



GARLAND

Mission

We serve to grow public trust and a thriving Garland community, today and for the future.

CITY OF GARLAND WORK SESSION OF THE CITY COUNCIL

Vision

Garland will be an engaged and vibrant community that residents proudly call home.

The Garland City Council extends to all visitors a sincere welcome. We value your interest in our community and your participation in the meetings of this governing body. Visit GarlandTX.gov/Council for a full list of meeting dates.

The Council Chambers at Garland City Hall is wheelchair accessible, and ADA parking is available on the street as well as in the public parking garage. Persons with disabilities 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.

NOTICE: Pursuant to Section 551.127 of the Texas Government Code, one or more members of the City Council may attend this meeting by internet/video remote means. A quorum of the City Council, as well as the presiding officer, will be physically present at the above-identified location. Members of the public that desire to make a public comment must attend the meeting in person.

PUBLIC COMMENTS ON WORK SESSION ITEMS

Members of the audience may address the City Council on any Work Session item at the beginning of the meeting. Speakers are allowed three minutes each, grouped by agenda item and called in the order of the agenda. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers and on the visitor's side of the Work Session Room) and give it to the City Secretary before the Mayor calls the meeting to order. Speakers are limited to addressing items on the Work Session agenda only. Items on a Regular Meeting agenda should be addressed at the respective Regular Meeting. Items not currently on an agenda may be addressed during the citizen comments portion of any Regular Meeting.

CONSIDER THE CONSENT AGENDA

Council may ask for discussion or further information on any item posted in the consent agenda of the next Regular Meeting. Council may also ask that an item on the consent agenda be pulled and considered for a vote separate from the consent agenda at the next Regular Meeting. All discussions or deliberations are limited to posted agenda items and may not include new or unposted subject matter.

VERBAL BRIEFINGS

Council may ask for discussion, further information, or give direction to staff on an item posted as a verbal briefing.

1. Discussion of FY 2026-27 Proposed Annual Operating Budget

Continue discussion of the FY 2026-27 Proposed Annual Operating Budget.

Presenter: Allyson Bell Steadman, Chief Financial Officer, Fahad Qadir, Budget Manager

2. Potential GDC Amendment for Townhouse Standards in the Garland Development Code

Staff will provide an overview on a potential GDC amendment for townhouse standards.

Presenter: Nabila Nur, Planning & Development Director

3. GDC Amendment 26-05

Staff will provide an overview of the GDC Amendment 26-05 related to parking deviations.

Presenter: Nabila Nur, Planning & Development Director

4. Briefing on the Film Friendly Texas Certification Program

Staff will provide Council with an overview of the recent efforts and progress made toward obtaining Film Friendly Texas Certification for the City of Garland.

Presenter: Dana Lodge, CVB & Events Director

5. Public Safety Committee Report - Public Safety Committee, including Fire & EMS Stakeholder Committee Update

Mayor Pro Tem Ott, Chair of the Public Safety Committee, and Staff, will brief Council on the work and progress to date of the Public Safety Committee.

Presenter: Scott Vornberg, Interim Chief of Police, Mistie Gardner, Managing Director - Emergency Management

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

Terms are usually staggered whereby at least half of the membership has previous experience. Members are appointed based on qualifications.

6. Councilmember Joe Thomas Jr.

- **Tony Bui - Community Multicultural Commission**

7. Deputy Mayor Pro Tem Carissa Dutton

- **Prudence Ndudi - Garland Youth Council**
- **Safa Khajamohideen - Garland Youth Council**

ANNOUNCE FUTURE AGENDA ITEMS

A Councilmember, with a second by another member or the Mayor alone, may ask that an item be placed on a future agenda of the City Council or of a committee of the City Council. No substantive discussion of that item will take place at this time.

ADJOURN

All Work Sessions of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Tuesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies of the meetings can be purchased through the City Secretary's Office (audio CDs are \$1 each and DVDs are \$3 each).

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

1. Pending/contemplated litigation, settlement offer(s), and matters concerning 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.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.
5. The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.
6. Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.
7. Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:
 - generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
 - bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
 - effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
 - risk management information, contracts, and strategies, including fuel hedging and storage;
 - plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
 - customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

Each year, the City Council reviews and updates its goals for the Garland community and City operations. City management uses the goals to guide operational priorities, decision-making and resource allocation.



OUR FOUR STRATEGIC GOALS



PROTECT CORE
SERVICES



ACCELERATE ECONOMIC
REDEVELOPMENT



STRENGTHEN FINANCIAL
STEWARDSHIP



ALIGN, EXECUTE,
MEASURE & COMMUNICATE

"We don't need a bigger Garland. We need a stronger one."

10-YEAR STRATEGIC PLAN · 2026-2036 · CITY OF GARLAND, TEXAS



GARLAND

CITY COUNCIL STAFF REPORT

1

Meeting Date: August 3, 2026

Title: Discussion of FY 2026-27 Proposed Annual Operating Budget

Submitted by: Allyson Bell Steadman, Chief Financial Officer

Strategic Focus Area: Strengthen Financial Stewardship

Issue / Summary

Continue discussion of the FY 2026-27 Proposed Annual Operating Budget.

Background

Planned calendar for City Council discussion and public engagement on the FY 2026-27 Proposed Annual Operating Budget:

Date	Time	Activity
July 6, 2026	6:00 PM	Presentation of FY 2026-27 Proposed Annual Operating Budget by City Manager
July 7, 2026	-	Proposed Budget available for public review in libraries, City Secretary's Office and City's website: https://www.garlandtx.gov/3528/Annual-Budget-Documents
July 25, 2026	8:30 AM	Special Council Work Session - Department presentations and Council continues discussion of Proposed Budget
July 28, 2026	6:00 PM	Special Council Meeting - Submittal of appraisal role and vote to place a proposal to adopt the Tax Rate for 2026-27 at a future meeting, including public hearing dates
August 3, 2026	6:00 PM	Regular Work Session - Council continues discussion of Proposed Budget
August 4, 2026	7:00 PM	Council Regular Meeting - Hold Public Hearings on the Proposed Budget and Tax Rate
August 11, 2026	6:00 PM	Special Council Work Session - Hold Public Hearings on the Proposed Budget and Tax Rate, then Council continues discussion of Proposed Budget
August 17, 2026	6:00 PM; 7:00 PM	Regular Work Session - Council provides final direction on the Proposed Budget

Council Regular Meeting -

1. Hold Public Hearing on the Tax Rate
2. Hold Public Hearing on the Proposed Budget
3. Adopt Ordinance Ratifying Property Tax Revenue
4. Adopt 2026-27 Annual Operating Budget
5. Set Tax Rate
6. Call for a Tax Rate Election in November 2026
7. Adopt Fee and Rate Changes
8. Adopt Civil Service Ordinance

Consideration / Recommendation	
Information only.	
Attachments	
None	



GARLAND

CITY COUNCIL STAFF REPORT

2

Meeting Date: August 3, 2026

Title: Potential GDC Amendment for Townhouse Standards in the Garland Development Code

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Accelerate Economic Redevelopment
Align Execute Measure & Communicate

Issue / Summary

Staff will provide an overview on a potential GDC amendment for townhouse standards.

Background

The Garland Development Code (GDC) currently provides standards for townhouse development at § 2.37 that require limited design elements and amenities. Following the recent update to multifamily standards, townhouses are now permitted in any zoning district that permits multifamily properties.

Consideration / Recommendation

Staff will provide an overview of a potential GDC amendment to enhance existing townhouse development standards and align them with the recently updated multifamily standards. If Council chooses to move forward, staff will return with the updated standards for consideration at a later date.

Attachments

A. Townhouse Standards Staff Presentation



GARLAND

Townhouse Standards

May 18, 2026

City Council Work Session



- Main goal of ordinance amendment would be to enhance standards for medium density residential to:
 - Facilitate greater density in appropriate locations in Garland
 - Attract a broader range of quality households to the city
- Existing townhouse standards are a good start, but could be updated to achieve this goal



- Inclusion of shared access easement for townhouse developments
- Enhancing the streetscaping standards (public street vs. shared access)
- Enhancing building articulation standards (Riverset PD has great examples)
- Introduce a robust list of amenities to build flexibility
- Making alleys mandatory for townhouses
- Evaluate development standards for infill and urban settings



Enclosed front porches

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

3

Meeting Date: August 3, 2026

Title: GDC Amendment 26-05

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Accelerate Economic Redevelopment

Issue / Summary

Staff will provide an overview of the GDC Amendment 26-05 related to parking deviations.

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.

The item was presented to the Plan Commission at their regular meeting on July 13, 2026 and was recommended for approval.

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 requirement 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 establish a maximum parking requirement of up to 15 percent more than the minimum parking ratio 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.

Downtown Exemption: The proposal would establish an exemption for additional parking in the Downtown (DT) District. If parking spaces in excess of the maximum parking requirement for a multifamily or

nonresidential use are provided as publicly shared parking, this additional parking would be exempt from the requirement for a PD request and/or a Parking Deviation request. This element would still need review and approval from the City Attorney's Office.

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, Council asked staff about incorporating possible updates to minimum parking ratios to keep up with modern-day business models and look into the waiver process for minimum parking requirements 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.

Consideration / Recommendation

Staff recommends approval of the GDC amendment.

Attachments

- A. Ord No. _____ - Parking Amendments to GDC
- B. Parking Deviation Staff Presentation

Several elements as it relates to how the parking maximum applies in Downtown are yet to be finalized with CAO.

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

Parking Deviation

August 3, 2026

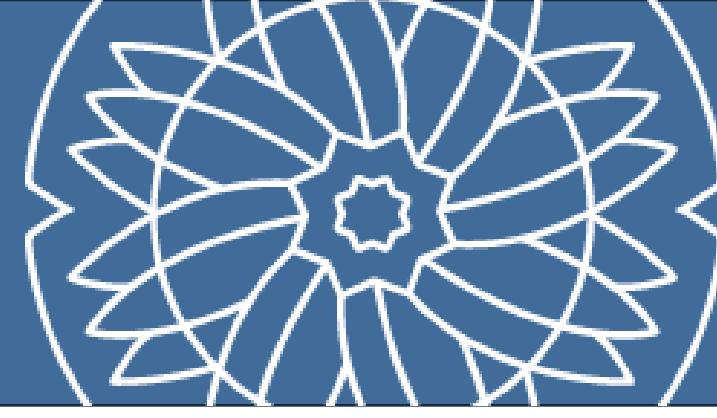
City Council Work Session

Background

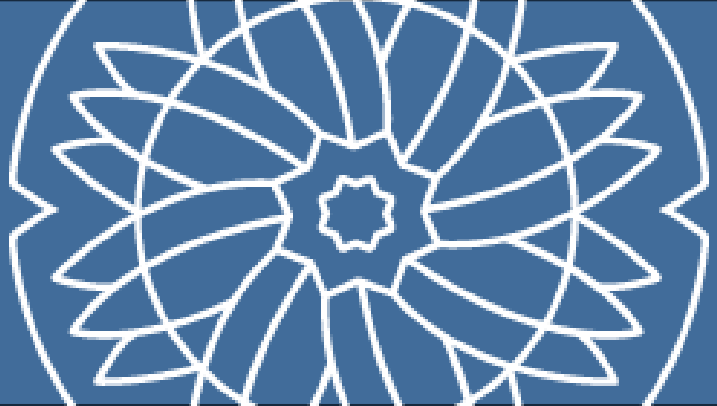


- The Garland Development Code (GDC) currently provides various relief procedures at [§ 4.20\(K\)](#) that allow a development to exceed parking requirements by certain percentages based on project square footage
- Existing regulations are overly complex and do not provide adequate relief at the administrative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

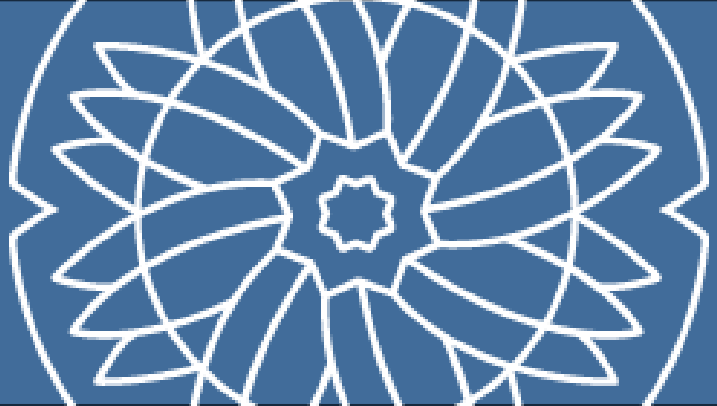
Land Use Matrix



- 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



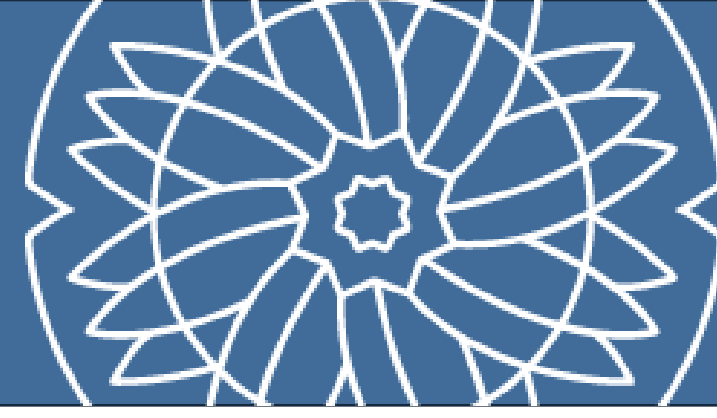
Allowed Increase of Required Off-Street Parking Spaces		
Parking Requirement	Number of Spaces	Relief Procedure
Minimum parking requirement	1 space per dwelling unit	N/A
Maximum parking requirement	Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces	None
Any increase above maximum	Any %	None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



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

* Based on increase from minimum parking requirement

Relief Procedure



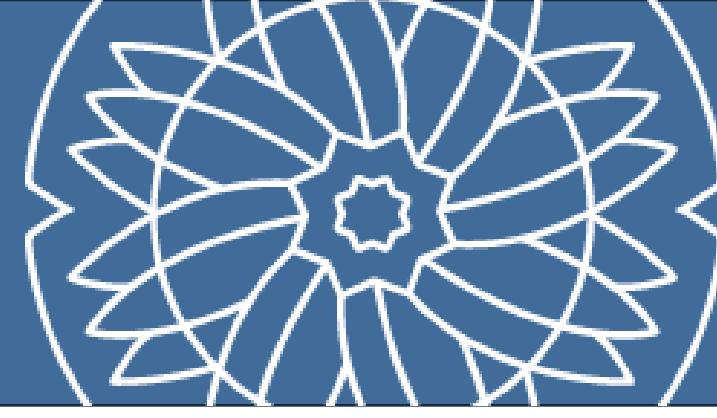
- Parking Deviation request may be submitted following the same process as an Alternative Compliance Request
- Request would require a parking generation study prepared by a licensed transportation engineer, demonstrating the need for additional parking
- Applicant may also submit other documents that, 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

Downtown Exemption



- Proposal would establish an exemption for additional parking in the Downtown (DT) District
- If parking spaces in excess of the maximum parking requirement for a multifamily or nonresidential use are provided as publicly shared parking, this additional parking would be exempt from the requirement for a PD request and/or a Parking Deviation request
- Intended to encourage the addition of parking downtown that is open to the public

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

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

4

Meeting Date: August 3, 2026

Title: Briefing on the Film Friendly Texas Certification Program

Submitted by: Dana Lodge, CVB & Events Director

Strategic Focus Area: Accelerate Economic Redevelopment

Issue / Summary

Staff will provide an update on the City's efforts to obtain Film Friendly Texas Certification, which is intended to attract film and television productions, increase visitor spending, and enhance Garland's visibility as a destination.

Background

At the direction of Council, staff worked with the Texas Governor's Office of Economic Development & Tourism to obtain Film Friendly Texas Certification as a means of attracting film production and generating additional economic impact for Garland.

Consideration / Recommendation

This presentation is provided for informational purposes only. No action is required.

Attachments

A. Film Friendly Designation



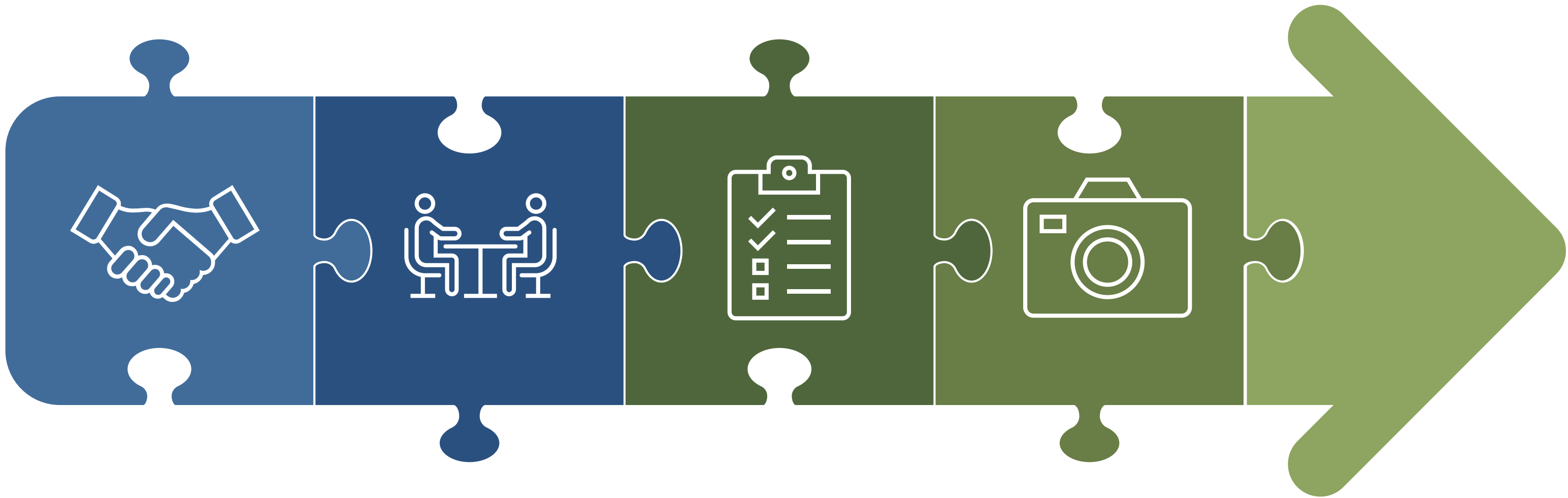
GARLAND

Film Friendly Texas Certification

Certification Steps Overview

Establish Film Friendly
Texas Liaison

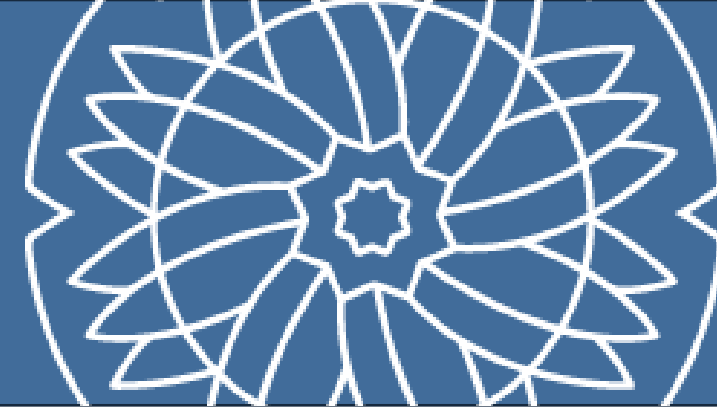
Create Filming
Guidelines



Attend Workshop

Submit Filming
Location Images

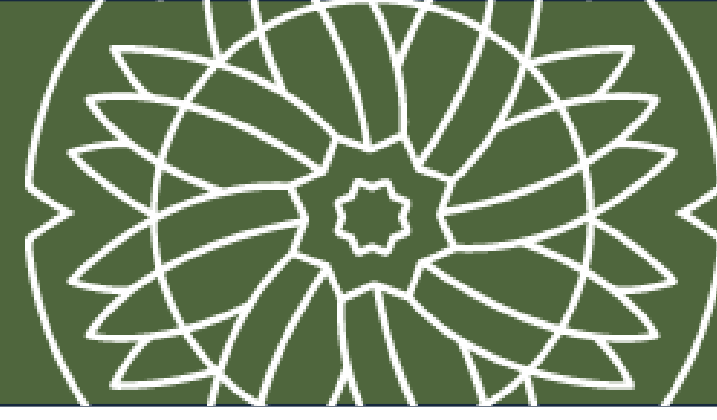




1. Designate an Official Film Friendly Texas Liaison

Establish a Film Friendly Texas liaison affiliated with a local government organization.

- The Special Events Department was selected to serve in this capacity
 - Serve as the primary point of contact for production companies and the Texas Film Commission.
 - Coordinate and facilitate requests related to on-location filming, including the use of City-owned property, streets, sidewalks, parks, and other public spaces.
 - Help streamline communication and ensure an efficient permitting process for filmmakers.

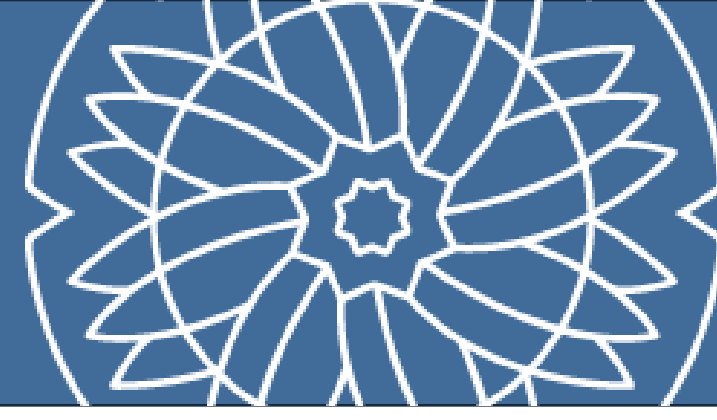


2. Complete the Required Film Friendly Texas Workshop

Attend "How to Become a Film Friendly Texas Certified Community" workshop hosted by the Texas Film Commission.

Fundamentals of supporting media productions, including industry best practices, location selection, filming guidelines, use of public property, and working effectively with production teams.



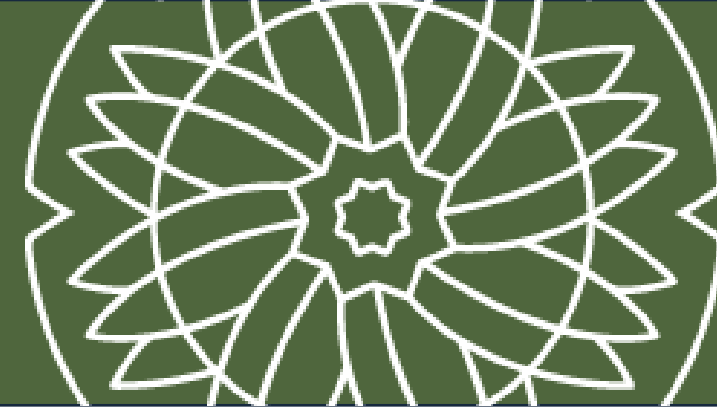


3. Develop Film-Friendly Guidelines

Develop filming guidelines that encourage media production within the community.

- Establish application and scheduling process, and guidelines for use of public property.
- Create a framework that supports the needs of production companies while promoting Garland as a film-friendly destination.





4. Showcase Filming Locations

Submit photographs of filming locations within the community to the Texas Film Commission's official location database.

- Increase Garland's visibility to location scouts and filmmakers searching for filming locations, highlighting a diverse range of settings that demonstrate the production potential.

<i>Location Examples</i>	
<i>Downtown Streetscapes</i>	<i>Firewheel Golf Park</i>
<i>Hat Sculpture</i>	<i>Bob Day Tennis Center</i>
<i>Prisma</i>	<i>Jon Comer Skate Park</i>
<i>Plaza Theater</i>	<i>Surf & Swim</i>
<i>Other Square Elements</i>	<i>Heritage Mueum & Rail Car</i>

Filming Location Examples



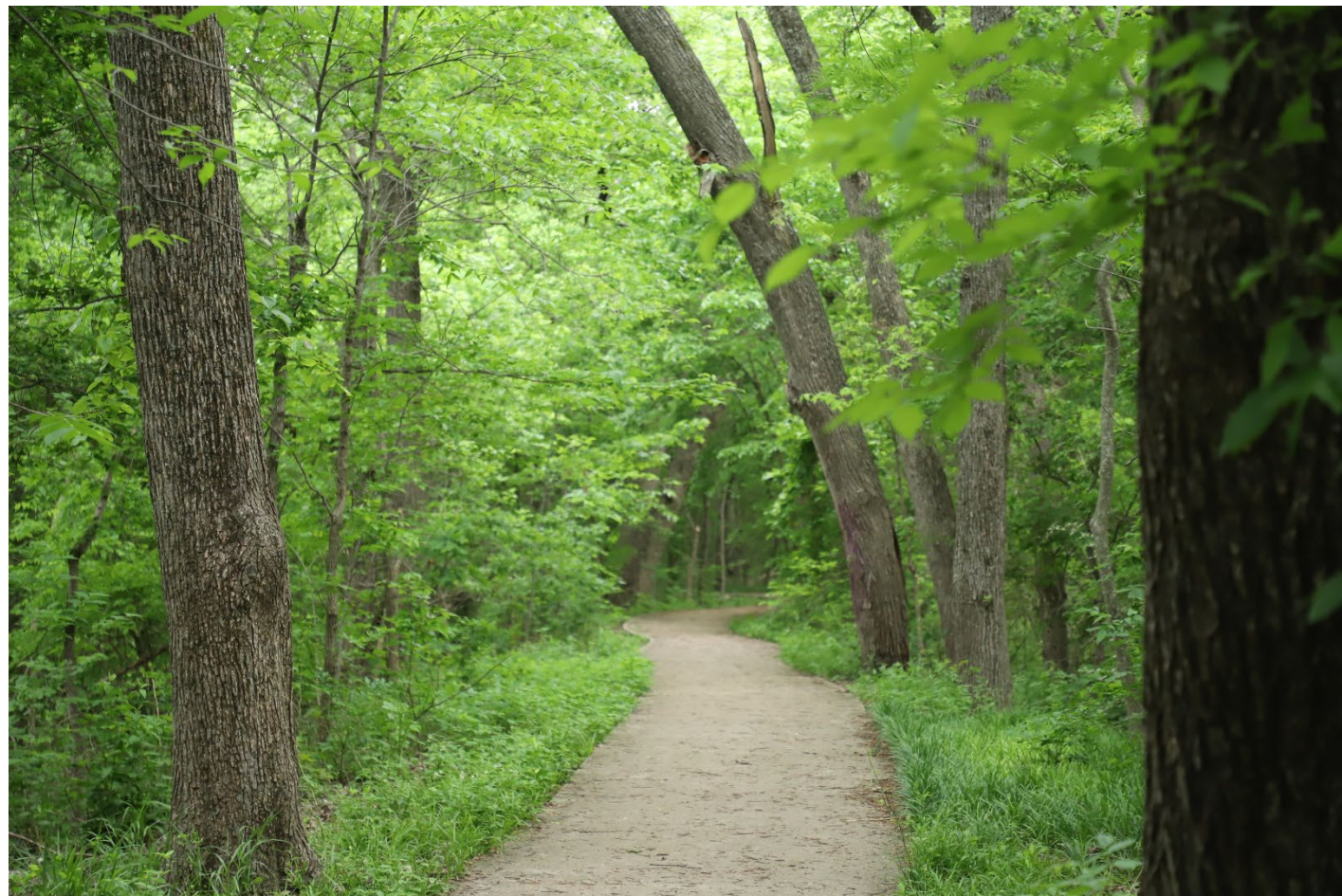
Downtown Garland Square



Jon Comer Skatepark



Garland Landmark Museum



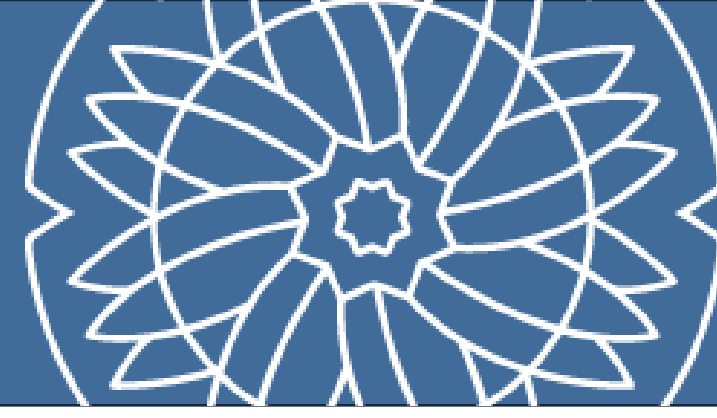
Spring Creek Preserve



Firewheel Golf Park

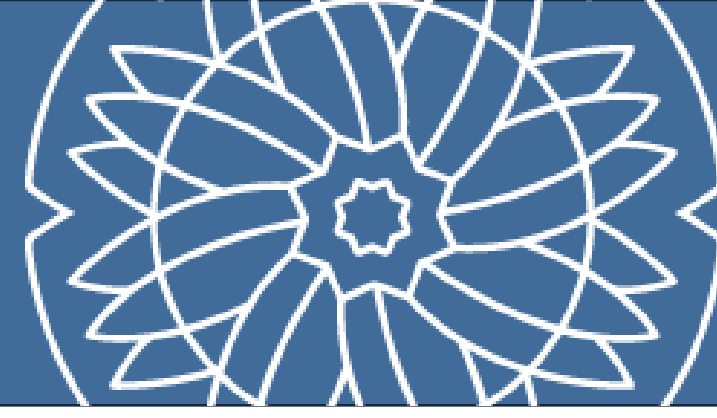


Bob Day Tennis Center



Additional Film Awareness Efforts

- Dedicated website landing page (Visit Garland/COG)
 - Including links to Incentive Options available
 - Texas Moving Image Industry Incentive and Grant Program
- Outreach to Regional Film Commissions (Dallas, Arlington, Fort Worth)
- Outreach to Film-Related Entities
 - Women in Film
 - TX Commission of the Arts
 - Dallas Producers Association
- Outreach to private property owners to encourage property listings



Partnerships: 'It Came from Texas' & Bankhead Film Festivals

- It Came from Texas – Est 2023
- Films with Texas Connections
- Features Industry Professionals

- Bankhead Film Festival – Est 2024
- GISD, Elem, Middle, High Schools
- Showcases Young Filmmakers



Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

5

Meeting Date: August 3, 2026

Title: Public Safety Committee Report - Public Safety Committee, including Fire & EMS Stakeholder Committee Update

Submitted by: Mistie Gardner
Managing Director - Emergency Management

Strategic Focus Area: Protect Core Services

Issue / Summary

Public Safety Committee Report — Public Safety Committee Update, including Fire & EMS Stakeholder Committee Update.

Background

Mayor Pro Tem Ott, Chair of the Public Safety Committee, and Staff, will brief Council on the work and progress to date of the Public Safety Committee.

Consideration / Recommendation

None at this time.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

6

Meeting Date: August 3, 2026

Title: Councilmember Joe Thomas Jr.

- Tony Bui - Community Multicultural Commission

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Align Execute Measure & Communicate

Issue / Summary

Council is requested to consider this appointment to the Community Multicultural Commission.

Background

Pursuant to Article IV, Section 2 of the City Charter, five councilmembers may appoint and remove members serving in appointive positions assigned to that councilmember without cause or notice. Councilmember Thomas Jr. has requested to fill a vacancy on the Community Multicultural Commission. The requested appointment is presented for Council's consideration and formal action.

Consideration / Recommendation

Consider approval of Councilmember Thomas Jr.'s commission appointment as presented.

Attachments

- A. Tony Bui - CMC Application



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees/Charter Review Board/Bond Committee

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: CitySecretary@GarlandTX.gov

Please Type or Print Clearly:

Date: 05/28/2025

Name: Tony Bui

Phone: [REDACTED]

(Home)

Address: 2302 Lone Oak Trl

Phone: _____

(Other)

City, State, Zip: Garland, TX 75044

Email: _____

Resident of Garland for 10 years

Resident of Texas for 15 years

Dallas County Voter Registration Number _____

Garland City Council District Number 7

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

I have been appointed twice on the current TIF board 1 for District 7.

If you have previously served on a City Board or Commission, please specify and list dates of service.

I have been served as TIF 1 Board Member district7 since 2023

List civic or community endeavors with which you have been involved.

TIF 1 Board Member district7

What is your educational background?

Northeastern Illinois University 1994-1997

Triton College in Downer Grove Illinois 1991-1994

What is your occupational experience?

I am a Project Manager in IT industries: Banks, Insurance, Government, Department of Defense. US Navy Veteran

I hereby affirm that all statements herein are true and correct.

Tony Bui
Signature of Applicant

Board or Commission of first, second and third choice:

- ☐ Animal Services Committee
- ☐ Board of Adjustment
- ☐ Bond Committee
- ☐ Charter Review Board
- ☐ Citizens Environmental and Neighborhood Advisory Committee
- ☐ Civil Service Commission
- ☐ Community Multicultural Commission
- ☐ Dallas Area Rapid Transit Board
- ☐ Garland Cultural Arts Commission
- ☐ Garland Youth Council**
- ☐ Library Board

- ☐ North Texas Municipal Water District Board
- ☐ Property Standards Board
- ☐ Parks and Recreation Board
- ☐ Plan Commission
- ☐ Senior Citizens Advisory Committee
- ☐ Unified Building Standards Commission
- ☒ Tax Increment Finance #1 Downtown Board
- ☐ Tax Increment Finance #2 South Board
- ☐ Tax Increment #3 Board
- ☐ Texas Municipal Power Agency Board

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current _____

Past Due _____

Date Appointed _____

Utility Account Status

Current _____

Past Due _____

Appointed By _____

CSO Suit/Claim Filed

Yes _____ No _____

Date Notified _____

Clerk Signature & Date _____

Disclosure Form Filed _____

Revised 08/2023



GARLAND

TEXAS MADE HERE

Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: Tony Bui
- Title: TIF 1 District 7 Board Member
(City Council Member, Plan Commissioner, e.g.)
2. Spouse: _____
- Minor Children
or Dependents: Alexander Bui

3. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

NONE

Business entity means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

NONE

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

NONE

4. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of a corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

NONE

Return completed Disclosure Form to:

City Secretary - City of Garland

P.O. Box 469002

Garland, TX 75046-9002



GARLAND

CITY COUNCIL STAFF REPORT

7

Meeting Date: August 3, 2026

Title: Deputy Mayor Pro Tem Carissa Dutton

- Prudence Ndudi - Garland Youth Council
- Safa Khajamohideen - Garland Youth Council

Submitted by: Tiffany Veno, Chief Communications Officer

Strategic Focus Area: Protect Core Services

Issue / Summary

Council is requested to consider appointments to the Garland Youth Council for 2026-27 as presented.

Background

Two District 6 appointees recently resigned their positions due to conflicting work schedules. Deputy Mayor Pro Tem Carissa Dutton is recommending the following applicants to fill the vacancies:

- Prudence Ndudi
- Safa Khajamohideen

Consideration / Recommendation

Garland Youth Council appointments are presented for Council consideration.

Attachments

None