



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
August 10, 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. July 13, 2026 Plan Commission Minutes

2. PUBLIC HEARING

a. Z 25-30 JPMorgan Chase (District 5)

*Hold a public hearing and consider the application of **JPMorgan Chase**, requesting approval of a change in zoning from Planned Development (PD) District Community Retail (CR) District (PD-CR) 74-35 to Planned Development (PD) district Community Retail (CR) district (PD-CR) zoning to modify parking standards and approve a new concept plan. The site is located at 1000 West Centerville Road. (District 5) (File Z 25-30)*

b. Z 26-19 Glamour by Jessica (District 5)

*Hold a public hearing and consider the application of **Glamour by Jessica**, requesting approval of 1) a Specific Use Provision (SUP) for a Personal Service use and 2) a Concept Plan for the Personal Service use. The site is zoned Planned Development (PD) Community Office (CO) District 11-03. The site is located at 2903 Saturn Road. (District 5) (File Z 26-19)*

c. Z 26-23 Masterplan Consultants (District 8)

*Hold a public hearing and consider the application of **Masterplan Consultants**, requesting approval of a Planned Development (PD) with a base zoning of Community Retail (CR) District for a Car Wash, Automated/Rollover use. The site is located at 1355 Belt Line Road. (District 8) (File Z 26-23)*

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.



MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on July 13, 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
Julius Jenkins, 1st Vice Chair
Terry Hillard, Commissioner
Georgie Cornelius, Commissioner
Jaric Jones, Commissioner
Edgar Miranda, Commissioner
Bob Duckworth, Commissioner

Absent: Patrick Abell, Commissioner

Staff Present: Nabila Nur, Planning Director
Emma Chetuya, Planning Administrator - Development
Ryan Mulkey, Planning Administrator - Long Range
Kalyan Mutukundu, Planner I
Michael J Betz, City Manager
Becky King, Managing Director, Community and Neighborhood Development
Ayako Schuster, Economic Development Director
Kaitlyn Worrall, Assistant City Attorney
Elisa Morales, Recording Secretary

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. June 22, 2026 Plan Commission Minutes

Motion was made by Commissioner Duckworth to **approve** the Minutes as presented. Seconded by Commissioner Miranda. Motion carried: 7 Ayes, 0 Nays with 1 abstention by Commissioner Cornelius.

2. PUBLIC HEARING

a. Z 26-17 The Dimension Group (District 6)

*Hold a public hearing and consider the application of **The Dimension Group**, requesting approval of 1) a Specific Use Provision (SUP) for a Mortuary/Funeral Home use on property zoned Industrial (IN) District and 2) a concept plan for a Mortuary/Funeral Home use. The site is located at 3614 Security Street. (District 6) (File Z 26-17)*

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

The applicants, Keaton Mai, 10755 Sandhill Road, Dallas, TX 75238, Misty Slech, 2 Daniels Way, Cranston, RI 02921 and Michael Dunning, 2226 Chandler Street, Fort Collins, CO 80528, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Duckworth to approve the application as presented with a 10-year SUP. Seconded by Commissioner Jones. **Motion carried: 8 Ayes, 0 Nays.**

b. GDC Amendment 26-05

Hold a public hearing to consider amendments to Chapter 2 Zoning Regulations, Chapter 4 Site Development, and Chapter 5 Relief Procedures and Enforcement generally related to parking requirements.

Ryan Mulkey, Planning Administrator - Long Range Planning, provided an overview of the amendments to Chapter 2 Zoning Regulations, Chapter 4 Site Development, and Chapter 5 Relief Procedures and Enforcement generally related to parking requirements, and remained available for questions.

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

3. MISCELLANEOUS

a. General overview of citywide plans and strategic initiatives

Michael J. Betz, City Manager, Becky King, Managing Director of Community and Neighborhood Development and Ayako Schuster, Economic Development Director, provided an overview of the citywide plans and strategic initiatives.

4. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 8:54 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary

Planning Report

File No: Z 25-30/District 5

Agenda Item:

Meeting: Plan Commission

Date: August 10, 2026



GARLAND

TEXAS MADE HERE

REQUEST

Hold a public hearing and consider approval of a change in zoning from Planned Development (PD) District Community Retail (CR) District (PD-CR) 74-35 to Planned Development (PD) district Community Retail (CR) district (PD-CR) zoning to modify parking standards and approve a new concept plan.

LOCATION

1000 W. Centerville Road

APPLICANT

Cumulus Design

OWNER

JPMorgan Chase

BACKGROUND

The subject property is developed with an existing Chase Bank and is zoned PD District with a base zoning of CR District. The bank building was originally constructed in 1973 and is now a 16,654 square foot building with 86 parking spaces, including four ADA accessible spaces, four teller lanes that are no longer operational, and three (3) Automated Teller Machine (ATM) – Drive-Up units, of which two are currently operational. The applicant is proposing to demolish the existing building, teller lanes, and Automated Teller Machine (ATM) – Drive-Up units and construct a 4,024 square foot one-story Financial Institution with three (3) Automated Teller Machine (ATM) – Drive-Up lanes. The applicant is requesting to rezone the property to a PD District with a base zoning of CR District to allow for redevelopment under a new concept plan and modify parking standards.

SITE DATA

The subject site is a 1.837-acre tract of land developed with one existing building, currently operating as a Chase Bank branch, along with associated parking, teller lanes, and Automated Teller Machine (ATM) – Drive-Up lanes. The site is accessible from West Centerville Road to the northwest and Broadmoor Drive to the east and can also be accessed from the southern and eastern properties through mutual access easements.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned PD District with a base zoning of CR District 74-35, which is intended to accommodate a variety of retail, service, and business establishments and limits signage to a maximum height of 50) feet, with no intermittent or blinking lights permitted within signs. The primary building on the site is used as a Financial Institution, operating as a Chase Bank branch with three Automated Teller Machine (ATM) – Drive-Up units on site considered an accessory use to the primary Financial Institution use.

CONSIDERATIONS

1. The PD district will have the CR District as the base zoning; same as the current PD zoning.

2. The applicant requests a modified minimum parking ratio of one (1) parking space per 100 square feet of gross floor area for a Financial Institution use. Under the CR District, the standard minimum parking ratio is one (1) parking space per 300 square feet of gross floor area.
3. The applicant requests an allowable maximum deviation of twenty-five percent (25%) from the standard parking ratio. The GDC typically allows for a maximum deviation of up to fifteen percent (15%) from standard parking ratios. The requested deviation would allow the applicant to deviate up to 1 parking space per 75 gross floor area.
4. Staff recommends adding street furniture along the corridor to enhance the pedestrian experience. One (1) bench and one (1) trash receptacle shall be provided within the landscape buffer adjacent to the sidewalk along the West Centerville Road and Broadmoor Drive frontages for every one hundred fifty feet (150') of frontage, consistent with City standards for downtown streetscape furnishings.
5. Staff recommends adding a small dog park amenity on site to elevate the overall quality of the development and the pedestrian experience for the nearby single-family subdivisions. A dog park amenity shall be provided, with a minimum area of four thousand (4,000) square feet and equipped with shade, seating, waste disposal stations, and a four-foot (4') fence with a double-gated entry.

SITE DEVELOPMENT STANDARDS

1. The applicant will demolish the existing building, teller lanes, and Automated Teller Machine (ATM) – Drive-Up units prior to construction of the new Financial Institution building under current GDC standards.
2. The applicant proposes to increase the landscape area requirement for the property to forty percent (40%), exceeding the standard ten percent (10%) minimum required under the GDC to offset the increase in parking spaces.
3. The applicant proposes to increase the parking lot tree planting ratio to one (1) tree per seven (7) parking spaces to offset the increase in parking spaces, exceeding the standard requirement of one (1) tree per ten (10) parking spaces.
4. The applicant proposes a bicycle rack accommodating four (4) bicycles along the rear building façade as a site amenity, supporting pedestrian access for the adjacent single-family subdivision.

The applicant proposes to relocate the Fallen Officer Memorial, currently adjacent to Centerville Road, further on site and install it atop a round decorative foundation, generally as shown on the Concept Plan, in order to improve the streetscape, placemaking, and pedestrian experience along Centerville Road.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This land use pattern 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, and are served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

The CR District is compatible with the Community Center designation, as it permits a variety of retail, service, and business establishments serving a collection of neighborhoods, consistent with the compact, primarily non-residential development pattern envisioned for community centers. The site is located along West Centerville Road, a Type B Major Thoroughfare, at its intersection with Broadmoor Drive, a Type E street, providing connectivity between the major arterial corridor and the adjacent residential neighborhoods to the east. The CR base zoning maintains this connectivity and consistency with the surrounding development pattern, supporting the mix of uses and neighborhood-serving intensity envisioned for Community Centers under the Comprehensive Plan.

The site falls within the Centerville Marketplace Revitalization Strategy plan, which calls for the reinvestment and physical upgrading of existing retail parcels along Centerville Road and I-635 frontage to strengthen the area's function as a neighborhood commercial destination. The demolition and reconstruction of the existing Chase bank building, together with the introduction of enhanced landscaping and site amenities, is consistent with this strategy's emphasis on improving the physical realm and visual continuity of the corridor to support the broader revitalization vision.

GARLAND ON THE RISE

This site falls within an identified Economic Focus Area (EFA) – the Wedge. Areas identified as priorities within the strategic plan should be evaluated with the focus of concentrated reinvestment in the places most ready to grow.

Garland on the Rise promotes land-use rebalancing within the Economic Focus Areas by shifting away from low-value, automobile-oriented, single-purpose uses, including car washes, and toward housing, mixed-use centers, and walkable development patterns that increase value per acre and support corridor reinvestment.

While the addition of the excess parking does not orient this project toward complying with the strategic plan, the improvements proposed such as benches, relocating the memorial, increased landscaping, bike racks, amenities etc. are geared toward the placemaking principle. Also, the redevelopment of the site to comply with current GDC standards also increases the quality and functionality of the overall site.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

To the north, across West Centerville Road, is zoned PD District 76-15 for mixed uses and is developed with a multi-tenant commercial building containing retail, personal service, and restaurant uses. To the east, across Broadmoor Drive, is zoned PD District 25-07 with a CR base zoning and is developed with a vacant anchor big box building. To the west is zoned PD District 12-16 with a CR base zoning, and is developed with existing multi-tenant commercial buildings containing retail, personal service, and restaurant uses, as well as PD District 82-20 with a Neighborhood Office (NO) base zoning, developed with an existing multi-tenant building; PD District 82-20 is currently in the process of amending its base zoning from NO to CR. To the south is zoned PD District 26-16 with a CR base zoning and is developed with an anchor big box building which is currently vacant.

The impact of the requested amendments will be limited to the subject property and does not change the use's compatibility with the surrounding properties, which are predominantly commercial and carry a CR base zoning consistent with the applicant's proposed base zoning. The proposed landscaping and open space enhancements will further improve the appearance of the site and its compatibility with the surrounding commercial and residential development in the area. The request also improves pedestrian accessibility, wayfinding,

and placemaking through the proposed Fallen Officer Memorial improvements, bicycle rack installation, dog park, and other amenities.

STAFF RECOMMENDATION

The proposed PD District, with a base zoning of CR District, is compatible with the Comprehensive Plan designation for the site and consistent with the base zoning of the surrounding properties. The redevelopment retains the same level of intensity and the same Financial Institution use on the site, while replacing the existing building with a new structure and layout meeting current GDC standards. The applicant has requested an allowable maximum deviation of twenty-five percent (25%) from the standard parking ratio; however, the GDC allows for a maximum deviation of up to fifteen percent (15%) from standard parking ratios under Section 4.20(K), and staff recommends the applicant adhere the maximum deviation allowance. The requested deviation would allow the applicant to deviate up to 1 parking space per 75 gross floor area. Given the applicant's requested parking ratio modification, staff finds that appropriate mitigation measures are necessary to offset the potential impacts of this deviation and elevate the quality of the development. Staff recommends conditional approval of the rezoning request, subject to the following conditions:

1. The minimum parking ratio for the Financial Institution use shall be one (1) parking space per 100 square feet of gross floor area.
2. The minimum landscape area for the property shall be forty percent (40%).
3. Parking lot trees shall be provided at a ratio of one (1) tree per seven (7) parking spaces.
4. A bicycle rack accommodating a minimum of four (4) bicycles shall be provided along the rear building façade, prior to the issuance of a Certificate of Occupancy.
5. The existing Fallen Officer Memorial shall be relocated on site and installed atop a round decorative foundation, generally located as depicted on the Concept Plan.
6. One (1) bench and one (1) trash receptacle shall be provided within the landscape buffer adjacent to the sidewalk for every one hundred fifty feet (150') of frontage, consistent with City standards for downtown streetscape furnishings.
7. A dog park amenity shall be provided on site, with a minimum area of four thousand (4,000) square feet and equipped with shade, seating, waste disposal stations, and a four-foot (4') fence with a double-gated entry.

All other aspects of the proposed amendment are recommended for approval as requested.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: September 1, 2026

PREPARED BY:

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

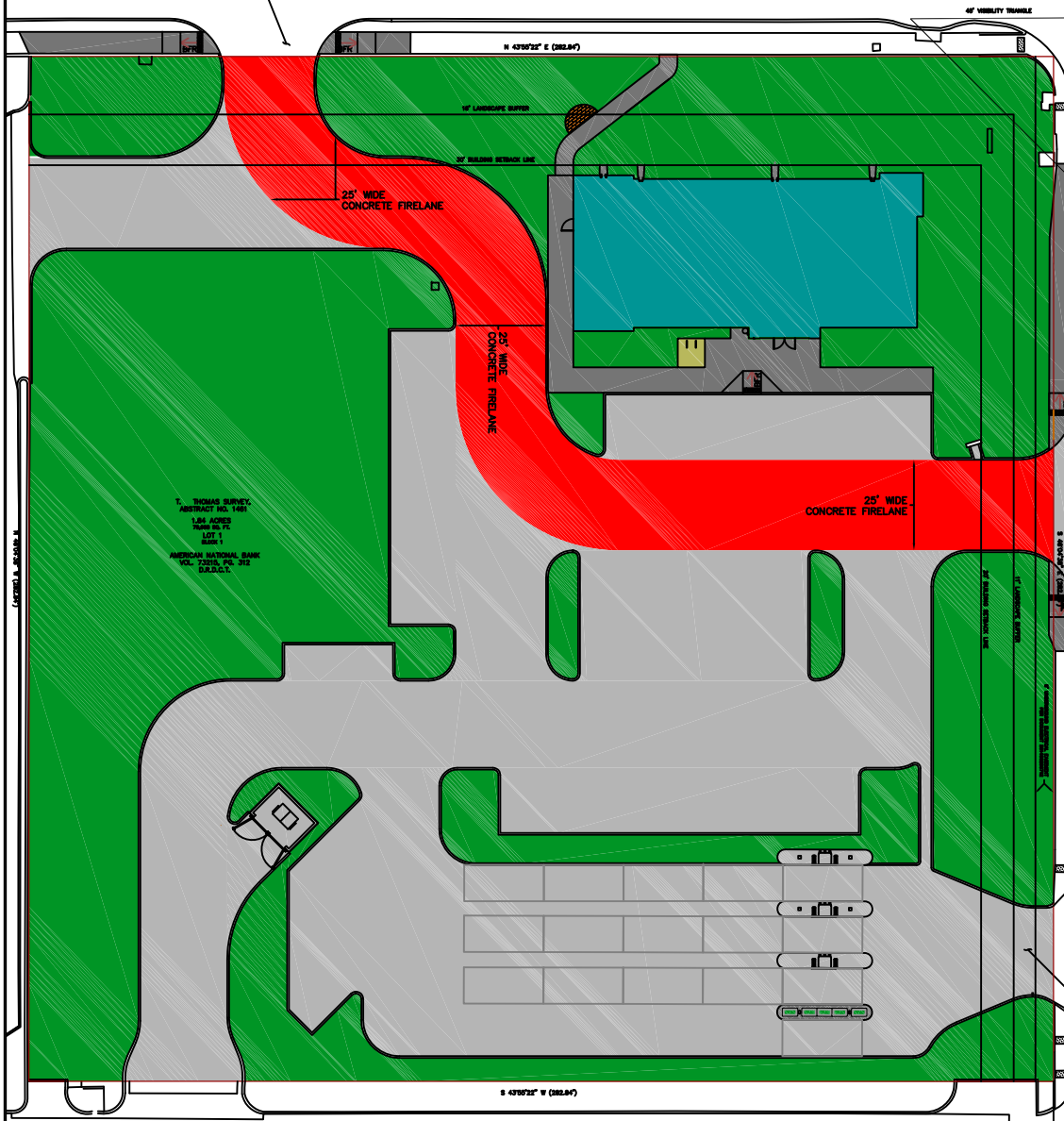
REVIEWED BY:

Emma Chetuya Ph.D., AICP
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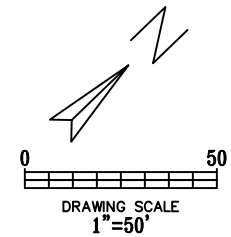


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EXISTING DRIVEWAY CONNECTION
W. CENTERVILLE ROAD
100' RIGHT-OF-WAY
CONCRETE PAVEMENT



BROADMOOR DRIVE
VARIABLE WIDTH RIGHT-OF-WAY
VOL. 374, PG. 1008 M.D.C.T.
CONCRETE PAVEMENT



LEGEND

- PROPERTY LINE
- EXISTING CURB
- PROPOSED CURB
- PROPOSED FIRELANE
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- PROPOSED FALLEN OFFICER MEMORIAL
- PROPOSED BICYCLE RACK



MAPSCO 29-Y
NTH

SITE PLAN SUMMARY

LEGAL DESCRIPTION: LOT 1, BLOCK 1, AMERICAN NATIONAL BANK VOL. 73215, PG. 312 D.R.D.C.T.	
EXISTING ZONING:	PD 74-35
PROPOSED ZONING:	PD
PROPOSED USE:	FINANCIAL INSTITUTION
LOT AREA:	1.837± ACRES (79,998± S.F.)
PROPOSED DRIVE-THROUGH LANES:	3

OWNER/DEVELOPER:
JP MORGAN CHASE BANK
8181 COMMUNICATION PARKWAY
SUITE C, FLOOR 7
PLANO, TX 75024
Contact: DAVID P. COUNTS
david.p.counts@jpmchase.com

ENGINEER:
CUMULUS DESIGN, INC.
FIRM #14810
P.O. BOX 2119
EULESS, TEXAS 76039
PH: 214-235-0367
matt@cumulusdesign.net

CUMULUS DESIGN
FIRM #14810
2030 N. HWY. 360, #240
GRAND PRAIRIE, TX 75050
CARLOS IGLESIAS
carlos@cumulusdesign.net

CONCEPT PLAN

CHASE BANK - 1000 WEST CENTERVILLE ROAD
AMERICAN NATIONAL BANK ADDITION, LOT 1, BLOCK 1
CITY OF GARLAND, DALLAS COUNTY, TEXAS

REVISIONS		DATE	DESCRIPTION

PLOT DATE
07/08/26

DRAWING SCALE
1" = 50'

PROJECT NUMBER
CD23022

SHEET NUMBER
CP

Z 25-30



View of the property from Broadmoor



View of site from Centerville



Existing Sidewalk along Centerville



Existing Sidewalk along Broadmoore

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-30

1000 West Centerville Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to change the zoning from Planned Development (PD) District Community Retail (CR) District (PD-CR) 74-35 to Planned Development (PD) District Community Retail (CR) District (PD-CR) zoning to modify parking standards and approve a new concept plan.
- II. Statement of Effect:** This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail district as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development 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 Conditions below, the Specific Conditions shall apply.
- V. Specific Conditions:**
- A. Parking:**
- a. Financial Institution minimum parking ratio shall be one (1) parking space per one hundred (100) square feet of gross floor area.
 - b. The parking ratio may be increased by a maximum deviation of twenty-five percent (25%).
- B. Landscaping:**
- a. The minimum landscape area requirement for the property shall be forty percent (40%).
 - b. Parking lot trees shall be provided at a ratio of one (1) tree per seven (7) parking spaces.

EXHIBIT B

C. Amenities:

- a. A bicycle rack accommodating a minimum of four (4) bicycles shall be provided on site, generally located as depicted on Exhibit C, prior to the issuance of a Certificate of Occupancy.
- b. The existing Fallen Officer Memorial shall be relocated on site and installed atop a round decorative foundation, generally located as depicted on the Concept Plan, prior to the issuance of a Certificate of Occupancy.
- c. One (1) bench and one (1) trash receptacle shall be provided within the landscape buffer adjacent to the sidewalk for every one hundred fifty feet (150') of frontage. The bench shall be a minimum of six feet (6') in length, constructed of steel members with a zinc-rich epoxy primer and polyester powdercoat finish in black, and shall include a center armrest, consistent with the DuMor 19 Series-3AR bench (or equivalent) installed throughout downtown. The trash receptacle shall be a side-opening, thirty-gallon (30-gal.) capacity unit with a metal vertical strap side panel and spun metal top, finished in a black polyester powdercoat, surface-mounted, consistent with the Scarborough litter receptacle (or equivalent). These furnishings shall be installed prior to the issuance of a Certificate of Occupancy and shall be maintained by the property owner. [Staff Recommendation]
- d. A dog park shall be provided on site, generally located as on the large landscaped area on the west side, and shall include a minimum area of four thousand (4,000) square feet, at least one (1) canopy tree providing shade over the seating area, a seating area with benches, waste disposal stations with pet waste bags, and a four-foot (4') fence enclosing the dog park with a double-gated entry to prevent dog escapes. The dog park shall be installed prior to the issuance of a Certificate of Occupancy and shall be maintained by the property owner. An alternate amenities may be provided as approved by the Planning Director during the site permit process. [Staff Recommendation]



CUMULUS DESIGN
CIVIL ENGINEERING

July 8, 2026
Planning & Development
City of Garland
800 Main St,
Garland, TX 75040
Re: Pre-Filing Appointment – 1000 W Centerville Rd – Zoning Case Z 25-30

RE: Written Description
1000 W Centerville Road,
Garland, TX 75041

To Concerned Parties,

Please accept this letter as a request for written description for Planned Development – New or Revised Concept Plan.

Background:

The subject property is fully developed. In 1973, Chase Bank developed the property to what is now a 16,654 square foot building, with 86 parking spaces to include four ADA accessible parking spaces, four teller lanes which are no longer operational and three ATM's of which two are operational.

The GDC allows for the Automated Teller Machine (ATM) – Drive-Up in the Community Retail (CR) District, which is the base zoning for this PD.

Site Data:

The existing 1.837-acres. The site is accessed from Centerville Road and Broadmoor Drive. It can also be accessed from the southern and eastern properties through mutual access easements.

Use of Property Under Current Zoning:

The subject property is zoned Planned Development (PD) District 74-35 for Community Retail Uses. Planned Development (PD) District 74-35 contains one lot and is currently developed with the existing Chase Bank.



Considerations:

Proposed Development and Detail Plan:

1. The client intends to demolish the existing building structure, teller and ATM's lanes and construct a 4,024 square foot one-story Financial Center with three ATM drive-thru lanes.

The GDC defines a Financial Institution (or Bank) as an establishment such as a bank, savings and loan association, or credit union that is regulated by federal or state law, that accepts and maintains deposits from individuals, businesses, or other institutions, that makes both short- and long-term loans, including loans secured by collateral other than personal property, and that provides related financial services to its customers. The term does not include Alternative Financial Establishment.

The site will be modified to meet current codes for parking, ADA accessibility, lighting, landscape, etc.

2. The Landscape Plan (Exhibit D) complies with applicable screening and landscaping standards per the current GDC.
3. The Building, ATM, and Dumpster Enclosure (Exhibit E) complies with the applicable building design standards per the current GDC.
4. The business operating hours are Monday through Friday from 9:00 AM to 5:00 PM, and Saturdays from 9:00 AM to 2:00 PM. The three (3) drive-up ATM's will be accessible to customers 24-hours a day/7-days a week.

The City of Garland Development Code allows for a minimum of one parking space per 300 square feet of gross floor area, and allows for a maximum of up to 15% deviation from standard ratios. A 4,024 square foot building that allows for 14 parking spaces and two additional spaces for a total of 16 spaces. The proposed Chase Bank will have 12 employees on staff, which will only leave 4 spaces for customers.

The proposed Planned Development will modify the parking space requirement for a minimum of one parking space per 100 square feet of gross floor area for a Bank and an allowable 25% maximum



CUMULUS DESIGN
CIVIL ENGINEERING

deviation from standard parking ratios. When completed, the site will provide 47 parking spaces with two ADA accessible spaces, and a bicycle rack that can accommodate four bicycles, a loading space. The client is also replacing the public sidewalks and adding an ADA access ramp along Broadmoor Drive and a portion of the sidewalk along W. Centerville Road. The facade elements meet the current City of Garland Development Code.

The GDC requires one tree per 10 parking spaces. To mitigate the increase in parking, the parking lot tree planting ratio will be one tree per 7 parking spaces. The open space for the property will be increased from the standard 10% per GDC to 40%.

The Landscape buffer requirement along W. Centerville Road is set to be 16-feet and 11-feet along Broadmoor Drive. The building setback line along W. Centerville Road is set to be 30-feet and 20-feet along Broadmoor Drive.

Thank you in advance for your review and consideration. Should you have any questions or need additional information, contact me at carlos@cumulusdesign.net or by phone at 214.235.0367 ext:101.

Sincerely,

Carlos J. Iglesias
Applicant/ Civil Engineer
Cumulus Design



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Comment Form

Case Z 25-30

Complete form and email to Planning@garlandtx.gov, deliver to Planning Department at 800 Main Street; or mail to City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002 / Complete el formulario y envíelo por correo electrónico a Planning@garlandtx.gov, entregue al Planning Department en 800 Main Street; o envíelo por correo al City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002 / Vui lòng điền đầy đủ thông tin vào mẫu đơn và gửi email đến Planning@garlandtx.gov, hoặc nộp trực tiếp tại Phòng Quy hoạch ở địa chỉ 800 Main Street; hoặc gửi thư đến City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002

Please check one / Por favor haga una selección / Vui lòng kiểm tra một



In Favor / A Favor / ủng hộ



Against / En Contra / Chống lại

Tiffany Pham

Property/Business Owner or Tenant Name & Title / Nombre y Título del propietario o inquilino de la propiedad/negocio / Tên và chức danh của chủ sở hữu bất động sản/doanh nghiệp hoặc người thuê nhà

1101 W Centerville Rd

Property address / Dirección de la propiedad / Địa chỉ Bất động sản

Garland TX 75041

City, State, Zip Code / Ciudad, Estado, Código Postal / Thành phố, Tiểu bang, Mã bưu chính

[Signature]

Signature / Firma / Chữ ký

Date / Fecha / Ngày

The comments below reflect my opinion regarding proposal / Los comentarios a continuación reflejan mi opinión sobre la propuesta / Các bình luận bên dưới phản ánh quan điểm của tôi về đề xuất này

Planning Report

File No: Z 26-19/District 5

Agenda Item:

Meeting: Plan Commission

Date: August 10, 2026



GARLAND

TEXAS MADE HERE

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for a Personal Service use and 2) a Concept Plan for the Personal Service use. The site is zoned Planned Development (PD) Community Office (CO) District 11-03.

LOCATION

2903 Saturn Road

APPLICANT

Glamour by Jessica

OWNER

Glamour by Jessica

BACKGROUND

The subject property is developed with an existing building and associated on-site parking and is zoned Planned Development (PD) District 11-03, with a base zoning of Community Office (CO) District. The building was previously approved for a Personal Service use through a Specific Use Provision (SUP) on March 22, 2011, for a period of fifteen (15) years. That SUP has since expired. The site has excess on-site parking that was established prior to the adoption of the current GDC's maximum parking deviation requirement, and the applicant, who also owns the adjacent property, has utilized off-site parking on that adjacent property prior to the adoption of the current GDC's shared parking agreement and threshold requirements. Both situations are considered legal nonconforming. The applicant is requesting approval of a new Specific Use Provision (SUP), along with a Concept Plan, to allow the Personal Service use.

SITE DATA

The subject site is a 0.231-acre tract of land developed with one existing building and associated parking. The building was previously approved for use as a barbershop and hair salon. Fourteen (14) parking spaces are located on site. The business also utilizes an additional five (5) parking spaces located in a row on the adjacent property, which is also owned by the applicant, with the pavement serving those spaces directly connected to the subject site and used by the applicant's customers. The site is accessible from Saturn Road at the front of the property. An unimproved alley is located at the rear of the property and cannot currently be used for access.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 11-03 with a base zoning of Community Office (CO) District. Per GDC Section 2.43(A), the CO district is intended to create an appropriate setting for medium and higher intensity office and professional uses and may be used as a transition district between low intensity office or retail uses and more intense uses. The section further provides that the CO District is generally not appropriate in proximity to low density residential districts.

CONSIDERATIONS

1. The applicant requests an SUP time period of 15years for the Personal Service use. The SUP Time Period Guide recommends a period of five (5) to eight (8) years for uses within existing commercial buildings where no substantial site improvements are proposed.
2. The applicant, Glamour by Jessica, operates a barbershop and hair salon providing professional grooming and beauty services for both men and women, including haircuts, hair coloring, and general hair care services.
3. Personal Services is defined as an establishment that provides services to individuals, such services primarily involved in the care of the person and not otherwise listed as a specified use. The term includes, but is not limited to, services such as barber and beauty shops, tailoring, licensed massage or physical therapy, photography or portrait studios, manicure salons, the application of permanent cosmetics, hair removal and tanning salons, or weight-loss salons.
4. Fourteen (14) parking spaces are provided on site. Personal Services uses require off-street parking at a ratio of one (1) space per two hundred fifty (250) square feet of gross floor area, resulting in a minimum requirement of eight (8) spaces for the 1,985 square-foot building. GDC Section 4.20(K) limits any increase above the required parking to a maximum deviation of five percent (5%) for structures of this size, with greater increases requiring alternative compliance approval. The on-site parking exceeds this maximum allowable deviation; however, the excess parking was established prior to the adoption of this deviation requirement and is considered legal nonconforming.
5. The business also relies on five (5) additional parking spaces on the adjacent property, which is also owned by the applicant and connected to the site by shared pavement used by the applicant's customers. GDC Section 4.20(G) limits off-site parking to twenty-five percent (25%) of required parking and requires an irrevocable mutual parking agreement to be executed, filed with the county, and provided to the City. The five (5) off-site spaces exceed this twenty-five percent (25%) threshold. However, the Building Inspection Department approved the building permit for the parking on 2907 Saturn (the adjacent property) in 2011, in accordance with the requirements at the time, which did not necessitate a parking agreement and did not include a cap percentage. Because the arrangement was established prior to the adoption of the current shared parking agreement requirement, it is considered legal nonconforming.

SITE DEVELOPMENT STANDARDS

1. The applicant proposes to install ten (10) evergreen shrubs along the street-facing building façade using the existing planters.
2. The applicant proposes to install five (5) evergreen shrubs and two (2) ornamental trees along the street frontage to improve the streetscape along Saturn Road.
3. The applicant proposes to remove the existing dilapidated chain-link gate within the southern side yard adjacent to the main building.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Traditional Neighborhoods for the subject site. Traditional neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

The proposed Personal Service use aligns with the Comprehensive Plan's Traditional Neighborhoods designation since the designation allows limited neighborhood serving nonresidential uses and those uses are intended to remain compatible with the scale and intensity of the surrounding single-family residential area. With some improvements to the site, the proposed use can be considered compliant with the comprehensive plan.

GARLAND ON THE RISE

This site is within an identified Economic Focus Area (EFA) – The Wedge, as outlined in the Garland Strategic Plan, Garland on the Rise. Areas identified as priorities within the strategic plan should be evaluated with the focus of concentrated reinvestment in the places most ready to grow.

Garland on the Rise promotes land-use rebalancing within the Economic Focus Areas by shifting away from low-value, automobile-oriented, single-purpose uses, including car washes, and toward housing, mixed-use centers, and walkable development patterns that increase value per acre and support corridor reinvestment.

While this site is within the Wedge where the City is planning to substantially invest for improvements, it is not within the corridors where the effort would be initiated. Once the corridors have been improved, the other areas within the EFAs would become ripe for redevelopment discussion. However, this site and the proposed use could be considered aligned with the strategic plan within short-term, as it would continue providing a service to the nearby neighborhood.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

To the north is a vacant property zoned Neighborhood Office (NO) District. To the west is a church zoned Single-Family-7 (SF-7) District. To the south is a single-family detached residence zoned Planned Development (PD) Community Office (CO) District 11-03. Across Saturn Road to the east is another single-family detached residence zoned SF-7 District.

The proposed Personal Service use is compatible with the predominantly low-intensity residential and institutional character of the surrounding area. This is a neighborhood oriented service that can generally blend in with the surrounding areas.

However, the business generates a level of activity and parking demand that extends beyond the subject property, utilizing fourteen (14) on-site spaces in excess of the current maximum allowable deviation under the GDC, as well as five (5) additional spaces on the adjacent lot also owned by the applicant. Although both parking conditions are considered legal nonconforming, they reflect a level of commercial activity that should be closely monitored.

STAFF RECOMMENDATION

Staff recommends approval of the Specific Use Provision (SUP) request with the following conditions:

1. Ten (10) evergreen shrubs along the street-facing building façade using the existing planters.
2. Five (5) evergreen shrubs and two (2) ornamental trees along the street frontage to improve the streetscape along Saturn Road.
3. Remove the existing dilapidated chain-link gate within the southern side yard adjacent to the main building.

The proposed Personal Service use is consistent with the Comprehensive Plan's Traditional Neighborhoods designation for the site and is compatible with the predominantly low-intensity residential and institutional character of the surrounding properties at the moment.

ADDITIONAL INFORMATION

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

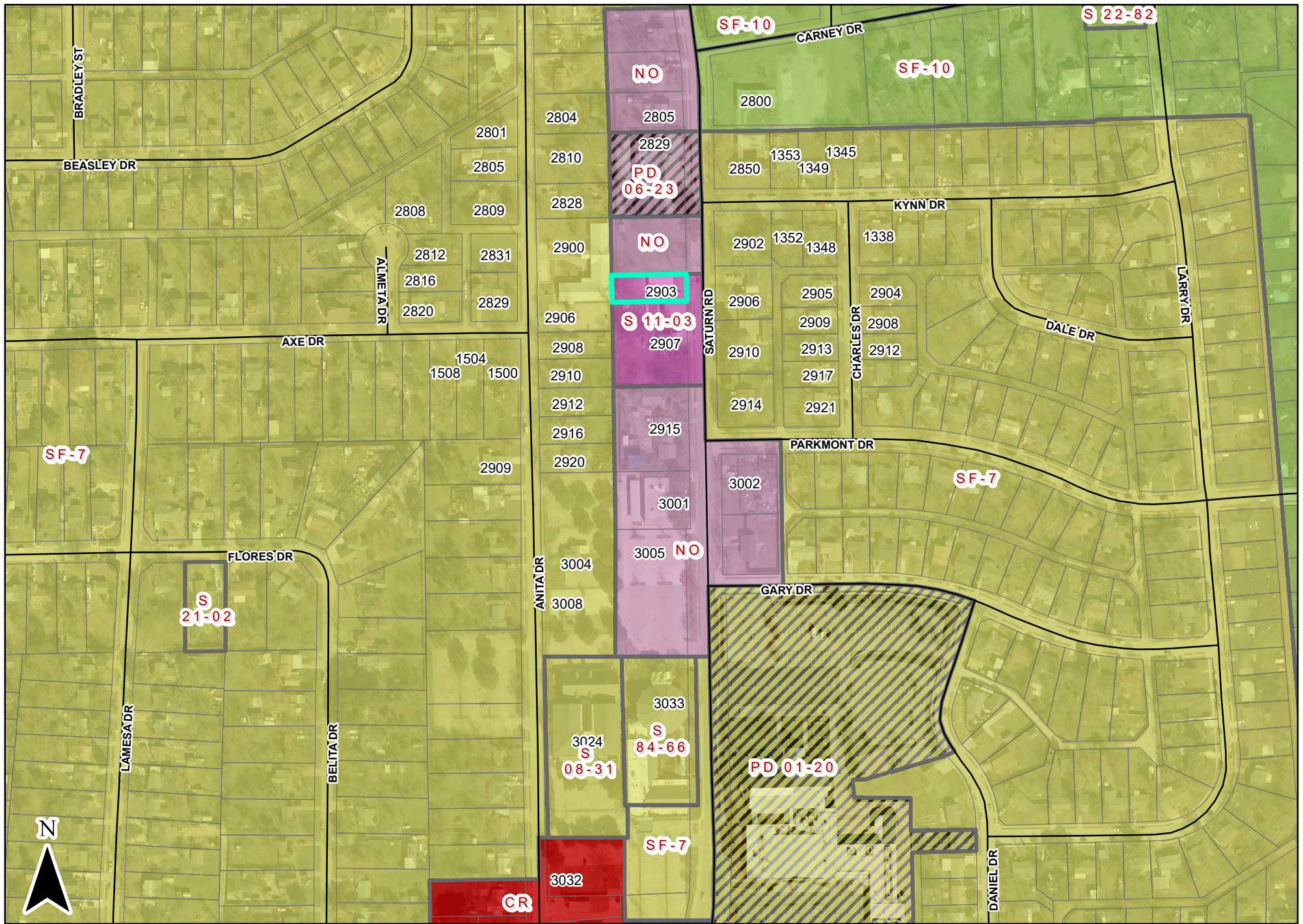
CITY COUNCIL DATE: September 1, 2026

PREPARED BY:

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REVIEWED BY:

Emma Chetuya Ph.D., AICP
Planning Administrator
Planning and Development
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0 280 Feet

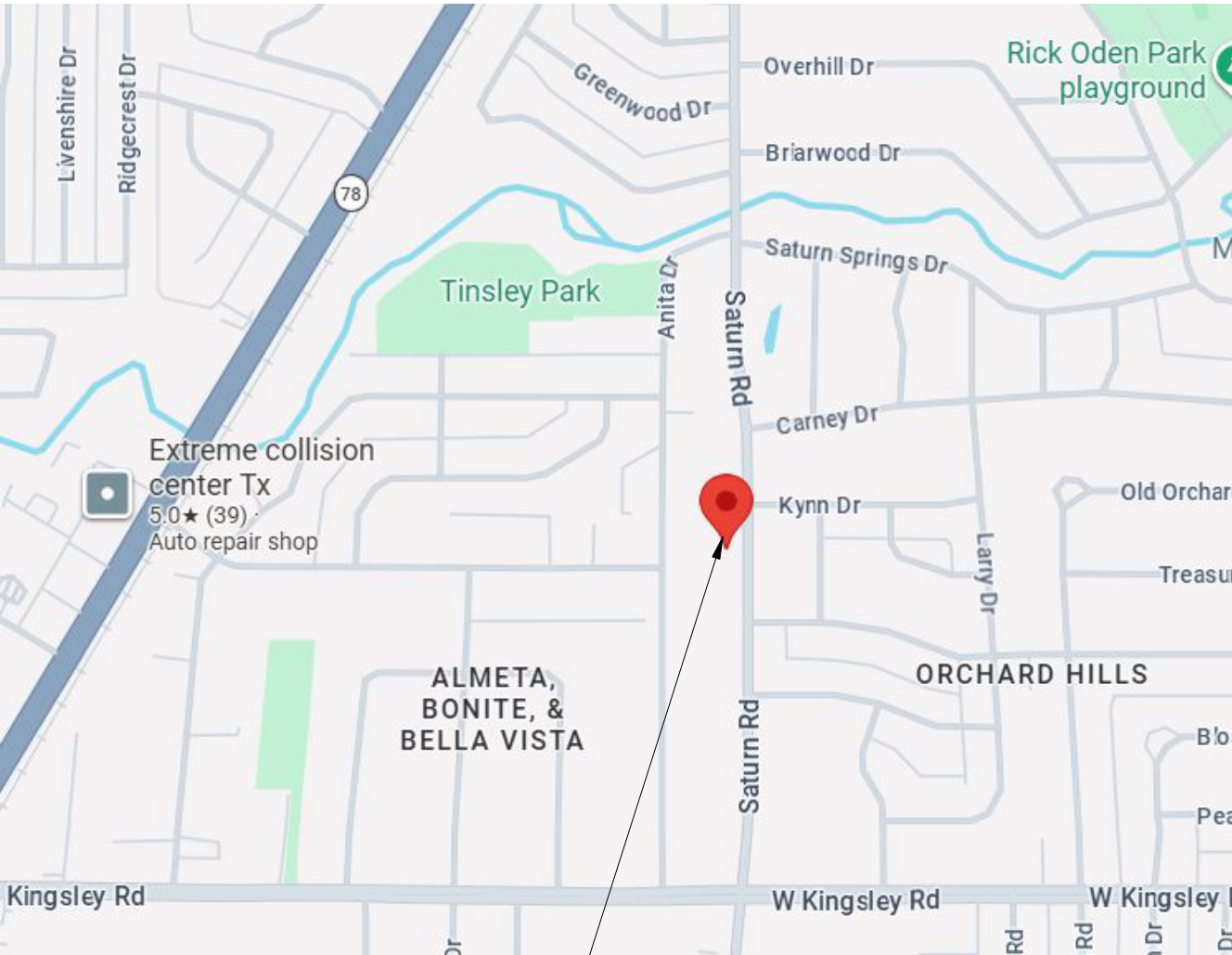
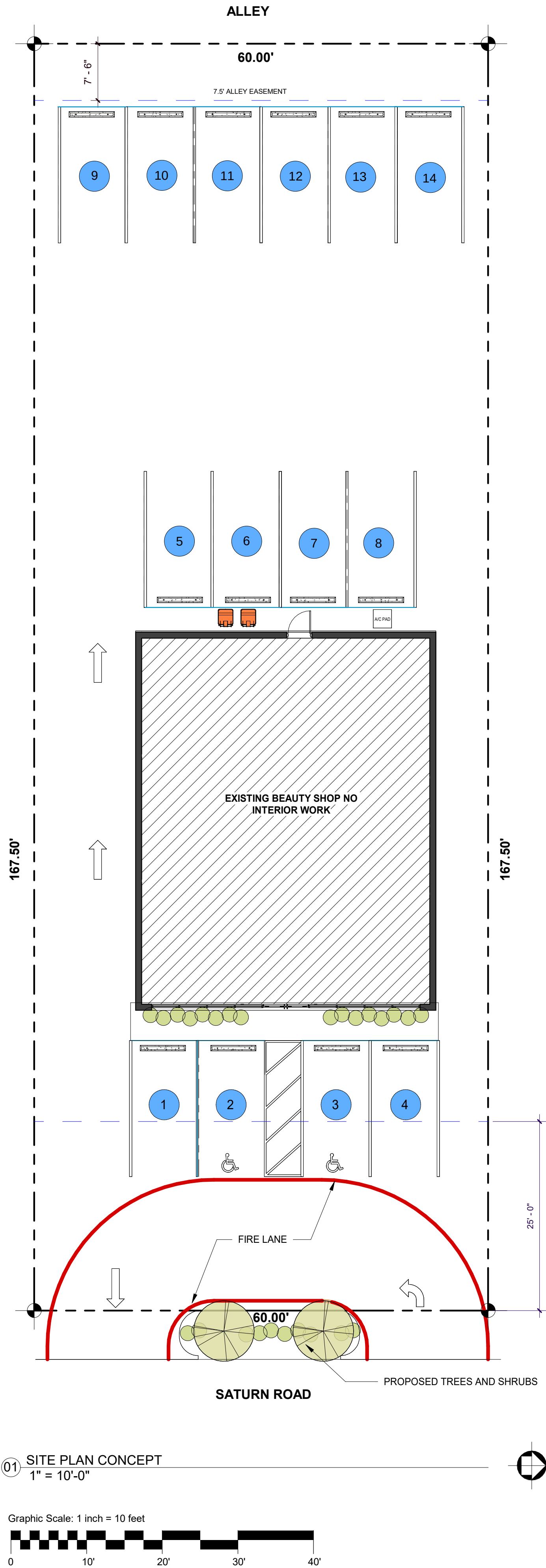
1 inch = 280 feet

ZONING MAP Z 26-19



INDICATES AREA
OF REQUEST

2903 Saturn Rd



VICINITY MAP PROJECT LOCATION

TOTAL SQUARE FOOTAGE - GROSS	
AREA	SQ FT
SHOP	1985 SF
TOTAL: 1	1985 SF

NEIGHBORHOOD OFFICE (CO) ZONE						
DISTRICT	YARD SETBACKS			MAX HEIGHT	MAX LOT COVERAGE	MAX FAR
	ADJACENT TO STREET		NOT ADJ. STREET (SIDE AND REAR)			
	FRONT	SIDE / REAR				
CO	25'	20' / 25'	NONE EXCEPT 20' WHEN ADJ. TO RESIDENTIAL DISTRICT	1 STORY (MAX. 16') PITCHED ROOFS MAY BE 20'	40%	NONE

LOT COVERAGE CALCULATIONS	
TOTAL BUILDING FOOTPRINT SQUARE FOOTAGE	1,985 SF
LOT SQUARE FOOTAGE	10,050 SF
LOT COVERAGE %	20%

SITE NOTES

A. 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 SUPERCEDE, AND SHALL BE SUBORDINATE TO, THE STANDARDS, REQUIREMENTS, AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR THE APPROVED PD.

CONCEPT PLAN LEGEND

EXISTING BUILDING

FIRE LANE STRIPING

NEW TREE

PARKING SPACES

NEW SHRUBS

TRASH BINS

2903 SATURN RD - BEAUTY SALON
2903 Saturn Rd
Garland, TX 75041

OWNER:
GLAMOUR BY JESSICA
DESIGNED & DRAWN BY:
GLAMOUR BY JESSICA

PROJECT # 26-343
ISSUE DATES:

NO.	DESCRIPTION	DATE
1	RE-SUBMITTAL	05/27/26

SITE PLAN
CONCEPT
AS0.4

Z 26-19



Existing dilapidated chainlink gate



Facing West from Saturn Rd



Facing North from Saturn Rd



Facing South From Saturn Rd



Rear parking onsite



Row of parking within adjacent property

SPECIFIC USE PROVISION

ZONING FILE Z 26-19

2903 Saturn Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Personal Service 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 Planned Development (PD) 11-03 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

Planned Development (PD) 11-03 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 fifteen-year (15) time period.

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

B. Landscaping:

a. A minimum of ten (10) evergreen shrubs shall be provided and maintained along the street-facing building façade within the existing planters, generally as depicted in Exhibit C, prior to the issuance of a Certificate of Occupancy.

b. A minimum of five (5) evergreen shrubs and two (2) ornamental trees shall be provided and maintained along the Saturn Road frontage, generally as depicted in Exhibit C, prior to the issuance of a Certificate of Occupancy.

C. Site Improvements: The existing chain-link gate located within the southern side yard adjacent to the main building shall be removed prior to the issuance of a Certificate of Occupancy.

D. Hours of Operation: The hours of operation shall be limited to Monday through Saturday from 10:00 AM to 8:00 PM.

WRITTEN NARRATIVE

Property Address: 2903 Saturn Rd, Garland, TX 75041

1. Existing Use on the Property

The existing property is located within a commercially developed area along Saturn Road in Garland, Texas. The surrounding area consists of a variety of commercial and service-oriented businesses that serve the local community.

2. Proposed Land Use and Scope of Work

The proposed land use for the property is a barbershop and hair salon with indefinite use. The business will provide professional grooming and beauty services for both men and women, including men's haircuts, women's haircuts, hair coloring, and general hair care services. The scope of work primarily includes interior business operations and customer service activities associated with a standard barbershop and salon establishment. No heavy industrial activity, outdoor storage, or high-impact operations are proposed.

3. Compatibility with Surrounding Properties

The proposed barbershop and hair salon is compatible with the surrounding commercial properties and aligns with the character of nearby businesses in the area. The business will provide a valuable community service by offering accessible grooming and beauty services to local residents. The proposed use is expected to generate minimal noise, traffic, or environmental impact and will contribute positively to the local economy and neighborhood convenience.

4. Development Standards and Code Deviations

At this time, no code deviations are being requested.

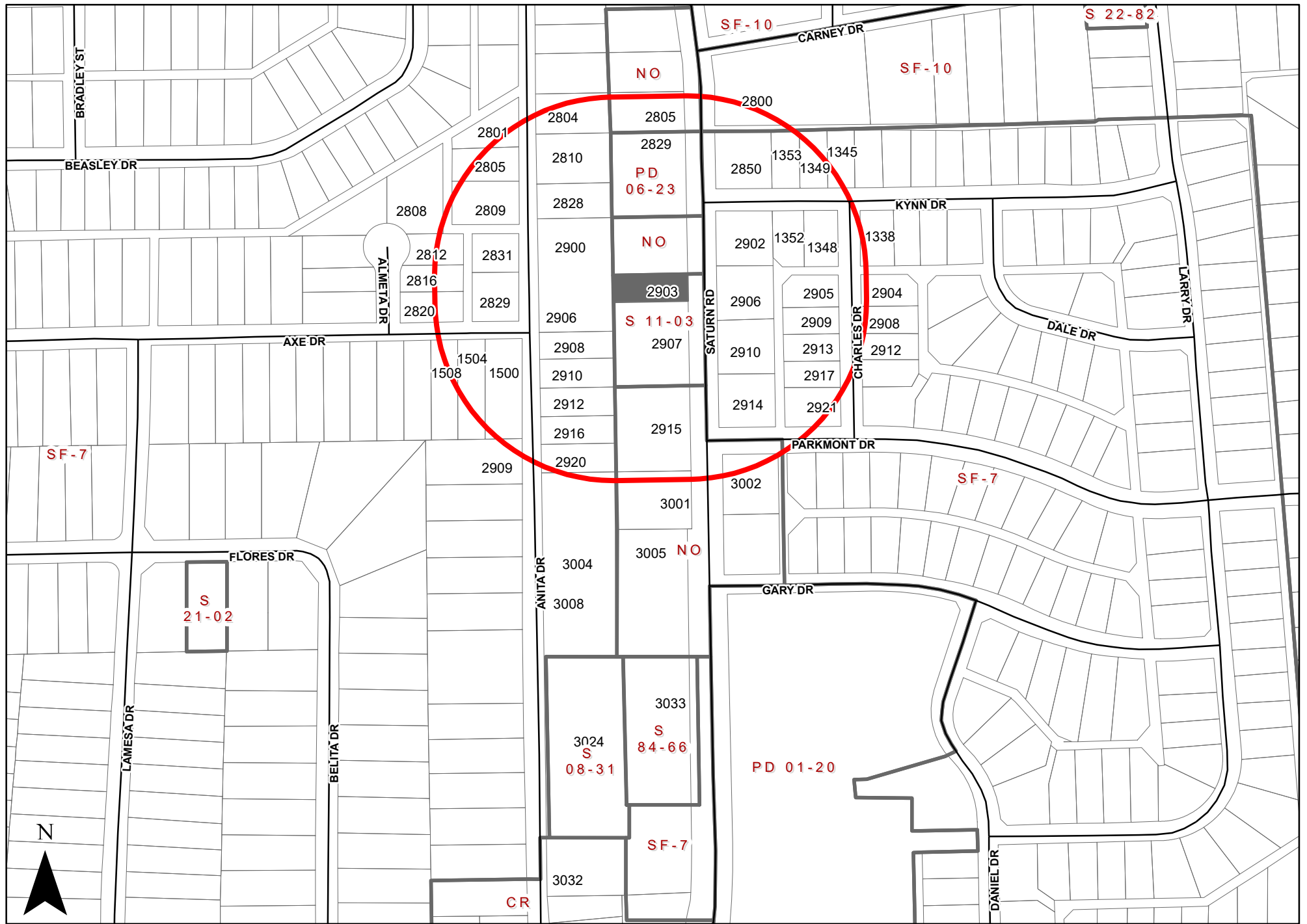
The proposed business intends to comply with all applicable City of Garland development regulations, building requirements, and safety standards.

5. Proposed Site Improvements

The applicant proposes the following enhancements to improve the streetscape along Saturn Road: ten (10) evergreen shrubs installed along the street-facing building façade using the existing planters, five (5) evergreen shrubs planted along the street frontage, and two (2) ornamental trees planted along the street frontage. The applicant also proposes to remove the existing dilapidated chain-link gate within the southern side yard adjacent to the main building.

6. SUP Time Period and Hours of Operation

The applicant is requesting a 15 year time period for the proposed barbershop and hair salon. The hours of operation will be Monday through Saturday from 10:00 AM to 8:00 PM. The business will remain closed on Sundays.



ZONING MAP Z 26-19

2903 Saturn Rd

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

Planning Report

File No: Z 26-23/District 8

Agenda Item:

Meeting: Plan Commission

Date: August 10, 2026



GARLAND

TEXAS MADE HERE

REQUEST

Hold a public hearing and consider approval of a Planned Development (PD) with a base zoning of Community Retail (CR) District for a Car Wash, Automated/Rollover use.

LOCATION

1355 Belt Line Road

APPLICANT

Masterplan Consultants

OWNER

John Lueken (Super Star Car Wash)

BACKGROUND

The subject property is zoned Community Retail (CR) District and is developed with an existing one-story car wash building containing approximately 3,597 square feet. The building was constructed in 1986. When the car wash was constructed, the zoning regulations in effect (up until 2015) permitted the car wash use by right.

With the adoption of the Garland Development Code (GDC) in 2015, a Car Wash, Automated/Rollover use became permitted in the CR District only with approval of a Specific Use Provision (SUP). City records reflect an active Certificate of Occupancy for the car wash, and staff has found no indication that the use was discontinued for more than six months. Because the car wash was lawfully established before the SUP requirement took effect and has remained in operation, it is considered a legal nonconforming use.

The applicant seeks to rezone the property to a new PD with a CR base zoning and to authorize the Car Wash, Automated/Rollover use by right through the PD without a separate SUP or time limitation. Approval would make the existing use conforming under the proposed PD. The applicant has indicated that no expansion of the building footprint or substantial redevelopment of the site is proposed.

SITE DATA

The subject site is approximately 0.785 acres in size and is located at the northeast corner of Belt Line Road and North Garland Avenue. The site has frontage along Belt Line Road, North Garland Avenue and is accessible from both frontages.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Community Retail (CR). The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR district is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic

generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

SITE DEVELOPMENT STANDARDS

1. The proposed PD would have a base zoning of Community Retail (CR) District.
2. No new construction or substantial redevelopment is proposed. The existing parking, stacking, circulation, landscaping, screening, and building conditions would remain unchanged.
3. Parking for a Car Wash, Automated/Rollover use is calculated based on the office and support area only, excluding the car wash tunnel, at one space per 200 square feet of gross floor area. Section 4.20(I)(6) of the GDC also requires three (3) stacking spaces before each automated car wash bay and one stacking space at the exit. Section 4.22 requires one loading space. No parking, stacking, circulation, or loading improvements are proposed.
4. Current GDC standards require a minimum sixteen (16) foot landscape buffers along Belt Line Road and North Garland Avenue and a minimum ten (10) foot landscape buffer along Woodland Park Drive. The GDC also requires landscaping within parking areas. Staff recommended adding canopy trees, shrubs, and living landscape materials along the street frontages and within the site. No additional landscaping is proposed.
5. The GDC establishes screening requirements for parking areas, refuse containers, and mechanical equipment. Staff recommended additional screening to improve the appearance of the site and its relationship with the nearby residential properties. No additional screening is proposed.
6. Section 4.83 of the GDC establishes building-design standards for new or redeveloped nonresidential buildings. Staff recommended architectural and façade improvements to the existing building. No architectural improvements are proposed.
7. Any proposed signage shall comply with the standard signage requirements of the GDC as set forth in Chapter 4, Article 5.

CONSIDERATIONS

Planned Development:

1. The existing Car Wash, Automated/Rollover use is a legal nonconforming use because the GDC requires an SUP for this use in the CR District.
2. The applicant proposes a PD with a base zoning of CR District to permanently authorize the existing car wash to operate without a separate SUP or time limitation. Approval would make the existing use conforming under the proposed PD.
3. The submitted Concept Plan and building elevations reflect the existing development. No building expansion, substantial site modifications, or changes to the general site layout are proposed.
4. Staff recommended landscaping, screening, parking and loading, and architectural improvements to support the permanent authorization of the use. The applicant has not incorporated any of the recommended improvements into the proposal.
5. If the request is denied, the existing car wash may continue operating as a legal nonconforming use in accordance with the GDC.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Comprehensive 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.

The existing Car Wash, Automated/Rollover use is automobile-oriented and does not align with the walkable development pattern envisioned for Compact Neighborhoods. Although the request would not expand the existing use, permanently authorizing the car wash through a PD without accompanying site or architectural improvements would not advance the property toward the long-term vision of the Comprehensive Plan.

GARLAND ON THE RISE

The subject property is located at the intersection of Belt Line Road and North Garland Avenue within the Beltline/North Garland Avenue node of the Beltline Economic Focus Area. The Beltline Economic Focus Area is identified as an important gateway and future redevelopment opportunity. Although it is considered a later-phase focus area, the strategy cautions that approval of uses that may compromise future opportunities to reposition the area.

Garland on the Rise promotes land-use rebalancing within the Economic Focus Areas by shifting away from low-value, automobile-oriented, single-purpose uses, including car washes, and toward housing, mixed-use centers, and walkable development patterns that increase value per acre and support corridor reinvestment.

The Car Wash, Automated/Rollover use is a single-purpose, automobile-oriented use that is generally inconsistent with the retail, mixed-use, and walkable development pattern envisioned for the Beltline Economic Focus Area. The request would permanently authorize the existing use without substantial redevelopment or site improvements that would advance the long-term repositioning of this area. Therefore, the proposed PD does not support the land-use rebalancing and redevelopment objectives identified in the Beltline Economic Focus Area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned for commercial and residential uses. The property to the north is zoned Single Family (SF-7) and has single-family residences. The property to the east is CR District and is developed with a Church and its associated parking area. The property to the south across Belt Line Road, is zoned CR District and has Restaurant Drive-Through use. The property to the west, across North Garland Avenue is a CR zoned property and has a Convenience Store with Fuel Pumps.

The existing Car Wash, Automated/Rollover use is a single-purpose, automobile-oriented service use and is generally not consistent with the surrounding pattern of retail, neighborhood-serving commercial, institutional, and residential uses. Although nearby properties include uses that accommodate vehicles, their primary functions are retail, restaurant, institutional, or residential in nature. The proposed PD would permanently authorize the automobile-oriented use without a timeline and without additional landscaping, screening, architectural enhancements, or other site improvements to improve its compatibility with surrounding properties.

STAFF RECOMMENDATION

Staff recommends denial of a Planned Development (PD) with a base zoning of CR District for a Car Wash, Automated/Rollover use.

The request would permanently authorize the existing legal nonconforming car wash without an SUP or time limitation. No substantial site, landscaping, screening, or architectural improvements are proposed. Additionally, the request is not consistent with the Compact Neighborhoods designation of the Comprehensive Plan or the redevelopment objectives identified for the Beltline Economic Focus Area.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Concept Plan
- iv. Elevations (Reference Only)
- v. Site Photos
- vi. Applicant's Written Narrative

CITY COUNCIL DATE: September 1, 2026

PREPARED BY:

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REVIEWED BY:

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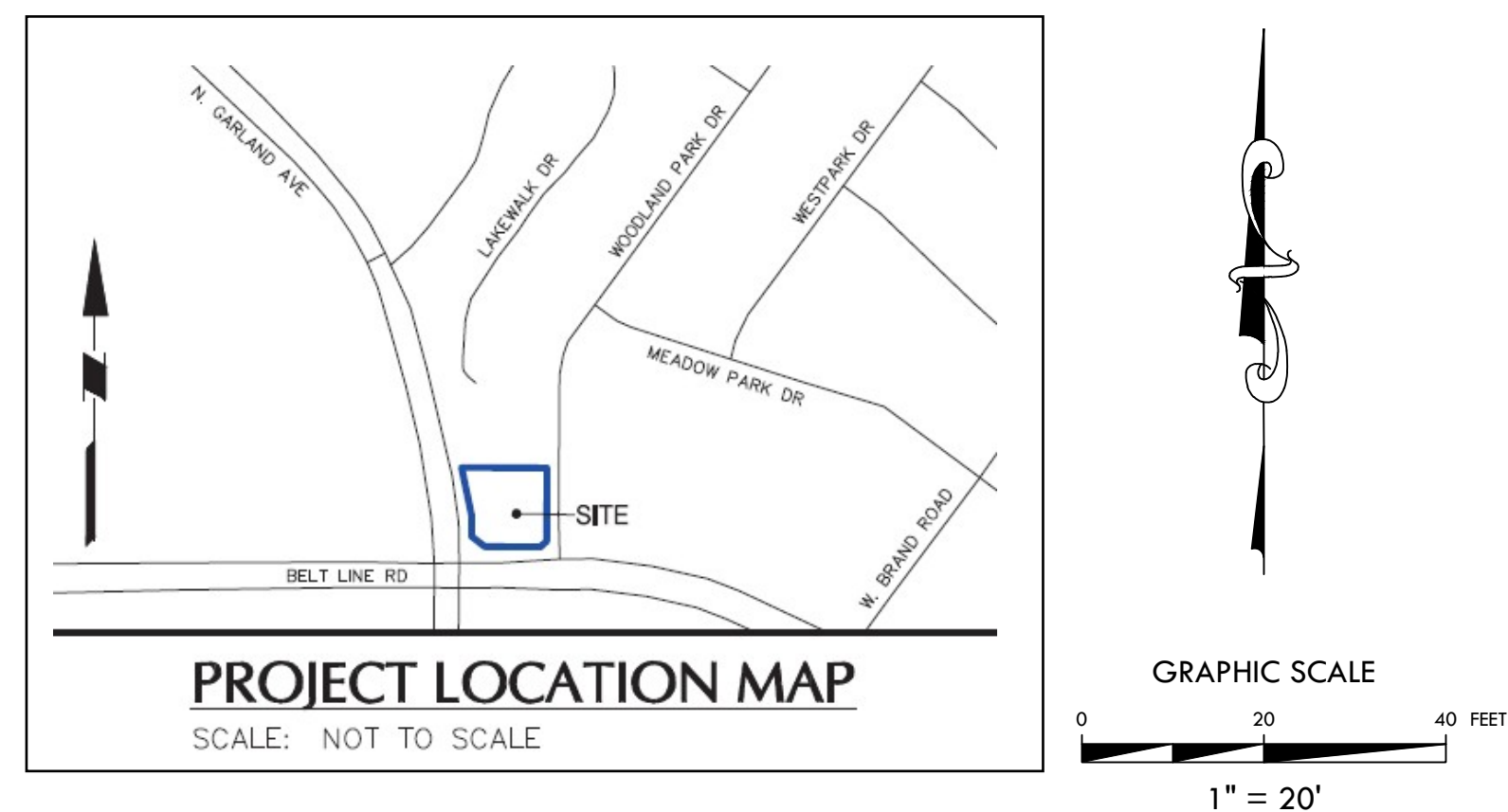
PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 26-23

1355 Belt Line Road

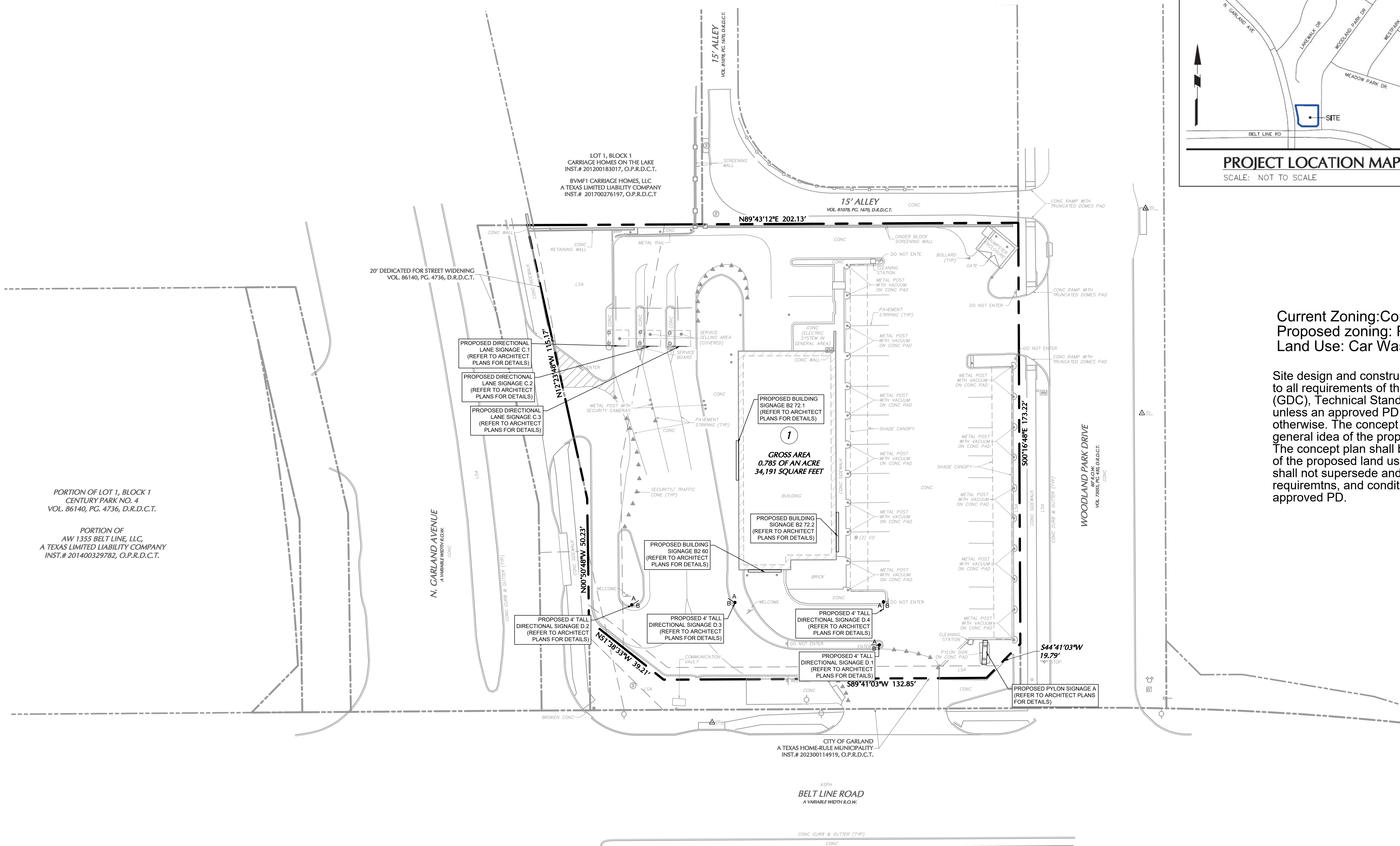
[Proposed by the Applicant]

- I. Statement of Purpose:** The purpose of this Planned Development (PD) District is to permit a Car Wash, Automated/Rollover use in the Community Retail (CR) District.
- II. Statement of Effect:** This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance No. 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 Conditions below, the Specific Conditions shall apply.
- V. Specific Conditions:**
- A. Permitted Use: The Car Wash, Automated/Rollover use shall be permitted by right.



Current Zoning:Community Retail (CR)
Proposed zoning: Planned Development (PD)
Land Use: Car Wash

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 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 approved PD.



OWNER/APPLICANT :
SUPER STAR CAR WASH

JOHN LUEKEN
JLUEKEN@SSCWAZ.COM
(630) - 881 - 9521

REPRESENTATIVE:
MASTERPLAN CONSULTANTS

KARL CRAWLEY & CRYSTAL LEMUS
CRYSTAL@MASTERPLANCONSULTANTS.COM
(214) - 389 - 2295

Date	Description	No.
Revisions		
LANGAN Langan Engineering and Environmental Services, LLC 1101 ESE Loop 323, Suite 101 Tyler, TX 75701 T: 430.435.6600 www.langan.com TBPE FIRM REG. #F-13709		
SUPERSTAR CAR WASH Case # 260505-3 CITY OF GARLAND DALLAS COUNTY TEXAS Drawing Title CONCEPT PLAN		
Project No. 532062201		Drawing No. C4.0
Date APRIL, 2026		
Drawn By SMR		
Checked By DJC		



Garland Design - REVISED

5/19/26

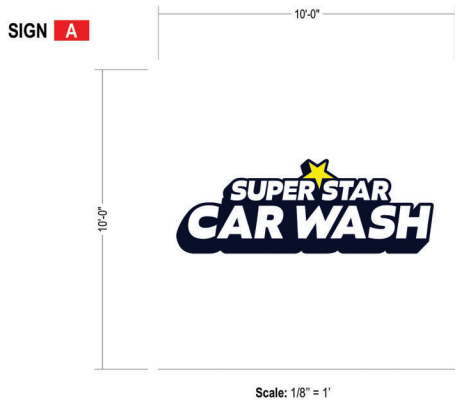
DESIGN: SUPER COMBO/NAVY+BLUE

Super Navy
PMS 2766 C

Super Blue
PMS 2925 C



SIGN: WHITE PYLON



FINAL SIZES TBD WITH TECH SURVEY, PRIOR TO PRODUCTION

Remove & scrap existing top faces
LED Display to remain in place

Remove lower cabinet sign & scrap

New Flex faces with printed/laminated graphics applied

Verify face substrate, VO, cut size, retaining system, retainer size and required bleed
Prior to fabrication



Newly Proposed Faces



Scale: 1/8" = 1'

Existing Conditions





Viewing site from South side



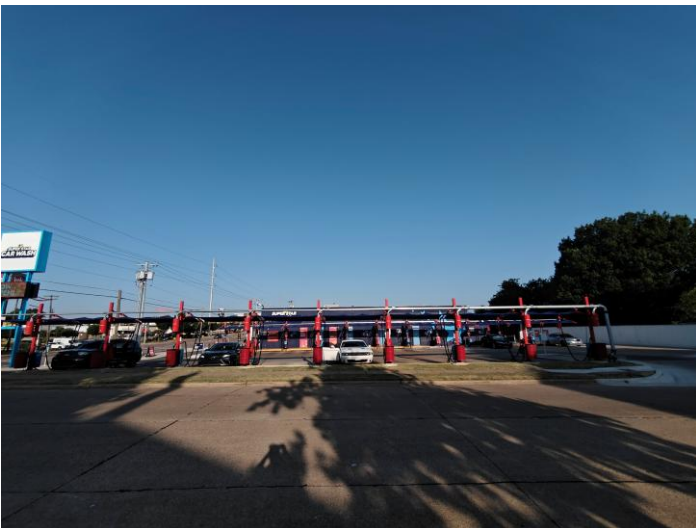
Viewing site from Southwest Corner



Viewing site from West side



Viewing site from North side



Viewing site from East side





Viewing site from Northeast Corner



Zoning Sign on Property

June 3, 2026

Planning and Community Development
800 Main Street 2nd Floor

Letter of Intent for 1355 Belt Line Rd, Garland TX 75040

This Letter of Intent is submitted by Super Star Car Wash to express our formal interest in moving forward with the planning, coordination, and execution efforts related to the proposed zoning for Planned Development of the property located at 1355 Belt Line Rd. The subject property is currently zoned Community Retail with a total acreage of 0.785 acres.

The requested PD zoning will help ensure the improvement of the car wash under new ownership. The property will continue to operate as car wash use; under the current zoning the car wash is legal nonconforming with the current zoning regulations. As part of the ownership transition, Super Star Car Wash intends to improve the site and operations that will enhance customer experience, improve site circulation, and modernize the appearance of the property. The proposed improvements are limited to exterior site enhancements and operational upgrades. No expansion of the existing building footprint is proposed. The facility will remain a one-story structure totaling approximately 3,597 square feet, and the property will continue to operate exclusively as a car wash. The property is not located within a floodplain, and no retention or detention facilities are proposed as part of this request. The improvements of the property include a designated cleaning station equipped with vacuums, directional ingress and egress of property, and to maintain the existing freestanding sign newly faced with Super Star Car Wash logo.

While the site is functional and has operated for many years, the site cannot fully comply with certain current development standards contained in Chapters 2 and 4 of the General Development Code, including parking and loading, screening and landscaping, and signage requirements, these limitations are largely the result of the site's existing configuration, and long-standing development pattern and changes to the surrounding roadways.

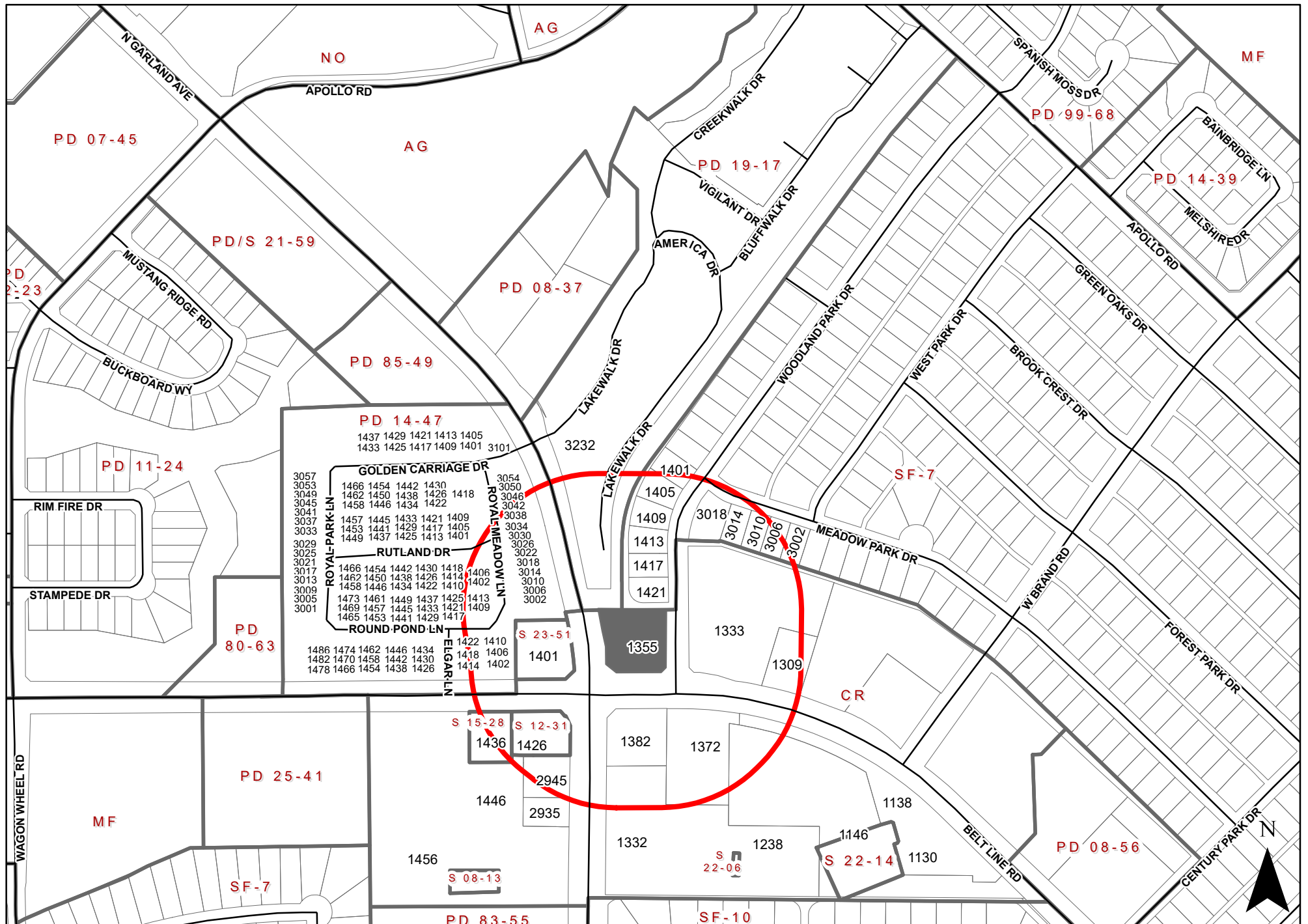
Specifically, the current development standards:

- Parking and Loading
- Screening and Landscaping
- Signage

Several site constraints limit the property's ability to fully comply with today's development standards. However, the existing site layout was designed under previous code requirements and cannot reasonably accommodate these standards without significant reconstruction. Additionally, landscape buffer areas along portions of the site vary between approximately 11 and 16 feet in depth. Expanding these buffers to meet current standards would reduce operational functionality and adversely affect vehicle circulation throughout the property. Requiring full compliance with current standards could impact the viability of the use.

We appreciate the opportunity for your time and to be considered for this development. Please feel free to contact us with any questions or if revisions are to be made. We look forward to the next steps.

Thank you,
Masterplan Consultants



ZONING MAP Z 26-23

1355 Belt Line Rd

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