



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
June 8, 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. May 11, 2026 Plan Commission Minutes**

2. PUBLIC HEARING

a. Z 26-09 Shan Namkeen, Inc. (District 8)

*Hold a public hearing and consider the application of **Shan Namkeen, Inc.**, requesting approval of 1) a Specific Use Provision (SUP) to allow a Food Processing & Storage use and 2) a Concept Plan for the Food Processing & Storage use. The site is located at 201 Range Drive, Suite 201B on a property zoned Industrial (IN) District. (District 8) (File Z 26-09)*

b. Z 26-12 Sweetness Sweets (District 1)

*Hold a public hearing and consider the application of **Sweetness Sweets**, requesting approval of 1) a Specific Use Provision (SUP) to allow a Tattooing/Body Piercing Establishment use and 2) a Planned Development (PD) amendment to allow the establishment to be located within 500 feet of another Tattooing/Body Piercing Establishment. The site is located at 410 Town Center Boulevard on a property zoned Planned Development (PD) District 25-29 for mixed uses. (District 1) (File Z 26-12)*

c. Z 26-13 All About Permits (District 2)

*Hold a public hearing and consider the application of **All About Permits**, requesting approval of 1) a Specific Use Provision (SUP) for a Food Processing and Storage use on property zoned Industrial (IN) District and 2) a concept plan for a Food Processing and Storage use. The site is located at 725 East Walnut Street. (District 2) (File Z 26-13)*

d. Z 26-15 Hamza Iftikhar Saleemi (District 6)

*Hold a public hearing and consider the application of **Hamza Iftikhar Saleemi**, requesting approval of 1) a Specific Use Provision (SUP) to allow an Automobile Sales, New or Used use and 2) a Concept Plan for the Automobile Sales, New or Used use. The site is located at 1805 Reserve Street Suite 101 on a property zoned Industrial (IN) District. (District 6) (File Z 26-15)*

e. Z 26-16 FSG SIGNS (District 5)

*Hold a public hearing and consider the application of **FSG SIGNS**, requesting approval of 1) an amendment to Planned Development (PD) District 02-48 to modify sign standards and 2) a Concept Plan for the location of the proposed signs on a property zoned for Commercial Retail (CR) uses. The site is located at 1040 West Centerville Road. (District 5) (File Z 26-16)*

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 May 11, 2026, 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, Chairman
Wayne Dalton, 2nd Vice Chair
Stephanie Paris, Commissioner
Georgie Cornelius, Commissioner
Jaric Jones, Commissioner
Patrick Abell, Commissioner
Edgar Miranda, Commissioner
Bob Duckworth, Commissioner
- Absent: Julius Jenkins, 1st Vice Chair
- Staff Present: Nabila Nur, Planning Director
Ryan Mulkey, Planning Administrator - Long Range
Kurt Banowsky, Sr. Assistant City Attorney II
Elisa Morales, Recording Secretary

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. April 27, 2026 Plan Commission Minutes

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

2. PUBLIC HEARING

a. GDC Amendment ORD 26-04

Hold a public hearing to consider amendments to Chapter 2 Zoning Regulations and Chapter 6 Definitions generally related to Smoke Shops and Tobacco/Cigar Shops.

Planning Administrator - Long Range Planning, Ryan Mulkey, provided an overview of the amendments to Chapter 2 Zoning Regulations and Chapter 6 Definitions generally related to Smoke Shops and Tobacco/Cigar Shops, and remained available for questions.

Residents speaking on the request:

- Jason Martinez, 1401 Northwest Highway, Suite 107, Garland, TX 75041
Ram Pandey, 6246 Broadway Boulevard, Suite B, Garland, TX 75043
Alexis Garcia, 6246 Broadway Boulevard, Suite B, Garland, TX 75043
Sandra Luna, 1350 Northwest Highway, Garland, TX 75041

The residents speaking on the request expressed concerns on the potential impact on existing businesses, operational restrictions, inventory classification requirements, and the effect the proposed regulations may have on future business opportunities within the city.

Staff answered questions and addressed the concerns raised by the residents.

Motion was made by Commissioner Dalton to **approve** the recommendations as presented. Seconded by Commissioner Duckworth. **Motion carried: 8 Ayes, 0 Nays.**

3. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 7:04 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary



Planning Report

File No: Z 26-09/District 8

Agenda Item:

Meeting: Plan Commission

Date: June 8, 2026

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) to allow a Food Processing & Storage use and 2) a Concept Plan for the Food Processing & Storage use. The site is located at 201 Range Drive, Suite 201B on a property zoned Industrial (IN) District.

LOCATION

201 Range Drive, Suite 201B

APPLICANT

Shan Namkeen, Inc.

OWNER

DSM Range LLC

BACKGROUND

The subject property contains a single multi-tenant building. Suite 201B was previously operated as a Food Processing and Storage use; the applicant has stated the premise has been vacant for approximately 10 years. Within the Industrial (IN) District, a Food Processing and Storage use requires approval of an SUP. In 2011, an SUP was approved for a Recycling Center use on this property. The suite is fully enclosed, allowing all operations to occur within the building, and has an interior layout, features, and equipment suited for food processing-related activities given its history.

SITE DATA

The subject site is a 3.89-acre tract of land with an existing industrial building. The site is accessible from Range Drive to the south.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Industrial (IN) District which is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial district regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

CONSIDERATIONS

1. Staff recommends an SUP time period of eight (8) years. The SUP Time Period Guide recommends a period of five (5) to eight (8) years for uses within existing commercial buildings where no site improvements are proposed. The applicant requests a time period of 10 years for a Food Processing and Storage use.

2. The applicant, Shan Namkeen, Inc., specializes in the production and packaging of shelf-stable snack products. Its operations include food processing, packaging, and storage.
3. The applicant has requested additional time to complete the proposed improvements given the significant investment already made in improving the interior of the building. Staff recommends these improvements are required to be installed within one (1) year of the issuance of a Certificate of Occupancy.
4. Food Processing and Storage is defined as a large-scale manufacturing operation that prepares or produces foods and beverages for human consumption, primarily for commercial and wholesale customers for off-site distribution and consumption. The term includes dry and cold storage of food products, unless they are incidental to another primary use such as a grocery store or a restaurant. The term may include incidental retail sales of food products produced on the premises. The term does not include the preparation or manufacture of products for consumption by animals (see definition for *Animal Feed Processing and Storage*), or the slaughtering of any type of animal other than sea life.

SITE DEVELOPMENT STANDARDS

1. A minimum of 44 parking spaces will be required for this suite. The property currently provides 66 parking spaces serving all tenants. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit and obtain approval of an Alternative Compliance request to establish a reduced parking ratio, and shall include as part of that submittal a traffic study prepared by a licensed traffic engineer supporting the requested reduction.
2. The applicant proposes installing and maintaining 32 shrubs and 2 canopy trees within the front yard, to enhance the streetscape along Range Drive. These improvements shall be installed within one year of the issuance of a Certificate of Occupancy.
3. The applicant proposes to install and maintain the following design elements on the street-facing building façade: awnings or canopies, recessed entries, distinctive lighting, planters or fountains, outdoor seating benches, and ornamental façade trimming to enhance the streetscape along Range Drive. These improvements shall be installed within one year of the issuance of a Certificate of Occupancy.
4. Any proposed signage shall comply with the standard signage requirements of the Garland Development Code, as set forth in Chapter 4, Article 5.
5. The building shall comply with all applicable fire safety regulations, including the maximum permitted occupancy. The Fire Department has reviewed this request.
6. All new required landscaped areas must be equipped with, and 100% covered by, an automatic, underground irrigation system that is continually on and in good working order so as to provide this coverage, and with freeze- and moisture-sensors to prevent watering at inappropriate times. The Planning Director may waive the requirement for an underground irrigation system and accept an alternative irrigation system.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Transit-Oriented Centers for the subject site. Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

The proposed Food Processing and Storage use is consistent with the Comprehensive Plan's Transit-Oriented Center designation, which envisions concentrated activity and mixed-use development with live/work/play/shop opportunities. The production and packaging of shelf-stable snack products contribute to the work component of this vision by generating employment and allowing for the incidental retail sale of food products produced on the premises.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the south is developed with Automobile Repair, Major uses. To the west is an existing Batching Plant use, to the east is an existing Recycling Collection Center use, and to the north is an existing Industrial or Manufacturing, Heavy use. All surrounding properties, including the subject site, are zoned Industrial (IN) District.

The proposed Food Processing and Storage use is similar in nature and intensity to the surrounding industrial developments. This request presents an opportunity to enhance the streetscape along Range Drive. The applicant has proposed additional landscaping in the form of canopy trees and shrubs, as well as several façade improvements to the street-facing building elevation. Overall, the proposed use is compatible with the surrounding properties.

STAFF RECOMMENDATION

Staff recommends approval of the Specific Use Provision request for a Food Processing and Storage use for a time period of eight (8) years with the condition that the 2 canopy trees, 32 shrubs, and design elements are installed generally as shown in the exhibits provided within one (1) year of receiving a certificate of occupancy. The request is consistent with the Comprehensive Plan's Transit-Oriented Center designation, and the surrounding properties are compatible with the use.

ADDITIONAL INFORMATION

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

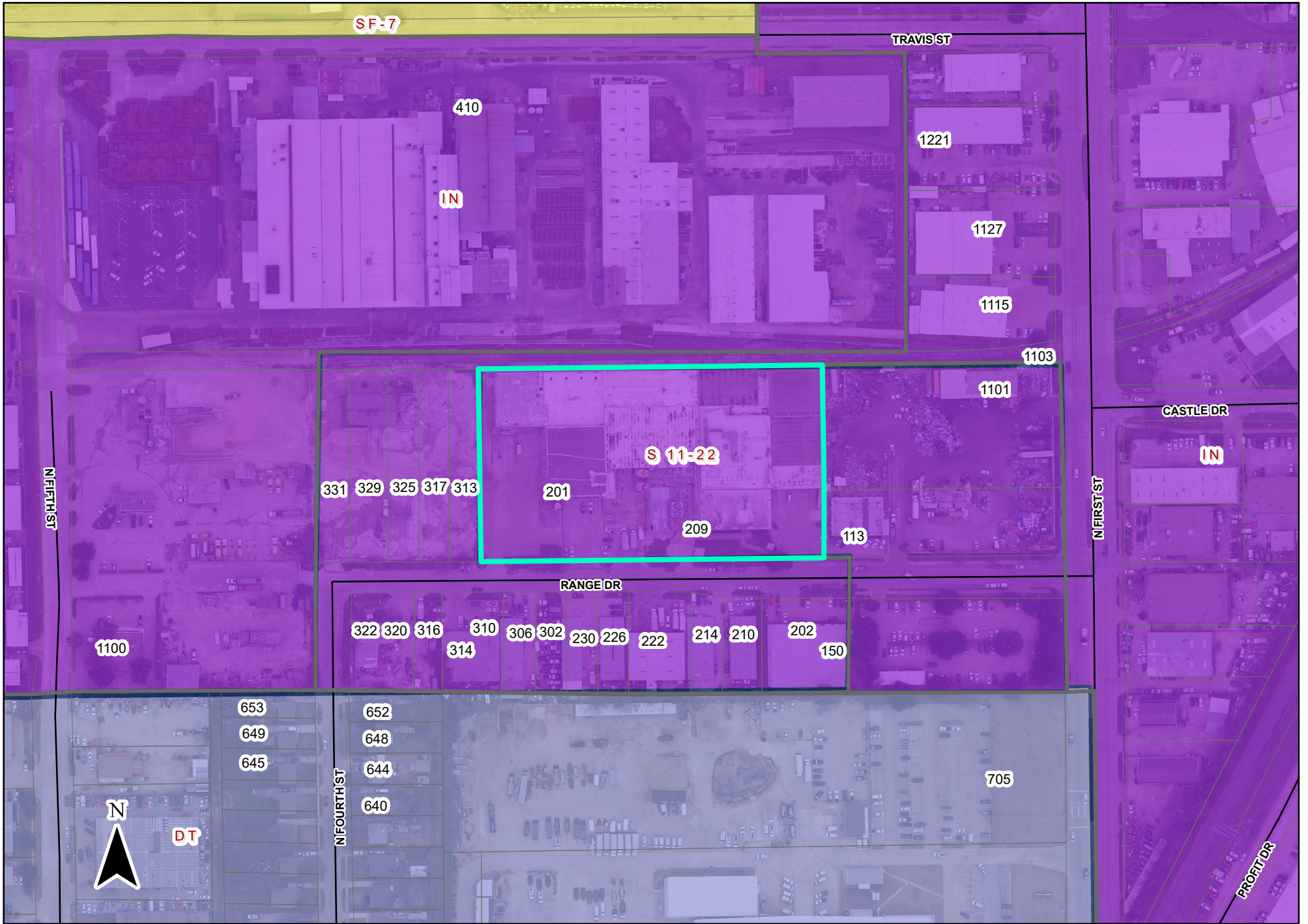
CITY COUNCIL DATE: July 7, 2026

PREPARED BY:

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

REVIEWED BY:

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



0 200 Feet

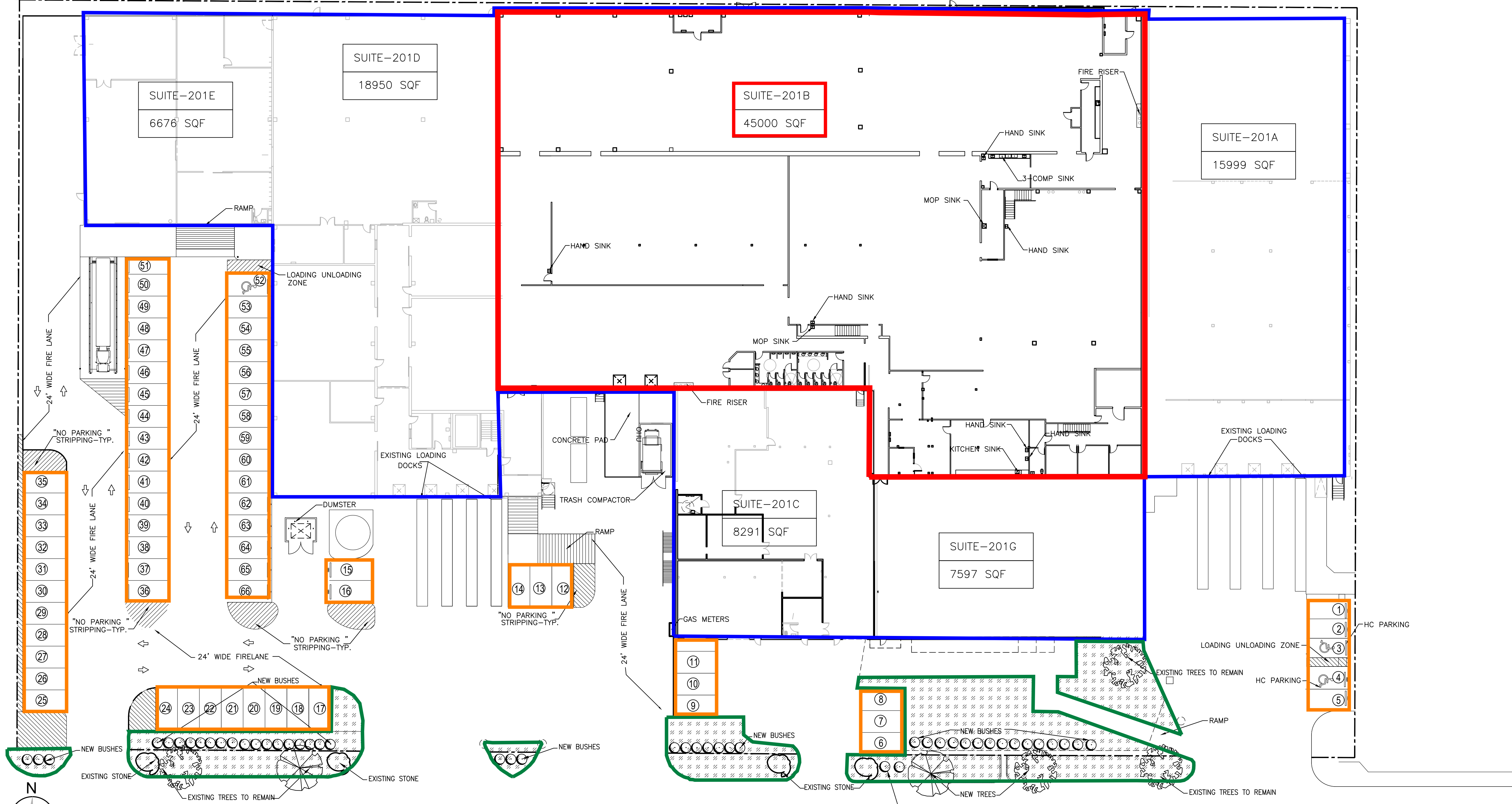
1 inch = 200 feet

ZONING MAP Z 26-09



INDICATES AREA OF REQUEST

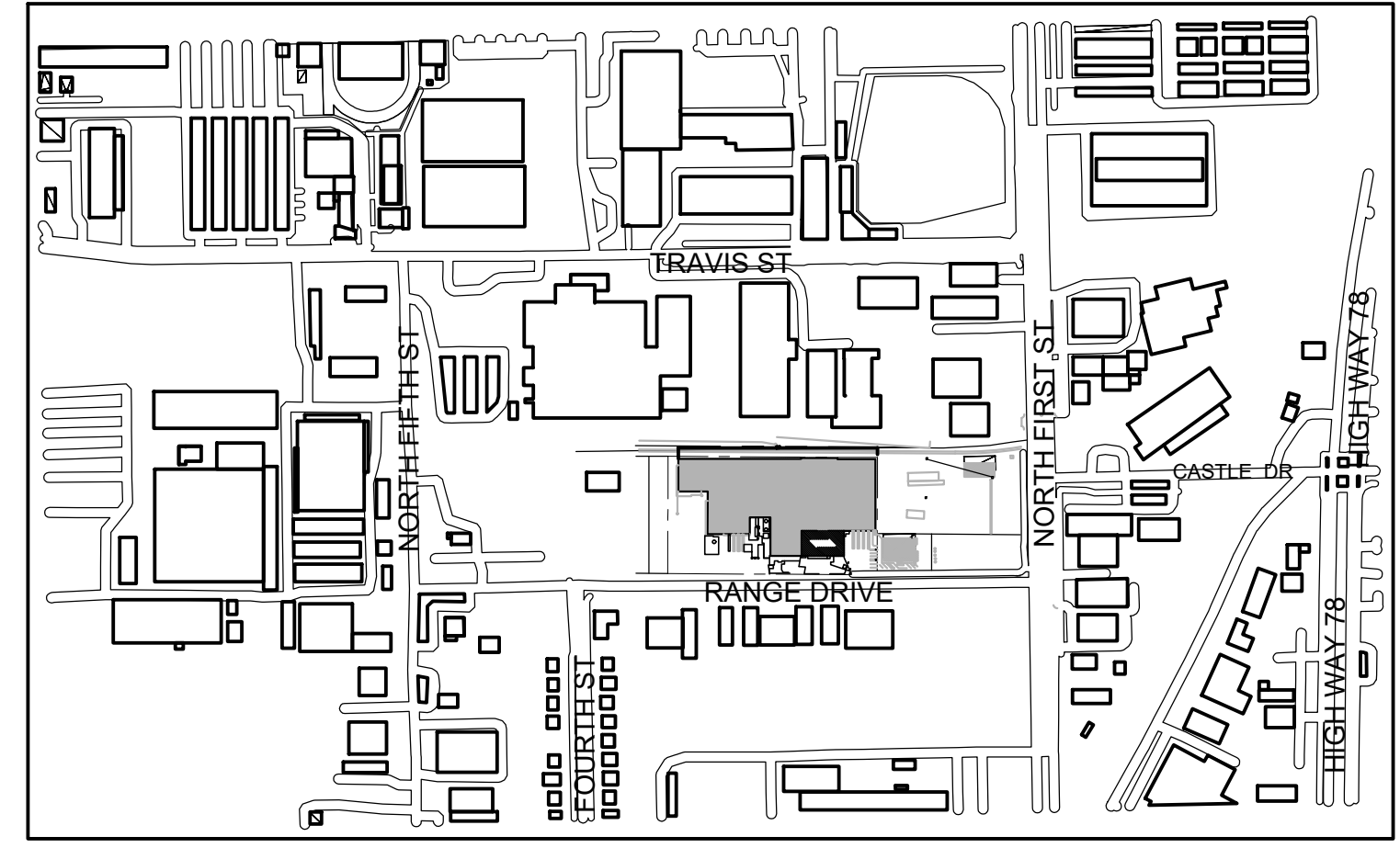
201 Range Dr



01 SITE PLAN
SCALE: 1/16" = 1'-0"

NOTE:
"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 APPROVAL 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."

FIT NUMBER : 250422-1	
TYPE	INDUSTRIAL
EXISTING ZONING	INDUSTRIAL DISTRICT
PROPOSED USED	FOOD MANUFACTURING SUP
STORY	2
OWNER NAME:	DSM RANGE LLC
APPLICANT NAME:	SHAN NAMKEEN INC., SEAN PATEL
PHONE NUMBER:	469-999-1797
ADDRESS:	2731 National Circle Garland Texas 75041
TOTAL LOT SIZE	3.89 ACRES
FLOOR AREA	
SUITE 201 A TENANT	15999 SQF
SUITE 201 B FOOD MANUFACTURING SUP	45000 SQF
SUITE 201 C TENANT	8293 SQF
SUITE 201 D TENANT	18950 SQF
SUITE 201 E TENANT	6676 SQF
SUITE 201 G TENANT	7597 SQF
TOTAL FLOOR AREA:	102515 SF



01 VICINITY MAP
SCALE: 1" = 128'

Legend

- Landscape Area
- Building
- Suite 201-B
- Parking Rows

fk + architect, llc
 400 chisholm place
 suite 310
 plano, texas 75075
 972-424 1325 (w)
 469-258-9322 (c)
 fahim@fkarchitect.com
 web: fkarchitect.com

03/27/2026

FIT CONSULTATION NUMBER: 250422-1
 OWNER APPLICANT: SHAN NAMKEEN INC. SEAN PATEL
 PHONE NUMBER: 469-999-1797
 ADDRESS: 2731 NATIONAL CIRCLE GARLAND TEXAS 75041

Original Date:
 June 04, 2025
 Issue Log

ISSUED FOR REVIEW	07/11/2025
ISSUED FOR PERMIT	12/16/2025
ISSUED FOR CONSTRUCTION	03/25/2026
CITY COMMENTS	07/22/2018

DRAWN BY: MM
 CHECKED BY: FK

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RTI SNACKS
 AT 201 RANGE DRIVE
 GARLAND, TEXAS 75040

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Sheet Number:
A100
 Project Number:
 25-037

EXHIBIT D



Ornamental
Trims

Canopies

Recessed
Entry

Planters

Benches

Distinctive
Lighting
Features

Z 26-09



Facing North from Range Dr



Facing North from Range Dr



Facing North from Range Dr



Facing North from Range Dr

SPECIFIC USE PROVISION

ZONING FILE Z 26-09

201 Range Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Food Processing & Storage 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 Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the 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

Industrial (IN) 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:

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

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

B. Landscaping: A total of thirty-two (32) evergreen shrubs and two (2) canopy trees shall be installed along the street frontage, and existing trees shall be preserved as shown on Exhibit C. All required landscaping shall be installed within one (1) year of the issuance of a Certificate of Occupancy.

C. Building Design: The following architectural elements shall be installed on the street-facing façade, generally consistent with the location, style, and quality shown in Exhibit D: Awnings or canopies, recessed entries, distinctive lighting features, planters or fountains, benches for outdoor seating, and ornamental façade trim. All required architectural elements shall be installed within one (1) year of the issuance of a Certificate of Occupancy.

1. What is the existing use on the property?

The property is an existing industrial building that was previously used for food manufacturing operations (former Tyson facility).

The property consists of an existing industrial building previously used for food manufacturing operations (former Tyson facility). The building was vacant for approximately ten (10) years, during which time it experienced periodic vandalism, theft, and unauthorized occupation, resulting in safety and nuisance concerns for the surrounding area. These conditions have since been remediated under current ownership. The building remains structurally suitable for industrial and manufacturing use and retains existing infrastructure consistent with its historical function.

2. What is the proposed land use? Provide detailed information on the scope of work.

The proposed land use is food manufacturing, specifically the production and packaging of shelf-stable snack products under the RTI Snacks brand. RTI Snacks is an established food manufacturer currently operating within the City of Garland, and the proposed use represents the relocation and expansion of existing operations into this facility.

The scope of work is limited to interior customization only, including configuration of existing spaces for food processing equipment, packaging, dry storage, finished goods storage, and ancillary office use. Work also includes cosmetic personalization such as painting, flooring, lighting updates, and refresh of existing food-grade wall finish systems (e.g., FRP paneling) already present within the facility. No demolition, building expansion, land disturbance, or exterior site modifications are proposed. Two previously existing loading docks had been concealed by rusted, deteriorated exterior tanks. These tanks have since been removed as part of site cleanup, improving the overall appearance of the property. The docks will be restored to active use. No brand new openings are being created

3. How does the proposed use align with surrounding properties?

The subject building was originally constructed and operated for food manufacturing, and the proposed use returns the property to its historic industrial function. The surrounding area consists primarily of industrial and commercial uses, including manufacturing, warehousing, distribution, and related support operations.

The proposed food manufacturing use is consistent with both the original design and intent of the building and the existing industrial character of adjacent properties. The use will not

introduce incompatible activity, intensity, or external impacts and will reactivate a long-vacant facility in a manner appropriate for the surrounding area.

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.

No unique development standards or code deviations are proposed. The project will comply with all applicable provisions of the Garland Development Code and applicable Building Inspections, Fire Marshal, and Health Department requirements. We will eventually need a parking deviation.

5. Provide SUP time period (if applicable), days of week and hours of operation.

SUP Time Period: Permanent

Days of Operation: Monday through Saturday

Hours of Operation: Approximately 7:00 AM to 7:00 PM

Operating hours may vary based on production needs.

Given the substantial work we did already on the building and current presence in Garland with an indefinite SUP, we are requesting a 10 year SUP.

6. Provide proposed building size and building height.

The project will utilize the existing building with no expansion. The existing building height will remain unchanged.

7. Are you proposing any retention /detention pond?

No. No site or drainage modifications are proposed.

8. Is your property within a floodplain?

To the best of the applicant's knowledge, the property is not located within a designated floodplain.

9. What are the required landscape buffers along the street frontages & architectural elements?

No landscape buffers are required along the Range Drive street frontage based of the grandfathered building to our knowledge. In response to staff's recommendation, we will add trees and shrubs along Range Drive. Specifically, so there are a total of 32 shrubs and 5 trees.

It should be noted that this site is being/has been significantly transformed from a previously neglected, distressed condition- including missing exterior walls, rusted tanks, accumulated trash, and other debris- into a clean, active, and well-maintained commercial facility. The applicant has already invested in substantial structural and aesthetic improvements, including a portion of new exterior metal panel siding, which has meaningfully upgraded the building's appearance and the surrounding streetscape.

Regarding architectural elements, as the building is preexisting, the applicant plans to incorporate/maintain elements such as awnings/canopies, display windows, transoms, recessed entries, distinctive lighting, planters, benches, shutters, and varied roof heights where feasible. The applicant will continue to work collaboratively with Planning and Zoning as improvements are finalized.

10. Are you providing any perimeter screening?

No additional perimeter screening is proposed.

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.

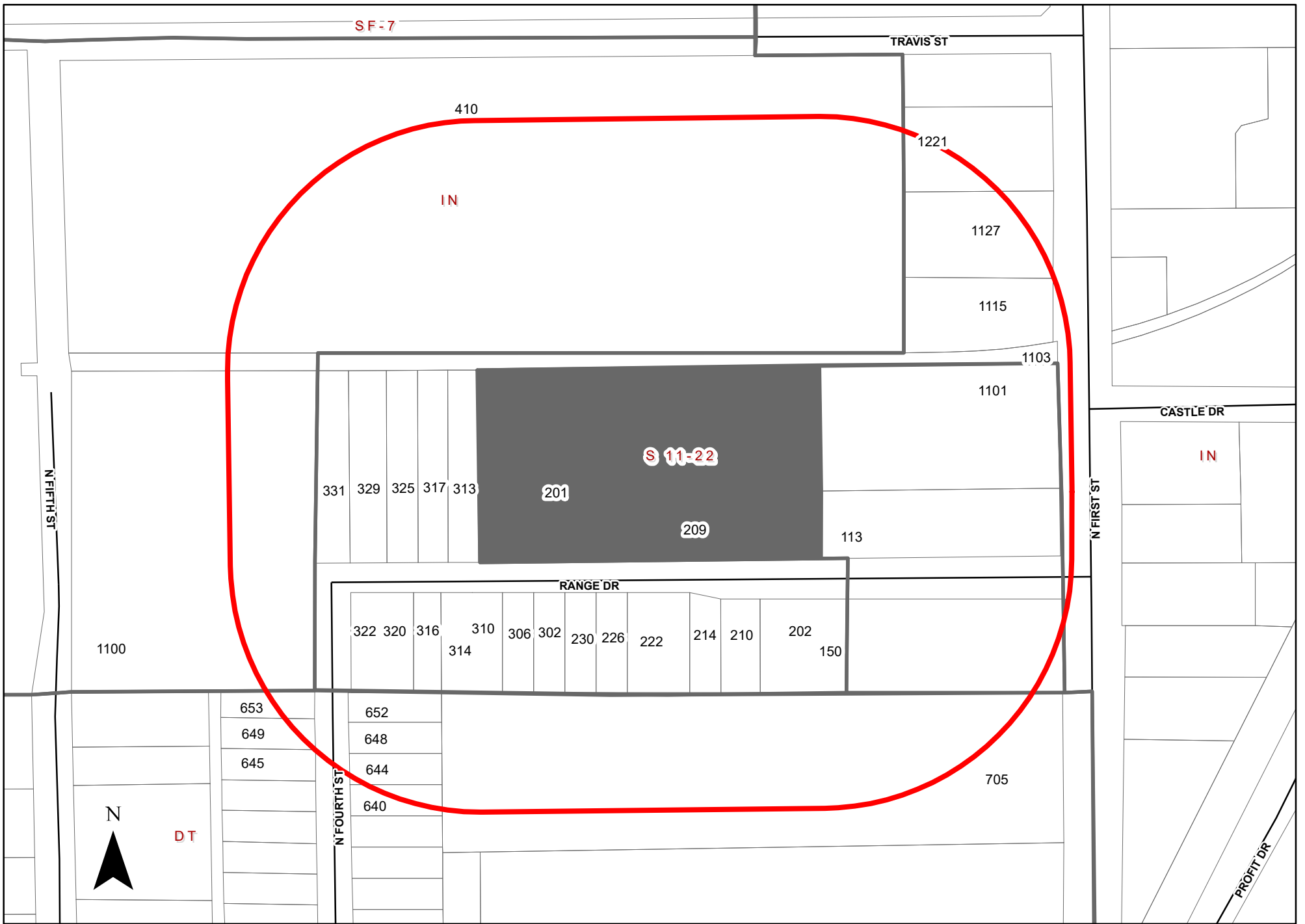
Not applicable. No residential uses are proposed.

12. What amenities are you proposing with your request?

No amenities are proposed. The request is limited to industrial food manufacturing use.

13. What types of attached, detached, freestanding signage are proposed?

Any signage will be limited to code-compliant building signage consistent with Garland sign regulations. No freestanding signage is proposed.



0 200 Feet

1 inch = 200 feet

ZONING MAP Z 26-09

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

201 Range Dr

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



Planning Report

File No: Z 26-12/District 1

Agenda Item:

Meeting: Plan Commission

Date: June 8, 2026

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) to allow a Tattooing/Body Piercing Establishment use and 2) a Planned Development (PD) amendment to allow the establishment to be located within 500 feet of another Tattooing/Body Piercing Establishment. The site is located at 410 Town Center Boulevard on a property zoned Planned Development (PD) District 25-29 for mixed uses.

LOCATION

410 Town Center Boulevard

APPLICANT

Sweetness Sweets

OWNER

Simon Property Group (Texas), LP

BACKGROUND

The subject property is a tenant suite within Firewheel Town Center, an urban-style outdoor regional shopping mall. It consists of a mix of retail, commercial, entertainment and multi-family uses. The applicant proposes to operate a body piercing studio with retail sales of body jewelry and accessories within an existing tenant space. Under the Garland Development Code (GDC), the proposed use is classified as a Tattooing/Body Piercing Establishment use.

In 2025, the City approved PD 25-29, which allowed a Tattooing/Body Piercing Establishment with an SUP in PD 21-19. The proposed use therefore requires an SUP to operate on this property.

Section 2.52(A)(6) of the Garland Development Code (GDC) requires a minimum distance separation of 500 feet between Tattooing/Body Piercing Establishments. The applicant therefore requests a PD amendment to reduce the minimum distance separation to operate the Tattooing/Body Piercing Establishment use as it is located approximately 420 feet from 315 Coneflower Drive (an existing Tattooing/Body Piercing Establishment).

SITE DATA

The subject site is an approximately 1,535 square-foot tenant suite located within an existing commercial building. Access to the site is provided from Town Center Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

This is a mixed use Planned Development where a variety of retail, restaurant, entertainment, and personal service uses are permitted. A Tattooing/Body Piercing Establishment use may be permitted with approval of a Specific Use Provision.

CONSIDERATIONS

Planned Development Amendment:

1. The applicant requests an SUP for a Tattooing/Body Piercing Establishment for an indefinite time period. The applicant proposes to operate a body piercing studio with retail sales of body jewelry and accessories. Under the Garland Development Code (GDC), the proposed business is classified as a Tattooing/Body Piercing Establishment. This use is defined as an establishment that offers either tattooing or body piercing. Tattooing is the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels or other related equipment, but does not include tattooing for medical purposes (such as for reconstructive or plastic surgery) or the application of permanent cosmetics (see *Permanent Cosmetics*). Body piercing is the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or other decoration.
2. Section 2.52(A)(6) of the Garland Development Code (GDC) requires a minimum distance separation of 500 feet between Tattooing/Body Piercing Establishments. The proposed establishment is approximately 420 feet from the Tattooing/Body Piercing Establishment approved under S 25-29 at 315 Coneflower Drive, Unit A03. The applicant requests a PD amendment to allow a reduced distance separation between the two establishments.

Specific Use Provision:

1. The applicant proposes a body piercing studio with retail sales of body jewelry and accessories. This use is classified as a Tattooing/Body Piercing Establishment under the GDC.
2. The proposed improvements are limited to interior finish-out of an existing tenant space. No exterior modifications are proposed.
3. Staff recommends a condition limiting the SUP to body piercing services only and prohibiting tattooing services.
4. Staff recommends a five (5) year SUP term. According to the City's SUP Time Period Guide, tenant spaces within existing commercial buildings with no site improvements are generally recommended for a term of five (5) to eight (8) years. Since the proposal consists of an interior finish-out within an existing tenant space and does not include site improvements, staff finds a five (5) year term appropriate.

SITE DEVELOPMENT STANDARDS

No changes to the building footprint, parking, landscaping, screening, or site layout are proposed as part of this request.

COMPREHENSIVE PLAN

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

It is envisioned that regional centers such as these promote high quality retail, service, dining, and entertainment which promote placemaking and desirable destinations. Although

a Tattooing/Body Piercing Establishment may not be perceived as a high-quality service use, if the use is limited to body piercings only, this will create a diversity of services in this area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is located within Firewheel Town Center and is surrounded by retail, restaurant, entertainment, office, and commercial uses. The proposed use occupies an existing tenant space and does not alter the physical character of the site.

Given the commercial nature of the surrounding area and the limited scope of the request, staff finds the proposed use compatible with surrounding zoning and land uses.

STAFF RECOMMENDATION

Staff recommends approval of a Planned Development Amendment to PD 25-29 to allow a Tattooing/Body Piercing Establishment within 500 feet of another Tattooing/Body Piercing Establishment and a Specific Use Provision for a Tattooing/Body Piercing Establishment with a five (5) -year time period on the condition that the use is limited to body piercings only and tattooing is prohibited.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD and SUP Conditions
- iii. Site Photos
- iv. Written Narrative
- v. Additional Layout Plan

CITY COUNCIL DATE: July 7, 2026

PREPARED BY:

Kalyan Mutukundu
Planner I
Planning & Development
972-205-2460
KMutukundu@garlandtx.gov

REVIEWED BY:

Emma Chetuya PhD., AICP
Planning Administrator
Planning and Development
972-205-2453
EChetuya@garlandtx.gov



0 620 Feet
1 inch = 620 feet

ZONING MAP Z 26-12

 INDICATES AREA OF REQUEST

410 Town Center Blvd

SPECIFIC USE PROVISION

ZONING FILE Z 26-12

410 Town Center Boulevard

- I. Statement of Purpose:** The purpose of this SUP is to allow for a Tattooing/Body Piercing Establishment use that is limited to Body Piercing services only.

- II. Statement of Effect:** This SUP shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

- III. General Regulations:** All regulations of the Planned Development (PD) District 25-29 set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

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

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;

- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;

- D. Discontinuance of the Land Use for a period of 180 days;

- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

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

V. Specific Conditions:

A. Time Period: The Specific Use Provision shall have an indefinite time period. [Applicant Request].

B. Time Period: The Specific Use Provision shall have a 5-year time period. [Staff Recommendation].

C. Use Restriction: Only Body Piercing services shall be permitted. Tattooing services shall not be permitted on the premises. The use shall be restricted to the area identified on the Layout Plan (Exhibit C).

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 26-12

410 Town Center Boulevard

- I. Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to allow a Tattooing/Body Piercing Establishment (limited to Body Piercing only) with a Specific Use Provision within 500 feet of another Tattooing/Body Piercing Establishment.
- 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 25-29 as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Conditions:** A Tattooing/Body Piercing Establishment (limited to Body Piercing only) use may not be permitted within 400 feet of another Tattooing/Body Piercing Establishment.

Z 26-12



Facing South viewing site



Facing East viewing site



Facing Southeast viewing site

Facing Northeast viewing site

WRITTEN NARRATIVE – SWEETNESS SWEETS

Project address: 410 Town Center Blvd, Garland TX 75040

1. Existing Use on the Property

The subject property is located at 410 Town Center Blvd within an established commercial retail center in Garland. The space is currently developed as a multi-tenant commercial building and is either vacant or previously occupied by a retail or personal service use.

2. Proposed Land Use & Scope of Work

The proposed use is a **body and ear piercing studio with retail sales of body jewelry and accessories**, operating as *Sweetness Sweets*.

Scope of work includes:

- Interior finish-out of an existing tenant space
- Installation of professional piercing stations designed to meet all health and sanitation requirements
- Retail display areas for body jewelry and accessories
- Reception and waiting area for clients

No exterior structural modifications are proposed. The project is limited to interior improvements within the existing building footprint.

3. Compatibility with Surrounding Properties

The property is located within a commercial corridor that includes a mix of retail, restaurant, and personal service uses. The proposed piercing studio is consistent with these uses and complements the surrounding businesses.

The use is low-impact in nature, with minimal noise, traffic, and environmental impact, making it compatible with adjacent tenants and the overall character of the Town Center area in Garland.

4. Development Standards / Code Deviations

An SUP is required because **body piercing services are considered a specialized personal service use** under the Garland Development Code and may not be permitted by right within the current PD zoning district.

****5. SUP Time Period, Days & Hours of Operation****

****SUP Duration:**** Permanent (unless otherwise required by the City)

****Days of Operation:**** Monday – Sunday

****Hours of Operation:**** 10:00 AM – 9:00 PM

Hours may be adjusted slightly based on customer demand while remaining within city guidelines.

We will need to amend Planned Development 21-19 to allow my establishment to be less than 500 feet from another body piercing establishment.

****6. Building Size & Height****

****Proposed Tenant Space:**** 1,535 square feet (within an existing multi-tenant building)

****Building Height:**** Existing structure (no changes proposed)

The project will occupy an existing suite within a multi-tenant commercial structure.

****7. Retention / Detention Pond****

No retention or detention pond is proposed as part of this request. The project is an interior finish-out within an existing developed site.

****8. Floodplain****

The subject property is not anticipated to be located within a designated floodplain. Confirmation will be provided if required by the City.

****9. Landscape Buffers****

No changes to existing landscaping or buffers are proposed. The property will maintain compliance with current landscaping requirements along street frontages per the Garland Development Code.

****10. Perimeter Screening****

No additional perimeter screening is proposed. Existing screening, if any, will remain in place and compliant with city standards.

****11. Residential Components****

Not applicable. The proposed use is strictly commercial and does not include any residential units.

****12. Proposed Amenities****

The proposed business will provide:

- Professional, sanitary piercing stations
- Comfortable waiting and consultation area
- High-quality body jewelry retail displays
- A clean, modern, and customer-focused environment

The business prioritizes safety, hygiene, aesthetic appeal and customer experience.

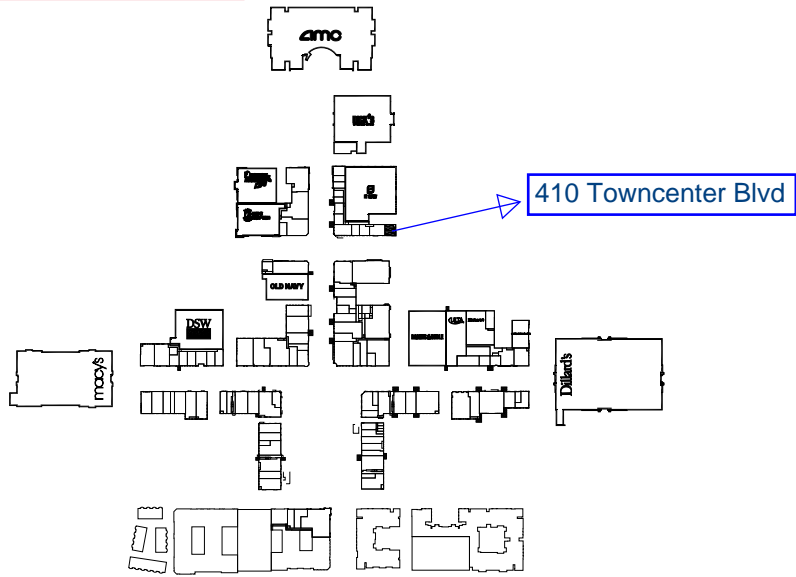
****13. Signage****

Proposed signage includes:

Attached signage: Building-mounted storefront sign for Sweetness Sweets

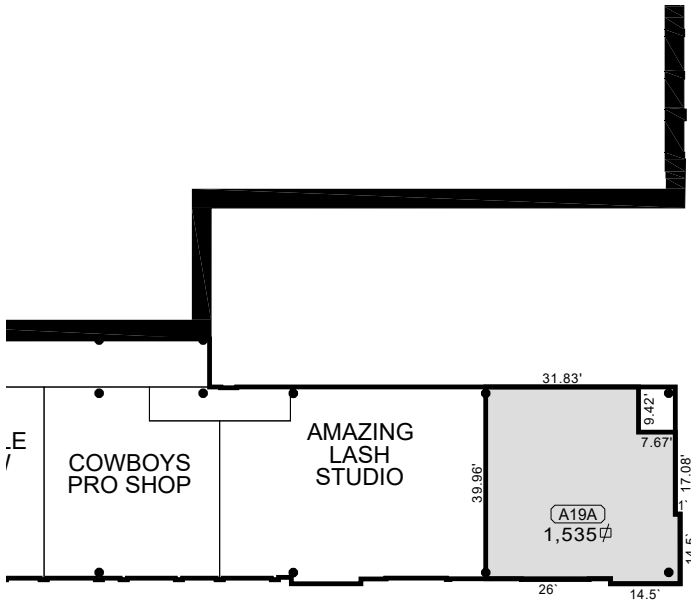
Window signage: Limited branding and promotional graphics

No freestanding signage is proposed at this time. All signage will comply with the Garland Development Code.



FIREWHEEL TOWN CENTER

SL TSD#: A19A
Level: 01



- ⓪
- Ⓛ
- Ⓜ
- Ⓝ

The information in this document is confidential and a proprietary trade secret of the Landlord and may not be copied, distributed, published or disclosed without prior written permission. Landlord retains the right to design, change, alter or modify (without prior written notice) the size and configuration of any or all of the Center or any of the buildings, premises, hallways, malls, corridors, kiosks, tenant spaces or common areas contained therein, including, but not limited to, the identity, size, configuration, location or arrangement of any of the foregoing. This document does not constitute any contract or obligation by the Landlord. Landlord makes no representations or warranties regarding the Center, any premises contained therein, or the accuracy of the information contained in this document. It is the responsibility of Tenant or Tenant's contractor to field verify existing site conditions and dimensions.

DBA Name:
SL Unit ID: A19A
Leasing Agent:

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Date: 05/13/25 22:18
Scale: 1" = 40'
Corp. No. 1308

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



Planning Report

File No: Z 26-13/District 2

Agenda Item:

Meeting: Plan Commission

Date: June 8, 2026

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for a Food Processing and Storage use on property zoned Industrial (IN) District and 2) a concept plan for a Food Processing and Storage use.

LOCATION

725 East Walnut Street

APPLICANT

All About Permits

OWNER

ATA Foods LLC

BACKGROUND

The applicant proposes to operate a Food Processing and Storage use, within an existing industrial building. The subject property has historically operated as an electronic component manufacturing facility since 2001 and most recently received a Certificate of Occupancy for a Church use in 2024.

The Garland Development Code (GDC) requires an SUP for a Food Processing and Storage use in the Industrial (IN) District.

SITE DATA

The subject property is approximately 0.76 of an acre in size and is developed with an existing 7,920 square foot industrial building. The site has frontage along East Walnut Street, with vehicular access provided from Mars Drive along the east property line. The existing access from the alley along the north property line will be removed as part of the screening improvements adjacent to the SF-7 District.

The proposal includes interior renovations and site improvements consisting of new exterior paint, decorative lighting, landscaping enhancements, relocation and screening of the existing refuse container, and façade improvements to the building in accordance with the GDC. No expansion of the building footprint is proposed.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Industrial (IN) District which is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

The building is fully enclosed and includes loading and service areas that support industrial-type operations. The existing building and site layout are designed to accommodate manufacturing, processing, storage, and distribution activities.

SITE DEVELOPMENT STANDARDS

1. Parking is calculated at a ratio of one (1) space per 1,000 square feet of gross floor area or five (5) visitors plus one (1) space per employee at maximum shift, whichever is greater, in accordance with Section 4.20 of the GDC. Based on 30 employees at the maximum shift, a total of 35 parking spaces are required. The site currently provides 38 parking spaces. Staff recommends converting excess parking spaces into landscape islands to improve parking lot landscaping and site aesthetics..
2. The applicant proposes to relocate the existing refuse container from its current location towards the west side of the building. The refuse container enclosure shall be screened in accordance with Section 4.45 of the GDC. The enclosure opening shall not face Mars Drive, a public right-of-way, and shall instead face the alley located along the north property line.
3. Landscaping is required in accordance with Chapter 4, Article 3 of the GDC due to the relocation of the refuse container, which triggers partial landscape compliance pursuant to Section 4.29(B)(4). Required landscaping improvements include an 11-foot-wide Type E landscape buffer along the East Walnut Street frontage, large canopy trees within the required landscape buffer at a ratio of one tree per 30 linear feet (or fraction thereof) of buffer. The applicant also proposes parking lot landscape islands, ornamental trees and shrubs as additional site enhancements.
4. Screening is required in accordance with Section 4.39 of the GDC because the subject property is adjacent to a Single Family (SF-7) District along the north property line. The proposed screening improvements include landscaping that will provide additional buffering between the site and the adjacent residential neighborhood.
5. Roof-mounted mechanical equipment visible from East Walnut Street and adjacent residential properties shall be removed or screened in accordance with Section 4.46 of the GDC. Any required screening shall be designed to completely screen the equipment from view from adjacent public streets and residential districts
6. Any proposed signage shall comply with the standard signage requirements of the GDC as set forth in Chapter 4, Article 5.
7. The applicant proposes architectural enhancements that incorporate six (6) design elements consistent with the design objectives of Section 4.83(A) of the GDC. These elements include a canopy, quoins, a recessed entry, entry and window transoms, planters, and distinctive light fixtures. The submitted elevations incorporate six (6) elements within the building design.
8. No additional site development standards are triggered by this request.

CONSIDERATIONS

Specific Use Provision

1. The SUP Time Period guide recommends 8 to 15 years for requests involved in partial redevelopment or site improvements to an existing development. The applicant requests a permanent SUP. Staff recommends a 15 year time period.
2. The proposed operation consists of the preparation, packaging, and storage of food products for wholesale distribution and off-site consumption. The facility will operate as a fully indoor, USDA-regulated food processing operation with specialized food-grade processing areas. All processing activities will occur indoors, and no slaughtering of animals or outdoor processing or storage activities are proposed.
3. The request allows for the reuse of an existing industrial building that has historically accommodated industrial uses and was most recently occupied by a Church.

4. No expansion of the building footprint or significant intensification of the use is proposed.
5. The proposal includes site improvements such as new exterior paint, decorative lighting, landscaping enhancements, relocation and screening of the existing refuse container, and façade improvements and screening along the north property line adjacent to SF-7 district that bring portions of the site into greater compliance with current GDC standards .All food processing and storage activities will occur within the existing building.

COMPREHENSIVE PLAN

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

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

While the proposed Food Processing and Storage use is not specifically identified within the Compact Neighborhoods designation, the proposal includes site and building improvements that enhance the architectural character of the property and improve compatibility with adjacent development. The proposed façade improvements, decorative lighting, landscaping enhancements, and screening improvements contribute to a more attractive streetscape along East Walnut Street while maintaining the existing building footprint..

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Single Family (SF-7) District and is developed with single-family detached homes. The property to the east is zoned Industrial (IN) District and is developed with a steel distribution business. The property to the south, across East Walnut Street, is zoned Industrial (IN) District and is developed with a metal fabrication business operating under an SUP. The property to the west is zoned Industrial (IN) District and is developed with an electrical supply business.

The surrounding area is predominantly developed with industrial uses, with the exception of the residential neighborhood located north of the subject property. The proposed use is consistent with the established industrial development pattern and is appropriate for a site located within an industrial area. The proposed landscaping, façade enhancements, and screening improvements will improve the visual character of the site and provide additional buffering from the adjacent residential neighborhood.

STAFF RECOMMENDATION

Staff recommends approval of the SUP request for a Food Processing and Storage use and the associated concept plan for a time period of 15 years, with the condition that the applicant provide enhanced landscaping, screening along the north property line adjacent to the SF-7 District, relocation and screening of the refuse container, and architectural enhancements consisting of a canopy, quoins, a recessed entry, entry and window transoms, planters, and distinctive light fixtures. The proposed use is compatible with the surrounding industrial development pattern and supports reinvestment in the property.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Concept Plan
- iii. SUP Conditions
- iv. Elevations (for reference)
- v. Site Photos
- vi. Written Narrative

CITY COUNCIL DATE: July 7, 2026

PREPARED BY:

Kalyan Mutukundu
Planner I
Planning & Development
972-205-2460
KMutukundu@garlandtx.gov

REVIEWED BY:

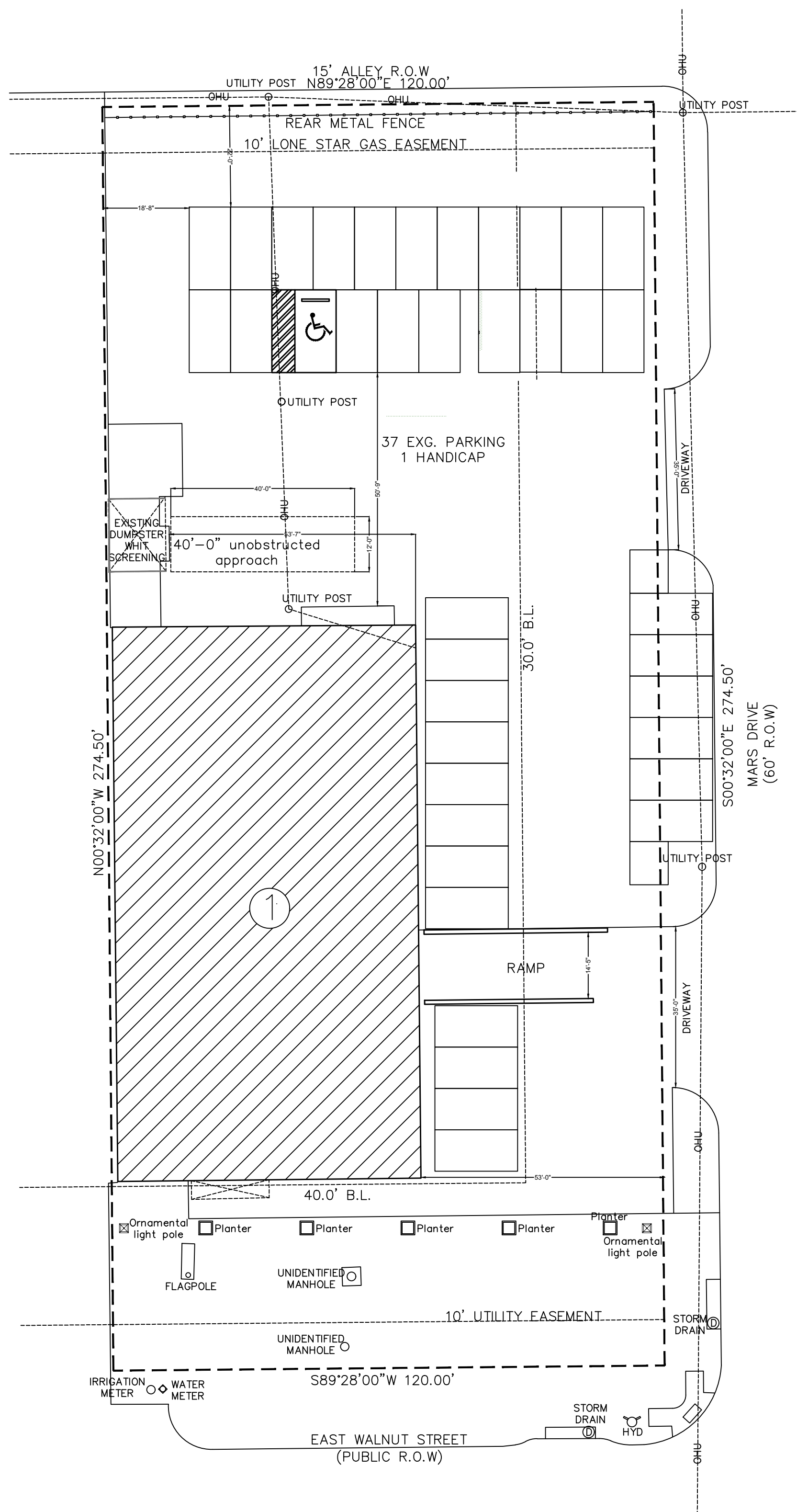
Emma Chetuya PhD., AICP
Planning Administrator
Planning and Development
972-205-2453
EChetuya@garlandtx.gov



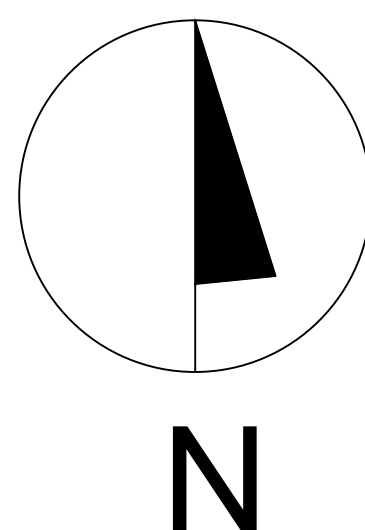
ZONING MAP Z 26-13

 INDICATES AREA OF REQUEST

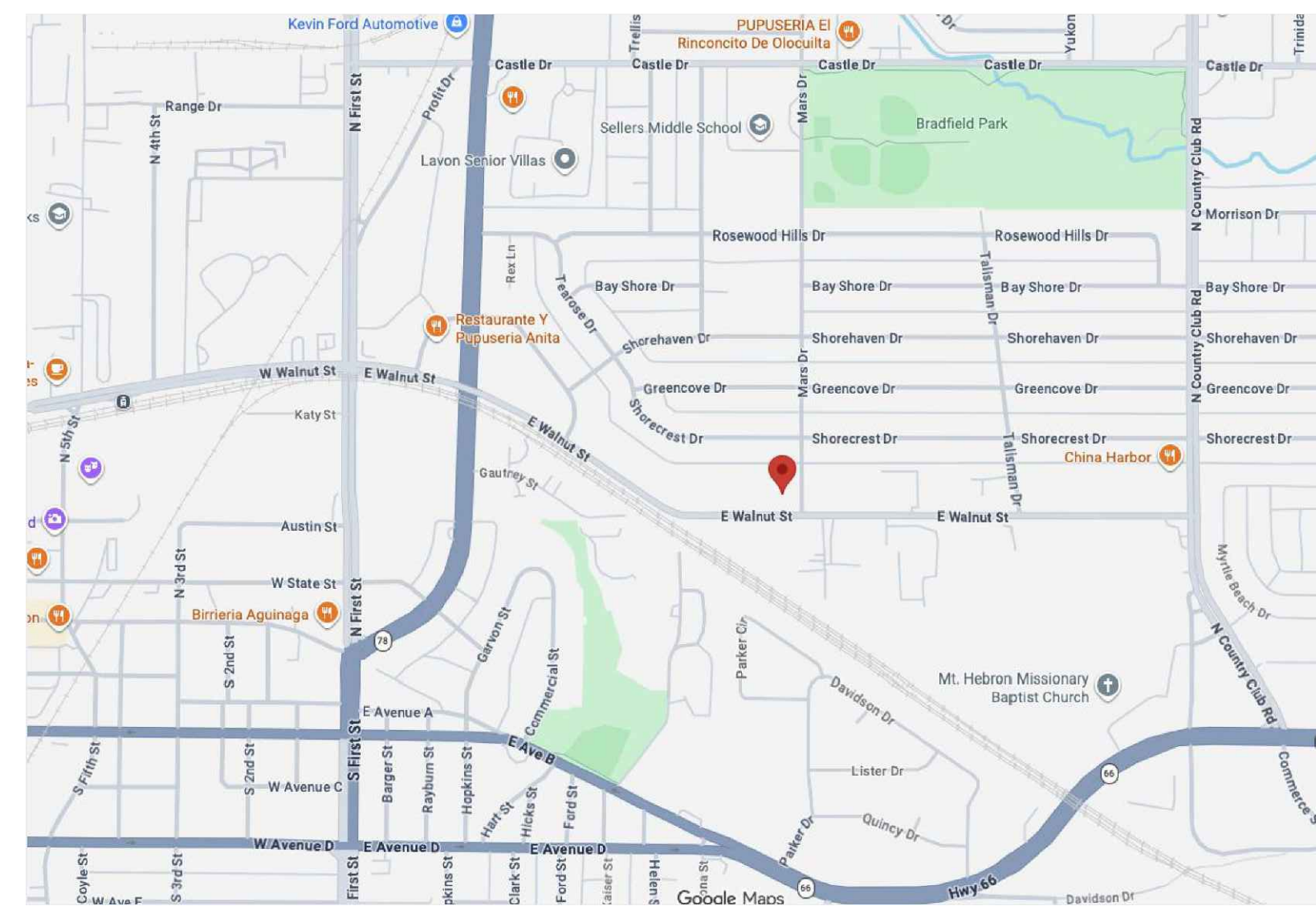
725 E Walnut St



Site design and construction plans shall conform to all requirements of the Garland Development Code (GDC), Technical Standard Manual (TSM), and City codes unless an approved PD narrative condition expressly provides otherwise. The concept plan shall be used to represent the general idea of the proposed land use and site elements. The concept plan shall not supersede, and shall be subordinate to, the standards, requirements, and conditions of the GDC, TSM, City code, or the approved PD.



**VICINITY MAP
FOR REFERENCE ONLY**



LEGAL DESCRIPTION:

Being the East 120 feet of Lot 11, Block E, of Garven Addition No. 10, an addition to the City of Garland, Dallas County, Texas.

EXISTING ZONING: INDUSTRIAL

PROPOSED ZONING: FOOD PROCESSING AND STORAGE SUP

SCOPE OF PROJECT: New Interior Remodeling for Meat Processing.

BUILDING/PROJECT AREA: 7,920 Sq. Ft.

BUILDING CONSTRUCTION TYPE: II-B. USDA Food Processing

LAND USE: Food Processing and Storage

TOTAL AREA OF SITE: 32,972.00 SQ. FT.

OCCUPANCY CLASSIFICATION:

- Processing Area - F-1
- Walk-in Freezer Storage - S-2
- Administrative Office – B

CASE NO:260416-3

OCCUPANCY LOAD CALCULATION

Description	Area (Sq. Ft.)	Factor	Occupants
Office	2687'	150	18
Industrial	3870	100	39
Freezer	1363	300	5

- 2015 International Building Code with local amendments.
- 2015 International Energy Conservation Code with local amendments.
- 2015 International Fuel & Gas Code with local amendments.
- 2015 International Mechanical Code with local amendments.
- 2015 International Plumbing Code with local amendments.
- 2015 International Residential Code with local amendments.
- 2014 National Electrical Code with local amendments.
- 2015 International Green Construction Code with local amendments.

NAME OF OWNER : SEVTAP CEVIRGEN
 NAME OF APPLICANT: SEVTAP CEVIRGEN
 11999 PLANO RD,STE. 190, DALLAS TX 75243
 (469)478-7589
 SEVTAP@ATA-FOODS.COM
 PLAN PREPARER: RUTH SOLORZANO
 COMPANY NAME: ALL ABOUT PERMITS LLC
 2023 CUSTER DR DALLAS TX 75216
 (214)970-0789
 ALLABOUTPERMITS@OUTLOOK.COM

ARCHITECTURAL ELEMENTS ADDITIONS:

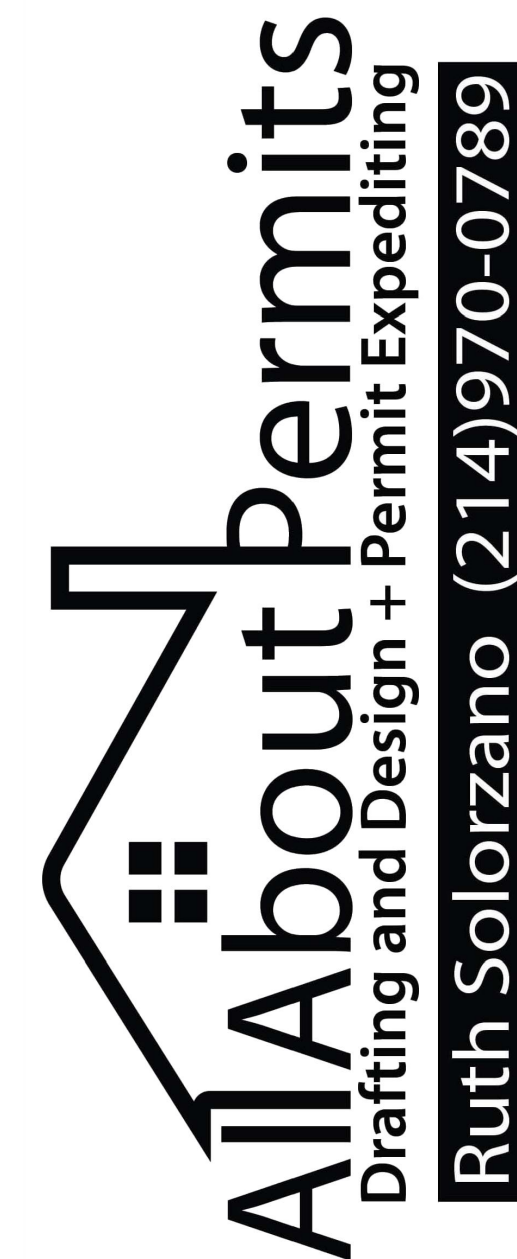
- 1.- CANOPY
- 2.- QUOINS
- 3.- RECESSED ENTRY
- 4.- ENTRY & WINDOW TRANSOMS.
- 5.- PLANTERS (LANDSCAPE)
- 6.- DISTINCTIVE LIGHT FIXTURES (LANDSCAPE)

PARKING ANALYSIS				
NAME	SQ.FT.	RATIO	REQUIRED	PROVIDED
ATA FOODS	7,920 SQ.FT.	1/1000GFA	10	38

CURRENT EMPLOYEES: 30 + 5 VISITORS + 1 HANDICAP + 1 EMPLOYEE

AREA SCHEDULE		
1	ATA FOODS	7,920.00 SQ. FT.
	LOT AREA	32,971.00 SQ. FT.
	% LOT COVERAGE	24.02 %

LANDSCAPING AND PARKING AREA SUMMARY			
	AREA CLASSIFICATION	SQ. FT.	PERCENTAGE OF RELEVANT TOTAL
1	ATA FOODS	7,920.00 SQ. FT.	24.02 %
2	PARKING LOT AREA	20,822.00 SQ. FT.	63.16 %
3	LANDSCAPE AREA	4,229.00 SQ. FT.	12.82 %
	TOTAL	32,971.00 SQ. FT.	100.00 %



**725
E WALNUT ST.
GARLAND, TX.
75040**

OWNER:

ATA FOODS

USE:

COMMERCIAL

DBA:

N/A

TOTAL SQ. FT.

7,920.00 SQ. FT.

DRAWN BY:

EM

DATE:

MAY/20/26

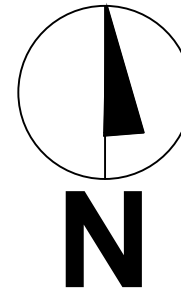
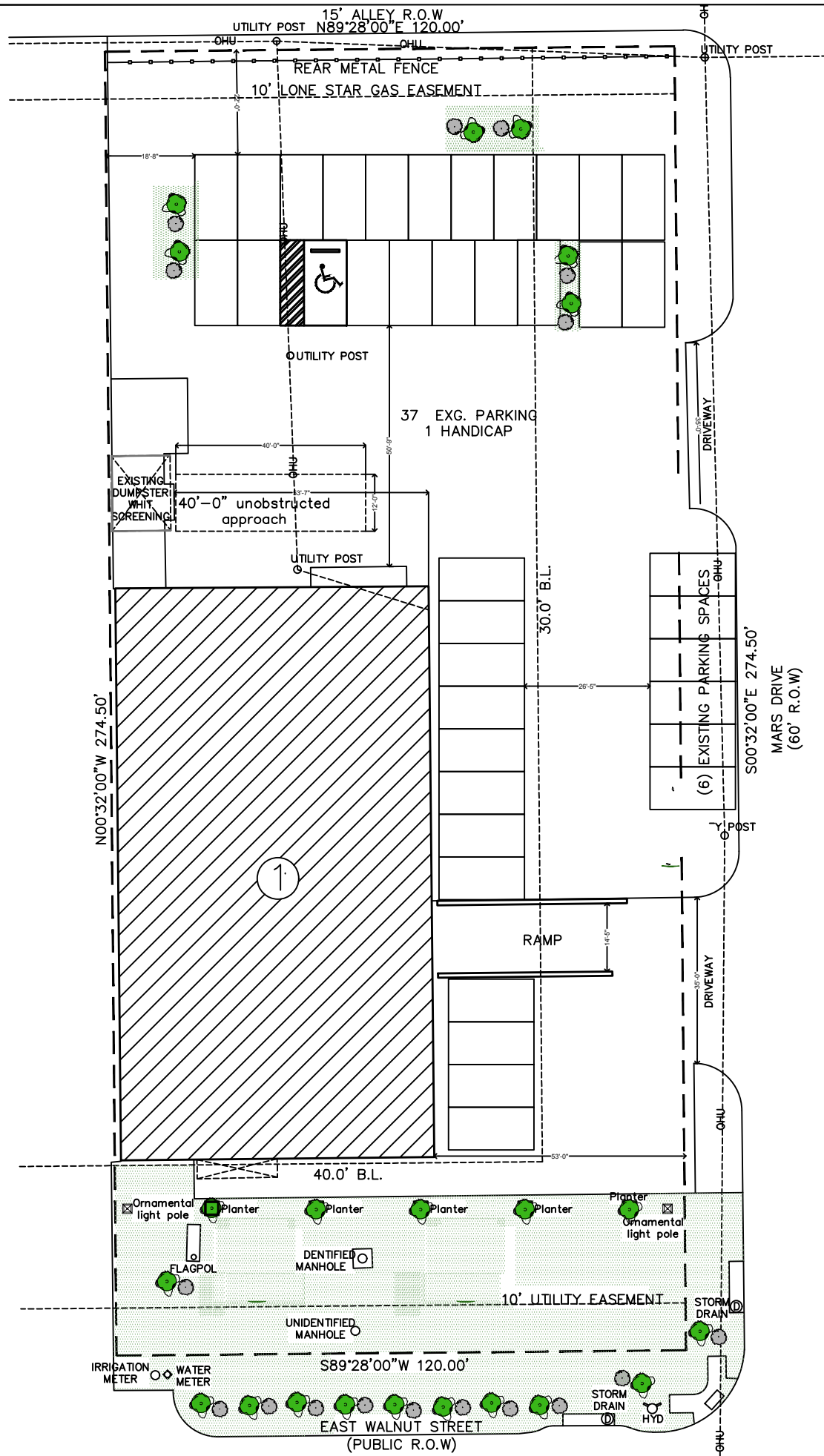
PLAN:

CONCEPT PLAN

SCALE:

1"=20'

A.1.0



LANDSCAPE NOTES

1. PLANT MATERIALS REQUIRED BY THIS GDC MUST BE OF A SPECIES LISTED IN THE APPROVED PLANT LIST FOR THE CITY OF GARLAND (SEE DIVISION 7 OF THIS ARTICLE 3).
2. LANDSCAPE MATERIALS MUST COVER A MINIMUM OF TEN PERCENT (10%) OF THE TOTAL SITE AREA.
3. AN 11-FOOT LANDSCAPE BUFFER (TYPE E) IS REQUIRED ALONG WALNUT ST. AN 11-FOOT LANDSCAPE BUFFER (TYPE G) IS REQUIRED ALONG MARS DR. 1 LARGE CANOPY TREE IS REQUIRED FOR EVERY THIRTY (30) LINEAR FEET OF REQUIRED LANDSCAPE BUFFER.
4. LIVING LANDSCAPE MATERIALS MUST COVER A MINIMUM OF FIVE PERCENT (5%) OF THE TOTAL PARKING LOT AREA.
5. A LANDSCAPED ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW, AND MUST CONTAIN A MINIMUM OF ONE LARGE CANOPY TREE. LANDSCAPED ISLANDS MUST BE A MINIMUM OF SIX FEET BY EIGHTEEN FEET (6' x 18'), OR ONE HUNDRED EIGHT (108) SQUARE FEET.
6. THERE MUST BE A MINIMUM OF ONE LARGE CANOPY TREE WITHIN SIXTY-FIVE (65) FEET OF EVERY PARKING SPACE. ONE LARGE CANOPY TREE IS REQUIRED FOR EVERY TEN (10) PARKING SPACES.
7. FOR ALL OTHER STANDARDS RELATED TO LANDSCAPING DESIGN REQUIREMENTS REFER TO DIVISION 4, ARTICLE 3 OF CHAPTER 4 OF GDC.

PARKING ANALYSIS				
NAME	SQ.FT.	RATIO	REQUIRED	PROVIDED
ATA FOODS	7,920 SQ.FT.	1/1000GFA	10	42
			+ 5 VISITORS	1 HANDICAP
			+ 1 EMPLOYEE	

AREA SCHEDULE		
1	ATA FOODS	7,920.00 SQ. FT.
	LOT AREA	32,971.00 SQ. FT.
	% LOT COVERAGE	24.02 %

LANDSCAPING AND PARKING AREA SUMMARY		
AREA CLASSIFICATION	SQ. FT.	PERCENTAGE OF RELEVANT TOTAL
1	ATA FOODS	7,920.00 SQ. FT. 24.02 %
2	PARKING LOT AREA	20,822.00 SQ. FT. 63.16 %
3	LANDSCAPE AREA	4,229.00 SQ. FT. 12.82 %
TOTAL	32,971.00 SQ. FT.	100.00 %

All About Permits
 Drafting and Design + Permit Expediting
 Ruth Solorzano (214)970-0789

725
 E WALNUT ST.
 GARLAND, TX
 75040

OWNER:
ATA FOODS

USE:
COMMERCIAL

DBA:
N/A

TOTAL SQ. FT.
7,920 SQ. FT.

DRAWN BY:
EM

DATE:
MAY/20/26

PLAN:
LANDSCAPE SITE PLAN

SCALE:
1"=30'

A.1

SPECIFIC USE PROVISION

ZONING FILE Z 26-13

725 East Walnut Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Food Processing and Storage 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 Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the 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 IN 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.

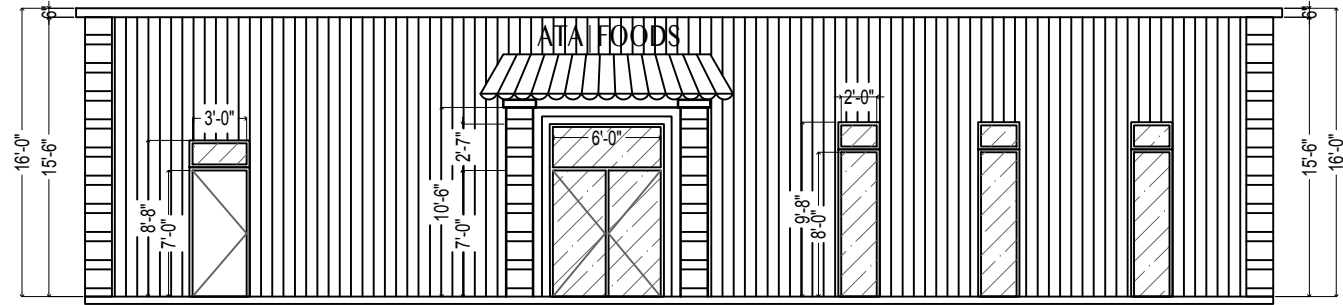
V. Specific Regulations:

A. Time Period: The Specific Use Provision shall have a permanent time period. [Applicant's request]

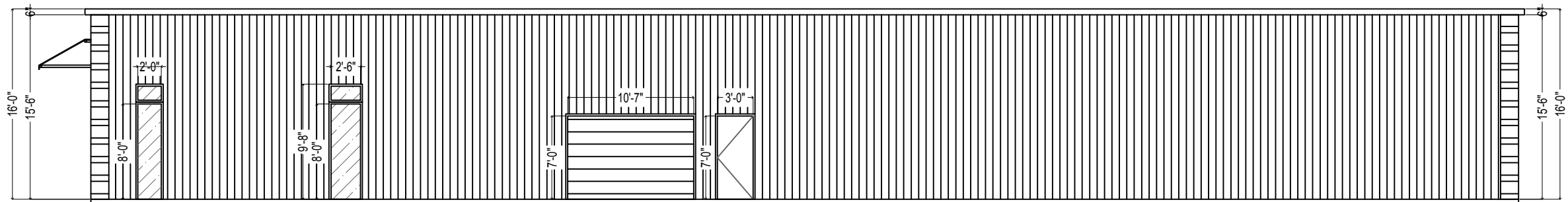
A. Time Period: The Specific Use Provision shall have a 15-year time period. [Staff Recommendation]

B. Landscaping and Screening: Landscaping shall be installed along East Walnut Street and within parking areas, including landscape buffers and interior parking lot landscaping, in accordance with Chapter 4, Article 3 of the Garland Development Code prior to issuance of a Certificate of Occupancy. Screening shall be installed along the north property line adjacent to the Single Family (SF-7) District in accordance with Section 4.39 of the Garland Development Code.

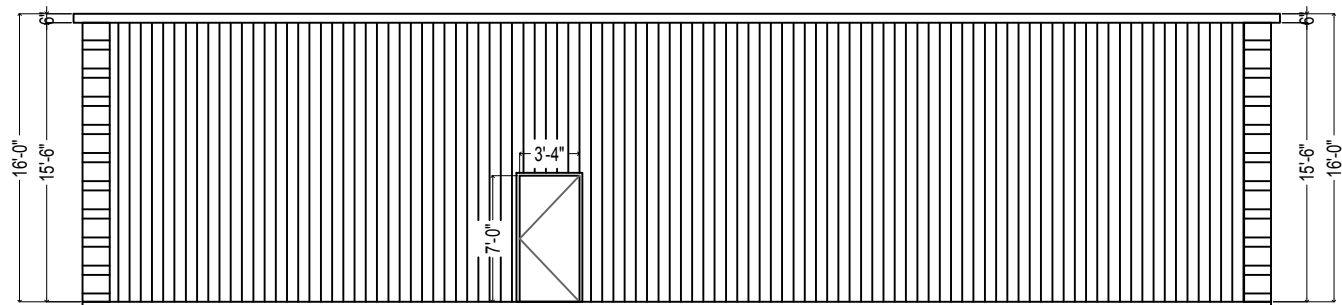
C. Concept Plan: The development shall be constructed in accordance with the approved Concept Plan and all applicable provisions of the Garland Development Code. The proposed improvements include landscaping enhancements, screening along the north property line adjacent to the Single Family (SF-7) District, relocation and screening of the refuse container, and architectural enhancements consisting of a canopy, quoins, a recessed entry, entry and window transoms, planters, and distinctive light fixtures.



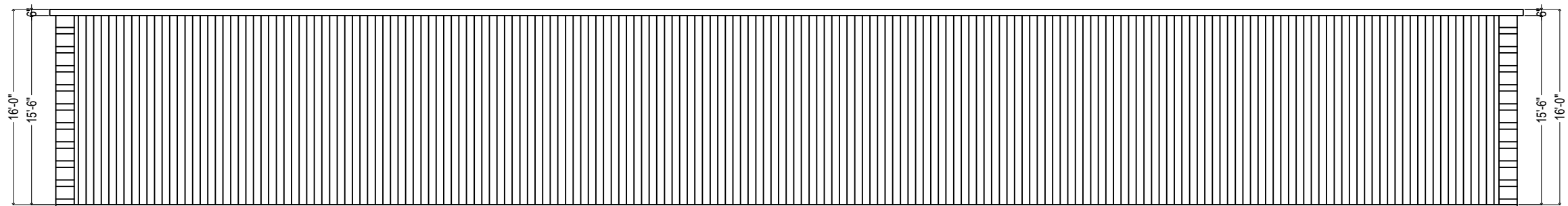
FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION



SIDE ELEVATION

725
 E WALNUT ST.
 GARLAND, TX.
 75040

OWNER:	ATA FOODS
USE:	COMMERCIAL
DBA:	N/A
TOTAL SQ. FT.	7,920.00 SQ. FT.
DRAWN BY:	EM
DATE:	MAY/20/26
PLAN:	ELEVATION PLAN
SCALE:	3/32"=1'-0"

A.2.2

Z 26-13



Facing North viewing site



Facing South viewing site

Z 26-13



Facing West viewing site



Zoning sign along East Walnut Street

Written Narrative – Specific Use Permit (SUP)

Project: Food Processing & Storage Facility (USDA-Regulated)

Address: 725 E Walnut St, Garland, TX

Applicant: ATA Foods LLC, Sevtap Cevirgen-Oezdemir, CEO

1. Existing Use on the Property

The subject property is currently improved with an **existing industrial building** previously utilized for general industrial/warehouse-type operations. The structure is located within a **Light Industrial (LI) zoning district** and is consistent with surrounding industrial uses.

2. Proposed Land Use and Scope of Work

The proposed use is a **Food Processing & Storage Facility**, as defined by the City of Garland Development Code, consisting of the preparation, packaging, and storage of food products for wholesale distribution and off-site consumption.

Scope of Work

- **Interior remodel only** of the existing building
- No expansion of the building footprint
- No modification to exterior walls or structural envelope
- Installation of specialized **food-grade processing areas**
- Implementation of **USDA-compliant systems and workflows**

Operational Characteristics

- Fully **indoor processing operation**
- **No slaughtering** of animals on-site
- Processing of **pre-inspected products only**
- Facility operates under **USDA regulatory oversight**

3. Compatibility with Surrounding Properties

The proposed use is compatible with surrounding properties due to:

- Location within an established **industrial corridor**
- Consistency with **light industrial zoning intent**
- All operations conducted **entirely indoors**
- Controlled hours of operation
- Limited and managed truck traffic

Additionally, operational controls (waste management, odor mitigation, and screening) ensure **no adverse impact related to noise, odor, or visual conditions.**

4. Development Standards / Code Deviations

At this time, the applicant is **not proposing any deviations** from the Garland Development Code.

The request for a Specific Use Permit is based on the classification of **“Food Processing & Storage”** as a use requiring SUP approval within the Light Industrial zoning district.

The applicant is committed to complying with all applicable provisions of the **Garland Development Code**, including but not limited to:

- Site development standards
- Screening requirements
- Landscaping standards
- Parking and circulation requirements

Should any minor adjustments be identified during staff review, the applicant is open to working collaboratively with the City to address them.

5. SUP Time Period, Days, and Hours of Operation

- **SUP Time Period:** Permanent (unless otherwise required by the City)
- **Days of Operation:** Monday through Saturday (with limited weekend activity)
- **Facility Operations:** 6:00 AM – 6:00 PM
- **Truck Deliveries & Pickups:** 8:00 AM – 4:00 PM

6. Building Size and Height

- **Existing Building Size:** Approximately 8,000 square feet
- **Building Height:** Existing (no changes proposed)

No expansion or vertical modifications are proposed.

7. Retention / Detention

No new retention or detention pond is proposed as part of this project, as there are:

- No site expansions
- No increases in impervious coverage

Existing drainage conditions will remain unchanged.

8. Floodplain

Based on available information, the property is **not located within a floodplain**. Final confirmation will be provided through civil review if required.

9. Required Landscape Buffers

The project will comply with the **landscape requirements of the Garland Development Code** for Light Industrial districts along street frontages.

Additionally, the applicant proposes **enhanced landscaping improvements**, including:

- Upgraded planting areas along the front façade
- Improved visual presentation and curb appeal

10. Perimeter Screening

Yes, perimeter screening will be provided as follows:

- **Waste storage area** located at the rear of the building
- Enclosed within a **fenced and controlled area**
- Designed to be **fully screened from public view**

This ensures compliance with screening requirements and minimizes visual impact.

11. Residential Units

Not applicable.

This project does not include any residential or dwelling units.

12. Proposed Amenities

While not a residential or mixed-use development, the project includes several **site and aesthetic enhancements**, including:

- New exterior paint
- Addition of **wood architectural elements** at the front façade
- Installation of **decorative lighting**
- Landscaping upgrades

These improvements serve as **visual and functional enhancements** to the property.

13. Signage

Signage is proposed to comply with the **City of Garland Sign Ordinance** and may include:

- **Wall-mounted building signage** identifying the business
- No freestanding or detached signage is proposed at this time (subject to final design and permitting)

All signage will be designed to be consistent with the overall aesthetic improvements to the building.

Conclusion


The proposed project represents a **controlled, fully indoor, USDA-regulated food processing operation** within an existing industrial building. The use is consistent with the intent of the Light Industrial district and is designed to operate with **minimal external impact**.

The applicant is committed to full compliance with City regulations and to working collaboratively with staff to ensure the project meets all applicable standards and community expectations.

Applicant: ATA Foods LLC

Contact: Sevtap Cevirgen-Ozdemir, CEO, Mobile: 469 478 7589

4/24/26
Date


ATA Foods LLC
S. C. Ozdemir, CEO



0 200 Feet
 1 inch = 200 feet

ZONING MAP Z 26-13

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

725 E Walnut St

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



Planning Report

File No: Z 26-15/District 6

Agenda Item:

Meeting: Plan Commission

Date: June 8, 2026

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) to allow an Automobile Sales, New or Used use and 2) a Concept Plan for the Automobile Sales, New or Used use. The site is located at 1805 Reserve Street Suite 101 on a property zoned Industrial (IN) District.

LOCATION

1805 Reserve Street, Suite 101

APPLICANT

Hamza Iftikhar Saleemi

OWNER

Mansur Kaiser

BACKGROUND

The subject property is located within the Innovation Park subdivision and contains an existing multi-tenant building currently occupied solely by Kaiser Foodline, a Food Processing and Storage use. The applicant proposes to use Suite 101 as office space for the Automobile Sales, New or Used use. Within the Industrial (IN) District, an Automobile Sales, New or Used use requires an SUP.

SITE DATA

The subject site is a 1.59-acre tract of land with an existing structure. Suite #101 is 400 square feet in size and will be used as office area. The site is accessible from Reserve Street to the east.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Industrial (IN) District which is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

CONSIDERATIONS

1. Staff recommends an SUP time period of eight (8) years. The SUP Time Period Guide recommends a period of five (5) to eight (8) years. The applicant requests a term of eight (8) years for an Automobile Sales, New or Used use.
2. The proposed Automobile Sales, New or Used use will be a small-scale dealership specializing exclusively in the sale of pre-owned vehicles. The site will include five (5)

parking spaces designated for vehicle display. No on-site mechanical repairs, body work, or heavy automotive service will be conducted.

3. An Automobile Sales, New or Used use is defined as retail sales of new or used automobiles. The term includes the following incidental uses: major and minor vehicle repairs, parts sales, on-site fuel tank(s) for use by the operation only (no retail fuel sales) if approved by the Fire Department and Building Official, vehicle leasing in lieu of purchase, and vehicle rental to service customers.

SITE DEVELOPMENT STANDARDS

1. A minimum of three (3) parking spaces will be required for this suite, and five (5) display spaces are shown in the concept plan. The property currently provides 45 parking spaces which will satisfy the parking requirement for all tenants.
2. The applicant proposes installing and maintaining two (2) canopy trees and twenty-five shrubs along the street frontage to enhance the streetscape along Reserve Street.
3. Any proposed signage shall comply with the standard signage requirements of the Garland Development Code, as set forth in Chapter 4, Article 5.
4. The building shall comply with all applicable fire safety regulations, including the maximum permitted occupancy. The Fire Department has reviewed this request.
5. All new required landscaped areas must be equipped with, and 100% covered by, an automatic, underground irrigation system that is continually on and in good working order so as to provide this coverage, and with freeze and moisture sensors to prevent watering at inappropriate times. The Planning Director may waive the requirement for an underground irrigation system and accept an alternative irrigation system.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject site. Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry centers are generally located along major arterial streets, and highways and at significant transit areas (bus/ rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

The proposed Automobile Sales, New or Used use is consistent with the Comprehensive Plan's Industry Center designation, which envisions a cluster of trade and industry uses that cumulatively employ large numbers of people. The proposed small-scale dealership contributes to this cluster of trade while remaining compatible with the architecture, character, scale, and intensity of adjacent development types along Reserve Street.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is an existing Industrial or Manufacturing, Light use, to the west is an existing Distribution Center, Large use, and to the south is an existing Contractor's

Office/Warehouse use. To the east is an existing Warehouse, Office/Showroom use. All surrounding properties, including the subject site, are zoned Industrial (IN) District.

The proposed Automobile Sales, New or Used use is low in intensity relative to the surrounding industrial developments and is not expected to generate excessive traffic, noise, or visual impact. The applicant plans to enhance the streetscape along Reserve Street by adding landscaping in the form of canopy trees and shrubs. Overall, the proposed use is compatible with the surrounding properties.

STAFF RECOMMENDATION

Staff recommends approval of the Specific Use Provision request for an Automobile Sales, New or Used use, for a time period of eight (8) years with the condition that 2 canopy trees and 25 shrubs are installed in the Green Areas as shown on the attached concept plan. The request is consistent with the Comprehensive Plan's Industry Center designation, and the surrounding properties are compatible with the use.

ADDITIONAL INFORMATION

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

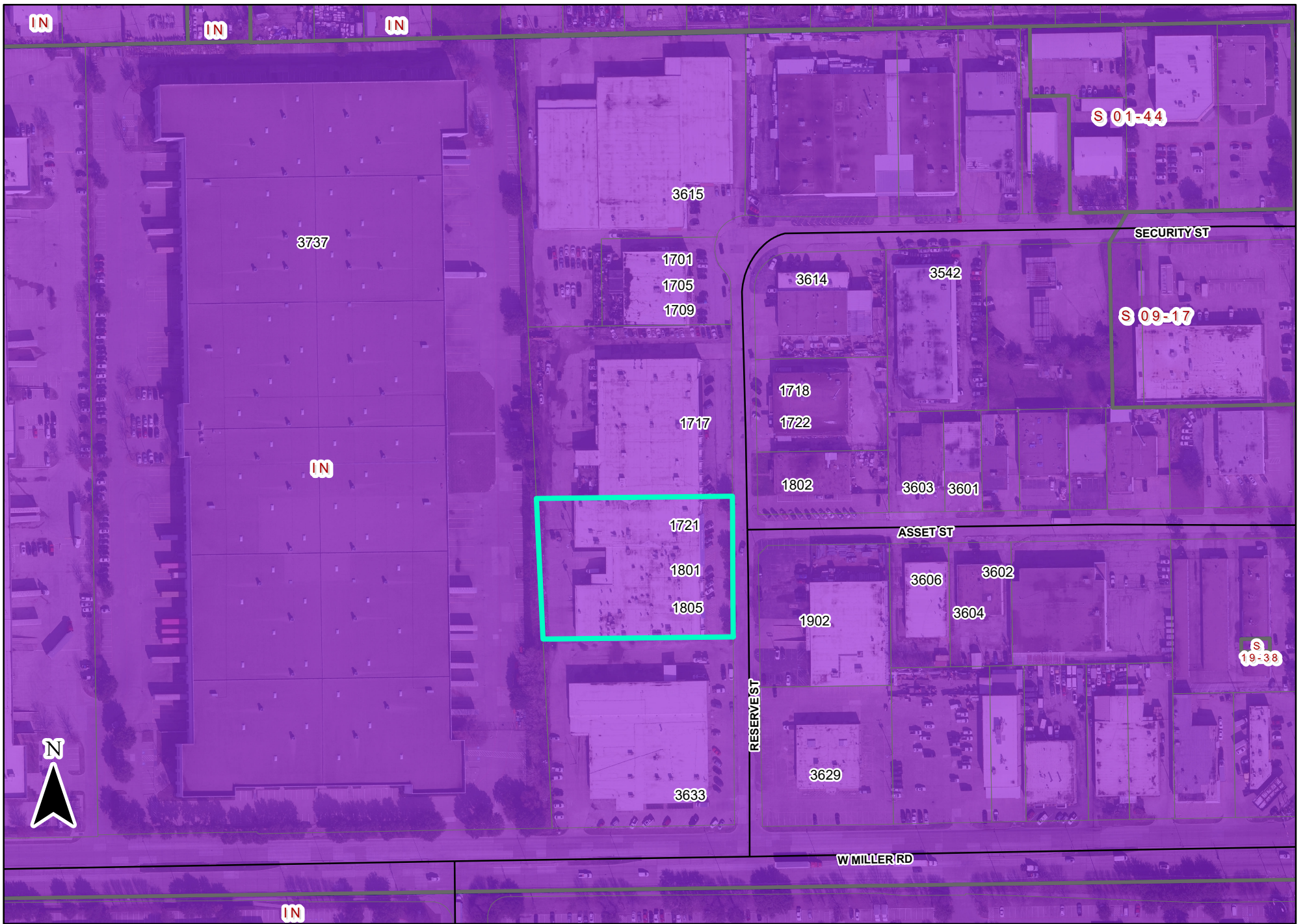
CITY COUNCIL DATE: July 7, 2026

PREPARED BY:

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

REVIEWED BY:

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



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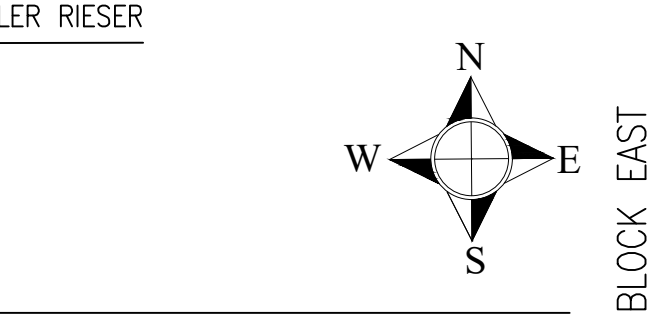
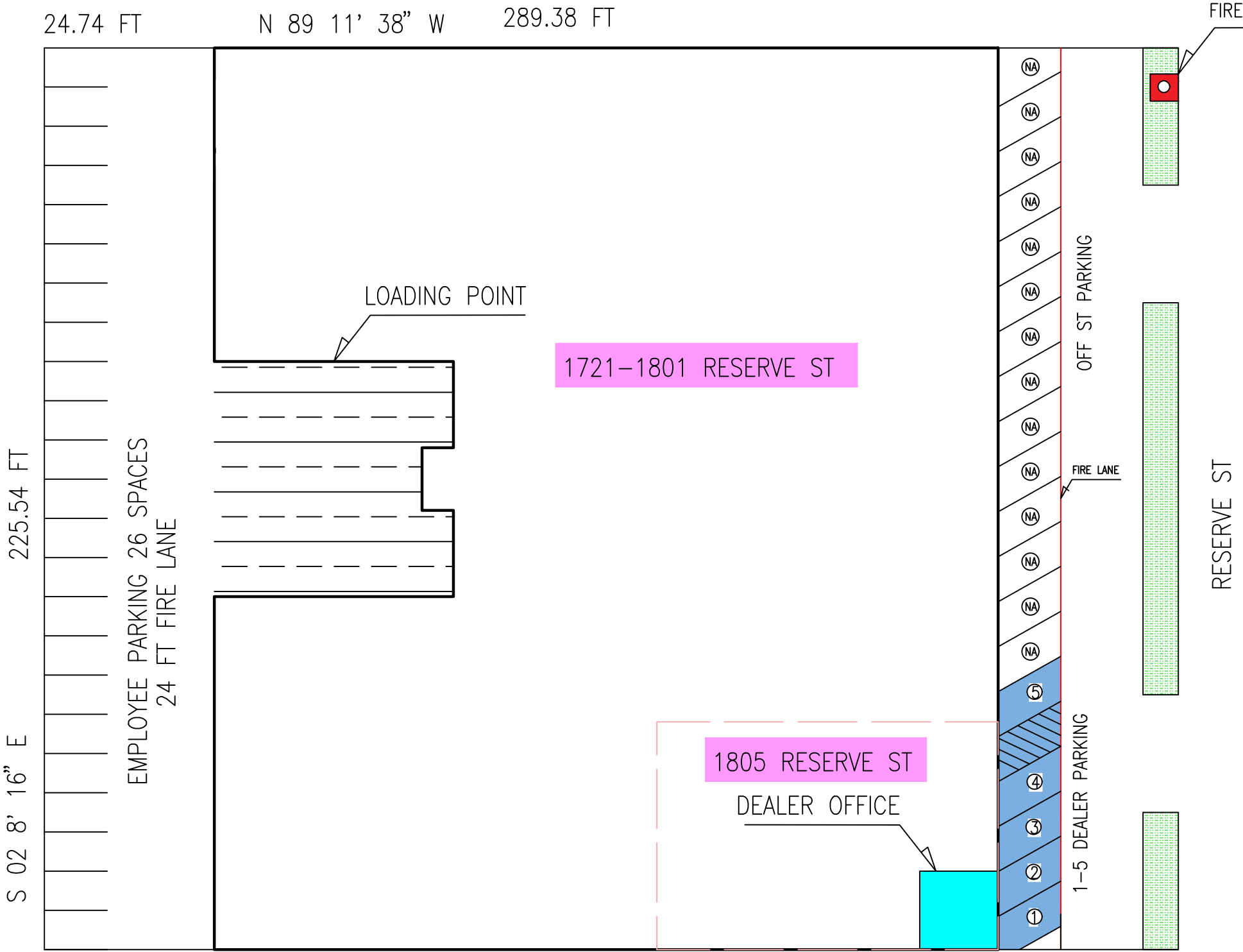
1 inch = 200 feet

ZONING MAP Z 26-15

 INDICATES AREA OF REQUEST

1721 Reserve St

GREEN SPACE BETWEEN DRIVES
PRIVATE SEWER LINE HERE



ASSET ST



GENERAL NOTE:
Site design and construction plans shall conform to all requirements of the Garland Development Code (GDC), Technical Standards Manual (TSM), and City Codes unless an approved PD Narrative condition expressly provides otherwise. The Concept Plan shall be used to represent the general idea of the proposed land use and site elements. The Concept Plan shall not supersede and shall be subordinate to the standards, requirements, and conditions of the GDC, TSM, City Codes, or the approved PD.

Legend

- Dealership Office (DO)
- Green Area
- DO Parking
- Fire Sprinkler Riser
- Fire Lane

S. JUPITER ST. 1 BLOCK EAST

5.25 FT S 89 49' 14" E 289.38 FT

1805 RESERVE ST
BLOCK 2, LOT 2,3 AND PERT L4
INNOVATION PARK ADDITION
GARLAND, TX 75042

SITE PLAN

1inch = 10ft

W. MILLER ROAD 1 LOT SOUTH

Required trees and shrubs to be installed within outlined Green Area.

DESCRIPTIONS	
Owner: Mansur Kaiser	Ph #: 214-562-4155
Address: 6838 Cliffbrook Dr, Dallas, TX 75254	
Applicant: Hamza Iftikhar Saleemi	Ph #: 832-816-4020
Address: 3103 Wyndmere Dr, Richardson, TX 75082	
Prep By: Hasibullah Mirzad	Ph #: 469-422-5244
Address: 1090 W. Exchange Pkwy, Allen, TX 75013	
Prop Add: 1721 Reserve Str, Garland, TX (Lot 2)	
Proposed Use: Car Dealership (Auto Sales_Pre-Owned Vehicles)	
Existing Zone: Industrial District	Case Number: 260120-1

Z 26-15



Facing North from Reserve St



Facing North from Reserve St

SPECIFIC USE PROVISION

ZONING FILE Z 26-15

1805 Reserve Street Suite 101

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow an Automobile Sales, New or Used 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 Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the 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

EXHIBIT B

Industrial (IN) 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:

A. Time Period: The Specific Use Provision shall have an eight-year (8) time period.

B. Landscaping: A minimum of two (2) canopy trees and twenty-five (25) evergreen shrubs shall be installed along Reserve Street's frontage prior to the issuance of a Certificate of Occupancy.

WRITTEN NARRATIVE – SUP APPLICATION

Property Address: 1721 Reserve Street, Garland, TX (Lot 2)

Proposed Use: Car Dealership (Auto Sales – Pre-Owned Vehicles)

1. Existing Use on the Property

The subject property (Lot 2) contains an existing structure and currently supports commercial activity on the site. The proposed use will utilize a limited portion of the property for a small-scale automobile sales operation.

2. Proposed Land Use

The applicant proposes a small-scale car dealership (auto sales use) utilizing the existing building for office and administrative purposes. The dealership will specialize exclusively in the sale of pre-owned (used) vehicles. The business model will focus on sourcing unique, high-quality pre-owned vehicles, including specialty and imported pre-owned vehicles, which will be fully compliant with all applicable federal and state regulations prior to sale. The site will include 5 parking spaces designated for vehicle display and sales. No significant construction or site alteration is proposed. The intent is to establish a low-intensity, well-managed business with limited inventory and minimal on-site activity compared to larger auto sales operations. No on-site mechanical repairs, body work, or heavy automotive service will be conducted.

3. Compatibility with Surrounding Properties

The proposed use is consistent with the character of the surrounding area, which includes commercial and light industrial uses. Due to its limited scale and intensity, the dealership is not expected to generate excessive traffic, noise, or visual impact. The proposed use is intended to operate in a manner that complements the existing commercial character of the corridor.

4. Development Standards / Code Deviations

The applicant intends to comply with all applicable provisions of the Garland Development Code. Any minor adjustments related to site layout are driven by the existing lot configuration.

5. Hours of Operation

Monday through Saturday, 9:00 AM to 7:00 PM.

6. Building Size and Height

No modifications proposed.

7. Retention / Detention Pond

Not applicable.

8. Floodplain

Not located in a floodplain (to best knowledge).

9. Landscape Buffers

The applicant proposes to enhance the existing landscape buffer areas with additional landscaping improvements to improve the visual appearance of the property and provide increased screening along the frontage and perimeter areas.

- Installation of two (2) canopy trees within the existing landscape buffer areas;
- Installation of approximately twenty-five (25) shrubs throughout the frontage and perimeter landscape areas;
- Maintenance of existing grass and landscaped areas in a clean and orderly condition;
- Ongoing maintenance and replacement of landscaping materials as needed to ensure long-term site appearance and compliance.

The proposed landscaping improvements are intended to enhance the overall appearance of the property and maintain compatibility with surrounding commercial development.

10. Perimeter Screening

Landscaping will act as a natural buffer.

11. Residential Density

Not applicable.

12. Amenities

Focus on cleanliness, organization, and professional presentation of vehicles and site.

13. Signage

Will comply with City regulations.

SUP Term Request

The applicant respectfully requests an SUP term sufficient to allow operational stability, investment recovery, and long-term planning for the property. A term of approximately five (5) to eight (8) years would provide adequate time to establish and responsibly operate the business while remaining subject to City oversight and renewal procedures.

Closing Statement

This is a low-impact project focused on the sale of pre-owned vehicles with limited inventory and no on-site repair activity. The business will emphasize quality over volume, including specialty and imported vehicles, while maintaining full compliance with all applicable regulations. Landscaping improvements and responsible site management will enhance the area and maintain compatibility with surrounding uses. Approval is respectfully requested.



0 200 Feet

1 inch = 200 feet

ZONING MAP Z 26-15

INDICATES AREA OF REQUEST
 INDICATES NOTIFICATION AREA

1805 Reserve St

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



Planning Report

File No: Z 26-16/District 5

Agenda Item:

Meeting: Plan Commission

Date: June 8, 2026

REQUEST

Hold a public hearing and consider approval of 1) an amendment to Planned Development (PD) District 02-48 to modify sign standards and 2) a Concept Plan for the location of the proposed signs on a property zoned for Commercial Retail (CR) uses.

LOCATION

1040 West Centerville Road

APPLICANT

FSG Signs

OWNER

H-E-B

BACKGROUND

The subject property is an existing multi-tenant retail shopping center located at 1040 West Centerville Road, zoned Planned Development (PD) District 02-48 with a base zoning of Community Retail District. The site also includes a freestanding *McDonald's* fast-food restaurant operating under a Specific Use Permit. The site is long-established and deficient in landscaping, lacking adequate landscape buffers, islands, and plantings. The property owner is actively preparing the site for the future occupancy of *Joe V's Smart Shop*, a Grocery/Supermarket (>5,000 sf) use, and is concurrently processing a site permit to demolish the existing smaller multi-tenant building fronting Broadmoor Drive. They plan to replace it with additional parking and a landscape buffer along the Broadmoor Drive frontage. The applicant is requesting amendments to the PD sign standards, specifically for a front wall sign, rear wall sign, multi-tenant pylon sign along West Centerville Road, and a monument sign along Broadmoor Drive, with requested deviations related to sign area, height, illumination method, sign style, and material. No additional changes to the existing PD standards are proposed.

SITE DATA

The subject property contains approximately 7.95 acres of land. The site is accessible from West Centerville Road to the north and Broadmoor Drive to the east.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 02-48, with a base zoning that follows the Community Retail (CR) District standards. The PD establishes specific development standards including permitted uses, building area limits, landscaping, and site plan conformance. 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 permitted multi-tenant pylon sign height from 35 feet as outlined in the GDC Section 4.78(L)(3)(a) to 65 feet along the West Centerville Road frontage to increase the signs' visibility along West Centerville and I-635. The GDC only allows up to 40 feet via an Alternative Compliance request.

The applicant requests to increase the maximum permitted multi-tenant pylon sign height to 65 feet along the West Centerville Road frontage. This would be the tallest sign in the area. Staff recommends reducing the requested height to 60 feet to remain consistent with the tallest existing sign in the area (*IHOP* pole sign) and to avoid setting a precedent for sign heights that exceed those currently established along this corridor.

2. To increase the signs' visibility along West Centerville and I-635, the applicant requests to increase the maximum permitted multi-tenant pylon sign face area from 150 sq. ft. per side as outlined in the GDC Section 4.78(L)(3)(b) to 655 sq. ft. per side, featuring tenant panels for *Joe V's Smart Shop*, *Ross*, *Dollar Tree*, and future tenants.
3. The applicant requests to increase the maximum permitted front wall sign area from 200 sq. ft. as outlined in the GDC Section 4.78(A)(2) to 712.4 sq. ft, to increase the signs visibility along West Centerville.
4. The applicant requests to increase the maximum permitted rear wall sign area from 100 sq. ft. as outlined in the GDC Section 4.78(A)(2)(ii) to 455.77sq. ft., to increase the signs visibility along I-635.
5. The applicant requests to allow attached wall signs comprised of illuminated panels or illuminated box type signs to increase visibility and presence. Per GDC Section 4.78(A)(4), attached signs must be comprised of individual letters or characters attached directly to the building face or to a raceway, or unilluminated panels comprised of individual letters or characters; illuminated panels and illuminated box type signs are not permitted.
6. The applicant requests to increase the maximum permitted monument sign height from 7 feet as outlined in the GDC Section 4.78(K)(1) to 10 feet along the Broadmoor Drive frontage, to increase the signs visibility.
7. The applicant requests to allow steel as a permitted material for multi-tenant complex signs. Per GDC Section 4.78(L)(3)(d), multi-tenant complex signs may only be masonry pylon or monument style. Staff recommends a masonry material be used as it will match the material of the anchor building.
8. The applicant proposes to remove the two existing pylon signs, which are in a deteriorated state, and replace them with a single new sign to reduce visual clutter.

SITE DEVELOPMENT STANDARDS

The subject property is a long-standing development and as such, the site is lacking landscaping within the street frontages as well as throughout the site. Staff recommends utilizing this opportunity to improve the site's landscaping to meet current requirements, including a 16-foot landscape buffer with one (1) canopy tree and seven shrubs installed every 30 linear feet of frontage along West Centerville Road, or alternatively to match the existing 30-foot-wide landscape buffer established by the neighboring *AutoZone* development. This would create a more unified and visually consistent streetscape along this key City gateway corridor, bringing the subject property into greater conformance with the improved appearance of adjacent properties.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan recommends Community Center for the subject site. 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.

The subject property is further identified within the Centerville Marketplace Catalyst Area, located at the intersection of Centerville Road and I-635, representing a key gateway into the City of Garland. The requested sign standard deviations are consistent with the scale and visibility demands of a freeway-adjacent Community Center at a primary City gateway. This application also presents an opportunity to address existing site deficiencies, particularly the lack of landscaping along the West Centerville Road frontage, which would enhance the appearance of this key gateway. 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.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the northwest along West Centerville Road are zoned under various Planned Development districts with a CR base zoning, and are developed with a variety of multi-tenant commercial buildings with uses including restaurant, office (general and medical), and retail. The properties to the northeast are zoned PD District 25-07 with a CR base zoning and SF-7 District, and are developed with minor vehicle repair uses and single-family residential. The property to the southeast is zoned PD District 68-40 with a CR base zoning and is undeveloped. The property to the south is zoned PD District 13-40 with the same CR base zoning and is developed as a Grocery/Supermarket use. The property to the southwest is zoned PD District 71-119 with a CR base zoning and is developed with a multi-tenant retail building.

The applicant is requesting the signage deviations to increase visibility and wayfinding for the grocery anchor and provide higher exposure along both West Centerville Road and I-635 corridors. The impact of the requested amendments will be limited to the signage along West Centerville Road and Broadmoor Drive frontages and does not change the use's compatibility with the surrounding properties.

STAFF RECOMMENDATION

Given the number and magnitude of the requested deviations from the GDC sign standards, staff finds that appropriate mitigation measures are necessary to offset the potential impacts of these major deviations on the surrounding corridor. Staff recommends conditional approval of the Planned Development amendment request to modify sign standards for PD District 02-48, subject to the following conditions:

1. Pylon Sign Height Reduction: The maximum permitted height of the multi-tenant pylon sign along West Centerville Road shall be reduced from the requested 65 feet to 60 feet, consistent with the height of the tallest existing pylon sign identified in the surrounding corridor area. This condition ensures that the approval does not establish a precedent for sign heights that have not previously been permitted within the corridor.
2. Landscape Buffer along West Centerville Road: Prior to issuance of a certificate of occupancy, the applicant shall install a landscape buffer along the West Centerville Road frontage of the subject property. Said buffer shall either: (a) match the existing 30-foot landscape buffer of the adjacent property to the west (AutoZone), or (b)

comply with the current GDC landscape buffer standards, consisting of a 16-foot wide landscape buffer with one (1) canopy tree and seven (7) shrubs per every 30 linear feet of frontage along West Centerville Road. This condition is intended to create a more unified and visually consistent streetscape along this key City gateway corridor, bringing the subject property into greater conformance with the improved appearance of adjacent properties.

3. Masonry material shall be used for the proposed pylon sign.
4. The two existing pylon signs on site shall be removed prior to the issuance of a Certificate of Occupancy.

All other aspects of the proposed signage deviations are recommended for approval as requested, subject to compliance with all applicable sign permit requirements and the conditions stated herein. The request does not conflict with the Comprehensive Plan and supports the ongoing revitalization of an underutilized site at a key City gateway.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: July 7th, 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

Z 26-16



Existing Signs off of Centerville to be removed



Front Building Facade

Proposed Monument Sign Location off of
Broadmoor Dr

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 26-16

1040 West Centerville 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 02-48 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:

A. Signage:

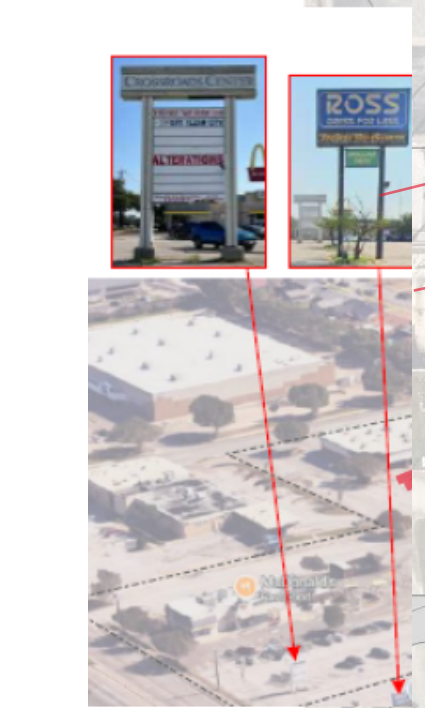
- a. Multi-tenant Complex signs shall have a maximum surface area of 655 square feet.
- b. Multi-tenant Complex signs shall have a maximum height of 65 feet, measured from the lowest point of the sign to grade.
- b. Multi-tenant Complex signs shall have a maximum height of 60 feet, measured from the lowest point of the sign to grade. [Staff Recommendation]
- c. Multi-tenant Complex signs shall be constructed of steel only.
- c. Multi-tenant Complex signs shall be constructed of masonry. [Staff Recommendation]
- d. Front Wall signs shall have a maximum surface area of 715 square feet.
- e. Rear Wall signs shall have a maximum surface area of 460 square feet.
- f. Monument signs shall have a maximum height of 10 feet.

EXHIBIT B

- g. Wall signs may be internally illuminated box type signs.
 - h. The two existing pylon signs on site shall be removed prior to the issuance of a Certificate of Occupancy.
- B. Landscaping: Prior to issuance of a Certificate of Occupancy, the applicant shall install a landscape buffer along the West Centerville Road frontage of the subject property. Said buffer shall be either:
- (a) a 30-foot wide buffer matching the existing landscape buffer of the adjacent property to the west (AutoZone, 1214 W. Centerville Rd.), or
 - (b) a 16-foot wide buffer compliant with current GDC landscape buffer standards. In either case, the buffer shall include one (1) canopy tree and seven (7) shrubs planted for every 30 linear feet of frontage along West Centerville Road. [Staff Recommendation]

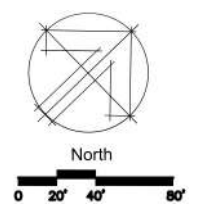
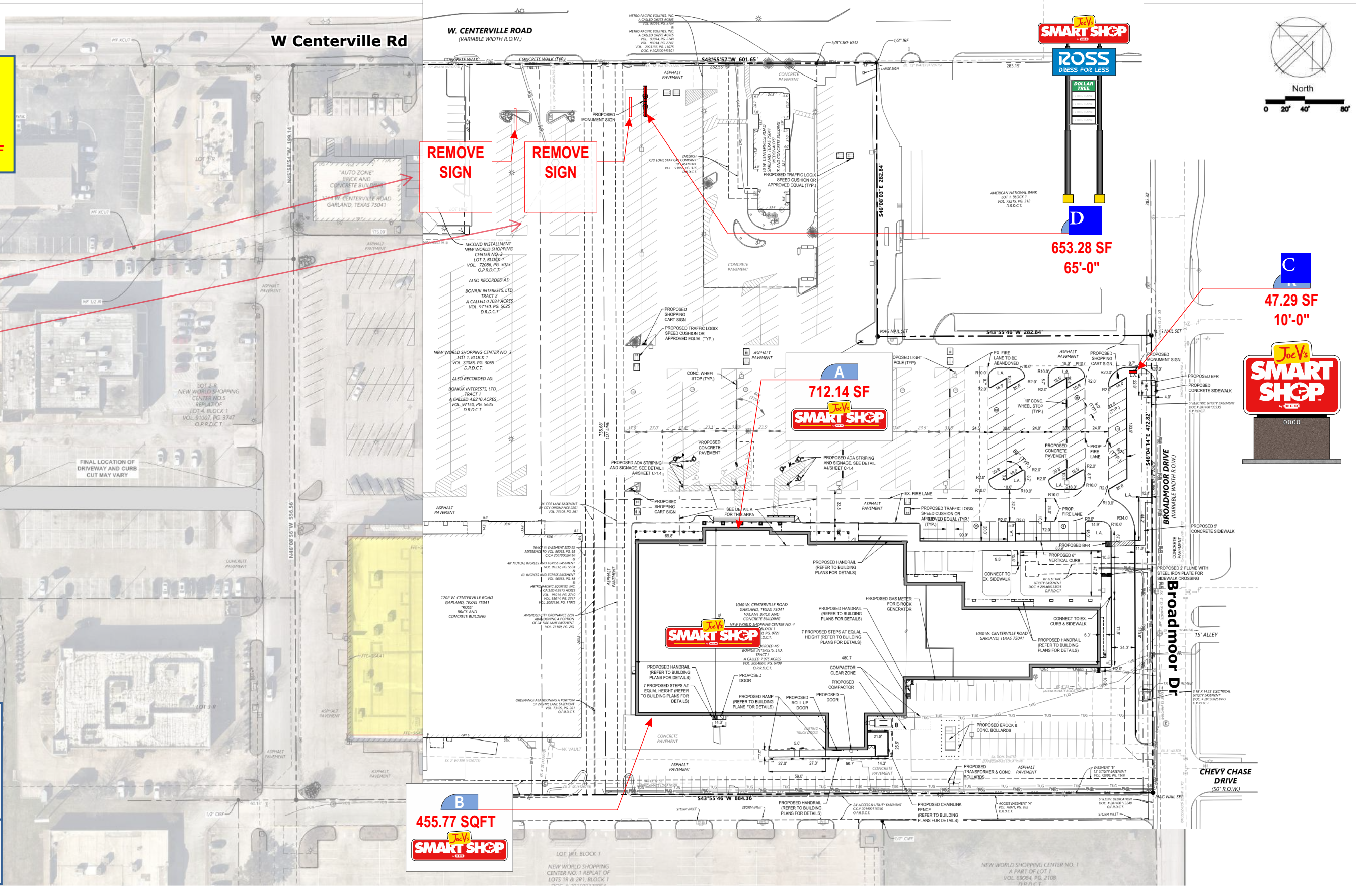
SITE PLAN ON SATELLITE OVERLAY
SCALE: 1" = 100'-0"

*** Joe V's will be completing the segment of sidewalk missing on Broadmoor Dr, adding trees to landscaping all and any of these changes will be addressed by Joe V's and the general contractor OUTSIDE OF THE SIGNAGE SCOPE.***



OWNER: JOE V'S SMART SHOP
APPLICANT: FSG SIGNS,
PREPARER: WENDY ALLGOOD
COMPANY NAME: FSG SIGNS
ADDRESS: 4401 WESTGATE BLVD 310
AUSTIN, TX 78745
PHONE: 512-440-7985

FILE NO. Z 26-16
APPLICANT: FSG SIGNS
CITY CASE NUMBER: 260021-0



Rev #	Date:	Notes:
R1	10/28/25GH	Add H & I, stand off sign B
R2	11/17/25GH	Sign B to 12'-0", pylon pending survey
R3	11/21/25GH	50% & New sign J
R4	12/29/25GH	95%
R5	01/12/26GH	100%
R8	02/06/26GH	Add 115MPH engineering requirements

Rev #	Date:	Notes:
R9	03/19/26GH	Bid set Docs
R10	05/05/26GH	Add City notations

CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation. **Pe**

4300 NE LOOP 410,
SAN ANTONIO, TEXAS 78218

10212 METRIC BLVD.
AUSTIN, TEXAS 78758

877-293-6027 / 512-494-0002
FSG.COM

Store #831, DFW #04
1040 CENTERVILLE RD
GARLAND, TX 75043

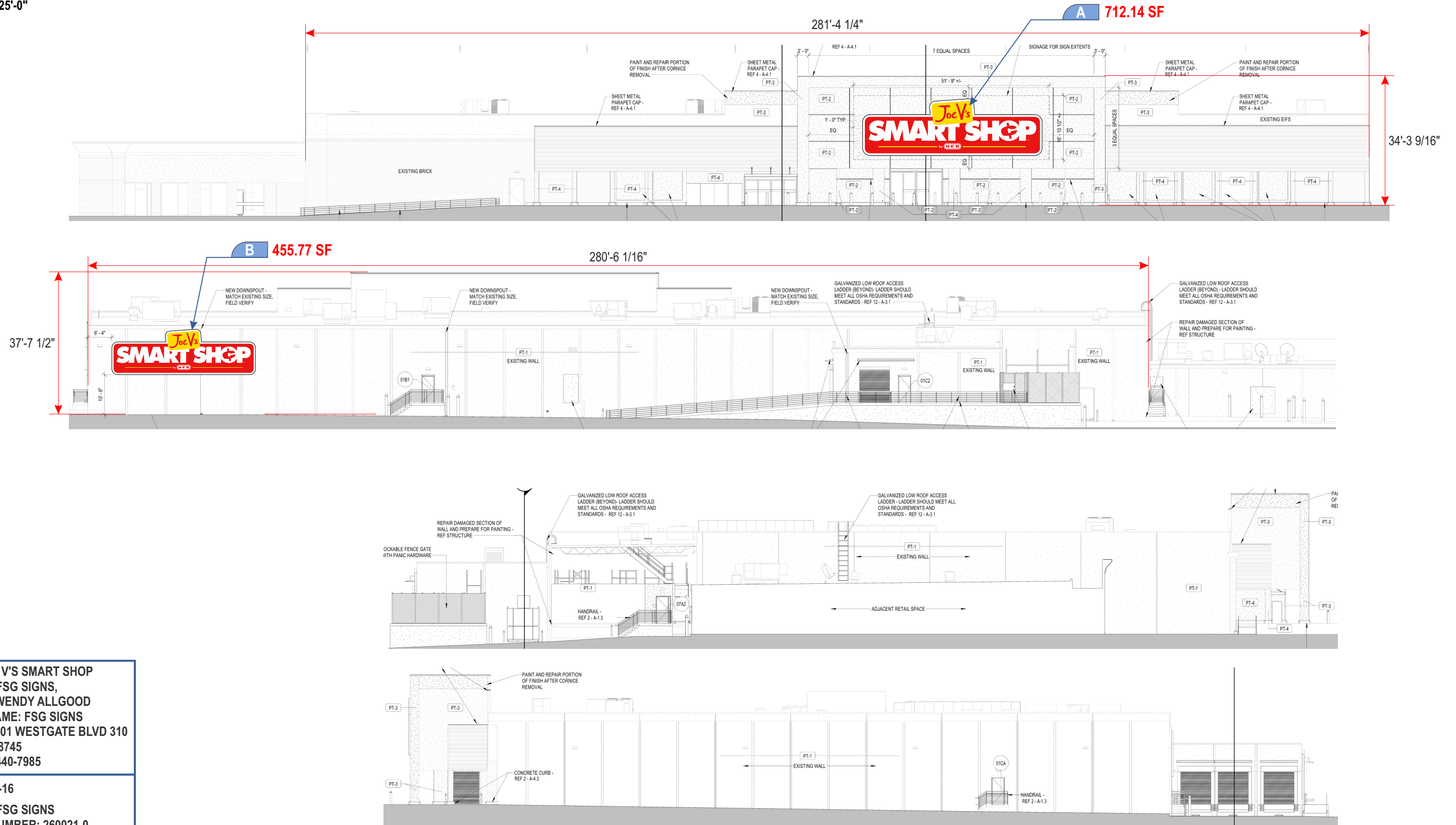
Start Date: 10/08/25
 Last Revision:
 Job# N/A
 File Name: JOE V's # 831 DFW
 04_Garland TX_R9

Designer: Gregory Hufford
 Sales Rep:
 PM: Tammy Colson

MEMBER

LISTED

EXTERIOR ELEVATIONS
SCALE: 1" = 25'-0"



OWNER: JOE V'S SMART SHOP
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MEMBER




INTERNATIONAL SIGN ASSOCIATION

LISTED



MET US

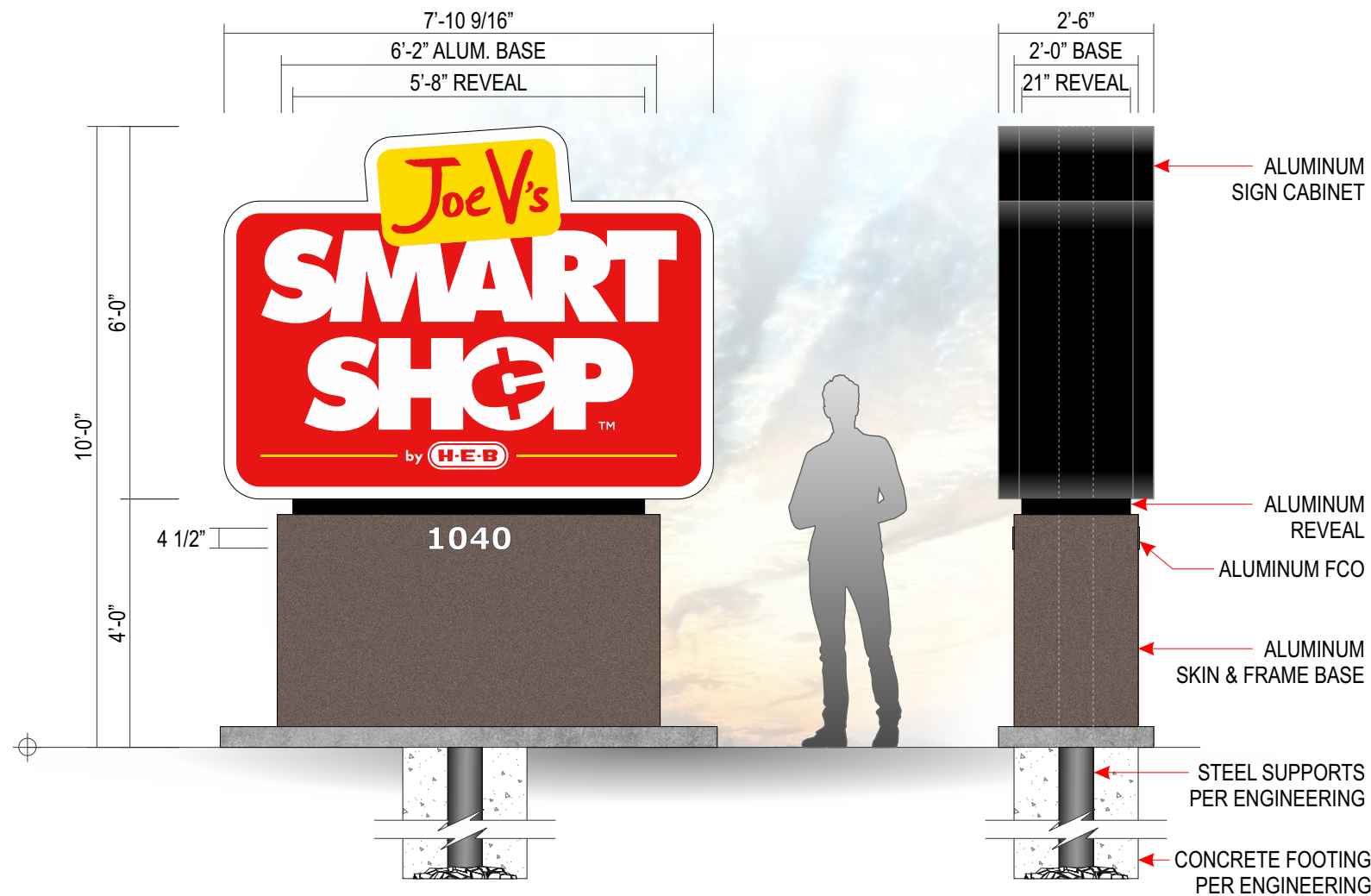
CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.



CODE SUMMARY	
Max. SQFT:	50.0 SF
Max. Height:	10'-0"



NOTE: CUSTOMER TO PROVIDE VECTOR LOGO BELOW ILLUSTRATION FOR CONCEPT ONLY



- Fabricate & Install (1) Double faced freestanding sign.
- Double faced Flex bleed face Joe V's Aluminum skin & frame cabinet, faces printed by Miratec systems, returns/covers & reveal all painted Black
 - White LED internal illumination
 - 1/8" Thick Aluminum address FCO, painted white
 - Steel support and stub pipes supplied by FSG, to be determined by engineering
 - Skin & frame Aluminum base painted PPG 10101-7 LEMUR w/ stucco texture
 - Vertical steel supports & concrete footings & concrete pad per Engineering
 - **Customer's GC to provide primary power to sign location**



JOE V'S SIGN COLORS

JOE V'S: PMS RED # 485C WITH PMS YELLOW FIELD #108C.
 "SMART SHOP"- WHITE.
 " ————— " - PMS YELLOW # 108C.
 FACE BACKGROUND- PMS RED # 485C.
 FACE BORDER- WHITE.
 CABINET- BLACK.

ELECTRICAL SPECS	
Circuit Qty:	1
Voltage:	120
Amps:	2.25
Breaker:	20 amp
KVA:	0.47



C NEW D/F MONUMENT SIGN
 QTY: ONE (1)

47.29 SQFT
 SCALE: 3/8" = 1'-0"

OWNER: JOE V'S SMART SHOP
 APPLICANT: FSG SIGNS,
 PREPARER: WENDY ALLGOOD
 COMPANY NAME: FSG SIGNS
 ADDRESS: 4401 WESTGATE BLVD 310
 AUSTIN, TX 78745
 PHONE: 512-440-7985

FILE NO. Z 26-16
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Store #831, DFW #04
 1040 CENTERVILLE RD
 GARLAND, TX 75043

Start Date: 10/08/25
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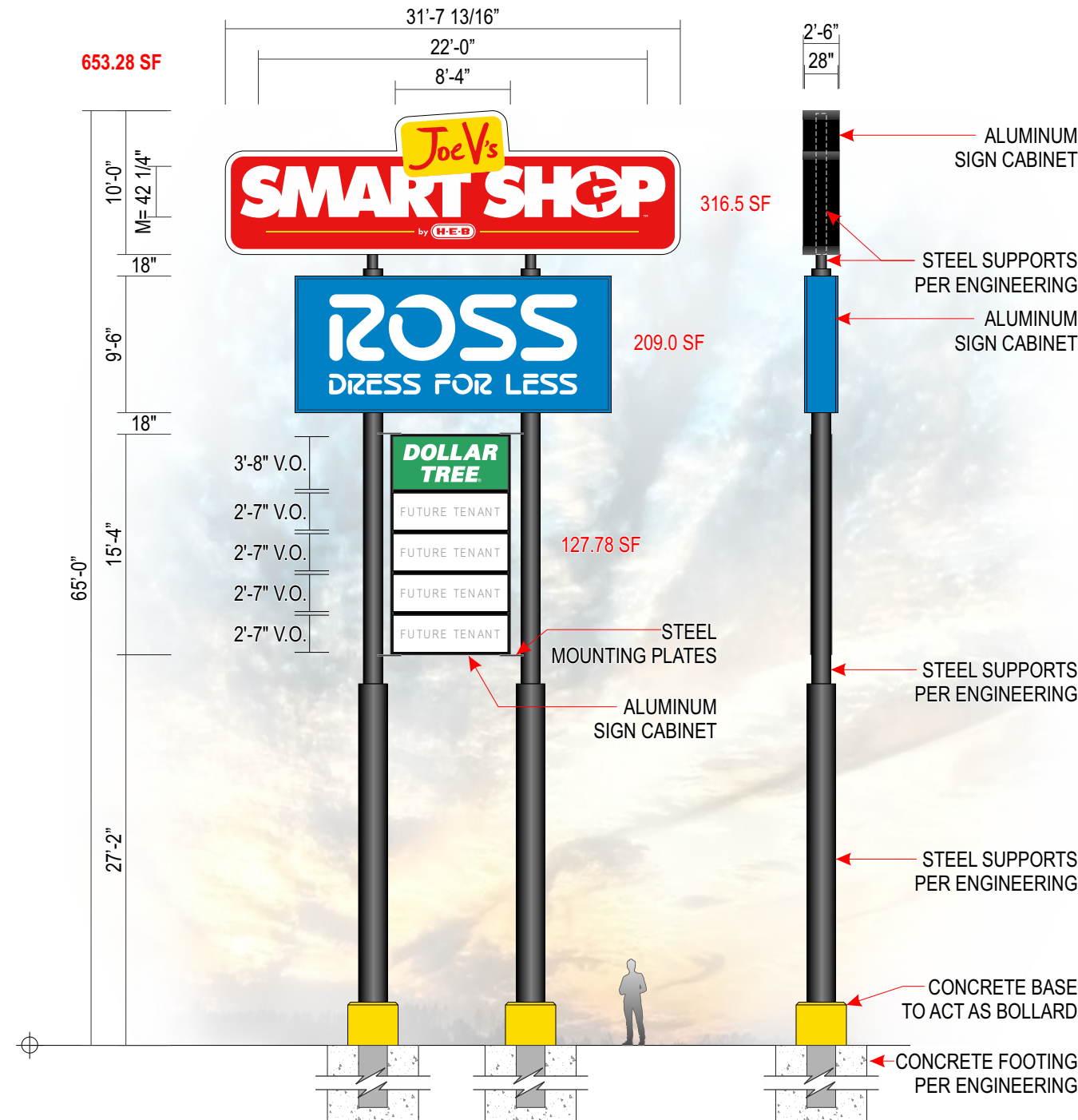
Designer: Gregory Hufford
 Sales Rep:
 PM: Tammy Colson

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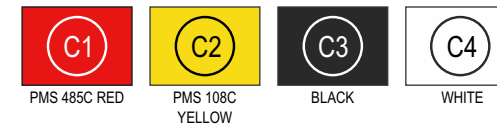


CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.

CODE SUMMARY	
Max. SQFT:	250.0 SF
Max. Height:	35'-0"



- Fabricate & Install (1) New Double faced pylon sign w/ new steel and Foundations within existing parking lot
- Remove and dispose of existing sign cabinets, pole covers, vertical steel & exposed concrete bases
 - New exposed concrete base painted yellow, to act as bollard
 - Reconfigure current electrical, new enclosure required due to exposed conditions
 - Double faced Flex bleed face Joe V's Aluminum skin & frame cabinet, faces printed by Miratec systems, returns/covers & reveal all painted Black, White LED internal illumination
 - Two (2) Single faced "Ross" Flex bleed face Aluminum signs cabinets, faces printed by Miratec systems, returns/covers painted blue, White LED internal illumination
 - Double faced cabinet, 3/16" White polycarbonate faces, graphics TBD, Extruded aluminum returns, retainers & dividers all painted Black, White LED internal illumination, steel mounting plates welded to vertical steel supports & thru-bolted to alum. sign cabinet
 - Vertical steel supports & concrete footings per Engineering
 - If existing primary power is inadequate - Customer's GC to provide primary power to sign location**



JOE V'S SIGN COLORS

JOE V'S: PMS RED # 485C WITH PMS YELLOW FIELD #108C.
 "SMART SHOP"- WHITE.
 " _____ " - PMS YELLOW # 108C.
 FACE BACKGROUND- PMS RED # 485C.
 FACE BORDER- WHITE.
 CABINET- BLACK.



OWNER: JOE V'S SMART SHOP
 APPLICANT: FSG SIGNS,
 PREPARER: WENDY ALLGOOD
 COMPANY NAME: FSG SIGNS
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 AUSTIN, TX 78745
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FILE NO. Z 26-16
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 CITY CASE NUMBER: 260021-0

D NEW D/F SIGN CABINETS FOR EXISTING PYLON STEEL - SCOPE TO CHANGE PENDING SURVEY
 QTY: ONE (1)

653.28

SCALE: 3/32" = 1'-0"

ELECTRICAL				
	QTY. Circuits (120V)	BREAKER	AMPS	KVA
JOE V'S	1	20 AMP	14.4 AMP	1.728
ROSS	1	20 AMP	9.45 AMP	1.134
TENANTS	1	20 AMP	5.85 AMP	0.702



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CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.

Planned Development Amendment Submittal – Signage Modification Request

Project: Joe V's Smart Shop **Location:** 1040 W. Centerville Road, Garland, Texas

I. Executive Summary & Site Context

The subject property is an existing multi-tenant retail center located within a fully developed commercial corridor characterized by retail, restaurant, and medical office uses. The site includes multiple commercial buildings, outparcels, a standalone McDonald's, and a smaller strip building currently slated for demolition. The primary structure, exceeding 10,000 square feet, will be the future home of a high-quality grocery anchor, **Joe V's Smart Shop**.

This project represents a strong redevelopment opportunity to activate an underutilized site. The continued operation of this center as a grocery-anchored node is consistent with surrounding land uses and typical urban development patterns.

Scope of Application This specific application is strictly limited to alternative compliance and Planned Development (PD) modifications to the City of Garland Development Code (GDC) to accommodate a unified multi-tenant signage program. *Note: Any Physical property modifications, including the demolition of the smaller multi-tenant space, and façade changes, landscaping upgrades, and sidewalk segment additions—are being addresses separately by the developer.*

II. Intent & Community Benefit

This PD amendment request is consistent with the GDC's intent for unified-lot signage systems. While certain elements exceed base zoning standards, the proposal provides significant compensating benefits:

- **Signage Consolidation:** Consolidates existing, fragmented signage into a coordinated master program.
- **Sign Removal:** Removes existing nonconforming signage, specifically two existing pylon signs and a reader board structure.
- **Enhanced Wayfinding:** Reduces visual clutter and improves traffic safety by providing clear, appropriately scaled directional identification.

The requested deviations represent a "**Special Condition**" under the PD process. By allowing these adjustments, the City facilitates a viable, high-traffic grocery use appropriately scaled for its freeway-adjacent location without compromising the district's aesthetic integrity.

III. Summary of Requested Signage Variances

Signage Element	City Code Maximum	Proposed Specification	Requested Deviation
Multi-Tenant Pylon Height	40 ft (with bonus)	65 ft	+25 ft (~62.5% increase)
Multi-Tenant Pylon Area	150 sq. ft. per side	653.28 sq. ft.	+503.28 sq. ft.
Front Wall Sign Area	200 sq. ft. max	712.14 sq. ft.	+512.14 sq. ft.
Rear Wall Sign Area	100 sq. ft. max	455.77 sq. ft.	+355.77 sq. ft.
Wall Sign Illumination	Cabinets non-illuminated	Internally Illuminated	Illumination Variance
Monument Sign Height	7 ft max	10 ft	+3 ft (+42.8% increase)

IV. Detailed Justifications by Sign Type

1. Multi-Tenant Pylon Sign (W. Centerville Road)

This primary pylon sign will serve as the main identifier for the center, featuring tenant panels for Joe V's, Ross, Dollar Tree, and future tenants.

- **Corridor Visibility:** Freeway and arterial visibility conditions along W. Centerville Road and Interstate 635 require elevated signage to ensure safe driver reaction times at high speeds.
- **Site Constraints:** Building orientation and deep setback constraints heavily limit visibility under base code standards.
- **Anchor Scale:** A regional grocery-anchored retail development requires proportionate, large-scale identification.
- **Traffic Safety:** Clear, visible wayfinding directly reduces last-second turning movements and sudden braking along a high-speed corridor.

2. Wall Signage & Illumination Deviations

The applicant is proposing flex-face, bleed-extrusion sign cabinets for both the front and rear elevations. Because the GDC generally prohibits internally illuminated wall cabinets, a specific variance is requested to utilize internal White P-LED modules.

- **Structural Feasibility:** At the massive scale required for a grocery anchor, individually illuminated channel letters introduce severe wall-load challenges and structural complexities. A flex-face extrusion cabinet safely distributes this weight while providing a clean, architectural finish.
- **Illumination Consistency:** Internal LEDs provide uniform, glare-free illumination across the brand's primary visual identity—an effect impossible to achieve with exterior gooseneck lighting or halo-lit letters at this scale.

A. Front Elevation Wall Signage The applicant requests a 712.14 sq. ft. sign to accommodate the building's massive footprint.

- **Proportionality to Massing:** A standard 200 sq. ft. sign on a large-format grocery anchor creates a "postage stamp" effect, severely dwarfed by the building's linear footage. The proposal is architecturally compatible with the expansive facade.
- **Anchor Tenant Standards:** As a regional draw, the anchor tenant requires prominent signage to distinguish its role from smaller-scale inline retail suites.

B. Rear Elevation Wall Signage (I-635 Orientation) The applicant requests a 455.77 sq. ft. sign. The GDC typically limits rear signage assuming it faces an alley or parking. That is not the case here.

- **Functional Frontage:** This elevation is the primary visual interface with Interstate 635. Functionally, it is a freeway-facing elevation.
- **Regional Identification:** At freeway speeds, a standard 100 sq. ft. sign is virtually illegible. The proposed area increase is strictly required to provide safe, regional-scale identification.
- **Contextual Appropriateness:** The signage is scaled to the massive I-635 corridor infrastructure, where standard rear-elevation signage would be entirely disproportionate.

3. Monument Signage (Broadmoor Drive)

This double-faced monument sign provides critical wayfinding for secondary access to the center. The applicant requests a 10 ft. height allowance.

- **Geometric Constraints:** The Broadmoor Drive frontage features unique topography and setbacks that restrict the visibility of a standard 7-foot sign for approaching motorists.
- **Safety & Wayfinding:** Increased height allows for quicker driver identification, preventing missed turns on a secondary frontage.
- **Mitigation through Area Compliance:** To offset the height increase, the applicant remains strictly under the 50 sq. ft. area limit by proposing a 47.29 sq. ft. sign. This ensures the structure maintains a high-quality, neighborhood-friendly "monument" profile rather than transitioning into a pylon style.

