

Garland City Corporation
Planning & Zoning Meeting
February 10, 2026

The Garland City Planning and Zoning meeting was held on February 10, 2026, at 7:00 pm at the Garland City Office with the following members:

Members Present:

Jared Lish
Wesley Thompson
Thane Winward
Kristal Edwards, Recorder

Members Absent:

Brent Deakin
Chair Don Koyle

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

Jared motioned to approve the minutes from December 9, 2025. Wesley seconded the motion. The motion passed unanimously.

Discussion on Creation of the Planning Commission Bylaws

The planning commission reviewed and discussed the proposed planning commission bylaws. Valerie provided an overview of the bylaws. The commission debated the term lengths, considering three- year terms. They also discussed the election of the chair and vice chair every two years, and that there may be an annual April review. The commission will finalize the bylaws at its next meeting so that they are ready to present to the city council for adoption.

Discussion on Text Amendments to the C-1 Zone, R-4 Zone and RM12

Valerie reported that the city has received a site plan application for CAPSA, which was previously welcomed by the city council. However, she noted that for this project, the current commercial zoning does not support the criteria or provide guidance that is required for CAPSA's proposed site plan. The amendments aim to clarify zoning distinctions between residential and commercial uses, particularly for boarding and lodging. Concerns were raised about the potential for residential uses to dominate commercial zones, and the need for clear, updated zoning to prevent misuse and ensure future development plans are effective. A discussion ensued. The commission will review and take a vote on the proposed text amendments at its next meeting so that they are ready to present to the city council for adoption.

Request for Future Agenda Items

There were no additional requests for future agenda items.

Jared motioned to adjourn the meeting at 8:22 pm. Wesley seconded the motion. The motion passed unanimously.

The meeting adjourned at 8:22 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