



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
January 12, 2026
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. December 8, 2025 Plan Commission Minutes**

2. PUBLIC HEARING

a. DD 25-06 Lockwood Distilling (District 2)

*Hold a public hearing and consider the application of **Lockwood Distilling**, requesting approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to install an awning sign with 24-inch-tall letters, backlit with internal illumination positioned on top of the awning, where only an awning sign with 8-inch-tall letters, no backlighting, and no internal illumination printed, painted or applied directly on the surface of the sign are permitted on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district. The site is located at 532 Main Street, Suite A. (District 2) (File DD 25-06)*

b. Z 25-40 WashWell US-001 LLC (District 8)

*Hold a public hearing and consider the application of **WashWell US-001 LLC**, requesting approval of 1) a Specific Use Provision (SUP) to allow for a Laundry, Self-Serve (Laundromat) use and 2) a Concept Plan for the Laundry, Self-Serve (Laundromat) use. The site is located at 1861 North Garland Avenue, Suite 103 on a property zoned Community Retail (CR) District. (District 8) (File Z 25-40)*

c. Z 25-41 ZoneDev (District 8)

*Hold a public hearing and consider the application of **ZoneDev**, requesting approval of 1) an amendment to Planned Development (PD) District 21-29 to modify sign standards and 2) a Concept Plan for the location of the sign on a property zoned for Multifamily uses. The site is located at 1602 Belt Line Road. (District 8) (File Z 25-41)*

d. Z 25-44 David Najafi (District 3)

*Hold a public hearing and consider the application of **David Najafi**, requesting approval of 1) a Specific Use Provision (SUP) to allow a Laundry, Self-Serve (Laundromat) use and 2) a Concept Plan for the Laundry, Self-Serve (Laundromat) use. The site is located at 429 East Interstate 30 Suites 3, 4, and 5 on a property zoned Neighborhood Services (NS) District. (District 3) (File Z 25-44)*

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 December 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
Bob Duckworth
Wayne Dalton

Staff Present: Nabila Nur, Planning Director
Emma Chetuya, Planning Administrator - Development
Stewart Starry, Planner II
Kurt Banowsky, Sr. Assistant City Attorney II
Elisa Morales, Recording Secretary

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. November 24, 2025 Plan Commission Minutes

Motion was made by Commissioner Cornelius to **approve** the Minutes as presented. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nays.**

2. PUBLIC HEARING

a. Z 25-38 Jerry W. Cook (District 5)

*Hold a public hearing and consider the application of **Jerry W. Cook**, requesting approval of a Specific Use Provision (SUP) for the expansion of an existing Heavy Manufacturing use and 2) a Concept Plan for the expansion of an existing Heavy Manufacturing Use. The site is located at 2945 Market Street on a property zoned Industrial (IN) District. (District 5) (File Z 25-38)*

Stewart Starry, Planner II, presented the request to the Commission and remained available for questions.

The applicant, Charles Voight, 1200 W. State, Garland, TX 75040, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Abell to **approve** the application as presented with a 30-year SUP. Seconded by Commissioner Dalton. **Motion carried: 8 Ayes, 0 Nays.**

b. GDC Amendment ORD 25-08

Hold a public hearing and consider amendments to several Garland Development Code sections as it relates to Senate Bill 840, multifamily and various other standards.

Planning Director, Nabila Nur, provided an overview of the amendments to several Garland Development Code sections as it relates to Senate Bill 840, multifamily and various other standards and remained available for

questions.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the amendment as presented with the inclusion of trails as an amenity and consideration of Plan Commission's discussion on all of the amendments. Seconded by Commissioner Abell. **Motion carried: 8 Ayes, 0 Nays.**

3. ADJOURN

There being no further business to come forward before the Plan Commission, the meeting adjourned at 7:34 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary



Planning Report

File No: DD 25-06/District 2

Agenda Item:

Meeting: Plan Commission

Date: January 12, 2025

REQUEST

Approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to install an awning sign with 24-inch-tall letters, backlit with internal illumination positioned on top of the awning, where only an awning sign with 8-inch-tall letters, no backlighting, and no internal illumination printed, painted or applied directly on the surface of the sign are permitted on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district.

LOCATION

532 Main Street Suite A

APPLICANT

Lockwood Distilling

OWNER

Carlos Porras

BACKGROUND

The subject property is currently a vacant suite. The property was formally *Infinity Arcade*, a commercial amusement (indoor) use, soon to be occupied by *Lockwood Distillery*: a restaurant and distillery (currently with no onsite distilling) in Downtown Garland. The applicant requests to replace the existing wall sign of the former business with a new awning sign. This awning sign is proposed to have 24-inch-tall letters, backlit with internal illumination positioned on top of the awning, where only an awning sign with 8-inch-tall letters, no backlighting, and no internal illumination printed, painted or applied directly on the surface of the sign are permitted. Due to the application's deviation from GDC Downtown Signage standards found in Chapter 7, Table 7-7 regarding awning signage, a Major Waiver is required through the public hearing process for a sign permit to be issued.

SITE DATA

The subject site is a 5,000 SF Suite located in the Downtown Square.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Downtown District in the Downtown Historic (DH) sub-district. The purpose of the Downtown (DT) district is to establish a pedestrian-oriented district with an infrastructure of streets and buildings that are flexible in terms of use, and that will attract ongoing reinvestment. The public hearing Major Waiver process is triggered due to the type of awning signage request.

CONSIDERATIONS

1. *Awning Sign:*

The following table summarizes the request:

Development Standard	Required	Proposed
Awning Sign	Signs on awnings shall be printed, painted or applied directly on the surface of the awning and include only the name, logo, and type of service of the business. Letters shall be a maximum of eight inches high.	The proposed sign will be attached to the top of the awning and contain letters of a maximum of 24 inches high.
Awning Sign	Backlighting of awning signs is prohibited.	The sign will be backlit.
Awning Sign (Non-DT)	Shall not be internally illuminated (can be illuminated using downward focused wall-mounted "gooseneck" or other decorative wall lighting).	The sign will be internally illuminated.

2. The applicant states, granting this variance will allow *Lockwood Distillery* to maintain "recognizable brand presence, consistent guest experience, and wayfinding clarity" by keeping their sign consistent with other locations, such as Downtown McKinney. The applicant also states that, "Granting this variance enhances the Downtown Garland district by supporting a locally owned business, adding foot traffic for surrounding merchants, improving nighttime visibility and vibrancy, helping anchor the entertainment corridor, and creating a consistent, welcoming guest experience."

3. The intent of the Downtown (DT) District is to create a pedestrian-oriented area in context with the current Downtown. The Downtown (DT) District combines minimum and maximum specifications and standards for site layout, building design, and streetscape. One of the flexibility mechanisms in the Downtown (DT) District is the option of Major Waivers, which allow relief from the standards of the district.

Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the DT District, or changes which may initially appear to conflict with the goals and intent of this district, including possible standards changes to land uses in the Downtown sub-districts. Major Waivers may be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission. In order to approve a Major Waiver, the City Council findings are listed as follows:

- Meets the general intent of this district; and
- Will result in an improved project which will be an attractive contribution to the Downtown District.

The proposed major waiver will allow the sign to be properly centered and advertise for the business. The sign meets other awning sign requirements such as sign width and materials for construction. Allowing the sign to be lower will result in a more attractive and pedestrian oriented design.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject property. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

In addition, the Garland Cultural Arts Master Plan Strategy 5.1 [Foster Relationships with the Business Sector] encourages creative signage. Further, it states, "Following the exception made for Downtown Garland, develop a signage variance that allows for creative signage that provides an opportunity for private businesses to contribute to the visual vibrancy of the city."

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Downtown Historic (DH) sub-district. This site is developed with the Garland City Square. The property to the east is zoned Downtown Historic (DH) sub-district. The site to the east contains a tattoo studio. The property to the west is zoned Downtown Historic (DH) sub-district. This site contains a general office use. The property to the south is zoned Downtown Historic (DH) sub-district. The land to the south is occupied by an alley and public restrooms. With the Downtown Square hosting many city events, the restaurant and distillery use will provide additional entertainment options for citizens visiting the Square.

STAFF RECOMMENDATION

As the proposed Major Waiver is consistent with the general intent of the district and will result in an improved project which will be an attractive contribution to the Downtown District, staff recommends approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to install an awning sign with 24-inch-tall letters, backlit with internal illumination positioned on top of the awning, where only an awning sign with 8-inch-tall letters, no backlighting, and no internal illumination printed, painted or applied directly on the surface of the sign are permitted on the subject site.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Sign Dimensions
- iii. Written Narrative from the Applicant
- iv. Photos

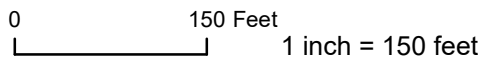
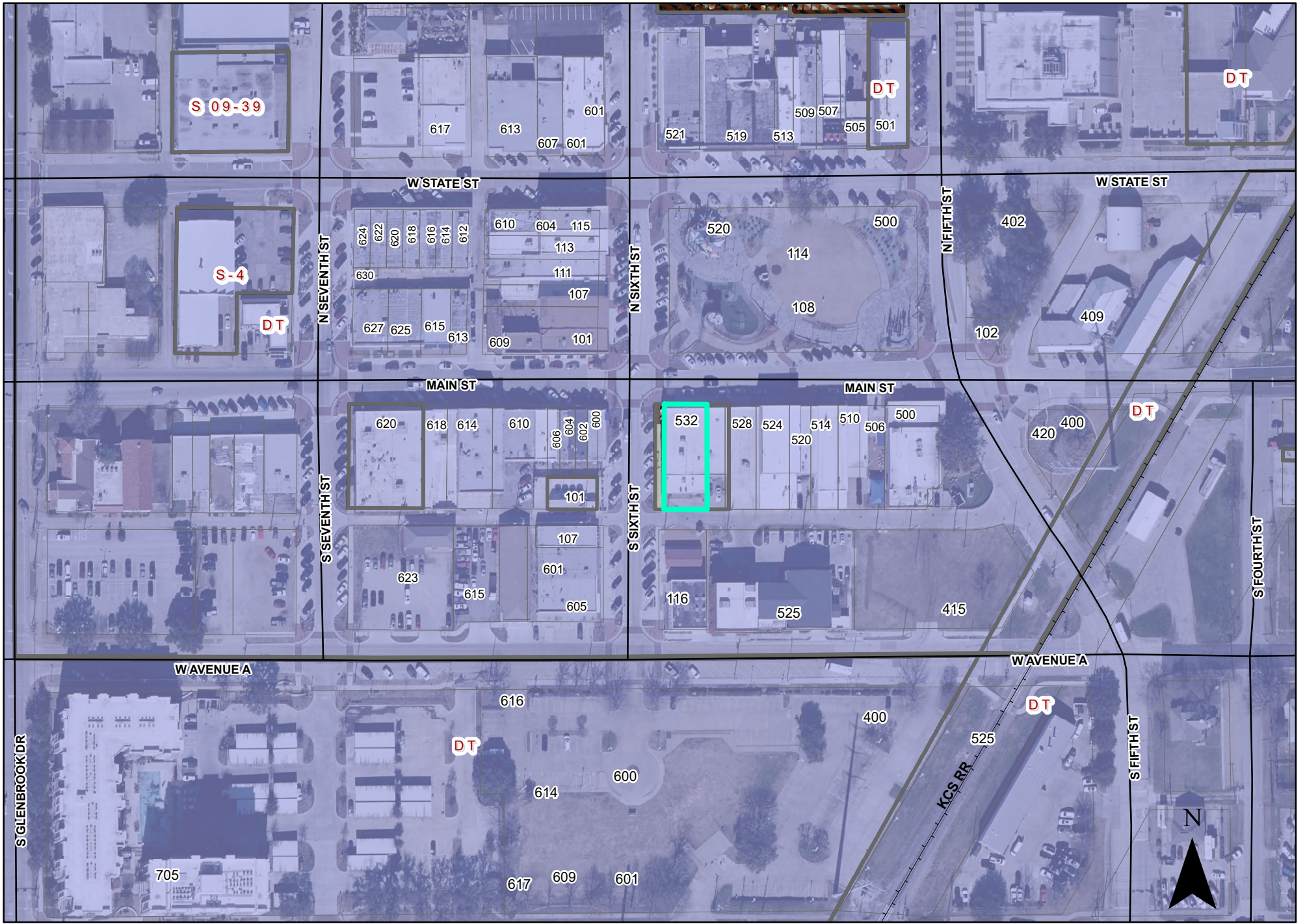
CITY COUNCIL DATE: February 3, 2025

PREPARED BY:

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REVIEWED BY:

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Downtown Development 25-06

 INDICATES AREA OF REQUEST

532 Main St, Ste A



EXISTING FREESTANDING OPEN FACE CHANNEL LETTERS, MARQUEE TYPE INDIVIDUAL LIGHT BULBS. MOUNTED TO ALUMINUM RACEWAY.

EXISTING LETTERS

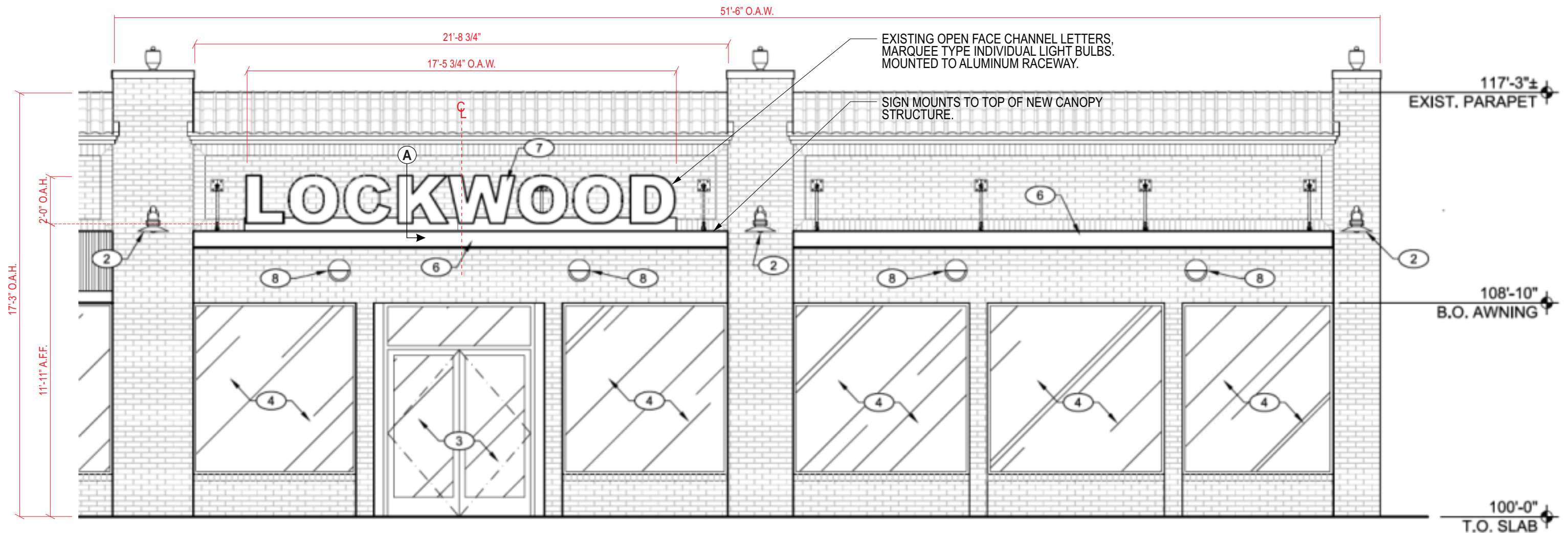
N.T.S.

SCOPE OF WORK

REMOVE EXISTING CHANNEL LETTERS AND BRING BACK FOR STORAGE. INSTALL ON NEW CANOPY STRUCTURE.

LETTERS:
FABRICATED ALUMINUM OPEN FACE CHANNEL LETTERS WITH EXPOSED CLEAR MARQUEE LIGHT BULBS. LETTERS ARE PAINTED BLACK FINISH.

INSTALL:
LETTERS ARE BOTTOM FLUSH MOUNTED TO EXISTING ALUMINUM RACEWAY. RACEWAY MOUNTS TO NEW CANOPY STRUCTURE WITH APPROPRIATE MECHANICAL HARDWARE. CIRCUIT LOAD - APPROX. 2.0 AMPS. DEDICATED ELEC. CIRCUIT REQUIRED.



FRONT (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING SQUARE FOOTAGE: 888.38

SIGNAGE SQUARE FOOTAGE: 33.5

APPROVAL DATE -
APPROVED BY -

CLIENT NAME	ADDRESS	ACCT. REP	DESIGNER	PROJECT MANAGER	DATE	PAGE NUMBER	OPPORTUNITY NUMBER	SALES ORDER NUMBER
Conard Construction LLC	532 Main St. Suite A Garland, TX 75040	ZS	GO	LD	09.26.25	3 OF 5	OP014817	SO#14753



Lockwood Distilling Co. – Sign Variance Request

Submitted to: City of Garland – Planning & Zoning Department

Submitted by: Lockwood Distilling Co.

Location: 506 Main Street, Garland, TX (Downtown Garland / Historic District)

Subject: Request for Variance – Marquee Sign (Placement / Compliance With Existing Brand Dimensions)

Introduction

Lockwood Distilling Co. respectfully requests approval of a variance for the placement of our proposed marquee sign at our new Downtown Garland location. The sign is identical in size, scale, and design to the marquee signs currently installed at our Richardson, McKinney, and Fort Worth locations.

While the sign fits within the architectural proportions of the building and aligns with our established brand standards, the current City of Garland sign code requires a variance for this specific placement and configuration.

Background

Lockwood Distilling Co. is a locally owned, community-focused distillery and restaurant brand with strong roots in North Texas. Our Downtown Garland location will be a flagship anchor for the district, complementing the city's ongoing revitalization efforts and contributing to the walkable, activated environment.

Our marquee sign is a key part of our brand identity and guest experience. For consistency and recognition across all locations, our signage is fabricated at a standard, uniform size. The Garland marquee has already been fabricated and matches our other locations exactly.

Purpose of Variance Request

The sign is not oversized and we are not requesting a larger sign than what is used elsewhere. The variance is needed due to:

Your mom goes to Lockwood



1. Code Requirements Specific to This Building

Certain placement and dimensional standards within the Garland sign code differ from the typical allowances in other cities where we operate. Despite matching our other locations' standard sign size, this location's code interpretation requires a variance for compliance.

2. Architectural Proportions of the Existing Façade

The façade of the Downtown Garland building is wide and visually substantial. Our standard marquee sign is appropriately scaled for this façade and provides balanced proportion and visibility. A smaller sign would look out of scale and inconsistent with the brand identity of our other locations.

3. Site-Specific Visibility Needs

Pedestrian and vehicular sightlines around this building are more spread out than at our other locations. Maintaining our standard sign size ensures that guests can easily identify the business without compromising the district's aesthetic or creating visual clutter.

4. Brand Uniformity Across Locations

Our marquee signs are a significant component of our branding across North Texas. Maintaining the same size, proportions, and design at each store supports:

- recognizable brand presence
- consistent guest experience
- wayfinding clarity

Altering the sign size only for the Garland location would create inconsistency and dilute brand identity.

Community & Economic Benefit

Granting this variance enhances the Downtown Garland district by:

- Supporting a locally owned business
- Adding foot traffic for surrounding merchants



- Improving nighttime visibility and vibrancy
- Helping anchor the entertainment corridor
- Creating a consistent, welcoming guest experience

This location will host community events, family-friendly gatherings, and neighborhood activations—adding value well beyond the restaurant itself.

Conclusion

Lockwood Distilling Co. is committed to contributing positively to the historic Downtown Garland environment. The requested sign variance is not for a larger sign, but simply for approval to install our standard, previously approved marquee sign design consistent with all our other locations.

The sign is already fabricated, professionally designed, and architecturally appropriate for the building.

We appreciate your consideration and welcome the opportunity to discuss the request further. Renderings and sign specifications are attached for review.



Facing North



Facing South



Facing West



Facing East



S GLENBROOK DR



705

0 150 Feet
1 inch = 150 feet

Downtown Development 25-06

INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA 

532 Main St, Ste A

Comment Form

Case DD 25-06

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.

Shana Carter, 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.)

409 Main St

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

Shana Carter

1/16/26

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.)



Planning Report

File No: Z 25-40/District 8

Agenda Item:

Meeting: Plan Commission

Date: January 12, 2026

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) to allow for a Laundry, Self-Serve (Laundromat) use and 2) a Concept Plan for the Laundry, Self-Serve (Laundromat) use. The site is located at 1861 North Garland Avenue, Suite 103 on a property zoned Community Retail (CR) District.

LOCATION

1861 North Garland Avenue

APPLICANT

WashWell US-001 LLC

OWNER

NORTHSTAR PLAZA SC, LTD

BACKGROUND

The subject property is an existing multi-tenant building zoned Community Retail (CR) District. The existing structure shares a site and parking with another, larger multi-tenant building, two restaurants with drive-throughs, and a standalone restaurant. A gas station and a grocery store also exist in the same shopping center, but different lots. The property has different retail, medical and restaurant uses currently operating on site. The applicant proposes a Laundry, Self-Serve (Laundromat) use in suite 103 of the existing building. The existing site has sufficient parking available to satisfy the parking requirement for this use. A Laundry, Self-Serve (Laundromat) use is only permitted via a Specific Use Provision (SUP) in the Community Retail (CR) District.

SITE DATA

The subject site is a developed 8.33-acre tract of land and is accessible from Buckingham Road on the north, North Garland Avenue on the east, and Old Mill Run on the west. The subject suite is 4,880 square feet, within an approximately 14,700 square feet multi-tenant building.

USE OF PROPERTY UNDER CURRENT ZONING

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 transitional district between lower-intensity retail or office uses and higher-intensity uses. A 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. Traffic generated by uses in a CR district must be focused on the major thoroughfare network. Development in a CR district may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. The recently discussed SUP Time Period Guideline suggests 5-8 years for uses not proposing any site improvements. This time period recommendation is based off the updated SUP Time Period Guide which has yet to be adopted by the City Council. The applicant requests 20 years for a laundromat. That is the length of their existing lease with the landlord.
2. A Laundry, Self-Serve (Laundromat) use is defined as a retail establishment offering machines for customers to use in laundering garments on a self-serve basis.

SITE DEVELOPMENT STANDARDS

1. The site is an existing shopping center. No additional landscaping or screening will be required.
2. A minimum of 20 parking spaces will be required.
3. The existing parking lot has excess parking, and this use will not cause a shortage.

These requirements will be reviewed for compliance during the site and building permit review process.

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. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

Although the proposed use lacks the potential to be an elevated neighborhood service use or be a gathering space for the community, it can be considered a service to the immediate community on this site.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the south and east are zoned Single-Family-7 (SF-7) District and contain single family homes as well as a church. The properties to the west are also zoned Community Retail (CR) District and contain a church and medical office/clinic building. Finally, the properties to the North across Buckingham Road are zoned Planned Development (PD) District 82-42, Planned Development (PD) District 22-60, and Specific Use Provision (SUP) 01-63 all with base zonings of Community Retail (CR) District. These properties also contain a shopping center with restaurant, retail, office, fuel pumps, and other adjacent uses. Additionally, there are multiple laundromats within a mile of the proposed location. Two laundromats exist .5 miles and .7 miles to the west down Buckingham Road. Finally, a laundromat exists just over a mile to the South of the subject property. Considering the number of existing laundromats in proximity to this location, the need for this service may be considered satisfied.

STAFF RECOMMENDATION

Staff is not providing a specific recommendation of approval or denial for the Specific Use Provision request for a Laundry, Self-Service (Laundromat) use on the subject property, however, staff analysis suggests that the proposed use is already very common in the area with three (3) laundromats located around one mile from the subject site providing the necessary service to the surrounding areas, and there is potential for more elevated uses at this location. If Plan Commission were to consider approval, staff recommendation would be to consider a 5-8 year time period.

ADDITIONAL INFORMATION

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

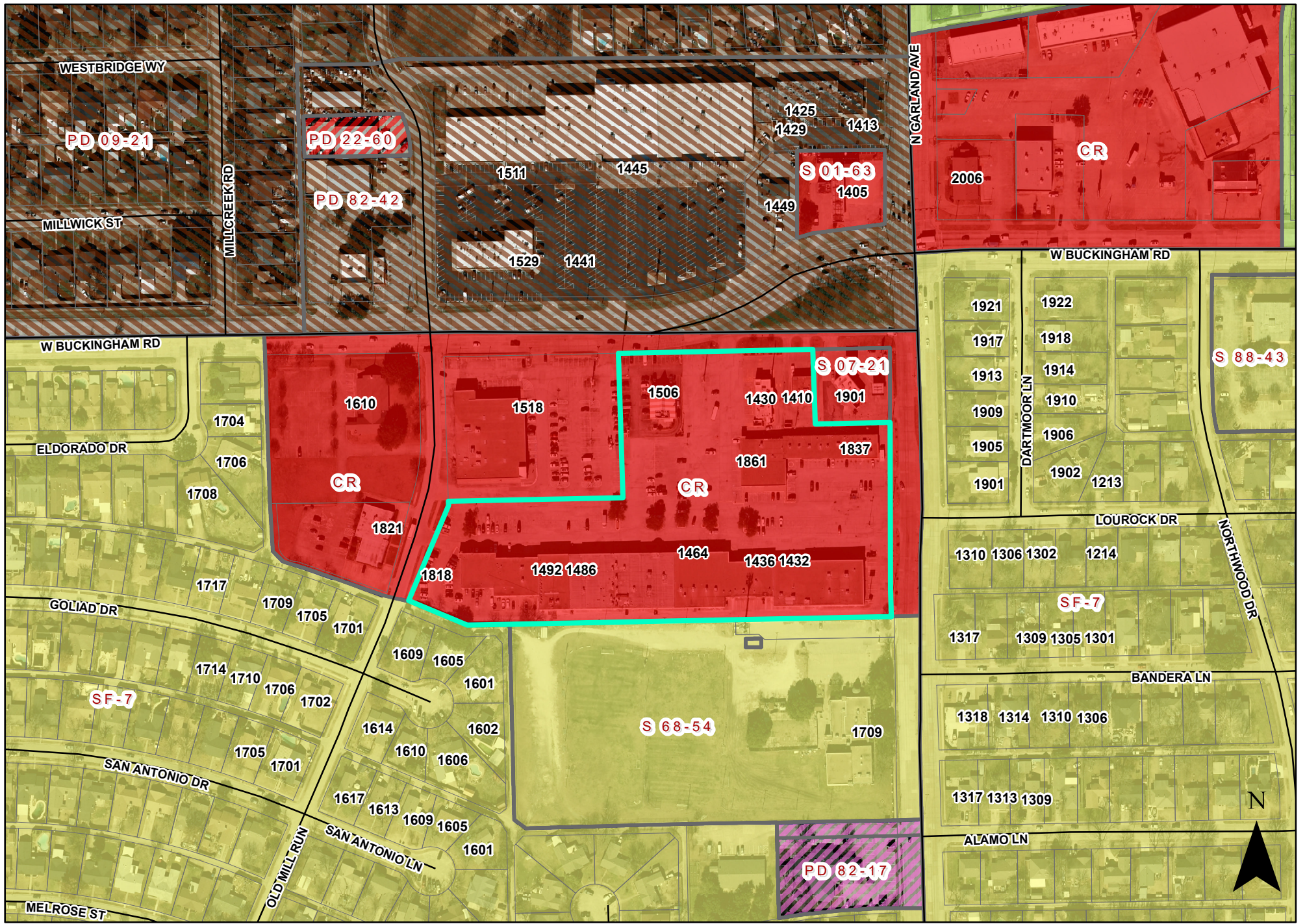
CITY COUNCIL DATE: February 3, 2025

PREPARED BY:

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REVIEWED BY:

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0 250 Feet
 1 inch = 250 feet

ZONING MAP Z 25-40

 INDICATES AREA OF REQUEST

1861 N Garland Ave

Concept Plan

SpeedQueen Laundromat in Northstar Plaza – Specific Use Permit

Permit: C25-0401
 FIT Case number: 251021-1
 Property Address: 1861 N. Garland Ave
 Proposal: Laundromat
 Current Zoning: Community Retail (CR)
 Owner: NORTHSTAR PLAZA SC, LTD.

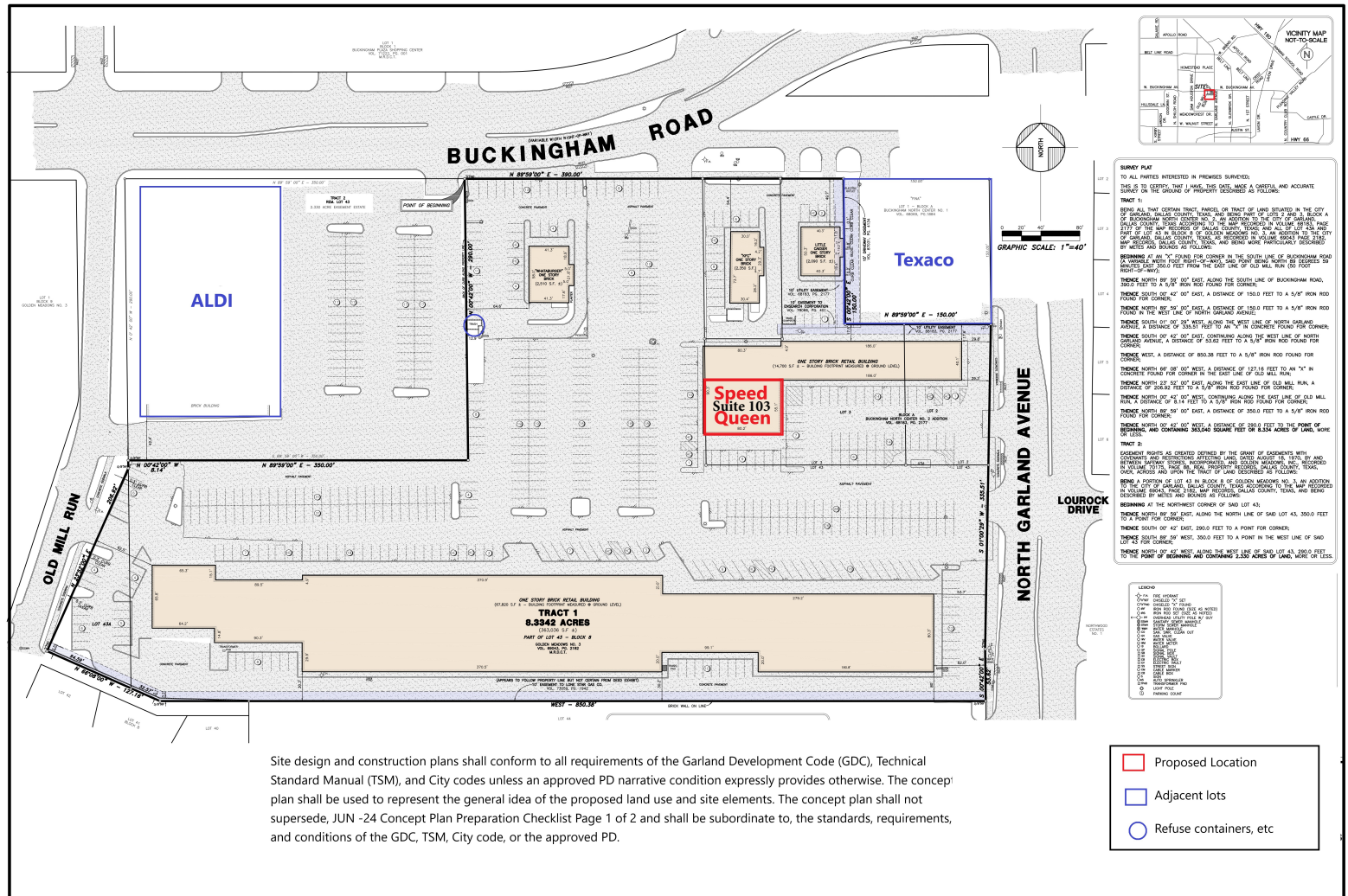
Applicant: WashWell US 001 LLC

Plan by: WashWell US 001 LLC
 PO Box 802404
 Dallas, TX 75380

Barry Lovalvo,
 Barry.Lovalvo@WashWellUS.com
 945-350-5121

Architect: Construction Administration, Inc
 333 Freepoint Street
 Houston, Texas 77015

Kris Gant
 kgant11@yahoo.com
 713-455-2100



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, JUN -24 Concept Plan Preparation Checklist Page 1 of 2 and shall be subordinate to, the standards, requirements, and conditions of the GDC, TSM, City code, or the approved PD.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 25-40

1861 North Garland Avenue, Suite 103

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Laundry, Self-Serve (Laundromat) 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 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 CR 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. [Applicant Proposed]

Time Period: The Specific Use Provision shall have an eight-year time period. [Staff Recommendation]

Narrative for public hearing in support of SUP for

Case: 251021-1

Permit C25-0401

1861 N Garland Ave, Suite 103

Garland, TX 75040

2025-10-27

Overview

I seek to open a laundromat within existing space in Northstar Plaza on N. Garland Road. The laundromat would be approximately 4,500 square feet.

The laundromat is a franchise of the SpeedQueen brand, and would be subject to the Franchise agreement. Among other requirements, the franchise agreement includes the following:

- Is to provide both self-service laundry service and Fluff-and-fold service
- Well lit at all times
- Staffed when open to the public
- A complete security system including cameras
- Does not allow the offering of any item or service except those approved by the franchise agreement
- Substantial requirements around morality and financial stability

The services provided by the laundromat are the same as those used by individuals within the home. There are no additional processes, chemicals, or environmental impact.

Answers to specific questions:

- 1) What is the existing use on the property?
 - a. The existing suites are either unoccupied or used for general retail
- 2) What is the proposed land use? Provide detailed information on the scope of work.
 - a. Finish out the space for use as a laundromat
 - b. Standard signage on the front and side
- 3) How does the proposed use align with surrounding properties?
 - a. The suite is part of a shopping mall providing common services to residents
 - b. This is a grocery store, fast food restaurants, and smaller retailers
 - c. There has previously been a laundromat in this shopping mall
- 4) Identify any unique development standards, and/or code deviations proposed with this request, cite the sections from the Garland Development Code and state why the deviation(s) are necessary.
 - a. No deviations are planned or envisioned

- 5) Provide SUP time period (if applicable), days of week and hours of operation.
 - a. The laundromat would be open to the public (staffed) between 6:00 am and 12:00 am (18 hours per day).
 - b. Other business functions (not open to the public) may be performed during the hours 12:00 to 06:00 as needed.

- 6) Provide proposed building size and building height.
 - a. The internal space would be about 4,500 square feet. There are no changes to the external dimensions of the building planned or expected.

- 7) Are you proposing any retention /detention pond?
 - a. N/A

- 8) Is your property within a floodplain?
 - a. N/A

- 9) What are the required landscape buffers along the street frontages?
 - a. N/A – the exterior dimensions of the building and its buffers would not be changed

- 10) Are you providing any perimeter screening?
 - a. N/A – perimeter of the property will not be changed

- 11) Provide number of dwelling units, dwelling size and number of bedrooms and density for any Multi-Family, Single-Family Detached, Single-Family Attached and Two-Family developments.
 - a. N/A – This is not a residential property

- 12) What amenities are you proposing with your request?
 - a. N/A – The only changes are to the interior of the property. No amenities are contemplated.

- 13) What types of attached, detached, freestanding signage are proposed?
 - a. Signs are to be attached to the front and side of the building in accordance with the standards of the shopping mall (attached)

Bernard Shaw
Senior Vice President

O: 214.720.6607
bshaw@weitzmangroup.com
weitzmangroup.com

December 10, 2025

Via Email

City Garland
Planning and Commission
Main Street Municipal Building
800 Main Street
Garland, Texas 75040

Re: Speed Queen Lease dated July 10, 2025 (the “Effective Date”) by and between Northstar Plaza SC, Ltd., a Texas limited partnership (the “Landlord”) and Washwell 001 US LLC (the “Tenant”) at 1861 N. Garland Avenue Garland, Texas 75042 at Northstar Plaza Shopping Center.

To Whom It May Concern:

As you are aware, the Landlord executed the Lease with the Tenant on the Effective date in Suite 1861 at Northstar Plaza Shopping Center located in Garland Texas. Further, as you are aware, the Landlord leased suite 1492 to a Speed Queen operator and said tenant operated at the shopping center from October 1, 1993 until August 31, 2024. The Landlord feels strongly that a quality laundromat operator like the Tenant is synergistic to the tenant mix at the shopping center and therefore is in full support of the Tenant being a tenant at the shopping center.

In addition, with respect to parking, per the attached survey, the Landlord controls all parcels except the Aldi and Texaco parcels and as such of the Landlord’s parcels benefit from cross access and parking.

If you have any questions, please let me know.

Sincerely,


Bernard Shaw

cc:Northstar Plaza/Speed Queen File
Attachment

Z 25-40



View of the shopping center to the west from the subject site.



View from the subject site east at the rest of the building the suite is in.



View across the parking lot facing the shopping center to the south.



View of the subject site.

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



Planning Report

File No: Z 25-41/District 8

Agenda Item:

Meeting: Plan Commission

Date: January 12, 2026

REQUEST

Hold a public hearing and consider approval of 1) an amendment to Planned Development (PD) District 21-29 to modify sign standards and 2) a Concept Plan for the location of the sign on a property zoned for Multifamily uses.

LOCATION

1602 Belt Line Road

APPLICANT

Maxwell Fisher

OWNER

Millennium Village, LP

BACKGROUND

The subject property, Millennium Village, is a multifamily development currently under construction and is zoned Planned Development (PD) District 21-29. The applicant is requesting amendments to the sign standards, specifically related to the dimensional and placement requirements for a blade sign. No additional changes to the existing PD standards are proposed.

SITE DATA

The subject site is a 4.540-acre tract of land that is currently under construction. The site is currently accessible from Beltline Road on the north.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 21-29, with a base zoning that follows the Multifamily (MF) District standards. The PD establishes specific development standards, including height, setbacks, and density, among others. However, signage for the development is regulated by the Garland Development Code (GDC). The project is currently in compliance with all other applicable PD standards.

CONSIDERATIONS

1. The applicant requests to increase the maximum surface area allowed for a blade sign from 8 square feet to 100 square feet.
2. The applicant is requesting to increase the maximum permitted height for a blade sign from 10 feet to 20 feet, measured from the bottom of the sign to grade. The only proposed changes to this PD are amendments to the sign standards. All other Planned Development (PD) District 21-29 development standards shall remain applicable.
3. The applicant's landscape plan includes the installation of ornamental shrubs along Belt Line Road in excess of the standard GDC requirements to help mitigate potential impacts on the streetscape and balance the scale of the proposed sign. Specifically, the plan proposes 139 shrubs, where only 90 are required.

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 requested amendments will increase signage visibility along Belt Line Road and contribute to a more urban streetscape. Enhanced visibility supports walkable development patterns by improving wayfinding and pedestrian orientation, consistent with the Comprehensive Plan's Compact Neighborhoods designation. The proposed sign will serve as the sole signage for the development along the public thoroughfare and does not introduce any additional signage elements. There is no change to the approved use or site design, and the proposal does not increase the intensity of development or affect compatibility with surrounding uses. Furthermore, the amendments are not in conflict with the Comprehensive Plan, as it does not regulate sign dimensions or locations and supports urban, pedestrian-friendly development patterns.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Planned Development (PD) 80-63 District and is developed with an existing multifamily community. The property to the west is zoned Multifamily (MF-1) District and is also developed with multifamily residential uses. The properties to the south are zoned Single-Family (SF-7) District and consist of existing single-family homes. The property to the east is zoned Community Retail (CR) District and is developed with an existing multi-tenant building.

The impact of the requested amendments will be limited to the streetscape along Belt Line Road and does not change the use's compatibility with the surrounding properties.

STAFF RECOMMENDATION

Staff recommends approval of the Planned Development amendment request to increase the maximum permitted height to 20 feet and the surface area to 100 square feet for a blade sign on the subject property. The request does not conflict with the Comprehensive Plan and supports walkable, urban development patterns. Additionally, the applicant has proposed enhanced landscaping along Belt Line Road, which helps mitigate potential streetscape impacts.

ADDITIONAL INFORMATION

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

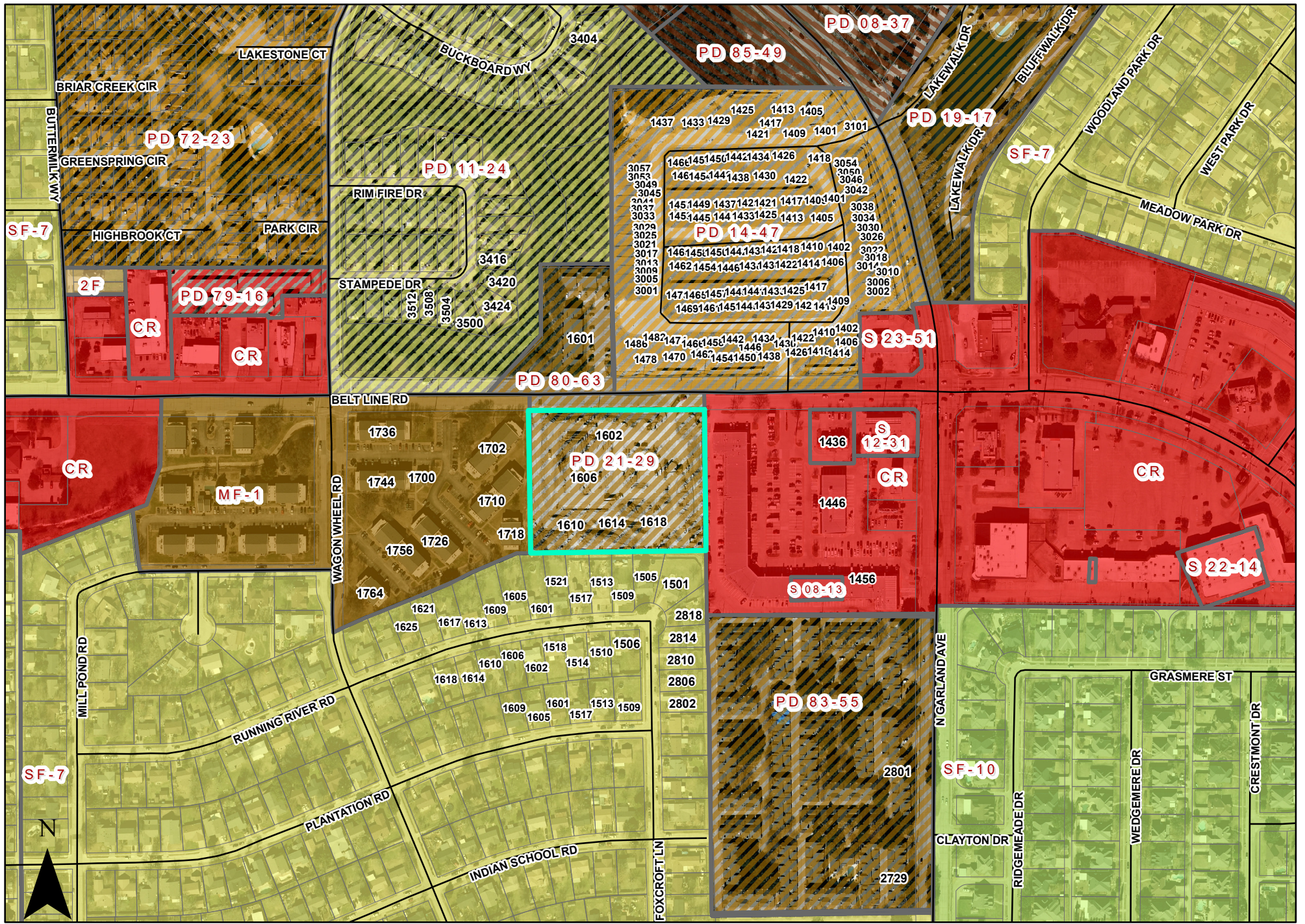
CITY COUNCIL DATE: February 3rd, 2026

PREPARED BY:

Stewart Starry
Planner II
Planning and Development
972-205-2833
sstarry@garlandtx.gov

REVIEWED BY:

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



0 350 Feet

1 inch = 350 feet

ZONING MAP Z 25-41

 INDICATES AREA OF REQUEST

1602 Belt Line Rd

Z 25-41



Facing West viewing site



Facing East viewing site

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-41

1602 Belt Line Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to modify the sign standards within this PD.
- 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 Planned Development (PD) District PD 21-29 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.

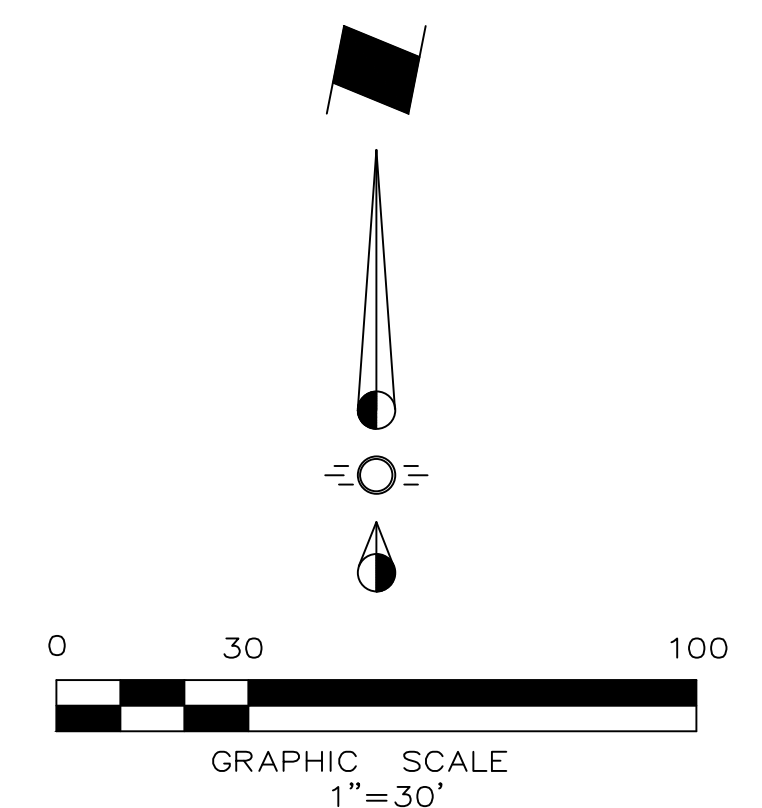
IV. Development Plan:

Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

Signage:

- Blade signs shall have a maximum surface area of 100 square feet.
- Blade signs shall have a maximum height of 20 feet, measured from the lowest point of the sign to grade.
- For every thirty lineal feet, or fraction thereof, of required landscape buffer, 12 shrubs or ornamental grasses are required.



GRADING NOTES

1. All materials and construction shall be in accordance with the City of Garland Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).
2. Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.
3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All pavement subgrade shall be compacted to at least 95% Standard Proctor Density at or slightly above Optimum. All work shall be done in accordance with the Geotechnical Report.
5. Erosion Control shall be in place prior to the disturbance of any existing surface.
6. All sidewalk slopes shall conform to A.D.A. requirements as follows: 1:20 longitudinal (along the walk) 1:50 transverse (across the walk)
7. All proposed grades in landscaped areas are finished grade elevations. Contractor to allow for seeding or sodding of these areas.
8. Proposed spot elevations are top of pavement elevations unless noted otherwise.
9. Public right-of-way, easements and common areas must be stabilized with perennial vegetation cover, fully established with 100% coverage, or other approved stabilization method.
10. Match existing grade at property line.
11. Parkway should be graded 1/4" per foot

LEGEND

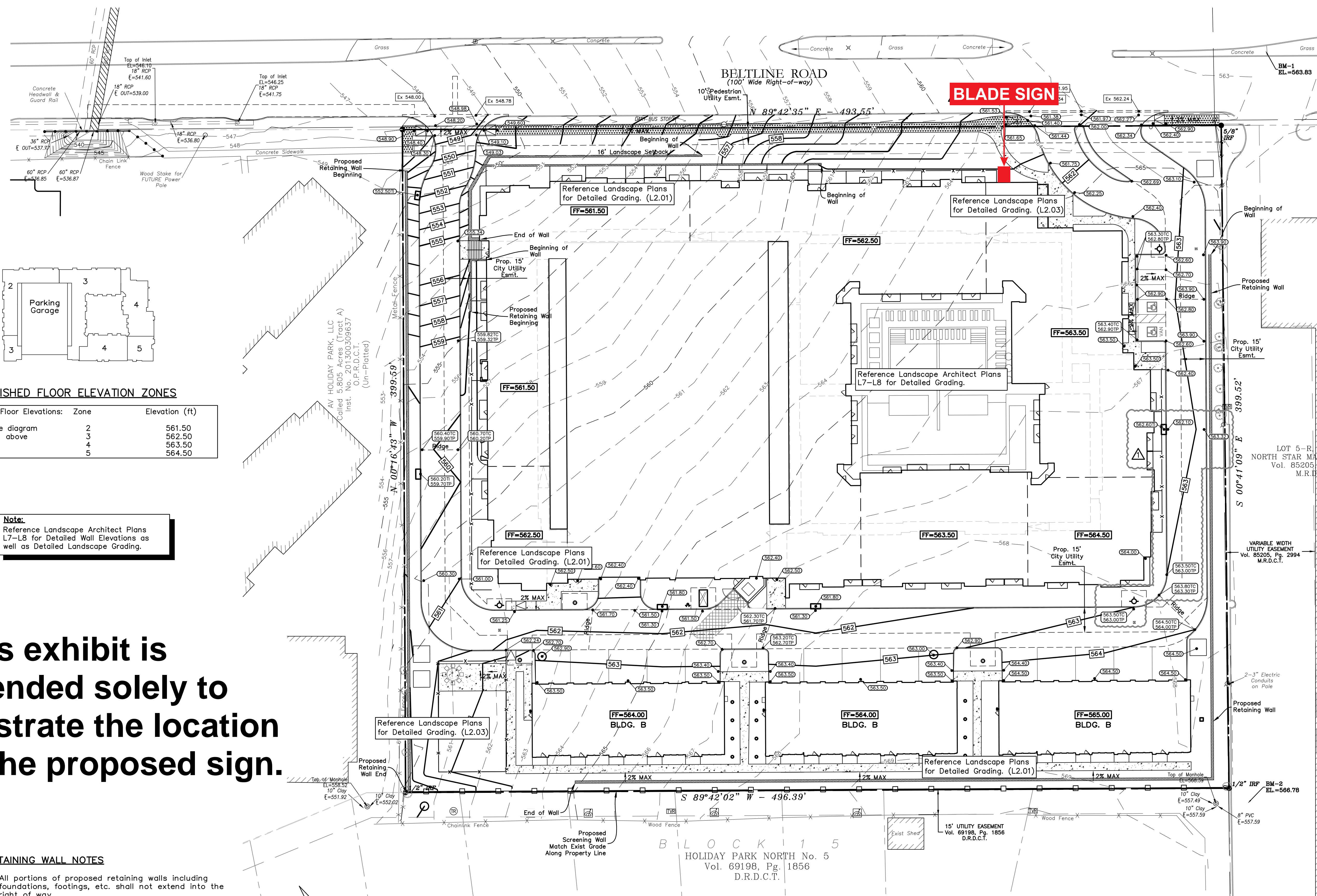
- Proposed Spot Elevation
- Existing Spot Elevation
- Proposed Contour
- Existing Contour
- Proposed Flow Path
- Highpoint
- Flow Arrow
- Proposed Retaining Wall
- Proposed Screen Wall

City of Garland Note: Separate building permit required from building inspection department for all walls greater than 4'

STOP!
CALL BEFORE YOU DIG



(@ least 72 hours prior to digging)



FINISHED FLOOR ELEVATION ZONES

Finished Floor Elevations:	Zone	Elevation (ft)
see diagram above	2	561.50
	3	562.50
	4	563.50
	5	564.50

Note:
Reference Landscape Architect Plans L7-L8 for Detailed Wall Elevations as well as Detailed Landscape Grading.

This exhibit is intended solely to illustrate the location of the proposed sign.

RETAINING WALL NOTES

1. All portions of proposed retaining walls including foundations, footings, etc. shall not extend into the right of way.
2. The maintenance of retaining walls shall be the responsibility of the property owner on which the retaining wall is located.
3. Retaining walls greater than 48" in height require a separate building permit. Retaining walls greater than 48" in height require plans signed and sealed by licensed State of Texas structural or geotechnical engineer.

CAUTION!!
Existing Utilities in Area. Contractor shall determine location and elevation of all utilities prior to construction. Contractor shall inform Engineer of any conflicts prior to construction.

GEOTECHNICAL REPORT NOTE

Work Shall be done in accordance with the current Geotechnical Report prepared by Alpha Testing Report #G213798 dated February 18, 2022.

CITY MONUMENT:

GPS-12 City of Garland monument being a 2" brass disc stamped 12, on the top of curb located on the western curb of Wagon Wheel Road, south of Belt Line Road.
Elev. = 556.48
Latitude: 35°56'38.84642"N
Longitude: 96°39'13.34991"W

BENCHMARK:

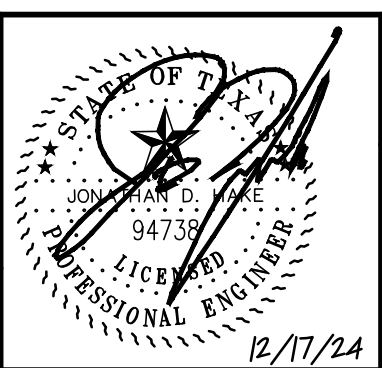
BM-1 = City of Garland Survey Monument GPS# 195. See Below for Description. Elev.=563.83
BM-2 = "X" in concrete approximately 14.5'± southeast of an 1/2" Iron Rod being southeast corner of the subject property. Elev.=566.78

Revised inlet elevation

Issue Dates:	Revision & Date:
5/06/27/2022	1/12/17/2024
6/07/29/2022	2
7/02/06/2024	3
8/02/19/2024	4
9/03/06/2024	5
10/08/15/2024	6

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street
972.562.4409
McKinney, Texas 75069
Texas P.E. Firm No. F-9395

Address: 1602 Belt Line Rd., Lot 1, Block 1
Case No. 210520-1
Scale: 1"=30'



GRADING PLAN
MILLENNIUM VILLAGE ADDITION, LOT 1, BLOCK 1
1602 Belt Line Road
PINNACLE FACILITY ENGINEERING, INC.
CITY OF GARLAND, TX

Sheet No. **C3-1**
City Case No. 210520-1

21063 MILLENNIUM VILLAGE

Millennium Village
Internally-Lit Aluminum Blade Sign

Providing & installing blade sign
and secondary wiring only.
Primary electrical by other.
Design pending city approval.

SCOPE OF WORK:
- MANUFACTURE & INSTALL
LED-ILLUM. DOUBLE-SIDED
BLADE SIGN

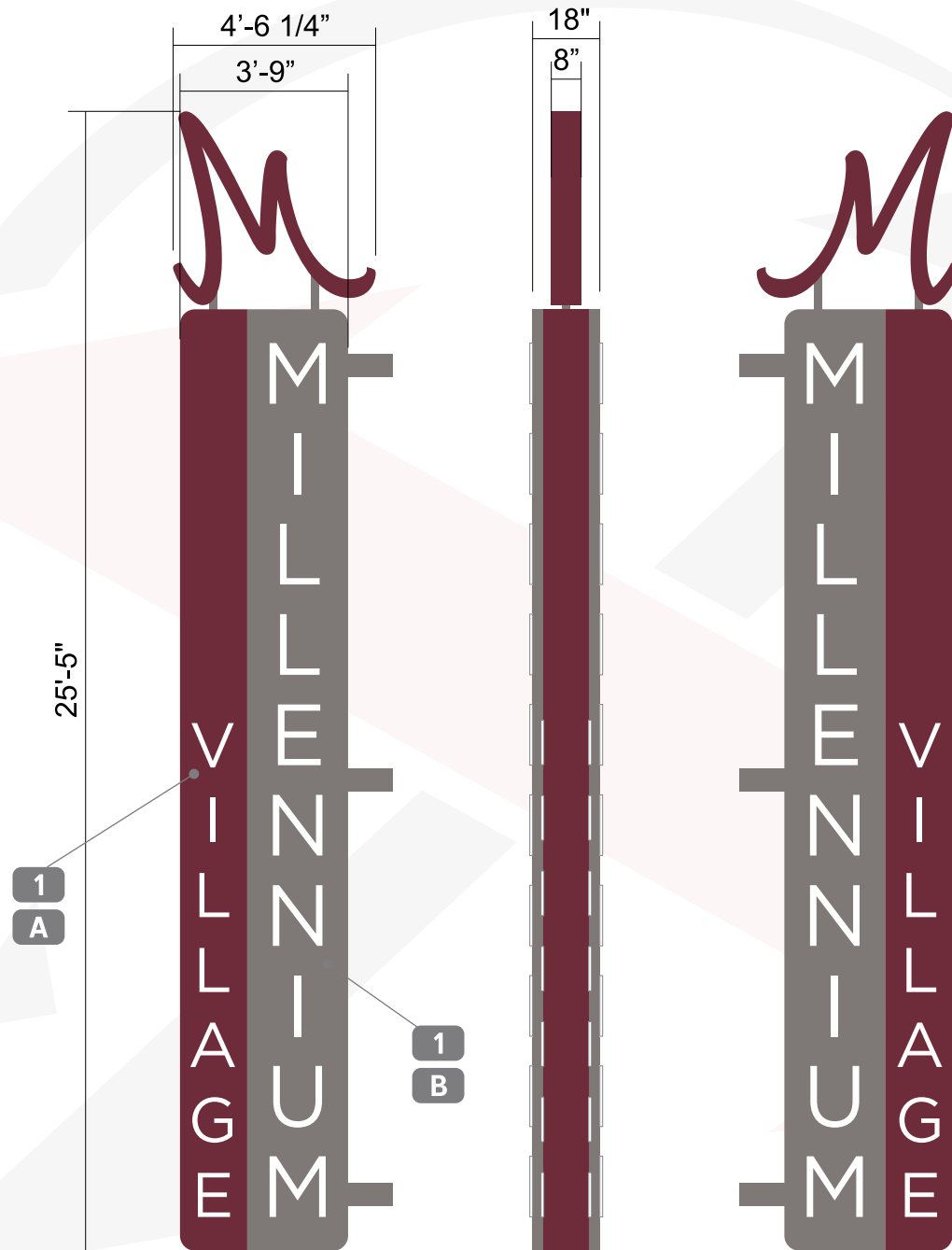
- OVERALL HEIGHT: 25'-5"
- OVERALL WIDTH: 4'-6 1/4"
- TOTAL SQ. FT.: 115 FT²

CALL OUTS

- 1** ALUMINUM CABINET
- 2** WHITE LEXAN
- 3** SQ. TUBE FOR MOUNTING
- 4** PLATES FOR MOUNTING

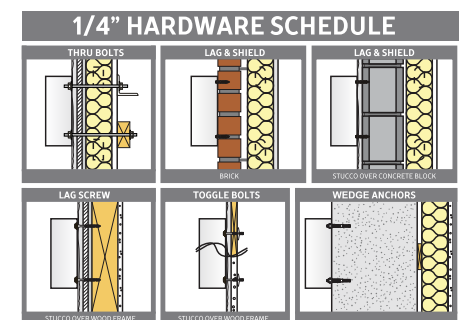
COLOR SCHEDULE

- A** ● BURGANDY COLOR - TBD
- B** ● GREY COLOR - TBD
- C** ○ X
- D** ○ X



SCALE: 1/4"=1'-0"

PROPOSED SIGNAGE - NIGHT SIMULATION



*NOTE: IMAGES AND SIGNAGE NOT TO SCALE
ALL COLORS & MATERIALS REQUIRED
SURVEY REQUIRED FOR BEFORE SUBMITTING
TO MFG

JOB #: 251126-01

CLIENT: Millennium Village - Zephyr
SALES REP: Orlando B.
ADDRESS: Garland, TX

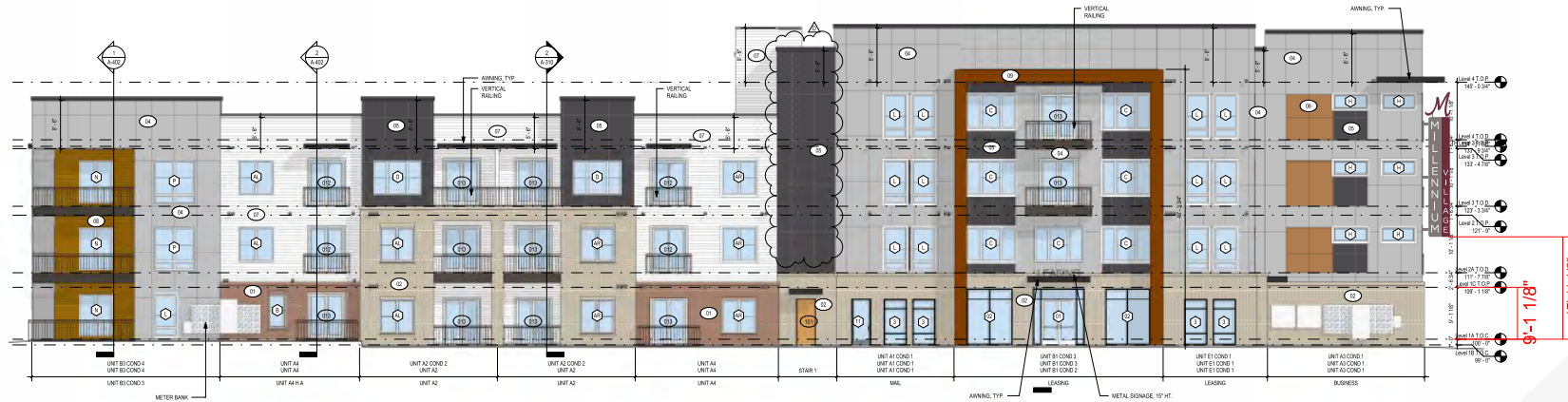
CONCEPT: 10/2/25 AR REVISION 3
REVISION 1 10/27/25 AR REVISION 4
REVISION 2 REVISION 5

APPROVAL SIGNATURE

DATE

1800 Old Sycamore Ave.
Huntsville, TX 77340
Office: 1.936.435.0988
Toll Free: 1.855.661.7446
Fax: 1.936.435.1113
www.ExtremeSignsUSA.com





BUILDING 1 EAST ELEVATION
SCALE: 1/32"=1'-0"



East Elevation



*NOTE: IMAGES AND SIGNAGE NOT TO SCALE
ALL COLORS & MATERIALS REQUIRED
SURVEY REQUIRED FOR BEFORE SUBMITTING
TO MFG

JOB #: 251126-01

CLIENT: Millennium Village - Zephyr
SALES REP: Orlando B.
ADDRESS: Garland, TX

CONCEPT: 10/2/25 AR REVISION 3
REVISION 1 10/27/25 AR REVISION 4
REVISION 2 REVISION 5

APPROVAL SIGNATURE

DATE

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Description of Request Millennium Village Garland

On behalf of Pinnacle Engineering, Maxwell Fisher of ZoneDev, requests approval of an amendment of Planned Development District 21-29 to allow a projecting sign at 1602 Belt Line Road. Millennium Village (“MV”) is a 199-unit, 4-story, multi-family development being constructed on Belt Line Road. This residential community contains a 4-story building with 184 conventional “flats” and 15, 2-story townhome style for-rent units, as well as a range of residential amenities and structured parking.

The amendment pertains to a request for a projecting sign that would be fixed to the northern front façade facing Belt Line Road, near the property entrance. The sign would identify the apartment name, “Millennium Village” and an “M” as symbology. The internally lit aluminum sign would have a maximum surface area of no greater than 100 square feet. The sign would be 25 feet, 5 inches in height and a little less than 4 feet wide. The sign would have a vertical clearance of over 18 feet from the lowest point of the sign to grade. The top of the sign would be no greater than 46 feet above grade.

A projecting sign is a sign that is affixed to the building with a perpendicular orientation. Projecting signs are generally narrow but are tall, spanning up to two-plus stories in height. Projecting signs provide additional visibility of premises for both motorists and pedestrians. Projecting signs blend architecturally with the building yet can be better seen from a distance upon approach. These signs are generally found on multi-story buildings where buildings are pulled to the street, such as downtown or in corridors with urban streetscapes.

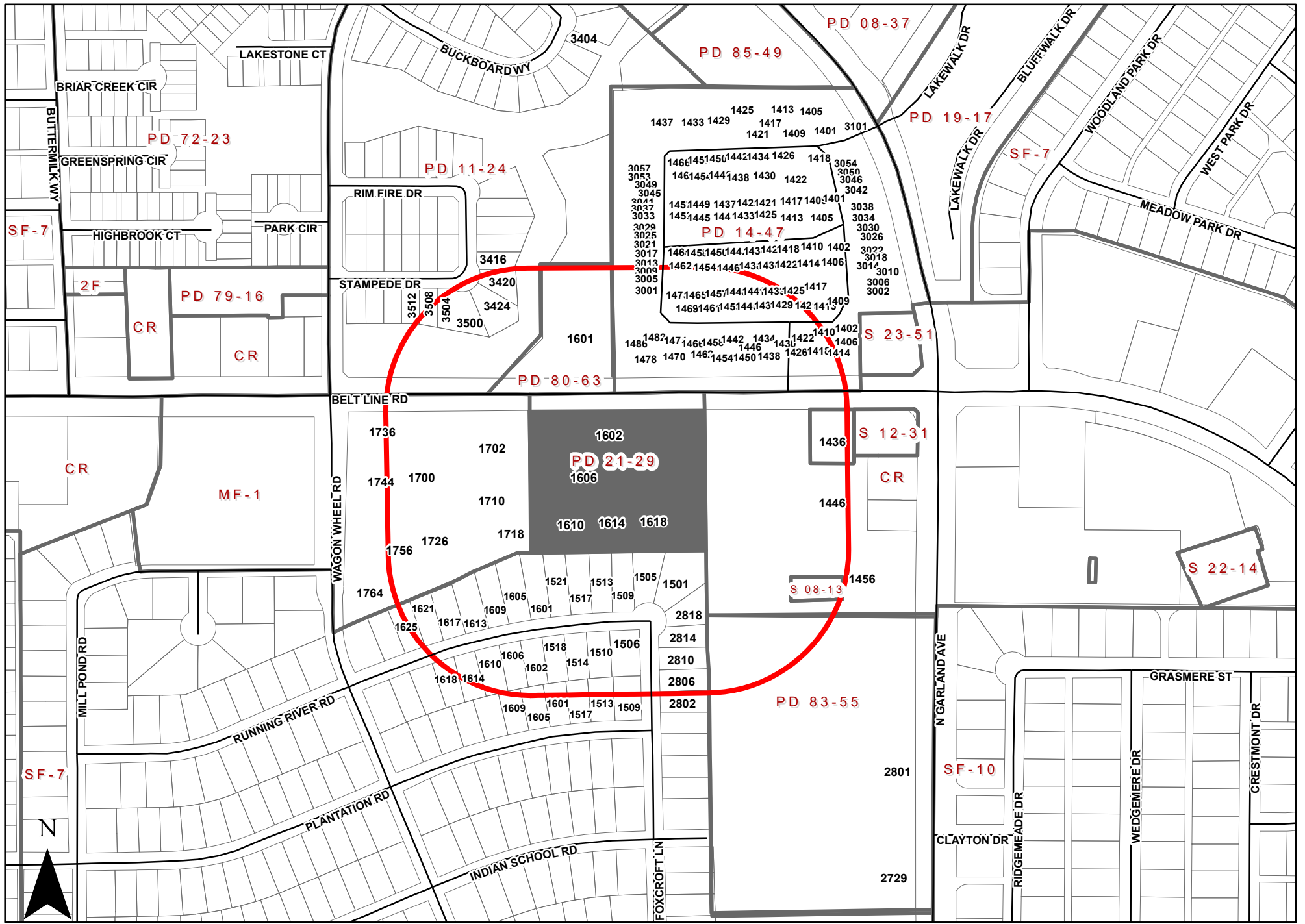
MV is a high value, four-story urban style development with structured parking. A projecting sign placed on the building will give the development more presence given the location. The property is removed from the corner and does not have the same visibility advantages of properties on the hard corner of an intersection. With the building pulled to street, the urban form supports utilizing this type of sign, as opposed to other buildings along the Belt Line corridor.

Except for pedestrian blade signs, the citywide sign regulations do not allow a projecting type of sign; however, Article 7 Sign Regulations for Downtown District does allow this sign up to 60 square feet in area.

Garland has approved projecting signs including the following locations:

- Oaks 5th Street Crossing at City Station – 351 N. 5th Street
- One 90 Firewheel Apartment Homes 1760 Lookout Drive (Campbell and Lookout)
- Dick’s Sporting Goods – 205 Coneflower Drive

The Oaks of 5th Street Crossing sign is 137 square feet in sign area. The proposed location, outside of a downtown area with greater view corridors and travel speeds, warrants a larger sign than 60 square feet. The sign scaled to align with the size of the building. The sign will be integrated into the overall building design and will not be detrimental to the aesthetics of the corridor. Moreover, the sign will be more aesthetically pleasing and more architecturally integrated than many of the freestanding pole signs in the Belt Line Road corridor.



0 350 Feet
1 inch = 350 feet

ZONING MAP Z 25-41

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

1602 Belt Line Rd

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



Planning Report

File No: Z 25-44/District 3

Agenda Item:

Meeting: Plan Commission

Date: January 12, 2026

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) to allow a Laundry, Self-Serve (Laundromat) use and 2) a Concept Plan for the Laundry, Self-Serve (Laundromat) use. The site is located at 429 East Interstate 30 Suites 3, 4, and 5 on a property zoned Neighborhood Services (NS) District.

LOCATION

429 East Interstate 30 Suites 3, 4, and 5

APPLICANT

David Najafi

OWNER

Bobtown Enterprises, Inc

BACKGROUND

The subject property is an existing multi-tenant building and is zoned Neighborhood Services (NS) District. The property has different retail, medical and restaurant uses currently operating. The applicant proposes a Laundry, Self-Serve (Laundromat) use in suites 3, 4 and 5 of the existing building. The existing site has sufficient parking available to satisfy the parking requirement for this use. A Laundry, Self-Serve (Laundromat) use is only permitted with an SUP in the NS District.

SITE DATA

The subject site is a 3.79-acre tract of land developed with a multi-tenant building and is currently accessible from E Interstate 30 on the south and Bobtown Road on the north and east. The proposed suite is approximately 3,462 square feet in size.

USE OF PROPERTY UNDER CURRENT ZONING

The Neighborhood Services (NS) district is intended to accommodate a limited range of small-scale retail and personal service activities that are supportive and desirable in proximity to residential neighborhoods. The district regulations are designed to ensure compatibility with the residential environment, minimizing the generation of additional noise, traffic, odor, fumes, or other objectionable conditions.

CONSIDERATIONS

1. Staff recommends an SUP time period of 5-8 years for uses not proposing any site improvements. This time period recommendation is based off the updated SUP Time Period Guide which has yet to be adopted by the City Council. The applicant requests 10 years for a laundromat.
2. Staff identified missing landscaping elements, including ornamental shrubs, that were originally shown on the approved landscape plan. All required landscaping shall be installed in accordance with the approved landscape plan, regardless of whether the Specific Use Provision is approved.

3. A Laundry, Self-Serve (Laundromat) use is defined as a retail establishment offering machines for customers to use in laundering garments on a self-serve basis.

SITE DEVELOPMENT STANDARDS

1. A minimum of 14 parking spaces will be required for this suite. The existing development provides sufficient parking to accommodate the proposed use.
2. No further site improvements are proposed, nor are any required as part of this request.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business centers for the subject site. Business 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. Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design address's function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods

The proposed Laundry, Self-Serve (Laundromat) use can function within the Business Centers designation by providing a service-oriented use that operates primarily within an enclosed building and generates limited off-site impacts. While the use may serve nearby residential areas and is similar in intensity to other low-impact commercial uses, Business Centers are generally intended to accommodate a broader range of employment-focused development, particularly in locations with highway access. As such, the proposed use is not incompatible with the Comprehensive Plan but represents a service use that may not fully capitalize on the site's location or long-term employment potential or optimal use envisioned for this designation.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the south and west are zoned Community Office (CO) District. The property to the west remains undeveloped, while the property to the south, across Interstate 30, is developed with a convenience store and retail fuel pumps use. The property to the east is zoned Planned Development (PD) District 97-51 and is also developed with a convenience store and retail fuel pumps use. The property to the north is zoned Multifamily (MF) District and is currently developed with a multifamily residential community. The proposed use may also serve as a valuable service for nearby residential developments. Given the similarity in type and intensity of surrounding uses, the proposed use is considered compatible with the surrounding area.

STAFF RECOMMENDATION

Staff is not providing a specific recommendation of approval or denial for the Specific Use Provision request for a Laundry, Self-Service (Laundromat) use on the subject property. While the request may function within the existing zoning district and can operate with limited off-site impacts, the site's location along a major roadway may be more suitable for alternative uses that more fully align with the long-term intent of the Comprehensive Plan's Business Centers designation. If Plan Commission were to consider approval, staff recommendation would be to consider a 5-8 year time period.

All required landscaping elements shown on the approved landscape plan must be installed, irrespective of whether the Specific Use Provision is approved.

ADDITIONAL INFORMATION

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

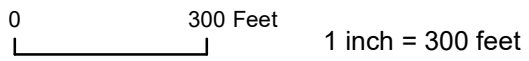
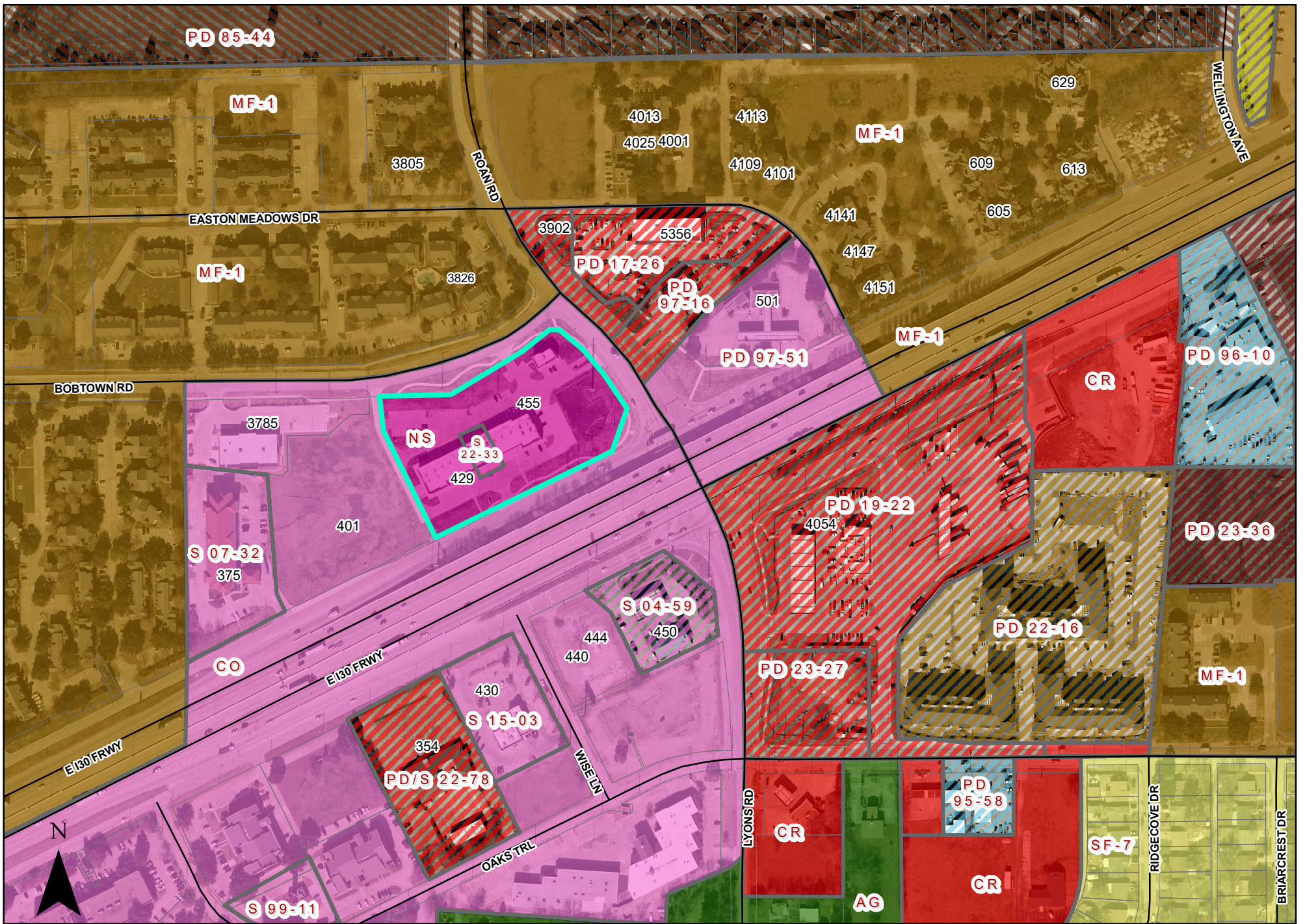
CITY COUNCIL DATE: February 3, 2026

PREPARED BY:

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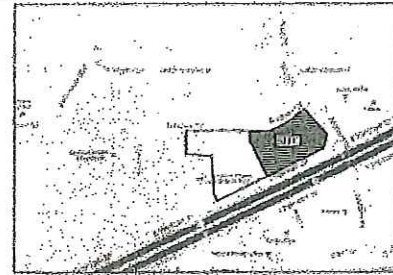


ZONING MAP Z 25-44

 INDICATES AREA OF REQUEST

429 E Interstate Highway 30

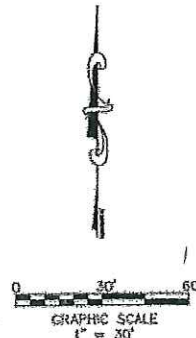
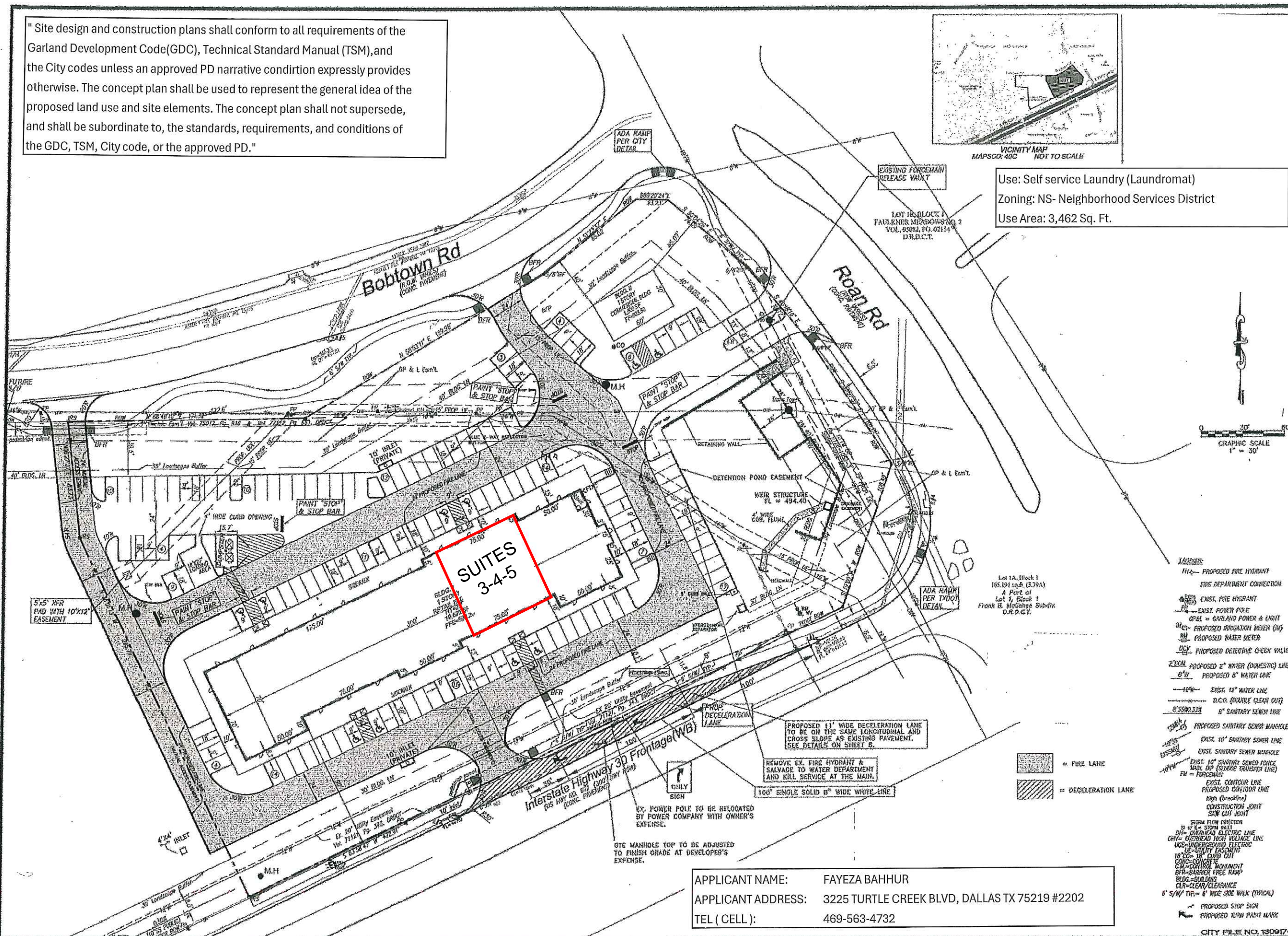
" Site design and construction plans shall conform to all requirements of the Garland Development Code(GDC), Technical Standard Manual (TSM),and the City codes unless an approved PD narrative condition expressly provides otherwise. The concept plan shall be used to represent the general idea of the proposed 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."



VICINITY MAP
MAPSCO: 40C
NOT TO SCALE

Use: Self service Laundry (Laundromat)
Zoning: NS- Neighborhood Services District
Use Area: 3,462 Sq. Ft.

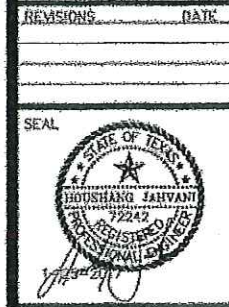
LOT 18, BLOCK 1
FAULKNER MEADOWS NO. 2
VOL. 95052, PG. 02154
D.R.C.T.



- LEGEND**
- TH- PROPOSED FIRE HYDRANT
 - FD- FIRE DEPARTMENT CONNECTION
 - EXH- EXIST. FIRE HYDRANT
 - FP- EXIST. POWER POLE
 - GPL- GARLAND POWER & LIGHT
 - WM- PROPOSED WASTEWATER METER (W)
 - WM- PROPOSED WATER METER
 - DCV- PROPOSED DETECTIVE CHECK VALVE
 - 2" W- PROPOSED 2" WATER (DOMESTIC) LINE
 - 8" W- PROPOSED 8" WATER LINE
 - 12" W- EXIST. 12" WATER LINE
 - D.C.O. (DOUBLE CLEAN OUT)
 - 8" S- 8" SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER MANHOLE
 - EXIST. 10" SANITARY SEWER LINE
 - EXIST. SANITARY SEWER MANHOLE
 - EXIST. 10" SANITARY SEWER FORCE MAIN (SLOPE TRANSFER LINE)
 - FM- FORCE MAIN
 - EXIST. CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - high (breakline)
 - CONSTRUCTION JOINT
 - SAW CUT JOINT
 - SYSTEM FLOW DIRECTION
 - 10" - 12" - STORM DRAIN
 - ONE - OVERHEAD ELECTRIC LINE
 - CHV - OVERHEAD HIGH VOLTAGE LINE
 - UG - UNDERGROUND ELECTRIC
 - UG - UTILITY EASEMENT
 - 18" - 24" - 18" DRAIN CUT
 - CONC - CONCRETE
 - CM - CURB/RETAINMENT
 - RF - SURFACE TREE RAMP
 - BLDG - BUILDING
 - CLR - CLEAR/CLEARANCE
 - 0' 5/8" TR - 6" WIDE SIDE WALK (TYPICAL)
 - PROPOSED STOP SIGN
 - PROPOSED TURN PAVT MARK

BOBTOWN PLAZA
429 EAST I-30 FREEWAY
LOT 1A, BLOCK 1 BOBTOWN COMMONS
NORTHWEST CORNER OF I-30 FRONTAGE ROAD AND BOBTOWN ROAD
GARLAND, TEXAS. 75043

JAHVANI CONSULTING ENGINEERS, INC.
TYPE REGISTRATION NO. F-10198
2121 N. JOSEY LANE, #100
CARROLLTON, TEXAS 75006
TEL. (214) 718-9469
jahvanci@hotmail.com



DWG. TITLE:
Concept Plan

DRAWN BY: HJ
SCALE: 1" = 30'

DATE 1-25-2017
5 OF 25
SHEET NUMBER

APPLICANT NAME: FAYEZA BAHUR
APPLICANT ADDRESS: 3225 TURTLE CREEK BLVD, DALLAS TX 75219 #2202
TEL (CELL): 469-563-4732

Z 25-44



Facing North viewing site



Facing South viewing site



Facing East viewing site



Facing West viewing site

SPECIFIC USE PROVISION

ZONING FILE Z 25-44

429 E Interstate 30 Suites 3,4, and 5

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Laundry, Self-Serve (Laundromat) 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 Neighborhood Services (NS) 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 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 NS 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 10-year time period. [Applicant Proposed]

Time Period: The Specific Use Provision shall have a eight-year time period. [Staff Recommendation]

Overview:

The proposed coin laundromat at the Bobtown Exit in Garland, Texas, represents a practical and community-oriented business that complements the surrounding neighborhood mix while fulfilling a consistent local need. The building has already been constructed and ready for setup, allowing for an efficient and cost-effective launch. The laundromat will operate seven days a week from 7:00 a.m. to 11:00 p.m., with full-time, on-site customer care staff to ensure a safe, clean, and service-focused environment.

1) Community Need and Market Fit

The Bobtown Exit area of Garland serves a diverse mix of residential, retail, and service-based properties. Many of the nearby housing developments consist of apartments, duplexes, and modest single-family homes/ sectors that often benefit from reliable and accessible laundry services.

A coin laundromat at this location will:

- Provide convenience for residents who lack in-unit laundry facilities or need larger-capacity machines for comforters, blankets, and bulk laundry.
- Support working families and professionals with extended hours and a safe, well-lit environment.
- Reduce travel distance for customers who currently must drive farther into Garland or neighboring cities for laundry services.

2) Compatibility with Surrounding Properties

The property's existing structure and location align well with nearby commercial and service-oriented businesses. The laundromat will blend seamlessly with the local mix, complementing rather than competing with existing tenants or land uses.

- **Retail Synergy:** Customers visiting the laundromat will often make use of nearby convenience stores, restaurants, or retail shops while waiting-bringing additional foot traffic and economic activity to the area.
- **Non-Disruptive Use:** As a low-noise, low-traffic business with off-peak visitation patterns, the laundromat will not negatively impact nearby residential or commercial neighbors.
- **Aesthetic Integration:** The existing building can be easily maintained and branded to match the surrounding properties, presenting a clean, professional appearance that enhances the area's visual appeal.

3) Economic and Operational Benefits

The laundromat's operation model provides both economic stability and community reliability.

- **Local Employment:** The full-time customer care staff will provide on-site service, ensure a welcoming and secure atmosphere while create steady local employment opportunities.
- **Sustainable Operation:** With the building already in place, infrastructure needs are minimal, allowing for an efficient setup with modern, energy-efficient washing and drying equipment.

- **Reliable Hours:** Operating daily from 7:00 a.m. to 11:00 p.m. ensures consistent access for all customers, including those working non-traditional hours.

4) Safety and Customer Experience

A staffed customer care window during all operating hours adds a key layer of safety, service, and accountability. The facility will be well lit, monitored, and regularly maintained to create a welcoming environment for all patrons.

- Safety focused design with clear visibility and controlled access.
- Clean and comfortable interior to foster repeat business and positive community perception.
- Customer service presence to address issues, maintain equipment, and ensure a positive experience.

5) Alignment with Garland's Community and Economic Goals

Garland's continued growth in residential density and small business development supports the introduction of practical community-based services like a laundromat. This business aligns local goals to:

- Enhance neighborhood livability through accessible amenities.
- Support small business growth and local employment opportunities.
- Encourage revitalization and reuse of existing commercial properties.

Conclusion

The proposed coin laundromat at the Bobtown Exit in Garland, Texas, is timely, practical, and complimentary addition to the area. It meets a clear community need, enhances the surrounding property mix, supports local economic activity, and provides a safe, reliable service for residents seven days a week. With the building already constructed and ready for setup, the business can begin operating quickly, offering immediate benefits to the Garland community.

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