



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
September 22, 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. September 8, 2025 Plan Commission Minutes

Consider approval of the Plan Commission Minutes for the September 8, 2025 meeting.

2. PUBLIC HEARING

a. Z 25-29 Hunter Mcquire (District 1)

*Hold a public hearing and consider the application of **Hunter Mcquire**, requesting approval of 1) a Planned Development Amendment to allow a Tattooing/Body Piercing Establishment use by right. The site is currently zoned Planned Development (PD) District 21-19 for Mixed Uses. The site is located at 315 Coneflower Drive Unit A03. (District 1) (File Z 25-29)*

3. MISCELLANEOUS

a. Garland Forward - Update

Staff will provide the Commission with an update on the Garland Forward 2050 Comprehensive Plan

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.



MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on September 8, 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

Absent: Wayne Dalton

Staff Present: Nabila Nur, Planning Director
Emma Chetuya - Planning Administrator - Development
Matthew Wolverton - Planner II
Kaitlyn Worrall, Assistant City Attorney
Elisa Morales, Recording Secretary

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. August 25, 2025 Plan Commission Minutes

Consider approval of the Plan Commission Minutes for the August 25, 2025 meeting.

Motion was made by Commissioner Paris to **approve** the Minutes as presented. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nays.**

2. PUBLIC HEARING

a. Z 25-28 Mission Ridge Consultants (District 3)

*Hold a public hearing and consider the application of **Mission Ridge Consultants**, requesting approval of 1) an amendment to Planned Development (PD) District 84-104 for mixed uses to allow a Warehouse Office/Showroom and 2) a Concept Plan for a Warehouse Office/Showroom Use. The site is located at 1775 Wynn Joyce Road (District 3) (File Z 25-28)*

Planner II, Matthew Wolverton, presented the request to the Commission and remained available for questions.

The applicants, Skye Thibodeaux, P.O. Box 260203, Plano, TX 75026 and Matthew Parmely, 1602 Wynn Joyce Road, Garland, TX 75043, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Paris to close the public hearing and **approve** the application as presented. Seconded by Commissioner Abell. **Motion carried: 8 Ayes, 0 Nays.**

3. MISCELLANEOUS

a. Election of Officers

Motion was made by Commissioner Rose to nominate Commissioner Roberts for Chairman, Commissioner Jenkins for First Vice-Chairman and Commissioner Dalton as Second Vice-Chairman. Seconded by Commissioner Duckworth. **Motion carried: 8 Ayes, 0 Nays.**

4. ADJOURN

There being no further business to come forward before the Plan Commission, the meeting ajourned at 6:51 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary



Planning Report

File No: Z 25-29/District 1

Agenda Item:

Meeting: Plan Commission

Date: September 22, 2025

REQUEST

Hold a public hearing and consider approval of 1) a Planned Development Amendment to allow a Tattooing/Body Piercing Establishment use by right. The site is currently zoned Planned Development (PD) District 21-19 for Mixed Uses.

LOCATION

315 Coneflower Drive, Unit A03

APPLICANT

Simon Property Group (Texas), LP

OWNER

Hunter McQuire

BACKGROUND

The subject property is a suite within Firewheel Town Center, an urban-style outdoor regional shopping mall. It consists of a mix of retail, commercial, and multi-family uses. The applicant proposes to operate a Tattooing/Body Piercing Establishment on property zoned Planned Development 21-19 (PD 21-19).

SITE DATA

The subject site is an approximately 991 square feet suite with approximately 22.5 feet of frontage along Coneflower Drive. Access to the site is from Coneflower Drive.

USE OF PROPERTY UNDER CURRENT ZONING

This is a mixed use Planned Development where a variety of retail, restaurant, and entertainment uses are permitted. The latest PD revision allowed a Convenience Store (1,000 – 5,000 square feet) and Fitness or Performing Arts Studio uses by right. Breweries/Wineries/Distilleries (limited to no more than 15,000 square feet) and New Automobile Sales (Indoors Only) were permitted with an SUP only. A Tattooing/Body Piercing Establishment is not listed as one of the uses permitted in this zoning district, therefore the applicant requests to amend the PD to allow the use by right.

CONSIDERATIONS

Planned Development Amendment:

1. The applicant requests to operate a Tattooing/Body Piercing Establishment by right. This use is defined as an establishment that offers either tattooing or body piercing. Tattooing is the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels or other related equipment, but does not include tattooing for medical purposes (such as for reconstructive or plastic surgery) or the application of permanent cosmetics (see *Permanent Cosmetics*). Body piercing is the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or other decoration.

2. The applicant requests for a time frame of 10 years for the requested use.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Regional Centers for the subject site. Regional centers are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses.

It is envisioned that regional centers such as these promote high quality retail, service, dining, and entertainment which promote placemaking and desirable destinations. The proposed use does not fully fit the vision of the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Section 2.52 (A) (6) of the Garland Development Code requires a 500 feet distance separation between tattoo shops and daycare facilities, residences, places of worship, public or private schools, public parks or hospitals, senior living facility, or other tattooing/body piercing establishment. The proposed use will not be within 500 feet of the named uses. Staff did find two (2) tattoo/body piercing establishments in the vicinity and have notified Code Compliance to verify the uses. There is an ice cream shop to the south, a café to the north and restaurant to the east and gym to the west.

Although the proposed use may not be perceived as a high-quality service use and is not complementary to the surrounding uses, it is located in the center of a mall and not within immediate proximity to the above-mentioned sensitive areas, causing minimal impact.

STAFF RECOMMENDATION

Staff does not offer a recommendation on this case, but seeks the Plan Commission's direction concerning this request.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Site Photos
- iv. Written Narrative
- v. Concept Plan
- vi. Additional Layout Plan – Information only

CITY COUNCIL DATE: October 21, 2025

PREPARED BY:

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

REVIEWED BY:

Nabila Nur, AICP
Planning Director
Planning and Development
972-205-2449
nnur@garlandtx.gov



0 600 Feet

1 inch = 600 feet

ZONING MAP Z 25-29



INDICATES AREA
OF REQUEST

315 Coneflower Dr, Unit A03

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-29

315 Coneflower Drive Unit A03

- I. Statement of Purpose:** The purpose of this Planned Development is to allow for a Tattooing/Body Piercing Establishment by right.
- 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 Planned Development (PD) District 21-19 set forth in Chapter 2 of the Garland Development Code 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 Conditions:

A. Time Limitation:

a. The Specific Use Provision shall have a 10-year time period.

Subject site facing west



Special Use Permit Narrative

Business Name: Gilded Skin, LLC

Business Type: Luxury Body Art Studio

Address: 315 Coneflower Drive, Garland, TX 75040

Zoning: Mixed-Use Development

Applicant: Katherine Luetge (304) 266-1650 & Matthew Luetge (512) 429-0719

Gilded Skin, LLC respectfully submits this application for a Special Use Permit to operate a luxury, high-end body art studio within the City of Garland. Our studio will offer a refined and elevated experience for clients seeking body art services in a distinctive environment inspired by French Rococo design. The business seeks to complement and enhance the existing character of the surrounding mixed-use district by providing a tasteful, well-managed, and aesthetically pleasing addition to the local business community.

The proposed studio will be in a 991-square-foot building with a height of 20 feet. The building is situated on land zoned for mixed-use development, and the proposed use aligns with all applicable standards set forth by the City of Garland's Development Code and Ordinances. There are no unique development deviations or variances requested as part of this application.

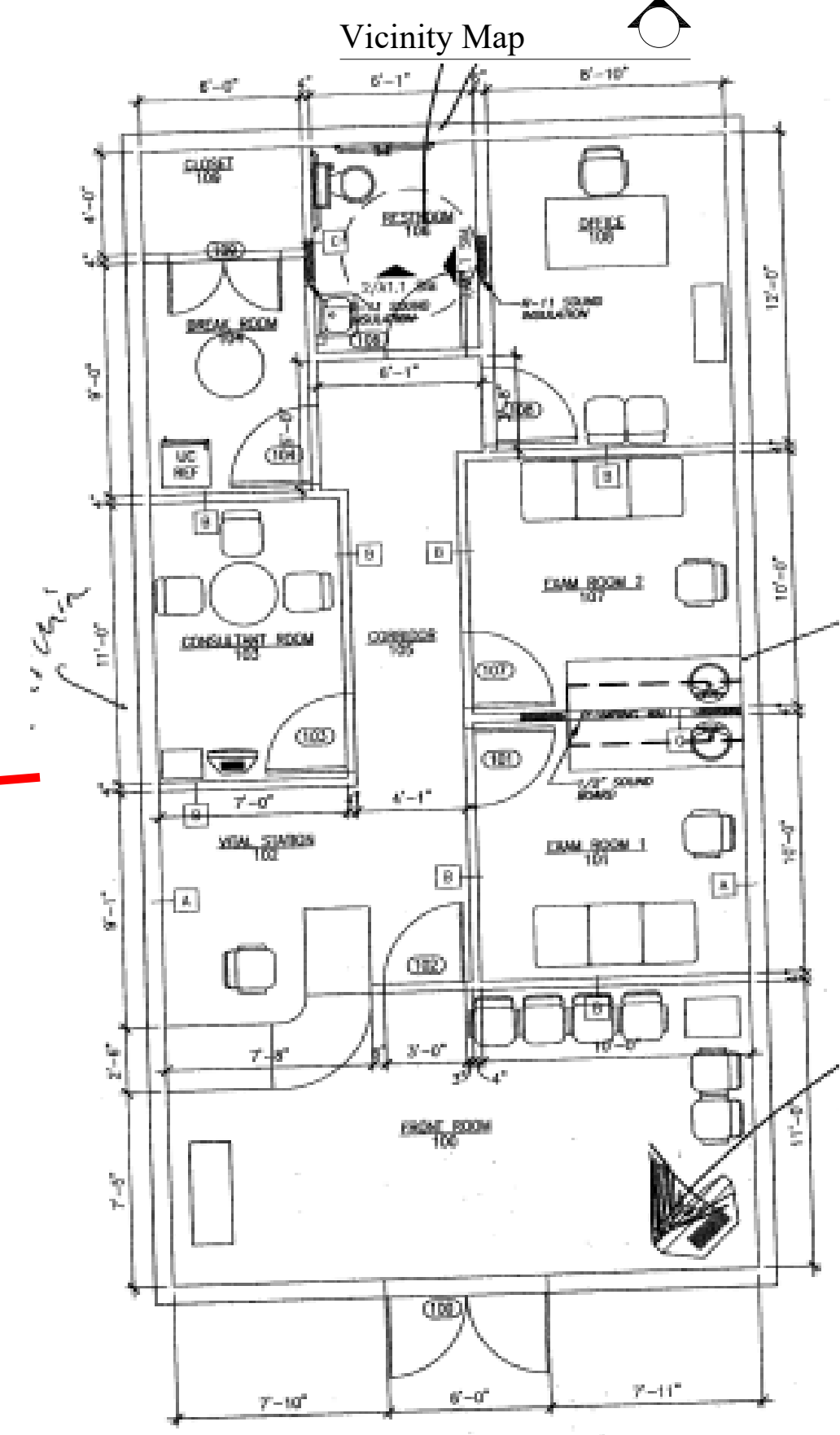
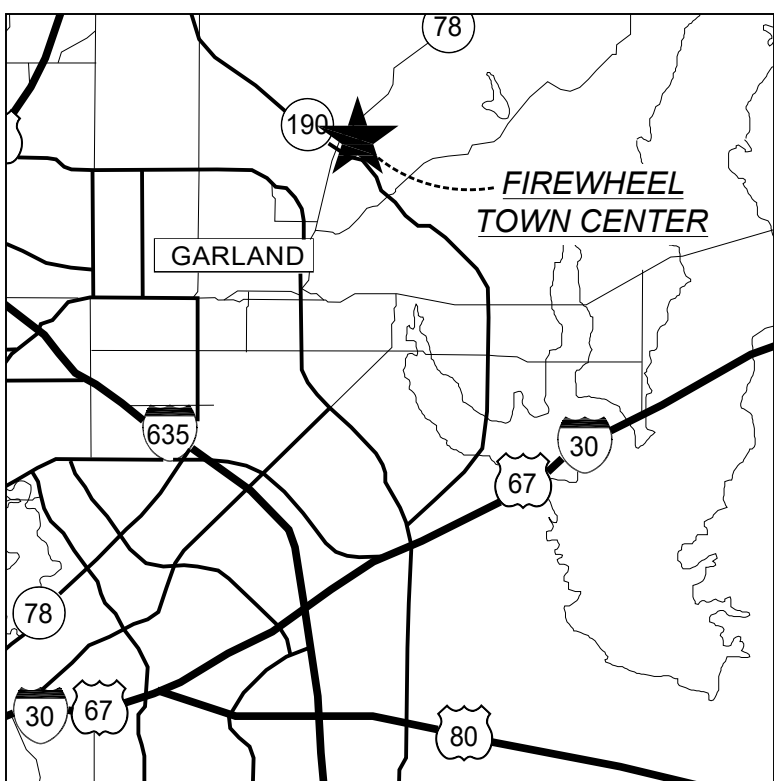
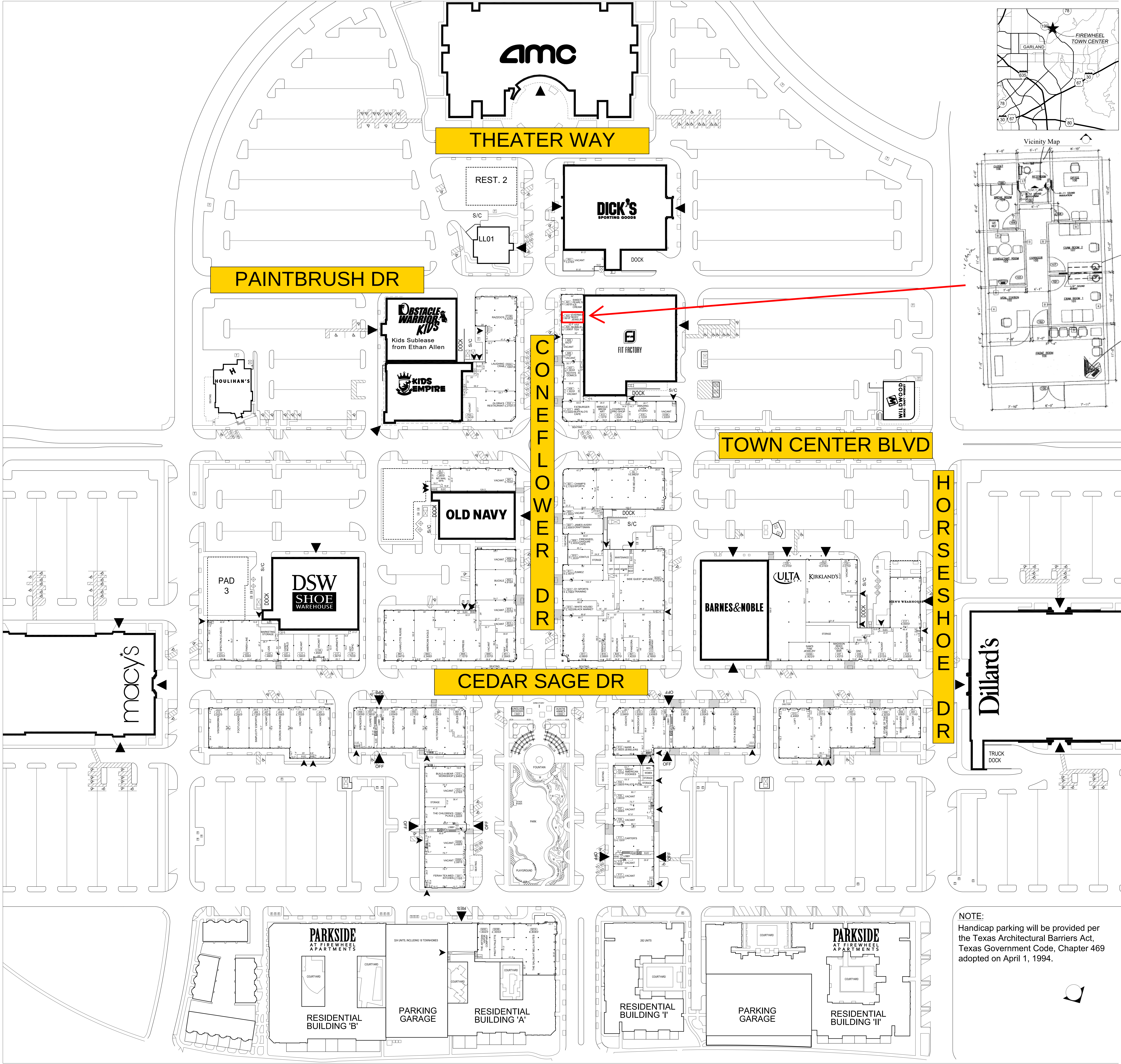
Our hours of operation will be Monday through Saturday, from 10:00 AM to 10:00 PM. These hours are designed to provide flexibility for our clientele while maintaining harmony with nearby businesses and the surrounding area.

Importantly, the property is not located within a 500-foot radius of any schools, daycares, religious institutions, senior living facilities, or residentially zoned properties, ensuring compliance with the City's location requirements for body art establishments.

The business will feature exterior signage attached to the building, consistent with city guidelines. The signage will be tasteful and in keeping with the studio's upscale aesthetic.

Gilded Skin, LLC is committed to operating with the highest standards of professionalism, safety, and sanitation. We aim to be a valued and responsible addition to the Garland business community.

We respectfully request approval of this Special Use Permit to allow Gilded Skin, LLC to operate within the proposed location.



Project Data	
DILLARD'S	155,632
BARNES & NOBLE	27,200
OLD NAVY	15,000
AMC THEATRES	75,000
DSW SHOE WAREHOUSE	25,000
MACY'S	140,000
DICK'S SPORTING GOODS	70,120
OBSTACLE WARRIOR KIDS	18,000
FIT FACTORY	34,550
KIDS EMPIRE/HAPIK	18,300
Total Department Store GLA	578,702
Total Small Shops GLA	332,663
Total GLA	911,365
Leaseable Office GLA	75,000
Total GLA w/Office	986,365
Restaurants	
LL01	5,000
HOULIHAN'S	6,772
WILDWOOD	4,345
Total Restaurant GLA	16,117
Total Project GLA	1,002,482

REVISION HISTORY:	
March 12, 2025 - N.C. A03	February 25, 2025 - nc SLAY F10 work#542513 (MB)
February 11, 2025 - Updated Slim Data.	February 03, 2025 - N.C. A00
January 28, 2025 - Updated Slim Data.	January 21, 2025 - Updated Slim Data.
January 09, 2025 - nc P10	January 08, 2025 - nc P10
November 27, 2024 - Updated Salesforce	November 21, 2024 - Updated Salesforce
November 14, 2024 - Updated Salesforce	October 25, 2024 - Refined the names AP Node cleanup
October 09, 2024 - Updated Salesforce	October 02, 2024 - added Risk Leased Theater category (JG)
September 10, 2024 - Updated Salesforce	September 25, 2024 - Updated Salesforce
September 11, 2024 - nc BVS, P05	September 04, 2024 - Updated Salesforce
August 28, 2024 - Updated Salesforce	May 05, 2024 - nc M15, Updated Salesforce
May 05, 2024 - nc M15, Updated Salesforce	April 05, 2024 - N.C. A03

Other revision information could be available - See CAD Department for details

This exhibit is provided for illustration purposes only, and shall not be deemed to be a warranty, representation or agreement by Landlord that the Center, Common Areas, buildings and/or items will be as illustrated on this exhibit, or that any items which may be referenced on this exhibit will at any time be occupied by the Center. Landlord reserves the right to modify size, configuration and occupants of the Center at any time.

Change of Elevation

No Door Zone

Primary Entrances

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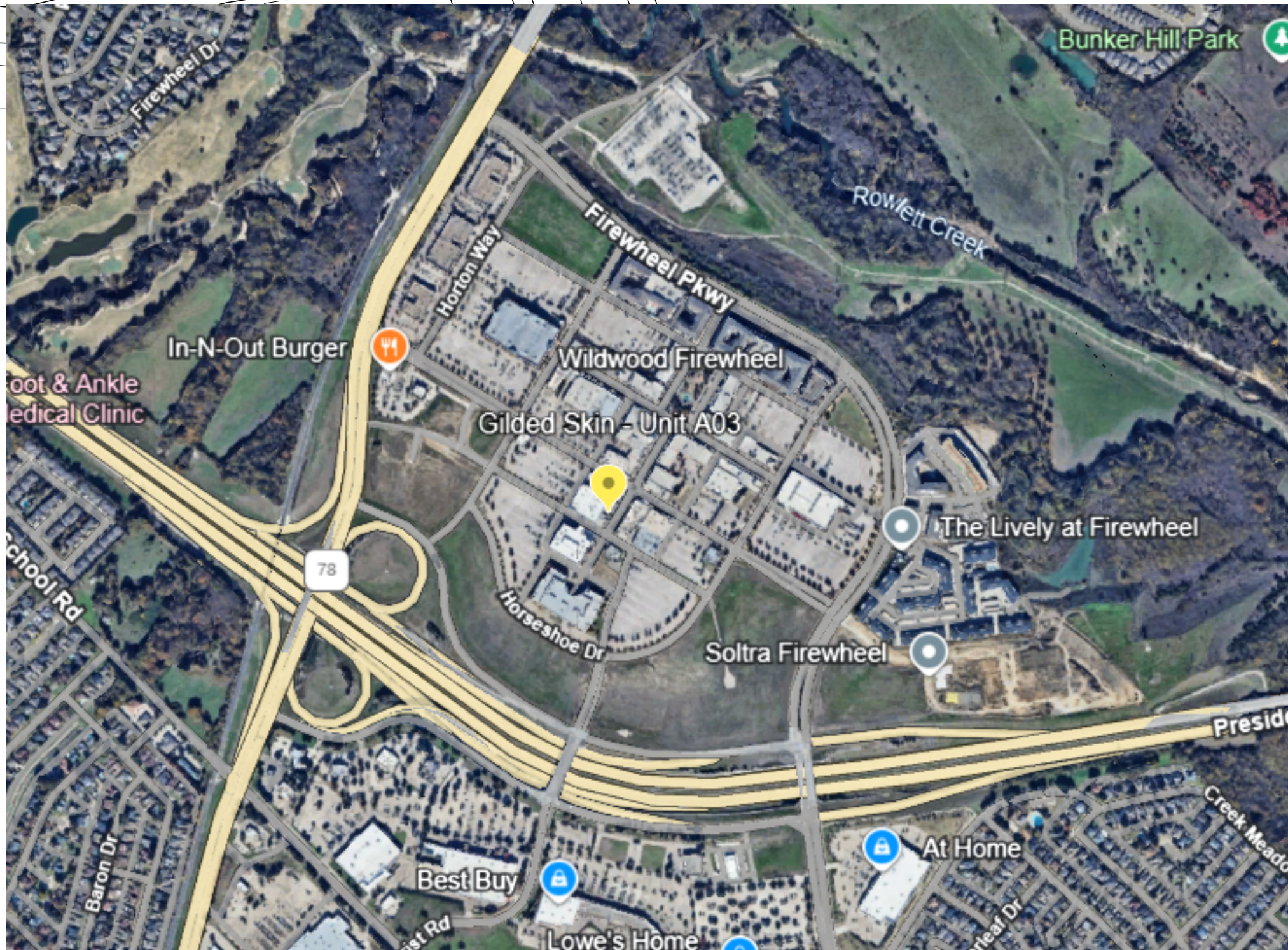
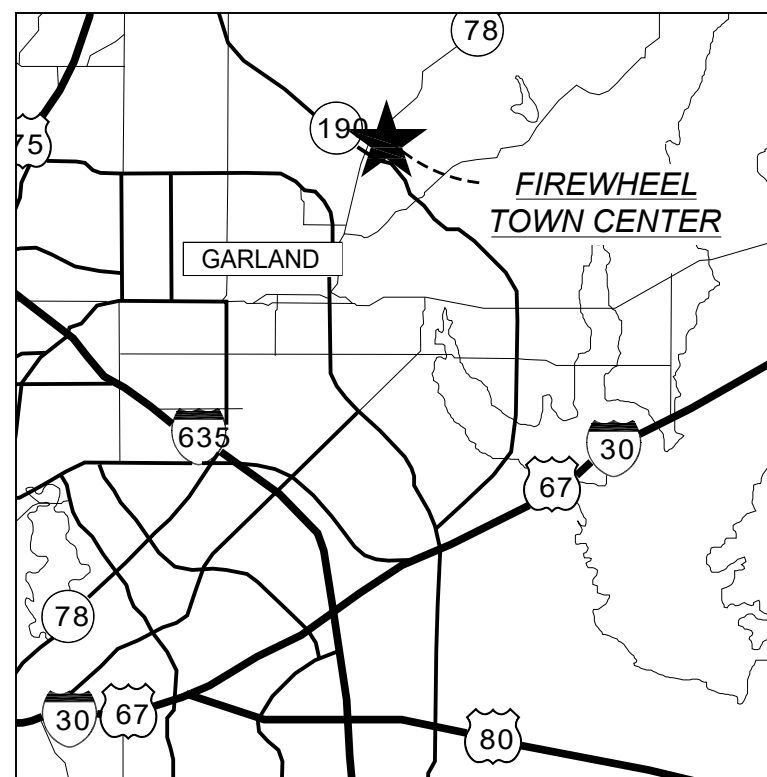
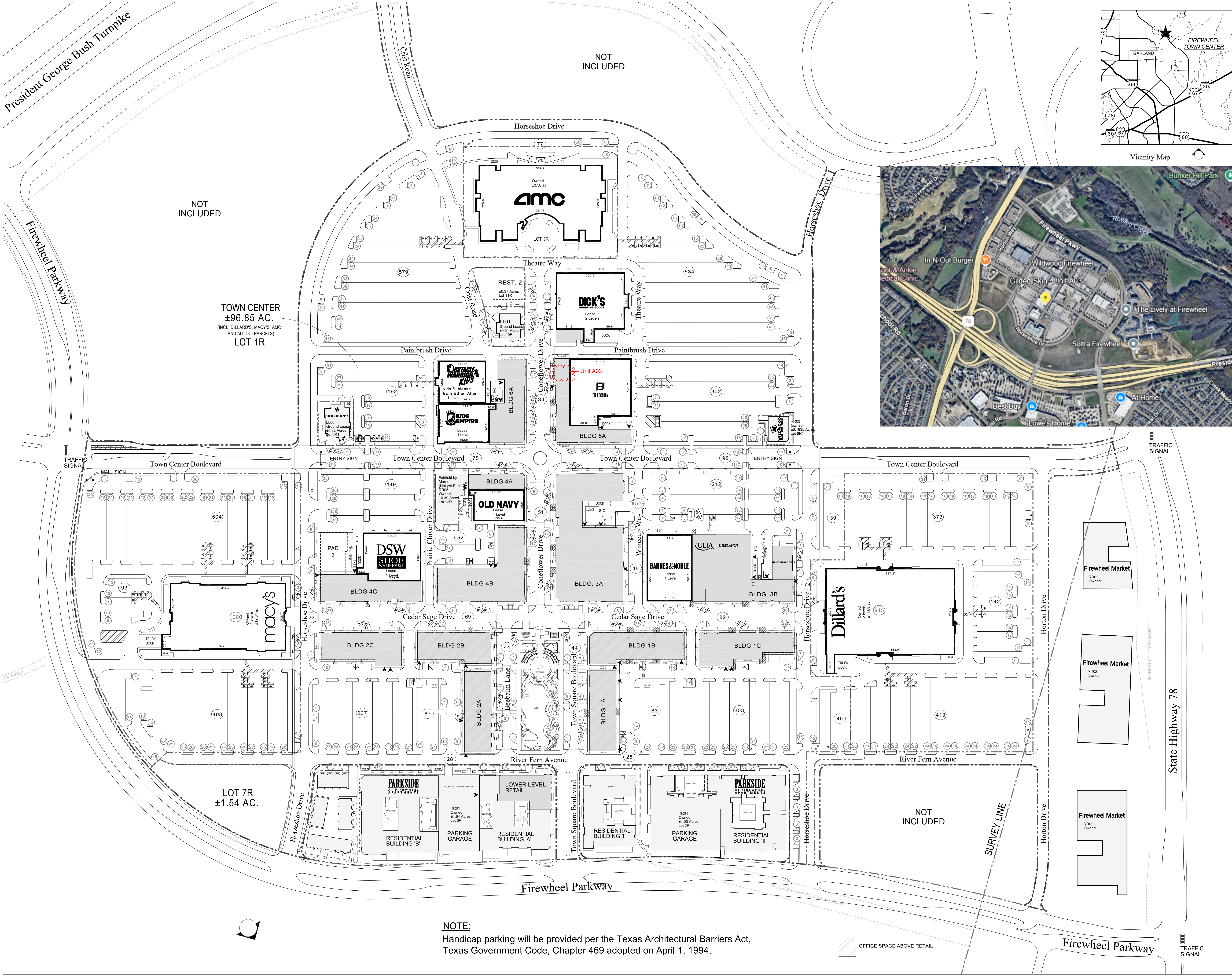
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PROJECT:	
FIREWHEEL TOWN CENTER	
LOCATION:	
GARLAND TEXAS	
DESCRIPTION:	
CENTER PLAN	
WORK ORDER #: 543723	DRAWING FILE NAME: ...1308/CP.1308/CP
DRAWN BY: ERWOOD	DATE LAST MODIFIED: March 12, 2025
COMPANION DRAWING: SP	SCALE: 0 30 60
CORP. # 1308	DRAWING: CP

NOTE:
Handicap parking will be provided per the Texas Architectural Barriers Act, Texas Government Code, Chapter 469 adopted on April 1, 1994.

CONCEPTS OF GILDED SKIN



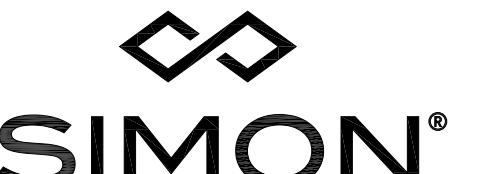


Project Data	
DILLARD'S	155,532
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Total GLA w/Office	986,365
Restaurants	
LL01	5,000
HOULIHAN'S	6,772
WILDWOOD	4,345
Total Restaurant GLA	16,117
Total Project GLA	1,002,482
TOTAL PARKING SPACES:	5501
SPACE/1000 SF OF GLA:	5.49
PHASE 1 RESIDENTIAL: 312 UNITS	
PHASE 2 RESIDENTIAL: 281 UNITS	

Gilded Skin: 991 SF

REVISION HISTORY:	
January 09, 2025 - Recon	
January 29, 2024 - updated Outlot FT2 data (UG)	
June 6, 2023 - add confined spaces w/0493730 (MB)	
April 03, 2023 - Added CEMP sheets (sis)	
November 11, 2021 - Standardized patio graphics	
October 05, 2021 - added ToGo spaces (this)	
September 16th, 2021 - project data update (sis)	
August 31, 2021 - Update SP to turn on and add utility data	
February 09, 2021 - Review of Entrance Arrows	
January 05, 2021 - Updated plan to change Under Redevelopment XG to inline space	
Nov 4, 2020 - C17 to inline space per question from Lease Accounting and CTI research w/01 Recon	
Oct 6, 2020 - updated project data w/01 Recon	
Aug 21, 2020 - added unlocated outlots note w/01 Recon	
Aug 19, 2020 - updated project data with Wildwood w/01 Recon	
May 9, 2020 - Outlot Reconciliation w/01 Recon	
November 01, 2018 - updated information relating to LOT 12R	
August 28, 2018 - Updated Anchor Sublet Information	
July 12, 2018 - Toys R Us - Anchor, Obstacle Warrior Kids subleased from Ethan Allen, CPSP cleanup	
Other revision information could be available - See CAD Department for details	

▲ Primary Entrances ▲ Secondary Access



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PROJECT: FIREWHEEL TOWN CENTER

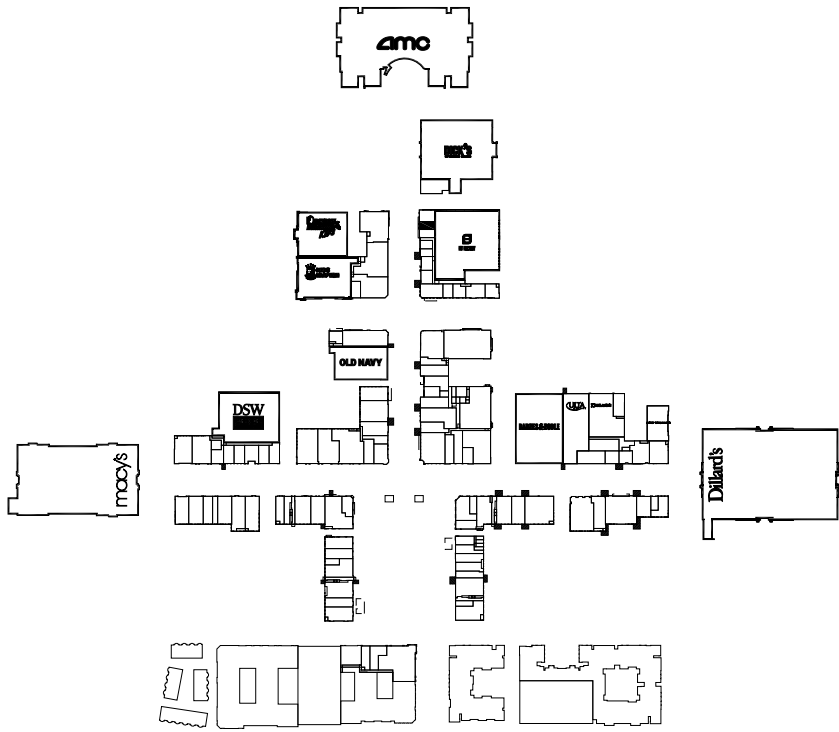
LOCATION: GARLAND TEXAS

DESCRIPTION: SITE PLAN

WORK ORDER #:	DRAWING FILE NAME:
Recon	...1308/SP/1308SP
DRAWN BY:	DATE LAST MODIFIED:
Sowers	January 09, 2025
COMPANION DRAWING:	SCALE:
CP	0 50 100
CORP. #	DRAWING:
1308	SP

NOTE:
Handicap parking will be provided per the Texas Architectural Barriers Act, Texas Government Code, Chapter 469 adopted on April 1, 1994.

OFFICE SPACE ABOVE RETAIL

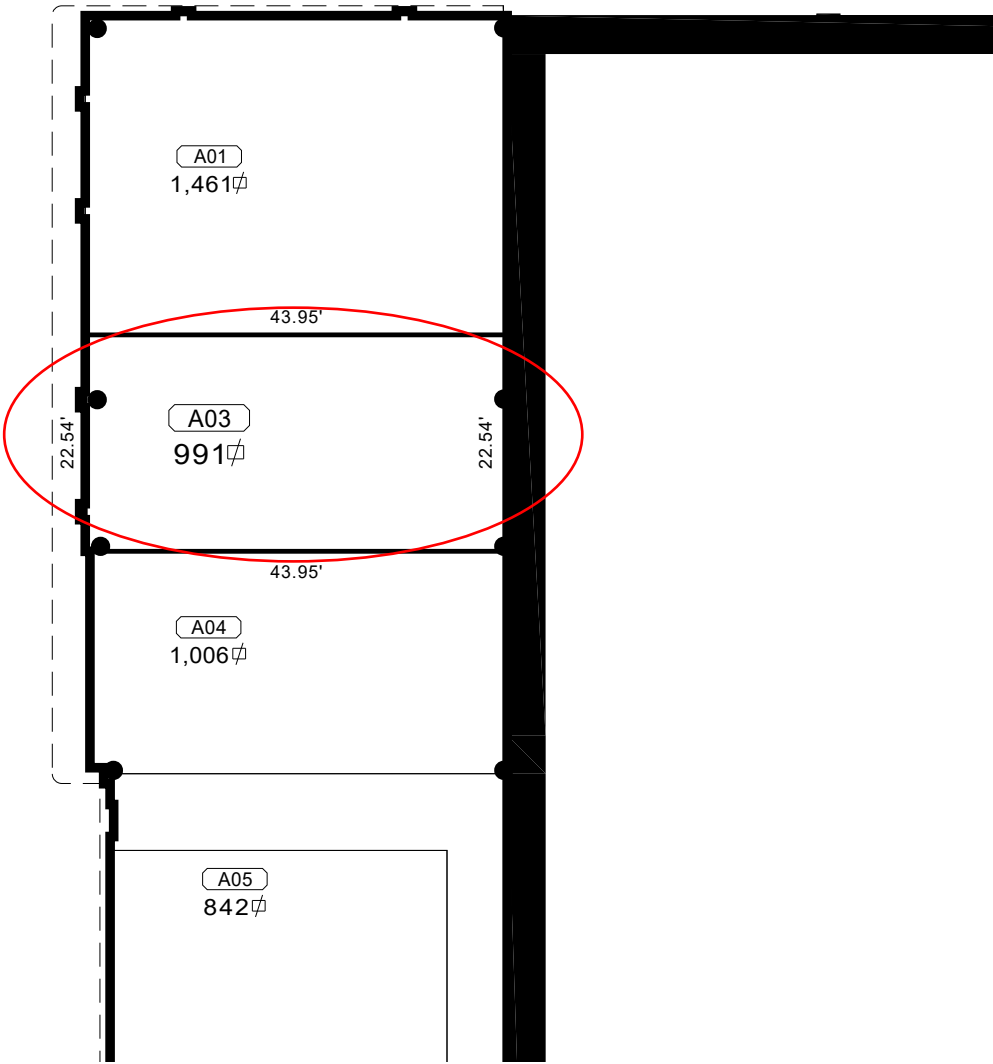


FIREWHEEL TOWN CENTER

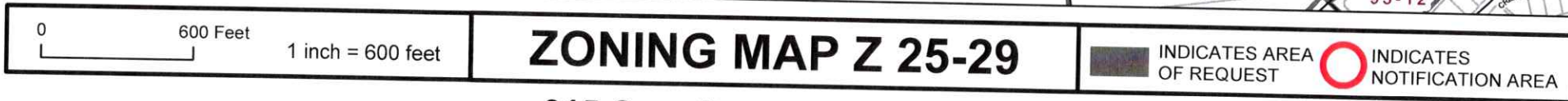
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Level: 01


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Comment Form

Case Z 25-29

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

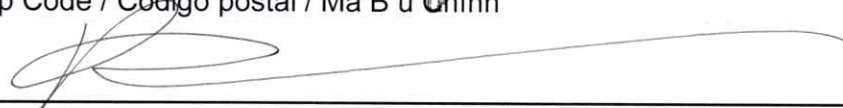
Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario 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.

Horton Asset company Ltd. by Horton Management No 2, general partner by
Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề Kristina Mathys, manager
(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.)

3801 Lavan Dr
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


Signature / Firma / Ch ữ ký

9/12/2025
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.)

512-917-9619 cell