



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
October 13, 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 22, 2025 Plan Commission Minutes**

Consider approval of the September 22, 2025 Plan Commission Minutes

2. PUBLIC HEARING

a. Z 25-32 Kimley-Horn (District 1)

*Hold a public hearing and consider the application of **Kimley-Horn**, requesting approval of 1) a Specific Use Provision (SUP) for Car Wash, Automated/Rollover on property zoned Planned Development District 21-62 and 2) a Concept Plan for a Car Wash, Automated/Rollover Use. The site is located at 1540 Firewheel Parkway on a property zoned Planned Development (PD) District 21-62 for Mixed Uses. (District 1) (File Z 25-32)*

b. Z 25-33 Darlynn T. Troung (District 8)

*Hold a public hearing and consider the application of **Darlynn T. Troung**, requesting approval of 1) a Specific Use Provision (SUP) for a Personal Services Use and 2) a concept plan for a Personal Services Use. The site is located at 2241 Peggy Lane Suite B on a property zoned Community Office (CO) District. (District 8) (File Z 25-33)*

3. 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 September 22, 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
Kurt Banowsky, Sr. Assistant City Attorney II
Elisa Morales, Recording Secretary

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.

Motion was made by Commissioner Paris to **approve** the Minutes as presented. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays, 1 Abstention** by Commissioner Dalton.

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)*

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

The applicants, Matthew and Jennifer Luetge, 3801 Jennifer Lane, Rowlett, TX 75088, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Dalton to close the public hearing and **approve** a PD Amendment to allow a Tattoo/Body Piercing Establishment by an SUP and approve the SUP for 5 years. Seconded by Commissioner Abell. **Motion carried: 9 Ayes, 0 Nays.**

3. MISCELLANEOUS

a. Garland Forward - Update

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

Planning Director, Nabila Nur, provided an update on the Garland Forward 2050 Comprehensive Plan.

4. ADJOURN

There being no further business to come forward before the Plan Commission, the meeting adjourned at 7:14 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary



Planning Report

File No: Z 25-32/District 1

Agenda Item:

Meeting: Plan Commission

Date: October 13, 2025

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for Car Wash, Automated/Rollover on property zoned Planned Development District 21-62 and 2) a Concept Plan for a Car Wash, Automated/Rollover Use.

LOCATION

1540 Firewheel Parkway

APPLICANT

Kimley-Horn

OWNER

Parchause Firewheel LP

BACKGROUND

The subject property is currently undeveloped.

SITE DATA

The subject site is a 1.10-acre tract of vacant land that is proposed to be developed into a 1,900 SF automated car wash with eight vacuum bays. The site will be accessed from Firewheel Parkway and a mutual access easement from the adjacent future convenience store east of this subject site.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 21-62. This site's base zoning is 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 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 25-30 years for the Car Wash Use. The applicant requests the maximum allowed time period.
2. The use is not compatible with the intent of the Compact Neighborhoods section of the Envision Garland Plan as carwashes are rather transient in nature and does not

contribute to achieving the vision for that category.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development. A car wash does not meet the criteria of being transitional between residential and neighborhood uses.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the North is zoned Planned Development (PD) District 21-62 for Mixed Uses. This site contains a horizontal multifamily development. The property to the east is a future convenience store with fuel pumps. An SUP for a Fuel Pumps, Retail use was passed and approved on July 22nd, 2025. The property to the south is zoned Planned development (PD) District 85-55 with a base zoning district of Community Retail (CR) District and is currently undeveloped. The property to the west is also zoned Planned Development (PD) District 21-62 for Mixed Uses. This site is developed with a clubhouse for an existing horizontal multifamily development. The Envision Garland Comprehensive Plan calls for Compact neighborhoods in this area and the Car Wash, Automated/Rollover does not align with the intent of the Compact Neighborhoods designation. These neighborhoods are intended to act as a transition between lower and higher density residential. Additionally, these areas accommodate uses such as retail (goods and services), office space, and public services.

One Automated/Rollover Car Wash use currently exists a mile to the Northwest from the subject site at the intersection of Firewheel Parkway and Pleasant Valley Road. A higher quality neighborhood services use that promotes community gathering would be more compatible with the area as it is surrounded by residential developments.

STAFF RECOMMENDATION

Staff recommends denial of a Car Wash, Automated/Rollover Use at this location. A car wash does not align with the Comprehensive plan for the subject site as these neighborhoods are intended to act as a transition between lower and higher density residential developments. There is an opportunity for this site to develop as a high-quality neighborhood service use.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: November 3rd, 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



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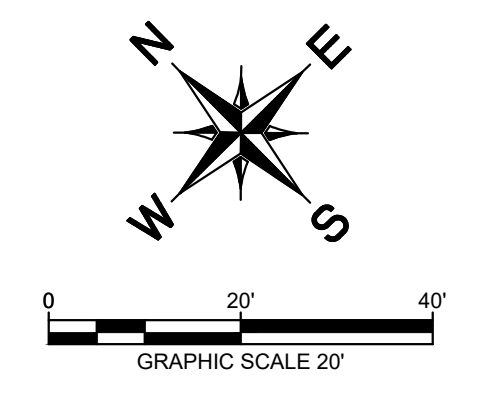
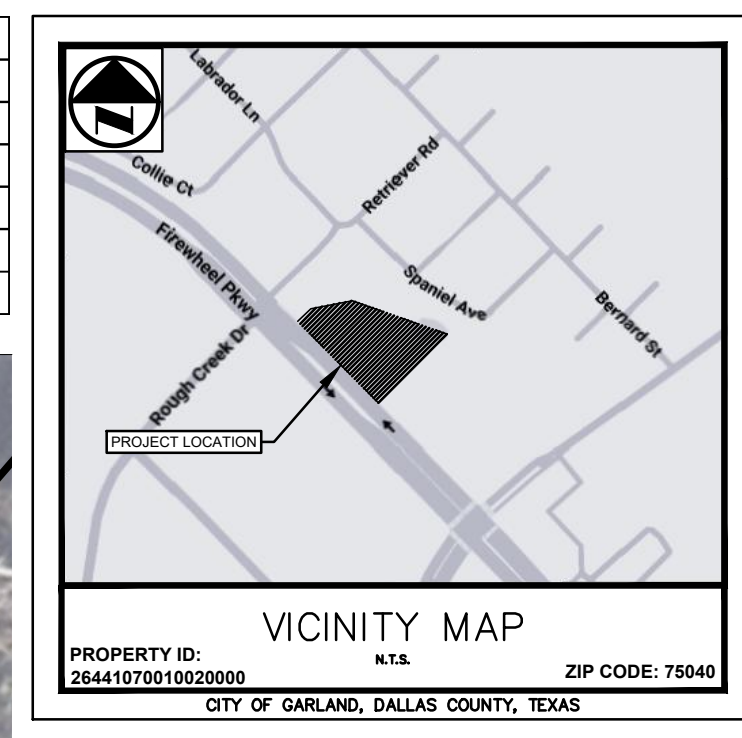
1 inch = 300 feet

ZONING MAP Z 25-32

INDICATES AREA OF REQUEST

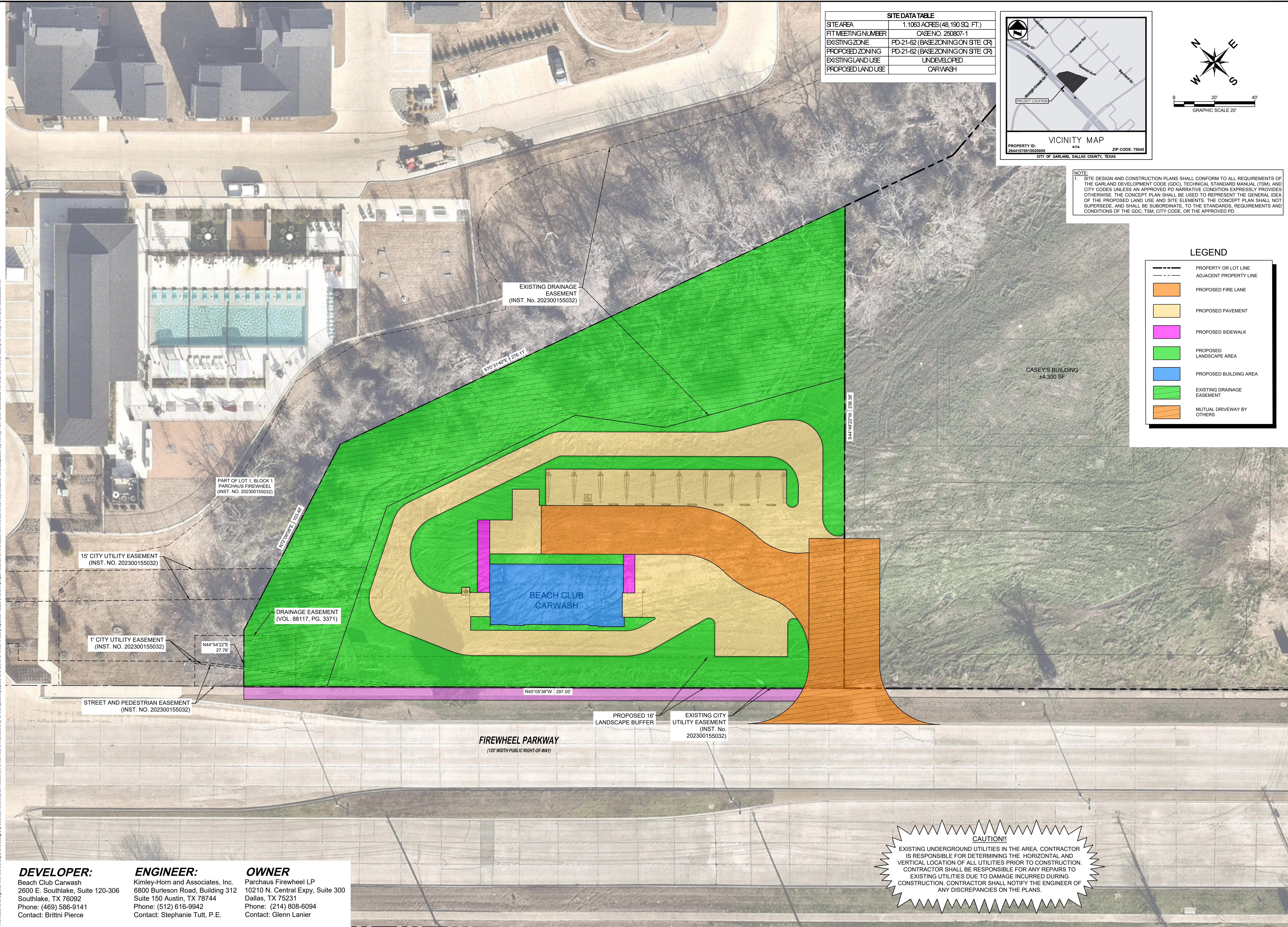
1540 Firewheel Pkwy

SITE DATA TABLE	
SITE AREA	1.1063 ACRES (48,190 SQ. FT.)
PT MEETING NUMBER	CASE NO. 250807-1
EXISTING ZONE	PD-21-62 (BASE ZONING ON SITE CR)
PROPOSED ZONING	PD-21-62 (BASE ZONING ON SITE CR)
EXISTING LAND USE	UNDEVELOPED
PROPOSED LAND USE	CARWASH



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.

LEGEND	
	PROPERTY OR LOT LINE
	ADJACENT PROPERTY LINE
	PROPOSED FIRE LANE
	PROPOSED PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED LANDSCAPE AREA
	PROPOSED BUILDING AREA
	EXISTING DRAINAGE EASEMENT
	MUTUAL DRIVEWAY BY OTHERS



CAUTION!!
 EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

DEVELOPER:
 Beach Club Carwash
 2600 E. Southlake, Suite 120-306
 Southlake, TX 76092
 Phone: (469) 586-9141
 Contact: Brittini Pierce

ENGINEER:
 Kimley-Horn and Associates, Inc.
 6800 Burleson Road, Building 312
 Suite 150 Austin, TX 78744
 Phone: (512) 616-9942
 Contact: Stephanie Tutt, P.E.

OWNER:
 Parchaus Firewheel LP
 10210 N. Central Expy, Suite 300
 Dallas, TX 75231
 Phone: (214) 808-6094
 Contact: Glenn Lanier

NO.	REVISIONS	DATE	BY

Kimley»Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 6800 N BURLESON ROAD, BUILDING 312, SUITE 150
 AUSTIN, TX 78744
 PHONE: 512-616-9942
 WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley»Horn
 Engineer: STEPHANIE TUTT
 P.E. No. 145394 Date: 8/15/2025

KHA PROJECT	060049500
DATE	8/15/2025
SCALE	AS SHOWN
DESIGNED BY	ST
DRAWN BY	DJ
CHECKED BY	ST

BEACH CLUB CARWASH
 GARLAND, TEXAS

CONCEPT PLAN
 SHEET NUMBER
CP-1

THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. THIS DOCUMENT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY OTHER USE OF THIS DOCUMENT IS STRICTLY PROHIBITED.



Facing North



Facing West



Facing East



Facing South

SPECIFIC USE PROVISION

ZONING FILE Z 25-32

1540 Firewheel Parkway

[Requested by the Applicant]

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Car Wash, Automated/Rollover 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 21-62 and 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 30-year time period.



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: September 5, 2025

Subject: Planned Development Zoning Application – Case No. #250807-1
North Corner Firewheel Pkwy & Castle Drive
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 Beach Club Carwash to have eight vacuum stations on-site.

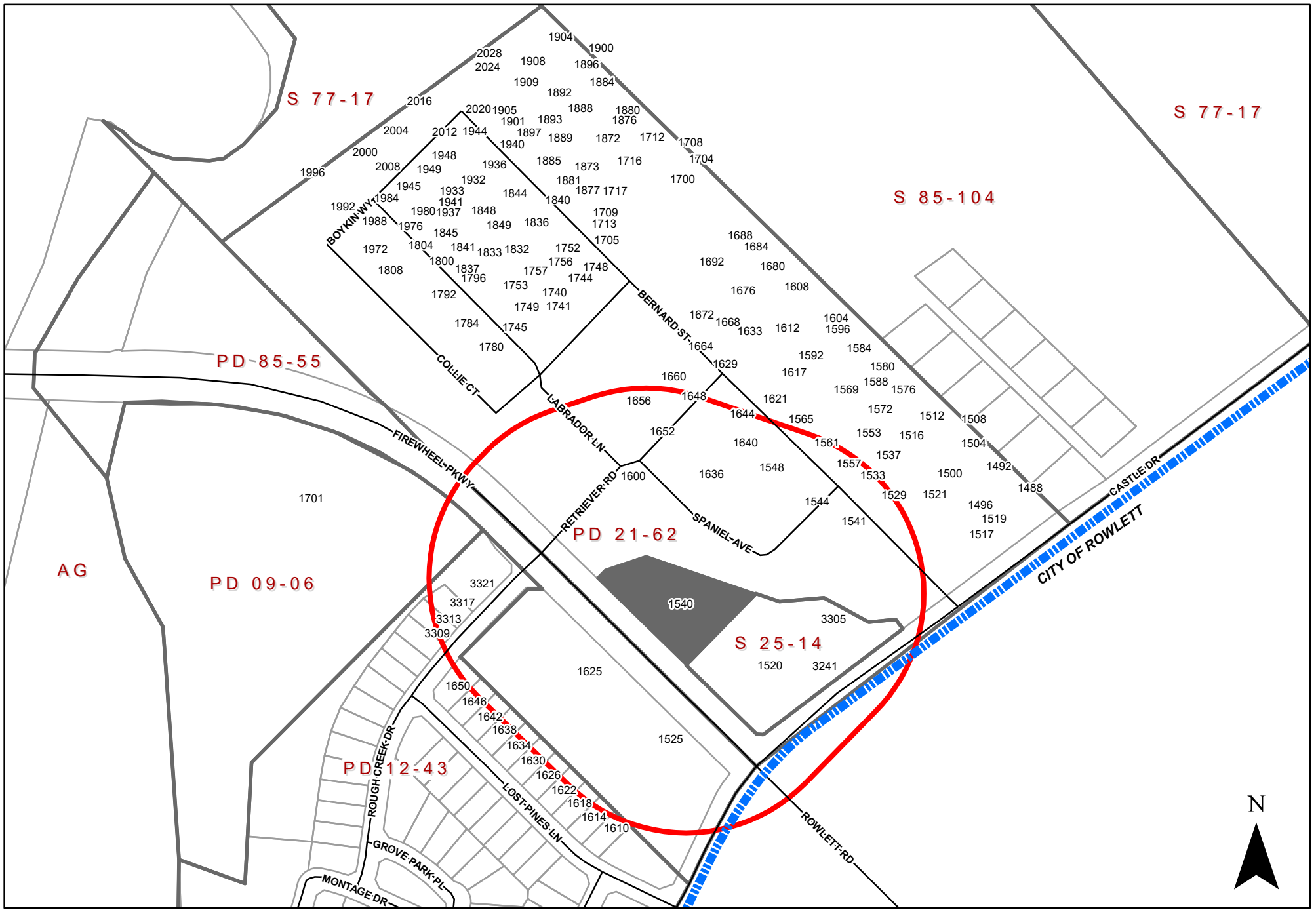
The subject property is located at the north corner of Firewheel Pkwy and Castle Drive, Garland, TX and is currently undeveloped. The site is approximately 1.1063 acres. The proposed building is 1,900 SF and 24.5' in height. No detention is proposed on site, as an existing drainage report for the overall tract calculated the existing creek along the north side of the site has the capacity to take the subject site's drainage at developed conditions. The property is not located within floodplain limits according to FEMA.

The proposed use of the property is a carwash with eight vacuum stations. The proposed use aligns with the existing PD on the site, in which the subject property is slated for Community Retail (CR) uses. The proposed use of a car wash aligns with the CR zoning allowed land use. Additionally, the City's Comprehensive Plan shows the subject site designation of Compact Neighborhood, which describes areas to accommodate uses such as convenience retail. Because of the above, we feel the proposed car wash and vacuum stations are acceptable use for the subject site.

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

Sincerely,

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



0 300 Feet
1 inch = 300 feet

ZONING MAP Z 25-32

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

1540 Firewheel Pkwy

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



Planning Report

File No: Z 25-33/District 8

Agenda Item:

Meeting: Plan Commission

Date: October 13, 2025

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for a Personal Services Use and 2) a concept plan for a Personal Services Use. The site is located at 2241 Peggy Lane Suite B on a property zoned Community Office (CO) District.

LOCATION

2241 Peggy Lane Suite B

APPLICANT

Darlynn T. Troung

OWNER

Thomans C. Hudgins

BACKGROUND

The subject property is an existing office center and is in the Community Office (CO) zoning district. This office center has different medical office uses operating in the building. The subject suite is currently vacant. A Personal Service use is only permitted with an SUP in the CO District.

SITE DATA

The subject site is a 2.5842-acre tract of land developed with an office center and is currently accessible from Peggy Lane on the west. The proposed suite is approximately 1,200 square feet in size.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Community Office. 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.

CONSIDERATIONS

Specific Use Provision

1. The SUP Time period guide recommends 20-30 years for Personal Services. The applicant requests 30 years for a hair salon.
2. The site has sufficient landscaping along majority of the landscape buffer at Peggy Lane. Staff had initially recommended that the site be improved with landscaping on the south side of the property's boundary as this area is a bit deficient in plantings, however, the applicant conveyed that it might become challenging to coordinate as she is leasing a suite only.

3. There is sufficient parking for the proposed use.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business centers. These 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.

The Personal Services Use can be considered aligned with the Business Centers designation at this location, since this area is generally developed with medical office uses, restaurant, service, general office, and residential uses. The proposed use would act as a neighborhood service for the area. According to the applicant, the hair salon would specialize in serving "special needs" children and the elderly with physical restrictions, potentially serving patients who may already visit the medical offices.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties on to the east are zoned Single-Family – 7 and Multi Family-1 District. They are developed with single-family detached homes and apartments respectively. The property to the south is zoned Community Office District with a pharmacy. The property to the west is zoned Industrial District and is vacant and the property to the north is zoned Industrial District and is developed with the former Garland Behavioral Hospital's parking lot.

The surrounding area is heavily concentrated with residential neighborhoods, and this use can act as a service to the community.

STAFF RECOMMENDATION

Staff recommends approval of the 30-year SUP as the use is compatible with the surrounding uses.

ADDITIONAL INFORMATION

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

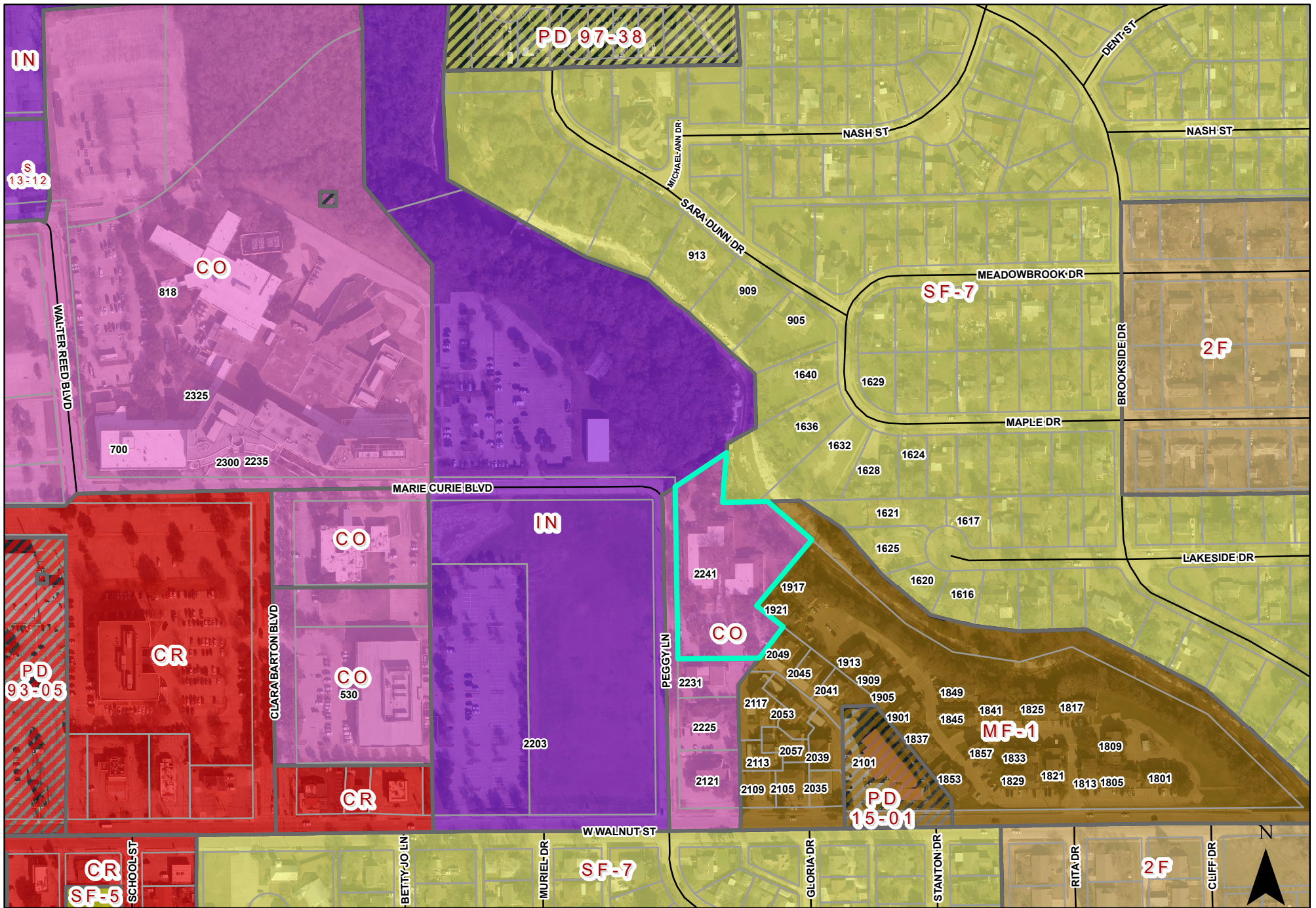
CITY COUNCIL DATE: November 3, 2025

PREPARED BY:

Emma Chetuya Ph.D., AICP
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echetuya@garlandtx.gov

REVIEWED BY:

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

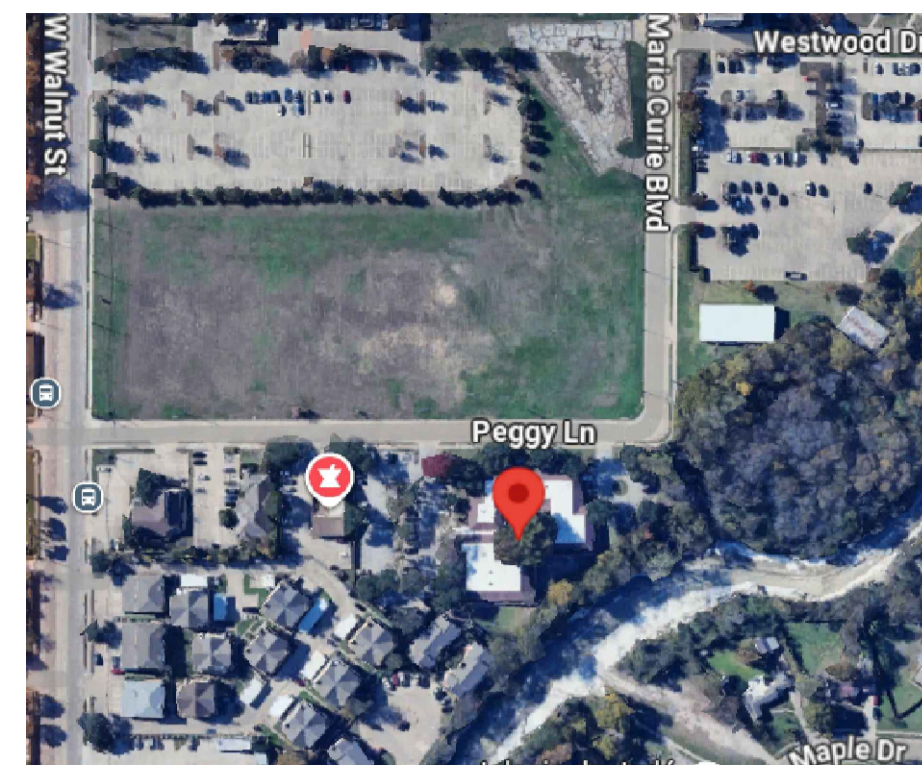


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1 inch = 300 feet

ZONING MAP Z 25-33

 INDICATES AREA OF REQUEST

2241 Peggy Ln



VICINITY MAP

REVISION		
ID	DATE	BY
1		
2		
3		

EXISTING SITE PLAN

CONCEPT PLAN

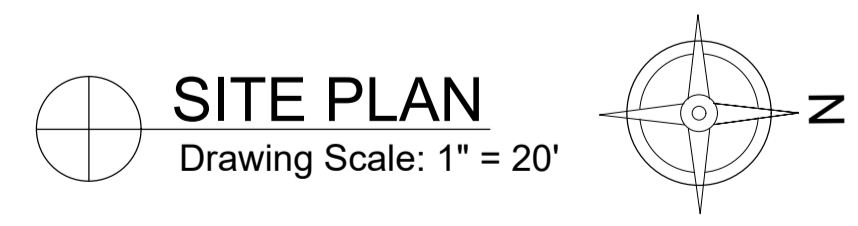
2241 PEGGY LN, GARLAND, TX 75042

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 represents the general idea of the proposed land use and elements, and does not supersede technical plan requirements.

Plan Preparer / Company: N/A

DATE: 9/22/26
SCALE: 1" = 20'

ELEMENTS OF CONCEPT PLAN	
SUITE SQUARE FOOTAGE	1200
PROPOSED USED	PRIMARY USE: SALON ACCESSORY: OFFICE, GUEST AREA, KITCHEN, STORAGE
APPLICANT NAME	DARLYNN TRUONG
EXISTING ZONING	CO (COMMUNITY OFFICE)
SITE SQUARE FOOTAGE	83400



JOB NO:
DRAWING NO:
SHEET NO:

01



View from the South on Peggy Lane



View from the South on Peggy Lane



View from parking lot facing Peggy Lane

SPECIFIC USE PROVISION

ZONING FILE Z 25-33

2241 Peggy Lane Suite B

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Personal Services Use.
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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 CO District, by the GDC, or by state or federal law.

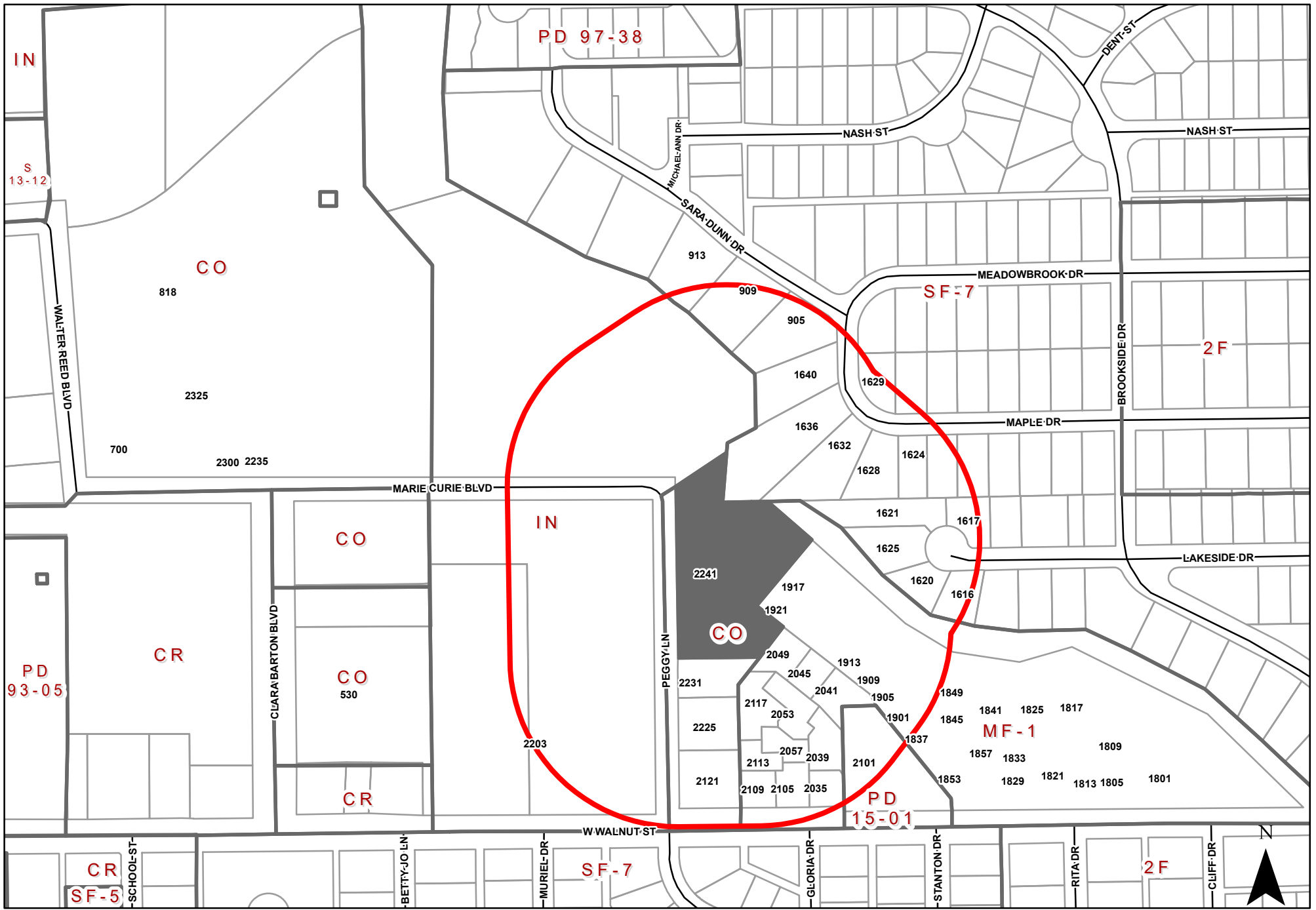
The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

V. Specific Regulations:

Time Period: The Specific Use Provision shall have a 30-year time period.

Written Narrative

1. Single story center courtyard structure that has four other suites that are in use. One is a “sports medicine clinic”, one a physical rehab gym and two children's clinics. Specifically, my suite is vacant.
2. I propose to put in a hair salon.
3. The salon would be a great asset to the other existing clinics due to the fact that I specialize in “special needs” children (down syndrome and autism). I also work with many elderly customers with physical restrictions and difficulty getting around. The injured people going to rehab, the children going to their appointments and the elderly could all have the opportunity to have their haircuts in one place instead of making other trips across town. This would save stress and fatigue for parents and the elderly.
4. No major development standards would be needed. The zoning code is listed as CO and Personal Services is allowed only upon approval of a SUP. I am requesting approval as §2.43 states that the zone may be used as a transition district between zones with retail uses. I will not need any exterior structure changes. I will be installing a one chair salon at this time.
5. I plan to operate Monday thru Friday. The hours would be 10:00 A.M.-7:00 P.M., which mostly aligns with the clinics’ hours. Additionally, I plan to operate on Saturdays from 10:00 A.M.-7:00 P.M.
6. The building is a pre-existing suite that does not stand as a separate structure. It is all one joined square shaped single storey structure with a square courtyard in the middle. The suite that I will be using, Suite B, is approximately 35’ X 38’.
7. I am not proposing any retention/detention ponds.
8. The property is NOT in a flood plain.
9. The property has preexisting parking lots with preexisting curbs, landscaped lawn strips and public side walks. There are no additional requirements.
10. There I will not be adding any perimeter screening.
11. There are no “Living dwellings” on the property and the property is not attached to any, either.
12. There are no specific amenities proposed.
13. No free standing signs will be requested by me. I will be placing a 4”X14” placard on an existing obelisk type stand that has the other suites listed on it. I will also place another placard on another directory in the main walkway.



1 inch = 300 feet

ZONING MAP Z 25-33

INDICATES AREA OF REQUEST
 INDICATES NOTIFICATION AREA

2241 Peggy Ln

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