



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
July 13, 2026
6:30 PM**

A meeting of the Plan Commission of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

INVOCATION AND PLEDGE OF ALLEGIANCE: It is the custom and tradition of the members of the Plan Commission to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the Plan Commission and will not affect the decisions to be made during the meeting.

The meeting will be broadcast on City of Garland Government Access Television (CGTV). CGTV is available via GarlandTX.gov, channel 16 (Spectrum), Channel 44 (Frontier), and channel 99 (AT&T U-verse). Meetings are broadcast online via live-streaming, on-demand, and air on CGTV with several rebroadcasts during the week of the meeting.

Public Comments

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

IN-PERSON COMMENTS: Registration will be required for any citizen wishing to speak. Speaker cards are available with the Secretary.

Garland City Hall and Council Chambers are wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. BRAILLE IS NOT AVAILABLE.

If the Plan Commission adjourns into executive session during this meeting, the executive session will be conducted between and among the members of the Plan Commission and relevant City staff. Public access to that meeting is prohibited by State law.

AGENDA:

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. June 22, 2026 Plan Commission Minutes

2. PUBLIC HEARING

a. Z 26-17 The Dimension Group (District 6)

*Hold a public hearing and consider the application of **The Dimension Group**, requesting approval of 1) a Specific Use Provision (SUP) for a Mortuary/Funeral Home use on property zoned Industrial (IN) District and 2) a concept plan for a Mortuary/Funeral Home use. The site is located at 3614 Security Street. (District 6) (File Z 26-17)*

b. GDC Amendment 26-05

Hold a public hearing to consider amendments to Chapter 2 Zoning Regulations, Chapter 4 Site Development, and Chapter 5 Relief Procedures and Enforcement generally related to parking requirements.

3. MISCELLANEOUS

a. General overview of citywide plans and strategic initiatives

4. ADJOURN

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

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



MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on June 22, 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
Wayne Dalton, 2nd Vice Chair
Julius Jenkins, 1st Vice Chair
Terry Hillard, Commission
Jaric Jones, Commissioner
Patrick Abell, Commissioner
Edgar Miranda, Commissioner
Bob Duckworth, Commissioner

Absent: Georgie Cornelius, Commissioner

Staff Present: Nabila Nur, Planning Director
Ryan Mulkey, Planning Administrator - Long Range
Stewart Starry, Planner II
Kalyan Mutukundu, Planner I
Kurt Banowsky, Sr. Assistant City Attorney II
Elisa Morales, Recording Secretary

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. June 8, 2026 Plan Commission Minutes

Commissioner Duckworth noted a correction to the minutes and requested that the language for item 2a be amended to reflect that "drought-resistant landscaping be permitted."

Motion was made by Commissioner Abell to **approve** the Minutes as presented with the correction as noted by Commissioner Duckworth. Seconded by Commissioner Jenkins. **Motion carried: 6 Ayes, 0 Nays with 2 abstentions** by Commissioner Jones and Commissioner Dalton.

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)*

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

The applicants, Bobby Rollings, 3221 St. Georges Dr., Plano, TX 75093 & Shahed Altaf, 4706 Almeria Ct., Irving, TX 75062, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Jenkins to close the public hearing. Seconded by Commissioner Abell. **Motion carried: 7 Ayes, 1 Nay** with Commissioner Hillard in opposition.

Motion was made by Commissioner Abell to **approve** the application as presented with an additional decorative element to be included on the front elevation, one canopy tree, one ornamental tree to be placed on the property and the addition of a dog park. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**

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)*

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

The applicant, Charles Voight, 1200 W. State, Garland, TX 75040, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented with the SUP to run concurrently with the existing SUP, which is approximately 16 years. Seconded by Commissioner Abell. **Motion carried: 8 Ayes, 0 Nays.**

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)*

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

The applicant, Herbert Gears, 4526 Wildbriar Drive, Irving, TX 75061, provided an overview of the request and remained available for questions.

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

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)*

Ryan Mulkey, Planning Administrator - Long Range Planning, presented the request to the Commission and remained available for questions.

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

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.

Ryan Mulkey, Planning Administrator - Long Range Planning, provided an overview of the amendments to several sections within Chapter 4 Site Development and Chapter 7 Downtown (DT) District generally related to citywide and downtown sign regulations, and remained available for questions.

Motion was made by Commissioner Duckworth to **approve** the recommendations as presented with the addition of adding the minor waiver appeal process. Seconded by Commissioner Miranda. **Motion carried: 8 Ayes, 0 Nays.**

3. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 8:19 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary

Planning Report

File No: Z 26-17/District 6

Agenda Item:

Meeting: Plan Commission

Date: July 13, 2026



GARLAND

TEXAS MADE HERE

REQUEST

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

LOCATION

3614 Security Street

APPLICANT

The Dimension Group

OWNER

BGCL Enterprises LLC

BACKGROUND

The applicant proposes to establish a Pet Aftercare and Crematory facility within an existing industrial building. For zoning classification purposes, the proposed use is classified as a Mortuary/Funeral Home use per the Garland Development Code.

The subject property is currently zoned Industrial (IN) District. The proposal consists of adaptive reuse of the existing building, with no increase to the building footprint or height. The existing building is approximately 10,900 square feet in gross floor area and is approximately 16 feet in height.

A Mortuary/Funeral Home 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 Pet Aftercare and Crematory facility.

SITE DATA

The subject property is approximately 0.80 acres in size and is currently developed with an existing industrial building and existing asphalt and concrete paving. Access to the site is from both Security Street and Reserve Street.

The concept plan identifies the existing building, existing canopy, existing paved areas, existing parking spaces, proposed potted plants along the front of the existing structure, and the proposed location of the refuse container behind the building. The site contains 20 existing parking spaces. No additional parking spaces are proposed due to existing site constraints. The proposed building elevations show new louvered mechanical roof screens along the building to screen the existing rooftop mechanical equipment from the public street.

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.

SITE DEVELOPMENT STANDARDS

1. Per Section 4.20 of the Garland Development Code (GDC), parking for a Mortuary/Funeral Home use is calculated at a ratio of one space per 200 square feet of gross floor area, or one space per four seats in the sanctuary and chapel areas, whichever is greater. The existing building contains approximately 10,900 square feet of floor area, requiring 55 parking spaces. The site provides 20 existing parking spaces and does not meet the minimum parking requirement. The applicant indicated that the facility will operate as a non-retail use with limited or no public visitation. The applicant intends to submit an Alternative Compliance request under GDC Section 4.27 to address the parking requirement, as the required parking exceeds the anticipated operational demand of the proposed use. Any reduction in parking must be supported by a parking study prepared by a certified traffic planner or licensed transportation engineer in accordance with Section 4.27(A)(1). The Alternative Compliance request shall be reviewed and approved prior to Building Permit approval.
2. According to Chapter 4, Article 3 of the GDC, landscaping and screening requirements are generally reviewed with new development, redevelopment, or applicable site modifications. The request does not include building or site expansion; therefore, additional in-ground landscaping is not required as part of the proposed building reuse. However, staff recommends landscaping enhancements along Security Street. The applicant proposes to provide nine (9) potted plants along the north front of the building to enhance the streetscape.
3. According to Section 4.34(B) of the GDC, partial compliance with screening and landscaping provisions is required when a site provides additional refuse storage containers or alters the location of existing containers. The updated concept plan shows the relocation of the refuse container behind the building, which improves the streetscape's appearance along Reserve Street. However, due to the existing open-style gate along Reserve Street, the refuse container may remain visible from the public right-of-way. The refuse container shall comply with Section 4.45 of the GDC, including screening with a minimum eight-foot-tall masonry wall and a solid metal gate. If the proposed location or screening method does not fully comply with Section 4.45, the applicant shall include the refuse container location and screening as part of the Alternative Compliance request. Final compliance shall be reviewed during the Building Permit process.
4. The proposed building elevations show new louvered mechanical roof screens to screen the existing rooftop mechanical equipment from Security Street. The rooftop mechanical equipment screening shall be constructed with building materials that are consistent with and compatible with the main building in accordance with Section 4.46 of the GDC. All roof-mounted, ground-mounted, and wall-mounted mechanical equipment shall comply with Sections 4.46 and 4.47 of the GDC.
5. Any proposed signage shall comply with the standard signage requirements of the GDC as set forth in Chapter 4, Article 5.

6. No additional site development standards are triggered by this request.

CONSIDERATIONS

Specific Use Provision

1. The GDC defines a Mortuary/Funeral Home as a place for the storage of human bodies prior to their burial or cremation, which may also be used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation. The term does not include any type of cemetery (below-ground) interment for bodies, but may include funeral service chapels, on-site monument and floral sales, columbariums, crematoriums, mausoleums (interment in above-ground tombs or vaults), or any combination thereof. The applicant proposes a Pet Aftercare and Crematory facility. For zoning classification purposes, the proposed use is classified as a Mortuary/Funeral Home use per the GDC.
2. The proposed operation consists of pet aftercare and crematory services within the existing building. The applicant states the facility will operate as a non-retail use with limited or no public visitation. Staff recommends a condition limiting the Mortuary/Funeral Home use to a Pet Aftercare and Crematory facility only. All operations associated with the proposed use shall be conducted entirely within the existing building. Outdoor cremation, outdoor storage of animal remains, and outdoor processing activities shall be prohibited.
3. The SUP Time Period guide recommends 8 to 15 years for requests involving partial redevelopment or expansion, including updates to an existing site. The proposal consists of adaptive reuse of an existing industrial building, with no building expansion, no increase in building height, and no major site improvements. The proposed updates are limited to relocation of the refuse container, rooftop mechanical equipment screening, and potted plants along the front of the building. Therefore, staff recommends a 10-year time period.
4. The request allows for the establishment of a Pet Aftercare and Crematory facility within an existing industrial building.
5. Although in-ground landscaping is not required as part of this request, the applicant proposes nine (9) potted plants along the north front of the existing structure to enhance the streetscape along Security Street.
6. The updated concept plan shows the relocation of the refuse container to behind the building which improves the streetscape's appearance along Reserve Street. Since the location of the existing refuse container is being altered, the refuse container shall comply with Section 4.45 of the GDC, unless otherwise approved through the Alternative Compliance process.
7. The hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m.

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 Pet Aftercare and Crematory facility is consistent with the Industry Center designation as it would allow the adaptive reuse of an existing industrial building within an established industrial area. The proposed use will maintain the industrial and service-related character of the property while providing a specialized service that is compatible with surrounding industrial development. The proposed site enhancements, including the relocation of the refuse container, potted plants along the front of the building, and screening of rooftop mechanical equipment, will improve the visual character of the site along Security Street and Reserve Street.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north, across Security Street, is zoned Industrial (IN) District and is developed with a packaging industry use and an archery and marine accessories store/service use. The property to the east is zoned Industrial (IN) District and is developed with an automobile repair use. The property to the south is zoned Industrial (IN) District and is developed with an HVAC contractor use. The property to the west, across Reserve Street, is zoned Industrial (IN) District and is developed with an auto parts store.

The surrounding area is predominantly developed with industrial, service-related, and automotive-related uses. The proposed Pet Aftercare and Crematory facility, classified as a Mortuary/Funeral Home use, is appropriate for a site located within an established industrial area. The proposed use is compatible with the surrounding industrial development pattern and would allow for continued productive use of an existing industrial property. The proposed site and building improvements will also improve the visual character of the site while remaining compatible with surrounding land uses.

STAFF RECOMMENDATION

Staff recommends approval of the SUP request for a Mortuary/Funeral Home use and the associated concept plan for a time period of 10 years, with the following conditions:

- 1) The Mortuary/Funeral Home use shall be limited to a Pet Aftercare and Crematory facility limited to non-human services. Pet aftercare refers to the services and arrangements made for a pet's physical remains and memorialization after they pass away. The facility shall not operate as a general public mortuary, funeral home, or retail service establishment.
- 2) All operations associated with the use shall be conducted entirely within the existing building.
- 3) The facility shall not be open to the general public and shall operate as a non-retail use with limited or no public visitation.
- 4) The hours of operation shall be limited to Monday through Friday from 8:00 a.m. to 5:00 p.m. The business shall be closed on Saturdays and Sundays.
- 6) Nine (9) potted plants shall be installed and maintained along the north front of the existing structure facing Security Street.
- 7) The refuse container shall be relocated behind the building as shown on the concept plan and shall comply with Section 4.45 of the GDC, unless otherwise approved through the Alternative Compliance process.

8) Rooftop mechanical equipment shall be screened with building materials that are consistent with and compatible with the main building in accordance with Section 4.46 of the GDC.

The proposed use is compatible with the surrounding industrial development pattern and supports continued productive use of the existing industrial property. The site-related updates will improve the visual character of the site.

ADDITIONAL INFORMATION

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

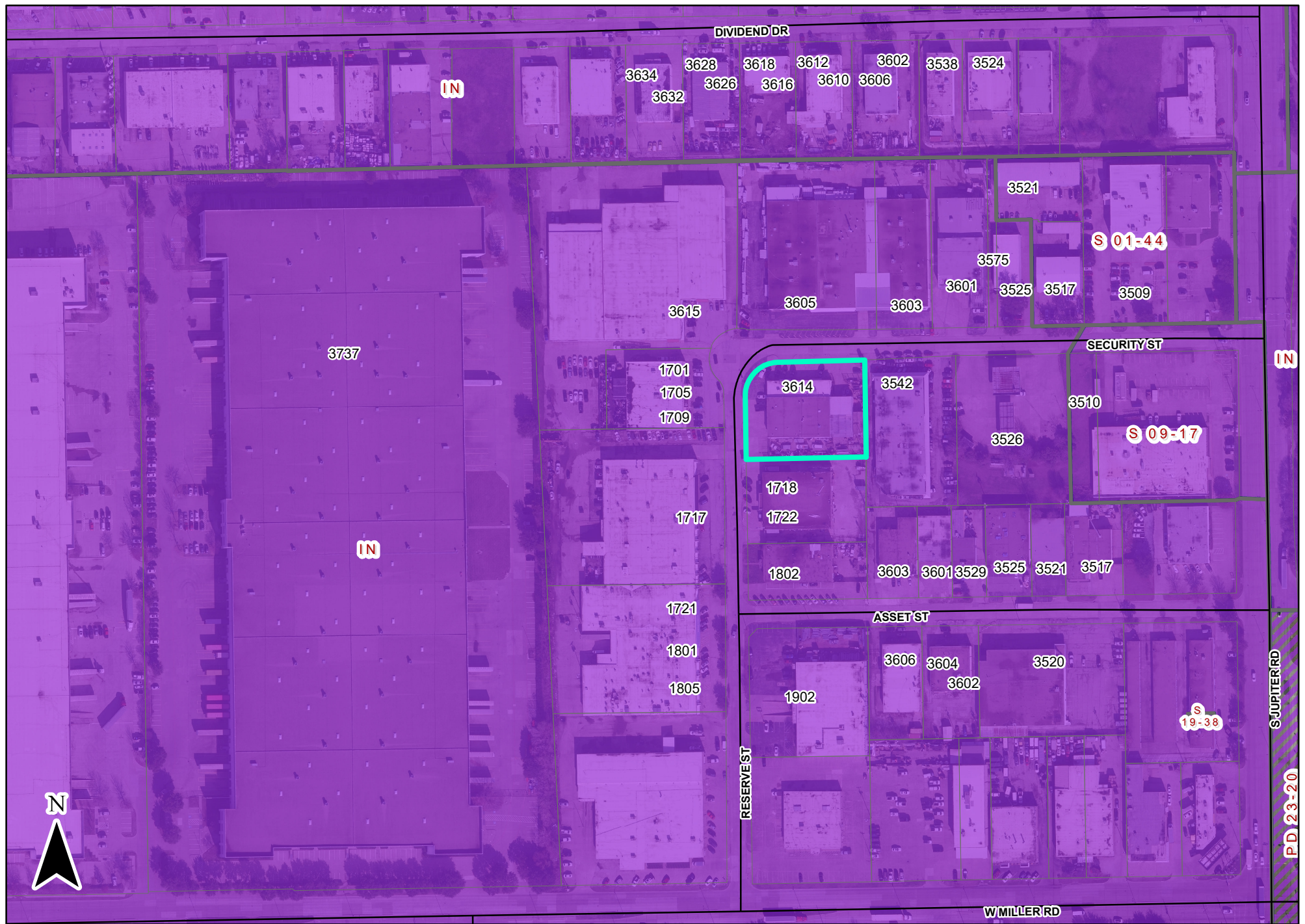
CITY COUNCIL DATE: August 4, 2026

PREPARED BY:

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Planning & Development
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REVIEWED BY:

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Planning Administrator
Planning and Development
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EChetuya@garlandtx.gov



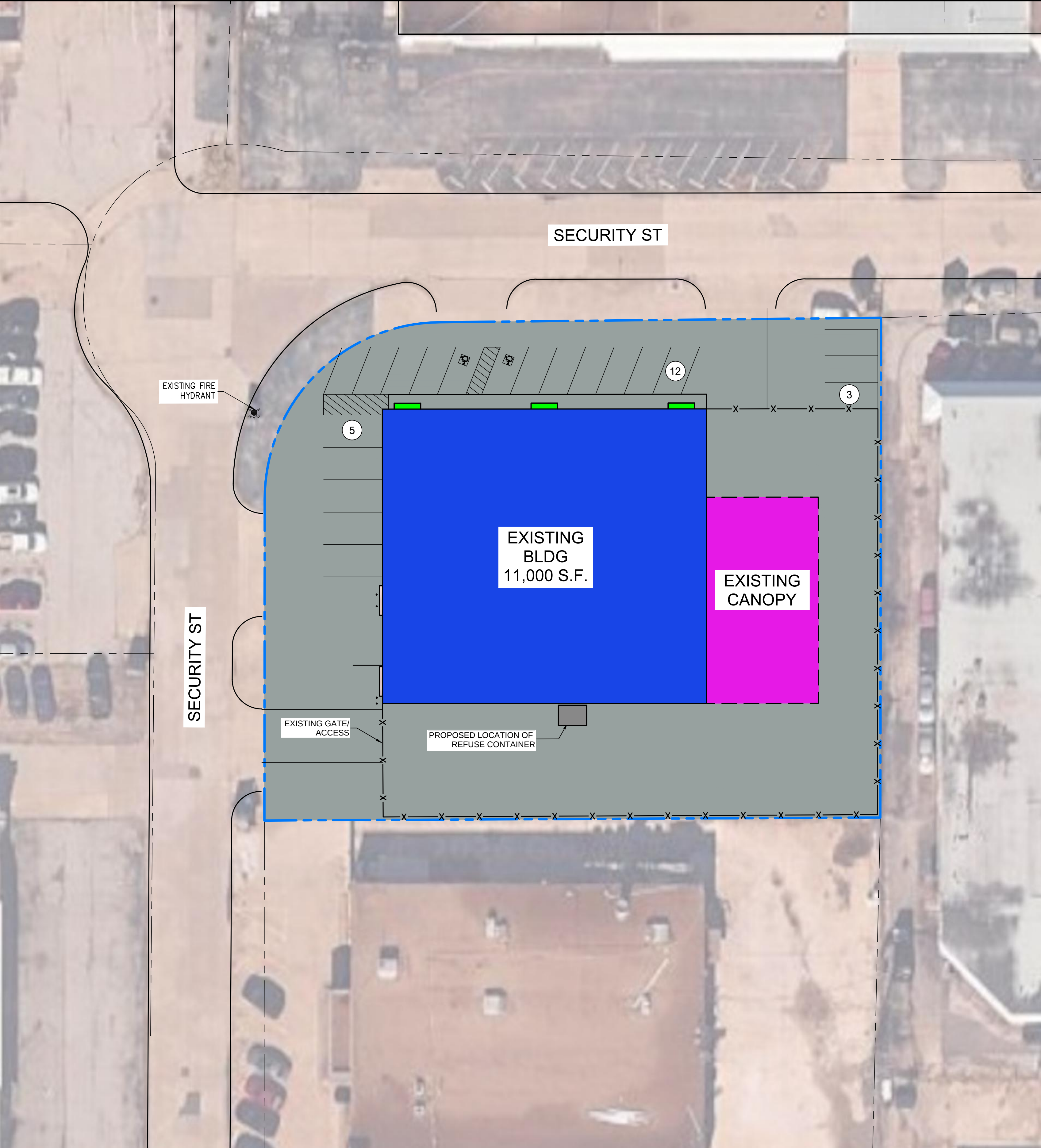
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1 inch = 220 feet

ZONING MAP Z 26-17

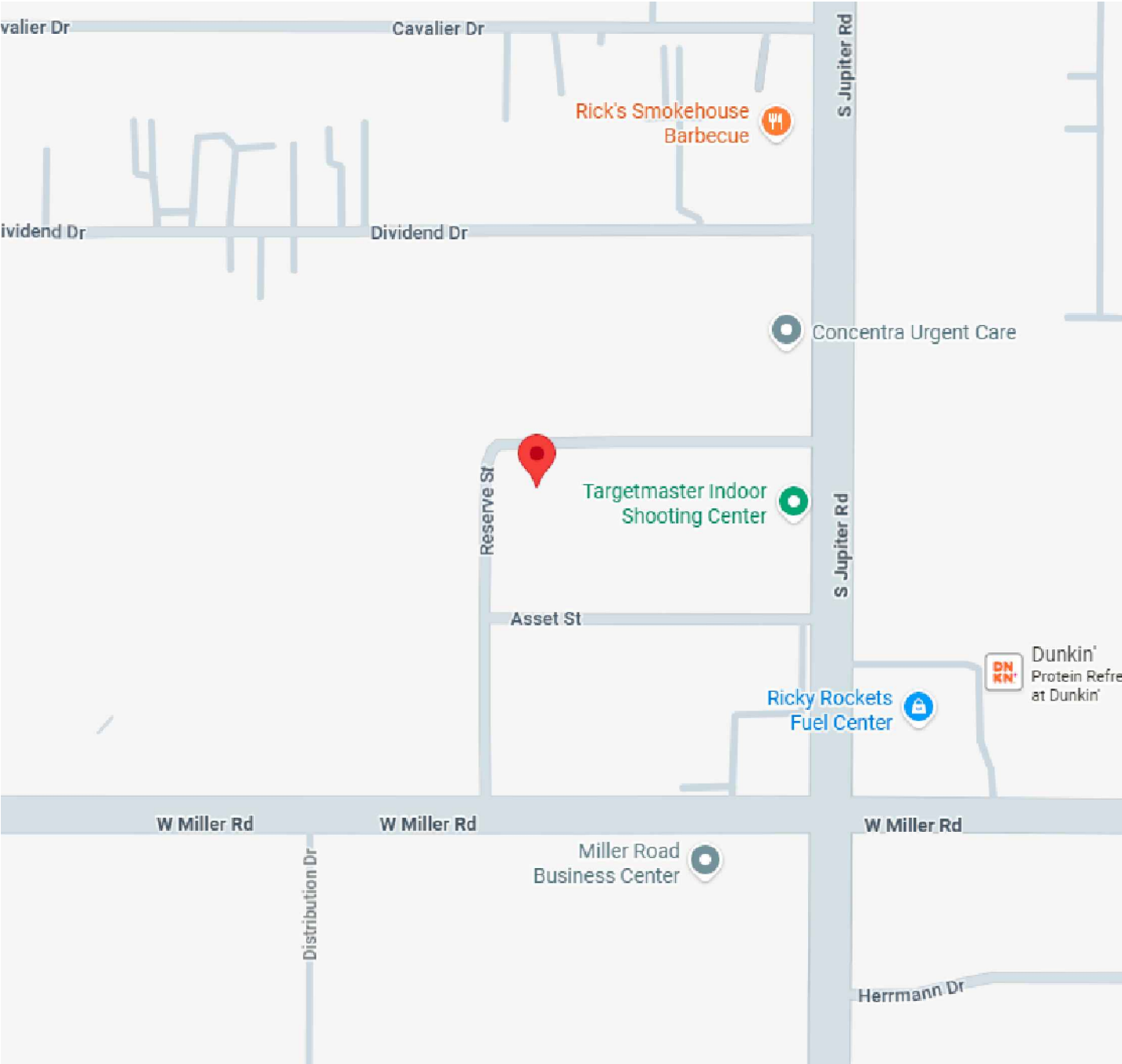
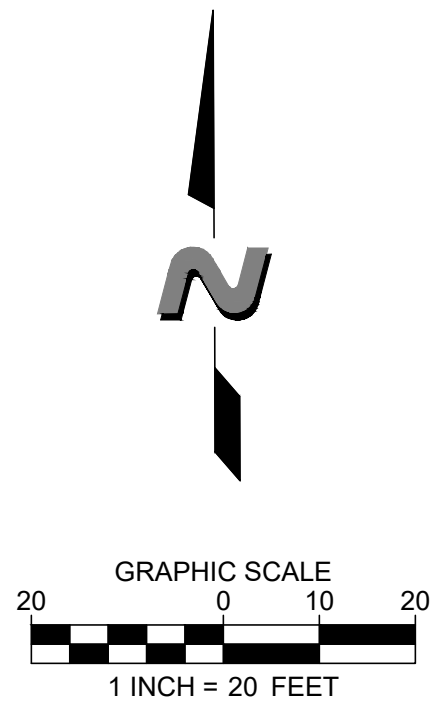
INDICATES AREA OF REQUEST

3614 Security St

[24x36]Ba.dwg] Drawing name: L:\Gateway Services (Pet Cremation)\2026\26-017 - Garland, TX (3614 Security St)\02 Civil\3D\Sheet\Exhibits\2026-02-26 - EX-1\EX-1 CONCEPT PLAN EXHIBIT.dwg Apr 07, 2026 - 3:37pm



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.



VICINITY MAP

SITE PLAN DATA		
	S.F.	ACRES
PARCEL	34,633.00	0.80
EXISTING ZONE	IN (INDUSTRIAL DISTRICT)	
PROPOSED ZONE	IN (INDUSTRIAL DISTRICT)	
PROPOSED LAND USE	--	

LEGEND	
	PROJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING PET CREMATORIUM BLDG
	EXISTING PAVMENT
	EXISTING CANOPY
	POTTED PLANT

THE

DIMENSION

GROUP

ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
5600 S. DOWNEY AVE. SUITE 200 GARLAND, TEXAS 75042
TEL: 719.528.1182 WWW.DIMENSIONGROUP.COM

CONCEPT PLAN EXHIBIT

GATEWAY SERVICES
3614 SECURITY ST
GARLAND, TX 75042

SHEET

EX-1

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Page 12 of 58

SPECIFIC USE PROVISION

ZONING FILE Z 26-17

3614 Security Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Mortuary/Funeral Home 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 10-year time period. [Staff Recommendation]

A. Time Period: The Specific Use Provision shall have a 15-year time period. [Applicant's Request]

B. Use: The Mortuary/Funeral Home use shall be limited to a Pet Aftercare and Crematory facility limited to non-human services. Pet aftercare refers to the services and arrangements made for a pet's physical remains and memorialization after they pass away. The facility shall not operate as a general public mortuary, funeral home, or retail service establishment.

A. Operations: All operations associated with the use shall be conducted entirely within the existing building. Outdoor cremation, outdoor storage of animal remains, and outdoor processing activities shall be prohibited.

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

C. Landscaping A total of Nine (9) potted plants shall be installed and maintained along the north front of the existing structure facing Security Street.

D. Refuse Container: The refuse container shall be relocated behind the building as shown on the Concept Plan and shall comply with Section 4.45 of the GDC, unless otherwise approved through the Alternative Compliance process.

E. Mechanical Equipment Screening: The screening shall be constructed with building materials that are consistent with and compatible with the main building in accordance with Section 4.46 of the GDC.

F. Hours of Operation: The hours of operation shall be limited to Monday through Friday from 8:00 a.m. to 5:00 p.m. The business shall be closed on Saturdays and Sundays.

Documents prepared by the architect/engineer are to be used only for the specific project and specific use for which they are intended. Any extension of use to other projects, by owner or any other party, without the expressed, written consent of architect/engineer is done at the user's own risk. If used in a way other than that specifically intended, user will hold architect/engineer harmless from all claims and losses.



GATEWAY SERVICES INC.
EXTERIOR ELEVATIONS OF EXISTING PET CREMATORIUM
3614 Security St | Garland, TX.

PROJECT NUMBER
C 26 - 017

DRAWING ISSUANCE
05/22/2026

DRAWN BY:
CHECKED BY:

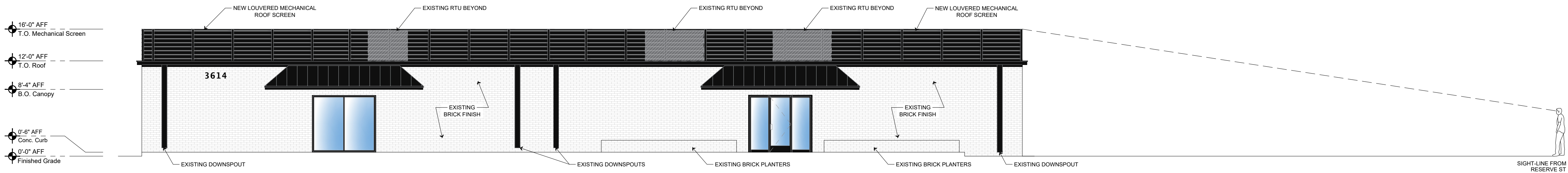
DRAWING REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING SEAL



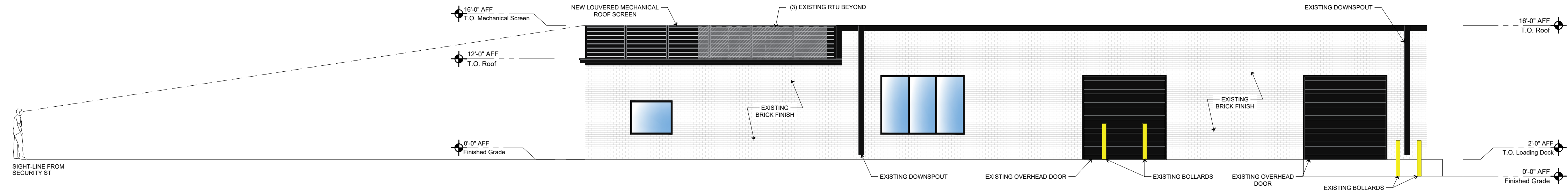
05.22.2026
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01 ELEVATION - NORTH

1/8" = 1'-0"



02 ELEVATION - WEST

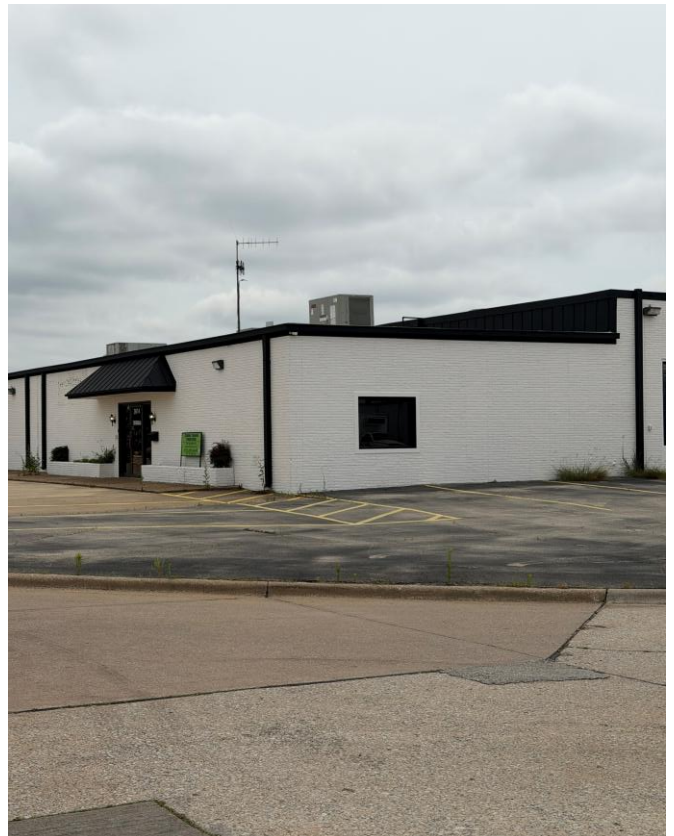
1/8" = 1'-0"



Facing Southwest corner viewing site



Facing south viewing site

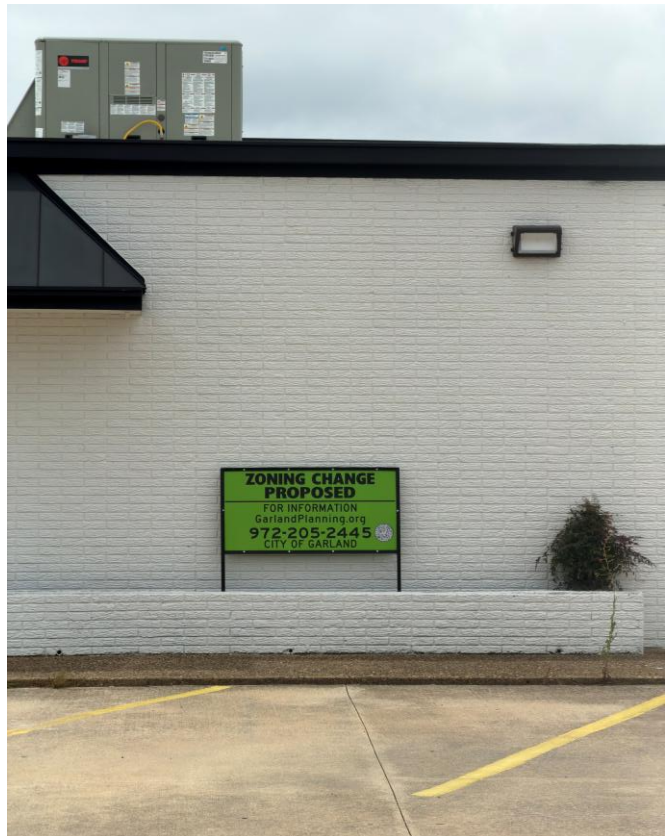


Facing southeast viewing site

Z 26-17



Facing Southeast corner viewing site



Zoning sign along Security Street

To: City of Garland
Planning & Development

Re: Gateway Services
3614 Security St.
Garland, TX 75042
Specific Use Permit-Project Narrative

Dear Planning and Development Staff,

On behalf of Gateway Services, this narrative is submitted in support of a Specific Use Permit (SUP) request for the property located at **3614 Security Street**. The proposed project involves the establishment of a Pet Aftercare and Crematory facility within an existing industrial building. The subject property is currently utilized for light industrial use and is located within the **IN – Industrial** zoning district.

The proposal centers on the adaptive reuse of the existing structure, with no expansion to the building footprint and no increase in building height. The building contains approximately 10,900 square feet of floor area and has a height of approximately 16 feet. All operations associated with the proposed use will be conducted within the existing building envelope. The facility will operate from 8:00 a.m. to 5:00 p.m., Monday through Friday. The business will not be open to the general public, and all operations will comply with conditions established by the City as part of the SUP approval.

The surrounding properties are similarly zoned IN – Industrial and are developed with a variety of industrial and service-related uses. The proposed Pet Aftercare and Crematory is compatible with the existing development pattern and consistent with the intent of the Industrial zoning district. As a specialized service use, the facility is appropriately located within an industrial setting .

The site is fully developed with existing asphalt and concrete paving and contains no undeveloped areas. No retention or detention facilities are proposed, and the property is not located within a floodplain.

Deviations from the Garland Development Code include a request for parking count deviation as the proposed use is not compatible with the Mortuary/Funeral Home use per the Garland Development Code as the required parking exceeds operational demand. We understand that we are to apply for this request separately and provide the required information to the Garland Planning Department upon approval of this Specific Use Permit by City Council.

Due to the fully paved nature of the site, we also request a deviation from the required in-ground landscaping and perimeter screening. To enhance the streetscape along Security Street, the applicant proposes the use of potted plants positioned along the front of the existing structure as recommended by the Garland Planning Department.

The project does not include any residential components; therefore, information related to dwelling units, bedroom counts, and residential density is not applicable. No on-site amenities beyond those required to support the primary use are proposed. Additionally, no freestanding, attached, or detached signage is proposed as part of this request.

We believe the requested Specific Use Permit will allow for the continued productive use of an existing industrial property with a use that is compatible with surrounding development.

We respectfully request the City's review and approval of this Specific Use Permit for the proposed pet aftercare & crematory facility.

Thank you for your time and continued assistance with this application.

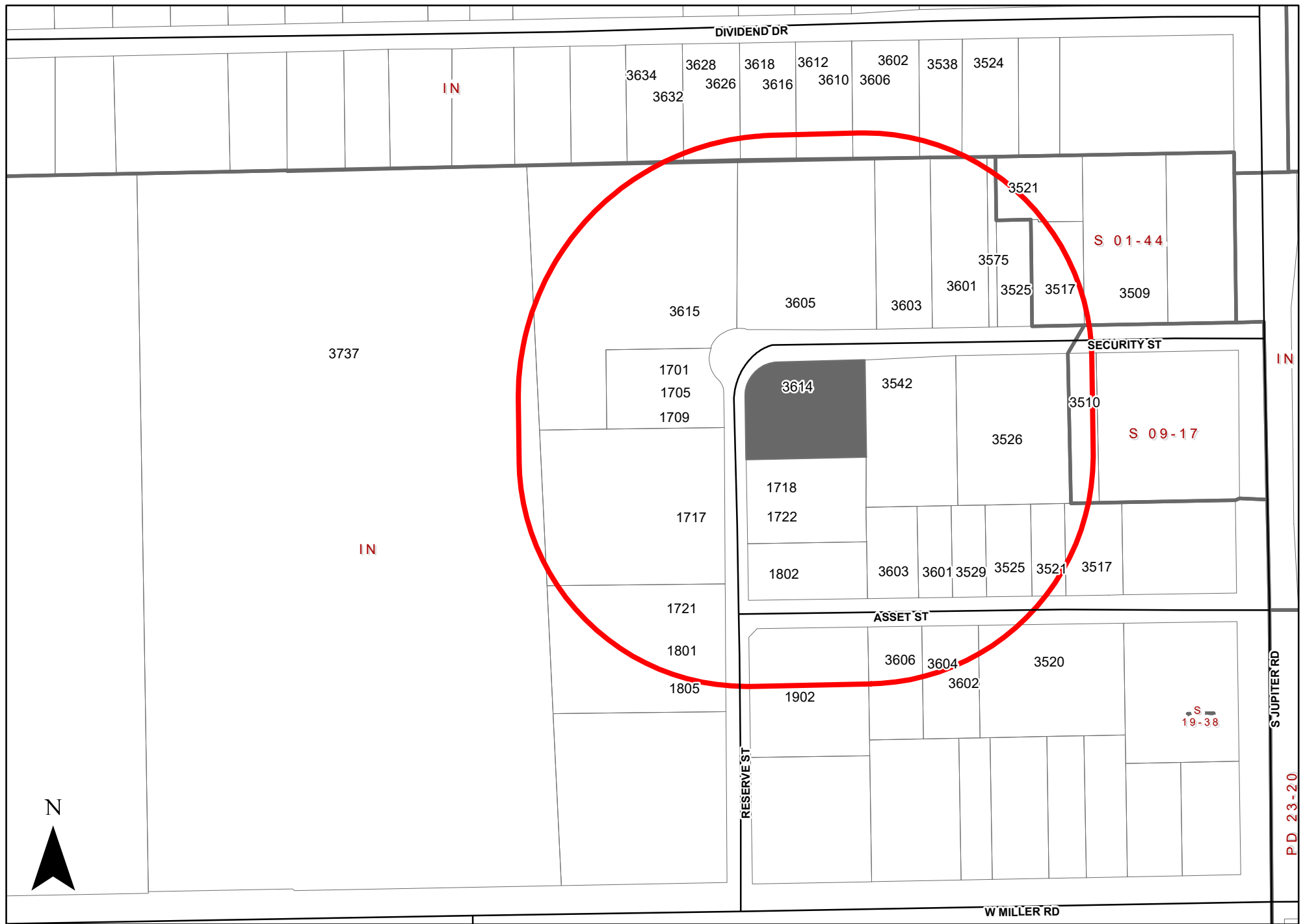
Sincerely,

A handwritten signature in cursive script that reads "Madison Maurer".

Madison Maurer

Assistant Project Manager

The Dimension Group



0 220 Feet

1 inch = 220 feet

ZONING MAP Z 26-17

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

3614 Security St

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

Planning Report

GDC Amendment ORD 26-05

Agenda Item:

Meeting: Plan Commission

Date: July 13, 2026



GARLAND

TEXAS MADE HERE

REQUEST

A public hearing to consider amendments to Chapter 2 Zoning Regulations, Chapter 4 Site Development, and Chapter 5 Relief Procedures and Enforcement generally related to parking requirements.

BACKGROUND

The Garland Development Code (GDC) currently provides various relief procedures at § [4.20\(K\)](#) that allow a development to exceed parking requirements by certain percentages based on project square footage. These existing regulations are overly complex and do not provide adequate relief at the administrative level. The proposed ordinance amendment would simplify relief procedures and streamline review of parking deviation requests.

Land Use Matrix: Parking requirements are listed per use in the Land Use Matrix. However, it's currently unclear whether these requirements are the minimum parking spaces required, or the maximum spaces allowed. The amendment would specify that these parking requirements are the minimum required.

Multifamily: For multifamily development, the amendment would establish a maximum parking ratio of one space per each efficiency unit, 1.5 spaces per each one-bedroom unit, and two spaces per each unit containing two or more bedrooms. Any increase beyond this maximum may not be approved administratively and would require a request for a Planned Development (PD) district.

Nonresidential: For nonresidential uses, the amendment would allow a development to exceed the minimum parking ratio by up to 15 percent without requiring any relief procedure. Any increase of more than 15 percent and up to 30 percent would be considered a Parking Deviation, which may be submitted following the same process as an Alternative Compliance Request. Any increase beyond 30 percent may not be approved administratively and would require a request for a PD.

Relief Procedure: An applicant submitting a Parking Deviation request would be required to provide a parking generation study prepared by a licensed transportation engineer, demonstrating the need for additional parking. The applicant may also submit other documents that, at the discretion of the Planning Director, demonstrate the need for additional parking. Any Parking Deviation would be required to be mitigated through methods such as the use of pervious parking, increased landscaping, or increased stormwater controls.

Structured Parking: The amendment would exempt any structured parking from maximum parking requirements and the requirement for a Parking Deviation request.

During the initial presentation, City Council had asked staff about incorporating possible updates to minimum parking ratios to keep up with the modern-day business models and look into the waiver process for minimum parking requirement as well. That aspect would be processed as a separate amendment as it would require significant research into all required parking ratios as they relate to land uses.

STAFF RECOMMENDATION

Staff recommends approval of the GDC amendment.

ADDITIONAL INFORMATION

GDC Sections Related to the Amendments.

PREPARED BY:

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REVIEWED BY:

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ORDINANCE NO. _____

AN ORDINANCE AMENDING (I) SECTION 2.51, "THE LAND USE MATRIX," OF DIVISION 2, "LAND USE MATRIC," OF ARTICLE 5, "USE REGULATIONS," OF CHAPTER 2, "ZONING REGULATIONS;" (II) SECTION 4.20, "OFF-STREET PARKING REQUIREMENTS," OF DIVISION 3, "PROVISIONS APPLICABLE TO ALL ZONING DISTRICTS," OF ARTICLE 2, "PARKING AND LOADING," CHAPTER 4, "SITE DEVELOPMENT;" AND (III) SECTION 5.02, "APPEAL REQUIREMENTS," OF DIVISION 1, "APPEALS GENERALLY," OF ARTICLE 1, "RELIEF PROCEDURES," CHAPTER 5, "RELIEF PROCEDURES & ENFORCEMENT;" 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 2.51, "The Land Use Matrix," of Division 2, "Land Use Matric," of Article 5, "Use Regulations," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as shown on the attached Exhibit A.

Section 2

That Section 4.20(K) of Section 4.20, "Off-Street Parking Requirements," of Division 3, "Provisions Applicable to All Zoning Districts," of Article 2, "Parking and Loading," Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

§ 4.20. Off-Street Parking Requirements.

...

~~(K) Deviation of Required Spaces. The maximum amount of required parking spaces for a particular nonresidential or multifamily use (as set forth in the Land Use Matrix in Section 2.51 of Chapter 2) may be increased, as identified below. Deviations (that is, an increase in parking) in excess of the ratio shown for a particular sized project (maximum fifteen percent) may be submitted for approval using the alternative compliance process outlined in Article 1, Division 2 of this Chapter 4, and the request must be accompanied by a parking generation study prepared by a licensed transportation engineer. A~~

~~request for a parking deviation in excess of the applicable amount shown below for a project may also be submitted using the alternative compliance process, except that any request for deviation that exceeds fifteen percent of the maximum parking requirement shall be processed, reviewed, and decided as a Zoning Variance by the Board of Adjustments in accordance with the procedures set forth in Section 2.25 of this GDC. Any type of deviation, regardless of degree, must be mitigated. Mitigation can be achieved by the use of pervious parking, increased landscaping (see Section 4.35 of this GDC), increased stormwater controls (see Section 3.63 of this GDC), or other method to reduce the impact of the increased parking.~~

Deviation of Required Off-Street Parking Spaces	
Size of Structures (square feet)	Percent of Deviation
0 to 40,000 sf	up to 5%
40,001 to 85,000 sf	up to 10%
greater than 85,000 sf	up to 15%

(K) Parking Deviation.

(1) Multifamily. The maximum amount of parking spaces permitted for a multifamily use is one space per each efficiency unit, 1.5 spaces per each one-bedroom unit, and two spaces per each unit containing two or more bedrooms. Any increase in excess of this maximum may not be approved administratively and requires an application for a change of zoning.

(2) Nonresidential.

a. The maximum amount of parking spaces provided for a particular nonresidential use may be increased by up to 15 percent more than the ratios set forth in the Land Use Matrix in Section 2.51 of Chapter 2. Any increase in excess of 15 percent and up to 30 percent of these ratios shall be considered a Parking Deviation. Any increase in excess of 30 percent may not be approved administratively and requires an application for a change of zoning.

b. A Parking Deviation may be submitted as an Alternative Compliance Request, as outlined in Article 1, Division 2 of this Chapter 4.

c. A Parking Deviation request must be accompanied by

a parking generation study prepared by a licensed transportation engineer, demonstrating the need for additional parking. Alternatively, other documents may be accepted at the discretion of the Planning Director to demonstrate the need for additional parking.

d. A Parking Deviation must be mitigated. Mitigation may be achieved by the use of pervious parking, increased landscaping (see Section 4.35 of this GDC), increased stormwater controls (see Section 3.63 of this GDC), or other methods to reduce the impact of the increased parking.

(3) Structured parking. Structured parking is exempt from maximum parking requirements and the requirement for a Parking Deviation request.

Section 3

That Table 5-1, "Initial Decision-Makers & Appellate Decision Makers," which is to be attached to Section 5.02, "Appeal Requirements," of Division 1, "Appeals Generally," of Article 1, "Relief Procedures," Chapter 5, "Relief Procedures & Enforcement," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as shown on the attached Exhibit B.

Section 4

That Chapters 2, 4, and 5 of the Garland Development Code shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 5

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 6

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 7

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

2 Attachment 1

LAND USE MATRIX

N/A – Not applicable (i.e., no parking requirement)

* – See ~~Chapter 2, Section 2.52~~cross-reference(s) for special standards

P

The land use is allowed by right in the zoning district indicated.

gfa – Gross floor area



The land use is prohibited in the zoning district indicated.

S

The land use is allowed only upon approval of a Specific Use Provision (SUP) in the zoning district indicated.

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum</u> Parking Requirements	Cross- Reference(s) for Special Standards
AGRICULTURAL USES																				
Farm, Ranch, Orchard	P																	-	2/dwelling unit	-
Feed Store	S												S	S				-	1/250 gfa	-
Stable, Commercial	P																	-	.5/stall	-
Stable, Private	P	S																-	N/A	Sec. 22.09, Art.1, Ch. 22, City Code
Stockyards, Livestock Auction, Livestock Hauling																		-	-	-
RESIDENTIAL USES																				
Accessory Dwellings:		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Guard/Manager/ Caretaker	S												S	S	S			-	2/dwelling unit	Sec. 2.58
Guest House	S	S	S	S														-	1/dwelling unit	Sec. 2.58
Rental Unit	S	S																-	Efficiency and 1 bedroom: 1 space 2+ bedrooms: 2 spaces	Sec. 2.58
Congregate Adult Living Facilities:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rehabilitation Facility, In Home/Residential	S	S	S				S	S									S	-	.2/resident	-
Rehabilitation Facility, Institutionalized								S										-	.3/resident	-
Elder Care Facilities:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Assisted Living								P		S1								-	1/3 dwelling units	Sec. 2.52(A) (12)
Continuing Care (combination)								P		S1								-	as determined by components, and best/current practices	Sec. 2.52(A) (12)
Independent Living								P								P	P	-	1/dwelling unit	Sec. 2.52(A) (12)
Nursing/Convalescent Care								P		S1								-	.5/bed	Sec. 2.52(A) (12)
Household Living Units:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dwelling, Two-Family (duplex)							P	P										-	2 enclosed/ dwelling unit	Sec. 2.38

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Dwelling, Industrialized Housing Unit	P	P	P	P	P	P	P											-	2 enclosed/ dwelling unit	Sec. 2.52(A) (5)(d)
Dwelling, Manufactured/HUD-Code Home	S																	-	2 enclosed/ dwelling unit	-
Dwelling, Mobile Home	S																	-	2 enclosed/ dwelling unit	-
Dwelling, Multifamily								P	*	*	*	*	*	*		P	P	-	1 space/ dwelling unit ²	Sec. 2.39; Sec. 2.52(A) (40)
Dwelling, Live/Work																P	P	-	2 spaces, plus nonresidential requirement	Sec. 2.52(A) (5)(e)
Dwelling, Zero-Lot-Line Home					P			P										-	2 enclosed/ dwelling unit	Sec. 2.36(C)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P										-	2 enclosed/ dwelling unit	Sec. 2.36
Dwelling, Single-Family Attached (Townhouse)						P		P	*	*	*	*	*	*		P	P	-	2.25 enclosed/ dwelling unit	Sec. 2.37
Dwelling, Apartment									*	*	*	*	*	*		P	P	-	1 space/ dwelling unit ²	Sec. 2.52(A) (40)
Manufactured/Mobile Home Park or Subdivision																		-	-	-
ACCESSORY & TEMPORARY USES																				
Accessory Building	P	P	P	P	P	P	P	P										-	N/A	Sec. 2.58
Convenience Facilities:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Drive-In Service												S	S	S	S			-	1/order station + 1 space per employee at maximum shift	-
Drive-Through Service										S		S	S	S	S			-	N/A	Sec. 4.20
Walk-Up Service											P	P	P	P	P	P	P	-	1/walk-up window or order station + 1 space per employee at maximum shift	-

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum</u> Parking Requirements	Cross- Reference(s) for Special Standards
Fuel Pumps, Retail												S	P	P	P			-	N/A	Sec. 2.52(A) (3)
Itinerant Retail Vendor												*	*	*	*	*	*	-	N/A	Art. IX, Ch. 26, City Code
Kiosks, Self-Service:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Automated Teller Machine (ATM) – Drive-Up										P		P	P	P	P	S	S	-	1/ATM station (at the ATM)	Sec. 2.52(A) (7), Sec. 4.20
Automated Teller Machine (ATM) – Walk-Up									P	P	P	P	P	P	P	P	P	-	1/walk-up ATM	Sec. 2.52(A) (7)
Retail (ice, water, etc.)												S	S	S				-	1 space	Sec. 2.52(A) (7), Sec. 4.20
Recycled Materials Collection											S	S	S	P	P			-	1 space	Sec. 2.52(A) (8), Sec. 4.20
Outside Display, New Materials											P	P	P	P	P		S	-	N/A	Sec. 2.52(A) (14)
Outside Display, Used Materials												S	S	P	P			-	N/A	Sec. 2.52(A) (14)
Outside Storage, New Materials												S	S	P	P			-	N/A	Sec. 2.52(A) (14)
Outside Storage, Used Materials													S	S	P			-	N/A	Sec. 2.52(A) (14)
Outside Storage Unit, Portable (POD)		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-	N/A	Sec. 2.52(A) (14)
Seasonal Sales									*	*	*	*	*	*	*		*	-	N/A	Art. VIII, Ch. 30, City Code
Shelter Tent																		-	N/A	-
Shipping Container												*	*	*	*			-	N/A	Sec. 2.52(A) (15), Art. XII, Ch. 30, City Code

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Temporary Building/Office (field office, construction office, subdivision sales office, etc.)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-	1/1,000sf site area	Sec. 2.52(A) (19), and 30.03, 30.06, 30.194, City Code
INSTITUTIONAL AND EDUCATIONAL USES																				
Church or Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1/4 seats for buildings designed or constructed to accommodate assemblies of 100 persons or greater; 1/100 sq. feet for buildings designed or constructed to accommodate small assemblies under 100 persons.	Sec. 2.52(A) (29)
College or University									S	P		P	P	P		S	P	-	.5/student (site-specific study required)	-
Convention Facility										S		S	P	P	P		P	-	1/100 gfa	-
Day Care Facilities:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Day Care Center, Adult	S	S	S	S	S	S	S	S	P	P	P	P	P		S			-	1/3 clients + 1 per employee at maximum shift	Sec. 2.52(A) (13)
Day Care, Youth – Licensed Child-Care Center	S	S	S	S	S	S	S	S	P	P	P	P	P		S	S	S	-	1/10 children + 1 per employee at maximum shift	Sec. 2.52(A) (2)
Day Care, Youth – Registered Child-Care Home	23	23	23	23	23	23	23	23										-	N/A	Sec. 2.61

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Learning Center, Specialized									S	P	S	P	P	P	S	S	S	-	1/10 students	-
Makerspace (Hackerspace)															P		S		1/3 students + 1/500 sq. ft gross floor area workshop + 1/1000 sq. ft. gross floor area of warehouse	Sec. 2.52(A) (36)
School, Business									S	P	S	P	P	P	P		P	-	1/3 students	-
School, Retail/Personal Services Training									S	S	S	P	P	P	P	S	P	-	1/3 students	-
School, Trade													S	P	P			-	1/3 students	-
School, Private, Religious or Charter	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	Elementary: 1/17 students Middle: 1/17 students High: 1/3 students	2.52(A)(2)
School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	Elementary: 1/17 students Middle: 1/17 students High: 1/3 students	-
GOVERNMENT & HUMAN SERVICES USES																				
Charitable Boarding								S	S	S		S	S	S				-	.5/bed	-
Garden, Charitable	P	S	S	S	S	S	S	S	S	S	S	S	P	P	P	S	S	-	2 spaces	-
Garden, Civic	P	P	P	P	P	P	P	P								P	P	-	2 spaces	-
Post Office									P	P		P	P	P	P			-	1/300 gfa	-
Social Service Facility/Agency									S	S	S	P	P	P				-	1/300 gfa	-
MEDICAL & HEALTH SERVICES USES																				
Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutional										S		S	S	S	S				1 space per 4 beds	
Cemetery	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			-	Determined by SUP	-
Hospital										P		S	P	P	S			-	1.5/bed	-

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Medical and Dental Office/Clinic									P	P	P	P	P	P	P	P	P	-	1/250 gfa	-
Mortuary/Funeral Home	S											S	S	P	S			-	1/200 gfa, or 1/4 seats in sanctuary and chapel(s) (whichever is greater)	-
RECREATIONAL, SOCIAL AND ENTERTAINMENT USES																				
Athletic Events Facility, Indoor										S		P	P	P	P		S	-	1/125 gfa or 1/3 bleacher and spectator seats (whichever is greater)	-
Athletic Events Facility, Outdoor	S												S	S	S		S	-	1/125 gfa or 1/3 bleacher and spectator seats (whichever is greater)	-
Athletic Field, Stadium, Arena	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	1/125 gfa or 1/3 bleacher and spectator seats (whichever is greater)	-
Civic Club/Fraternal Lodge										P		P	P	P	P			-	1/200 gfa	-
Commercial Amusement, Indoor												P	P	P	P	S	P	-	1/150 gfa	-
Commercial Amusement, Outdoor												S	P	P	S		S	-	1/1,000 sf of amusement area and accessory uses	-
Cultural Facility										P	S	P	P	P	S		P	-	1/300 gfa	-
Day Camp, Private	S																	-	Determined by SUP	-
Dry Boat Storage	S												S	S	P			-	1/2000 gfa	-
Equestrian Camp, Private	P	S																-	.5/stall	-

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Golf Course/Country Club	S	S	S	S														-	5/green + 1/150 gfa for clubhouse/ dining areas	-
Health & Fitness Gym (indoor)										S		P	P	P	S	P	P	-	1/150 gfa	-
Marina	S											S	S	S				-	1/5 slips + 1/2000 gfa for dry boat storage + 1/150 gfa for retail/dining areas	-
Public Amusement, Temporary												*	*	*	*			-	N/A	Art. VIII, Ch. 30, City Code.
Racing Track																		-	-	-
Reception Facility, Large Scale												S	S	S	S			-	1/100 gfa or 1 space for each 3 occupants (whichever is greater)	Sec. 2.52(A) (20)
Reception Facility, Small Scale												P	P	P	P				1/100 gfa or 1 space for each 3 occupants (whichever is greater)	Sec. 2.52(A) (20)
Recreational Vehicle Park													P (PD req.)					-	1/RV pad + 1/8 RV pads for guest/customer/ employee parking	Sec. 2.52(A) (34)
Shooting Range, Indoor													S	P	P			-	1/500 gfa + 1/target alley	-
Shooting Range, Outdoor	S																	-	1/500 gfa + 1/target alley	-
Theater, Large Scale												S	P	P				-	1/3 seats	-
Theater, Small Scale												P	P	P			S	-	1/3 seats	-

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Zoo	S																	-	1/600 square feet of exhibit area	-
OFFICE, RETAIL & SERVICE USES																				
Alternative Financial Establishment													S					-	1/250 gfa	-
Antique Shop (indoors only)												P	P	P			S	-	1/250 gfa	-
Bait Sales, Live												S	S	P				-	1/250 gfa	-
Bakery, Retail									S	P	P	P	P	P	P	P	P	-	1/250 gfa	-
Bed and Breakfast	P	S	S													S	S	-	1/guest room + residential use requirement (according to that use)	Sec. 2.52(A) (11)
Business & Media Service									P	P	P	P	P	P	P	P	P	-	1/300 gfa	-
Call Center										P		P	P	P	P		S	-	1/150 gfa	-
Commercial Blood, Plasma, Tissue and Cell Collection Center												P	P	P					1/250 gfa	Sec. 2.52(A) (28)
Convenience Store (1,000–5,000sf)										S	S	P	P	P	P		S	-	1/250 gfa	Sec. 2.52(A) (1)
Financial Institution									P	P	P	P	P	P		P	P	-	1/300 gfa	Sec. 4.20
Flea Market, Indoor													S	S				-	1/200 gfa	Sec. 2.52(A) (32)
Flea Market, Outdoor														S				-	1/500 sf site area	Sec. 2.52(A) (32)
Furniture, Household Furnishings and Appliance Sales/Rental												P	P	P				-	1/400 gfa	-
Grocery/Supermarket (>5,000sf)												P	P	P		S	S	-	1/250 gfa	-
Home Improvement Center (>50,000sf)												P	P	P				-	1/250 gfa	-
Hotel/Motel, Extended Stay										S		S	S		S			-	1.25/room + 1/200sf restaurant, retail, conference and office area	Sec. 2.52(A) (11)

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Hotel/Motel, Full Service										P		P	P		S		S	-	1/room + 1/200sf restaurant, retail, conference and office area	Sec. 2.52(A) (11)
Hotel/Motel, Limited Service										S		S	S		S			-	1/room + 1/200sf restaurant, retail, conference and office area	Sec. 2.52(A) (11)
Indoor Shopping Mall												P	P	P				-	0-400,000 gfa: 1/250 gfa 401,000+ gfa: 1/300 gfa	Sec. 2.52(A) (33)
Kiosk, Trailer or Mini- Structure (attended):		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail/Service											S	P	P	P	P		S	-	1/employee	Sec. 2.52(A) (7), Sec. 4.20
Recycled Materials Collection												S	P	P	P			-	1/employee	Sec. 2.52(A) (8), Sec. 4.20
Landscape Nursery (retail)												P	P	P	S			-	1/250 gfa + 1/2,000sf outdoor area	-
Landscape Nursery/Tree Farm (wholesale)	S												S	P	P			-	1/2,000sf outdoor area	Sec. 2.52(A) (17)
Laundry, Drop-Off (with drive-through or window)											P	P	P	P		S	S	-	1/250 gfa	Sec. 4.20
Laundry, Drop-Off (without drive-through or window)											P	P	P	P		S	S	-	1/250 gfa	-
Laundry, Self-Serve (Laundromat)											S	S	P	P	S			-	1/250 gfa	-
Mobile Food Truck Park												S	S	S	S		S		Set by SUP	Sec. 2.52(A) (37)
Office, General									P	P	P	P	P	P	P	P	P	-	1/300 gfa	-
Pawn Shop														P				-	1/250 gfa	-

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Personal Services										S	P	P	P	P	S	P	P	-	1/250 gfa	-
Pet Store (indoors only)											S	P	P	P		P	P	-	1/250 gfa	-
Pharmacy (with drive-through or window)										P	S	P	P	P		S	S	-	1/250 gfa	Sec. 4.20
Pharmacy (without drive-through or window)										P	S	P	P	P		P	P	-	1/250 gfa	-
Produce Stand/Outdoor Farmers Market	S										S	S	P	P			S	-	4 + 1/600sf of site area	-
Restaurant										P	P	P	P	P	P	P	P	-	1/100 gfa	-
Restaurant, Drive-Through												S	S	S	S			-	1/100 gfa	Sec. 4.20
Retail Store											P	P	P	P		P	P	-	1/333 gfa	-
Sexually Oriented Business															P			-	1/250 gfa	Art. VIII, Ch. 26, City Code
Smoke Shop															S			-	1/250 gfa	-
Studio, Arts/Crafts											P	P	P	P		P	P	-	1/250 gfa	-
Studio, Fitness or Performing Arts											P	P	P	P		P	P	-	1/150 gfa	-
Tattooing/Body Piercing Establishment												S	S	S				-	1/250 gfa	Sec. 2.52(A) (6)
Used Goods, Retail Sales (Indoors)												S	P	P				-	1/250 gfa	-
COMMERCIAL USES																				
Bakery, Commercial													S	P	P			-	1/1,000 gfa	-
Building/Garden Materials Sales & Storage (wholesale)														P	P			-	1/400 gfa + 1/1,000 gfa storage area	Sec. 2.52(A) (23)
Bulk Material Sales & Storage (retail or wholesale)														S	S			-	1/1,000 gfa or 1/1,000 outdoor area (whichever is greater)	Sec. 2.52(A) (18)
Commercial Drone Delivery Hub (large)															S			-		Sec. 2.52(A) (38)
Commercial Drone Delivery Hub (small)												S	S	S	S					Sec. 2.52(A) (38)
Contractor's Office/Storage Yard (outside storage)													S	S	P			-	1/500 gfa for office + 1/1,000sf for warehouse	Sec. 2.52(A) (24)

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Contractor's Office/Warehouse (indoors only)													P	P	P			-	1/500 gfa for office + 1/1,000sf for warehouse	Sec. 2.52(A) (25)
Custom Products Manufacturing													S	P	P			-	1/1,000 gfa	-
Equipment Leasing/Rental, Indoor												P	P	P	P			-	1/250 gfa	-
Equipment Leasing/Rental, Outdoor														S	P			-	1/600 gfa	Sec. 2.52(A) (27)
Feed/Grain Mill																		-	-	-
Furniture and Appliance Cleaning/Repair												S	P	P	P			-	1/1,000 gfa	-
Garden, Commercial	P																	-	1/5,000sf of site area-	-
Laundry Plant, Commercial													S	P	P			-	1/300 office gfa + 1/1,000 remainder gfa	-
Meat and Game Processing													S	P	P			-	1/500 gfa	-
Pet Care/Play Facility (indoor)												S	P	P	P	S	S	-	1/300 gfa	Sec. 2.52(A) (9)
Pet Care/Play Facility (outdoor)	S												S	P	P			-	1/300 gfa	Sec. 2.52(A) (9)
Portable Building Sales/Leasing														P	P			-	1/300 office gfa + 1/1,000sf for indoor sales/storage area	-
Printing/Publishing House										S		S	S	P	P			-	1/300 office gfa + 1/1,000 remainder gfa	-
Recording Studio/Media Production										S		P	P	P	P		S	-	1/300 gfa	-
Recycling Collection Center (no outside storage)														S	S			-	1/300 gfa for office + 1/1,000sf warehouse and storage area	Sec. 2.52(A) (8)

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Recycling Salvage Yard (unlimited outside storage)															S			-	1/300 gfa for office + 1/1,000sf warehouse and storage area	Sec. 2.52(A) (8)
Self-Storage Facility (mini-warehouse)												S	S	P	P			-	1/20 units (1/25 units if over 100 units in development) + 1/300 office gfa	Sec. 2.52(A) (16)
Small Engine/Lawn Equipment Rental & Repair (indoors)												S	P	P	P			-	1/300 gfa	-
Taxidermist													S	P	P			-	1/400 gfa	-
Vehicle Dispatch & Storage													S	S	P			-	1/300 office gfa + 1/1,000 remainder gfa	-
Veterinary Clinic, Large Animal (outdoor pens)	S																	-	1/400 gfa	-
Veterinary Clinic, Small Animal (indoors only)									S	P	S	P	P	P	P	P	P	-	1/300 gfa	-
Veterinary Clinic, Small Animal (outdoor kennels, runs)	S												S	P	P			-	1/300 gfa	-
MOTOR VEHICLE & RELATED USES																				
Automobile Leasing/Rental										S		P	P	P	P			-	1/400 gfa	Sec. 2.52(A) (3)
Automobile Repair, Major													S	P	P			-	1/400 gfa + 2/repair bay	Sec. 2.52(A) (3), Sec. 4.20
Automobile Repair, Minor												S	P	P	P			-	1/400 gfa + 2/repair bay	Sec. 2.52(A) (3), Sec. 4.20
Automobile Sales, New or Used													S	P	S			-	customer parking: 1/400 gfa (minimum 2 spaces), plus 1 space per employee on- site at any time	-

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Boat Sales, Leasing & Repair (outside storage)												S	S	P	S			-	1/600 gfa	Sec. 2.52(A) (14)
Car Wash, Automated/Rollover												S	P	P	P			-	1/200 gfa	Sec. 2.52(A) (3), Sec. 4.20
Car Wash, Full-Service/Detail												S	P	P	P			-	1/200 gfa	Sec. 2.52(A) (3), Sec. 4.20
Car Wash, Self-Service/Wand													S	P	P			-	1/bay	Sec. 2.52(A) (3), Sec. 4.20
Impoundment Lot (commercial/private)															S			-	1/300 office gfa	-
Motorcycle/ATV Sales, Leasing & Repair (new and used – indoors only)													P	P	S			-	1/400 gfa	-
Parking Lot or Garage, Commercial										P		P	P	P	P	P	P	-	1/300 office gfa	-
Personal Watercraft Sales, Leasing & Repair (new and used)												S	P	P	S			-	1/400 gfa	-
Recreational Vehicle/Trailer Sales, Leasing & Repair													S	P	S			-	1/600 gfa	-
Salvage Yard, Automotive																		-	-	-
Travel Center																		-	-	-
Truck/Bus Repair														S	S			-	1/600 gfa	-
Truck/Bus Sales & Leasing/Rental														S	S			-	1/600 gfa	-
Truck/Bus Storage														S	S			-	1/300 office gfa	-
Truck/Bus Wash														P	P			-	1/250 gfa + 1/bay	Sec. 2.52(A) (3), Sec. 4.20
Wrecker/Towing Service														P	P			-	1/300 office gfa + 1/wrecker	-
TRANSPORTATION USES																				

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Airport/Heliport														S	S			-	1/4 seating accommodation + .5/employee at maximum shift	-
Bus Stop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	NA	-
Helipad										S		S	S	S	S		S	-	5/helipad	-
Motor Freight Terminal/Railroad Switching Yard															P			-	1/1,000 gfa	-
Transit Station, Public									P	P	P	P	P	P	P	P	P	-	Determined by operating agency	-
Transportation Depot, Passenger (commercial)													S	S	S			-	Determined by SUP	Sec. 2.52(A) (10)
Transportation Terminal, Passenger (commercial)																		-	-	-
INDUSTRIAL USES																				
Animal Feed Processing & Storage															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
Batching Plant															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	Sec. 2.52(A) (26)
Batching Plant, Temporary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	Sec. 2.52(A) (26)

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Breweries/Wineries/ Distilleries												S	S	S	P	S	S		1/1,000 gfa or 5 visitors + 1/employee at max. shift, whichever is greater 1/100 gfa for dining and tasting areas	Sec. 2.52(A) (35)
Data Center										S				P	P		S		1/5,000 gfa	-
Distribution Center, Large (indoors only)														S	P			-	1/300 office gfa + 1/1,000 remainder gfa	Sec. 2.52(A) (30)
Distribution Center, Small (indoors only)													S	P	P			-	1/300 office gfa + 1/1,000 remainder gfa	Sec. 2.52(A) (30)
Food Processing & Storage														S	S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
Gas or Petroleum Drilling or Pipeline	S														S			-	N/A	Sec. 2.52(A) (21)
Heavy Machinery Sales, Rental, Storage & Repair														S	S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
High Risk Use															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Industrial or Manufacturing, Heavy															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	Sec. 2.52(A) (31)
Industrial or Manufacturing, Light													S	P/S3S4	P/S3S4			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	Sec. 2.52(A) (31)
Laboratory, Analytical or Research (indoor)										S		S	P	P	P			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
Leather & Allied Products Manufacturing															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
Mining/Mineral Extraction																		-	-	-
Warehouse, Office/Showroom (indoors only)												S	P	P	P			-	1/300 office gfa + 1/1,000 remainder gfa	-
UTILITY & SERVICE USES																				
Antenna, Commercial	*	S	S	S	S	S	S	S	S	S	S	S	P	P	S	S	S	S	N/A	Secs. 2.64 & 2.65
Antenna, Private	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-	N/A	Div. 6, Art. 5, Ch. 2
Electric Generating Plant	S														S			-	1/employee at maximum shift	-
Electric Substation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			-	1/employee at maximum shift	-
Gas Regulating Station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			-	1/employee at maximum shift	-

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum</u> Parking Requirements	Cross- Reference(s) for Special Standards
Telecommunications Switching Station	S	S	S	S	S	S	S	S	P/ S4S <u>5</u>	P/ S4S5	P/ S4S5	P/ S4S5	P/ S4S5	P/ S4S5	P/ S4S <u>5</u>			-	1/employee at maximum shift	-
Wind Energy Conversion System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	N/A	Div. 7, Art. 5, Ch.2

ZONING REGULATIONS

¹These Elder Care uses are permitted by right in this district if located within 1,000 feet of a Hospital, measured property line to property line.

⁴²For multifamily maximum parking requirement, see Section 4.20(K)(1).

²³Day Care, Youth - Registered Child-Care Home: Allowed by right in the designated zoning districts, subject to the regulations for Home Occupations (see Section 2.61 of Chapter 2)

³⁴Light Industrial/Manufacturing uses require issuance of an SUP where contiguous or where within 100' of a residential zoning district or a residential use.

⁴⁵Telecommunications Switching Station uses require issuance of an SUP when located within 1,000 feet of a residential zoning district.

(Ordinance 6773 adopted 5/19/15; Ordinance 6876 adopted 12/13/16; Ordinance 6925 adopted 7/18/17; Ordinance 6979, sec. 1, adopted 4/17/18; Ordinance 7001, sec. 1, adopted 8/7/18; Ordinance 7104, sec. 2, adopted 11/5/19; Ordinance 7107, sec. 26, adopted 12/3/19; Ordinance 7138, sec. 2, adopted 4/7/20; Ordinance 7142, sec. 1, adopted 5/5/20; Ordinance 7323 adopted 5/3/22; Ordinance 7344 adopted 7/5/22; Ordinance 7352 adopted 8/16/22; Ordinance 7370 adopted 10/11/2022; Ordinance 7371 adopted 10/11/2022; Ordinance 7483 adopted 11/14/2023; Ordinance 7497 adopted 1/9/2023; Ordinance 7574 adopted 3/18/2025; Ordinance 7576 adopted 3/18/2025; Ordinance 7578 adopted 4/1/2025; Ordinance 7595 adopted 6/17/2025; Ordinance 7618 adopted 9/2/2025; Ordinance 7655 adopted 3/3/2026)

Exhibit B

Table 5-1: Initial Decision-Makers & Appellate Decision-Makers			
Type of Application or Petition	Initial Decision-Maker	Appellate Decision-Maker	Further Appeal Decision-Maker
Text Amendment to Any GDC Provision Chapter 1, Article 2, Division 3	City Council	—	—
Zoning or Rezoning of Property Chapter 2, Article 2, Division 1, Section 2.05	City Council	—	—
Planned Development (PD) Zoning of Property Chapter 2, Article 2, Division 2, Section 2.13	City Council	—	—
Specific Use Provision (SUP) Zoning of Property Chapter 2, Article 2, Division 3, Section 2.20	City Council	—	—
Zoning Variance Chapter 2, Article 2, Division 5, Section 2.25	BOA	—	—
Preliminary Plat Approval Chapter 3, Article 2, Division 2, Section 3.09	Planning Director	Plan Commission	—
Extension of Preliminary Plat Approval Chapter 3, Article 2, Division 2, Section 3.12	Planning Director	Plan Commission	—
Final Plat Approval Chapter 3, Article 2, Division 3, Section 3.16	Planning Director	Plan Commission	—
Minor Plat Approval Chapter 3, Article 2, Division 4, Section 3.24	Planning Director	Plan Commission	—
Conveyance Plat Approval Chapter 3, Article 2, Division 5, Section 3.32	Planning Director	Plan Commission	—
Replat Approval Chapter 3, Article 2, Division 7, Section 3.39	Planning Director	Plan Commission	—
Amending Plat Approval Chapter 3, Article 2, Division 7, Section 3.40	Planning Director	Plan Commission	—
Plat Vacation Approval Chapter 3, Article 2, Division 7, Section 3.41	Planning Director	Plan Commission	—
Alley Waiver Chapter 3, Article 5, Division 6, Section 3.80	Director of Engineering	Plan Commission	—
Sidewalk Waiver Chapter 3, Article 5, Division 13, Section 3.93	Director of Engineering	Plan Commission	—
Alternative Compliance Request Chapter 4, Article 1, Division 2, Section 4.07	Planning Director	Plan Commission	City Council —
Parking Deviation Chapter 4, Article 2, Division 3, Section 4.20(K)	Planning Director	BOA Plan Commission	— City Council

Exhibit B

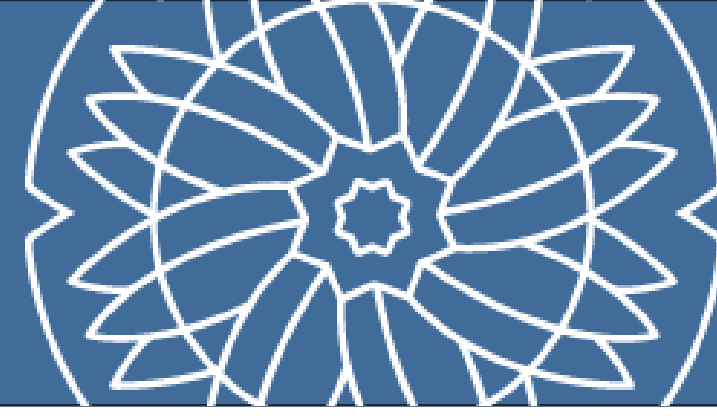
Landscaping or Screening Development Variance Chapter 4, Article 3, Division 9, Section 4.53	Plan Commission	City Council	—
Sign Variance Chapter 4, Article 5, Division 6, Section 4.81	Plan Commission	City Council	—
Increased Sign Area (up to 10%) Chapter 4, Article 5, Division 6, Section 4.81	Planning Director	Plan Commission	City Council
Fence Variance Chapter 4, Article 8, Division 2, Section 4.109	BOA	—	—
Proportionality Appeal Chapter 5, Article 1, Division 2, Section 5.07	City Council	—	—
Vested Rights Petition Chapter 5, Article 1, Division 5	Planning Director	Plan Commission	City Council



GARLAND

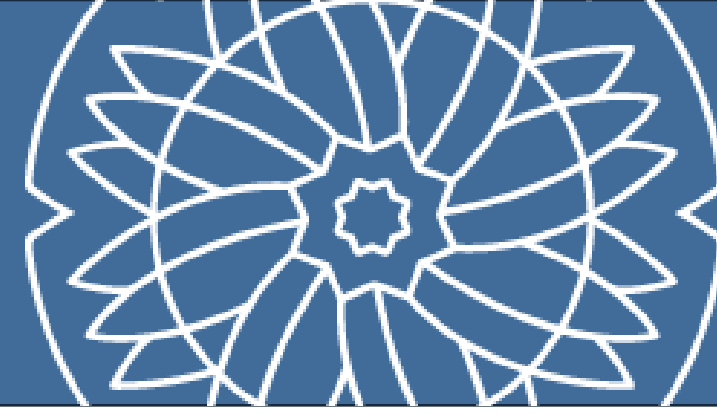
Plan Commission

July 13, 2026



Request

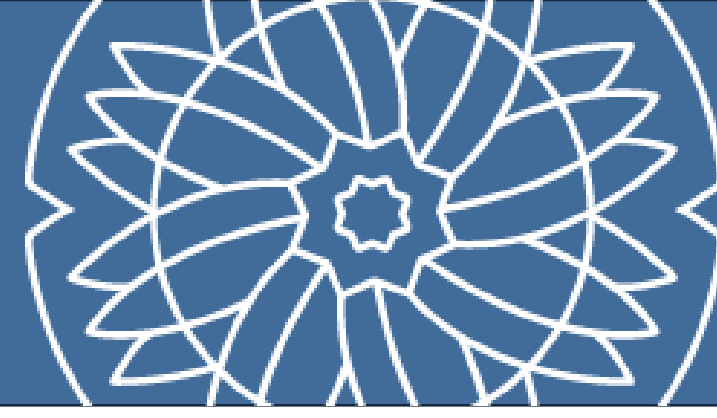
Consider amendments to Chapter 2 Zoning Regulations, Chapter 4 Site Development, and Chapter 5 Relief Procedures and Enforcement generally related to parking requirements.



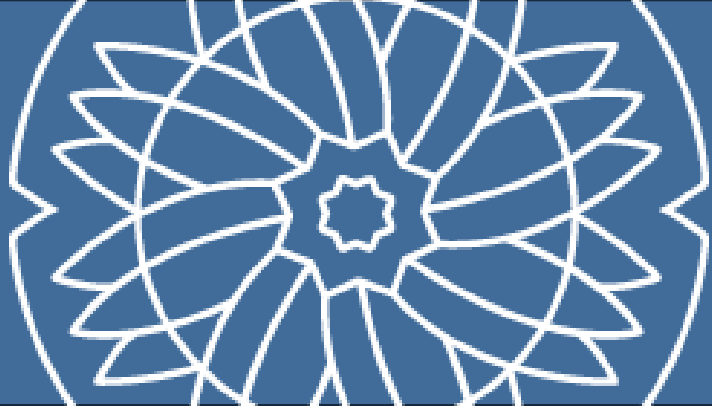
Background

- The Garland Development Code (GDC) currently provides various relief procedures at [§ 4.20\(K\)](#) that allow a development to exceed parking requirements by certain percentages based on project square footage
- Existing regulations are overly complex and do not provide adequate relief at the administrative level
- Proposal would simplify relief procedures and streamline review of parking deviation requests

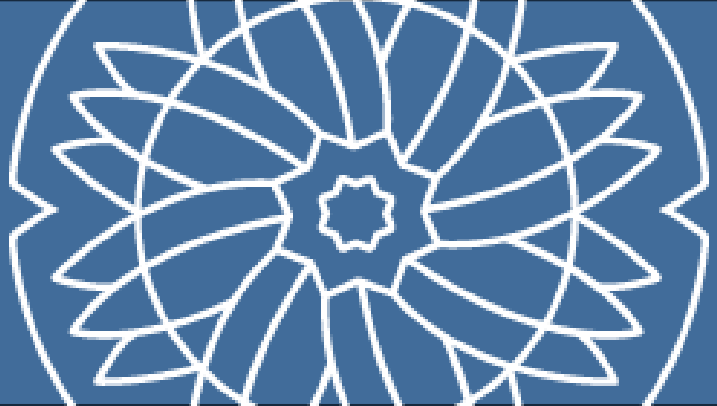
Land Use Matrix



- Parking requirements are listed per use in the Land Use Matrix
- Currently unclear whether these requirements are minimum spaces required, or maximum spaces allowed
- Proposal would specify that these parking requirements are minimum required



Allowed Increase of Required Off-Street Parking Spaces		
Parking Requirement	Number of Spaces	Relief Procedure
Minimum parking requirement	1 space per dwelling unit	N/A
Maximum parking requirement	Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces	None
Any increase above maximum	Any %	None (PD)



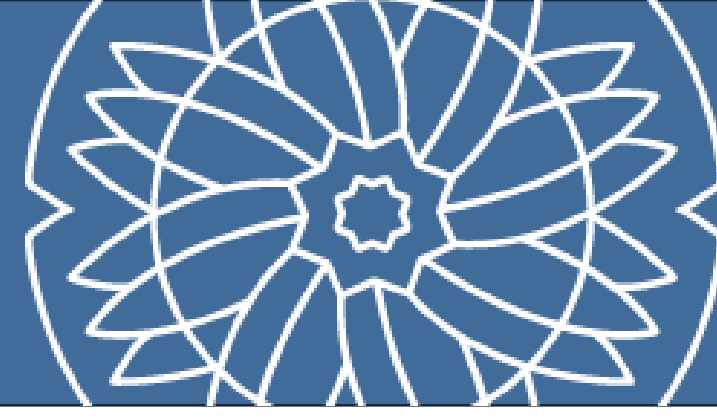
Allowed Increase of Required Off-Street Parking Spaces		
Minimum Parking Requirement	Percent of Allowed Increase from Minimum Parking Requirement	Relief Procedure
Based on use	Up to 15%	None
	+15%-30%	Parking Deviation
	+30%	None (PD)

Relief Procedure

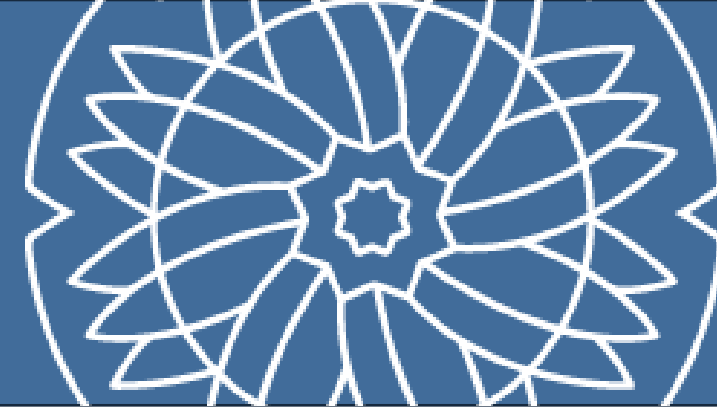


- Parking Deviation request may be submitted following the same process as an Alternative Compliance Request
- Request would require a parking generation study prepared by a licensed transportation engineer, demonstrating the need for additional parking
- Applicant may also submit other documents that, at the discretion of the Planning Director, demonstrate the need for additional parking
- Any Parking Deviation would need to be mitigated through methods such as pervious parking, increased landscaping, or increased stormwater controls

Structured Parking



- Proposal would exempt any structured parking from maximum parking requirements
- Would not be required to submit a Parking Deviation request
- Intended to eliminate friction for developers wanting to provide structured parking



Staff Recommendation

Approval of the GDC amendment.

Thank You

Questions?

