



**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**  
**February 23, 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](http://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. February 9, 2026 Plan Commission Minutes**

## 2. PUBLIC HEARING

### a. Z 25-42 Maria Ramirez (District 5)

*Hold a public hearing to consider the application of **Maria Ramirez**, requesting approval of 1) a Planned Development to allow for a Reception Facility, Large Scale use, 2) a Specific Use Provision (SUP) to allow for a Reception Facility, Large Scale use and 2) a Concept Plan for the Reception Facility, Large Scale use. The site is located at 219 West Kingsley Road, Suite 322 on a property zoned Community Retail (CR) District. (District 5) (File Z 25-42)*

## 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 February 9, 2026, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Julius Jenkins, 1st Vice Chair  
Wayne Dalton, 2nd Vice Chair  
Stephanie Paris, Commissioner  
Georgie Cornelius, Commissioner  
Jaric Jones, Commissioner  
Patrick Abell, Commissioner  
Bob Duckworth, Commissioner

Absent: Scott Roberts, Chairman

Staff Present: Nabila Nur, Planning Director  
Emma Chetuya, Planning Administrator - Development  
Ryan Mulkey, Planning Administrator - Long Range  
Matthew Wolverton, Planner II  
Stewart Starry, Planner II  
Kalyan Mutukundu, Planner I  
Kurt Banowsky, Sr. Assistant City Attorney II  
Elisa Morales, Recording Secretary

### 1. ITEMS FOR INDIVIDUAL CONSIDERATION

#### a. January 12, 2026 Plan Commission Minutes

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

### 2. PUBLIC HEARING

#### a. Z 25-39 Lala Guseynova (District 4)

*Hold a public hearing and consider the application of **Lala Guseynova**, requesting approval of 1) a Specific Use Provision (SUP) to allow a Day Care Center, Adult use and 2) a Concept Plan for the Day Care Center, Adult use. The site is located at 705 East Oates Road on a property zoned Single Family (SF-7) District. (District 4) (File Z 25-39)*

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

The applicants, Lala Guseynova, 705 East Oates Road, Garland, TX 75043 & Nensey Hanif, 703 E. Oates Road, Garland, TX 75043, provided an overview of the request and remained available for questions.

**Motion** was made by Commissioner Cornelius to close the public hearing. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nays.**

**Motion** was made by Commissioner to Cornelius to **approve** the application as presented with a 8-year SUP. Seconded by Commissioner Jones. **Motion carried: 7 Ayes, 0 Nays.**

**b. Z 25-43 Watermill Express (District 8)**

*Hold a public hearing and consider the application of **Watermill Express**, requesting approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc. use) and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use. The site is located at 568 North Shiloh Road on a property zoned Planned Development (PD) District 93-05. (District 8) (File Z 25-43)*

Kalyan Mutukundu, Planner I, presented the request to the Commission and remained available for questions.

The applicant, Hailey Pryor, 3616 Conflans Road, Irving, TX, provided an overview of the request and remained available for questions.

**Motion** was made by Commissioner Abell to close the public hearing and **approve** the application as presented with a 20-year SUP. Seconded by Commissioner Duckworth. **Motion carried: 7 Ayes, 0 Nays.**

**c. Z 25-45 Spiars Engineering (District 8)**

*Hold a public hearing and consider the application of **Spiars Engineering**, requesting approval of 1) a change in zoning from Industrial (IN) District to a Planned Development (PD), with a base zoning of Multifamily (MF) District (PD-MF) to convert and expand an existing building into a dwelling, multifamily use and 2) a Concept Plan for a dwelling, multi-Family use. The site is located at 2301 Forest Lane on a property zoned Industrial (IN) District. (District 8) (File Z 25-45)*

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

The applicant, David Bonds, 765 Custer Road, Plano, TX & Gerald Sapington, 2638 Westbank Trail, Garland, TX 75042, provided an overview of the request and remained available for questions.

Residents speaking on the request:

James Alexander, 2006 Silver Street, Garland, TX  
Stacey Stewart, 1229 E Pleasant Run, Desoto, TX

The residents speaking expressed concerns that the proposed development does not include designated green space or recreational areas for children, as well as child safety and potential parking issues within and around the area.

**Motion** was made by Commissioner Duckworth to close the public hearing & **approve** the application as presented. Seconded by Commissioner Cornelius. **Motion carried: 6 Ayes, 1 Nay** with Commissioner Jenkins in opposition.

**3. MISCELLANEOUS**

**a. SUP Time Period Guideline Update**

*Consider recommending updates to the City's Specific Use Provision (SUP) Time Period Guide.*

Planning Administrator - Long Range Planning, Ryan Mulkey, provided an overview of the SUP Time Period Guideline Update, and remained available for questions.

**Motion** was made by Commissioner Dalton to close the public hearing and **approve** the recommendations as presented. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nays.**

**4. ADJOURN**

There being no further business to come before the Plan Commission, the meeting adjourned at 7:55 p.m.

**Submitted By:**

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**Scott Roberts, Chair**

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**Elisa Morales, Secretary**



# Planning Report

**File No: Z 25-42/District 5**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: February 23, 2026**

## **REQUEST**

Hold a public hearing and consider approval of 1) a Planned Development to allow for a Reception Facility, Large Scale use, 2) a Specific Use Provision (SUP) to allow for a Reception Facility, Large Scale use and 2) a Concept Plan for the Reception Facility, Large Scale use. The site is located at 219 West Kingsley Road, Suite 322 on a property zoned Community Retail (CR) District.

## **LOCATION**

219 West Kingsley Road, Suite 322

## **APPLICANT**

Maria Ramirez

## **OWNER**

Hoppenstein Properties, Inc.

## **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, a smaller multi-tenant building, a water and ice Kiosk, Self-Service: Retail (ice, water, etc. use), and a minor automobile repair shop. The property has different retail, fitness, medical and restaurant uses currently operating on site. The applicant proposes a Reception Facility, Large Scale use in suite 322 of the existing building.

The existing site has sufficient parking available to satisfy the parking requirement for this use. A Reception Facility, Large Scale use is only permitted via a Specific Use Provision (SUP) in the Community Retail (CR) District. Additionally, Reception Facilities may not be located within five hundred feet of the property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities. Measuring along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the nearest residential zoned property, the proposed suite is within 500 feet of residential zoned (SF-7 and MF) properties. Additionally, measuring along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the tract on which the MF dwelling is located, the proposed suite is within 500 feet of a multi-family development.

The applicant is requesting a Planned Development (PD) District to reduce this requirement in order to operate a Reception Facility, Large Scale use in this suite. A reception facility was previously located at this location and obtained a 10-year Specific Use Provision (SUP) in 2013 (expired in 2023) before the Garland Development Code (GDC) existed and added distance requirements for the use. The applicant for this request is different, but has owned a separate store for 13 years in the same building and had a working relationship with the previous owners/applicants. The previous reception facility at this location operated Friday through Sunday with hours of 7:00 pm to 1:00 am per the now expired Specific Use Provision (SUP) 13-36.

**SITE DATA**

The subject site is a developed 11.6-acre tract of land and is accessible from South Fifth Street from the west, West Kingsley Road to the south, and South First Street from the east. The subject suite is 6,166.9 square feet, within an approximately 53,143 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 substantial 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 reception facility, large scale use. That is the length of their existing lease with the landlord.
2. A Reception Facility, Large Scale use is defined as an establishment that is open to the general public or made available for private use, primarily for the provision of facilities for parties, dances, receptions, banquets, or similar social events and has an occupancy of greater than 49.
3. The applicant plans for their reception facility hours of operation to be: 10:00 am to 6:00 pm Monday through Thursday and 10:00 am to 1:00 am Friday through Sunday.
4. The applicant provided three (3) signatures from properties in the surrounding neighborhood in support of their proposed Reception Facility, Large Scale use. One of the signatures is a house on Medina Lane, within the 500-foot restricted area for this use, that did not know a reception facility previously operated there.
5. If City Council approves the request, the Planned Development will apply to the entire site and the Specific Use Permit will apply to the specific suite.

**SITE DEVELOPMENT STANDARDS**

1. The site is an existing shopping center. No additional landscaping or screening will be required.
2. A minimum of 71 parking spaces will be required. The existing parking lot has excess parking, and this use will not cause a shortage.
3. The Reception Facility, Large Scale use will have to comply with Section 2.52(A)(20) of the GDC that provide specific additional standards for this use. They do not comply with Section 2.52(A)(20)(f) which regulates distance from residential properties, which is why, they are requesting a Planned Development (PD) District and not just a Specific Use Provision (SUP) as the SUP cannot allow for deviations to the code.

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 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 accommodate uses such as convenience retail (goods and services), office space, and public services.

The proposed use does not contribute in any way toward the surrounding residential properties and is considered too close to them to operate.

### **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The properties to the east and south are also shopping centers zoned Community Retail (CR) District and contain uses similar to the shopping center that the subject suite resides in. The property to the north is zoned (MF) for the Multifamily District where a multi-family development containing a small, garden-style apartment complex. This is the apartment that is located too close to the suite where the applicant wishes to open their reception facility. Finally, the properties to the west are also zoned Community Retail (CR) District and contain retail and automobile uses. There is a neighborhood zoned Single-Family-7 (SF-7) District to the west and north of these commercial structures. They are also located too close to the proposed reception facility, causing the applicant to seek a Planned Development (PD) District instead of just a Specific Use Provision (SUP) for the Reception Facility, Large Scale use.

There are two reception facilities currently operating within one mile of the proposed facility. The two existing reception facilities are located 0.75 miles and 1 mile to the southeast on Broadway Boulevard. The need for this type of use is considered satisfied for the area.

Staff would like to note that the use had previously served the community with minimal noise complaints. There have been two official noise complaints: one in 2022 and another in 2023. However, the previous business obtained the SUP before the distance requirement was placed in the GDC.

### **STAFF RECOMMENDATION**

Staff is recommending denial of a Planned Development (PD) and Specific Use Provision (SUP) for a Reception Facility, Large Scale use as it violates one of the fundamental requirements in the GDC for this use related to distance from surrounding residential properties. That requirement is included in the GDC to protect neighborhoods and residents from potential noise, nuisance, and traffic issues that this type of use may cause.

If City Council chooses to approve the request, staff strongly suggests including conditions that the parking lot will be restriped, and landscaping be added parallel to West Kingsley Road on site by removing some paving and creating an opportunity for plantings. Additionally, no more than an 8-year Specific Use Provision (SUP) time period should be granted as this is a key area for the city and ripe for redevelopment. The number of Reception Facility, Large use should be limited to one within the Planned Development proposed by the applicant so that the distance deviation may not be utilized by another business with the same use.

**ADDITIONAL INFORMATION**

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

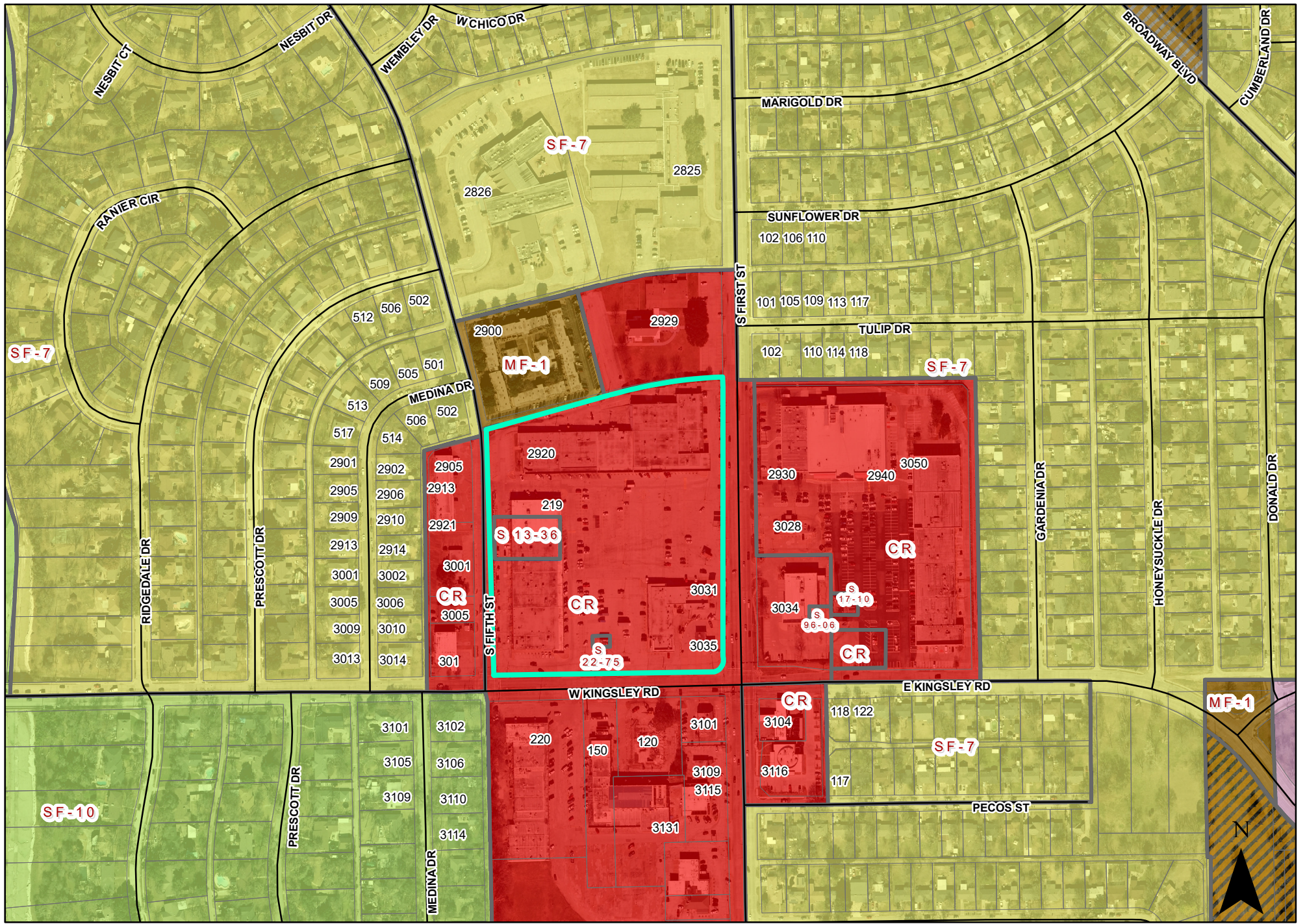
**CITY COUNCIL DATE:** March 17, 2026

**PREPARED BY:**

Matthew Wolverton  
Planner II  
Planning & Development  
972-205-2454  
[mwolverton@garlandtx.gov](mailto:mwolverton@garlandtx.gov)

**REVIEWED BY:**

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Planning and Development  
972-205-2453  
[echetuya@garlandtx.gov](mailto:echetuya@garlandtx.gov)



0 350 Feet  
1 inch = 350 feet

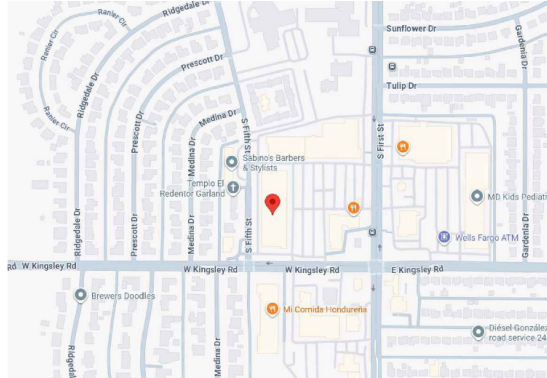
# ZONING MAP Z 25-42

 INDICATES AREA OF REQUEST

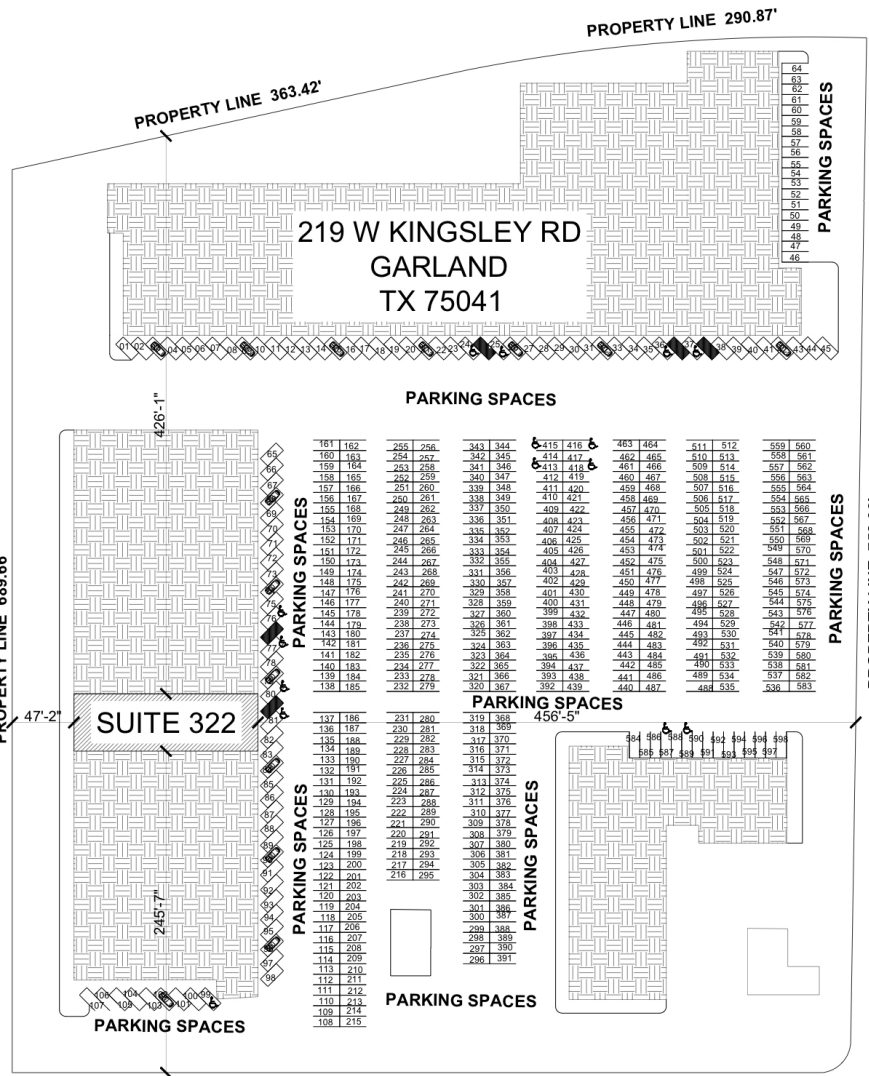
219 W Kingsley Rd, Ste 322



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 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 FOR REFERENCE



SITE PLAN  
1" = 40'-0"

W KINGSLEY ROAD

SUITE 322

**PARKING SPACES**

|     |     |     |     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 161 | 162 | 256 | 256 | 343 | 344 | 415 | 416 | 483 | 484 | 511 | 512 | 599 | 560 |
| 160 | 163 | 254 | 257 | 342 | 345 | 414 | 417 | 462 | 465 | 510 | 513 | 558 | 561 |
| 159 | 164 | 253 | 258 | 341 | 346 | 413 | 418 | 461 | 466 | 509 | 514 | 557 | 562 |
| 158 | 165 | 252 | 259 | 340 | 347 | 412 | 419 | 460 | 467 | 508 | 515 | 556 | 563 |
| 157 | 166 | 251 | 260 | 339 | 348 | 411 | 420 | 459 | 468 | 507 | 516 | 555 | 564 |
| 156 | 167 | 250 | 261 | 338 | 349 | 410 | 421 | 458 | 469 | 506 | 517 | 554 | 565 |
| 155 | 168 | 249 | 262 | 337 | 350 | 409 | 422 | 457 | 470 | 505 | 518 | 553 | 566 |
| 154 | 169 | 248 | 263 | 336 | 351 | 408 | 423 | 456 | 471 | 504 | 519 | 552 | 567 |
| 153 | 170 | 247 | 264 | 335 | 352 | 407 | 424 | 455 | 472 | 503 | 520 | 551 | 568 |
| 152 | 171 | 246 | 265 | 334 | 353 | 406 | 425 | 454 | 473 | 502 | 521 | 550 | 569 |
| 151 | 172 | 245 | 266 | 333 | 354 | 405 | 426 | 453 | 474 | 501 | 522 | 549 | 570 |
| 150 | 173 | 244 | 267 | 332 | 355 | 404 | 427 | 452 | 475 | 500 | 523 | 548 | 571 |
| 149 | 174 | 243 | 268 | 331 | 356 | 403 | 428 | 451 | 476 | 499 | 524 | 547 | 572 |
| 148 | 175 | 242 | 269 | 330 | 357 | 402 | 429 | 450 | 477 | 498 | 525 | 546 | 573 |
| 147 | 176 | 241 | 270 | 329 | 358 | 401 | 430 | 449 | 478 | 497 | 526 | 545 | 574 |
| 146 | 177 | 240 | 271 | 328 | 359 | 400 | 431 | 448 | 479 | 496 | 527 | 544 | 575 |
| 145 | 178 | 239 | 272 | 327 | 360 | 399 | 432 | 447 | 480 | 495 | 528 | 543 | 576 |
| 144 | 179 | 238 | 273 | 326 | 361 | 398 | 433 | 446 | 481 | 494 | 529 | 542 | 577 |
| 143 | 180 | 237 | 274 | 325 | 362 | 397 | 434 | 445 | 482 | 493 | 530 | 541 | 578 |
| 142 | 181 | 236 | 275 | 324 | 363 | 396 | 435 | 444 | 483 | 492 | 531 | 540 | 579 |
| 141 | 182 | 235 | 276 | 323 | 364 | 395 | 436 | 443 | 484 | 491 | 532 | 539 | 580 |
| 140 | 183 | 234 | 277 | 322 | 365 | 394 | 437 | 442 | 485 | 490 | 533 | 538 | 581 |
| 139 | 184 | 233 | 278 | 321 | 366 | 393 | 438 | 441 | 486 | 489 | 534 | 537 | 582 |
| 138 | 185 | 232 | 279 | 320 | 367 | 392 | 439 | 440 | 487 | 488 | 535 | 536 | 583 |

**PARKING SPACES**

|     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|
| 137 | 186 | 231 | 280 | 319 | 368 |
| 136 | 187 | 230 | 281 | 318 | 369 |
| 135 | 188 | 229 | 282 | 317 | 370 |
| 134 | 189 | 228 | 283 | 316 | 371 |
| 133 | 190 | 227 | 284 | 315 | 372 |
| 132 | 191 | 226 | 285 | 314 | 373 |
| 131 | 192 | 225 | 286 | 313 | 374 |
| 130 | 193 | 224 | 287 | 312 | 375 |
| 129 | 194 | 223 | 288 | 311 | 376 |
| 128 | 195 | 222 | 289 | 310 | 377 |
| 127 | 196 | 221 | 290 | 309 | 378 |
| 126 | 197 | 220 | 291 | 308 | 379 |
| 125 | 198 | 219 | 292 | 307 | 380 |
| 124 | 199 | 218 | 293 | 306 | 381 |
| 123 | 200 | 217 | 294 | 305 | 382 |
| 122 | 201 | 216 | 295 | 304 | 383 |
| 121 | 202 | 303 | 384 | 303 | 384 |
| 120 | 203 | 302 | 385 | 302 | 385 |
| 119 | 204 | 301 | 386 | 301 | 386 |
| 118 | 205 | 300 | 387 | 300 | 387 |
| 117 | 206 | 299 | 388 | 299 | 388 |
| 116 | 207 | 298 | 389 | 298 | 389 |
| 115 | 208 | 297 | 390 | 297 | 390 |
| 114 | 209 | 296 | 391 | 296 | 391 |
| 113 | 210 |     |     |     |     |
| 112 | 211 |     |     |     |     |
| 111 | 212 |     |     |     |     |
| 110 | 213 |     |     |     |     |
| 109 | 214 |     |     |     |     |
| 108 | 215 |     |     |     |     |

| PARKING ANALYSIS GENERAL             |                    |
|--------------------------------------|--------------------|
| NAME SITE                            | 219 W KINGSLEY RD  |
| PROPOSED USE                         | Reception Facility |
| RATIO PARKING REQUIRED 1/3 Occupants |                    |
| PARKING REQUIRED                     | 71                 |
| STANDARD PARKING                     | 674                |
| VAN ACCESSIBLE                       | 24                 |
| NUMBER OF EXISTING PARKING PROVIDED  | 698                |
| SPECIFIC PARKING ANALYSIS            |                    |
| SUITE                                | 322                |
| AREA                                 | 5,450 SQ. FT.      |
| RATIO PARKING REQUIRED               | 1/3 Occupants      |
| PARKING REQUIRED                     | 71                 |



PROJECT NAME:  
219 W - SUITE 322  
KINGSLEY RD.  
GARLAND, TX 75041

DATE:  
10/16/25  
SCALE:  
1" = 40'-0"

**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE Z 25-42**

**219 West Kingsley Road, Suite 322**

**[Requested by the Applicant]**

- I. Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to allow and regulate a Reception Facility, Large Scale Use.
- II. Statement of Effect:** This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the 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. Development Plans:**
- 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:**
- A. Concept Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.
- B. Distance: The distance at which Reception Facilities may not be located in regard to the property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities shall be 100 feet. The method of measurement is established in Section 2.52(A)(20)(f) of the Garland Development Code (GDC).

C. Number of Reception Facilities: The number of reception facilities within the PD shall be limited to one (1).  
[Staff Recommendation if Council approves]

**SPECIFIC USE PROVISION CONDITIONS**

**ZONING FILE Z 25-42**

**219 West Kingsley Road, Suite 322**

**[Requested by the Applicant]**

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow and regulate a Reception Facility, Large Scale 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

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 10-year time period. [Applicant Proposed]

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

Hours of Operation: The hours of operation shall be 10:00 am to 6:00 pm Monday through Thursday and 10:00 am to 1:00 am Friday through Sunday.

Parking: The parking lot shall be re-stripped. [Staff Recommendation if Council approves]

Landscaping: Landscaping be added parallel to West Kingsley Road on site by removing some paving and creating an opportunity for plantings as deemed practical during the permitting process. [Staff Recommendation if Council approves]

For the past fifteen years, this location has been a part of the community of Ridgewood shopping center as an event venue. This venue has helped families with any event that they're looking to celebrate from baby showers, birthdays, family reunions, quincenerias, weddings and more.

We are looking to continue to the use suite #322 as an event center of two hundred people, to help any and all kinds of celebrations. We are not just looking to give families a space to celebrate but to give them a stress free and worry free night to enjoy themselves, as we will be setting up the tables and chairs, providing security, as well as cleaning up throughout and after any event.

This event venue does not only benefit the community being a safe space to celebrate but as well as shop owners in Ridgewood shopping center. This venue brings in families and friends from around the DFW giving shop owners nearby more business by enticing them with a quick snack from Paleteria La Super, TC Shaved Iced or 1st Donuts, having food options nearby such as Dominos or Carnitas La Cotorra. That is just food service while we also have convenience stores such as Family Dollar and La Primera Meat Market to help with any extra supplies that the customer may need throughout the night. I have also been in Ridgewood shopping center for thirteen years now as a sole proprietor for my own business, Stephanie's Dresses, providing dresses, suits and decorations for any upcoming celebrations.

We understand that code (2.52 (A) 20 (f)) is to help with any noise issues for the residents, nevertheless for the time we had helped the past owners, we never had any issues come up. Due to code changes that happened while the event venue was open, the business was able to continue after being less than 500 feet from residential areas. We also went around the surrounding and affected residents that were within 500 feet, asking if they have ever had any issues with noise from the event venue, most had not had any issues and the others didn't know there was a venue nearby. Not only did we talk to residents but we also spoke to the managers of the nearby apartments and the property owner of Ridgewood shopping center, Mr. Hoppenstein, which also had no issues or complaints come up. We are here before you asking for a variance on this code to continue a business that has been a part of the community for years, that not only benefits the people but shop owners nearby, we are more than willing to comply to noise ordinances and follow any codes necessary.

Queen's Ballroom

Suite 322, Kingsley

We're looking to continue ownership of G5 Ballroom and are visiting nearby neighbors looking for any opinions or issues, if any, that you may have or had with this establishment. This form is to document any complaints or comments but to also help us progress with G5 ballroom, we are owners who are willing to work with the community with open communication. If you don't have any issues or comments, We would love for you to help us out with just a name and signature to help us move forward.

First Name: ALAN Last Name: Cawthon

Phone Number (Optional): 214-335-3371

Comments (Optional): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Medina Ln. 3014  
~~Medina Ln.~~

Signature: Alan Cawthon

First Name: Home 514 Last Name: \_\_\_\_\_

Phone Number (Optional): \_\_\_\_\_

Comments (Optional): was not aware there was  
a ballroom nearby Did not want to sign  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

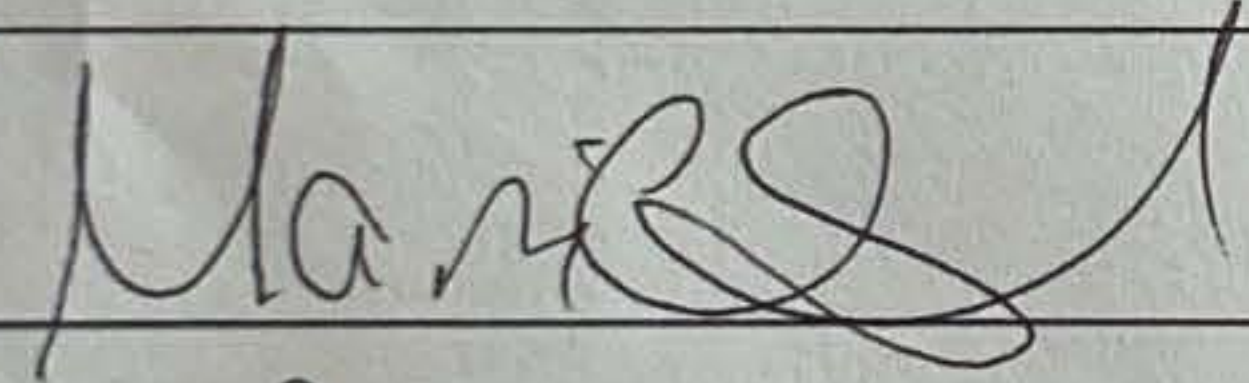
Queen's Ballroom  
Suite 322, Kingsley

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First Name: Marina Last Name: Salgado

Phone Number (Optional): 214-470-1584

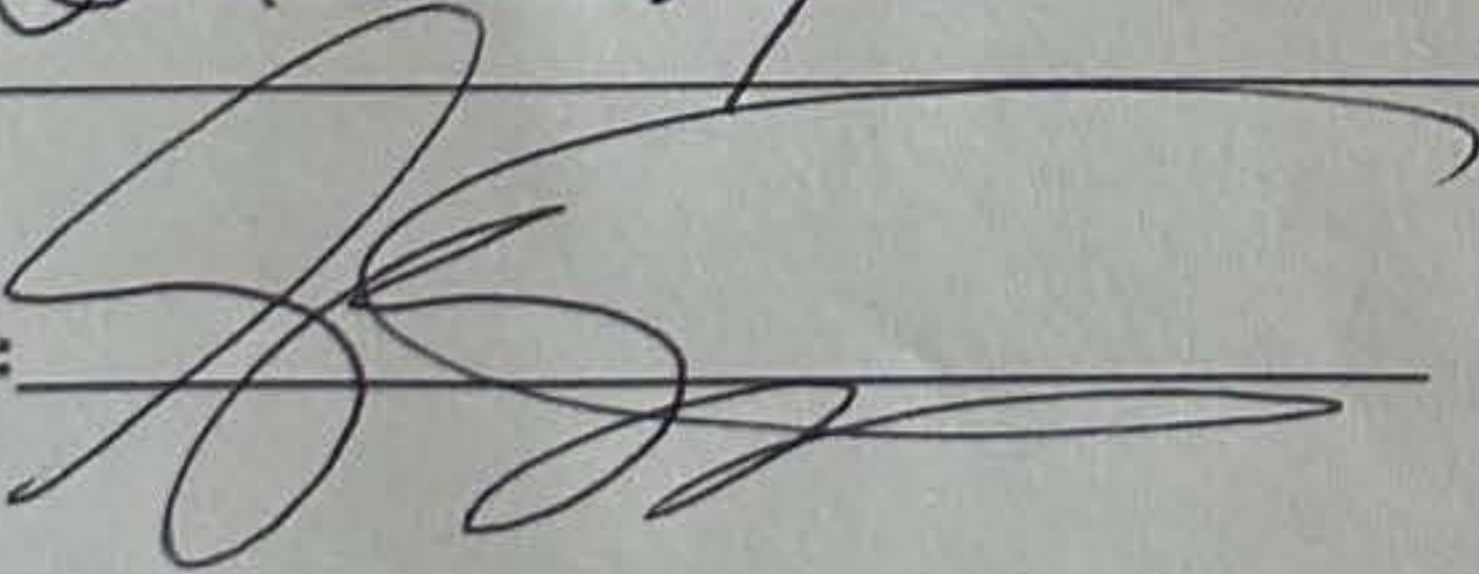
Comments (Optional): 3001  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: 

First Name: AW Last Name: Glenn

Phone Number (Optional): \_\_\_\_\_

Comments (Optional): G5 IS A ASSET TO THE  
COMMUNITY  
3013

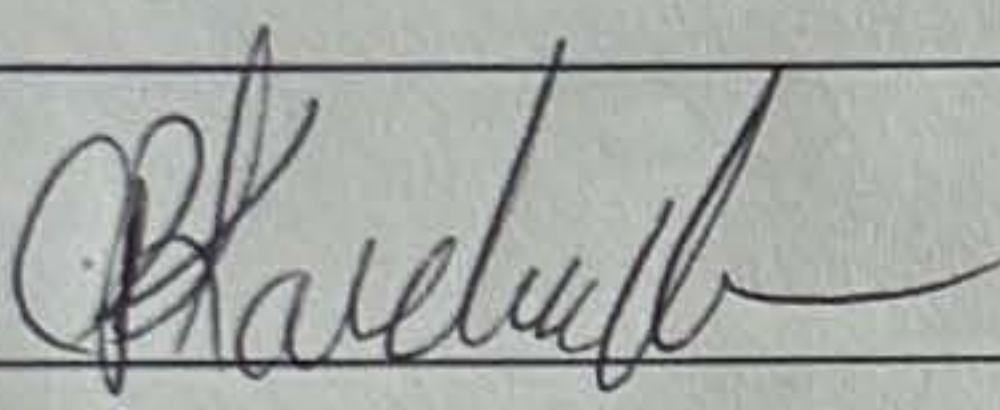
Signature: 

**Queen's Ballroom**  
**Suite 322, Kingsley**

First Name: Claudia Last Name: Kanchueala

Phone Number (Optional): 214 994 27. 43.

Comments (Optional): 220 W. Kingsley rd.  
Oakland TX 75041

Signature: 

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Phone Number (Optional): \_\_\_\_\_

Comments (Optional): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Phone Number (Optional): \_\_\_\_\_

Comments (Optional): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

## Z 25-42



View of the suite within the shopping center.



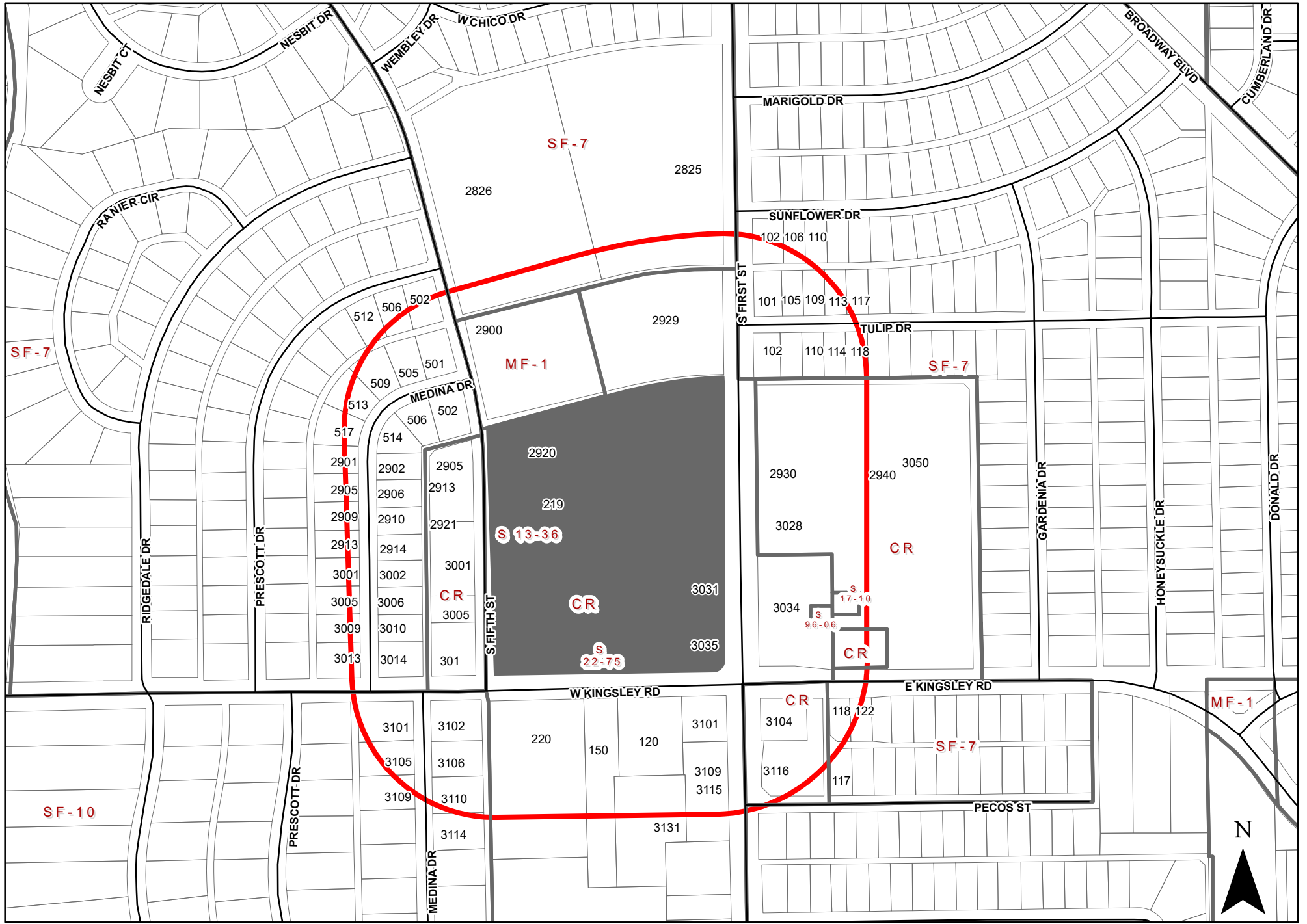
View of the two main shopping center structures within the subject site.



View of the third smaller shopping center building within the subject site.



View looking west down West Kingsley Road.



0 350 Feet  
1 inch = 350 feet

# ZONING MAP Z 25-42

INDICATES AREA OF REQUEST    INDICATES NOTIFICATION AREA

219 W Kingsley Rd, Ste 322

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