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
August 11, 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. Speaker cards are available with the Secretary.

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

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

AGENDA:

1. **ITEMS FOR INDIVIDUAL CONSIDERATION**

    a. **July 28, 2025 Plan Commission Minutes**

Consider approval of the Plan Commission Minutes for the July 28, 2025 meeting.

2. ZONING

a. Z 23-11 Maxshield Services, LLC./Olusoj Ojerinde (District 7)

*Hold a public hearing and consider the application of **Maxshield Services, LLC./Olusoj Ojerinde** requesting approval of 1) a Planned Development with base zoning of Single-Family-7 (SF-7) for Dwelling, Single Family Detached Use on a property zoned Single-Family-7 (SF-7) and 2) a Concept Plan for a Dwelling, Single Family Detached Use. The site is located at 5702 North Jupiter Road. (District 7) (File Z 23-11).*

b. Z 25-20 Kimley-Horn (District 2)

*Hold a public hearing and consider the application of **Kimley-Horn**, 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 Fuel Pumps, Retail use. The site is located at 2000 East Centerville Road. (District 2) (File Z 25-20)*

c. Z 25-27 Kang Lin (District 6)

*Hold a public hearing and consider the application of **Kang Lin**, requesting approval of 1) a Specific Use Provision (SUP) for Personal Services use on property zoned Planned Development (PD) District 23-20 for Industrial Uses and 2) a Concept Plan for Personal Services Use. The site is located at 1914 South Jupiter Road Suite A. (District 6) (File Z 25-27)*

3. MISCELLANEOUS

a. Overview of the proposed City-initiated rezoning around Holford Road and President George Bush Turnpike (Z 25-19)

Staff will provide an overview of the proposed City-initiated rezoning around Holford Road and President George Bush Turnpike.

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.

GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on July 28, 2025, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present:	Scott Roberts
	Julius Jenkins
	Stephanie Paris
	Georgie Cornelius
	Jaric Jones
	Patrick Abell
	Mike Rose
	Bob Duckworth
	Wayne Dalton
Staff Present:	Nabila Nur, Planning Director
	Emma Chetuya, Planning Administrator - Development
	Michael Wade, Planning Administrator - Long Range
	Kaitlyn Worrall, Assistant City Attorney
	Elisa Morales, Recording Secretary

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. July 14, 2025 Plan Commission Minutes

Consider approval of the Plan Commission Minutes for the July 14, 2025 meeting.

Motion was made by Commissioner Jenkins to **approve** the Minutes as presented. Seconded by Commissioner Abell. **Motion carried**: 9 Ayes, 0 Nays.

2. ZONING

a. Z 25-23 Resource One Credit Union

*Hold a public hearing and consider the application of **Resource One Credit Union**, requesting approval of 1) a Planned Development amendment to allow an Automobile Repair, Minor use by right on property currently zoned Planned Development 02-28 (PD-02-28) with a base zoning district of Community Retail (CR) 2) a Concept Plan for an Automobile Repair, Minor use on the subject site. The site is located at 2401 Arapaho Road. (District 7) (File Z 25-23)*

Planning Administrator - Development, Emma Chetuya, presented the request to the Commission and remained available for questions.

The applicants, Andrew Ruegg, 3333 Welborn St., Ste. 400, Dallas, TX 75319 and Wes Hoblit, 777 Main Street, Fort Worth, TX 76102, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Rose to close the public hearing and **deny** the application as presented. Seconded by Commissioner Dalton. **Motion carried**: **9** Ayes, **0** Nays.

b. Z 25-26 Purchasing Fund 2023 2 LLC

*Hold a public hearing and consider the application of **Purchasing Fund 2023 2 LLC.**, requesting*

approval of 1) a Specific Use Provision (SUP) for an existing Guest House use on the subject site and 2) a Concept plan for a Guest House use. The site is located at 2813 Seminary Circle. (District 3) (File Z 25-26)

Planning Administrator - Development, Emma Chetuya, presented the request to the Commission and remained available for questions.

The applicant, Andria Arceneaux, 5461 Blue Quail Drive, Prosper, TX 75078, provided an overview of the request and remained available for questions.

Residents speaking in opposition of the request:

Deborah Kay Dove, 1402 Seminary Ridge, Garland, TX 75043
Julie Upton, 2921 Apple Valley, Garland, TX 75043

Residents speaking in opposition cited concerns of flooding caused by the creek behind the property and wanted to guarantee that this request would not impact or change the surrounding zoning of SF-7.

Motion was made by Commissioner Paris to close the public hearing and approve the application as presented with staff's recommendation with an indefinite SUP. Seconded by Commissioner Jenkins. **Motion carried**: **9** Ayes, **0** Nays.

c. GDC Amendment ORD 25-07

Hold a public hearing to consider amendments to the Garland Development Code ("GDC") Chapter 2 Zoning Regulations, Article 2, Division 1 Application for Change of Zoning, to add an option to expire a zoning case upon prolonged applicant inactivity.

Planning Administrator - Long Range Planning, Michael Wade, provided an overview of the amendments to the Garland Development Code ("GDC") Chapter 2 Zoning Regulations, Article 2, Division 1 Application for Change of Zoning, to add an option to expire a zoning case upon prolonged applicant inactivity, and remained available for questions.

Motion was made by Commissioner Jenkins to **approve**, the amendment as presented with the change in language in the ordinance from "City" to "Planning Director." The ordinance revision would read, "If an application is determined by the Planning Director to be dormant due to a period of applicant inactivity in excess of 180 days, the Planning Director may deem the application expired and require submittal of a new zoning application with all applicable fees." Seconded by Commissioner Cornelius. **Motion carried**: **9** Ayes, **0** Nays.

3. ADJOURN

There being no further business to come forward before the Plan Commission, the meeting adjourned at 7:26 p.m.

Submitted By:

_____

Scott Roberts, Chair

_____

Elisa Morales, Secretary

Planning Report

File No: Z 25-20/District 2
Agenda Item:
Meeting: Plan Commission
Date: August 11, 2025

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 Fuel Pumps, Retail use.

LOCATION
2000 East Centerville Road

APPLICANT
Kimley-Horn

OWNER
Centerville Road Venture, LLC

BACKGROUND
The subject property is currently undeveloped.

SITE DATA
The property is a 1.856-acre tract of vacant land that is proposed to be developed into a 4,300 SF convenience store with fuel pumps. The site is proposed to be accessed from East Miller Road and East Centerville Road.

USE OF PROPERTY UNDER CURRENT ZONING
The site is zoned Community Retail (CR) District. 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 Community Retail (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 Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Specific Use Provision

1. The SUP Time period guide recommends 20-25 years for Fuel Pumps, Retail. The applicant requests the maximum allowed time period.

2. The use is not compatible with the intent of the Neighborhood Centers section of the Envision Garland Plan as gas stations are not typically pedestrian oriented and are rather transient in nature.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject site. Neighborhood centers provide a mix of retail, services, and community gathering places. This center should be appropriately scaled to adjacent residential areas.

These areas provide more pedestrian oriented and less auto-centric services to nearby residential developments. The current plan for the site could benefit from a more urban design to benefit the future housing developments in the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North and East are zoned Community Retail (CR) District. These properties currently lie vacant along with the subject property which occupies the hard corner of East Miller and East Centerville. The property to the South across East Miller Road is Planned Development (PD) District 22-67 with a base zoning of Single-Family-Attached (SFA) District for a future townhouse development. Further to the East and North lies Planned Development (PD) District 21-45 with a base zoning of Multi-Family-0 (MF-0) District for horizontal multi-family developments. Finally, the properties to the West across East Centerville Road are zoned Community Retail (CR) District, Agricultural (AG) District, and S 09-18. These contain vacant land and a substation.

A convenience store with fuel pumps currently exists catacorner to the proposed site as well as two additional approximately 1 mile to the north. Higher quality Neighborhood Services (NS) uses would be more compatible with the surrounding residential uses.

STAFF RECOMMENDATION

Staff recommends denial of a Specific Use Provision (SUP) for a Fuel Pumps, Retail use at this location. Retail Fuel pumps do not align with the Envision Garland Comprehensive plan for the subject site. With the impending increase in housing, and the existing residential development in east Garland, the City has the opportunity to provide commercial development that can be a well-planned gathering area. Much of the immediate area lacks sufficient elevated commercial developments and proposed developments should be tailored to fit the growing community.

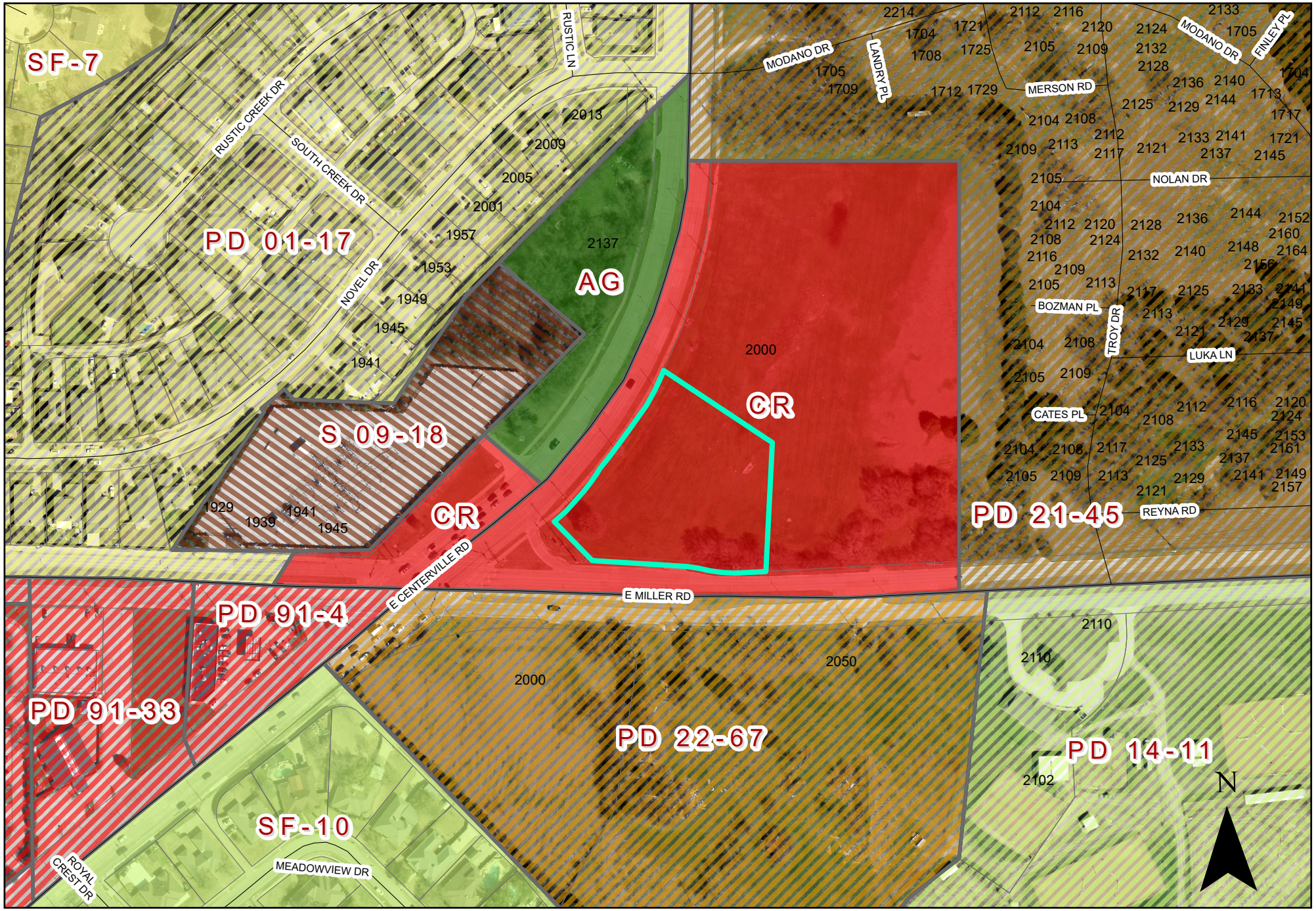
ADDITIONAL INFORMATION

i. Location Map
ii. SUP Conditions
iii. Concept Plan
iv. Site Photos
v. Written Narrative

CITY COUNCIL DATE: September 2, 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 25-20

INDICATES AREA OF REQUEST

2000 E Centerville Rd

SPECIFIC USE PROVISION

ZONING FILE Z 25-20

2000 East Centerville Road

[Requested by the Applicant]

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 as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

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

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

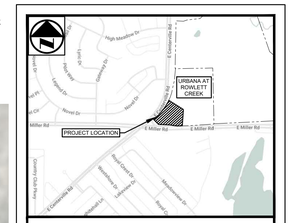
EXHIBIT B

NOTE:
1. 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.

DEVELOPER:
Odyssey Services Group
9540 Garland Road, Suite 381-188
Dallas, TX 75218
Phone: (832) 373-7577
Contact: Narciso Lira

ENGINEER:
Kimley-Horn and Associates, Inc.
2600 N. Central Expy, Suite 400
Richardson, Texas 75080
Phone: (214) 617-0535
Contact: Stephanie Tutt, P.E.

OWNER
Centerville Road Venture, LLC
111 Gotcher Ave. Lake
Dallas, TX 75065
Phone:
Contact: Leonard Albright



VICINITY MAP
PROPERTY ID: 650952855101000000
N.T.S.
ZIP CODE: 75041
CITY OF GARLAND, DALLAS COUNTY, TEXAS

N
W E
S
0 20' 40'
GRAPHIC SCALE 20'

SITE DATA TABLE	
SITE AREA	1.8513 ACRES (80,641 SQ. FT.)
FIT MEETING NUMBER	CASE NO. 250408-1
EXISTING ZONING	CR
PROPOSED ZONING	CR
EXISTING LAND USE	UNDEVELOPED
PROPOSED LAND USE	CONVENIENCE STORE AND FUEL STATION

S58°08'39"E 223.00'
Δ=23°46'47"
R=766.20'
L=318.00'
CB=S38°26'40"W
C=315.72'
SLOPE EASEMENT
(VOL. 90157, PG. 3889)
E. CENTERVILLE ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
10|
PART II
PEDESTRIAN & UTILITY EASEMENT
(VOL. 90157, PG. 3880)
PROPOSED "U4"
CASEY'S BUILDING
S1°12'05"W 212.00'
PROPOSED FUEL CANOPY
(20 FUELING STATIONS
S45°43'22"E 81.26'
S87°44'03"E 9.35'
S87°39'25"E 120.12'
10|
SLOPE EASEMENT
(VOL. 2001096, PG. 3837)
Δ=11°00'37"
R=259.50'
L=49.87'
CB=S82°09'08"E
C=49.79'
Δ=13°09'03"
R=240.50'
L=55.20'
CB=S83°13'22"E
C=55.08'
Δ=1°28'02"
R=2814.79'
L=72.08'
CB=N89°41'13"E
C=72.08'
E. MILLER ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

LEGEND
- PROPERTY OR LOT LINE
- ADJACENT PROPERTY LINE
- PROPOSED FIRE LANE
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE AREA
- PROPOSED BUILDING AREA
- PROPOSED FUEL CANOPY

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
XREFS
ACTIVE STYLE
PLOT STYLE
DWG PATH
DWG NAME
2025-04-24, 5:04:29 [EP2025] [Feb2025\13_Lab2.6#425] [_Lab=96.601598_Map=0.300_Ver1
<None>; <None>; <None>; <None>; <None>
TUTT.STEPHANIE 5/29/2025 10:41 AM
K:\RCH_CNV\150600700\CASEY'S GARLAND MILLER ROAD\DGN\EXHIBITS
KHA PROJECT 060007502 CASEY'S GARLAND MILLER ROAD

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
2600 N. CENTRAL EXPY., SUITE 400 RICHARDSON, TX 75080
PHONE: 214-617-0535
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction, bidding, or permit purposes.
Kimley»Horn
Engineer STEPHANIE TUTT
P.E. No. 145394 Date MAY 2025

KHA PROJECT 060007502
DATE MAY 2025
SCALE AS SHOWN
DESIGNED BY ST
DRAWN BY IC
CHECKED BY ST

CASEY'S GARLAND
MILLER RD
GARLAND, TEXAS

CONCEPT PLAN

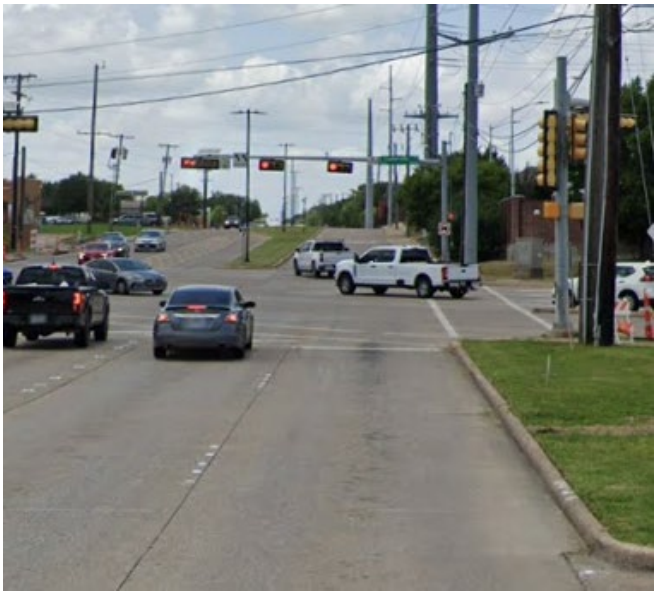
SHEET NUMBER
CP-1

Z 25-20

View from the subject site looking down East Miller Road

View of the subject site from the intersection of Miller and E Centerville

View looking North up East Centerville Road



The intersection of Miller and Centerville

Kimley»Horn

WRITTEN DESCRIPTION

To:	City of Garland Planning & Community Development 200 N. Fifth Street Garland, TX 75040
From:	Stephanie Tutt, P.E. (TX) Kimley-Horn and Associates, Inc.
Date:	April 28, 2025
Subject:	Planned Development Zoning Application – Case No. #250408-1 NEC Miller Road and Centerville Road Garland, TX 75040

Dear sir or madam:

The purpose of the application submitted is to request the approval of a Specific Use Provision to allow the proposed fuel stations on site for the proposed Casey's Convenience Store.

The subject property is located at the NEC Miller Road and Centerville Road, Garland, TX and is currently undeveloped. The site is unplatted and approximately 1.856 acres. The proposed building is 4,300 SF and 14' in height. Currently, no detention is proposed on site, as downstream assessment shall be conducted during the Site Permit process. The property is not located within floodplain limits according to FEMA. The site shall have a proposed pylon sign at the corner of Miller Road and Centerville Road.

The proposed use of the property is a convenience store with fuel pumps. The proposed use aligns with the current zoning of Community Retail (CR). Additionally, the City's Comprehensive Plan shows the subject site designation of Neighborhood Centers, which describes areas to provide retail places and are adjacent to residential areas. Because of these items, we feel the proposed convenience store and fueling station are acceptable use for the subject site.

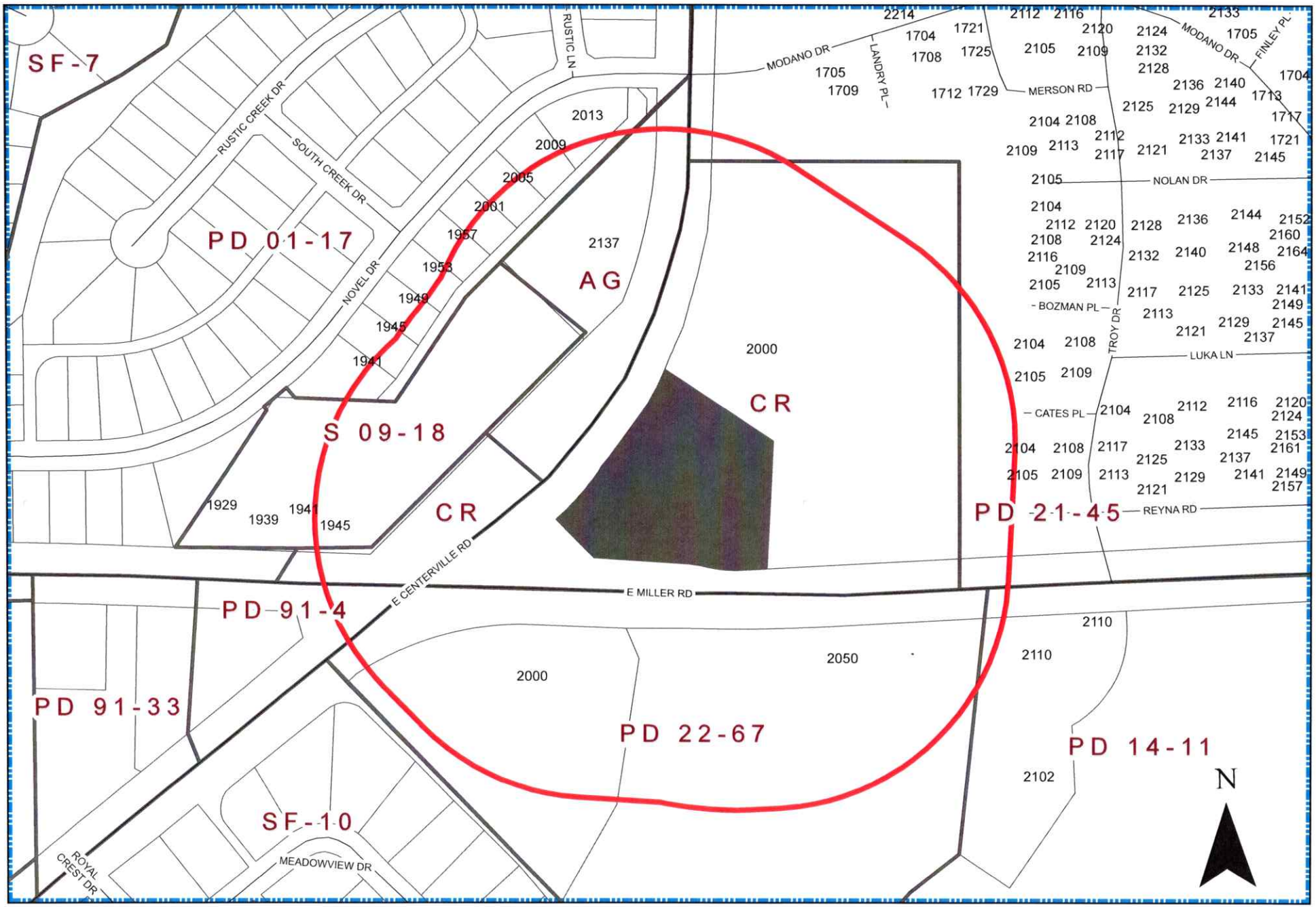
No variances are being requested with this application.

Should you have any questions, please feel free to contact me.

Sincerely,

Stephanie Tutt

Stephanie Tutt, P.E. (TX)
Project Manager



2000 E Centerville Rd

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-20	August 11, 2025	September 2, 2025	Matthew Wolverton

Z 25-20 Kimley-Horn. The applicant requests a Specific Use Provision for Fuel Pumps, Retail use. The site is zoned Community Retail (CR) District and is located at 2000 East Centerville Road. (District 2)

Boyd O'Connor — **Against**

8/6/2025
3:08:04 PM

2221 Meadowview Dr

Garland
Texas
United States
<null>

Outside the Notification Area

Nancy Williams — **Against**

8/5/2025
5:44:09 PM

1913 Royal Crest Dr

Garland
Texas
United States
75043

Against

Outside the Notification Area

Dianne Tevnan — **Against**

8/5/2025
2:58:37 AM

1606 Surrey Court

Garland
Texas
United States
75043

Outside the Notification Area

Ron Bissonnette — **Against**

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-20	August 11, 2025	September 2, 2025	Matthew Wolverton

8/5/2025
12:05:06 AM

1818 Westshore Dr.
Garland
Texas
United States
75043

Outside the Notification Area

Jeff & Kim Pakula
8/2/2025
9:44:10 PM

Against

2221 Royal Crest Drive
Garland
Texas
United States
<null>

Outside the Notification Area

Larry Wadsworth
8/2/2025
7:17:48 PM

Against

2901 S Country Club Rd
Garland
Texas
United States
75043

Outside the Notification Area

Theresa Colgin

8/2/2025
3:05:53 PM

Against

2602 Country Club Pkwy
Garland
Texas
United States
75043

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-20	August 11, 2025	September 2, 2025	Matthew Wolverton

Janet Kriv **Against**

8/1/2025
10:57:01 PM

1405 Eagle Pass Drive
Garland
Texas
United States
75040

janetofgar@verizon.net

2145429142

Outside the Notification Area

There is already a gas station diagonally across from this address and another one just north at Centerville and 66.

Barbara Johnson **Against**

8/1/2025
4:13:53 PM

2717 Club Meadow Dr.
Garland
Texas
United States
<null>

Outside the Notification Area

Lindsey Fiegelman **Against**

8/1/2025
2:34:10 PM

1330 Surrey Court
Garland
Texas
United States
<null>

Outside the Notification Area

Planning Report

File No: Z 25-27/District 6
Agenda Item:
Meeting: Plan Commission
Date: August 11, 2025

REQUEST
Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for Personal Services use on property zoned Planned Development (PD) District 23-20 for Industrial Uses and 2) a Concept Plan for Personal Services Use.

LOCATION
1914 South Jupiter Drive Suite A

APPLICANT
Kang Lin

OWNER
RR Garland Site LLC

BACKGROUND
The subject property is a developed shopping center with a gas station and is zoned Planned Development (PD) District 23-20. The Planned Development allows for Industrial (IN) District Uses as well as a Fuel Pumps, Retail use, Restaurant with Drive-Through, Automated Car Wash, and more. The applicant is currently proposing a spa & therapeutic massage business, which is classified as a Personal Services Use. This is allowed by Specific Use Provision (SUP) within the Industrial (IN) District, which is the base zoning of the existing Planned Development (PD).

SITE DATA
The subject site is an 8.519-acre tract of land developed with a shopping center, truck scale, and fuel pumps. The subject site is currently accessible from East Miller Road on the south and South Jupiter Road on the west. The proposed suite for the personal service use is approximately 1,200 square feet.

USE OF PROPERTY UNDER CURRENT ZONING
The site is zoned Planned Development (PD) District 23-20 for Industrial (IN) District Uses. 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 20-30 years for Personal Services. The applicant requests 20 years.

2. While not traditionally compatible with the Industry nor Employment Centers land uses, this site is currently developed with a recently constructed Restaurant with Drive-Through, Automated Car Wash, Fuel Pumps, Retail Store, and *Caterpillar* CAT Scale. According to Planned Development (PD) District 23-20, the site was intended to be a commercial center with retail related uses, which are not typically permitted in the Industrial District. There is sufficient parking for the existing and proposed use.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Centers for the subject site. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may require large substantial infrastructure and may result in negative impacts to the area. Operations also may include such elements as semi-truck traffic, loading docks, and visible outdoor storage.

While the Personal Services Use doesn't typically align with the Industry Centers designation, this corner of the city has been built for providing a more retail and service centered development in the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties on all sides of this development are zoned Industrial (IN) District and have developments such as warehouse office/storage, distribution centers, freight switching yard, automobile repair, and other similar industrial uses.

As the existing shopping center provides nearby industrial workers with day-to-day amenities, the proposed personal service use can be considered an added benefit to the community. However, the proposed use is not complementary with the general area and the surrounding uses.

STAFF RECOMMENDATION

Staff requests the Plan Commission's direction on the proposal for a 20-year SUP. Although allowing a Personal Services Use in one of the two vacant suites may help boost a shopping-center style development, the surrounding area is dominantly industrial and the personal service business could be considered as out of place.

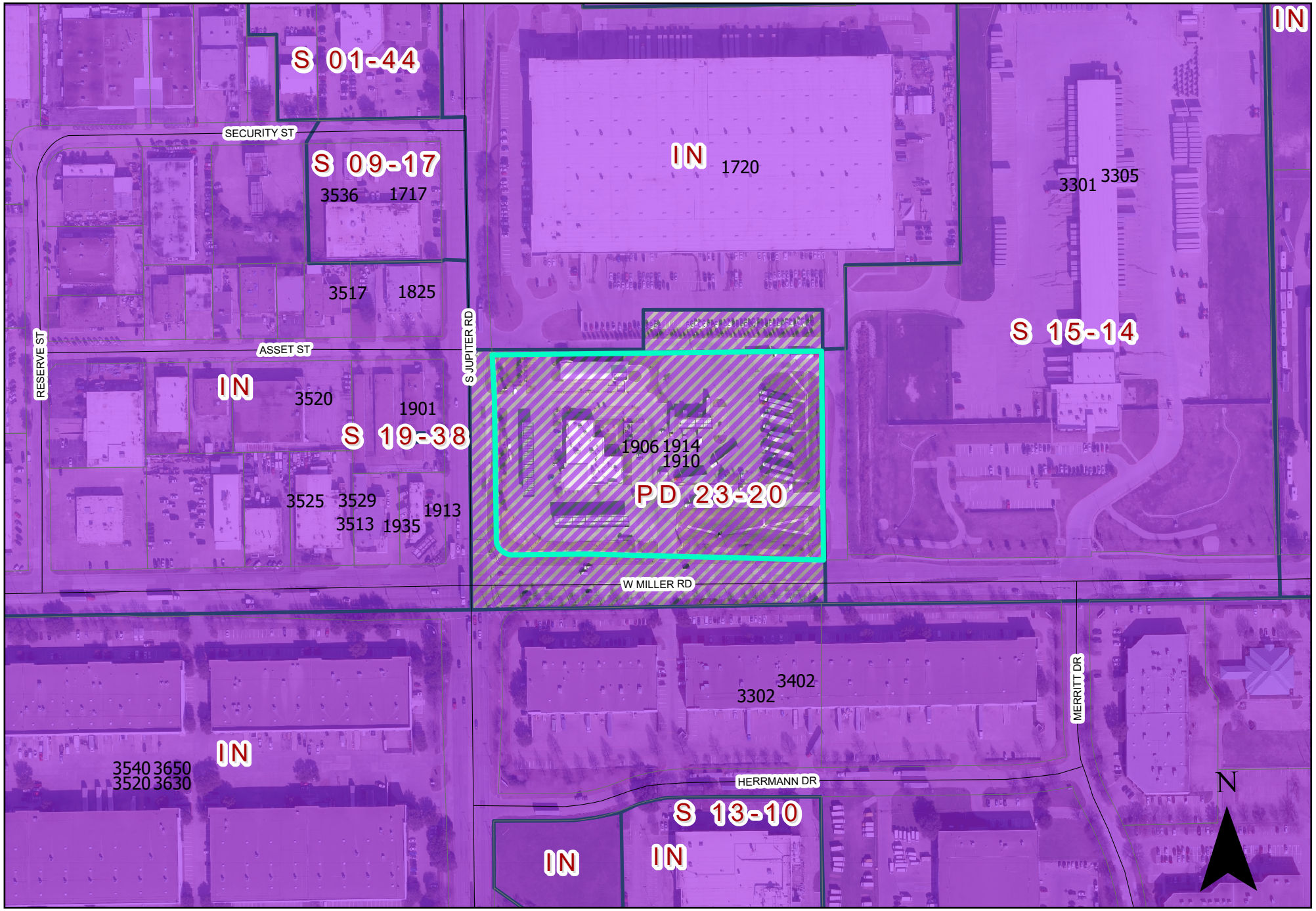
ADDITIONAL INFORMATION

i. Location Map
ii. Concept Plan
iii. Site Photos
iv. SUP Conditions
v. Written Narrative

CITY COUNCIL DATE: September 2, 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



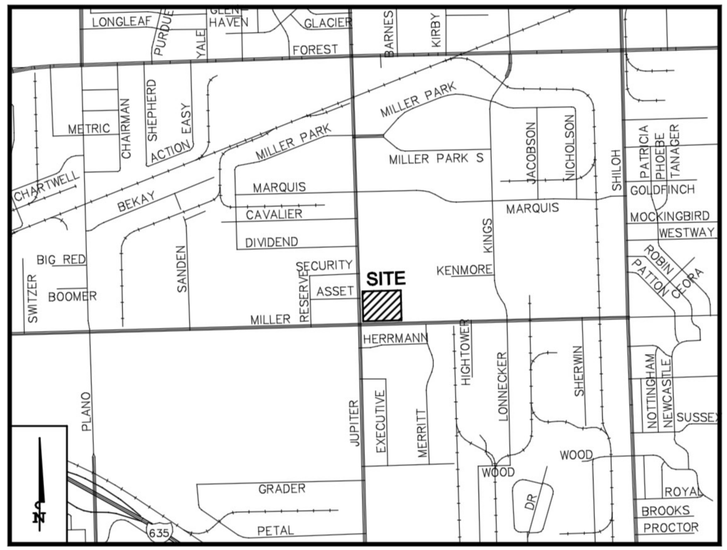
0 200 400 Feet

Zoning Map 25-27

INDICATES AREA OF REQUEST

1914 S Jupiter Rd

Case Number:250028-0



VICINITY MAP (NOT TO SCALE)

North Jupiter Rd.

Miller Rd.

UNIT 1906 A
VACACNT

6" COMPACTED GRANULAR FILL OVER POLYVAPOR BARRIER, TYPICAL AT THE BACK OF ALL TENANT SPACES

AIR SCREEN ABOVE WINDOW, TO BE PROVIDED AND INSTALLED BY FUTURE TENANT

UNIT 1906 B
VACANT

TENANT BACKROOM 113

WOMANS RESTROOM 111

MENS RESTROOM 110

FIRE SPRINKLER RISER ROOM 109

TENANT COUNTER 112

TRUCKER HALL 108

UNIT - 1910
RICKY ROCKETS

AIR SCREEN ABOVE DOOR, SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR FURTHER INFORMATION

WALK-IN FREEZER 105

SALES AREA 100

WALK-IN COOLER 104

UNIT 1914 A
VACANT

5" SLAB ON GRADE WITH MIN (1) LAYER 6X6 - W1.4 X W1.4 W.W.F. CENTERED IN SLAB. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS, TYP.

UNIT 1914 B
VACANT

ROOF ACCESS LADDER, SEE DETAIL 8/A132

BACKROOM 107

RETAIL UNIT C 116

CASHIER AREA 101

MECHANICAL AND ELECTRICAL DRAWINGS FOR FURTHER INFORMATION

SEATING AREA 102

BEER CAVE 103

OFFICE 106

SEE STRUCTURAL DRAWINGS FOR TRUSSED COLUMN CONSTRUCTION

1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

RR Garland SSite, LLC
5277 Trillium Blvd Hoffman Estates IL 60192

Property Address:
1906 South Jupiter Road, Suite 1914A,
Garland, TX 75041

"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."

Z 25-27

View looking South down S Jupiter Road.

View of the subject site from Miller Road.

View looking East down Miller Road.

View of the subject suite.

SPECIFIC USE PROVISION

ZONING FILE Z 25-27

1914 South Jupiter Road Suite A

I. Statement of Purpose: The purpose of this Specific Use Provision is to allow a Personal Services 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 Planned Development (PD) District 23-20 and the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

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

Time Period: The Specific Use Provision shall have a 20-year time period.

EXHIBIT B

Narrative Business:

Opening a Wellness Massage & Spa in an Industrial-Zoned Shopping Center

We are proposing to open a Wellness Massage & Spa in a shopping center located at 1906 S. Jupiter Road in Garland Texas suite No.1914A. The proposed the suite is approximant 1200 square feet and it is within an industrial-zoned area. The shopping center currently includes a gas station and smoke shop, serving primarily the employees, drivers, and visitors in the surrounding industrial and commercial area.

This location is ideal for a wellness-focused business due to the unique needs of the area's working population. Industrial zones often involve physically demanding labor, long hours, and high-stress environments. Our massage and spa center will cater to these needs by offering accessible, affordable wellness services designed to reduce stress, ease muscle tension, and improve overall physical and mental well-being.

The business will provide services such as:

- Therapeutic and deep tissue massages ideal for relief muscle tension for long period driving
- Chair massages for quick relaxation during breaks
- Aromatherapy and stress relief treatments
- Reflexology and foot massage, ideal for workers on the feet all day

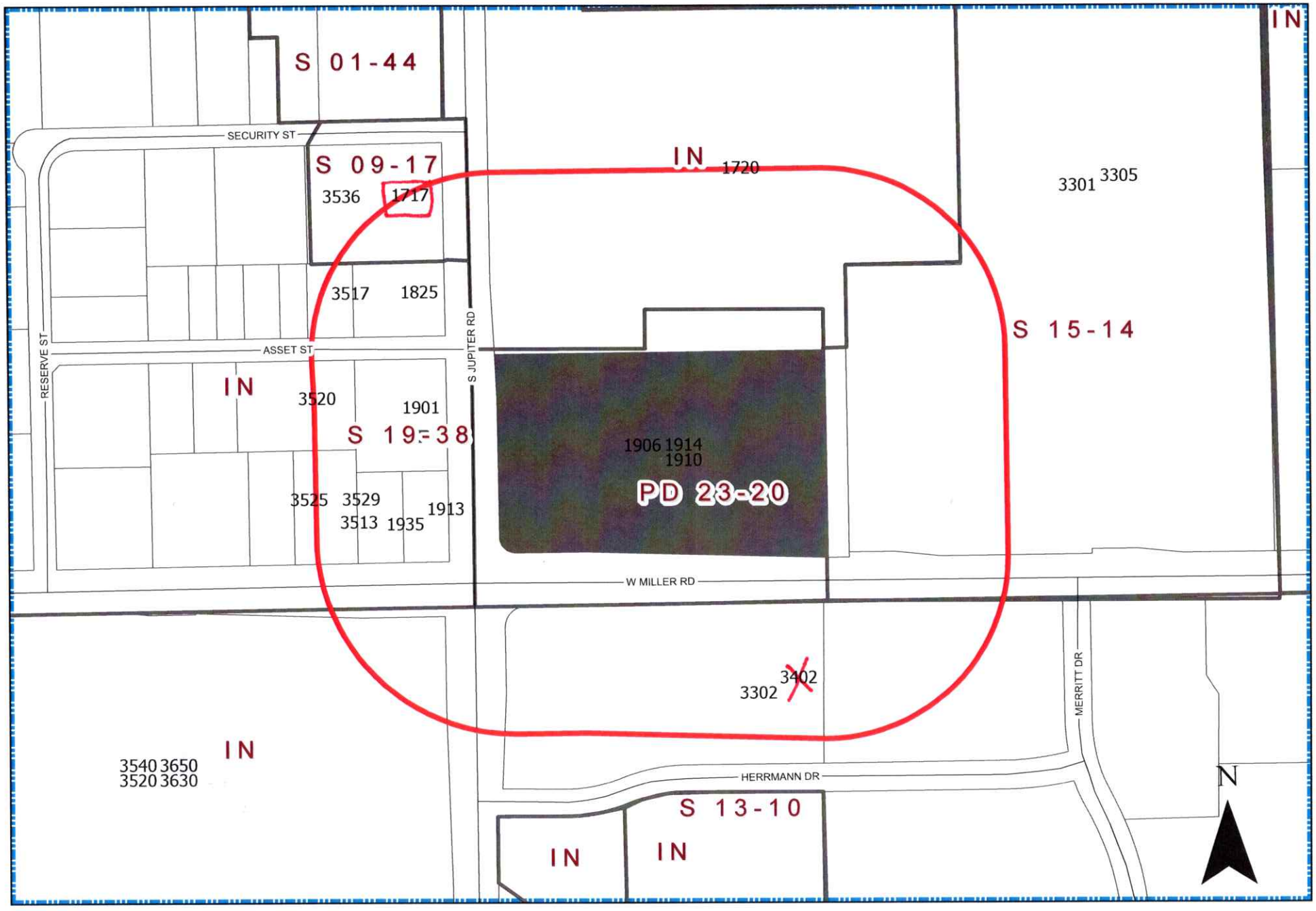
By Locating the spa in this area, we aim to:

* Serve local workers who may not have to travel far for personal care
* Enhance the overall value and service offering of the shopping center
* Promote a culture of health and wellness in an underserved community
* Attract new visitors to the shopping center, benefiting neighboring business

Our facility will be clean, professionally managed, and fully compliant with all health, safety, and licensing regulations. It will feature a calming interior environment, contrasting the often fast-paced or stressful setting of industrial workplaces.

We believe this wellness center will not only thrives as a business but also contribute positively to the well-being of the local workforce and the commercial vibrancy of the shopping center. By providing a much-needed service in a convenient location, this business will serve as a valuable addition to the area's economic and social landscape.

The requested SUP is for 20 years or the length of the lease contract with the property management upon the approval of the City of Garland.



1914 S Jupiter Rd

Comment Form
Case Z 25-27

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.

Tom Mannewitz, 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.)

1717 S. Jupiter Rd

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

Garland, TX ~~75042~~

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

8/1/2025

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 email và số điện thoại là tùy chọn.)

Comment Form Continued –
Case Z 25-27

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 do not oppose as long as they have sufficient parking for their own business they cannot use our private parking lot.

Comment Form
Case Z 25-27

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.

Phil Mcnamara, Managing 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.)

3402 W Miller Dr.

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75041

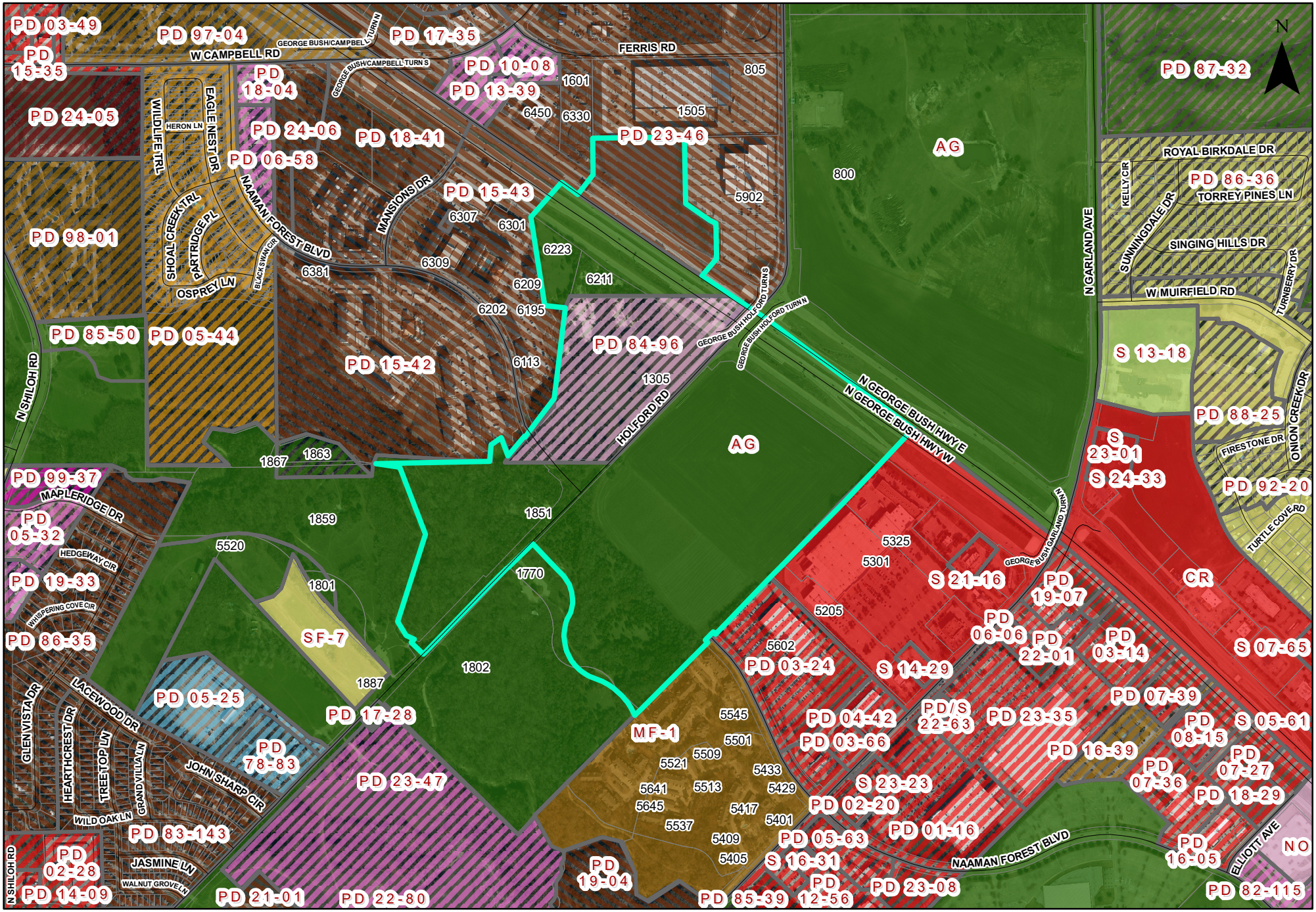
Zip Code / Código postal / Mã B u Chính

[signature]

8.6.25

Signature / Firma / Chữ ký — 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 email và số điện thoại là tùy chọn.)



0 850 Feet

1 inch = 850 feet

ZONING MAP Z 25-19

INDICATES AREA OF REQUEST

Holford Rd