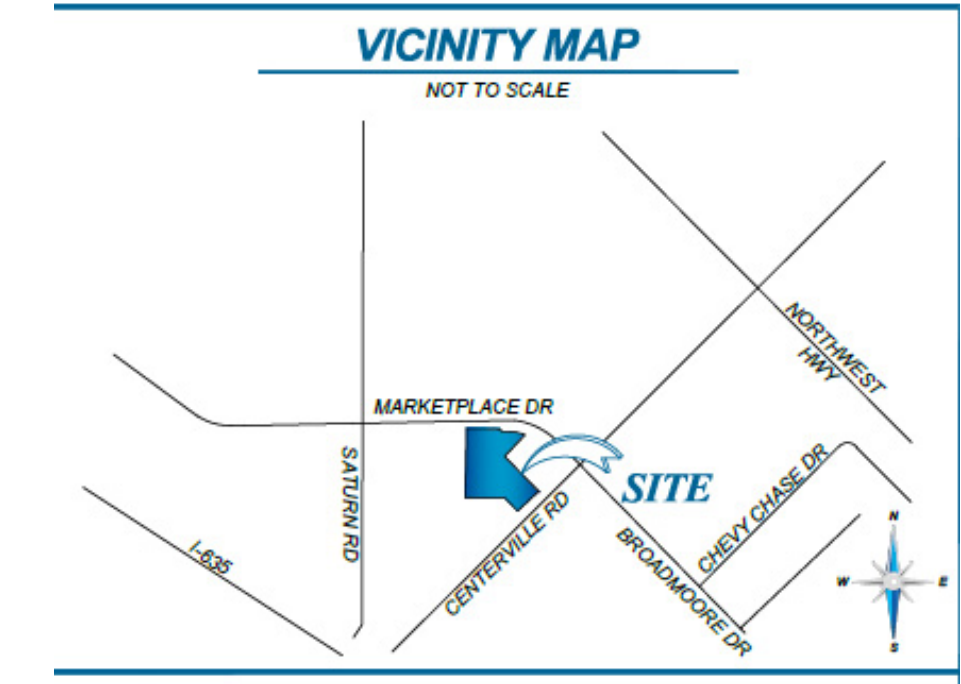
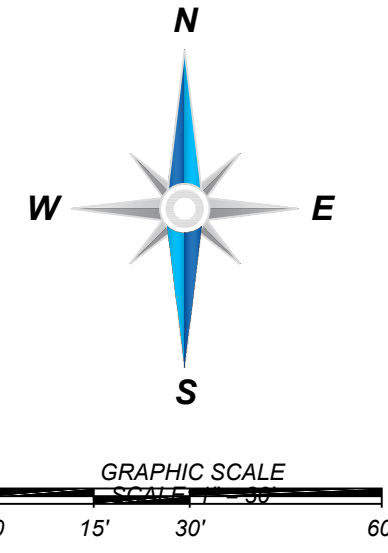
Name of Applicant:  
 Lyle Allen and Associates  
 4526 Wildbriar Drive, Irving, TX 75061  
 Attn: Herbert Gears  
 214-676-1912

Plan Preparer:  
 1015 West Centerville LLC  
 5600 Tennyson Parkway, Suite 155  
 Plano, TX 75024  
 Attn: Jim Goodwin  
 214-616-2678

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

# ALTA/NSPS LAND TITLE SURVEY

1015 W CENTERVILLE RD GARLAND,  
 DALLAS COUNTY, TEXAS



## LEGEND

- Parking
- Building
- Dumpster
- Existing Trees
- Proposed Trees/Shrubs
- Fire Lane

## LEGEND & SYMBOLS

- 
- 
- 
- 
- 
- 
- 
- 
- 

### LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	S 01°19'51" E	7.00'
L1(R)	S 00°24'07" E	7.00'

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1(M)	346.19'	112.14'	S 82°03'03" E	111.65'	18°33'34"
C1(R)	346.19'	112.14'	S 81°07'19" E	111.65'	18°33'37"

# BLEW

(E)R(H)A | B(O)R(D) L(I)G(H)T | F(I)R(E) H(Y)D(R)A(N)T

Surveying | Engineering | Environmental

1050 TEXAN TRAIL, SUITE 400 - GRAPEVINE, TX 76051  
 EMAIL: SURVEY@BLEWINC.COM OFFICE: 479.443.4506  
 FAX: 479.582.1883 WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 26-2088	SURVEY DRAWN BY: MRD - 03/12/2026
SURVEY REVIEWED BY: JCH	SHEET: 2 OF 2
SURVEY PREPARED FOR: FOUND MONUMENT AS NOTED SET 1015 WEST CENTERVILLE LLC	

City of Garland, Texas  
Planning and Development  
800 Main Street 2<sup>nd</sup> Floor

Property: 1015 West Centerville Rd.

#### Planned Development Amendment Request

Existing Use: Mixed (PD 81-11 and PD 82-20 with base zoning 'NO')

Proposed Use: Mixed (PD 81-11 and PD 82-20 with base zoning 'CR' which matches existing grandfathered uses)

No scope of work proposed for existing property.

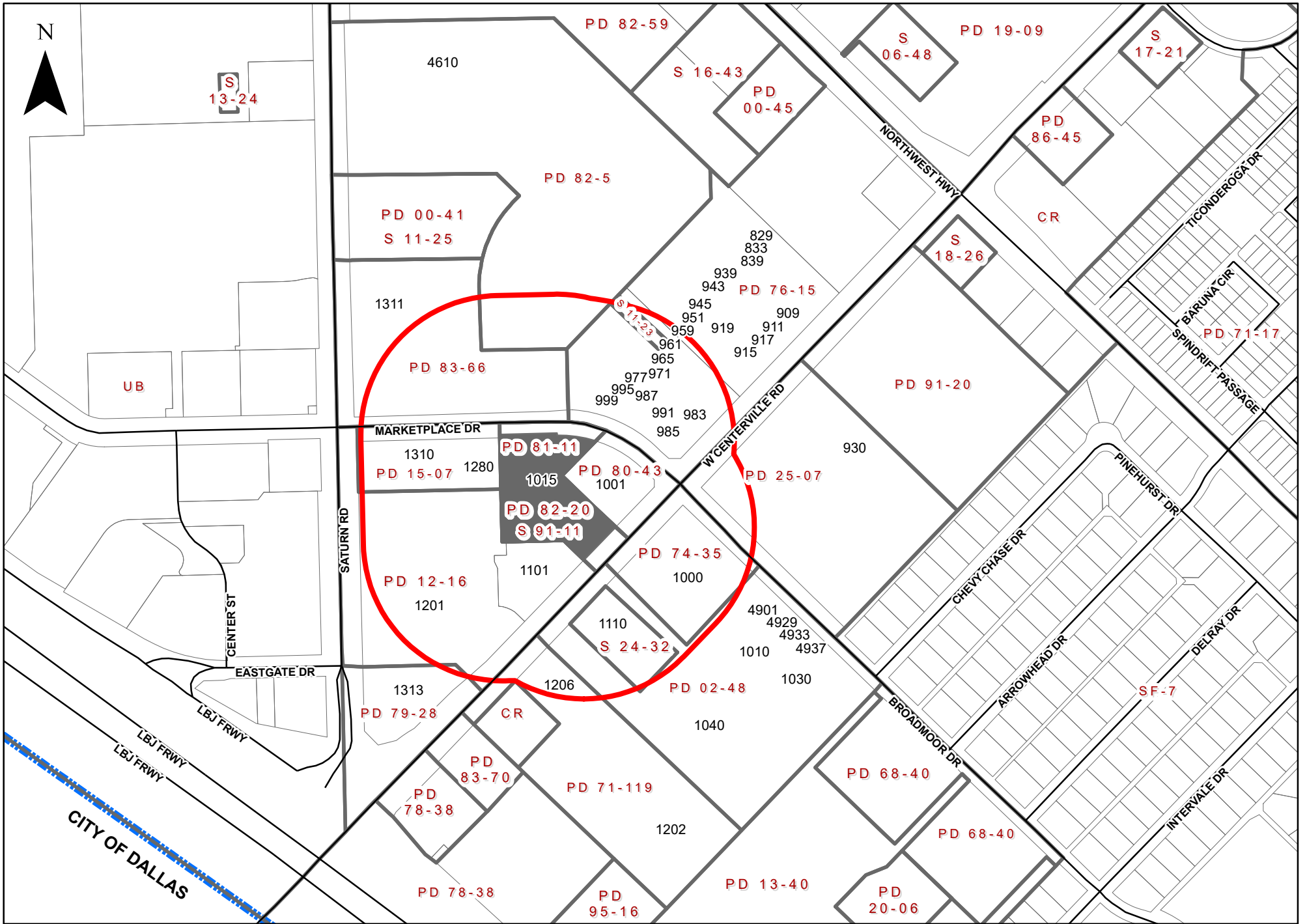
Existing uses align with surrounding properties.

No proposed code deviations.

All standards defined in the current PD zoning to remain.

We propose to bring the site to current GDC landscaping standards by adding 12 new canopy trees, which in combination with the existing trees will bring the site to a total of 7 canopy trees and a continuous row of shrubs along Marketplace, 3 canopy trees and a continuous row of shrubs along Centerville, and 10 canopy trees throughout the parking area, as well as covering all existing landscape islands with live materials.

Thank you for your help.



0 360 Feet

1 inch = 360 feet

# ZONING MAP Z 26-18

 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA

1015 W Centerville Rd

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



# ***Planning Report***

**File No: Z 26-20/District 7**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: June 22, 2026**

## **REQUEST**

Hold a public hearing and consider approval of a zoning change from Agricultural (AG) District to Planned Development (PD) District 84-96.

## **LOCATION**

The site consists of approximately 0.84 acre and is located at 1471 Holford Road

## **OWNER/APPLICANT**

City of Garland

## **BACKGROUND**

The subject property is an undeveloped site on the northwest side of Holford Road, south of the President George Bush Turnpike. The property is currently zoned Agricultural (AG) District.

The proposal is to rezone the property from the current AG District to Planned Development (PD) District 84-96 for Community Office (CO) District uses. This would allow development of a Dwelling, Multifamily use on the subject property in combination with the larger adjacent property, which is already zoned PD 84-96. Senate Bill (SB) 840 would allow the development of a Dwelling, Multifamily use on property zoned PD for CO District uses.

On June 2, City Council approved a related real property transfer at the intersection of Holford Road and the future extension of Naaman Forest Boulevard. This transfer will allow the efficient development of the City's right-of-way as well as the multifamily development.

## **SITE DATA**

The subject site is approximately 0.44 acre in size. The site is located on the northwest side of Holford Road, south of the President George Bush Turnpike.

## **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.

## **CONSIDERATION**

1. SB 840 allows multifamily development on properties zoned for commercial, office, warehouse, retail, or mixed uses. PD 84-96 has a base zoning of CO District and permits all uses permitted within this base district. No concept or site plan is associated with PD 84-96. Therefore, a zoning change is not needed to develop a Dwelling, Multifamily use on a site regulated by this PD.

2. The request is more similar to a traditional rezoning than a PD request. The proposal is simply to rezone the site to align with the zoning of the adjacent property so the larger area may 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 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 Comprehensive Plan, and to what degree the rezoning will affect surrounding and future development.
3. If the request is approved, any development would be required to meet all standards of the GDC.

#### **SITE DEVELOPMENT STANDARDS**

1. If the site were developed with a Dwelling, Multifamily use, it would be required to meet all standards of the GDC. This includes the recently updated Multifamily (MF) District standards adopted in response to SB 840. These standards include but are not limited to parking, site design, building design, amenities, and landscaping.
2. Per § 4.34 of the GDC, a landscape buffer would be required along the Holford Road frontage. The buffer would have a width of 15 feet, being increased by the presence of easements in various locations.
3. The site would be required to be platted to combine the subject property with the larger tract already zoned PD 84-96, meeting the CO District standards.

#### **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Comprehensive Plan recommends a combination of Business Center and Urban Neighborhoods 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.

Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

A Dwelling, Multifamily use is generally more aligned with the Urban Neighborhoods designation than the Business Center designation. However, rezoning the site to a PD with a base CO District would still permit a commercial or mixed-use development on the site. Because SB 840 allows a multifamily development on the property, utilizing the site for a multifamily development would still contribute to a cohesive and orderly development pattern.

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

Immediately north of the subject property is the larger tract zoned PD 84-96, which is currently undeveloped. To the east, south, and west is undeveloped property zoned AG District. Further north and northwest is a property zoned PD 15-43 for mixed uses, which is currently developed with a Dwelling, Multifamily use.

A Dwelling, Multifamily use on the subject property would be compatible with surrounding zoning districts and uses, particularly because there is already a multifamily development in

the immediate vicinity. The proposal could increase the volume of residents in the area who may support current and future businesses.

**STAFF RECOMMENDATION**

Staff recommends approval of a zoning change from AG District to PD 84-96.

As multifamily development is already permitted on the larger adjacent tract, incorporating the subject property into this site would allow increased utilization and efficiency of the property. Additionally, PD 84-96 would still permit CO District uses, which includes commercial and mixed-use development.

**ADDITIONAL INFORMATION**

- i. Location Map
- ii. Site Photos
- iii. Legal Description

**CITY COUNCIL DATE:** July 21, 2026

**PREPARED BY:**

Ryan Mulkey, AICP  
Long-Range Planning Administrator  
Planning & Development  
972-205-2450  
[RMulkey@garlandtx.gov](mailto:RMulkey@garlandtx.gov)

**REVIEWED BY:**

Nabila Nur, AICP  
Director  
Planning and Development  
972-205-2449  
[NNur@garlandtx.gov](mailto:NNur@garlandtx.gov)



0 500 Feet  
1 inch = 500 feet

# ZONING MAP Z 26-20

INDICATES AREA OF REQUEST

1471 Holford Rd

**Z 26-20**



View of the site from Holford Road looking west.



View of the site from Holford Road looking north.



View of adjacent property to the north along Holford Road.



View of adjacent property to the southeast along Holford Road.

## EXHIBIT "A"

**BEING** a 19,135 square foot (0.4393 acre) tract of land situated in the Thomas Montgomery Survey, Abstract No. 962, City of Garland, Dallas County, Texas, being all of a called 0.440 acre tract of land designated as "Part One Outparcel North" in the Special Warranty Deed to the City of Garland, Texas recorded in Instrument No. 202200079502, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod with yellow plastic cap stamped "JBI" found for the northeast corner of said 0.440 acre tract, the southeast corner of a called 18.308 acre tract of land designated as "Tract 1" in the Special Warranty Deed to Spring Creek Church recorded in Instrument No. 202200257916, Official Public Records, Dallas County, Texas, and being in the northwest right-of-way line of Holford Road (a variable width right-of-way, recorded in Instrument No. 202200079501, Official Public Records, Dallas County, Texas and having grid coordinate value of N:7,039,994.12, E:2,535,175.69 - Texas Coordinate System of 1983, North Central Zone (4202);

**THENCE** South 44°12'08" West, with the southeast line of said 0.440 acre tract and the northwest right-of-way line of said Holford Road, a distance of 158.02 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the intersection of said northwest right-of-way line of Holford Road and the northeast right-of-way line of Naaman Forest Boulevard (a variable width right-of-way), and being the beginning of a non-tangent curve to the right with a radius of 67.00 feet, a central angle of 27°40'21", and a chord bearing and distance of North 84°58'01" West, 32.05 feet;

**THENCE** with the southwest line of said 0.440 acre tract and the northeast right-of-way line of said Naaman Forest Boulevard, the following courses and distances:

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 32.36 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a compound curve to the right with a radius of 231.00 feet, a central angle of 11°10'00", and a chord bearing and distance of North 65°32'50" West, 44.95 feet;

In a northwesterly direction, with said compound curve to the right, an arc distance of 45.02 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

**(CONTINUED ON SHEET 2)**

### NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

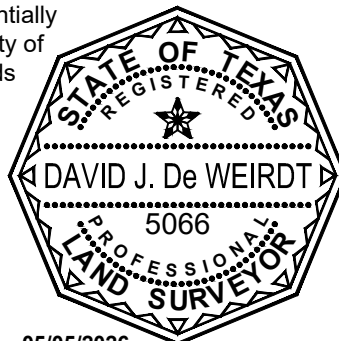
The surveyor did not abstract the surveyed property. This survey was performed without the benefit of a current title abstract.

An exhibit of even date accompanies this property description.

I hereby certify that this survey substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1B Condition 3 Standard Land Survey.



DAVID J. DE WEIRD  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5066  
david.deweirdt@kimley-horn.com



05/05/2026

BOUNDARY SURVEY  
THOMAS MONTGOMERY SURVEY,  
ABSTRACT NO. 962  
CITY OF GARLAND, DALLAS COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10115500

Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CM	DJD	May, 2026	063551066	1 OF 3

# EXHIBIT "A"

(CONTINUED FROM SHEET 1)

South 30°02'11" West, a distance of 7.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 238.00 feet, a central angle of 13°57'20", and a chord bearing and distance of North 52°59'06" West, 57.83 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 57.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 46°00'26" West, a distance of 44.51 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 857.00 feet, a central angle of 02°21'55", and a chord bearing and distance of North 44°49'29" West, 35.37 feet;

In a northwesterly direction, with said tangent curve to the right, an arc distance of 35.38 feet to a point for the northwest corner of said 0.440 acre tract and the southwest corner of said 18.308 acre tract and from which a 1/2-inch iron rod with yellow plastic cap stamped "JBI" bears South 54°12'24" West, a distance of 2.34 feet;

**THENCE** North 88°35'41" East, with the common line of said .0440 acre tract and said 18.308 acre tract, a distance of 289.73 feet to the **POINT OF BEGINNING** and containing a computed area of 19,135 square feet or 0.4393 acres of land.

### NOTES

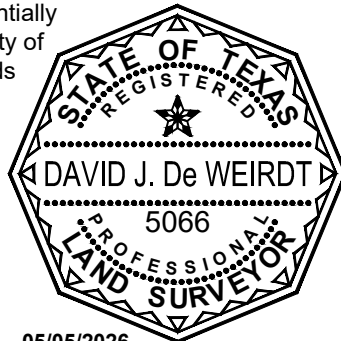
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

The surveyor did not abstract the surveyed property. This survey was performed without the benefit of a current title abstract.

An exhibit of even date accompanies this property description.

I hereby certify that this survey substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1B Condition 3 Standard Land Survey.

*David J. De Weirdt*  
DAVID J. DE WEIRD  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5066  
david.deweirdt@kimley-horn.com

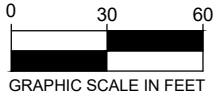
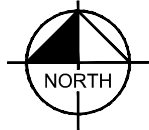


BOUNDARY SURVEY  
THOMAS MONTGOMERY SURVEY,  
ABSTRACT NO. 962  
CITY OF GARLAND, DALLAS COUNTY, TEXAS

# Kimley»»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10115500 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CM	DJD	May, 2026	063551066	2 OF 3

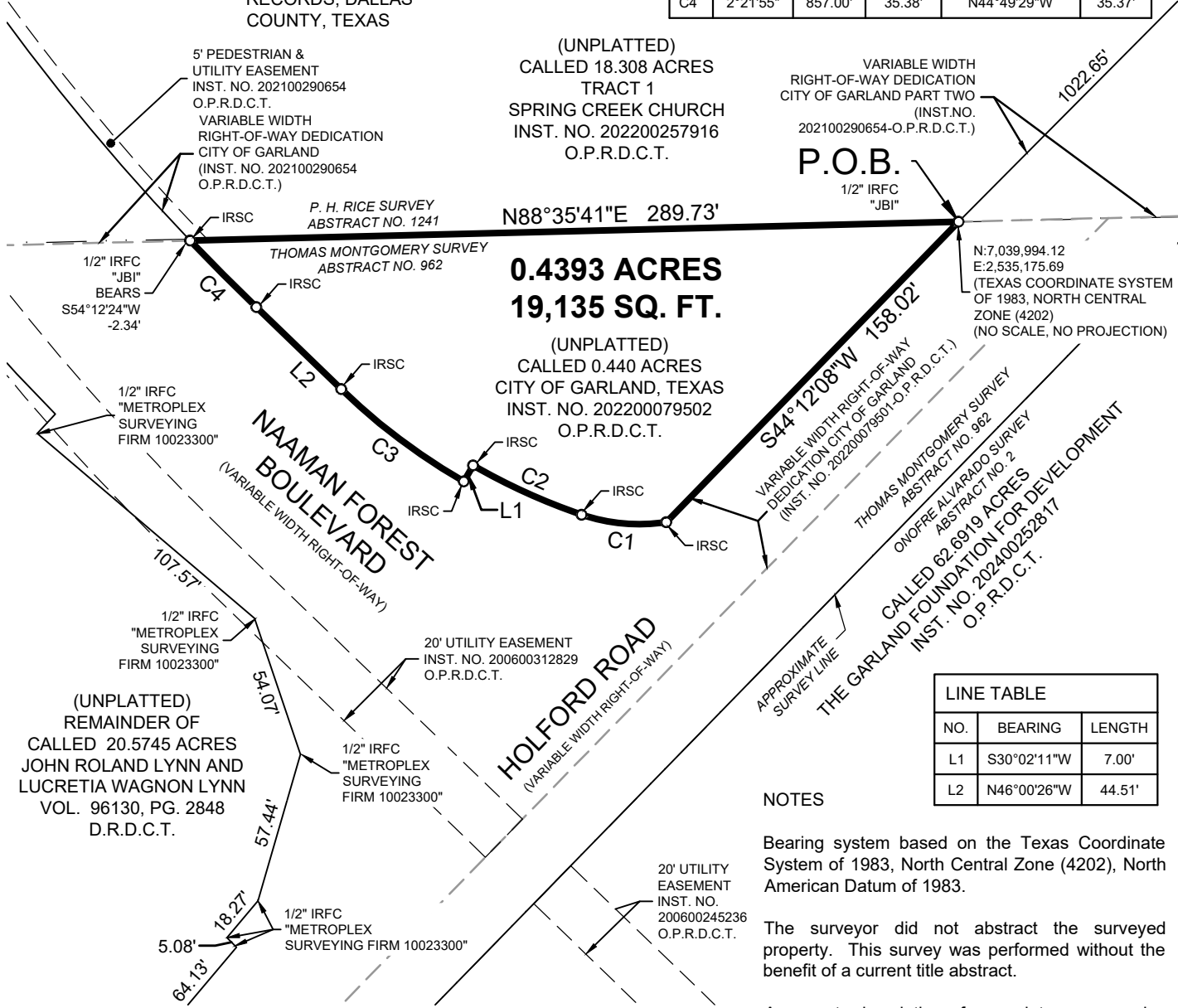


LEGEND

P.O.B. = POINT OF BEGINNING  
 IRFC = IRON ROD WITH YELLOW PLASTIC CAP FOUND  
 IRSC = 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" SET  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

EXHIBIT "A"

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	27°40'21"	67.00'	32.36'	N84°58'01"W	32.05'
C2	11°10'00"	231.00'	45.02'	N65°32'50"W	44.95'
C3	13°57'20"	238.00'	57.97'	N52°59'06"W	57.83'
C4	2°21'55"	857.00'	35.38'	N44°49'29"W	35.37'



LINE TABLE		
NO.	BEARING	LENGTH
L1	S30°02'11"W	7.00'
L2	N46°00'26"W	44.51'

NOTES

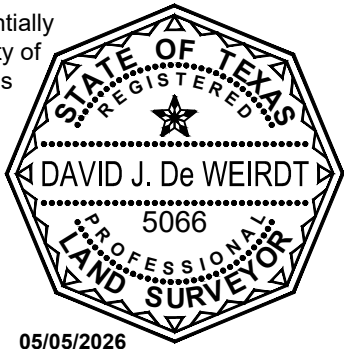
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

The surveyor did not abstract the surveyed property. This survey was performed without the benefit of a current title abstract.

A property description of even date accompanies this exhibit.

I hereby certify that this survey substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1B Condition 3 Standard Land Survey.

*David J. De Weirdt*  
 DAVID J. DE WEIRDT  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066  
 david.deweirdt@kimley-horn.com



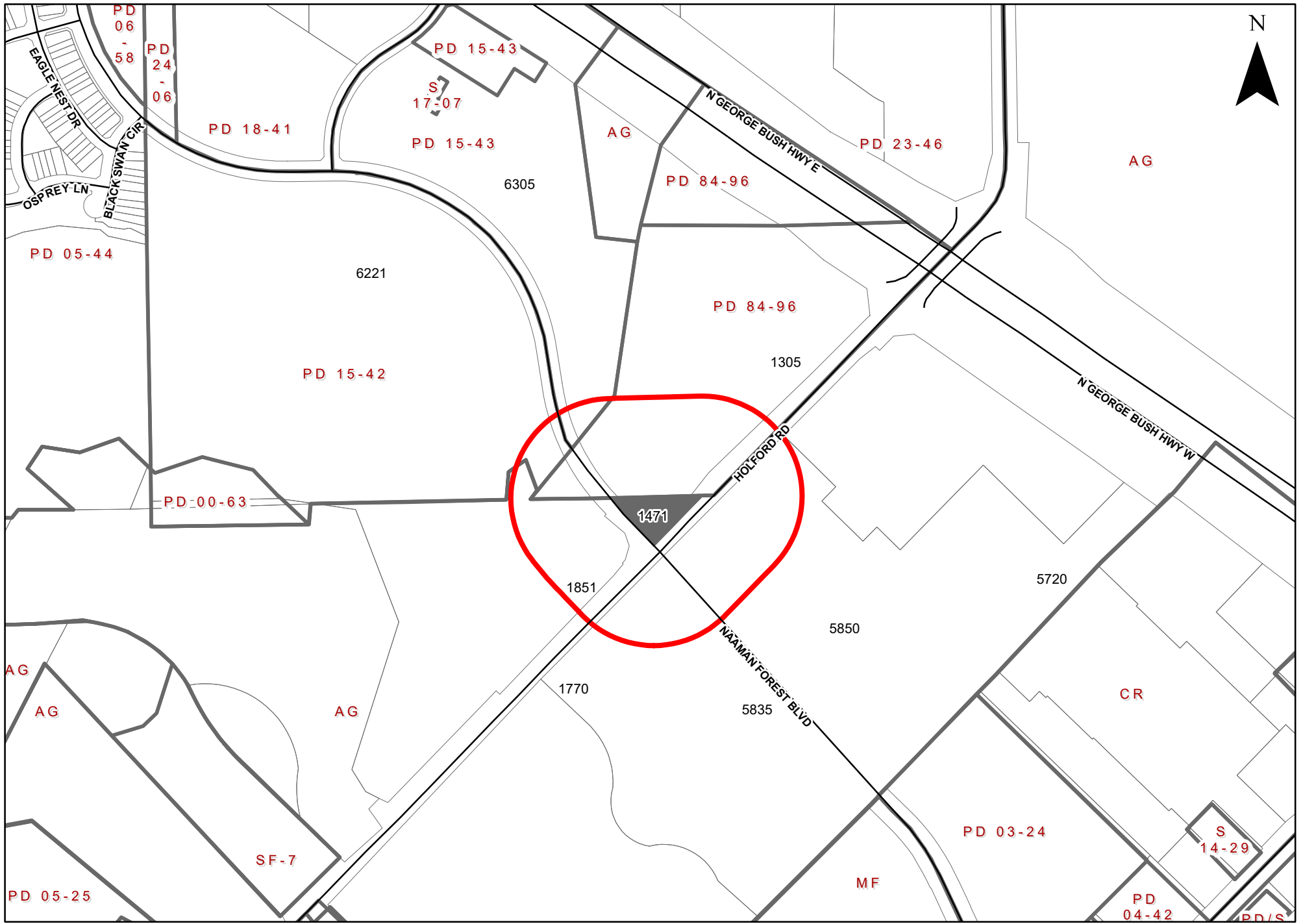
05/05/2026

BOUNDARY SURVEY  
 P. H. RICE SURVEY  
 ABSTRACT NO. 1241  
 CITY OF GARLAND, DALLAS COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10115500 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale 1" = 60'	Drawn by CM	Checked by DJD	Date May, 2026	Project No. 063551066	Sheet No. 3 OF 3
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0 500 Feet  
1 inch = 500 feet

# ZONING MAP Z 26-20

INDICATES AREA OF REQUEST    INDICATES NOTIFICATION AREA

1471 Holford Rd

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

# Planning Report

GDC Amendment ORD 25-09

Agenda Item:

Meeting: Plan Commission

Date: June 22, 2026



GARLAND

TEXAS MADE HERE

## **REQUEST**

A public hearing to consider amendments to several sections within Chapter 4 Site Development and Chapter 7 Downtown (DT) District generally related to citywide and downtown sign regulations.

## **BACKGROUND**

The Development Services Committee (DSC) of the Garland City Council directed staff to review existing sign regulations in the Garland Development Code (GDC) and develop recommendations for reducing unnecessary barriers to sign development.

[Chapter 4, Article 5](#) of the GDC contains standards for all signs except those in the Downtown (DT) District, which can be found in [Chapter 7, Article 7](#). The proposed amendments to these sections are generally related to size restrictions, the downtown waiver process, and user-friendliness of the sign regulations. The proposal also includes a new process for the designation of Iconic Signs throughout Garland.

### *Size Restrictions*

The first proposed change is to increase the allowable area of wall signs on structures near highways when higher on a façade. In this instance, the total area permitted for all wall signs on any elevation may be multiplied by a factor of two. When these signs are mounted within the uppermost 25 percent of the height of a façade, this total area may be multiplied by a factor of three. For further detail, see proposed § 4.78(J)(1).

Another proposed change is to increase the allowable area of wall signs downtown. Currently, these signs are limited to a maximum area of 10 square feet if mounted less than 12 feet above grade, and a maximum area of 30 square feet if mounted 12 feet or more above grade. The proposal is to allow a maximum area of 30 square feet for wall signs downtown, regardless of their height on a façade. See proposed Table 7-7: Signs, Dimensional Standards.

### *Downtown Waiver Process*

Currently, any deviation to a sign's allowable size requires a Major Waiver in the DT district. The proposal would allow a downtown sign to be constructed up to the citywide standards in Chapter 4, Article 5 with a Minor Waiver. This could increase predictability and shorten process timelines for these sign applications. See Proposed § 7.30(E)(1)(o).

Any deviations to a sign's size beyond the citywide standards would still require a Major Waiver.

### *User-Friendliness of Sign Regulations*

To make sign regulations easier to read and comprehend for property owners and sign contractors, the proposal would condense many of the regulations into a table format.

For citywide signs, most regulations related to height, size, placement, number, and permit requirements can be seen in the proposed Table 4-10: Signs, Dimensional Standards. For some sign types, supplemental regulations such as construction, lighting, or performance standards would be provided in the proposed § 4.78 Special Standards for Certain Signs. Additionally, the proposed Table 4-11: Signs, Districts Permitted would denote which zoning districts permit the various sign types.

The proposal includes a similar structure for the downtown sign regulations. The proposed Table 7-7: Signs, Dimensional Standards contains most regulations, which are supplemented by the proposed 7.261 Special Standards for Certain Signs. The proposed Table 7-8: Signs, Building Types Permitted denotes which of the downtown Building Types allow the various sign types.

### *Iconic Signs*

To allow signs that strengthen the character and identity of Garland, the proposal includes a new process for the designation of Iconic Signs. This designation would be intended for signs that enhance the sense of place, walkability, and distinctiveness of Garland's destinations such as Downtown, commercial corridors, or cultural districts.

As outlined in the proposed § 4.80, this process would require the recommendation of the Cultural Arts Department and the approval of City Council. To allow a greater degree of creativity and artistry, a designated Iconic Sign may be exempt from standard sign regulations, except for safety requirements.

For all proposed changes to the citywide and downtown sign regulations, see the attached ordinance amendments.

### **STAFF RECOMMENDATION**

Staff recommends approval of the GDC amendment.

### **ADDITIONAL INFORMATION**

GDC Sections Related to the Amendments.

#### **PREPARED BY:**

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Long-Range Planning Administrator  
Planning & Development  
972-205-2450  
[rmulkey@garlandtx.gov](mailto:rmulkey@garlandtx.gov)

#### **REVIEWED BY:**

Nabila Nur, AICP  
Director  
Planning and Development  
972-205-2449  
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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING MULTIPLE SECTIONS OF ARTICLE 5, "SIGNS," OF CHAPTER 4, "SITE DEVELOPMENT," AND MULTIPLE SECTIONS OF CHAPTER 7, "DOWNTOWN (DT) DISTRICT," OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, ALL RELATED TO THE REGULATION OF SIGNAGE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

**Section 1**

That Section 4.63, "Definitions," of Division 1, "Purpose & Definitions," of Article 5, "Signs," of Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

§ 4.63. Definitions.

The following terms and phrases, as used in Article 5, have the following meanings:

- (A) "Address sign" means a sign that uses numerals to accurately identify the address of a property so that public safety departments can easily identify the address from a public right-of-way.
- (B) "Awning sign" means a sign that is printed, painted, or applied directly on the surface of an awning.
- (C) "Blade sign" means a sign that is generally placed perpendicular to a building's front entrance façade. It is either suspended beneath a canopy or awning, or it is attached to and projects out from a building's façade.
- (D) "Canopy sign" means a sign that is painted or applied directly on the surface of an attached or freestanding canopy, or that is designed to be an integral part of the face of a canopy.
- (E) "Changeable message sign, electronic" means a sign that electronically displays content through animated, scrolling, or moving messages. It includes but is not limited to a sign that projects animated moving images, messages, or moving images by means of electronic or digital illumination.
- (F) "Changeable message sign, nonelectronic" means an attached

sign, a freestanding sign, or a portion of a larger sign with manually changeable letters and symbols. It includes nonelectronic bulletin boards and theater marquees.

~~(A)~~(G) "Construction sign" means a sign permitted while a development project is being constructed on the premises on which the sign is located.

~~(B)~~(H) "Digital billboard" means a sign, display, or device with a sign face of a minimum of 350 square feet, which is capable of producing an animated or moving digital image, copy, or video by electronic means, and is operated by an entity possessing an outdoor advertising license issued by the Texas Department of Transportation and all other governmental agencies having jurisdiction.

~~(C)~~(I) "Electric" means any sign containing electric wiring. This does not include signs illuminated by an exterior floodlight source.

~~(D)~~(J) "Flashing" means any illumined sign on which the artificial light is not maintained stationary or constant in intensity and color at all times when such sign is in use. For the purpose of this article any moving illuminated sign, except electronic programmable signs, shall be considered a flashing sign.

~~(E)~~(K) "Freestanding" means a permanent sign erected and maintained on a freestanding frame, mast or pole not attached to any building.

~~(F)~~(L) "Integral" means a sign that is embedded, extruded or carved into the material of a building facade.

~~(M)~~ "Main entry" means the front elevation of the tenant space or building where the primary entrance to the tenant space is located and where the building fronts the primary street address or parking lot servicing premises.

~~(G)~~(N) "Marquee" means a permanent canopy or covering structure, other than a roof or awning, bearing a signboard or copy projecting from and attached to a building.

~~(H)~~(O) ~~(Reserved)~~ "Memorial sign or tablet" means a sign memorializing a person, event, structure, or site of historical significance. It may be attached to a building or cut into any masonry surface.

~~(P)~~ ~~(Reserved)~~ "Menu sign" means a display utilized by restaurant, entertainment, and other business establishments in a drive-through operation. It may be wall-mounted near the establishment's primary entrance, or it may be freestanding at

a drive-in or drive-through food service establishment. It may have a speaker and an electronic visual order display board or panel that verifies what the patron is ordering at the drive-through.

(Q) "Monument sign" means a ground-mounted sign with a low profile designed to complement the architecture of a building or complex on the premises where the sign is located. It shall have no clear space for the full width of the sign between the bottom of the sign and the surface of the ground. It shall not be elevated above grade by the use of poles, struts, or wires, and shall not incorporate embellishments or cut-outs.

(R) "Multi-tenant complex sign" means a sign that identifies the name of a multiple-building and multiple-tenant retail shopping center; a business park; or an industrial, commercial, or office center or complex. It also identifies individual businesses or tenants on the site, or within the shopping center or business complex.

(S) "Portable sign" means any device or sign without a permanent foundation or otherwise permanently attached to a fixed location, which can be carried, towed, hauled or driven and is primarily designed to be moved rather than be limited to a fixed location regardless of modifications that limit its movability.

(T) "Projecting sign" means a sign that is generally placed perpendicular to a wall face and extends outward. It is attached to and projects out from a building's façade.

(U) "Pylon sign" means a single-tenant or multi-tenant sign with two or more supports that is placed on or anchored in the ground.

(V) "Regulatory sign" means a sign that is required to be constructed, placed, or maintained by the federal, state or local government or by the property owner to the extent necessary to enforce a property owner's rights.

(W) "Roof sign" means a sign affixed to, applied on, or erected upon or above a roof or eave line of a building or structure. Signs attached to parapets or mansard roofs shall be considered attached signs.

(X) "Sandwich board sign" means a self-supporting, A-shaped sign with two visible sides that is placed in front of a business, generally on a sidewalk, to attract patrons into the establishment.

(Y) "Sign" means a name, identification, description, messages, display or illustration, which is affixed to, painted or represented directly or indirectly upon a

building, or other surface that directs attention to or is designed or intended to direct attention to the sign face or to an object, product, place, activity, person, institution, organization, or business. Signs located completely within an enclosed building, and not exposed to view from a street or public right-of-way shall not be considered a sign for purposes of this article. Each display surface of a sign or sign face shall be considered to be a sign. A closely associated grouping of signs, shall constitute a single sign where the distance separating each component does not exceed 2 feet from edge to edge.

~~(K)~~(Z) "Sign area" means:

- (1) the space enclosed within the extreme edges of the sign for each sign face, not including the supporting structure; or
- (2) where attached directly to a building wall or surface, the space within the outline enclosing all the characters of the words, numbers, or design.

~~(L)~~(AA) "Sign face" means the entire display surface area of a sign upon, against, or through which copy is placed.

~~(B)~~(BB) "Temporary sign" means any sign that is readily removable, constructed of materials that are temporary in nature, such as paper, cloth, canvas, plastic sheet, or cardboard, and is reasonably determined by the Building Official to be displayed for a limited period of time. It is intended to draw attention to a particular commercial event or commercial product. This may include banners, balloons, pennants, inflatables, streamers, sails, air-supported devices, feathers, wind devices, and other similar types of temporary signs. This does not include noncommercial flags, which are regulated by Section 4.70.

~~(M)~~(CC) "Traffic or Movement Control Sign" means a small, incidental, on-site sign designated specifically for the purpose of directing or providing safety guidance to vehicular or pedestrian traffic on private property.

~~(D)~~(DD) "Virtual tenant" or "Virtual tenancy" means a lease, rental, license, or other similar possession or use of a space or address, where the tenant, user, or licensee does not physically occupy the actual space. Examples may include but are not limited to: a post office box, automated teller machine, digital network, server or hard-drive, advertising space, or a vending machine or other similar unmanned kiosk, that is not owned and operated by the actual tenant for the space on which the vending machine or kiosk is located.

(EE) "Wall sign" means a sign that is attached to, applied to, applied on, painted on, or supported by a wall of a building with the sign face parallel to the wall.

(N)(FF) "Window sign" means a sign painted or affixed to the exterior or interior surface of a window, or placed behind, or within three feet of, a window surface so as to be visible from the exterior.

## Section 2

That Section 4.67, "Exempt from Sign Permit," of Division 2, "Administration & Procedures," of Article 5, "Signs" Chapter 5, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

§ 4.67. Exempt from Sign Permit.

The following types of signs or activities must comply with all sign requirements of this article, but are not required to have a sign permit:

...

~~(D) Traffic or Movement Control Sign. The following standards serve an important public health and safety function, and are intended to be used by the owners of private property that is open to the public to reduce confusion and to limit the risk of accidents involving vehicular and pedestrian traffic. Subject to the following provisions of Subsections (1)–(5), no permit is required for a small, incidental, on-site sign designated specifically for the purpose of directing or providing safety guidance to vehicular or pedestrian traffic on private property. Traffic control signs on private property:~~

~~(1) shall not exceed a maximum height of 3 feet from the ground;~~

~~(2) shall not exceed a maximum surface area of 6 square feet;~~

~~(3) are permitted in all multifamily, single-family attached, mixed-use, and nonresidential zoning districts, and are allowed for any nonresidential use that is lawfully located in an agricultural, single-family, or two-family zoning district;~~

~~(4) shall be placed or setback a minimum of 3 feet from any right-of-way line; and~~

~~(5) if illuminated, a sign permit must be obtained through the~~

~~Building Inspection Department.~~

~~(E) Sandwich Board Sign. A permit is not required for a sandwich board sign. A sandwich board sign is a self-supporting A-shaped temporary sign with two visible sides that is placed in front of a business, generally on a sidewalk, to attract patrons into the establishment. A sandwich board sign must comply with the following provisions:~~

- ~~(1) The maximum height shall be 4 feet.~~
- ~~(2) The maximum surface area of each side is 10 square feet and a maximum of 30 inches wide.~~
- ~~(3) A sandwich board sign is allowed in all mixed-use zoning districts.~~
- ~~(4) The sign may not be placed or located a distance greater than 5 feet from the building in which the advertised use is located, and must be placed within close proximity of the main entrance of the business. Sandwich board signs must be placed so that a minimum walkway width of 4 feet is maintained, not including the area upon which the sandwich board sign is located.~~
- ~~(5) A property or business may have only one sandwich board sign per street frontage.~~
- ~~(6) A sandwich board sign may be displayed only during hours of operation.~~

~~(F)(D) Vehicle Signs. A permit is not required for a vehicle sign that complies with the provisions of this article.~~

~~(G) Window Sign. A window sign is a sign painted or affixed to the exterior or interior surface of a window, or placed behind, or within 3 feet of, the window surface so as to be visible from the exterior. Window signs must comply with the following provisions:~~

- ~~(1) Window signage on buildings used for commercial or retail purposes may occupy or cover no more than 25 percent of the total window surface area for each leased space within a multi-tenant building. Window signage, in aggregate, may occupy or cover no more than 25 percent of the total window surface area for each building facade that is visible from a public street or alley (maximum 25 percent coverage for all window surfaces combined).~~
- ~~(2) Luminous gaseous tubing, LED lights, or other strip lighting attached directly to a window, window frame, door, doorframe, or within 3 feet of a window or door shall be considered a "window sign" when forming a~~

~~border, when directing attention to a premises, or when forming letters, logos, symbols, or pictorial designs of any kind. Luminaries shall not blink, flash, rotate, scroll, change color, increase or decrease in intensity. In addition to these window sign limitations, electronic programmable window signs shall comply with Sections 4.78(0) (3), (7), and (8).~~

### Section 3

That Section 4.68, "General Regulations for All Districts," of Division 3, General Sign Provisions," of Article 5, "Signs," Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

§ 4.68. General Regulations for All Districts.

...

- (F) ~~Wall/Attached Signs. Attached signs are permitted for multifamily premises, nonresidential districts, and nonresidential uses in residential zoning districts, subject to the provisions of Section 30.106 of the City Code, except that they must have a maximum sign area of one-half times the width of the building with a maximum of 160 square feet.~~ All signs attached to any type of structure or building shall be reviewed by the Building Official. Plans and specifications for attached signs must be prepared and sealed by a licensed engineer if, in the reasonable opinion of the Building Official, the sign is of a size, weight, dimension, or mounting design that it might pose a structural or safety risk to the building, property or persons visiting the site.

...

### Section 4

That Section 4.69, "Prohibited Signs," of Article 5, "Signs," of Divisions 3, "General Sign Provisions," of Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

§ 4.69. Prohibited Signs.

...

- (G) Searchlights. Searchlights of all types are prohibited.
- (H) Pole Signs. A pole sign is a single-support style sign that is placed on or anchored in the ground, and that is structurally independent of any building or other structure.

Pole signs of all types are prohibited.

(I) Attached Electronic Changeable Message Signs. Attached electronic changeable message signs are prohibited in all zoning districts, except in the Downtown (DT) District. For other types of allowable electronic changeable message signs, see the Dimensional Standards in Table 4-10 and Section 4.78 Special Standards for Certain Signs.

(G)(J) Location Prohibitions. Any sign constructed, placed, or maintained that does not meet all of the following minimum standards is prohibited. Any sign allowed by this article, and not otherwise exempted, must be placed:

- (1) So that it maintains a vertical and horizontal clearance of at least 10 feet from any overhead or underground power line, utility pole, telephone wire or cable, electrical streetlight standard or other above- or below-ground utility equipment or structure, or as required by the City's electrical code (whichever is more stringent), except that such clearance is not required from the electrical feeder line to the sign itself, or to feeder electrical or telephone wires or cables that serve the building(s) on the same premises where the sign is to be located;
- (2) So that it is not attached to or will not interfere in any way with the use of any fire escape, exit, or standpipe;
- (3) So that it will not obstruct any required building openings to such an extent that light or ventilation is reduced below that required;
- (4) Completely outside of all public rights-of-way and easements (unless otherwise authorized in this article or other City ordinance), including street parkways and medians, except for governmental signs, special events signs that are authorized by the City, and subdivision entrance signs that are expressly authorized by the City;
- (5) So that it will not block any fire lane, fire hydrant, or other fire hose connection; and
- (6) So that it will not obstruct or interfere with the minimum sight line standards as set forth in Chapter 33 (Transportation), Article VI, Section 33.66 of the City Code.

(H)(K) Signs Encroaching Rights-of-Way or Easements. Signs encroaching into or over a public right-of-way or easement

are prohibited, unless the encroachment is authorized under a licensing agreement with the City, in accordance with Section 31.117 of the City Code.

~~(L)~~ Obscene, Indecent, and Immoral Matter. It is unlawful for any person to display upon any sign obscene, indecent, or immoral matter.

## Section 5

That Section 4.75, "Sign Area," of Article 5, "Signs" of Division 3, "General Sign Provisions," of Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

§ 4.75. Sign Area.

...

(B) Illuminated Borders. Luminous gaseous tubing, LED lights, or other strip lighting

attached directly to a surface shall be considered a "wall sign ~~or attached sign~~" when forming a border for the subject matter, when directing attention to the subject matter, or when forming letters, logos, symbols, or pictorial designs of any kind. The area of the sign shall be determined by a geometric shape that enclosed the entire luminaire(s).

...

## Section 6

That Section 4.77, "Freestanding Sign Restrictions," of Division 4, "Sign Types & Related Regulations," of Article 5, "Signs," Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

§ 4.77. ~~Freestanding Sign Restrictions.~~ Allowed Signs.

~~Unless expressly authorized by this article, a premises may not have more than one freestanding sign, not including temporary signs. Unless expressly authorized by this article, businesses may not advertise on both a multi-tenant sign and another freestanding sign, not including temporary signs, located on the premises.~~

(A) Dimensional Standards for Allowed Signs. The dimensional standards for allowed sign types are provided in Table 4-10,

Signs, Dimensional Standards, attached to this Chapter.

(B) Permitted Districts for Allowed Signs. The zoning districts which permit the allowed sign types are provided in Table 4-11, Signs, Districts Permitted, attached to this Chapter.

### **Section 7**

That Table 4-10, "Signs, Dimensional Standards," which is to be attached to Section 4.77(A), "Allowed Signs," of Division 4, "Sign Types & Related Regulations," of Article 5, "Signs," Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby added to read as shown on the attached Exhibit A.

### **Section 8**

That Table 4-11, "Signs, Districts Permitted," which is to be attached to Section 4.77(B), "Allowed Signs," of Division 4, "Sign Types & Related Regulations," of Article 5, "Signs," Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby added to read as shown on the attached Exhibit B.

### **Section 9**

That Section 4.78, "Signs - Permit Required," of Division 4, "Sign Types & Related Regulations," of Article 5, "Signs," Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby repealed in its entirety and replaced with the following:

#### **§ 4.78. Special Standards for Certain Signs**

(A) Awning Sign. An awning sign shall comply with the following provisions:

(1) Construction standards. Sign shall be designed and installed as an integral, architectural element of the entire building system in a uniform, rhythmic systematic design pattern, including compatible color and lighting.

(2) Lighting. Sign shall not be internally illuminated. Sign may be illuminated using downward focused wall-mounted "gooseneck" or other decorative wall lighting.

(B) Canopy Sign. A canopy sign shall comply with the following provisions:

(1) Construction standards. Canopy signs must be professionally designed and constructed, consist of professional quality workmanship and exterior grade paints and materials, and be maintained at all times so that there is minimal fading, chipping, or peeling.

(2) Lighting.

(a) The copy or artwork shall not be illuminated.

(b) Gaseous, LED, or illuminated lighting on a canopy must be in conformance with Section 4.98(A) in Article 7 in this Chapter 4.

(C) Changeable Message Sign, Electronic. An electronic changeable message sign shall comply with the following provisions:

(1) Duration.

(a) Content of sign shall not change more than once every four hours.

(b) When located in a residential zoning district or within 25 feet of a residential zoning district, sign shall not display illuminated messages from 10:00 p.m. to 6:00 a.m. to further minimize potential negative impacts on surrounding residential properties.

(2) Lighting.

(a) Sign may be illuminated by cathode ray tubes, light emitting diodes (LED), plasma screens, liquid crystal displays, fiber optics, lasers, projectors and similar technology.

(b) Sign shall be equipped with a properly functioning automatic dimmer to adjust the luminance of the sign relative to ambient light so that at no time the sign will exceed the luminance limitations of Subsections 4.70(I) and 4.70(J) [sic]. Sign shall be equipped with a properly functioning default mechanism that will cause the sign to revert immediately to a single, fixed, non-transitory image or to a black screen if the sign malfunctions. The owner of a programmable sign must provide the Building Official with current, valid contact information for a person who is authorized and able

to turn off the programmable sign within four hours of notification in the event of a malfunction.

(3) Number.

(a) In general, maximum number is one per site.

(b) Maximum number is two if:

(i) Property is located in a nonresidential district;

(ii) Both signs are monument signs; and

(iii) Property has:

(aa) Frontage on two or more streets; or

(bb) More than 300 feet of frontage on a single street.

(4) Performance standards. Sign is prohibited from:

(a) Displaying animated, full-motion or other moving images, or displaying a flashing or blinking image, an image that incorporates intermittent or bursts of illumination, or an image that scrolls, fades, rolls, shades, dissolves, or otherwise gives the appearance of movement that is not solely a transition between displays as provided by Subsection 4.78(C) (4) (c) below;

(b) Projecting an image onto a structure, building, the ground, or another object;

(c) Displaying an image for a period of less than eight seconds, or exceeding a period of two seconds during a transition between a complete change of message (other than black screen);

(d) Transitioning from one display to the next in a manner that requires the viewer to read subsequent displays in order to determine the message being conveyed; or

(e) Including any audio message.

(D) Construction Sign. A construction sign shall comply with the following provisions:

(1) Duration. Sign may remain at a project until the project is complete. Sign must be removed prior to final building inspection or occupancy of a structure.

(E) Monument Sign. A monument sign shall comply with the following provisions:

(1) Construction standards.

(a) Sign shall be made of stone, concrete, decorative metal, brick, or similar materials.

(b) All sign panels shall be architecturally compatible and cohesively designed.

(c) The ground upon which a monument sign is located may be bermed or designed as a raised planter with heavy evergreen landscaping to conceal the planter on all sides, for a maximum of two feet above average grade where the sign is placed.

(F) Multi-Tenant Complex Sign. A multi-tenant complex sign shall comply with the following provisions:

(1) Construction standards.

(a) All sign panels shall be architecturally compatible and cohesively designed.

(b) Sign shall be made of masonry materials.

(2) Unified lot provisions.

(a) Definition. For the purposes of this subsection, unified lot means two or more contiguous premises, whether in a single building or multiple buildings, which are a part of the same site plan, shopping center, business complex, or other similar type of multi-tenant development.

(b) Except as provided in this subsection 4.78(F), owners or tenants of property within a unified lot may not construct or advertise on a freestanding sign, except on a multi-tenant complex sign that is the subject of a unified lot sign agreement to which they are a party.

(c) A multi-tenant complex sign shall only be permitted with a fully executed unified lot agreement.

(d) A multi-tenant complex sign shall only be permitted on a unified lot development site of combined contiguous lots that is a minimum of five acres.

(e) Unified lot sign agreement. A unified lot sign agreement, in a form provided by the City, is required when the owner(s) of two or more contiguous lots agree to treat their separate lots as one unified lot for the limited purpose of sharing a multi-tenant complex sign. A unified lot sign agreement is not effective until a true and correct copy of the approved agreement is filed with the applicable county, and a copy is filed with the Building Official. The property owner(s) must be named as parties and execute the agreement. The agreement shall provide the following:

(i) A legal description of the properties subject to the agreement;

(ii) A provision that the parties agree to treat their separate lots as one unified lot;

(iii) A provision that the parties agree to maintain the sign in accordance with Section 4.72 of this Article 5;

(iv) A provision that the parties, their heirs, and assigns forego any rights to additional freestanding street front signage on the premises covered by the agreement, except for freestanding businesses who may have one additional monument sign on their own lot;

(v) A provision that the agreement is a covenant running with the land to be filed and made a part of the Deed Records of the applicable county of jurisdiction; and

(vi) A provision that the agreement cannot be amended or terminated without the consent of the Building Official.

(G) Pylon Sign. A pylon sign shall comply with the following provisions:

(1) Construction standards.

- (a) All sign panels shall be architecturally compatible and cohesively designed.
- (b) Sign must be designed so that the support structures are architecturally and visibly distinct from the sign cabinet.
- (c) All sign supports shall be constructed of masonry materials, or be constructed in such a manner as to have the appearance of masonry. However, stucco construction is not permitted.

(H) Sandwich Board Sign. A sandwich board sign shall comply with the following provisions:

(1) Duration. Sign may only be displayed during hours of operation.

(I) Temporary Sign. A temporary sign shall comply with the following provisions:

(1) Construction standards.

(a) Attached.

(i) Sign shall be securely attached to the vertical face only of a building or a canopy so that the banner does not move, flap, wave, flutter, or twirl.

(ii) Sign shall not be attached to an object such as a fence, screening wall, tree, utility pole or structure, or permanent sign support.

(iii) For nonresidential uses permitted in residential zoning districts, sign may be attached to fences and other structures when approved by the Building Official where the temporary sign will not impose undue stress on the structure.

(b) Freestanding. Sign shall be securely affixed to the main structure or the ground and capable of withstanding a 70 mph wind.

(2) Duration. Sign shall not be displayed for more than 20 calendar days from the date the associated business, person, organization, activity, or event first opens to

the public, which shall be indicated on the sign permit application.

(J) Wall Sign. A wall sign shall comply with the following provisions:

(1) Area. For signs adjacent to and oriented toward the main travel lanes or service roads of IH-635, IH-30, or State Highway 190, the total area permitted for all wall signs of any elevation may be multiplied by a factor of two. For such signs mounted within the uppermost 25 percent of the height of a façade, the total area permitted for all wall signs may be multiplied by a factor of three.

(2) Construction standards.

(a) A sign painted or applied directly on an exterior wall surface must be professionally designed and constructed, consist of professional quality workmanship and exterior grade paints and materials, and be maintained at all times so that there is minimal fading, chipping, or peeling. The property owner shall remove any attached signs painted or applied directly upon an exterior wall surface that have not been properly maintained or are in a deteriorated condition.

(b) Sign shall be comprised of individual letters or characters attached directly to the building face or to a raceway, or unilluminated panels comprised of individual letters or characters. Cans, illuminated panels, or illuminated box type signs shall not be permitted. Sign shall be professionally designed, constructed, and applied in a workmanlike manner.

(K) Window Sign. A window sign shall comply with the following provisions:

(1) Lighting. Luminous gaseous tubing, LED lights, or other strip lighting attached directly to a window, window frame, door, doorframe, or within 3 feet of a window or door shall be considered a "window sign" when forming a border, when directing attention to a premises, or when forming letters, logos, symbols, or pictorial designs of any kind. Luminaries shall not blink, flash, rotate, scroll, change color, increase or decrease in intensity. In addition to these window sign limitations, electronic programmable window signs shall comply with Sections 4.78(C) (1) (b), (2) (b), and (4).

## Section 10

That Division 5, "Reserved," consisting of Section 4.80, "Reserved," of Article 5, "Signs," of Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

Division 5: ~~(Reserved)~~ Iconic Signs.

§ 4.80. ~~(Reserved)~~ Iconic Signs.

(A) Purpose. The City of Garland values creativity, craftsmanship, and the role of visual expression in supporting walkable destinations, strengthening community identity, and improving quality of life. Iconic Signs foster civic pride, contribute to placemaking and branding, and enhance the visual character of the city for residents, workers, and visitors. Because of their unique qualities, such signs may be designated as Iconic Signs and may be exempt from certain general sign regulations of this Article, except for applicable safety requirements.

(B) Application for an Iconic Sign Designation. For a sign to be designated as an Iconic Sign and qualify for an Iconic Sign Permit, the applicant must file a written application with the Planning Department, in a form provided by the City, and include:

(1) A site plan;

(2) Elevations or renderings of the sign;

(3) A narrative describing the sign's concept and how the proposed sign contributes to creativity, placemaking, branding, or the cultural arts identity of Garland; and

(4) The written consent of the property owner.

(C) Cultural Arts Recommendation. Once an application for an Iconic Sign Designation has been filed, a letter of recommendation stating that the application substantially meets the criteria of an Iconic Sign is required from the Cultural Arts Department. This letter of recommendation must be submitted to the Planning Department before the application may be scheduled for a City Council hearing.

(D) Criteria. In considering an application for an Iconic Sign Designation, the City Council shall apply all of the following criteria. An Iconic Sign must meet all of the following criteria:

(1) Design contribution. The sign demonstrates a high degree of creativity, artistry, or craftsmanship, and contributes to the visual identity of its setting.

(2) Placemaking value. The sign enhances the sense of place, walkability, and distinctiveness of Garland's destinations such as Downtown, commercial corridors, or cultural districts.

(3) Safety. The sign must be structurally safe or capable of being made safe without substantially altering its defining design features.

(4) Prohibited sign types. The sign shall not be a conventional billboard, a digital billboard, or an electronic changeable message sign.

(E) Application for Iconic Sign Permit. Once City Council has designated a sign as an Iconic Sign, the applicant may file an Iconic Sign Permit application with the Building Official. No variances or waivers are required for a sign designated as an Iconic Sign.

(F) Fees.

(1) Iconic Sign Designation application fee. The non-refundable fee for an Iconic Sign Designation application shall be the same as provided for a Sign Variance in the fee schedule provided in Section 1.100(B) of this GDC.

(2) Iconic Sign Permit fee. The non-refundable fee for an Iconic Sign Permit shall be the same as provided for "Signs-New, repair or reface; attached or detached" in the Fee Schedule provided in Chapter 30, Article XVI of the City Code.

(G) Maintenance and Revocation.

(1) Maintenance. An Iconic Sign must be maintained in good repair and in substantially the same condition as approved.

(2) Revocation. The Building Official may suspend or revoke an Iconic Sign permit if the sign no longer

maintains its defining artistic or placemaking qualities, becomes unsafe, or was approved based on materially false information. The suspension or revocation is effective immediately upon written notice being personally delivered or mailed to the person to whom the Iconic Sign Permit was issued at the address provided by the applicant in the respective Iconic Sign Permit application, to the owner or benefactor of the sign, or to the owner of the premises upon which the sign is located.

(3) Appeal. The owner of the sign or the premises may appeal a revocation to City Council within ten (10) business days of notice.

### **Section 11**

That Section 4.96, "Parking & Loading Lighting," of Division 4, "Nonresidential & Mixed-Use Regulations," of Article 5, "Signs," of Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

§ 4.96. Parking & Loading Lighting.

...

(C) Mounting Height. The mounting height of luminaire fixtures may not exceed the heights specified in Table 4-~~10~~-12 below.

Table 4-~~10~~12: Mounting Heights for Lighting in Parking Areas

Width of Parking Area	Maximum Luminaire Mounting Height
0 - 60 feet	14 feet
60.1 - 102 feet	20 feet
102.1 or greater feet	30 feet

...

### **Section 12**

That Section 7.05, "Limitation on Authority," of Article 2, "General Standards," of Chapter 7, "Downtown (DT) District," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

§ 7.05. Limitation on Authority.

...

(C) Building Types Allowed. The following building types are allowed in the Downtown district within the appropriate sub-district:

(1) Single-Family is the least dense form of residential dwelling allowed in the Downtown district. Lots are typically larger and have greater front, side, and rear yards. Buildings are typically one to two stories.

~~(1)~~ (2) Townhouses are a dense form of single-family dwellings. They provide an excellent transition from lower-density single-family residential homes to denser, more urbanized forms of housing. Townhouse lots are typically narrow and platted for individual sale.

Townhouses may be two or three stories in height, with entries set above the sidewalk to provide some privacy and to mark the transition between public and private property. Each townhouse will typically have a small front yard and a modest rear yard or courtyard area. The ground floor will be elevated at least eighteen inches above the adjacent grade. Garages may be attached or separated by a courtyard, but shall be accessed from an alley along the rear of the lot.

~~(2)~~ (3) Mixed Residential buildings are single-structure, residential-only buildings divided into multiple apartment or condominium units. They should include a variety of residential types and sizes of units, such as apartment, loft, and studio units. They may be up to five stories in height if located appropriately relative to surrounding uses and conditions. Ground floor units shall have direct access to the street, but will have a privacy separation from the sidewalk by elevating the ground floor at least twenty-four inches above the sidewalk or by enclosing a front yard of at least ten feet in depth with a low fence and gate.

Outdoor private space is generally provided in a courtyard, rear yard or roof-top configuration. Parking may be located below grade in a structured garage, or in a well-designed surface lot behind the building. Outdoor common space should be provided to serve multiple units.

~~(3)~~ (4) Loft buildings are the most flexible of building types and can be configured for commercial, residential, and retail uses depending on market demand. They may be up to five stories in height if located appropriately relative to surrounding uses and conditions. Ground floor units shall have direct access to the sidewalk.

There is usually no private outdoor space provided unless it is a balcony or roof garden. Occupants would utilize public open space that is provided for the district. Parking should be provided behind the building in a surface lot or structured parking garage, or it may be provided underground.

~~(4)~~ (5) Live/Work buildings are the smallest form of vertically-integrated, mixed-use buildings. The live/work combination shall be under single ownership, but live/work units may be part of a larger development. They provide an excellent transition from townhouses to mixed residential, commercial or other mixed-use types of development. Many configurations of live/work buildings exist and they are adaptable to a wide variety of architectural styles.

Live/work buildings may be two to four stories in height with at-grade entries to allow the ground floor commercial access to function properly. A separate entrance, designed to appear more private, shall be provided to permit access to the residential quarters above or behind the commercial use.

Live/work buildings rarely have private yards, instead focusing on bringing the public up to or inside the ground floor space. Live/work buildings may include garages. Because parking for the commercial space is required at a higher rate than for residential space, parking is often provided in a shared lot configuration behind the building. Direct entrances from the rear parking area into a live/work building are allowed and encouraged.

The business owner or a full-time employee shall reside in the residential unit associated with the commercial use. In some instances, the business activity occupying the live/work unit may utilize employees in addition to the residents; however, at least one of the full-time workers of the live/work unit must reside in the unit, and the residential area shall not be rented separately from the working area.

~~(5)~~ (6) Liner Buildings are specialized structures providing habitable space which masks a parking structure. They may include commercial or residential uses, but their limited depth (typically forty feet) makes them more conducive to residential use. Liner buildings are most appropriate in higher density areas which include structured parking. They often work well with loft or industrial architectural expression.

Liner buildings may be up to five stories in height, but because they are designed to hide the view of a parking structure, they should be as tall as required to serve this purpose. If the building is designed for commercial uses, it shall be constructed with an at-grade entrance. If designed for residential purposes, ground floor units shall have direct access to the street, but will have a privacy separation from the sidewalk by elevating the ground floor at least twenty-four inches above the sidewalk, or by enclosing a front yard of at least ten feet in depth with a low fence and gate. Entrances to upper floors may be in the form of a common lobby at-grade.

Liner buildings may have a small front yard, particularly if used for residential purposes. Parking is provided in the structure that the building masks. Direct access from the parking structure to the individual units is an important amenity for this building type.

~~(6)~~ (7) Mixed-Use buildings provide space for multiple uses, and usually multiple tenants, in a single structure. The building may be under single- or multi-tenant ownership. Their bulk makes mixed-use buildings appropriate for more urbanized areas that are conducive to commercial activities, but they may also accommodate residential uses. Because they contain an assortment of uses, they lend themselves to a variety of architectural styles.

Most mixed-use buildings are two to five stories in height, but taller structures may be appropriate at key locations. The ground floor space is built with at-grade entryways to allow the commercial space to function properly, but access to the upper floors may be provided via one or more lobbies at-grade. Attention shall be paid to accommodating service entrances, utility equipment, and refuse collection, particularly for larger buildings.

Mixed-use buildings have outside spaces that focus on the public realm at the ground level. These outdoor spaces may be outfitted with tables and chairs for outdoor dining, or with hardscape plazas or other features for passive recreation. Parking is located in a shared lot behind the building, or in a parking structure which is screened from view. Direct entrances from the rear parking area or the garage into a mixed-use building is not only allowed, but encouraged.

~~(7)~~ (8) Commercial buildings are single structures that may be occupied by one tenant or divided for multiple

tenants. They may be designed for office uses, retail uses or a combination of the two, but not for residential occupancy. Buildings that are designed primarily for office uses may also include limited space, usually at the ground level, for support services oriented to the needs of the building occupants, such as restaurants, health clubs, hair salons or a mailing service. This support space may also be open to patrons outside the building. Commercial buildings that are designed primarily for retail uses often attract office users as well, particularly in multi-tenant environments.

Commercial buildings may be low-to mid-rise (generally two to five stories), or may be taller on larger tracts at high-profile locations. Upper floor uses may be accessed through a common lobby, and at-grade spaces shall have individual entryways to attract patrons from outside the building.

Depending on the size of the building, parking may be provided below-grade in a structured garage, or in a well-designed surface lot located at the rear of the property and screened from the street. Outdoor common space may be provided in a courtyard configuration or in a plaza or green.

### Section 13

That Section 7.24, "General Requirements," of Article 7, "Sign Standards for Downtown District," of Chapter 7, "Downtown (DT) Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

§ 7.24. General Requirements.

...

(B) In addition to the Sign Chart, the following standards apply:

- (1) Address signs are required for all buildings.
- (2) Mixed-Use, Commercial, and Live/Work Building Types:
  - (a) The allowed sign area is limited to the amount established in Section 4.75, Article 5, Chapter 4 of this GDC, or as otherwise defined in this Subsection.

~~(b) Monument signs are generally not appropriate for pedestrian oriented districts like the Downtown. Approval of any monument sign requires a Major Waiver~~

~~in all sub-districts except the SC sub-district. In any case, such signs shall be limited to one per lot frontage, subject to the limits and restrictions herein.~~

~~(e)~~ (b) Directory signs are allowed, subject to the limits and restrictions herein.

~~(d)~~ (c) Temporary signs are allowed, subject to the limits and restrictions herein.

(3) Mixed Residential Building Types:

(a) The maximum combined effective area of all signs requiring a permit may not exceed five percent of the total area of each facade, in the form of wall, blade, awning and window signs.

The total sign area may be divided into any combination of individual signs, including awning, blade, window or wall signs.

Signs may be placed on each exterior facade, subject to the five percent limit per facade.

~~(b) Monument signs are generally not appropriate for pedestrian oriented districts like the Downtown. Approval of any monument sign requires a Major Waiver in all sub-districts except the SC sub-district. In any case, such signs shall be limited to one per lot frontage, subject to the limits and restrictions herein.~~

~~(e)~~ (b) Directory signs are allowed, subject to the limits and restrictions herein.

~~(d)~~ (c) Temporary signs are allowed, subject to the limits and restrictions herein.

...

#### Section 14

That Section 7.26, "Allowed Signs," of Article 7, "Signs Standards for Downtown District," of Chapter 7, "Downtown (DT) District," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

§ 7.26. Allowed Signs.

~~Signage is allowed for each building type as set out in Table 7-7 below.~~

(A) Dimensional Standards for Allowed Signs. The dimensional standards for allowed sign types are provided in Table 7-7, Signs, Dimensional Standards, attached to this Chapter.

(B) Permitted Building Types for Allowed Signs. The building types which permit the allowed sign types are provided in Table 7-8, Signs, Building Types Permitted, attached to this Chapter.



*Building on the left has individually internally lit letters and are permitted. Building on the right has internally lit sign boxes which are prohibited.*

...

### Section 15

That Table 7-7, "Allowed Signs," which is to be attached to Section 7.26, "Allowed Signs," of Article 7, "Sign Standards for Downtown District," of Chapter 7, "Downtown (DT) District," of the Garland Development Code of the City of Garland, Texas, is hereby repealed in its entirety and replaced with Table 7-7, "Signs, Dimensional Standards," to read as shown on the attached Exhibit C.

### Section 16

That Table 7-8, "Signs, Building Types Permitted," which is to be attached to Section 7.26(B), "Allowed Signs," of Article 7, "Sign Standards for Downtown District," of Chapter 7, "Downtown (DT) District," of the Garland Development Code of the City of Garland, Texas, is hereby added to read as shown on the attached Exhibit D.

### Section 17

That Article 7, "Sign Standards for Downtown District", of chapter 7, "Downtown (DT) District," is hereby amended by adding Section 7.261, "Special Standards for Certain Signs," to read as follows:

§ 7.261. Special Standards for Certain Signs.

(A) Awning Sign. An awning sign shall comply with the following provisions:

(1) Construction standards. Awning shall be made of metal or heavyweight canvas or laminated material (minimum 14 oz. woven acrylic, 16 oz. opaque or translucent vinyl, or 20 oz. eradicable vinyl).

(2) Lighting. Backlighting of sign is prohibited.

(B) Canopy Sign. A canopy sign shall comply with the following provisions:

(1) Construction standards. Canopy signs must be professionally designed and constructed, consist of professional quality workmanship and exterior grade paints and materials, and be maintained at all times so that there is minimal fading, chipping, or peeling.

(2) Lighting.

(a) The copy or artwork shall not be illuminated.

(b) Gaseous, LED, or illuminated lighting on a canopy must be in conformance with Section 4.98(A) in Article 7 in this Chapter 4.

(C) Changeable Message Sign, Electronic. An electronic changeable message sign shall comply with the following provisions:

(1) Sign is permitted subject to the approval of a Minor Waiver.

(2) Sign shall only be permitted for theaters, auditoriums, and other public gathering venues accommodating 100 or more persons.

(D) Changeable Message Sign, Nonelectronic. A nonelectronic changeable message sign shall comply with the following provisions:

(1) Sign is permitted subject to the approval of a Minor Waiver.

(2) Sign shall only be permitted for theaters, auditoriums, and other public gathering venues accommodating 100 or more persons.

(E) Construction Sign. A construction sign shall comply with the following provisions:

(1) Duration. Sign may remain at a project until the project is complete. Sign must be removed prior to final building inspection or occupancy of a structure.

(F) Monument Sign. A monument sign shall comply with the following provisions:

(1) In general.

(a) A monument sign is generally not appropriate for a pedestrian oriented district like the Downtown.

(b) Approval of any monument sign requires a Major Waiver in all sub-districts except the SC sub-district.

(c) A Minor Waiver may be granted for properties with large setbacks and existing monument signs to allow for upgraded and improved signs where appropriate.

(G) Sandwich Board Sign. A sandwich board sign shall comply with the following provisions:

(1) Construction standards.

(a) Sign shall be professionally manufactured, with the frame of the sign made from wood or finished metal. PVC and corrugated plastic sheets are not allowed as sign materials.

(b) Sign may include a chalkboard or bulletin board.

(2) Duration. Sign shall be used during business hours only and shall not be left outside the building overnight.

(H) Wall Sign. A wall sign shall comply with the following provisions:

(1) Construction standards. Sign shall be designed, constructed, and attached so as to withstand a wind pressure of not less than 30 pounds per square foot.

(2) Lighting. Sign may only be lit during operating hours of the business.

## Section 18

That Section 7.30(E), "Waivers of Design Standards," of Article 8, "Administration," Chapter 7, "Downtown (DT) District," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

### § 7.30. Waivers of Design Standards.

...

(E) The following Waivers are authorized within the Downtown district, subject to the procedures in this Section:

(1) Minor Waivers include changes to the following standards, or as otherwise identified in these district regulations:

...

(l) Approval of a marquee sign;~~and~~

(m) Approval of more than one wall sign for a single-occupancy building~~;~~

(n) Approval of a monument sign for properties with large setbacks and existing monument signs to allow for upgraded and improved signs where appropriate; and

(o) Approval of a sign's size up to the maximum size listed for the corresponding sign in Chapter 4, Article 5 of this GDC.

(2) Major Waivers include changes to the following standards, and as otherwise identified in these district regulations:

(a) Various land uses in sub-districts as indicated in Table 7-1;

~~(a)~~(b) Approval of any monument sign in all sub-districts except the SC sub-district;

~~(b)~~(c) Exceeding limitations established for a Minor Waiver; and

~~(e)~~(d) Any variation in rules not covered by a Minor Waiver.

## Section 19

That Chapters 4 and 7 of the Garland Development Code shall be and remain in full force and effect save and except as amended by this Ordinance.

**Section 20**

That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas.

**Section 21**

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

**Section 22**

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

**PASSED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**THE CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary

**Published:**

**Exhibit A**

<b>Table 4-10: Signs, Dimensional Standards</b>						
<b>Sign Type</b>	<b>Height</b>	<b>Size</b>	<b>Placement</b>	<b>Number</b>	<b>Permit Required?</b>	<b>Special Standards</b>
Awning Sign <sup>1,2</sup>	Not to exceed height of vertical face of awning <sup>3</sup>	Not to exceed width of awning on which the sign is applied	<ul style="list-style-type: none"> <li>- Min vertical clearance of 8 ft above any sidewalk or pedestrian travel surface</li> <li>- Min vertical clearance of 14 ft above any vehicular parking or circulation surface</li> </ul>		Yes	Sec. 4.78
Blade Sign		<ul style="list-style-type: none"> <li>- When suspended beneath a ground-level canopy or awning, or attached to the façade of a building on the ground level: Max area of 4 sq ft</li> <li>- When attached to a building's second or higher story: Max area of 8 sq ft</li> </ul>	<ul style="list-style-type: none"> <li>- When suspended beneath a ground-level canopy or awning, or attached to the façade of a building on the ground level: Min of 8 ft and max of 10 ft from grade of sidewalk</li> <li>- Min vertical clearance of 8 ft above any sidewalk or pedestrian travel surface</li> </ul>	Max of 1 per public entrance	Yes	

**Exhibit A**

			<ul style="list-style-type: none"> <li>- Min vertical clearance of 14 ft above any vehicular parking or circulation surface</li> <li>- Sign shall not encroach over any public easement, except a pedestrian easement</li> </ul>			
Canopy Sign <sup>1,2</sup>	Not to exceed height of vertical face of canopy	Max area: 75% of face of canopy of which it is a part or to which it is attached, or 25 sq ft, whichever is less	<ul style="list-style-type: none"> <li>- Only permitted on vertical face of canopy</li> <li>- Min vertical clearance of 8 ft above any sidewalk or pedestrian travel surface</li> <li>- Min vertical clearance of 14 ft above any vehicular parking or circulation surface</li> </ul>	Max of 1 per canopy face	Yes	Sec. 4.78
Changeable Message Sign, Electronic	Same height as the type of sign on which it is attached	Same area as the type of sign on which it is attached	Same placement standards as the type of sign on which it is attached	<u>In general:</u> - Max of 1 per site <sup>4</sup>	Yes	Sec. 4.78

**Exhibit A**

Changeable Message Sign, Nonelectronic	Same height as the type of sign on which it is attached	Same area as the type of sign on which it is attached	Same placement standards as the type of sign on which it is attached	Same number as the type of sign on which it is attached	Yes	
Construction Sign	15 ft	Max area: 32 sq ft	10 ft min setback	Max of 1 per 1,500 ft of total street frontage, or portion thereof	Yes	Sec. 4.78
Menu Sign	- Attached: Max height of 7 ft above sidewalk - Freestanding <sup>5</sup> : 8 ft	Max area: 45 sq ft	- Prohibited in a side or rear yard adjacent to a residential zoning district - Freestanding <sup>5</sup> : Prohibited in a front yard	<u>Attached</u> Max of 1 per business  <u>Freestanding<sup>5</sup></u> - Drive-through style restaurant: Max of 2 per drive-through lane - Drive-in style restaurant: Max of 1 per parking stall, plus 2 per drive-through lane	Yes	
Monument Sign <sup>5</sup>	7 ft <sup>6</sup>	Max area: 50 sq ft	5 ft min setback	<u>If no pylon sign is used:</u> - Max of 1 per 300 ft of total street frontage  <u>If a pylon sign is also used:</u> - Max of 1 per street frontage	Yes	Sec. 4.78

**Exhibit A**

				Total number of signs not to exceed 3		
Multi-Tenant Complex Sign <sup>5</sup>	35 ft <sup>7</sup>	- If a monument sign is used: Max area of 200 sq ft per side - If a pylon sign is used: Max area of 150 sq ft per side	- 10 ft min setback - Sign shall be mounted on a single structural element on one of the lots represented on the sign	- Max of 1 per 20 ac - Max of 1 per street frontage <sup>8</sup>	Yes	Sec. 4.78
Pylon Sign <sup>5</sup>	22 ft	Max area: 150 sq ft	- 20 ft min setback - Min spacing of 150 ft between all pylon signs, on-site and from those on adjacent properties	- Max of 1 per site per public street frontage - Not permitted if property only has access from an access easement or non-public street	Yes	Sec. 4.78
Sandwich Board Sign	4 ft	- Max area: 10 sq ft - Max width: 30 in	- Sign shall be within 5 ft of the building in which the advertised use is located - Sign shall be placed within close proximity of the main entrance of the business - Sign shall be placed so that a minimum	Max of 1 per street frontage	No	Sec. 4.78

**Exhibit A**

			walkway width of 4 ft is maintained, excluding area upon which sign is located			
Temporary Sign	- Attached: Not to exceed height of building - Freestanding: Not to exceed height of building, or 12 ft, whichever is less	- Max area of all temporary signs: 2 sq ft per 1 ft of width of associated tenant façade - Max area of all temporary signs is 200 sq ft	Freestanding: 15 ft min setback	Max in nonresidential zoning districts and in commercial areas of mixed-use zoning districts: 3 per site	Yes	Sec. 4.78
Traffic or Movement Control Sign	3 ft	Max area: 6 sq ft	3 ft min setback		No <sup>9</sup>	
Wall Sign <sup>1,2,10</sup>	Not to exceed height of wall surface <sup>11</sup>	<u>Front façade:</u> - Max area: 2 sq ft per 1 ft of width of wall on which sign is mounted - Height and width of sign not to exceed 75% of height or width of wall on which sign is mounted - Max area not to exceed 200 sq ft  <u>Side or rear façade:</u>	- Not to project more than 18 in from surface of wall on which sign is mounted - Only permitted on vertical face of wall on which sign is mounted - Not permitted on side façade for an interior tenant in a multi-tenant strip center building - Not permitted on a rear façade of a		Yes	Sec. 4.78

**Exhibit A**

		<ul style="list-style-type: none"> <li>- Max area: 1 sq ft per 1 ft of width of wall on which sign is mounted</li> <li>- Height and width of sign not to exceed 50% of height or width of wall on which sign is mounted</li> <li>- Max area not to exceed 100 sq ft</li> </ul>	multi-tenant strip center building			
Window Sign		<ul style="list-style-type: none"> <li>- Area not to exceed 25% of total window surface area for each leased space within a multi-tenant building</li> <li>- Area not to exceed 25% of total window surface area for each building facade that is visible from a public street or alley</li> <li>- Max 25% coverage for all window surfaces combined</li> </ul>			No	Sec. 4.78

<sup>1</sup> The total area of all awning signs, canopy signs, and wall signs for any elevation shall not exceed that permitted for wall signs.

## Exhibit A

<sup>2</sup> For a multiple tenant building with interior tenants that do not have direct exterior exits (such as an office building, indoor shopping mall, and other similar uses), the total area of all awning signs, canopy signs, and wall signs for all tenants shall not exceed that permitted for wall signs.

<sup>3</sup> The vertical face of a bubble awning is only the front of the awning and not its sides, and comprises the awning surface as measured from the bottom edge to the point of the awning that is less than 45 degrees to the ground plane, as viewed on an elevation of the awning.

<sup>4</sup> Maximum number may be increased to two signs if the conditions provided in 4.78(C)(3)(b) are met.

<sup>5</sup> Except as provided in the sign regulations, a premises may not have more than one freestanding sign, not including temporary signs. Businesses may not advertise on both a multi-tenant sign and another freestanding sign, not including temporary signs, located on the premises.

<sup>6</sup> Includes the monument base, as measured from the average ground level at the base to the topmost portion of the sign or structure.

<sup>7</sup> If sign is located within 100 feet of an elevated portion of IH-635, IH-30, or State Highway 190 and sign visibility is impeded due to highway elevation, the Planning Director may approve up to 10 feet of additional height, but in no case may a sign exceed a total height of 40 feet, in accordance with the alternative compliance provisions of Article 1, Division 2 of this Chapter 4.

<sup>8</sup> Freestanding businesses that are represented on a multi-tenant complex sign and have a minimum building square footage of 5,000 square feet are also permitted one monument sign on their lot.

<sup>9</sup> If illuminated, a sign permit must be obtained through the Building Inspection Department.

<sup>10</sup> For signs adjacent to and oriented toward the main travel lanes or service roads of IH-635, IH-30, or State Highway 190, see 4.78(J)(1).

<sup>11</sup> Sign may be placed a maximum of 10 feet above the roof on a parapet or similar projection that is continuous on three or more sides. Sign may not project above any portion of a parapet or similar projection.

**Exhibit B**

<b>Table 4-11: Signs, Districts Permitted</b>			
<b>Sign Type</b>	<b>Residential Districts</b>	<b>Nonresidential Districts</b>	<b>Mixed-Use Districts</b>
Awning Sign		P	P
Blade Sign	P <sup>1</sup>	P	P
Canopy Sign		P	P
Changeable Message Sign, Electronic	p <sup>2</sup>	p <sup>3</sup>	p <sup>3</sup>
Changeable Message Sign, Nonelectronic	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>
Construction Sign	p <sup>5</sup>	P	P
Menu Sign		p <sup>6</sup>	p <sup>6</sup>
Monument Sign	p <sup>7</sup>	P	P
Multi-Tenant Complex Sign		P	P
Pylon Sign		p <sup>8</sup>	
Sandwich Board Sign			P
Temporary Sign (Attached)	p <sup>9</sup>	P	P
Temporary Sign (Freestanding)		P	p <sup>10</sup>
Traffic or Movement Control Sign	p <sup>9</sup>	P	P
Wall Sign		P	P
Window Sign		P	P

<sup>1</sup> Allowed for any nonresidential use permitted in a residential zoning district

<sup>2</sup> Allowed for any nonresidential use permitted in a residential district on property with at least one frontage on a Type D (four-lane, divided) or larger thoroughfare, as shown on the City’s adopted Major Thoroughfare Plan, in which case sign may only be placed on a Type D (four-lane, divided) or larger frontage

<sup>3</sup> Not permitted on property adjacent to IH-635, IH-30, or State Highway 190

<sup>4</sup> Permitted in the same zoning districts as the type of sign on which it is attached

<sup>5</sup> Not permitted on a lot with a model home sign

<sup>6</sup> Permitted in the zoning districts that permit the associated use by right, or by SUP where applicable

<sup>7</sup> Not permitted on an individual single- or two-family residential lot

<sup>8</sup> Not permitted in NO or NS

## **Exhibit B**

<sup>9</sup> Permitted in single-family attached and multifamily zoning districts, and for any nonresidential use permitted in agricultural, single-family, or two-family zoning districts

<sup>10</sup> Only permitted in commercial areas of mixed-use zoning districts

**Exhibit C**

**Table 7-7: Signs, Dimensional Standards**

<b>Sign Type</b>	<b>Height</b>	<b>Size</b>	<b>Placement</b>	<b>Number</b>	<b>Permit Required?</b>	<b>Special Standards</b>
Awning Sign	Max height of letters: 8 in		- Permitted for ground floor uses only - Min vertical clearance of 8 ft above any sidewalk or pedestrian travel surface		Yes	Sec. 7.27
Blade Sign		- When suspended beneath a ground-level canopy or awning, or attached to the façade of a building on the ground level: Max area of 4 sq ft - When attached to a building's second or higher story: Max area of 8 sq ft	- Min vertical clearance of 8 ft above any sidewalk or pedestrian travel surface - Min vertical clearance of 14 ft above any vehicular parking or circulation surface	Max of 1 per business customer entrance	Yes	
Canopy Sign	Not to exceed height of vertical face of canopy	Max area: 75% of face of canopy of which it is a part or to	- Only permitted on vertical face of canopy	Max of 1 per canopy face	Yes	Sec. 7.27

**Exhibit C**

		which it is attached, or 25 sq ft, whichever is less	<ul style="list-style-type: none"> <li>- Min vertical clearance of 8 ft above any sidewalk or pedestrian travel surface</li> <li>- Min vertical clearance of 14 ft above any vehicular parking or circulation surface</li> </ul>			
Changeable Message Sign, Electronic		Max area: 100 sq ft	<ul style="list-style-type: none"> <li>- Sign shall be attached to a building</li> <li>- Sign may extend over a sidewalk, but shall not intrude on street tree planting zone</li> <li>- Min vertical clearance of 8 ft above any sidewalk or pedestrian travel surface</li> </ul>	Max of 1 per venue	Yes	Sec. 7.27
Changeable Message Sign, Nonelectronic		Max area: 100 sq ft	<ul style="list-style-type: none"> <li>- Sign shall be attached to a building</li> <li>- Sign may extend over a sidewalk, but shall not</li> </ul>	Max of 1 per venue	Yes	Sec. 7.27

**Exhibit C**

			intrude on street tree planting zone - Min vertical clearance of 8 ft above any sidewalk or pedestrian travel surface			
Construction Sign	15 ft	Max area: 32 square feet		Max of 1 construction sign and 1 future location sign per street adjacent to the construction site or future location site	No	Sec. 7.27
Menu Sign		Max area: 6 sq ft	Sign shall be located within a display case attached to a building wall, or affixed to a window		No	
Monument Sign				Max of 1 per lot frontage	Yes	Sec. 7.27
Multi-Tenant Complex Sign	<b>Not Permitted in DT District</b>					
Pylon Sign	<b>Not Permitted in DT District</b>					
Sandwich Board Sign	3 ft	Max area: 6 sq ft per side <sup>1</sup>	- Sign shall be within 20 feet of the primary entrance to the business	Max of 1 per business	No	Sec. 7.27

**Exhibit C**

			- Sign shall not interfere with the required unobstructed sidewalk path			
Temporary Sign <sup>2</sup>					Yes	
Traffic or Movement Control Sign <sup>2</sup>					No	
Wall Sign	Not to exceed height of wall surface	- Max area: 30 sq ft - One additional sign with a max of 10 sq ft permitted on any side or rear entrance open to the public	Min 10 ft separation between wall signs, excluding building directory signs or building identification signs	Max of 1 per occupancy, per street frontage <sup>3</sup>	Yes	Sec. 7.27
Window Sign		Area not to exceed 25% of the area of a window			Yes	

<sup>1</sup> The entire sign structure shall be included in the calculation of the sign area.

<sup>2</sup> Sign shall meet the standards provided in Chapter 4, Article 5 of the GDC.

<sup>3</sup> A Minor Waiver may be approved for a single occupancy building to allow additional signage.

**Exhibit D**

<b>Table 7-8: Signs, Building Types Permitted</b>								
<b>Sign Type</b>	<b>Single-Family</b>	<b>Townhouse</b>	<b>Mixed Residential</b>	<b>Loft</b>	<b>Live/Work</b>	<b>Liner Building</b>	<b>Mixed-Use</b>	<b>Commercial</b>
Awning Sign			P	P	P	P	P	P
Blade Sign					P	P	P	P
Canopy Sign			P	P	P	P	P	P
Changeable Message Sign, Electronic							p <sup>1</sup>	p <sup>1</sup>
Changeable Message Sign, Nonelectronic							p <sup>1</sup>	p <sup>1</sup>
Construction Sign	P	P	P	P	P	P	P	P
Menu Sign						P	P	P
Monument Sign			p <sup>2</sup>		p <sup>2</sup>		p <sup>2</sup>	p <sup>2</sup>
Multi-Tenant Complex Sign	<b>Not Permitted in DT District</b>							
Pylon Sign	<b>Not Permitted in DT District</b>							
Sandwich Board Sign					P	P	P	P
Temporary Sign			P	P	P	P	P	P
Traffic or Movement Control Sign			P	P	P	P	P	P
Wall Sign					P	P	P	P
Window Sign					P	P	P	P

<sup>1</sup> Sign is permitted subject to the approval of a Minor Waiver.

<sup>2</sup> A monument sign is generally not appropriate for a pedestrian oriented district like the Downtown. Approval of any monument sign requires a Major Waiver in all sub-districts except the SC sub-district. A Minor Waiver may be granted for properties with large setbacks and existing monument signs to allow for upgraded and improved signs where appropriate.

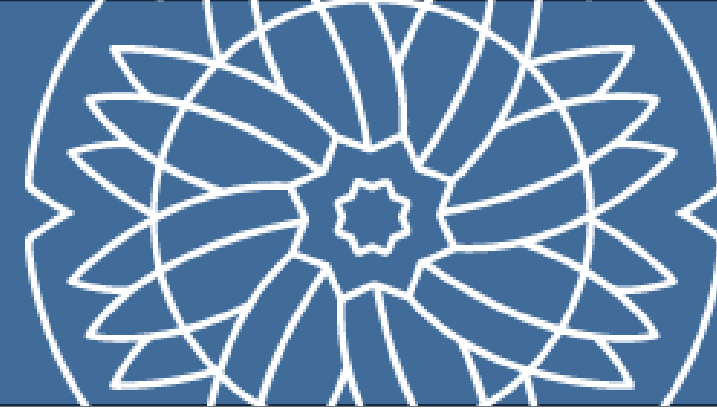


**GARLAND**

# Plan Commission

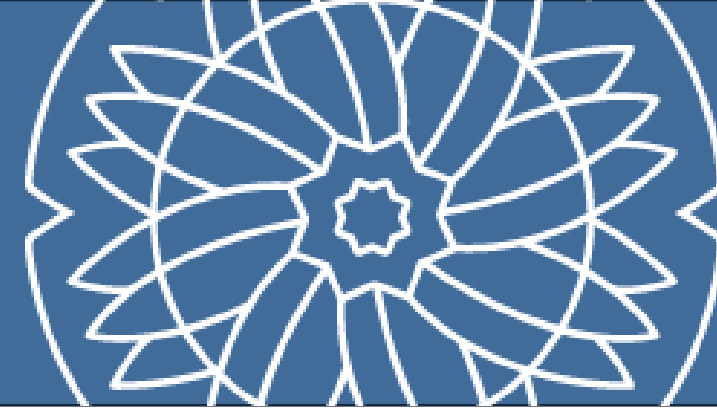
June 22, 2026





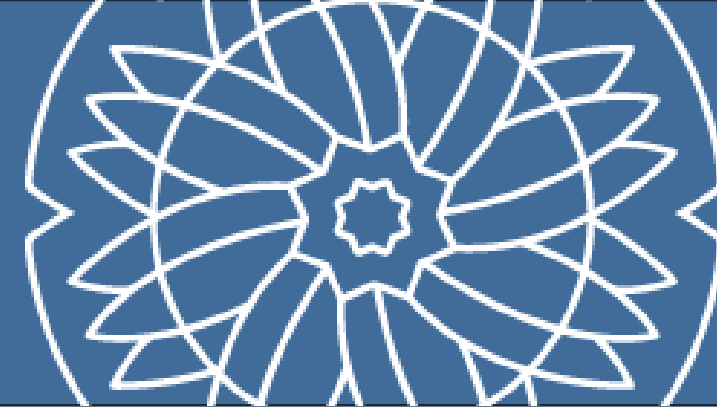
## Request

Consider amendments to several sections within Chapter 4 Site Development and Chapter 7 Downtown (DT) District generally related to citywide and downtown sign regulations.



## Background

- The Development Services Committee (DSC) of City Council directed staff to review existing sign regulations in the Garland Development Code (GDC) and develop recommendations for reducing unnecessary barriers to sign development
- Chapter 4, Article 5 of the GDC contains standards for all signs except those in the Downtown (DT) District, which can be found in Chapter 7, Article 7



## Background

- Proposed amendments to these sections are generally related to:
  - Size restrictions
  - Downtown waiver process
  - User-friendliness of sign regulations
- Proposal also includes a new process for the designation of Iconic Signs throughout Garland

# Size Restrictions

- Increase allowable area of wall signs on structures near highways when higher on a façade
- In this instance, total area permitted for all wall signs on any elevation may be multiplied by a factor of two
- When mounted within the uppermost 25 percent of the height of a façade, total area may be multiplied by a factor of three



# Size Restrictions

- Increase allowable area of wall signs downtown
- Current restrictions:
  - Less than 12 ft above grade: Max area of 10 sq ft
  - 12 ft or more above grade: Max area of 30 sq ft
- Proposal would allow a max area of 30 sq ft regardless of height of sign on a façade



# Downtown Waivers

- Currently, any deviation to a sign's allowable size requires a Major Waiver in the DT district
- Proposal would allow a downtown sign to be constructed up to citywide standards in Chapter 4, Article 5 with a Minor Waiver
- Could increase predictability and shorten process timelines for these sign applications
- Any deviations to a sign's size beyond citywide standards would still require a Major Waiver



# User-Friendliness

- Proposal would condense many of the sign regulations into a table format, including:
  - Height
  - Size
  - Placement
  - Number
  - Permit requirements
- Some sign types would have special standards including those for:
  - Construction
  - Lighting
  - Performance

**Table 4-10: Signs, Dimensional Standards**

Sign Type	Height	Size	Placement	Number	Permit Required?	Special Standards
Awning Sign <sup>1,2</sup>	Not to exceed height of vertical face of awning <sup>3</sup>	Not to exceed width of awning on which the sign is applied	- Min vertical clearance of 8 ft above any sidewalk or pedestrian travel surface - Min vertical clearance of 14 ft above any vehicular parking or circulation surface		Yes	Sec. 4.78
Blade Sign		- When suspended beneath a ground-level canopy or awning, or attached to the façade of a building on the ground level: Max area of 4 sq ft - When attached to a building's second or higher story: Max area of 8 sq ft	- When suspended beneath a ground-level canopy or awning, or attached to the façade of a building on the ground level: Min of 8 ft and max of 10 ft from grade of sidewalk - Min vertical clearance of 8 ft above any sidewalk or pedestrian travel surface	Max of 1 per public entrance	Yes	

# User-Friendliness

- Regulations denoting which zoning districts permit the various sign types would also be condensed into a table format
- Could make sign regulations easier to read and comprehend for property owners and sign contractors

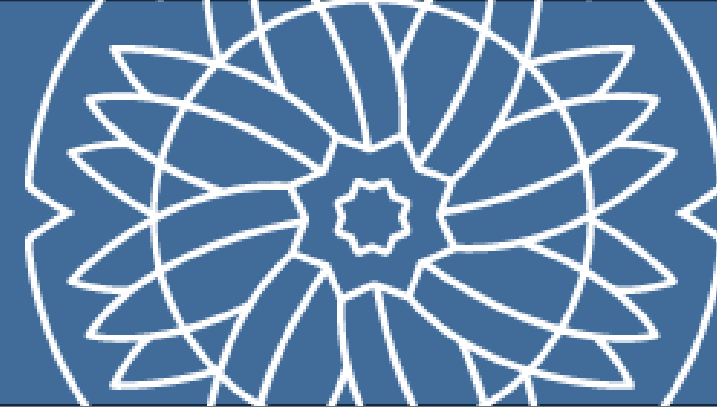
**Table 4-11: Signs, Districts Permitted**

Sign Type	Residential Districts	Nonresidential Districts	Mixed-Use Districts
Awning Sign		P	P
Blade Sign	P <sup>1</sup>	P	P
Canopy Sign		P	P
Changeable Message Sign, Electronic	P <sup>2</sup>	P <sup>3</sup>	P <sup>3</sup>
Changeable Message Sign, Nonelectronic	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>
Construction Sign	P <sup>5</sup>	P	P
Menu Sign		P <sup>6</sup>	P <sup>6</sup>
Monument Sign	P <sup>7</sup>	P	P
Multi-Tenant Complex Sign		P	P
Pylon Sign		P <sup>8</sup>	
Sandwich Board Sign			P
Temporary Sign (Attached)	P <sup>9</sup>	P	P
Temporary Sign (Freestanding)		P	P <sup>10</sup>
Traffic or Movement Control Sign	P <sup>9</sup>	P	P
Wall Sign		P	P
Window Sign		P	P

# Iconic Signs

- To allow signs that strengthen the character and identity of Garland, proposal includes a new process for the designation of Iconic Signs
- Intended for signs that enhance the sense of place, walkability, and distinctiveness of Garland's destinations such as Downtown, commercial corridors, or cultural districts
- Would require recommendation of Cultural Arts Department and approval of City Council
- To allow a greater degree of creativity and artistry, a designated Iconic Sign may be exempt from standard sign regulations, except for safety requirements





## Staff Recommendation

Approval of the GDC amendment.

# Thank You

Questions?

