



GARLAND

NOTICE OF MEETING

CITY OF GARLAND, TEXAS

**Plan Commission
Public Meeting
Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
June 23, 2025
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. Speakers shall register using the electronic registration kiosks in the lobby of City Hall.

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 9, 2025 Plan Commission Minutes

Consider approval of the Plan Commission Minutes for the June 9, 2025 meeting.

2. ZONING

a. Z 23-51 Hooda Enterprises, Inc. (District 7)

*Hold a public hearing and consider the application of **Hooda Enterprises, Inc.**, requesting approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Community Retail (CR) District and 2) a Concept Plan for the existing Fuel Pumps, Retail use. The site is located at 1401 Belt Line Road. (District 7) (File Z 23-51)*

b. DD 25-02 Rashad Haiddar (District 2)

*Hold a public hearing and consider the application of **Rashad Haiddar**, requesting a "Major Waiver" to Chapter 7, Table 7-7 of the Garland Development Code to allow an approximately 102-square-foot wall sign installed that is larger than the maximum allowed area to remain on the building of a property zoned Downtown (DT) District, Downtown, Suburban Corridor (SC) and the Automotive Overlay District. The maximum allowed area for the wall sign is 10 square feet as it is positioned less than 12 feet above grade. The site is located at 136 Lavon Drive. (District 2) (File DD 25-02)*

c. Z 25-12 Wikkibear LLC (District 5)

*Hold a public hearing and consider the application of **Wikkibear LLC** requesting approval of a Specific Use Provision (SUP) for a Food Processing and Storage use on property zoned Industrial (IN). The site is located at 2740 Oakland Street. (District 5) (File Z 25-12)*

d. Z 25-15 Crafton Communications Inc. (District 1)

*Hold a public hearing and consider the application of **Crafton Communications Inc.** requesting approval of 1) a Specific Use Provision (SUP) for an Antenna, Commercial Use 2) a Planned Development amendment to include a deviation related to the required distance from a residential district boundary line and 3) a Concept Plan for an Antenna, Commercial Use, on a property zoned with a base zoning of Community Office (CO) District. The site is located at 4413 Naaman School Road. (District 1) (File Z 25-15)*

e. GDC Amendment ORD 25-06

Hold a public hearing to consider amendments to Chapter 2 Zoning Regulations, Article 2, Division 1 Application for Change of Zoning, Section 2.05 Processing of Zoning Application, Plat, Plan, and Decision, which sets a 30-day maximum period for each postponement of municipal action on a plan or plat.

3. PUBLIC COMMENT

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the Plan Commission Secretary before speaking (cards are located at the entrance to the Council Chambers). The Chairman will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

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.

Planning Report

File No: Z 23-51/District 7

Agenda Item:

Meeting: Plan Commission

Date: June 23, 2025



GARLAND

TEXAS MADE HERE

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Community Retail (CR) District and 2) a Concept Plan for the existing Fuel Pumps, Retail use.

LOCATION

1401 Belt Line Road

APPLICANT

Hooda Enterprises Inc.

OWNER

Arif Hooda

BACKGROUND

The subject property is currently zoned Community Retail (CR). An SUP was granted for the property to have a Fuel Pumps, Retail use in 2003. The SUP was effective for 20 years and has expired since 2023. The site is currently developed with a convenience store and four (4) double-sided fuel pumps.

SITE DATA

The subject site is approximately 0.759-acres and is accessed from Belt Line Road to the South and North Garland Road to the East. The convenience store is approximately 1,886 square feet in size. A 576 square feet detached car wash sits behind the convenience store, but has been out of commission for many years and would require a Specific Use Provision (SUP) to operate again.

USE OF PROPERTY UNDER CURRENT ZONING

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

CONSIDERATIONS

1. The applicant is requesting the SUP to be permitted for 20 years. The SUP time period guide recommends a period of 20-25 years. The applicant initially applied for this new SUP about 9 months after the previous expired.

2. The convenience store and fuel pumps were constructed 41 years ago and is currently in operation. The current owner took over in 2001. Over the last nine years, there have been some code violations that have all been resolved.

Section 2.21 of the Garland Development Code (GDC) allows for the Plan Commission and City Council to attach conditions to the Specific Use Provision to mitigate adverse effects of the proposed use and to carry out the intent of this Section. Conditions may include any, or a combination, of the following:

- (1) Limitation of building size or height;
- (2) Increased open space;
- (3) Limitations on impervious surfaces;
- (4) Enhanced loading and parking requirements;
- (5) Additional landscaping, sidewalk, screening, vehicular access and parking improvements;
- (6) Placement or orientation of buildings and entryways;
- (7) Buffer yards, landscaping and screening;
- (8) Signage restrictions and design;
- (9) Limitation on operation or function of proposed use (for example, hours of operation);
- (10) Limitation on the effective time period for an SUP; or
- (11) Any other criteria to safeguard and protect public health, safety, and welfare.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Vital Neighborhoods with a compact Neighborhoods subcategory for the subject site. Compact neighborhoods provide for areas of moderate increases in density and provide transitions between traditional residential neighborhoods and higher density multi-family and non-residential developments.

These areas accommodate uses such as convenience retail, office space, and public services.

The existing convenience store is compatible with the comprehensive plan as it is a non-residential convenience retail use which serves the routine needs of the surrounding community.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North and West are zoned Planned Development (PD) District 14-47 for townhomes and is currently under construction. The property to the East across North Garland Avenue is zoned Community Retail (CR) District containing a car wash and automobile repair business. Finally, the Properties to the South across Belt Line Road are zoned Community Retail (CR) District and contain a convenience store with fuel pumps as well as a fast-food restaurant, both with valid Specific Use Provisions.

Although the fuel pumps are autocentric in nature and there is another fuel pump use across the street from this establishment, this gas station has served the community for over four (4) decades.

STAFF RECOMMENDATION

Staff recommends the Plan Commission consider approval of a Specific Use Provision (SUP) for the Fuel Pumps, Retail use to continue on the property zoned Community Retail (CR) District and a Concept Plan for the Fuel Pumps, Retail Use.

Saff recommends a five-year time period for this SUP to encourage the business to stay vigilant so that the present situation of operating without a valid SUP does not occur in the future.

ADDITIONAL INFORMATION

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

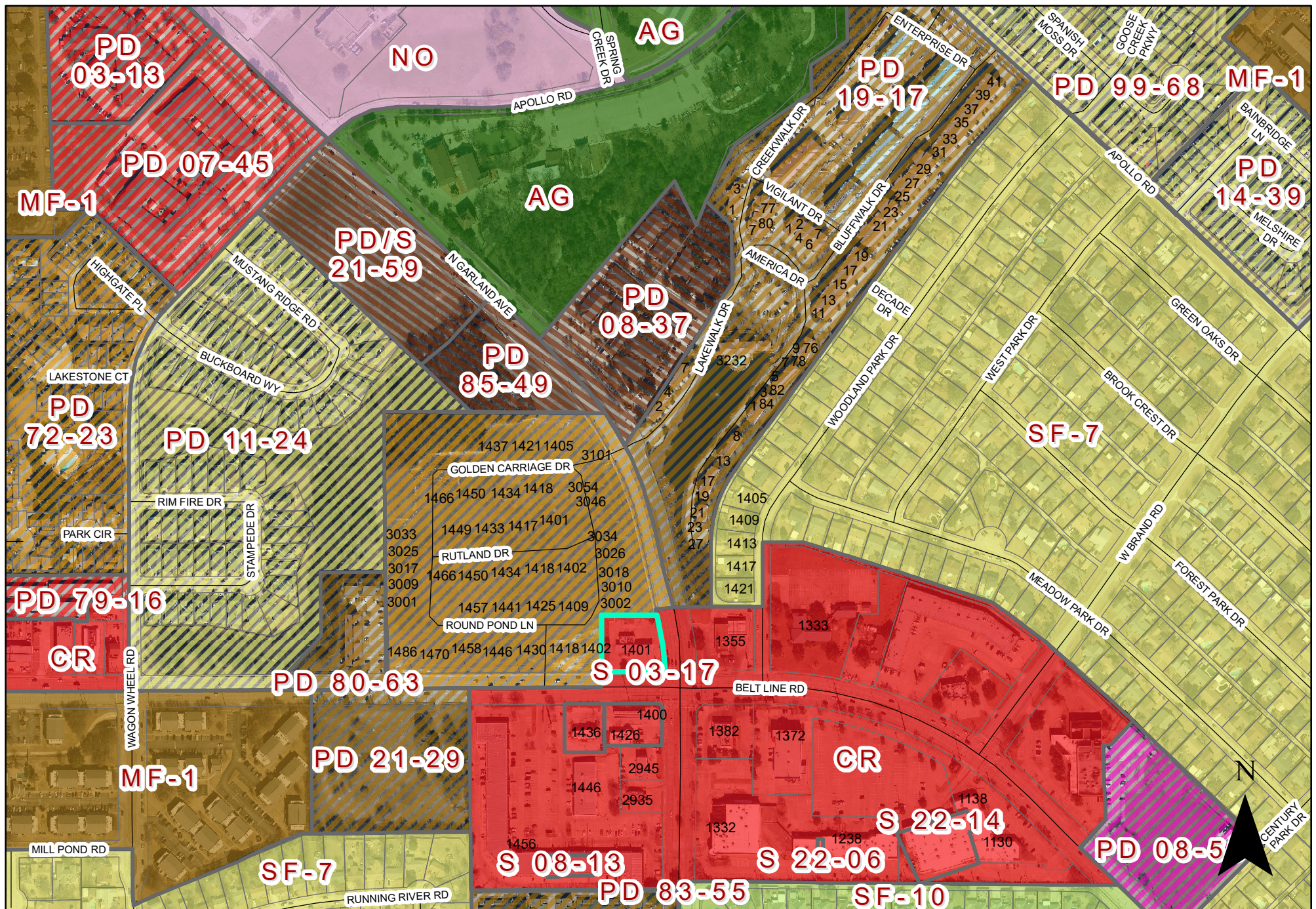
CITY COUNCIL DATE: July 22, 2025

PREPARED BY:

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REVIEWED BY:

Emma Chetuya Ph.D., AICP
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0 260 520 Feet
1 inch = 391 feet

ZONING MAP Z 23-51

INDICATES AREA OF REQUEST

1401 Belt Line Road

Z 23-51



View of the subject property from North Garland Avenue.



Looking at the defunct car wash.



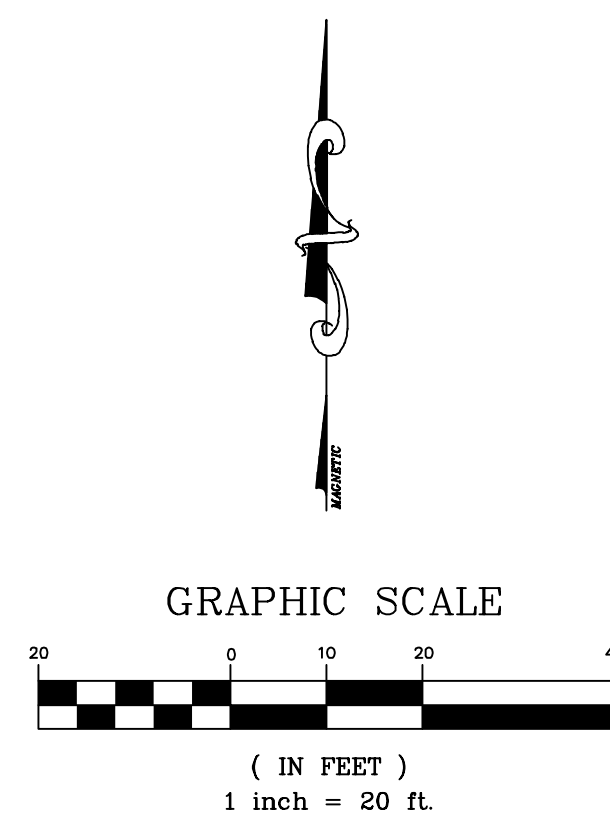
Looking West down Belt Line Road.



The intersection of N Garland Ave and Belt Line Rd.



SUMEER HOMES, INC.
INST. NO. 202300202907
O.P.R.D.C.T.



- ### LEGEND
- | | |
|------|-----------------------|
| | — PROPERTY LINE |
| GP | — GAS PUMP |
| BC | — BRICK COLUMN |
| • | — BOLLARD |
| S.P. | — SIGNAL POLE |
| L/S | — LANDSCAPE AREA |
| | — LIGHT POLE |
| P.P. | — POWER POLE |
| | — WATER VALVE |
| | — FIRE HYDRANT |
| | — WATER VALVE |
| | — LANDSCAPE AREA |
| | — CONCRETE PAVING |
| | — PAVING SPACES |
| | — COVERED/CANOPY AREA |

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.

SITE AND ZONING NOTES

ZONING: COMMUNITY RETAIL (CR)

LOT AREA (SQUARE FEET & ACRES) = 28,775 SQ. FT. & 0.661 ACRES
BUILDING SQUARE FOOTAGE = 1,866 SQ. FT.
LOT/BLOCK = LOT 1, BLOCK 1, MOBIL OIL ADDITION NO. 3
PROPOSED USE = GENERAL MERCHANDISE

SITE PLAN

SUP RENEWAL

MOBIL OIL ADDITION NO. 3

LOT 1, BLOCK 1

CITY OF GARLAND, DALLAS COUNTY, TEXAS

1401 BELT LINE ROAD

OWNER:
HOODA ENTERPRISES, INC.
1401 BELT LINE ROAD
GARLAND, TX 75044

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11 972-742-4411 TBPELS REGISTRATION NO.: F-21608
LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3622-25	1"=20'	APRIL 21, 2025	CP

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-51

1401 Belt Line Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Fuel Pumps, Retail use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Concept Plan:**

Concept Plan: The site shall be in general conformance with the approved Concept Plan. 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, Technical Standard Manual (TSM), a, City code, or the approved SUP.

- I. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD 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.

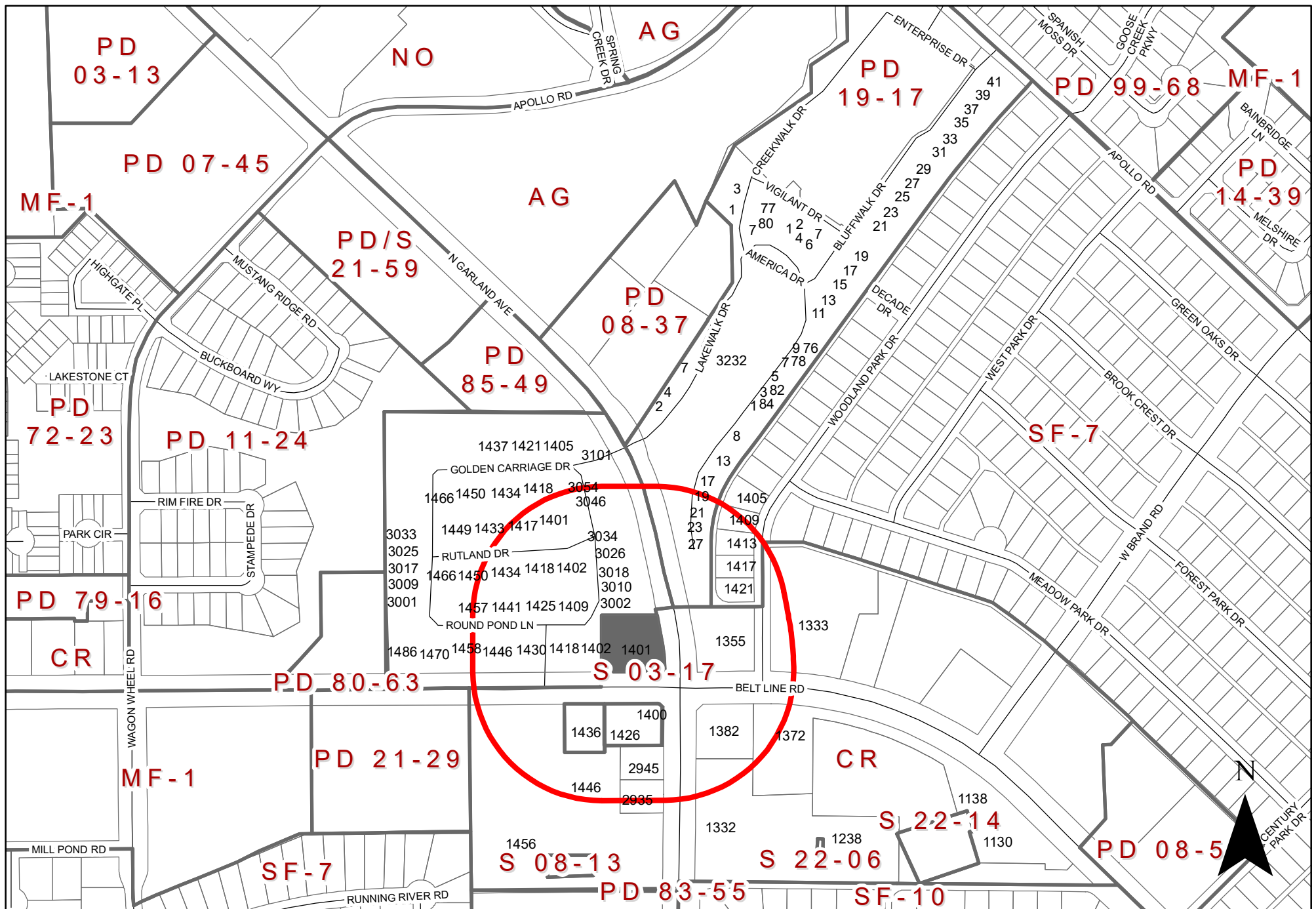
V. Specific Regulations:

[Condition requested by applicant]

- A. SUP Time Period: The Specific Use Provision for a Fuel Pumps, Retail Use shall be in effect for twenty (20) years.

[Condition recommended by staff]

- A. SUP Time Period: The Specific Use Provision for a Fuel Pumps, Retail Use shall be in effect for a period of five (5) years.



0 260 520 Feet
1 inch = 391 feet

ZONING MAP Z 23-51

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

1401 Belt Line Road

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

Planning Report

File No: DD 25-02/District 2

Agenda Item:

Meeting: Plan Commission

Date: June 23, 2025



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to allow an approximately 102-square-foot wall sign installed that is larger than the maximum allowed area to remain on the building of a property zoned Downtown (DT) District, Downtown, Suburban Corridor (SC) and the Automotive Overlay District. The maximum allowed area for the wall sign is 10 square feet as it is positioned less than 12 feet above grade.

LOCATION

136 Lavon Drive

APPLICANT

Rashad Haiddar

OWNER

LRH Real Estate, LLC (Rashad Haiddar)

UPDATE

Per the applicant's request during the June 9 meeting, Plan Commission postponed the item to June 23. After the June 9 meeting, the applicant conveyed to staff that he would like to include the existing noncompliant signage that are on the side of the building to be considered with this variance request as well. Since the original notification did not include this extra signage, Staff recommends that Plan Commission postpone the case again to the next meeting with the opportunity for staff to renotify, as well as gather information and provide analysis on this additional request.

BACKGROUND

The building currently has a Certificate of Occupancy for Automobile Sales/ Automobile Repair, Minor uses in the Downtown District. The applicant applied for an approximately 76.5 square foot wall sign on November 22, 2022. The sign permit was denied because it was too large. The current approximately 102 square foot sign has since been installed. Chapter 7, Table 7-7 of the Garland Development Code (GDC) states that the "Maximum size is 30 square feet if located 12 feet or higher above grade; 10 square feet if less than 12 feet above grade." The installed sign is less than 12 feet above grade. Due to the application's deviation from the GDC Downtown Signage standards found in Chapter 7, Table 7-7 regarding wall signage, a Major Waiver is required through the public hearing process in order for the installed sign to remain on the building.

SITE DATA

The subject site is approximately 26,190 square feet. The subject signage faces Lavon Drive and access to the site is from Lavon Drive and State Street

USE OF PROPERTY UNDER CURRENT ZONING

The property is zoned within the Downtown Suburban Corridor (SC) Sub-district of the overall Downtown (DT) District and in the Automotive Overlay District. The Downtown Suburban Corridor Sub-district allows for a variety of low-density commercial development,

located between low-density residential and higher density Downtown sub-districts, and may include some mixed-use. The Automobile Repair, Minor use is permitted by right and the Automobile sales use is permitted with a Specific Use Provision (SUP). This is a legal non-conforming use. The public hearing Major Waiver process is triggered due to the excess size of the wall signage.

CONSIDERATIONS

1. The intent of the Downtown (DT) District is to create a pedestrian-oriented area in context with the current Downtown. The Downtown (DT) District combines minimum and maximum specifications and standards for site layout, building design, and streetscape. One of the flexibility mechanisms in the Downtown (DT) District is the option of Major Waivers, which allow relief from the standards of the district.
2. Section 7.23 of the GDC states that: "The location, size, color, materials, and design of signs should be in keeping with the character of the Downtown district; Signage should be oriented primarily towards the pedestrian in terms of scale and legibility in order to reinforce the pedestrian character of the district;... Sign lettering should be simple, legible and appropriately proportioned for clear communication..."
3. Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the DT District, or changes which may initially appear to conflict with the goals and intent of this district, including possible standards changes to land uses in the Downtown sub-districts. Major Waivers may be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission. In order to approve a Major Waiver, the City Council findings are listed as follows:
 - Meets the general intent of this district; and
 - Will result in an improved project which will be an attractive contribution to the Downtown District.

The proposed major waiver is a request to allow the existing sign to be approximately **10 times larger** than what the GDC allows for wall signs to be in the Downtown District. The installed sign is less than 12 feet above grade, therefore it has a size limitation to 10 square feet in size. The GDC has these regulations in order to encourage pedestrian scale in design and development. The existing size of the signage is disproportionately large and is not in keeping with the intention of the GDC's design standards.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north and west are located in the Downtown (DT) District, particularly in the Suburban Corridor (SC) Sub-District. There is an existing gas station and convenience store to the north and a beauty salon, smoke shop, and supply store to the west. The

property to the east is zoned Heavy Commercial District with an Auto Repair use and the property to the south is zoned Industrial District with a Major Auto Repair use.

STAFF RECOMMENDATION

Staff recommends denial of the request as it is overwhelmingly large and does not meet the intent of the Downtown design standards. Staff recognizes that the allowed 10 square foot sign may be considered too small to attract intended customers and would be comfortable with a major waiver to allow a maximum of 30 square foot wall sign.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Exhibits from Prior Sign Permit
- iii. Photos

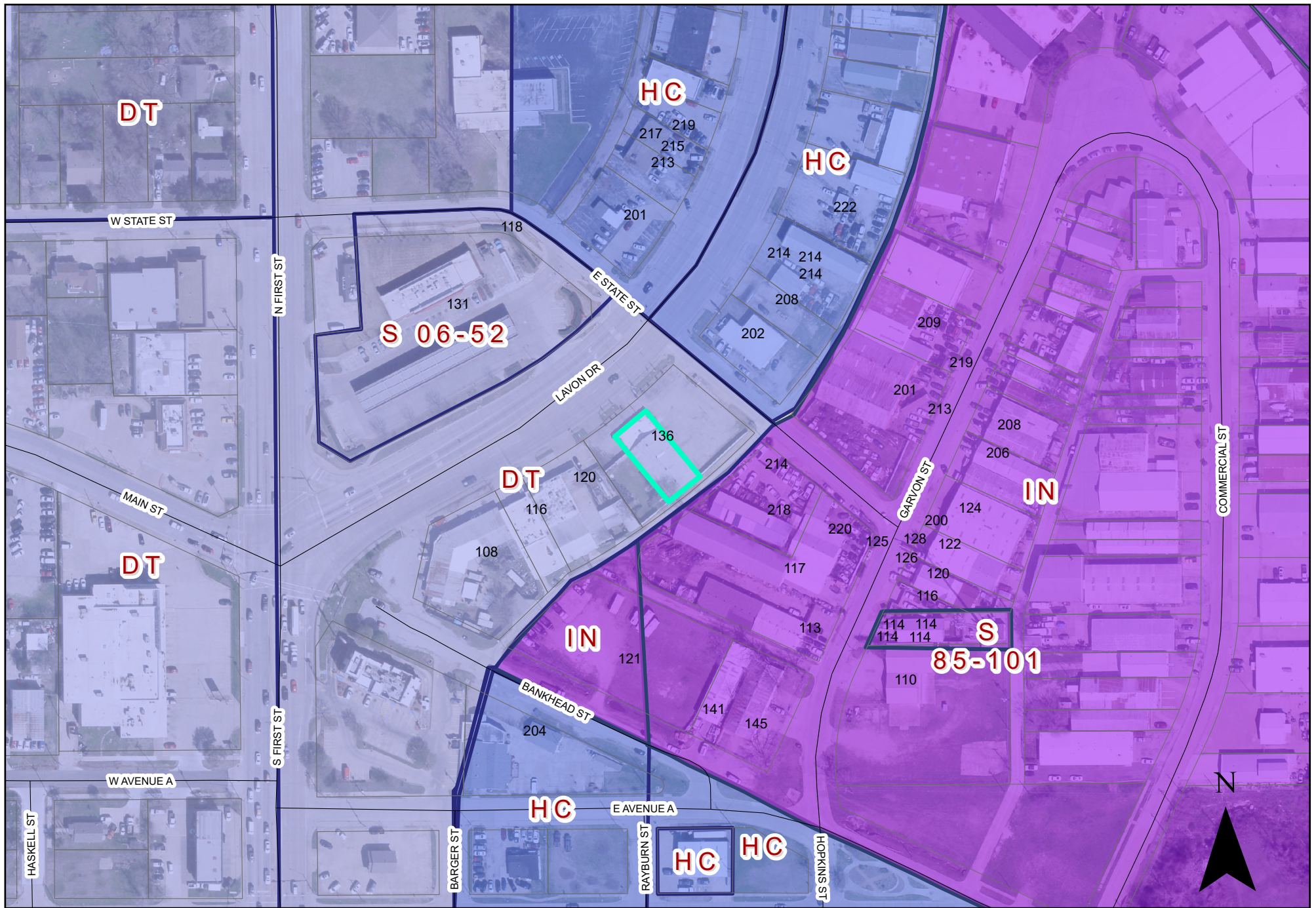
CITY COUNCIL DATE: July 22, 2025

PREPARED BY:

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REVIEWED BY:

Nabila Nur, AICP
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Planning and Development
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nnur@garlandtx.gov



0 200 400 Feet

Downtown Development 25-02

 INDICATES AREA OF REQUEST

136 Lavon Dr



XXXXXXXXXX









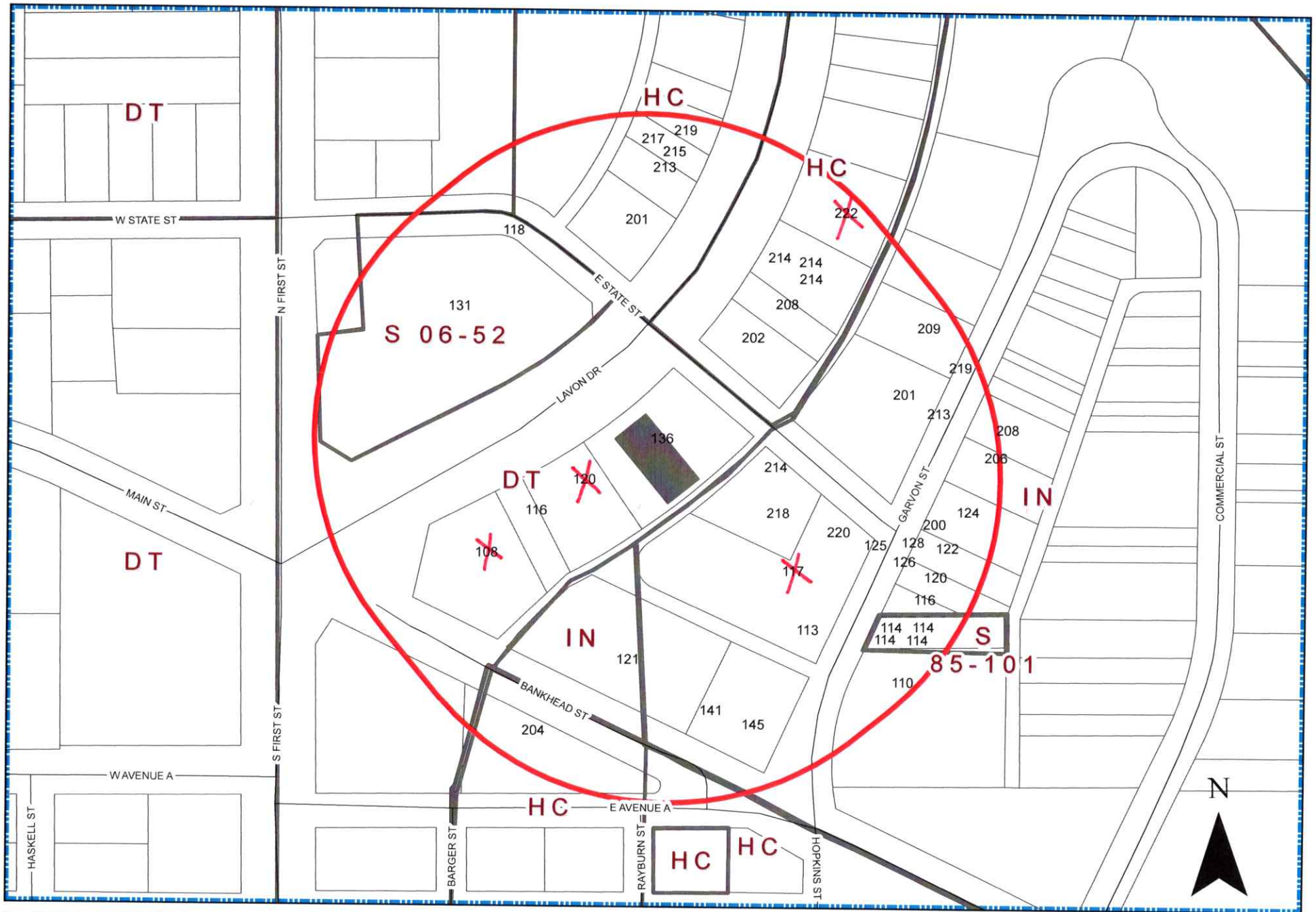
View of site facing southwest up close to the signage



View of site facing southeast up close to the signage



View of Site from Lavon



Downtown Development 25-02

136 Lavon Dr

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

Comment Form

Case DD 25-02

DD 25-02 Rashad Haiddar. The applicant requests a "Major Waiver" to the Downtown Sign Standards to allow an installed wall sign that is larger than the maximum allowed area to remain on the building. The site is addressed as 136 Lavon Drive. (District 2) (see included map)

DD 25-02 Rashad Haiddar. El solicitante pide una "Exención Mayor" de los Estándares de Señales del Centro para permitir que un letrero mural instalado que es más grande que el área máxima permitida permanezca en el edificio. La ubicación es 136 Lavon Drive. (Distrito 2) (ver mapa incluido)

DD 25-02 Rashad Haiddar. Người nộp đơn yêu cầu một "Miễn Trừ Lớn" đối với Tiêu Chuẩn Biển Báo Trung Tâm Thành Phố để cho phép một biển nhận diện gắn tường có kích thước lớn hơn diện tích tối đa cho phép được giữ lại trên tòa nhà. Địa điểm được ghi là 136 Lavon Drive. (Quận 2) (xem bản đồ kèm theo)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Esmeralda Gonzalez Warehouse manager

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

117 Acun St

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland

City, State / Estado de la Ciudad / Thành bang

TX 75040

Zip Code / Código postal / Mã B u Qính

Esmeralda Gonzalez

Signature / Firma / Chữ ký

6-3-2025

Date / Fecha / Ngày

Comment Form Continued – Case DD 25-02

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

I believe we should all respect the businesses around us, even if we are in the same line of work it should not matter what race or background we come from. Placing a sign that is larger than normal will attract more attention and could negatively affect other nearby businesses. In the future, others may also want to install bigger signs and this could create an ongoing problem.

Comment Form

Case DD 25-02

DD 25-02 Rashad Haiddar. The applicant requests a "Major Waiver" to the Downtown Sign Standards to allow an installed wall sign that is larger than the maximum allowed area to remain on the building. The site is addressed as 136 Lavon Drive. (District 2) (see included map)

DD 25-02 Rashad Haiddar. El solicitante pide una "Exención Mayor" de los Estándares de Señales del Centro para permitir que un letrero mural instalado que es más grande que el área máxima permitida permanezca en el edificio. La ubicación es 136 Lavon Drive. (Distrito 2) (ver mapa incluido)

DD 25-02 Rashad Haiddar. Người nộp đơn yêu cầu một "Miễn Trừ Lớn" đối với Tiêu Chuẩn Biển Báo Trung Tâm Thành Phố để cho phép một biển nhận diện gắn tường có kích thước lớn hơn diện tích tối đa cho phép được giữ lại trên tòa nhà. Địa điểm được ghi là 136 Lavon Drive. (Quận 2) (xem bản đồ kèm theo)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Billie Coates

OWNER

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

117 Garvon St

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland

City, State / Estado de la Ciudad / Thành bang

Texas 75040

Zip Code / Código postal / Mã B u Chính

Billie Coates

Signature / Firma / Ch ữ ký

6/2/25

Date / Fecha / Ngày

**Comment Form Continued –
Case DD 25-02**

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

All Businesses deserve equal visibility and respect, no matter their type or who owns them.

Allowing one business to install a sign larger than the standard size create unfair competition. This could lead others to do the same, resulting in visual clutter and potential conflict between businesses in the area.

Comment Form Case DD 25-02

DD 25-02 Rashad Haiddar. The applicant requests a "Major Waiver" to the Downtown Sign Standards to allow an installed wall sign that is larger than the maximum allowed area to remain on the building. The site is addressed as 136 Lavon Drive. (District 2) (see included map)

DD 25-02 Rashad Haiddar. El solicitante pide una "Exención Mayor" de los Estándares de Señales del Centro para permitir que un letrero mural instalado que es más grande que el área máxima permitida permanezca en el edificio. La ubicación es 136 Lavon Drive. (Distrito 2) (ver mapa incluido)

DD 25-02 Rashad Haiddar. Người nộp đơn yêu cầu một "Miễn Trừ Lớn" đối với Tiêu Chuẩn Biển Báo Trung Tâm Thành Phố để cho phép một biển nhận diện gắn tường có kích thước lớn hơn diện tích tối đa cho phép được giữ lại trên tòa nhà. Địa điểm được ghi là 136 Lavon Drive. (Quận 2) (xem bản đồ kèm theo)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

UNION PAINT & BODY SHOP, OWNER

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

817 LAVON DRIVE

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Xius Torres

Signature / Firma / Chữ ký

06/04/2023

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ

Comment Form

Case DD 25-02

DD 25-02 Rashad Haiddar. The applicant requests a "Major Waiver" to the Downtown Sign Standards to allow an installed wall sign that is larger than the maximum allowed area to remain on the building. The site is addressed as 136 Lavon Drive. (District 2) (see included map)

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DD 25-02 Rashad Haiddar. Người nộp đơn yêu cầu một "Miễn Trừ Lớn" đối với Tiêu Chuẩn Biển Báo Trung Tâm Thành Phố để cho phép một biển nhận diện gắn tường có kích thước lớn hơn diện tích tối đa cho phép được giữ lại trên tòa nhà. Địa điểm được ghi là 136 Lavon Drive. (Quận 2) (xem bản đồ kèm theo)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

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For / A Favor / Đúng

☒

Against / En Contra / Không

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Kathy Vanciel, Property Owner, Business Owner - Payless Tire, Inc.

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

108 Lavon Dr

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Kathy Vanciel

Signature / Firma / Chữ ký

June 5, 2025

Date / Fecha / Ngày

Comment Form

Case DD 25-02

DD 25-02 Rashad Haiddar. The applicant requests a "Major Waiver" to the Downtown Sign Standards to allow an installed wall sign that is larger than the maximum allowed area to remain on the building. The site is addressed as 136 Lavon Drive. (District 2) (see included map)

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

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Kathy Vanciel, Property Owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

120 Lavon DR

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Kathy Vanciel

Signature / Firma / Chữ ký

June 5, 2025

Date / Fecha / Ngày

Comment Form

Case DD 25-02

DD 25-02 Rashad Haiddar. The applicant requests a "Major Waiver" to the Downtown Sign Standards to allow an installed wall sign that is larger than the maximum allowed area to remain on the building. The site is addressed as 136 Lavon Drive. (District 2) (see included map)

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JTM USED Cars / Alex Sullivan

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

222 Lavon Hwy

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

6-7-25

Date / Fecha / Ngày

Comment Form Continued – Case DD 25-02

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

We've Followed The Sign Laws For 37 ~~Y~~ Years.
And Someone Can't just come in and Demand
Different Because he wants and because he has money.



Planning Report

File No: Z 25-12/District 5

Agenda Item:

Meeting: Plan Commission

Date: June 23, 2025

REQUEST

Hold a public hearing and consider approval of a Specific Use Provision (SUP) for a Food Processing and Storage use on property zoned Industrial (IN).

LOCATION

2740 Oakland Street

APPLICANT

Wikkibear LLC

OWNER

Jason LaBarba

BACKGROUND

The subject property is currently occupied by a vacant building. The property was previously owned and operated by *Daisy Brands* for 29 years with the same proposed use: Food Processing & Storage. The former operation existed before the requirement of an SUP for this use.

SITE DATA

The subject site is a .9809-acre tract of land with a 21,000 SF building. Access to the site is from Oakland Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Industrial (IN) District. The Industrial (IN) district 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.

CONSIDERATIONS

Specific Use Provision

1. The SUP Time period guide recommends 20-25 years for Food Processing & Storage. The applicant requests the maximum allowed time period.
2. Staff recommends that the applicant add landscaping on the site by adding planters in front of the building. Disease -resistant xeriscape planting materials in planters would be appropriate as they require less watering and maintenance.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center (Employment centers) for the subject site. Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types.

Industry centers are generally located along major arterial streets, and highways and at significant transit areas (bus/ rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods. The food and processing storage use is compatible with the Future Land Use Map because it is an industrial use. The proposed use is compatible because it is industrial in nature and surrounded by similar uses.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The site is surrounded by Industrial (IN) Zoning. The property to the north is a recycling center. The site to the south is a railyard. The property to the east is a brick and paving materials supplier. The property to the west is a manufacturing company.

The proposed use is compatible with the surrounding land uses because it is industrial in nature and surrounded by similar uses. The property had been operating as a Food Processing and Storage use for 29 years.

STAFF RECOMMENDATION

Staff recommends approval of a Specific Use Provision (SUP) for a Food Processing & Storage use at this location for a 25-year time period on the condition that landscape planters be added in front of the building. Disease -resistant xeriscape planting materials in planters would be appropriate as they require less watering and maintenance.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Site Photos
- iii. SUP Conditions

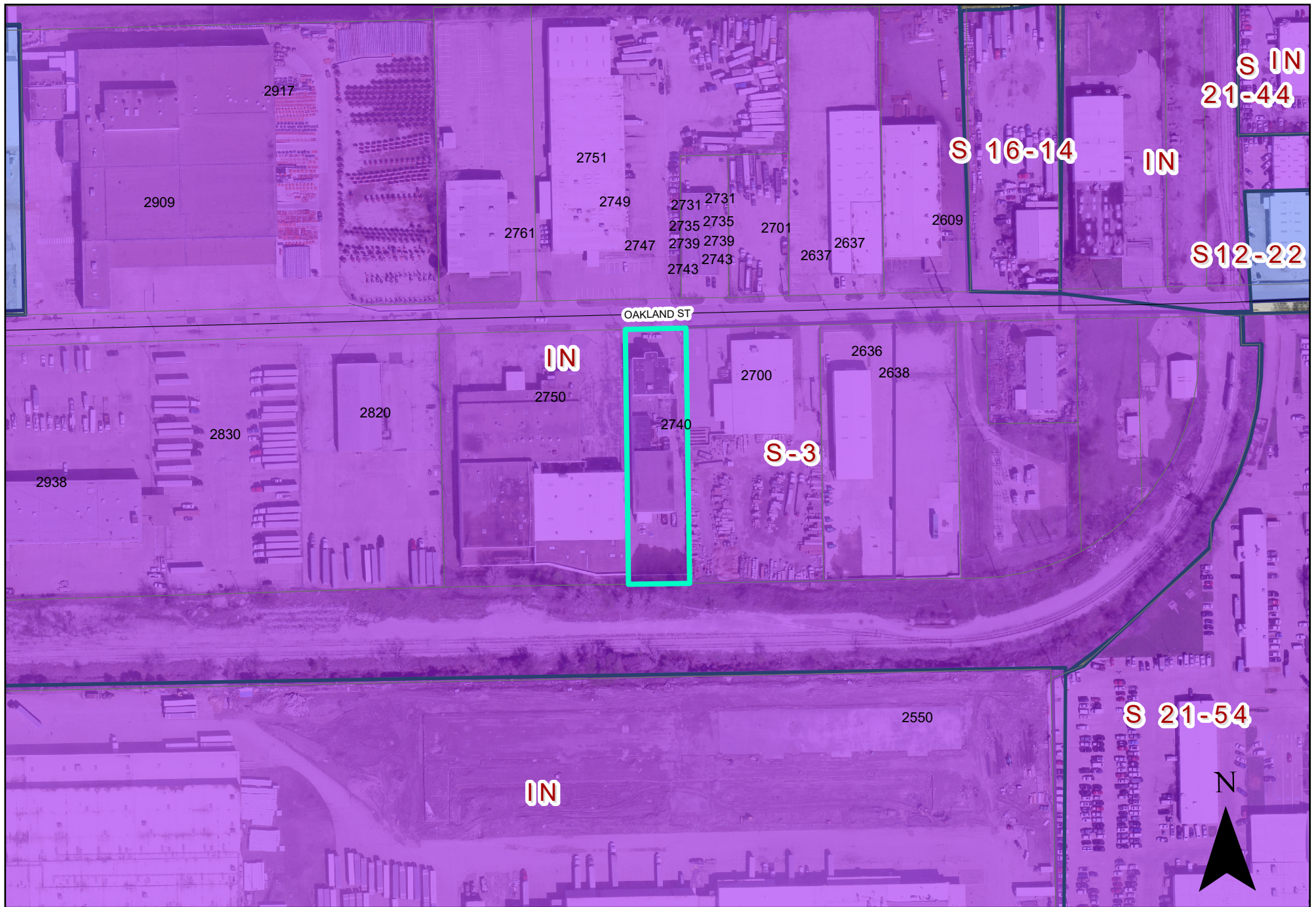
CITY COUNCIL DATE: July 22, 2025

PREPARED BY:

David Jones
Planner I
Planning & Development
972-205-2460
dajones@garlandtx.gov

REVIEWED BY:

Emma Chetuya Ph.D., AICP
Planning Administrator
Planning and Development
972-205-2453
echetuya@garlandtx.gov



0 200 400 Feet

Zoning Map 25-12

 INDICATES AREA OF REQUEST

2740 Oakland St



View of subject property facing south.



Facing north from subject property.



Facing east from subject property.



Facing west from subject property.

SPECIFIC USE PROVISION

ZONING FILE Z 25-12

2740 Oakland Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Food Processing & Storage 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 7 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.
- For the purposes of this Specific Use Provision, Abandonment is any of the following acts:
- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
 - B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
 - C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
 - D. Discontinuance of the Land Use for a period of 180 days;
 - E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

EXHIBIT B

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD 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:

1. Time Period: The Specific Use Provision shall have a 25-year time period.

2. Landscape planters will be added in front of the building with disease -resistant xeriscape planting materials.



Zoning Map 25-12

2740 Oakland St

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

Planning Report

File No: Z 25-15/District 1

Agenda Item:

Meeting: Plan Commission

Date: June 23, 2025



GARLAND

TEXAS MADE HERE

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for an Antenna, Commercial Use 2) a Planned Development amendment to include a deviation related to the required distance from a residential district boundary line and 3) a Concept Plan for an Antenna, Commercial Use, on a property zoned with a base zoning of Community Office (CO) District.

LOCATION

4413 Naaman School Road

APPLICANT

Crafton Communications Inc.

OWNER

BRAND NEW BUSH LTD

BACKGROUND

The subject property is currently a vacant lot that is covered in floodplain, leaving the Brand Road frontage the only developable portion. To construct the 85-foot support structure (the maximum allowed per the GDC Section 2.64(B)(1), it must be at least 255 feet from any residential district boundary line or the residential dwelling property line. In order to build closer than this, an amendment to the existing Planned Development is required. The existing Planned Development ordinance on this property allows all uses within the Community Office (CO) District and can be modified to edit distance requirements for antennas. The property is currently within 255 feet of three parcels zoned Agricultural (AG) District. Additionally, all commercial antennas are required to obtain a Specific Use Provision (SUP) to operate in Garland per a recent ordinance amendment which was approved by the City Council on March 18, 2025. No residential dwelling units are within 255 feet of the proposed antenna support structure. The three parcels zoned Agricultural (AG) District lie directly to the North, with one bordering both Brand Road and the State Highway 190 access road and the other two solely bordering the State Highway 190 access road. All three parcels are entirely or mostly covered in both floodplain and trees. It is unlikely a residential development will ever be constructed on these parcels.

SITE DATA

The subject site is a vacant 0.22-acre tract of land and has approximately 147 linear feet of frontage along Brand Road and approximately 286 linear feet of frontage along Naaman School Road. The site will be accessible from Brand Road via a proposed driveway.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 87-1. This site's base zoning is Community Office (CO). The Community Office (CO) district is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. However, the CO district is generally not appropriate in proximity to low-density residential districts.

Examples of allowed uses in a CO district are professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage. However, a substantial part of this subject site is undevelopable due to floodplain.

CONSIDERATIONS

Planned Development

1. The applicant is requesting a 100-foot minimum distance between the support structure and any residential district boundary line or the residential dwelling property line. The existing PD allows this use via Specific Use Provision, allowing this deviation related to distance to be handled with a Planned Development Amendment.

Specific Use Provision

2. The applicant is requesting a Specific Use Provision (SUP) for an Antenna, Commercial Use with a fifty (50) year time period. The 2021 SUP Time Period Policy Guide recommends 20-30 years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Parks and Open Space for the subject site. Public Parks and Open Space areas include the vast array of park, recreation, and open space lands. This can range from small neighborhood playgrounds to community parks with outdoor picnic areas, hike and bike trails, and play fields and tennis courts to community recreation centers with swimming pools or indoor gymnasiums, as well as natural areas and floodplains.

It was envisioned that this area is undevelopable due to the floodplain and was labeled "Parks and Open Space" on the Future Land Use Map because it was seen as "Open Space". The City of Garland also owns the properties that border the subject site to the North, making them public instead of private open space.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east are zoned Agricultural (AG) District and are undeveloped with floodplain and trees. These properties are owned by the City of Garland. State Highway 190 lies just to the North. The properties to the South, West, and North are also zoned Planned Development (PD) District 87-1 for Community Office (CO) Uses. The only business here is a Dentist Office across Brand Road from the subject site.

Due to the nature of the floodplain and small size of the parcel, this development is compatible with the area. The applicant is also proposing an eight (8) feet tall masonry wall around the antenna site and equipment yard. The Garland Development Code (GDC) requires a six-foot solid masonry wall or ornamental fence with landscaping. The required 16-foot landscape buffer will also be provided along thoroughfares.

STAFF RECOMMENDATION

Staff recommends approval of 1) a Specific Use Provision (SUP) for an Antenna, Commercial Use 2) a Planned Development amendment to include a deviation related to the required distance from a residential district boundary line and 3) a Concept Plan for an Antenna, Commercial Use.

It is staff's opinion that the subject site has a very low potential of ever being developed with a business or similar structure due to the floodplain and size of the site, which the

Future Land Use Map recognizes. There shall be 100-foot minimum distance requirements from any residential district boundary line or the residential dwelling property line as the PD and SUP condition.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD/SUP Conditions
- iii. Concept Plan
- iv. Site Photos

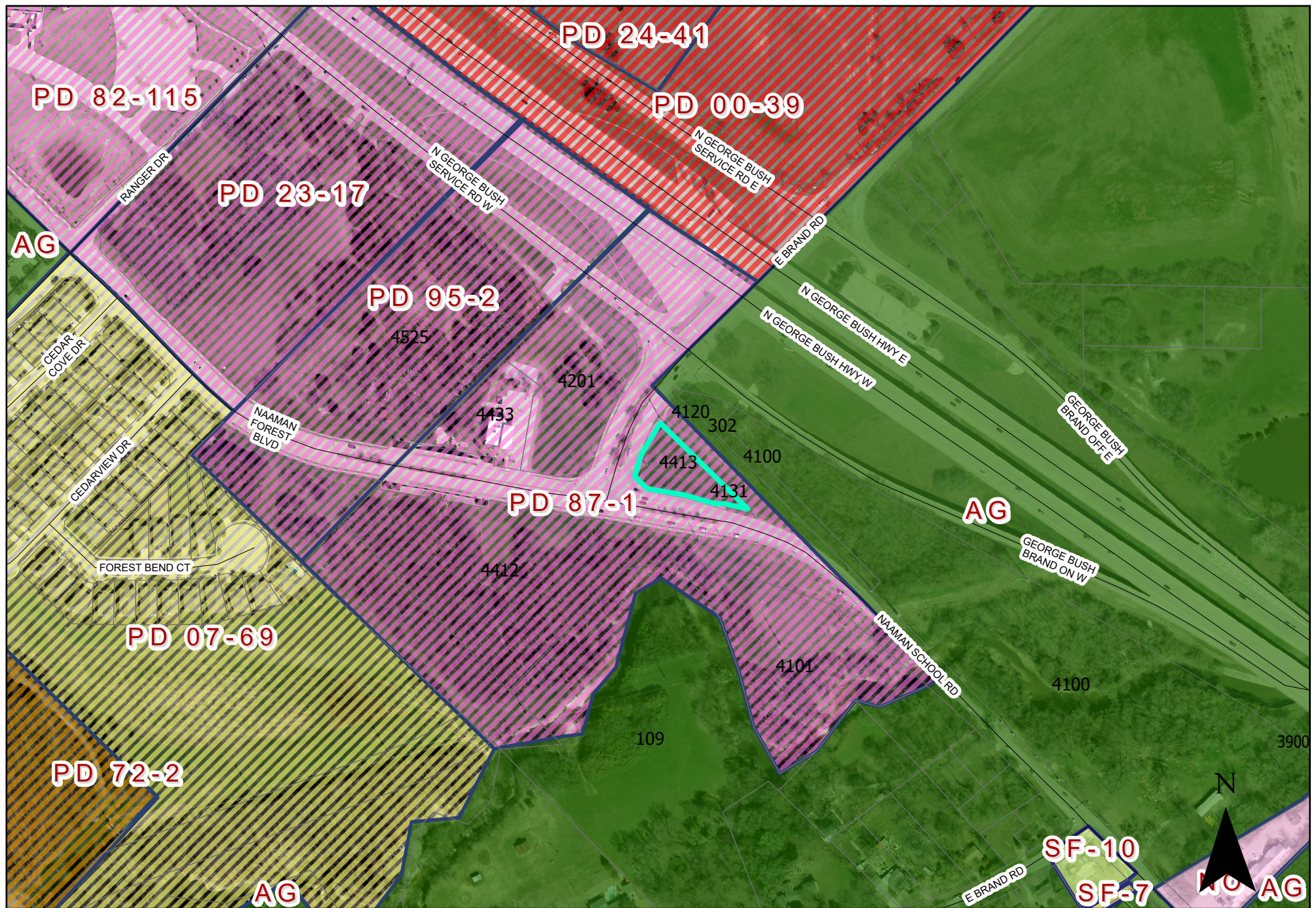
CITY COUNCIL DATE: July 22, 2025

PREPARED BY:

Matthew Wolverton
Planner II
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Emma Chetuya Ph.D., AICP
Planning Administrator
Planning and Development
972-205-2453
echetuya@garlandtx.gov



0 200 400 Feet

Zoning Map 25-15

 INDICATES AREA OF REQUEST

4413 Naaman School Rd

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-15

4413 Naaman School Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to allow and regulate the development of an Antenna, Commercial Use.
- II. Statement of Effect:** This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Office (CO) District and Planned Development (PD) District 87-1 as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Concept Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.
- B. Distance: There shall be a 100-foot minimum distance between the commercial antenna support structure and any residential district boundary line or the residential dwelling property line.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 25-15

4413 Naaman School Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow and regulate the development of an Antenna, Commercial Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Office (CO) District and Planned Development (PD) District 87-1 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. Concept Plan:

Concept Plan: The site shall be in general conformance with the approved Concept Plan. 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, Technical Standard Manual (TSM), a, City code, or the approved SUP.

- I. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

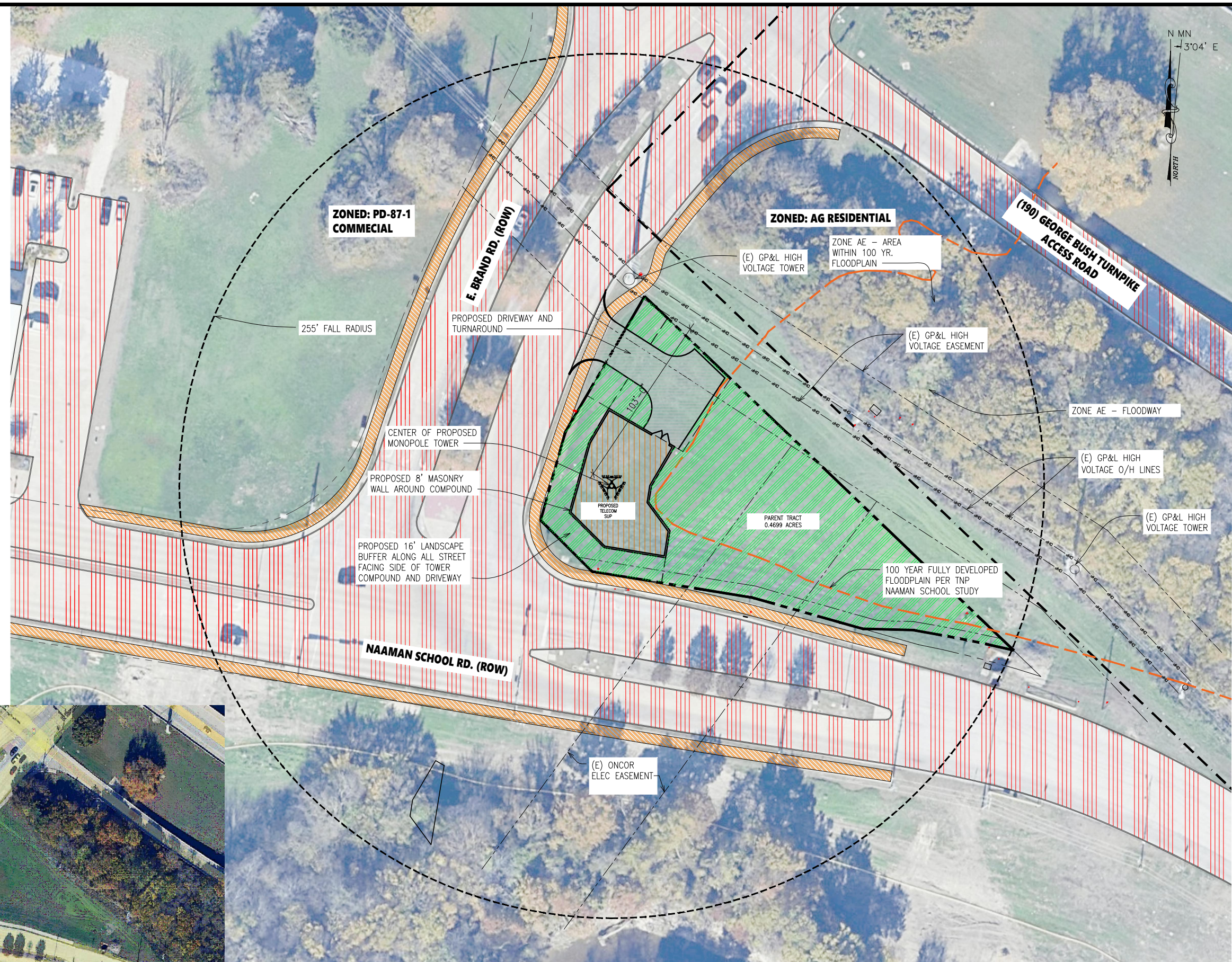
- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

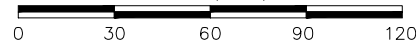
The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

V. Specific Regulations:

- A. SUP Time Period: The Specific Use Provision for an Antenna, Commercial Use shall be in effect for fifty (50) years.



1 CONCEPT PLAN
SCALE: (34" X 22") 1"=30'-0"
SCALE: (17" X 11") 1"=60'-0"
SCALE (FEET)



Z 25-15



View of the subject site from Brand Road.



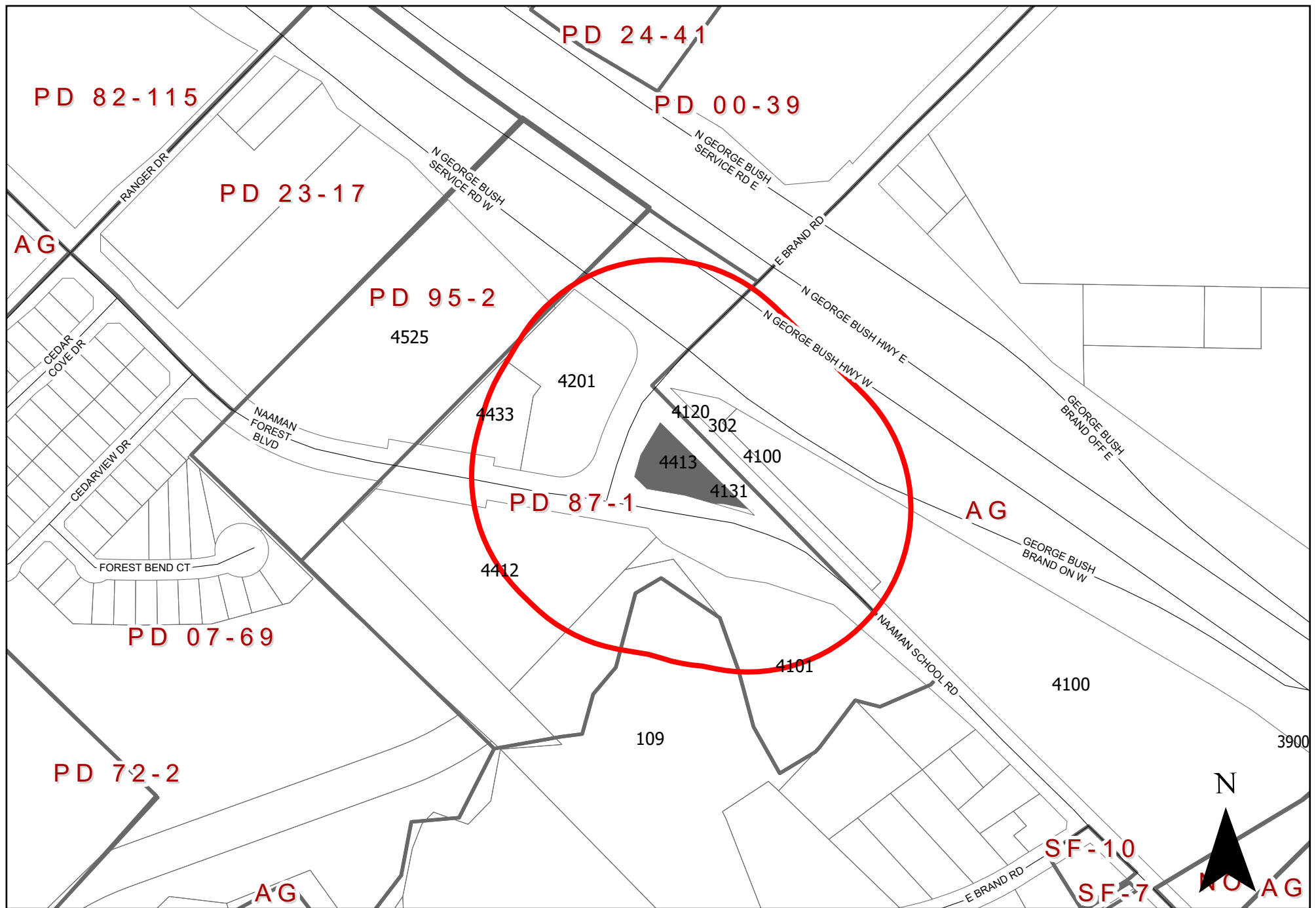
View from the subject site looking East down Naaman School Road.



View from the subject site looking North toward State Highway 191.



View of the subject site looking West across Brand Road.



0 200 400 Feet	Zoning Map 25-15	 INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA
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4413 Naaman School Rd

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

Planning Report

GDC Amendment 25-06

Agenda Item:

Meeting: Plan Commission

Date: June 23, 2025



GARLAND

TEXAS MADE HERE

REQUEST

A public hearing to consider amendments to Chapter 2 *Zoning Regulations*, Article 2, Division 1 *Application for Change of Zoning*, Section 2.05 Processing of Zoning Application, Plat, Plan, and Decision, which sets a 30-day maximum period for each postponement of municipal action on a plan or plat.

BACKGROUND

Currently, [Section 2.05\(F\)\(9\)](#) of the Garland Development Code ("GDC") allows the Plan Commission, by written request of the applicant, to postpone a decision on the application of a plat or a plan for up to 30 days. Additional 30-day postponements may be requested and approved one at a time. This provision reflects a past Texas Local Government Code requirement, enacted in 2019 by Texas House Bill 3167, that applied a 30-day municipal approval or denial deadline to plats and plans, with a maximum 30-day postponement period.

In 2023, House Bill 3699 removed the 30-day action deadline and maximum postponement period requirement for plans. (These requirements remain for plats.) The GDC was amended to reflect the action deadline, but the postponement period maximum was not amended accordingly. This amendment attempts to clarify that provision in the GDC.

This amendment aligns the GDC with state requirements for postponement requests and approvals and removes an unnecessary confusion related to zoning case postponements when a plan is attached to the case. The state does not have restrictions on timelines for postponing zoning cases or associated plans.

STAFF RECOMMENDATION

Staff recommends approval of the ordinance amendment.

ADDITIONAL INFORMATION

Proposed amendment text.

CITY COUNCIL DATE: July 22, 2025

PREPARED BY:

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CHAPTER 2 – ZONING REGULATIONS

ARTICLE 2 – ZONING PROCEDURES

DIVISION 1 APPLICATION FOR CHANGE OF ZONING

§ 2.05. Processing of Zoning Application, Plat, Plan, and Decision.

(F) Plan Commission – Public Hearing & Recommendation.

- (9) Postponement of Decision. ~~The Plan Commission may, by written request of the applicant, postpone making a decision on the application of a plan or plat. Upon approval of the Plan Commission, the postponement may be for a period not to exceed 30 calendar days, and does not require additional public notice is not required if such postponement is to a date certain. An applicant may request multiple 30-day postponements, but each must be approved by the Plan Commission. The Plan Commission may not request or require an applicant to request postponement, waive a deadline or other approval procedure under this GDC or chapter 212, subchapter A of the Texas Local Government Code.~~

Notwithstanding above subsection (F)(6), the Plan Commission shall extend the 30-day period described by that subsection for one or more periods, each not to exceed 30 days if:

(A) both;

(i) the applicant requests the extension in writing to the municipal authority responsible for approving plats or the governing body of the municipality, as applicable; and

(ii) the municipal authority or governing body, as applicable, approves the extension request; or

(B) Chapter 2007, Government Code, requires the municipality to perform a takings impact assessment in connection with the plan or plat.

(C) The City may not request or require an applicant to waive a plat deadline or other plat approval procedure under the GDC or Chapter 212 of the Texas Local Government Code.”