

Garland City Corporation  
Planning & Zoning Meeting  
December 9, 2025

The Garland City Planning and Zoning meeting was held on December 9, 2025, at 7:00 pm at the Garland City Office with the following members:

**Members Present:**

Wesley Thompson  
Brent Deakin  
Thane Winward  
Kristal Edwards, Recorder

**Members Absent:**

Chair Don Koyle  
Jared Lish

Thane called the meeting to order at 7:00 p.m.

Wesley motioned to approve the minutes from November 11, 2025. Brent seconded the motion. The motion passed unanimously. Thane noted that the City Council passed the Adequate Public Facilities Ordinance at the December 3, 2025, meeting.

**Discussion on ADU Accessory Dwellings**

Thane, Wesley, and Brent reviewed and discussed the ADU memo provided by Chair Don. They raised questions about the city's process for creating the code, given that none currently exists, how the code would be enforced, and whether it would apply to specific zoning districts.

**Discussion on Commercial Zoning**

Wesley followed up on his previous report from the last meeting regarding the commercial zoning. He reported his findings and suggestions for creating a Retail Commercial sub-zone. He briefly outlined the purpose and intent of the sub-zone, along with potential conditional uses and development standards. He explained the differences between low-intensity customer-facing businesses compared to industrial commercial businesses, and that this retail commercial sub-zone would apply to businesses adjacent to residential homes.

**Request for Future Agenda Items**

- Revisit Parking Strip Discussion for Engineering Standards
- Discussion on Current RM12 Zoning Code

Thane motioned to adjourn the meeting at 7:53 pm. Brent seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:53 p.m.

The undersigned, duly acting and appointed Recorder for Garland City Corporation, hereby certifies that the foregoing is a true and correct copy of the minutes for the City Planning & Zoning Meeting held on the above-referenced date.

  
Kristal Edwards, Recorder